

# Case Study

STUART  
DEAN



## CLIENT PROFILE

The historic university campus, located in the heart of the south, is more than 200 years old and home to more than 30,000 undergraduate, professional and graduate students. Buildings on the nearly 2,000-acre campus date from the 1800s and have a combined replacement cost totaling more than \$500 million.

## THE CHALLENGES

Administrators expressed concern for degraded conditions at the student recreation center, which serves as a first-impression point for prospective students and parents visiting the university.

*Staining from food service and refuse containers on the center plaza was having a negative impact on the overall appearance of the poured concrete and concrete pavers.*

*Discarded chewing gum on the poured concrete surfaces and concrete pavers also contributed to the degraded conditions.*

*Considerable foot traffic in the open public spaces posed an obstacle to scheduling and performing the work, so the areas were not maintained with any regular program. Occasional cold-water pressure washing was performed with unsatisfactory results.*

*Intermixed materials throughout the project area created a pattern of adjacent protected and unprotected concrete. The surface materials consisted of unprotected concrete (no sealer or coating) along with painted concrete and an area of concrete with an unknown sealer. Also, the plaza's water fountain feature and painted concrete accent details required special attention.*

After pursuing other contractors and attempting to manage the conditions internally, the university called on Stuart Dean to restore the concrete surfaces and protect them from further damage.

## THE SOLUTIONS

Stuart Dean started with an overall evaluation of the current conditions, testing absorption rates of the surfaces and completing sample areas. After this analysis, Stuart Dean performed the following cleaning methods:

- Hot water (240 degrees F) at high pressure (4,000 psi) applied to all unpainted surfaces
- Painted areas cleaned with hot water at low pressure with additional spot cleaning and stripping on difficult areas
- Hot water at high pressure protocol applied for chewing gum removal
- Unknown sealer stripped prior to application of APP Surface Guard

Once the areas were cleaned properly and allowed to dry, the application of APP Surface Guard was completed by airless sprayer with fine tips (.052) in a two-layer cross hatch.

Testing for proper coverage of APP Surface Guard was performed with a simple application of water to the treated surfaces to ensure appropriate beading. If beading was not achieved, an additional application of APP was applied with the same methods.

## THE BENEFITS

*Day-to-day activities of the university were not affected.*

*All buildings remained open at all times.*

*No impact to food service, book store, recreation functions or freshman orientations.*

The restoration and protection processes immediately resulted in a much improved, cleaner surface appearance. The application of APP Surface Guard will ensure that the surfaces will be more resistant to staining.

Once soiled, regular hosing will clean the surface as opposed to the need for hot water/high pressure washing. The need for constant pressure washing will subside and maintenance time and costs will be available for reallocation.

Stuart Dean also met with the maintenance and housekeeping staffs to review cleaning protocols for the newly treated surfaces to once again bring the processes in-house.

Evaluate.  
Restore.  
Protect.

### Location

Student  
Recreation Center

### Material

Poured Concrete  
2x2 Dyed  
Concrete Pavers

### Area

61,164 Square Feet

### Timeline

Four Weeks

### Restoration

Hot Water  
Pressure Washing

### Protection

APP Surface Guard  
Application

450 Seventh Avenue  
Floor 38  
New York, NY 10123  
T: 212.273.6900

[www.stuartdean.com](http://www.stuartdean.com)

## GENERATIONS OF EXCELLENCE

Stuart Dean is an international provider of renowned architectural restoration services, specializing in metal refinishing; stone polishing, cleaning and sealing; wood refinishing; glass restoration; innovative and sustainable grouts and flooring solutions; and curtain wall and facade restoration.

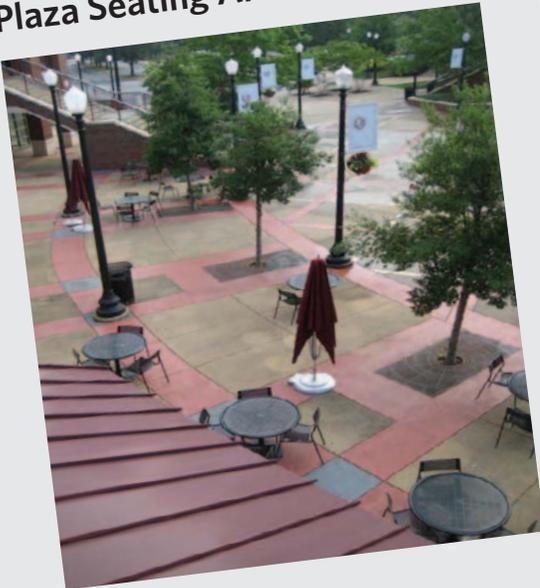
Thousands of clients trust Stuart Dean to restore and preserve their buildings, retail stores, institutions and restaurants every day. Stuart Dean offers a portfolio of services to enhance the beauty and retain the value of a wide array of architectural assets.

The company has been in business for over 80 years, with 22 offices in the U.S. and Canada and over 450 employees. Major markets served include Atlanta, Boston, Charlotte, Chicago, Cleveland, Columbus, Dallas, Denver, Houston, Kansas City, Los Angeles, Miami, Nashville, New York, Norfolk, Orange County, Orlando, Philadelphia, Phoenix, Pittsburgh, Richmond, San Diego, San Francisco, Seattle, St. Louis, Tampa, Toronto, Vancouver and Washington, D.C.

For more information, visit [www.stuartdean.com](http://www.stuartdean.com).

## PROJECT PHOTOS

### Plaza Seating Area

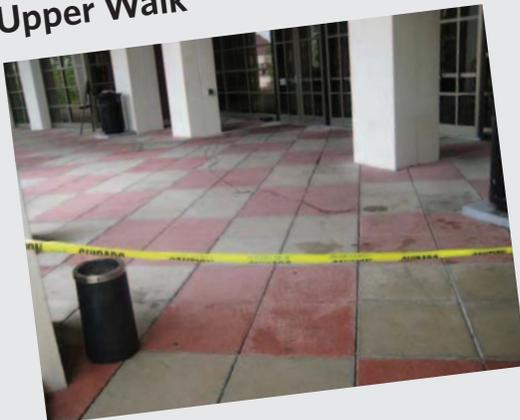


Before

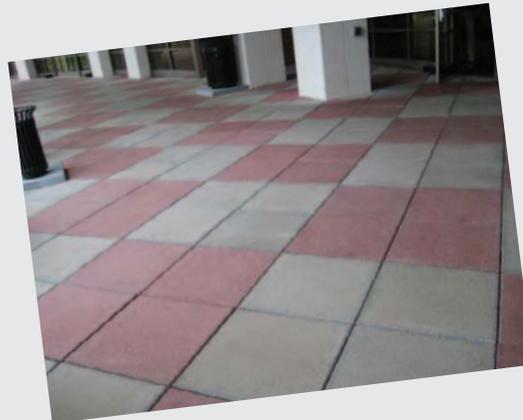


After

### Upper Walk



Before



After

## STUART DEAN At a Glance

### Founded

1932

### Headquarters

New York

### North American Offices

22

### Employees

More than 450

### Specializing In

Metal  
Stone  
Wood  
Glass  
Tile Grout  
Flooring  
Curtain Wall  
Façade

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