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Jason Schmidt  
Project  
Superintendent  
Graham  
Construction



**Project Size:** 141,000 SF

**Application:** Vapor barrier at underslab, waterproofing at elevator pits

**General Contractor:** Graham Construction

**Installer:** Lizard Waterproofing and Deck Coatings LLC, Terracon

**Systems:** Geo-Seal 100, E.Protect, HotDeck, Geo-Seal EV20

**Building Envelope Consultant:** 4EA

## Vapor Barrier and Waterproofing Protect Seattle-Area Mixed-Use Site

The new Alexan Bothell mixed use building in Bothell, WA is projected to be complete in August 2024. It will have 269 residential units and span a total of 542,000 square feet.

“The Bothell site was previously home to a car rental facility as well as a dry cleaner,” explains Jason Schmidt, Project Superintendent, Graham Construction, the selected general contractor. He adds that “contaminants in the soil included PCE’s and fuel.”

Any residual contaminants on the site needed to be contained, and the EPRO team provided the ideal system to protect the new building: 30,000 square feet of Geo-Seal 100 was installed at the underslab. “The site is still being treated by injection of carbohydrates to pull contaminants out of the ground safely. Geo-Seal enables these contaminants to stay in the ground and vented to appropriate risers through the roof of the building where it is safe,” says Schmidt.

To wholly protect the site, an additional 30,000 square feet of EPRO’s HotDeck, and 81,000 square feet of Geo-Seal EV20 were installed.

“EPRO’s systems are very complex with a lot of moving parts – not to mention all the entitles involved by the end of the project – yet EPRO likes getting ahead of the game and really partnering with us, communicating early in

Applying waterproofing at the elevator pits



EPRO rep checking site details



the project and often,” explains Kyle Bennett, Project Manager, Environmental Department, Terracon.

This site had one more challenge for EPRO - waterproofing was also required at the elevator pits. Since EPRO has the ability to provide both vapor intrusion mitigation systems and waterproofing, and the team were able to offer up the right solution that was also capable of transitioning from the Geo-Seal barrier. Lizard Waterproofing and Deck Coatings LLC applied approximately 1,500 square feet of E.Protect to ensure the elevator pits were dry and safe.

“We really appreciate the ability to work with a manufacturer who is able to provide all both waterproofing and vapor intrusion mitigation,” says Ken Betts, Lizard Waterproofing and Decks, LLC, the EPRO installer. “We have worked with E.Protect on many other job sites, and it fit all the criteria required for the Alexan Bothell site as well. It went down quickly and efficiently which is exactly what we needed here, and the ability to transition from the Geo-Seal system was an added bonus.”

All parties involved appreciated EPRO’s communication and diligence as the project unfolded. Since EPRO is capable of creating custom details, the team are able to adapt to site changes as needed. This is a unique offering that can help keep construction schedules moving forward even when unexpected scenarios occur on site.

“The EPRO team were always available for technical questions and new details were provided in a timely manner,” adds Schmidt. “Working with EPRO was a great experience from preconstruction through completion.”

“EPRO does an outstanding job. We recommend them across the board to our clients and applicators,” concurs Bennett. “What they do, that others do not, is that they provide drawings and details that may not be in the original plans. They have the ability to come up with things on the fly, while we ensure everything is up to standards, because time and time again things come up during a project that you simply cannot prepare for.”