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Maynard H. Jackson Jr. International Terminal Project Spotlight: November 2012



LOCATION:
Atlanta, GA

ARCHITECTS:
Gresham, Smith and Partners
and Duckett Design Group
Atlanta, GA

DESIGNER:
Atlanta Gateway Designers
Atlanta, GA

GENERAL CONTRACTOR:
Holder, Manhattan, Moody and Hunt
Atlanta, GA

TILE AND STONE CONTRACTOR:
M. Garcia Company
Stockbridge, GA

FLOORING CONTRACTOR:
CSC Flooring
Atlanta, GA

LATICRETE DISTRIBUTOR:
Specialty Tile Products
Atlanta, GA



LATICRETE helps builders put their mark on sleek \$1.4 billion international terminal

by Michael Pallerino

The plan was simple. In 2000, the City of Atlanta and Hartsfield-Jackson Atlanta International Airport, backed by an aggressive capital development program, wanted to enhance its reputation as one of the world's biggest and best airports. Part of this ambitious plan included a new international terminal that would not only increase the airport's capacity, but also meet its forecasted operational demands well into the 21st century.

The end result is more than either could have imagined. The \$1.4 billion Maynard H. Jackson Jr. International Terminal is a timeless, global gateway that helps connect travelers to more than 150 U.S. cities and nearly 80 destinations in 50-plus countries.

The project — some 10 years in the making, four of those years to build—the 1.2 million square foot, cutting-edge facility has been designed and submitted for LEED (Leadership in Energy and Environmental Design) facility. It is a light-filled terminal with broad glass windows along every wall, and separate levels for arriving and departing travelers. The 12-gate concourse level is utilized for departing flights while the lower arrivals level is used for processing arriving international passengers. The concourse, which gives the airport a total of 40 international gates, will allow airlines to offer new routes and relieve the strain on Hartsfield-Jackson's other five concourses that handle 2,500 flights a day.

What hits passengers first is the terminal's architectural design, which is a dramatic departure from the boxy, suburban-shopping-mall feel of Hartsfield-Jackson's other terminals. Its uncomplicated design represents a natural path of travel, which can be seen in the sweeping lines of the building's façade.

The architects — Atlanta Gateway Designers (A Joint venture between Gresham, Smith and Partners and Duckett Design Group) — approached the terminal from the passengers' perspective. For example, the terminal features soaring glass windows that give passengers views of the airfield throughout the terminal. While checking in, passengers can watch takeoffs and landings as a counter agent processes their reservations. The interior colors are

anchored by neutral tans and grays, with accents of honey, dark blue and red (think Georgia's storybook red clay).

In addition, a separate entrance, the airport's second, serves as what is being called the airport's "new front door." This second entrance was designed to help reduce airport lines by funneling international passengers through the terminal.

The contemporary design also is functional, as it is able to withstand the heavy pedestrian traffic at the world's busiest airport. "Atlanta is the busiest airport in the world, so we're talking about constant heavy foot traffic," says Tim Hudson, a principal with Gresham, Smith and Partners, and a registered architect with more than 20 years of experience on numerous other aviation project at airports of all sizes. "These floors are in high traffic areas that are susceptible to high abuse, especially the concourses and restrooms, where people are bringing their rolling luggage bags [etc.]."

The original design of the floors called for terrazzo flooring. But when the architects went through the value engineering process on the project, they removed the terrazzo and replaced it with natural stone. "When we went away from the terrazzo flooring finish, that's when we knew we needed LATICRETE® products," Hudson says. "It was a matter of going with what we were most comfortable with — and everybody knew what LATICRETE could do."

If you look at all the buildings that are similar to the Maynard Jackson terminal, many use terrazzo flooring. "With terrazzo, you are able to use curves and other design elements," Hudson says.

But once airport officials started evaluating the project from a pricing (installation, tiling, etc.) and scheduling standpoint, they determined that stone flooring would be the best option. "This decision really helped with the budget and the scheduling," Hudson says.

To help get the job done, AGD turned to LATICRETE technical sales representative Adam Marks, who put together a system approach that featured an extensive warranty. Having worked with LATICRETE in the past, the architectural firm was confident that the LATICRETE System was the ideal choice offer the quality needed for a project that

featured more than 450,000 feet of stone and porcelain tile installed throughout the terminal's corridors, restrooms and feature walls.

"This was an exciting opportunity," Marks says. "With more the 450,000 feet of stone throughout the common area and corridors, it was one of the biggest projects that we have done in the Atlanta market in some time. This is nothing new to us. We had worked on the initial building of the Atlanta airport. When the terminals were first built years ago, our products were used on those phases as well."

The LATICRETE sterling reputation, competitive pricing and ability to offer an extensive warranty brought it to the forefront of what was needed to complete the project. "The architect (AGD), contractors (HMMH – Holder, Manhattan, Moody and Hunt) and the management of the Atlanta airport knew what they wanted from us and how our products would fit into the design," Mark says. "It was a natural fit."

Once the tile and stone contract was awarded to M. Garcia & Company, Stockbridge, Ga., LATICRETE negotiated with them on what they wanted for the project. "Our relationship with LATICRETE and its products, along with the technical support they provided throughout the entire project, was a real key for us," says Mark Garcia, owner. "[For example] we had to address the project substrate. So LATICRETE came to us with the solution of self-leveling. LATICRETE® 86 LATILEVEL™ was used throughout the entire project."

The tile and stone installation on the project began in 2010, and finished shortly before the project was completed in May 16, 2012.

The design called for crack isolation and waterproofing throughout the entire project, in which the contractors turned to LATICRETE HYDRO BARRIER™. This product was an ideal match, especially in the high-traffic restroom areas. Noted for its ease of installation, LATICRETE HYDRO BARRIER is a thin, load bearing, self-curing liquid rubber polymer that can be easily applied via spray or paint roller to form a flexible seamless waterproof/anti-fracture membrane.

"This greatly reduced the amount of labor on the project," Garcia says. "This was something we were looking for. Being able to spray the membrane, reduced our time on the tile installation, along with reducing labor for membrane installation."

The walls were installed with LATICRETE 4-XLT, a multi-use, polymer-fortified adhesive mortar specifically formulated for large format tile installations requiring a rapid turnaround. Garcia says it is ideal for installations that must be completed and ready for the onslaught of heavy foot-traffic. The mortar is typically used on projects such as airports, transportation centers and other commercial/institutional jobs where the floors must be ready for traffic quickly and perform at optimal levels. LATICRETE 4-XLT offers Water Dispersion Technology™ (WDT), which provides for the complete dispersion of water within the mix allowing users to achieve the desired application consistency.

For the floors, Garcia's team installed LATICRETE SURE SET™, a polymer fortified cementitious thin-set that eliminates the need for back buttering large format tile and stone. Because it can be mixed with water, it has unique wetting characteristics that yield maximum coverage on larger tile and stone such as what the terminal offered. This enabled Garcia's people to quickly and easily install tile in a 'drop, adjust and go' method.

Because Hartsfield-Jackson is one of the busiest airports in the world, airport officials wanted M. Garcia back butter all of the stone. "With airports being high traffic areas, they wanted us to go that extra mile – give it that extra little touch," Garcia says.

The floors were grouted with SpectraLOCK® PRO Premium Grout*, a stainproof grout designed for high performance durability. It also offers color uniformity and ease of installation. In addition, it is easy to maintain. The walls were grouted with LATICRETE PERMACOLOR™, a high performance, color-consistent, fast setting cementitious grout that provides a dense and durable grout joint.

"Overall, considering the size of the project, everything went real smooth," AGD's Hudson says. "The flooring installer did a great job on what was a large installation. If you can imagine, there were pallets and pallets of granite showing up by the truckload, which then had to be sorted through to get the consistent stone patterning what was needed for each area. From a quality control standpoint, the stone and the finished installation, all came together."

