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NEW YORK

The New Yorker Hotel has been one of the most popular hotels in New York City since it was built in 1929.

When it opened it was the largest hotel in Manhattan, and many famous guests have stayed there over the years, including John F Kennedy, Muhammad Ali and Fidel Castro.

In 2007 there was a \$70 million renovation project to both restore its art deco reputation and add a modern edge and style. Unfortunately, in 2010 the hotel suffered from a major flood from equipment failure in a 7,000-square-foot mechanical area on the hotel's fourth floor causing significant damage to the floors below.

Chief Engineer Joe Kinney contacted Daniel Sutherlann of Insignia Renovations for suggestions on waterproofing the area and preventing another damaging flood in the future. Sutherlann thoroughly researched dif-

ferent options and in the end recommended International Coatings' ICO Lastic, an epoxy-modified polymer that provides an impermeable moisture barrier against standing water and excellent crack bridging characteristics. It combines the elastomeric properties of a urethane (140 percent elongation) with the excellent adhesion of an epoxy. In addition it has virtually no odor while being applied so there would be no disruption to guests staying at the hotel.

The concrete floor was scarified to provide a clean sound surface for the epoxy to bond. Six new drains were installed in the mechanical room to properly drain areas. Concrete curbs (4' x 4') were fabricated to act as a containment area. At all entrances six inch high concrete ramps were fabricated to ensure that water would be contained and not spill out into the hall and other floors.

Without a lot of movement, all the cracks and joints in the walls and floors were filled with ICO Gel. Expansion joints were filled with ICO Lastic Gun Grade. Next the whole area was primed with ICO Primer LV, a low viscosity primer that deeply penetrates the substrate and provides an excellent mechanical bond. Lastly the ICO Lastic was applied with a squeegee at 60 mils thick and then and then spike rolled with a porcupine roller to help release air.

There was a trouble spot in an area that at one time held a piece of machinery that leaked oil. The oil kept on resurfacing despite scarifying the concrete and repeated cleanings. Sutherlann decided to try and use ICO Gel as a skim coat prior to the ICO Primer LV and ICO Lastic. Sutherlann's creative thinking paid off and the ICO Gel's tenacious bond and heavier application prevented the oil from reappearing.



KER

HOTEL

Before and After photos of the clean-up at the New Yorker Hotel in 2010. All photos courtesy of International Coatings, Inc.

The entire project from start to finish took about a month due to the complexity of the job and the constraints of working in a hotel while it is open. Kinney was so confident of Insignia Renovations and ICO Lastic that he regularly gave tours of the recently completed areas and the works in progress.

During one of these tours with the hotel's general manager and director of sales, management got the idea of selling one of the rooms to kennel clubs and dog owners for use as a cleaning and bathing station prior to the Westminster Kennel Club Dog Show at Madison Square Garden. A new potential revenue stream for the hotel was created due to the tour and today, the hotel continues to be a destination for tourists visiting the Big Apple. 

