



Photograph: Charles Davis Smith
Cedar Hill, Texas

Project Profile

Project

Hunt Corporate Headquarters
— Fountain Installation
Dallas, Texas

Owner

Hunt Oil Company

Architect

The Beck Group

Waterproofing Consultant

Conley Group
Irving, Texas

Waterproofing Contractor

K Post Company
Dallas, Texas

Waterproofing System

Grid waterproofing system
using 80 mil Sarnafil® G476
membrane in color grey

Fountain Size

11,528 square feet

Completed

November 2007

Sika Sarnafil Waterproofing System Keeps Water Feature Watertight

The new corporate headquarters for the Hunt Oil Corporation is a striking 14-story building in Dallas' Arts District. In addition to dramatic curves and angles, the building has a water feature that wraps around the elliptical base of the building and extends into the interior. This water feature includes a fountain, waterfalls, ponds, underwater lighting, and "disappearing" edges. It also sits atop two occupied levels, including a garage, which means it is vital that the water feature employ a waterproofing system that is proven and reliable.

"We needed the very best in waterproofing," stated Hoyt Hammer, AIA and principal of Dallas-based The Beck Group of Dallas, architects of the building.

"The Gold Standard"

The Beck Group specified the Sika Sarnafil grid waterproofing system on the recommendation of the Conley Group, building envelope consultants based in Irving, TX. "We've had quite a bit of experience with the Sika Sarnafil systems, including some large-scope projects, and they are well documented for success. In fact, they are considered 'the gold standard'

in roofing and waterproofing products and materials," said David Cook, project manager for Conley Group. "When contractors discover that Sika Sarnafil has been specified on a project it gives them a certain comfort level."

In the Sika Sarnafil grid waterproofing system, the area to be waterproofed is laid out in a grid pattern, with each section becoming its own containment field. Strips of membrane are adhered around the perimeter of each grid section to act as a sub-membrane water stop. In the unlikely event that there is a leak, the grid contains the water, preventing it from spreading from one section to another.

Cook said that the grid system was necessary for installing the stone cladding system that utilizes anchors and pins to attach the stone to the exterior substrate. "The beauty of the Sika Sarnafil waterproofing system is that it can be tightly sealed around the pins, using their membrane, grids, and adhesives. Their system was the best fit for the application," Cook explained.

Rickey Harp, waterproofing division manager at K Post Company of Dallas, installers of the waterproofing system said, "I've done a

Sika®

Sarnafil®

lot of work with Sika Sarnafil and the Conley Group throughout my career, and they have one of the best systems on the marketplace today.”

Avoiding Water Hazards

The installation of the waterproofing system was fraught with challenges. First was the unusual shape of the water feature. “Much of the waterproofing was being installed on a curved surface, and they had to wrap the system around the elliptical wall and conform it to different shapes, including some acute angles,” stated Jason Aboujeib, AIA and project architect for Beck.

“There were some very unusual details on this project, and it almost evolved to a ‘design-build’ type of project, where new details were being incorporated in the design throughout the project,” Cook said. “For instance, it was necessary for the design team to incorporate the lining with the grid system, and integrate unique penetrations for lighting and water jets.”

Fortunately, Sika Sarnafil representatives were on hand to help with the details, as well as other aspects of the project. “Sika Sarnafil representatives are very proactive and professional when issues arise on a project, and in this case the company commissioned one of their resident in-house experts to assist in the installation. He and other Sika Sarnafil representatives helped with coordinating submittals, the detailing process, overall installation, and schedules,” Cook said.

Another challenge was dealing with the five other trades involved with the project. “Debris was falling into the fountain from construction being done above,” Harp said, “so we had to communicate and manage these trades through lots of meetings.” Cook added, “In the end the installation schedule was adapted to accommodate the tasks and schedules of the other contractors.” Harp said that K Post had to re-mobilize their work five times due to other trades’ project work schedules, but in the end, it was worth all the extra effort.

Yet another challenge was dealing with



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The Hunt building in downtown Dallas incorporates an exterior and interior fountain that wraps around the front of the building and has many attractive features which include a fountain, waterfalls, ponds, and underwater lighting.

the wet working conditions caused by an extremely rainy season as well as water migration from other job site areas, according to Harp. This posed some scheduling problems, since the grid strips of the waterproofing system have to be adhered under completely dry conditions.

“All parties — Hunt Oil / Woodbine Development, The Beck Group, Conley Group, K Post and Sika Sarnafil — worked tirelessly around the clock to work around the

weather issues and get this project executed according to time and budgetary constraints,” Cook said. As it turned out, the project was completed not only ahead of schedule but also under budget.

“K Post Company made the installation look easy,” stated Aboujeib. “Everything went very smoothly and quickly. They did a fantastic job.” Hammer added, “Beck works with K Post quite a bit — they always bring a lot to the table.”

It was K Post Company’s dedication and professionalism on this project that earned them Third Place in Sika Sarnafil’s 2007 Project of the Year — Waterproofing category.

A “Very Impressive” Result

The finished water feature is “very impressive,” said Cook. “The project was of high quality in both form and function, and achieved the aesthetically pleasing look the owner and Beck desired.”

Hammer said, “The Sika Sarnafil waterproofing system is a very versatile product and gave us the level of waterproofing that we needed. The client is very pleased and the employees are thrilled with the fountain. I would certainly recommend the Sika Sarnafil system again.”



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