



PROJECT PROFILE

Verizon Chesapeake Complex

Curtain Wall Investigation and Remediation | Silver Spring, MD



CLIENT

Gensler

BACKGROUND

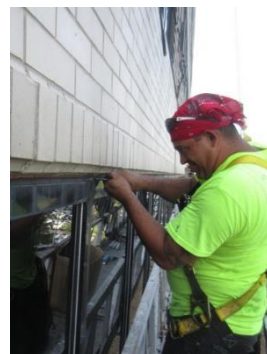
The Verizon Chesapeake Complex office building was designed by Donald N. Coupard Associates and was constructed in the early to mid-1980s. The building is comprised of a central seven-story tower and four three-story wings that extend toward the south and northeast. The facades of the wings are clad with brick masonry and horizontal bands of ribbon storefront windows. The central tower is encased with a curtain wall assembly with alternating bands of vision lites and nonvision spandrel lites. The main lobby includes a curtain wall assembly and a barrel-vaulted skylight.

The main entrance is capped by a barrel-vaulted skylight and curtain wall, which has been the subject of various unsuccessful renovations to stop uncontrolled rainwater penetration into the interior spaces throughout the years. In 2015, WJE completed a condition assessment of the above-grade building enclosure system to define the required repair scope. We were retained to investigate uncontrolled rainwater penetration into the interior spaces and to develop repair documents for the central tower and the lower four wings of the building.



SOLUTION

WJE conducted field water penetration testing to identify the source of uncontrolled rainwater penetration into the interior spaces, and bulk water was observed collection within the glazing pocket. We recommended glazing gasket replacement to significantly limit water access to the glazing pocket and prevent debris from clogging drainage channels and weeps. We developed repair documents for the central tower, which included exterior gasket replacement, interior window film replacement, and exterior perimeter sealant replacement. After restoration work at the central tower was initiated, we developed repair documents for the lower four wings of the building.



We also provided documents for a phased approach to the repair work to meet the owner's budgetary requirements. During the bidding and procurement process, we assisted the client in identifying qualified bidders and bids that were the most responsive to the contract documents' requirements. During construction, we provided on-site documentation of the work in progress and field testing of the mock-up repairs and sections of the completed curtain wall repairs.