

Case Study: 2100 Thurston Drive

NYPACK SJAS AJ

Project Dates: October 2024 to November 2024 Client: CCC No. 488, C/O 20/20 Property Management Project Budget: Approx. \$30,000

Services Provided: Localized masonry repair including joint repointing and replacements, temporary protection and construction hoarding

The 20/20 Property Management team sought CMG's masonry repair services to address various cladding elements around the perimeter of the building. With multiple areas of deterioration due to weather exposure along with natural expansion and contraction, the client needed a timely solution.

Project Challenges:

The building's unique cladding design, including a rare stack bond masonry pattern, added complexity to the project. This had the potential to accelerate weatherinduced wear, requiring customized repair solutions that honoured the original design while enhancing its durability.

Seasonal temperature challenges posed another layer of difficulty, as working with masonry materials during colder months can affect product performance. Ensuring that the repairs would be resilient in the face of ongoing weather changes was essential for longevity and cost-effectiveness.

Results

Despite project complexities, CMG delivered a highquality repair solution on schedule and within budget that enhanced the building's integrity without sacrificing the original design. The client and building occupants now benefit from a restored, visually consistent building perimeter that aligns with building performance and longevity expectations.

From the Client:



Solutions Implemented:

In response to these unique challenges, CMG crafted a targeted repair plan tailored to the structure's needs, involving careful selection of materials, precise repair techniques, and stringent monitoring of environmental conditions. Key steps included:

- Localized Block Wall Joint Repointing: Targeted repointing addressed the areas most affected by wear and promotes protection of the underlying assembly components.
- **Control Joint Replacement:** To mitigate current and future movement issues, the team replaced deteriorated control joints in specific locations.
- Aerial Work Platform Access: Effective access to elevated areas enabled the team to handle high-up repairs securely and efficiently.
- **Temporary Protection & Hoarding:** Construction hoarding and protective barriers ensured a safe and contained work area, minimizing any disruption to the client's operations.

We're pleased with the results and would highly recommend GroupCMG to anyone looking for reliable and quality construction services. - Kayla McKale OLCM, RCM Property Manager

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