



Pillar
CONSTRUCTION INC.

Restoration

Our extensive experience is the added value that
your project demands.



Alexandria VA - Orlando FL - Houston TX - Austin TX - Salem NH
We offer a complete package of services ranging from new construction, inspections,
material selection, installation and maintenance.

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1150 First Ave Restoration King Of Prussia, PA



The Challenge

Delamination and insulation damages due to flying objects during a weather storm.



The Solution

Pillar construction re-secured the insulation and recoated the entire EIFS panel to achieve uniform color and texture. The building was fully occupied and functioning while the skin restoration was under way. The building regained its original beauty.

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Construction Team:

Restoration Contractor
Pillar Construction Inc Alexandria VA
www.pillarconstruction.com
Restoration materials and EIFS system components
Dryvit insulation by www.dryvit.com



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Bella Vista Restoration Arlington, VA



The Challenge

A 15-year-old 30 story EIFS residential tower with a prominent shape in the skyline of Crystal City, Arlington, Virginia. Approximate area 130,000 SF. The scope of work included: EIFS repairs due to Water intrusion at openings, replacement of exterior sheathing deteriorated by the water and total recoating to correct the discoloration of finish coat.



The Solution

The project included: EIFS repairs, exterior sheathing replacement, interventions at areas around the windows, update of EIFS termination details, and new color scheme. Additionally, the project had to be completed while the building was in use. Pillar Construction's scope of work was based on inspections and manufacturer recommendations. Before the construction started, Pillar Construction used STO STUDIO Services to generate computerized renderings to aid in the color selection process. Condominium owners, city officials and the architect had the opportunity to see the final look months before the building was completed. The work was divided into phases: window perimeters; ext. sheathing replacement, floor line cracks and entire recoating.



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Essex Sussex Restoration Spring Lake, NJ

The Challenge

Classical Victorian style ocean front property with water intrusion and skin damages. Pillar Construction was hired to work on the complete replacement of the building skin. New EIFS with proper window details was installed. Pillar had to meticulously re-work the facade details to maintain the original look of the building.



The Solution

The building was fully functioning and occupied. The tenants and owners were informed of each step and construction processes. Pillar collaborated with the HOA and the Board to illustrate the extent of the work and improve communication with building occupants. Pillar brought past renovation experience to the design process reducing the waiting time for special site condition detailing.



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Construction Team:

Restoration Contractor
Pillar Construction Inc Alexandria VA
www.pillarconstruction.com
Restoration materials and EIFS system
PAREX www.parexusa.com

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Fairfax Circle Shopping Center Facade Renovation Fairfax, VA

The Challenge

The project was the expansion and addition to an existing retail area along with new and modern façade on a busy shopping center. Shops were open for business during the construction. New Exterior light gauge metal framing, wood blocking, exterior sheathing and drainage EIFS system were part of Pillar Construction scope of work.



The Solution

Pillar construction worked along with the general contractor to complete the façade on time to reduce the cost impact to the business due to the construction.

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Construction Team:

- Exterior Renovation Contractor
Pillar Construction Inc Alexandria VA
www.pillarconstruction.com
- General Contractor
Milestone Construction
- Materials and EIFS system components
Sto Corp www.stocorp.com



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Highview @ Hunt Valley

Restoration

Hunt Valley, MD

The Challenge

The property was a wood frame condominium building perched on a hill overlooking the valley. Balconies, pilasters and gables showed early deterioration and water damages. The consultant proposed demolition of portions of the exterior walls and installation of proper flashing details, replacement of wood members and the installation of drainable EIFS system . The building was fully occupied and remained open during construction.



The Solution

A combination of demolition crews and carpenters tackled the first phase of the project. Right behind them, the waterproofing and EIFS crews completed one section at the time. Accessing the work area was a big challenge. Boom lifts were used in areas where vehicular traffic did not allow us to use regular scaffolding. Proper coordination and care to minimize damage to landscaping and other property areas was a major concern. Every area was enclosed with netting to contain debris. Noisy activities were scheduled at convenient hours adding scheduling challenges to the process.



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Construction Team:

- Restoration Contractor
- Pillar Construction Inc Alexandria VA
- www.pillarconstruction.com
- Consultant
- Tadger Cohen Edelson Assoc. Engineering
- Restoration materials and EIFS system components
- Dryvit systems www.dryvit.com



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Kings Beach Towers II Restoration Peabody, MA

The Challenge

To remove and replace exterior sheathing and add new EIFS coating of an occupied residential building in the New England area. The building is a residential high-rise condominium that was occupied during the restoration process. Minimal disruption was achieved by coordinating with building management and careful scheduling of the job. Massive interventions were scheduled

The Solution

This intervention required concrete restoration, demolition, waterproofing and installation on a new EIFS system. The building got a new look and all the water infiltration problems were solved. Before the work began, the construction team developed the details erected a sample panel to ensure all the pieces work as designed. Pillar Construction implemented a construction schedule to keep a continuous work around the building. The project lasted over 18 months. Pillar Construction decided to use mass climbers to cover larger areas and move around the building in a fast and efficient way.

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Construction Team:

Restoration Contractor
Pillar Construction Inc Alexandria VA
www.pillarconstruction.com
Consultants and General Contractor
The Thompson & Lichtner Co Inc. and James J Welch & Co.
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Lido Beach Condos Restoration Long Island, NY

The Challenge

Historical building located in a prominent neighborhood in Long Island, NY. The building remained fully occupied during construction. The integrity of the architectural elements had to be preserved. Textures colors and details needed to blend in with the rest of the building. Once the skin restoration was completed, the building regained its original beauty. 21st century advancements in construction methods met early 20th century architectural language.

The Solution

The project included new EIFS areas and the application of air and moisture barrier to protect the building from the harsh climate of the Atlantic seashore.

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Construction Team:

- EIFS Contractor
- Pillar Construction Inc Alexandria VA
- www.pillarconstruction.com
- Waterproofing contractor
- Flag Waterproofing
- Restoration materials and EIFS system components
- Sto Corp www.stocorp.com



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North Beach Restoration Asbury Park, NJ

The Challenge

This was a fairly new property with extensive water intrusion problems. Pillar Construction addressed the issues related to exterior walls and windows. Climate and site conditions were difficult.



The Solution

The building was in use and occupied. The scope of the work required coordination with other contractors to limit the extent of our work to the exterior face of the walls. New windows and new flashing were added per most current construction industry stucco details. The walls were recoated for a clean and new look



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Construction Team:

Restoration Contractor
Pillar Construction Inc Houston TX
www.pillarconstruction.com
Owner
Paramount Homes
Restoration materials and EIFS system components
www.dryvit.com



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Windrows Condominiums Restoration Princeton, NJ



The Challenge

Recently completed building that presented water infiltration at windows and penetrations. Fully occupied building that needed facade repairs while minimizing disruption to residents' everyday living.



The Solution

The project included: EIFS repairs and exterior sheeting replacement at areas around the windows, update of EIFS termination details, added flashing and new color scheme.



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Construction Team:

Restoration Contractor
Suffok Construction Boston, MA
Pillar Construction Inc Alexandria VA
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Ritz Carlton Restoration Amelia Island, FL

The Challenge

Complete demolition and reinstallation of hard coat stucco exterior cladding on a luxurious beach resort. Pillar's seasoned superintendents made this project look like an easy task. Window installation, flashing and waterproofing detailing for a full new hard coat stucco skin were part of the full scope of work.



The Solution

Pillar construction's team implemented a demolition program to meet the consultant and owner's time constraints.

A proactive approach and the past experience of Pillar's field personnel anticipated detail conflicts. Total collaboration with consultants provided added value to the project.

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Construction Team:

Restoration Contractor
Pillar Construction Inc Alexandria VA
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Consultant
Tadger Cohen Edelson Associates Engineering
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Seabury Heights Restoration Worcester, MA



The Challenge

High rise residential building surrounded by lakes and mature vegetation. Containment of debris from the demolition and preservation of adjacent water reservoirs was an added concern during construction.



The Solution

Removal of exterior cladding and installation of new sheathing and EIFS system. The building was occupied and fully functioning while the reconstruction took place. Rigorous coordination with management company to schedule the intervention gave the tenants ample time to coordinate their daily activities for minimal disruption.



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Sheraton Hotel Restoration Arlington, VA

The Challenge

The low rise addition was showing signs of water intrusion due to improper roof and EIFS details.

The restoration scope initially called for crack repairs and recoating of EIFS areas once the roofing details were revised.

After Pillar Construction conducted a site visit to assess existing conditions and consultants reviewed the findings, a complete replacement scope that included metal stud repairs was implemented for all architectural features at the balconies and a full replacement of EIFS areas was proposed.



The Solution

The repairs had to be completed starting late fall and during winter time. Tenting and proper protection was needed to proceed with the EIFS application. Since the hotel was open, additional attention to traffic control and construction operations were required. Scaffolding and tenting was also required to be large enough to allow for our work but, at the same time, confined to a minimal visual interruption of the "face" of the hotel.



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Construction Team:

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General Contractor
Patner Construction
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Sheraton Hotel Restoration Reston, VA



The Challenge

The job was to make the face of the building harmonize with the recently finished office, residential and hotel buildings that completed the development.

New color scheme and repairs to the exterior wall were needed to bring the building facade to the level that the adjacent new construction demanded.



The Solution

While open for business, the high rise exterior wall areas were repaired and recoated. The round low rise portion of the building was in need of new EIFS to reduce the imperfections on the cast in place exterior walls. Critical light made more evident the concrete wall imperfections. A layer of EIFS provided a light weight efficient solution while giving a perfect canvas to promote the building logo and make the end wall a perfect accent element. The landscape and site conditions along with the restrictions from the hotel management such as not covering views of guest rooms, required us to use boom lifts. Pillar understands the needs of the customers and makes the necessary accommodations to get the job done even under very special conditions

Construction Team:

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Sheraton Hotel Restoration South Padre Island, TX

The Challenge

Years of harsh inclement gulf weather had deteriorated the skin of the building. Delamination and concrete sprawling was observed in most of the facade. The work consisted of demolition and complete replacement of exterior sheathing, metal stud repair and replacement before a new drainable EIFS system was installed. Concrete repairs and recoating of all soffits and stucco walls were also included in the package.



The Solution

The Hotel remained open during construction. Pillar's project management worked closely with the hotel's operations managers to minimize guest's inconvenience. Hurricane season as well as high tourism season were taken into consideration to schedule the work. The project was completed during the hurricane season and before the start of spring break.



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Construction Team:

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Pillar Construction Inc Houston TX
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General Contractor
GT Leach Houston Tx
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Silver Creek Restoration Snowshoe, WV

The Challenge

The project is a high rise condominium building on top of a ski resort mountain. Access and logistics presented major challenges. Caulk joints failure and extensive water intrusion deteriorated metal studs and damaged the exterior sheathing. The owners of the building replaced the windows as part of the complete skin renovation. Remoteness of the site and climate conditions limited the time for the execution of the project.



The Solution

While fully occupied, the building skin was removed, metal studs replaced and repaired. New sheathing and a new EIFS system replaced the more than 25 year old panelized EIFS walls. Our early involvement played a key role in the project. Pillar and the consulting group teamed up to solve the many details of this 130,000 SF project.



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Construction Team:

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Pillar Construction Inc Alexandria VA
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- Consultant
Peter Fillat Architects and Keast and Hood Engineering
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Vistas Condominiums Restoration Oakton, VA

The Challenge

The project was a garden style low rise group of buildings with brick, EIFS and Stucco exterior. The Engineer proposed new EIFS skin over Stucco areas, repair and recoating of EIFS areas, window replacement and renovation of exterior features for a complete new skin.



The Solution

Pillar phased the demolition and window replacement to accommodate owners needs. New EIFS over Stucco areas and EIFS skin recoat were completed once the new windows were in place. The building management coordinated the access to individual units for window replacement. The landscape and building configuration presented additional challenges for accessing the wall areas and to complete the project.

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Construction Team:

Restoration Contractor
Pillar Construction Inc Alexandria VA
www.pillarconstruction.com
Skin Consultant
RCLA
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Dryvit Outsulation By www.Dryvit.com



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