



PROJECT PROFILE: Seal Harbor Condominiums - Winthrop, MA *Penthouse Garage & Main Parking Garage*

CHALLENGE: The existing concrete slab was poured on a metal pan deck, and over the years salt had caused corrosion of the rebar and deck and leaks caused water to flow into the parking area below. A major challenge was that the existing concrete was poured with conduits and cables that were embedded into the pour.

THE ALPHA SOLUTION: All concrete had to be removed from the topside of the existing concrete, rather than being lowered onto the surface below. This involved extensive shoring of the brick columns throughout the garage during concrete repair.

After structural steel repair, steel replacement and beam reinforcement and spray applied fireproofing of the steel members, a new metal pan deck and rebar were installed along with new expansion joints, as well as new drains for better control of the water from snow melt. A new concrete slab was then poured and water-cured to achieve maximum strength.

After curing, a heavy-duty traffic deck coating was applied to form a seamless membrane to prevent corrosion and deterioration of the new concrete that had been placed.



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