



The Beach Colony Condominiums at Perdido Key

Fast Facts

PROJECT

Beach Colony Condominium West and Central Towers, Perdido Key, Florida

- 32,200 lineal feet of **perimeter sealing** for sliding doors and fixed windows
- 17,600 lineal feet of stucco wall **control joints**
- 28,500 lineal feet of **wet glazing** for fixed windows
- 179,800 square feet of **silicone elastomeric coating** for exterior walls

PRODUCTS

Dow Corning® 790 Building Sealant for wet glazing

Dow Corning® 795 Building Sealant for perimeter sealing and wall control joints

Dow Corning® AllGuard Silicone Elastomeric Coating

Collaboration is key in a fast-track condo renovation.

After portions of the Beach Colony Condominiums near Pensacola, Florida, sustained damage from Hurricanes Ivan and Dennis, the owners set a completion date for building repairs for spring 2007. With a schedule of less than two years, a team consisting of an architect, building consultant, and contractor with a record of quality and fast-track experience was quickly assembled. Coastal Construction Products worked closely with the team, providing the specified *Dow Corning*® brand sealants and *Dow Corning*® AllGuard Silicone Elastomeric Coating, as well as training and on-site contractor support.

“This was a complicated and fast-paced project,” notes Bennett Shuman, principal in Bennett Shuman Architect, AIA. “Both Coastal Construction Products and Dow Corning excel in providing a high level of product application information as well as on-site support and troubleshooting to keep projects moving.”

The project scope and specifications developed by Building Consultant Spiderman Scott Mullholland and Shuman called for replacement of 71 sliding door units in the 18-story West Tower, and 75 sliding door units in the 20-story Central Tower. In addition, a significant number of fixed windows required wet glazing repair. This method secures glass in the frame using a glazing compound that cures to a durable, fire-resistant silicone rubber joint seal.

The stucco building envelope of both towers required recoating with a protective elastomeric coating. On top of the door replacement, glazing, and exterior coating, the project also involved deck coating and concrete restoration, guardrail replacement, and equipment compartment repairs.

Forensic investigation of damage.

“The damage was principally caused by wind-driven rain and sand during the two hurricanes that hit the area within a 12-month period,” said

“Both Coastal Construction Products and Dow Corning excel in providing product application information, as well as on-site support and troubleshooting.”

Bennett Shuman, Bennett Shuman Architect, AIA

Mullholland of U.S. Building Consultants, Inc. “We had a significant amount of glazing, door replacement, and coating to accomplish in a short time-frame, so it was critical to have the materials at the right place at the right time. We relied on Coastal Construction Products to coordinate every detail of supplying the Dow Corning products.”

Completing the team.

Once the project scope and bid package were completed, the owners, building consultant, and architect identified a contractor. Valcourt Building Services joined the team as the general contractor. This Virginia-based company operates a Restoration and Waterproofing division located in the Florida Panhandle and offered extensive experience in executing a project like the Beach Colony condominiums rehab.

“Valcourt Building Services offered a great combination of experience and resources to get the job done on time and on spec,” notes architect Shuman. “The building owners had confidence that Valcourt’s experience with Dow Corning products and relationship with Coastal Construction Products would help minimize problems or delays.”

According to Gary Bodenbender, regional manager for Valcourt Building Services, the choice of *Dow Corning* building sealants and coatings helps ensure a quality job.

THE BEACH COLONY PROJECT TEAM

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“We have confidence in Dow Corning products,” notes Bodenbender. “We used *Dow Corning*® 795 and *Dow Corning*® 790 Building Sealants for perimeter sealing and wet glazing, respectively. *Dow Corning AllGuard Silicone Elastomeric Coating* was used on the exterior stucco surfaces. Our crews especially like AllGuard Elastomeric Coating because it offers slightly longer dry time that allows them to work the coating into the stucco surface to ensure complete coverage.”

“By using all Dow Corning products, the building owners got the benefit of a single-source warranty on the glazing, sealing, and coating portions of the project,” said Freddie Boudin, the sales representative for Coastal Construction Products. “We provide the products, customer service, and on-site contractor support, and Dow Corning backs up the performance of their systems with the strongest warranty in the industry.”



The benefits of collaboration.

The Beach Colony Condominiums project is an outstanding example of collaboration at its best. Both towers were completed in less than the 225-day project schedule, allowing the owners to be ready for the spring 2007 vacation start. And the finished job met every specification for glazing, sealing, and exterior coating with the benefit of a single-source warranty from Dow Corning.

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