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Kyle Tower
General Manager
J’s Waterproofing, Inc.

J’s Waterproofing and EPRO united to navigate the challenges and time constraints of this large-scale, complex project.

Situated in the city of Burnaby, directly east of Vancouver, Brentwood Town Center is an expansive mixed-use development on a 28-acre site. The site is comprised of 11 residential towers with 6,000 units spanning a total of 4.5M square feet post-development, with 25,000 square feet of amenities, 1.1M square feet of retail with more than 250 different shops and restaurants, and 500,000 square feet of office space, post-development. Brentwood Town Center is connected directly to downtown Vancouver by the city’s rapid transit system.

On a project of this size and scale, it is essential to select the right waterproofing solution. Of equal importance is the waterproofing contractor, who should be able to handle the challenges of a large site, while understanding the time-sensitive nature of this work. It is critical that the right materials be selected and executed perfectly: Brentwood Town Center is not an easy job. Because of their expertise in the field and experience with many different conditions, Ellis Don, responsible for construction and building services, selected J’s Waterproofing to meet the needs of such a demanding project.

“J’s Waterproofing were an integral part of this project and adept at working with the challenging below-grade conditions. Samir Buchahin, Project Manager with Ellis Don Corporation, explained.

“Rarely do I ever work with a competent subcontractor like them. They are very proactive, willing to bring to the table proposals that are technically sound and economical for the project. Jeff and Kyle are not afraid of pointing out when solutions proposed by others are not feasible and are always willing to negotiate the best possible deal for the client.”

J’s Waterproofing chose to work with EPRO Services, Inc. (EPRO), an innovator of composite waterproofing. “We went with EPRO because we knew it would allow us to meet the production schedule, allow us to work year-round, and provide our client with a reasonably-priced system for site conditions, like Brentwood, which were without a massive hydrostatic issue,” explained Kyle Tower, General Manager, J’s Waterproofing, Inc., applicator and waterproofing contractor.

EPRO’s E.Proformance Slipsheet was utilized for below grade blindside waterproofing on Phase I of the project, the Town Center, where 230,000 square-feet of EPRO systems were installed. Phase I also extended 6 stories below grade, with an extended benchline which widened the footprint at the p4 level. It was also utilized at Tower 3, located adjacent to this first phase of the Town Center. Tower 3 extended 10 stories below grade, and this area required 80,000 square feet of EPRO systems



Looking over Tower 3 excavation. Here, the first lift of EPRO is being installed

The completed E.Proformance slipsheet

The tunnel which connects Tower 3 with the Town Center

E.Proformance Slipsheet has also been used extensively on building projects in the greater Vancouver area.

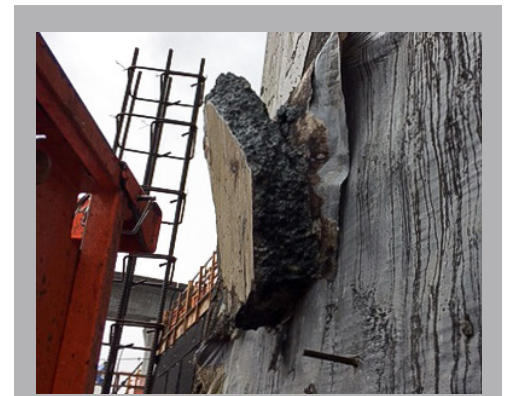
In addition to blindside waterproofing, EPRO was also used to waterproof a cut-and-cover tunnel that runs between the Town Center and Tower 3. The lid of the tunnel was protected with E.Pro- tect Deck, 120 mil reinforced polymer modified asphalt, with a 15 mil polyolefin protection course and drain mat.

J's Waterproofing were able to professionally and successfully navigate the different site areas, and also provide assurance to the teams that the work would be completed on schedule. Jeffrey Dye, Technical Sales representative with Tec Agencies Ltd - the local ERPO Technical Representative - said, "With 10 years of experience in the British Columbia market, we have worked with a lot of applicators, J's Waterproofing is a top professional, 100% an experienced waterproofing contractor, and makes complex jobs like this one easy. When working with a top applicator like J's we have a lot of confidence the project will go as smoothly as possible."

Experience with EPRO systems has been positive for J's Waterproofing, and the team is able to work effectively and efficiently with all of the EPRO E.Series systems, explains Kyle Tower, "We have been working with EPRO since 2007 and we have made it our flagship product, we focus solely on EPRO and, over the years, have deepened our relationships with them and we take care of each other – everyone is very willing to work with and listen to each other's ideas."

EPRO's E.Series systems features built-in layers of redundancy. This redundancy is achieved by

combining different types of waterproofing materials to leverage the positive attributes of each and eliminate a continuous seam. EPRO calls this Redundant Field-Installed Composite Design.



The E.Proformance Slipsheet is a high-performance blindside waterproofing system for sites without significant water pressure. The material is designed to mechanically bond to cast-in-place concrete or shotcrete, creating a tenacious seal that prevents the lateral migration of water. The strength of this bond is demonstrated here, where a piece of concrete needed to be removed post-application, but it could not be separated from the waterproofing system: The bond between E.Proformance Slipsheet and concrete was strong enough to suspend a large piece of reinforced concrete.

Product installation started in 2015 and was completed in April of 2018. Tower 3 is currently still under construction yet on track to be completed in 2019.