

Co-op Coalition Survey: Foundation Waterproofing (4-2022)

9 co-ops responded.

Sent: Mon, Apr 11, 2022 11:59 am

Subject: CO-OP SURVEY - WATERPROOFING (DUE 4-22) (EXTENDED TO 4-29)

A coalition member is seeking information regarding any experience other members may have had installing or replacing below-grade waterproofing on foundation walls. Please reply by Friday, April 22.

Thanks for helping another coalition member. The specific questions follow:

1. If your co-op has had to install or replace below-grade waterproofing on foundation walls, how did the co-op go about scoping the work to get bids?
2. If you recommend the vendor that performed the work, please provide the company/individual name and contact information.
3. Would you be willing to be contacted to provide additional information? If so, please provide the name and contact information for the individual to be contacted for more information. To ensure privacy and confidentiality, that contact information would be provided only to the requesting co-op.

Best regards,

Janet Sten, Director

DC Cooperative Housing Coalition

www.CoopsDC.org

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<30 units	Our Cooperative had to waterproof the outside of the back wall of our garage a few years ago. I do not remember the name of the vendor. It involved digging up, everything that was below grade, which meant our flower garden, and then waterproofing the wall. When replacing the soil, we made sure to bank it so that the water was encouraged away from the building. It worked well and it was expensive.
<30 units	1. Very hard to scope the bids since you're getting different recommendations plus they do not have ex-ray vision. Best to plow through with a vendor you're comfortable with. 2. We have this come up from time to time in old hundred year old buildings. Its best if the waterproofing can be done on the exterior but if you have a concrete pad or structure in the way, as a plan B they can waterproof from the inside. We recommend Jeff with American Coatings caulking@erols.com 703 929-2877

<p><30 units</p>	<p>1. If your co-op has had to install or replace below-grade waterproofing on foundation walls, how did the co-op go about scoping the work to get bids?</p> <p>Our co-op installed below-grade waterproofing on the foundation about 12 years ago. We used an architecture firm to scope the project and assist in identifying possible contractors.</p> <p>Following are the <u>Specifications for our Waterproofing Project</u></p> <p>These specifications were developed in conjunction with a coop member architect and the firm of Malesardi Steiner Keyes McCommons (MSKM Architects, 3244 Prospect Street, NW Washington, DC 20007 Telephone 202-337-4466). The following are excerpts from MSKM's letter to the Board of Directors.</p> <p>-----</p> <p>The work is intended to include all exterior, below grade wall surfaces. The only exception to the extent of the work occurs at the retaining wall on the lower driveway. There, we determined that waterproofing the entire retaining wall would be problematic, because of the proximity of a large tree. Therefore, the estimate assumes that roughly two thirds of the retaining wall surface would be exposed, parged, and waterproofed, namely the area closest to the building. The lower end of the wall cannot be exposed without disturbing the tree roots, and the foundation drain cannot be led to daylight at that end. The proposal is to bring the foundation drain through the retaining wall before it gets to the tree and let it drain to the area drain in the lower driveway.</p> <p>The scope of work includes the following items:</p> <ul style="list-style-type: none"> · Excavation, much of it by hand, because of the difficulty of getting an excavation machine around the building. The deepest part of the excavation is estimated to be approximately 13 feet. · Pressure washing of the below grade wall surface after excavation. · Cement parging the exposed wall to provide a finish suitable for application of the waterproof membrane. (Parging is a cement plaster, applied with a trowel.) [We estimate that] about 2,100 square feet of below-grade surface. · Application of a troweled-on rubberized asphalt membrane at the newly parged surface. · Installation of a geotechnical drainage board system with filter fabric against all below-grade surfaces of the wall, in order to permit drainage of any subsurface water down to the foundation line. · Installation of a continuous foundation drain at or just above the footing line at all excavated walls, to collect subsurface water and drain it off to daylight. · Running the foundation drain to the existing lower driveway, as described above. <p>2. If you recommend the vendor that performed the work, please provide the company/individual name and contact information. Chamberlin-Washington, Inc. 6482 Sligo Mill Road, Takoma Park, Maryland 20912-4703 Tel: (301) 891-3107 • Fax:(301)891-0731 www.chamberlin-washington.com</p> <p>3. Would you be willing to be contacted to provide additional information? If so, please provide the name and contact information for the individual to be contacted for more information. Yes</p>
<p>30-80 units</p>	<p>1) we experienced water intrusion through a below-grade wall in our boiler room. The area of intrusion was obvious and other basement rooms were not affected.</p> <p>I am habitually curious about building repair work in our neighborhood and chat up likely contractors for future use, soliciting business cards and taking photos of trucks displaying</p>

	<p>company phone numbers while making note of the building name to call for references.</p> <p>2) we used Culbertson, phone 703-631-0502</p> <p>3) I would be happy to speak with another co-op.</p> <p>Yes</p>
<p>30-80 units</p>	<p>1. If your co-op has had to install or replace below-grade waterproofing on foundation walls, how did the co-op go about scoping the work to get bids?</p> <p>Our problem was water seeping into the underground garage. After receiving prohibitively expensive quotes from waterproofing companies, we looked at landscaping companies. We selected Denchfield Landscaping and were very happy with their work. The project included digging out the foundations on one side of the building and installing a waterproofing barrier, a french drain and sump pump. They also saved and replaced as many plants as they could and re-sodded the lawn after the project was finished. We also paid for an independent engineer to monitor their work and submit weekly reports on progress and issues.</p> <p>2. If you recommend the vendor that performed the work, please provide the company/individual name and contact information.</p> <p>Kurt Denchfield kurt@dlandscaping.com</p> <p>3. Would you be willing to be contacted to provide additional information? If so, please provide the name and contact information for the individual to be contacted for more information. To ensure privacy and confidentiality, that contact information would be provided only to the requesting co-op.</p> <p>Yes:</p>
<p>30-80 units</p>	<p>Our co-op has a brick basement which was waterproofed in 1998(?) using hydraulic cement with a (Drylock-type) paint. The basement is used for storage of owner's excess belongings (we have lots and lots of excess belongings).</p> <p>During 2018's unusually wet Fall, we discovered that the waterproofing was compromised in several areas. We arranged for plastic packing pallets (free for the asking) which we gave to all owners to raise their belongings off the floor and the co-op considered a number of structural solutions. We had bids for bentonite injection around the building (an idea suggested to us by our engineers) but this was incredibly expensive and still not guaranteed to work.</p> <p>Naturally, the least expensive solution was to re-do the prior waterproofing but this seemed like just buying time until it next failed so we hoped for something "permanent."</p> <p>Another solution seriously considered (actually voted for acceptance) was a bid from B-Dry to install French drains around the walls to direct weepage to sump pumps at two corners and install plastic, waterproof panels over the brick. The basements would need humidifiers if a lot of rain happened again, but nothing would flood.</p> <p>In the end, the rain stopped, the water could finally fully drain into Rock Creek, the water table receded to 40 feet below our basement floor, and we have had no leaking since.</p> <p>Once the leaking stopped, our sense of urgency drained away and we ended up never doing the B-Dry option or any other remedy. No one had the time or energy to coordinate moving everyone's stored belongings, a truly</p>

	military-scale operation, so the problem awaits the return of an extra-heavy monsoon.
30-80 units	No known projects of this type.
300+ units	We have not had any experience with this. Sorry that we cannot help.
300+ units	In my time as manager of this large co-op we have not performed any below grade waterproofing, but we are facing the same issue campus-wide. I have also explored below grade grout injection options that could be a less expensive alternative to other co-ops facing these challenges, but this option must have ideal conditions to be successful.