SPRINGFIELD MALL

PROJECT SPOTLIGHT

LOCATION
Fairfax County, VA

APPLICATOR
East Coast
Poured Floors
Baltimore, MD

OWNER
Springfield Mall
Fairfax County, VA

GENERAL CONTRACTOR
Whiting-Turner Contracting Co.
Richmond, VA

ARCHITECT
JPRA Architects;
Farmington Hills, MI
Like many malls in America, Springfield Mall in Fairfax County Virginia had fallen on hard times. The mall was closed in 2002 and until 2012 it remained empty. Vornado Realty Trust, owners of the closed mall at that time, stepped in and committed a quarter of a billion dollars for renovations and renamed it Springfield Town Center. Then the construction started. Vornado Realty Trust hired The Whiting-Turner Contracting Company as the General Contractor and the first step was to gut the building and demolish some areas. The outcome of the initial stages of construction resulted in a very uneven substrate and unveiled high moisture levels in the new concrete slabs that were poured.

The David Allen Company was hired to install large format 12 inch (30.48 centimeters) by 24 inch (60.96 centimeters) porcelain tiles throughout the mall’s entire common area which comprises some 195,000 square feet (18,116 square meters). Two of the challenges faced by David Allen Company were the aforementioned high moisture levels and a very uneven substrate. Because of the large format of the tiles, the finished substrate had to have a floor flatness of 1/8 inch (0.32 centimeters) in ten feet (3.05 meters) to avoid “lippage” between the tiles and future failures. To meet this challenge David Allen Company turned to the LATICRETE® SUPERCAP® System.

While installation of the flooring underlayment may have been a challenge for other systems, it was a straightforward process for the LATICRETE SUPERCAP System. Because of the severe unevenness of the floors, the applicator East Coast Poured Floors needed to apply LATICRETE SUPERCAP SC500 at a depth from 1/4 inch (0.64 centimeters) to 4 inches (10.16 centimeters) and at times; deeper areas needed to be capped in two applications. “The volume produced by the pump truck and the ability to reach the farthest reaches of the mall from one outdoor location made the job a breeze” said Mike Schilling Jr., Project Manager for East Coast Poured Floors.

LATICRETE SUPERCAP SC500 dried quickly and was walkable within two hours of application. Its high early compressive strength allowed contractors to resume normal building operations the very next day. Once the LATICRETE SUPERCAP SC500 had dried, the project’s other trades were able to finish their work and get the building ready for its tenants.

Once the moisture vapor control membrane was installed and capped with LATICRETE® SUPERCAP® SC500, David Allen Company installed the tile using LATICRETE premium thinsets and grouts to complete the project, including LATICRETE 4-XLT, LATICRETE PERMACOLOR® Grout and LATICRETE SPECTRALOCK® PRO Premium Grout.

Through the combination of the LATICRETE SUPERCAP System and the premium LATICRETE tile installation products, the entire project was eligible for the LATICRETE 25-year full system warranty,* a major plus for the developer.

“Working with the LATICRETE SUPERCAP System at Springfield Mall was exceptional and allowed us to correct moisture and unevenness issues,” said (Chris Walker) of the David Allen Company. “East Coast Pour Floors’ ability to correct these issues, while meeting deadlines and our stringent quality control requirements, was a significant benefit to us.”

The renovated Springfield Town Center is scheduled to be reopened in the fall of 2014 and has been transformed from an eyesore, to a future shopping mecca for the Northern Virginia area.

The LATICRETE SUPERCAP System is a time-saving, cost-effective method for finishing new concrete or capping existing slabs delivering perfectly flat, dry floors, by combining a LEED contributing, UL GREENGUARD Gold Certified, low-voc, self-leveling, cement-based technology, and a moisture vapor control barriers with a computer-controlled mobile blending unit.

* See DS025.0 for complete warranty information.