

Best Buy store uses concrete drying to keep on fast track construction schedule.

Caught between 40,000 square feet of slow drying concrete and a demanding deadline for project completion, Joe Schueller, construction superintendent for S. D. Deacon, was desperately looking for a quick solution.

Schueller had never heard of construction drying, but fortunately an associate had faced a similar problem earlier that year. He suggested Schueller contact Munters, the largest company specializing in construction site drying.

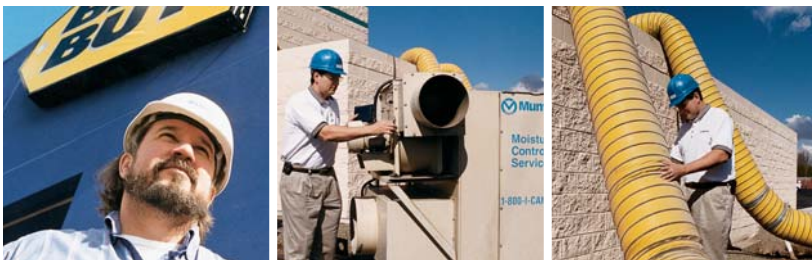
For more than three decades, Munters had been using desiccant dehumidification in Europe and the USA to dry at construction sites. During that time, Munters developed dehumidification equipment specially designed for the construction environment. Rugged, compact, easily transported and quick to set up, Munters equipment has been solving “unsolvable” problems caused by un-wanted moisture in a wide variety of construction situations.

The problem

“I had more than an acre of concrete that I needed finished with VCT tile or glassback carpeting,” said Schueller. “The problem was that the flooring contractor wouldn’t guarantee the adhesion of the floor coverings if the concrete wasn’t dry. On top of that, the customer wanted to shorten the construction schedule by a week! When I started looking for a solution, I knew conventional methods would take too long.”

The new, giant Best Buy retail electronics store in Portland, Oregon, was scheduled to be completed four weeks after the building was closed in. Sheet-rock, painting and flooring were scheduled to go quickly, but high interior humidity and moisture trapped in the concrete floor and masonry walls were proving a difficult problem.

“I don’t think Joe thought desiccant drying would work,” said David Carlson, Munters project manager at Best Buy. “Dry air is invisible. Many of our customers have a healthy skepticism at first, but the proof is in the results.”



Left, Joe Schueller, construction superintendent for S. D. Deacon Co. of Portland, Oregon, used Munters concrete drying service to meet a tight deadline. Outside, Munters dehumidifiers pumped dry air into the building using a system of flexible duct to dry wet concrete and speed drywalling.



THE MUNTERS ADVANTAGE

Construction drying services from Munters can speed construction projects to completion and eliminate moisture related problems:

- Dry concrete faster
- Stop mold growth
- Speed drywalling
- Dry fireproofing faster
- Dry paint and plaster quickly
- Keep wood finishes from warping
- Improve flooring installation
- Turnkey services
- Expert advice
- 24 hour service

The solution

Concrete is evaluated for moisture content using a calcium chloride test. Calcium Chloride, a highly hygroscopic salt, is exposed to the concrete under a small plastic dome that is sealed to the floor. The amount of water it absorbs in a specific time is measured to determine how dry the concrete has become.

“Our floor measured 8.6 pounds,” said Schueller. “We needed to lower the moisture content to less than 5 pounds before flooring could be adhered and guaranteed to stay down.”

Munters tackled the Best Buy project using industrial desiccant dehumidifiers. They readily adapt to a variety of available utilities, and operate at any temperature, drying without the need for heat.

Munters’ high volume dehumidifiers produce extremely dry air that is circulated inside the building. The air pulls moisture molecules out of substances like concrete, masonry block and joint compound, allowing them to dry in record times.

At Best Buy, Munters used three construction dehumidifiers, distributing dry air with a network of flexible duct. The set-up allowed work to continue inside without encumbering any other activities.

In three weeks, Munters had dried down the concrete slab to 4.4 lbs./1000 square feet/24 hrs. and was gone from the site, according to Schueller. “One thing you can’t do in the construction business is miss the deadline,” said Schueller. “We didn’t, thanks to Munters. If I were in a similar situation, you can bet I’d call Munters back.”

The benefits

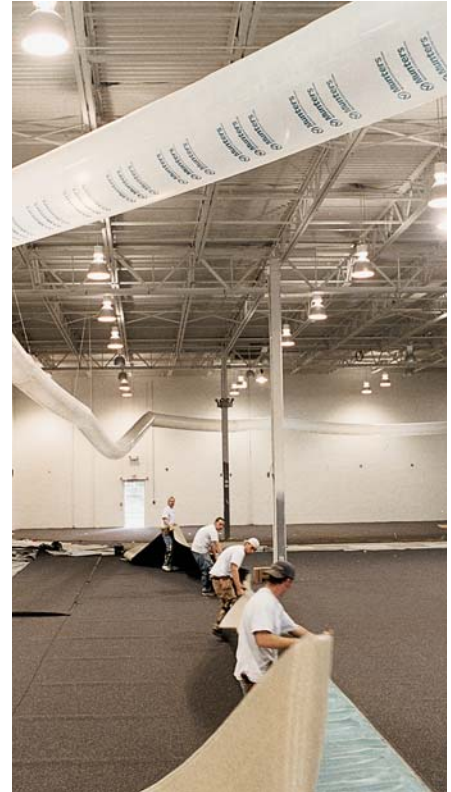
Faster Project Completion — For taking a hopeless scenario to a project finished ahead of schedule, Munters is the solution. Construction drying has proven time and again to speed the project forward.

A Solution to Many Problems — No matter what moisture problem a customer faces, Munters has the equipment and know-how to do the project fast. At Best Buy, not only had the floor reached a safe moisture content for tile and carpet to be adhered, but unexpected advantages emerged as bi-products of the drying process.

“For example, the building needed the masonry block walls sealed and painted,” said David Carlson of Munters. “The wall had soaked up water during rainstorms which occurred before the roof was completed. With February weather outside and high humidity from the floor inside, there was no way that wall could dry on its own. But as we dried the floor, the wall also dried.”

Joe Schueller was impressed with the effect that drying had on the drywalling work schedule. “I’ve never seen drywalling go faster,” said Joe. “The progress was incredible; drying cut days out of the dry-wall effort.”

Turnkey Service — Munters has 30 offices throughout North America. Each is equipped to help construction firms end moisture problems of any kind. Our construction technicians will be at your site within hours of your call. A comprehensive written evaluation prior to starting the job will clearly define our services. We will monitor drying throughout the project, giving you periodic reports that ensure you will not pay for unneeded services or equipment rentals.



In less than three weeks, Munters technology successfully dried concrete from a measured 8.6 lbs. of water/1000 square feet to 4.4 lbs./1000 square feet. This allowed carpet and VCT tile to be applied with a guarantee, and S.D. Deacon to meet a demanding project completion deadline.



1-800-MUNTERS www.munters.us

**MUNTERS CORPORATION
MOISTURE CONTROL SERVICES**
79 Monroe Street, PO Box 640
Amesbury, MA 01913-0640
Tel 1-800-MUNTERS [686-8377]
Fax 978-241-1274
mcsinfo@munters.com

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