

Case Study

The Brandywine Building

STUART
DEAN



CLIENT PROFILE

The Brandywine Building is an 18-floor, 410,000-sq.-ft. commercial high-rise located at the gateway to the downtown Wilmington, De. business district, and less than half a mile from the entrance to Interstate 95.

Stuart Dean partnered with The Walsh Company, construction manager; BPGS Construction LLC, general contractor; and Sun-Lite Corporation, which provided window film application.

THE CHALLENGE

To ensure that new architectural appointments blended with the building's original architectural qualities, work on the building included restoration of metal in the lobby and bronze elevators, along with the refurbishment of the flame-cut granite walls. Portions of the terrazzo floors were also spot-repaired and spot-refinished to their original condition.

Removal of existing window film presented an unforeseen challenge. Stuart Dean chose to use frosted opaque window film in vacant tenant space windows to create a modern look. The window film also camouflaged vacant space in a sleeker manner.

Based on project parameters, Stuart Dean's team was not able to conduct restoration on a continual basis, which meant scheduling work for completion in phases. At the same time, Stuart Dean's client sought continuity in the management of the project and wanted the same lead foreman to oversee the job from start to finish.

THE SOLUTION

After oxidizing new stainless steel turnstiles and existing bronze elevators, Stuart Dean painted existing aluminum tenant window walls and building entrances to revitalize existing windows. This created a renewed and fresher look, and also was a cost effective alternative to replacement.

A frosted 3M Fasura window tint film was also applied to vacant tenant windows, providing the optimal solution for future removal when a new tenant moves into the space. Clear penetrating sealer protectants were also used to protect flame-cut granite walls from future staining.

THE BENEFITS

By combining metal, stone and glass film restoration work, Stuart Dean was able to successfully meet the client's budget. Restoration work beautified the space, gave it an updated look and provided protection from future use.

Sun-Lite Corporation, who performed the window film application, brought added knowledge and insight. Their work enabled window film to be removed more easily.

“The work at the Brandywine Building was a comprehensive undertaking, which required great attention to detail. We were pleased to partner with Stuart Dean on this project and think that the building's owner and tenants should be very proud of the results.”

*Rick DiCesare, project engineer
of BPGS Construction, LLC*

**Evaluate.
Restore.
Protect.**

Location

The Brandywine Building
Wilmington, DE

Material

Metal, Stone,
Glass, Terrazzo

Area

Lobby Windows,
Wall Metal and
Bronze Elevators;
Vacant Tenant Windows

Timeline

Four Months

Restoration

Metal, Stone,
Terrazzo Restoration;
Glass Film Application

Protection

3M Fasura
Window Tint Film

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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 more than 80 years, with 22 offices in the U.S. and Canada and more than 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.

PROJECT PHOTOS



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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