



Moorings Park at Grey Oaks

Naples, Florida



Moorings Park at Grey Oaks in Naples, is designed to be one of Florida’s most exclusive retirement communities. The twelve tower, 5 story building complex consists of 95 high end apartments situated in one of Naples most desirable areas. With a campus featuring three championship golf courses, a health and wellness center, six casual and fine dining venues and many other amenities this \$150 million commercial project has been designed to the highest standards. Built to withstand the humid temperatures, moist weather conditions and occasional Southern Florida tropical storms, particular attention has been given to protect the structures against these elements.

Contractors

General Contractor: Kaufman Lynn Construction, Inc.
- Boca Raton, FL

Window & Door Subcontractor: Portal Glass Florida
- Naples, FL

Blue Barrier Products Used

- Joint Filler 2200
- Flash’ N Wrap RG 2400

As with any major commercial project, constructed in a region where excessive moisture and weather conditions are the norm, Kaufman Lynn Construction, the general contractors on the project wanted to make sure that the most vulnerable area for moisture penetration of the building envelope (around the windows and doors) had the best possible protection against unwanted air and moisture intrusion.

With that in mind, Kaufman Lynn selected an experienced window and door installation subcontracting company (Portal Glass Florida) to handle the installation of over 1750 windows and doors.

Portal Glass, chose BEP Blue Barrier for the installation. Using BEP Blue Barrier 2200 Joint Filler and roller applied BEP Blue Barrier 2400 Flash ‘N Wrap RG , Portal was able to greatly improve the productivity of the installation over traditional gun applied products.

Daniel Zuloaga, President of Portal Glass Florida had this to say about the Blue Barrier products, “My installers like the application ease of Blue Barrier over other products they have worked with, and I like the fact that the technology can be applied on a wet surface without me having to worry about adhesion failures in the future. That saves me money on productivity and warranty repairs. In my opinion Blue Barrier is the best window and door installation sealant on the market, and I have worked with a lot of products”.

As part of their **Building Better Buildings** program, Kaufman Lynn uses independent QC Engineers/inspectors to monitor and inspect critical areas of the building process. Window and door installations is one of these independent inspected areas.

Michael J. Gagnon, *MBA, LEED AP* of SG&P Constructioneering, Inc. was contracted by Kaufman to inspect a sample window installation and evaluate the associated BEP Blue Barrier waterproofing and sealant process at Moorings Park. Mr. Gagnon wrote the following in his report to Kaufman Lynn, “The sample window installation SG&P’s inspector witnessed today represents the BEST WINDOW INSTALLATION THE INSPECTOR HAS EVER SEEN. If the project’s windows and doors are similarly installed, there is no chance for one of the windows or doors to leak!! Excellent installation by KLC’s window subcontractor”.

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