

CASE STUDY:

Coordinated restoration project design succeeds in spite of inclement weather.

“THP’s team, led by Chris Pryzwara and Sean Harden, has been a pleasure to work with. Whether a complete seating bowl restoration, or solving a small waterproofing issue, THP always has the owner’s best interest in mind. THP’s attention to detail and restoration expertise are second to none.”

Philip B. Hutson, CCM, LEED AP
Maryland Stadium Authority

HISTORY

Oriole Park at Camden Yards, in downtown Baltimore, Maryland, was opened in 1992 to much fanfare. With the early 1900’s Camden Yards warehouse beyond right field and surrounding plazas, it was immediately acclaimed as the blueprint for retro ballparks in Major League Baseball.

THE PROBLEM

By 2009, after 17 years in service, the ballpark was starting to show its age. The ballpark’s seating and concourse areas had developed significant concrete repair and waterproofing needs. Also, the 45,000 cast iron and plastic retro ballpark seats were degrading from heavy use, corrosion, and UV exposure.

The Maryland Stadium Authority (MSA) envisioned the need for an extensive restoration project which involved simultaneously replacing the old seating and restoration of concrete and waterproofing throughout the ballpark.

The MSA was limited to when the restoration could take place. With baseball in-season April through October, only the winter months were available for the massive restoration project.

Restoration during winter months can result in many issues that could delay or stop a project. These issues include materials not performing well in cold temperatures, inclement weather, and lengthened schedules to perform work.

THE SOLUTION

The MSA retained THP in early 2009 to master plan, design, and coordinate

the initial restoration project inside the ballpark. The work was planned to take place over two winters.

THP worked with the MSA, waterproofing material suppliers, and specialty contractors to develop and administer modified efforts to deal with two significant weather disturbances.

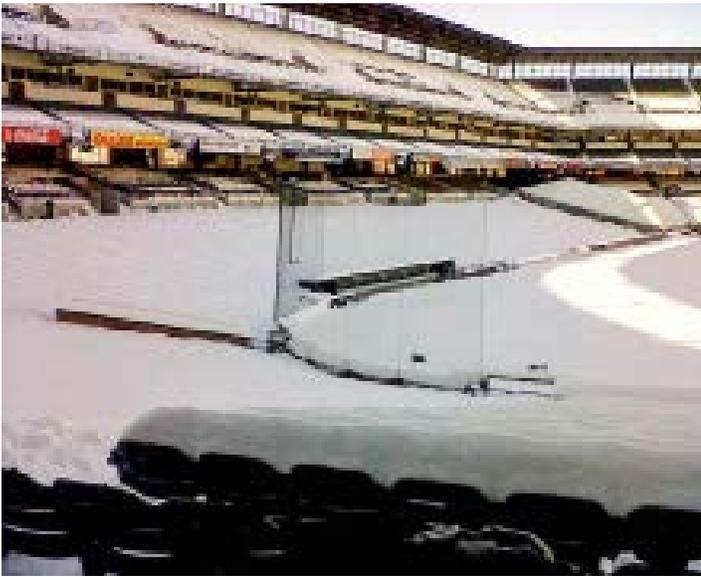
The first was during Phase 1 of the project. Multiple blizzards brought 24 inches of snow to Baltimore, setting two records for snow fall in one season. The second was during Phase 2, which brought record cold temperatures to the area.

To keep work on schedule in Phase 1, heated festival tents were used to keep the work area temperature at a minimum of 50 F, allowing for materials to stay warm for the installation of waterproofing systems.

In Phase 2, THP consulted with manufacturers to modify waterproofing materials so they could be effectively used in the very cold temperatures.

These measures allowed for the restoration to stay on schedule and have no impact to Orioles’ Opening Days in 2010 or 2011.

In the following years, the MSA retained THP to design and administer complete restoration efforts in the plazas surrounding Oriole Park, restore deteriorated steel decks in ramps for Oriole Park and the adjacent M&T Bank Stadium, and other special waterproofing consulting projects throughout Camden Yards.



Oriole Park at Camden Yards - Blizzard



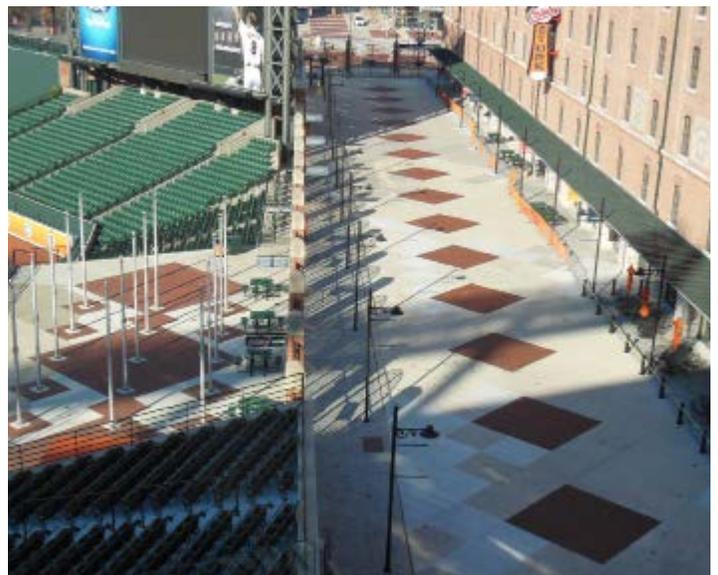
Oriole Park at Camden Yards - Festival Tents



Oriole Park at Camden Yards - After Restoration



Oriole Park at Camden Yards - After Plaza Restoration



Oriole Park at Camden Yards - After Plaza Restoration