



HISTORIC TEXACO HEADQUARTERS MAKEOVER BRINGS DOWNTOWN LIVING TO HOUSTON

Location:

1111 Rusk Street, Houston

Project size:

476,000-square-foot; 28 stories,
200 units (1,065 ft² per unit)

Owner:

Provident Realty Advisors, Inc., Dallas

Architect:

Hnedak Bobo Group – HBG Design, Memphis, Tenn.

Contractor:

Color Cap Concrete Coatings, Inc., Richardson, TX

Supplier:

HD Supply White Cap

Start and finish dates:

2014-2016

Products:

Rapid Set® Mortar Mix, V/O Repair Mix, WunderFixx®, SET Control®

One of Houston's most historic buildings is also bringing the Texas city into the future. A \$95 million redevelopment project is transforming oil giant Texaco Co.'s original headquarters into a mixed-used luxury apartment complex—and in the process, reshaping downtown Houston's image as a place to live and not just work. The historic restoration project includes converting the 1915 concrete-and-brick office building (which has been vacant since the late 1980s) into 300 apartments, 10,000 square feet of retail space and a 500-space parking garage. A 28-story tower also is being added behind the structure.

As part of the project, developer Provident Realty Advisors contracted Color Cap Concrete Coatings, Inc. of Richardson, Texas, to repair the underside of more than 100 exterior balconies as well as reinforce and recoat dozens of interior foundation pillars. Project specifications for these vertical and overhead applications called for low-shrink concrete repair materials with high bond strength.

For this reason, the owner and contractor decided on CTS Cement's Rapid Set® products: Mortar Mix, V/O Repair Mix and WunderFixx® concrete patching compound. These specialized hydraulic cement mixes are formulated to set very fast, minimize shrinkage and have great bond strength.

CREATING HIGH-STRENGTH PILLARS

The original pillars, located at ground level and below grade for the underground parking level, were essentially stacked brick columns that needed to be reinforced to increase stability and support. To do this, the Color Cap crew wrapped rebar cages around the columns and built each up by applying three to six inches of Mortar Mix. They allowed the material to wet cure and troweled it smooth with steel trowels.

Designed for vertical and overhead applications, Rapid Set® Mortar Mix is used as a high-strength structural repair mortar. The high-performance blend of hydraulic cement and quality sand sets in 15 minutes to achieve rapid strength gain.

RESTORING BALCONIES

Several balconies are located on each floor, and all exhibited spalling and required cosmetic repairs. The crew first used Rapid Set® V/O Repair Mix to quickly and easily repair the damaged concrete. Ideal for overhead applications like the underside of these balconies, V/O Repair Mix is equipped with self-curing technology that eliminates the need to wet cure. The polymer-modified blend of hydraulic cement, additives and fine aggregates also bonds well to existing concrete. It can be applied full-depth with a single coat, from 1/2 to 6 inches, and reaches structural strength in two hours.

To create a smooth finish, the crew then hand-troweled a coat of Rapid Set® WunderFixx®. The one-component concrete patching material is fast-setting and durable. WunderFixx is formulated with premium-grade hydraulic cement, high-performance polymers and a finely ground

aggregate. It is ideal for patching and detailing on tilt-up panels, precast concrete, concrete block and other concrete surfaces.

WORKING AROUND THE HEAT

The biggest challenge of this project was working in summer temperatures that often surged up to 110 degrees Fahrenheit. In addition to scheduling work overnight and during morning hours to avoid the heat, the working crew also used iced water and Rapid Set® SET Control® from the Rapid Set® Concrete Pharmacy® when mixing materials. This additive can be added to CTS Cement's Rapid Set products to slow down the hardening of cement, giving working crews more time to place and finish materials. All materials were mixed via bucket and drill.

Careful material selection enabled the contractor to provide high-quality work and smooth finishes that reflect the luxurious lifestyle promised by the mixed-use building, which also offers residents a place to live, work and play. The apartments will average 1,065 square feet and rent for an estimated \$2,700 a month.

CTS Cement Manufacturing Corporation manufactures Rapid Set professional-grade cement products for concrete repairs and new construction projects. Contractors, owners, engineers and architects choose Rapid Set to eliminate problems they have with other concrete repair materials, to save time and money, when superior durability is required and results need to be aesthetically pleasing. For more information about CTS Cement and Rapid Set, please visit www.CTScement.com.

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