

## It Takes a Team to build a village

PHOTOS BY  
MICHAEL  
DeFILIPPO



# T

he new anchored entertainment district known as Ballpark Village is the first phase of a larger project planned for downtown St. Louis. The current \$100 million, 120,000 square foot complex is the first step of a development that will eventually cover ten acres spanning seven city blocks.

The owners – a partnership of the Saint Louis Cardinals and real estate developers The Cordish Companies – envision a fully integrated sports anchored development that will be the first of its kind in the United States. Future phases promise elements featuring retail, residential, parking

and a hotel that will total over \$750 million in development. The project’s iconic neighbor, in part, predetermined the aesthetic decisions for the design of Ballpark Village. The owners agreed that the design of the new entertainment complex needed to be consistent with the look and feel of the brick retro-style design of Busch Stadium III just across the street.

At the heart of the design is the brick. “Brick and stone come together with metal panel and curtain wall glass systems, with the prominent feature being the masonry,” said **John Grey**, Director of Facilities and Construction for **Ballpark Village**.

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**Paul Giacoletto**, Project Executive for **PARIC Corporation**, the general contractor, describes the building's style as 'Transitional'. He added, "Ballpark Village has a variety of architectural elements. It has some very contemporary components rooted in traditional design."

While the ceremonial groundbreaking took place in February 2013, the real work for **John Smith Jr.**, President of **John J. Smith Masonry**, started in the planning stage of the project. Smith's forty-plus years of expertise as a mason contractor and his company's history with major commercial and institutional buildings proved vital to the building's designers. By involving the mason contractor during the design phase, Smith helped identify and eliminate potential problems that could surface during or after the construction phase.

"We were asked to join the project during the design. This allowed us to do a masonry review of the technical details and materials before construction began," recalled Smith. "That really helps with things that get hidden beneath the surface like flashing and the installation of the air and moisture barriers."

Ballpark Village's design incorporated a variety of masonry materials — brick, stone, and ground face block —

spread over multiple elevations with a number of reveals and offsets. Giacoletto of PARIC stressed that Ballpark Village was a very complex masonry project. "One of the critical things to every owner, contractor and subcontractor is to construct a watertight building. **John J. Smith Masonry** did an excellent job in helping us do that," said Giacoletto.

Everyone involved in the project stressed the importance of teamwork for its successful execution. This is no surprise, given that one of the building's owners also manages a highly successful national sports team.

"Teamwork is part of this group's culture. The ownership group was very active in the entire process," said Grey regarding Ballpark Village. "They were hands on in choosing the building materials and involved throughout the construction process."

The ownership group was not only active, they were also wise enough to know when to defer to the experienced construction team they brought together to help them undertake this challenging project.

"When you are working with educated owners who know what they want their project to look



*JOHN J. SMITH MASONRY TACKLED ALL THE UNSEEN TECHNICAL DETAILS ON THE DESIGN OF BALLPARK VILLAGE — INCLUDING THE LARGE EXTERIOR SIGNS ON THE EAST SIDE OF THE COMPLEX. THE BEAUTIFUL MASONRY OF BALLPARK VILLAGE FRAMES THE OLD INFIELD OF BUSCH STADIUM II IN BRICK, ON THE WEST SIDE OF THE COMPLEX.*



like and understand how to build it, then you have a much higher probability for success.” said PARIC’s Giacoletto. “They listened carefully when everybody around the table pitched ideas and solutions to overcome problems and possible issues.”

The construction phase of the project involved a very aggressive building schedule in order to meet a fixed deadline. The owners wanted the facility ready before opening day in 2014. “There were a number of trades working here and a lot of different materials on the outside of the building. Teamwork was the only way to coordinate between all the subcontractors in order to make sure things were done correctly,” said Grey.

Smith agreed, calling the project a “real team effort”. He added, “Everyone worked together to deliver the project on time without any issues. It was a joint effort – from the design onward. The owners spoke with one

voice, which made communicating their expectations very effective.”

**John J. Smith Masonry** and their minority partner, **Marvin Peebles Masonry Company**, were not able to start the exterior masonry work until the concrete and steel sub-structure was erected on the east elevation in early August 2013. This meant that the masonry had to be complete before December for the interior work to proceed during the coming winter season. Thanks to the Smith/ Peebles contractor team and the highly skilled bricklayers and mason tenders they employ through the **Bricklayers’ Local #1 of Missouri** and the **Mason Tenders Eastern Missouri District Council** this was accomplished easily without the need for extra innings.

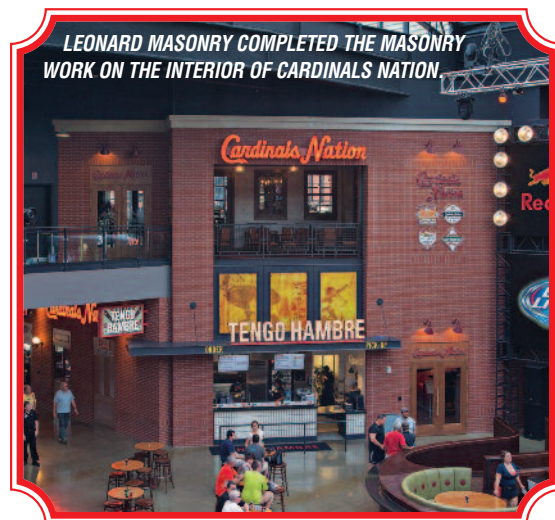


CULTURED STONE ON THE ENTRY COLUMNS (BELOW) AND OUTSIDE OF PBR, A COWBOY-THEMED BAR, WAS INSTALLED BY JDS MASONRY.

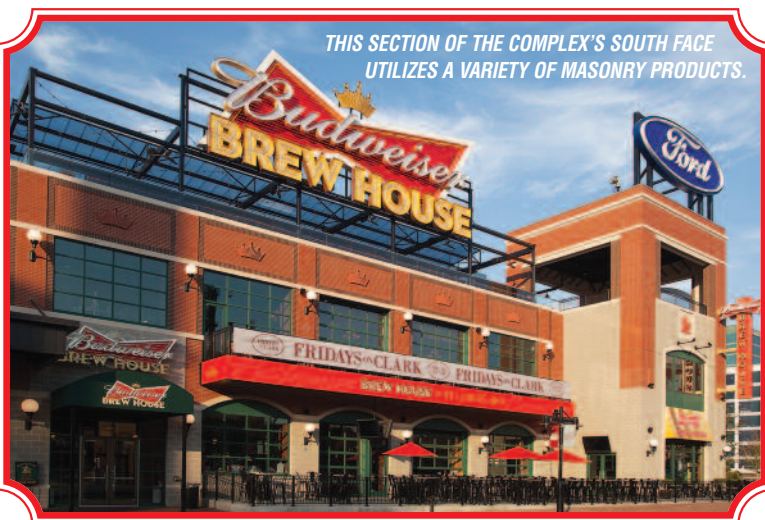


Once the exterior core and shell was complete, masonry work continued for the interior venues — building out the bars, restaurants and attractions. The spirit of cooperation

CONTINUED ON BACK COVER



LEONARD MASONRY COMPLETED THE MASONRY WORK ON THE INTERIOR OF CARDINALS NATION.



THIS SECTION OF THE COMPLEX’S SOUTH FACE UTILIZES A VARIETY OF MASONRY PRODUCTS.

**Owner:** St. Louis Cardinals and The Cordish Companies  
**Local Engineer:** KAI Design & Build  
**General Contractor:** PARIC Corporation  
**Mason Contractor (exterior):** John J. Smith Masonry Company

**Mason Contractor (minority partner):** Marvin Peebles Masonry Co.  
**Mason Contractors (interior):** Caswell Brickwork, JDS Masonry, Leonard Masonry  
**Caulking:** George McDonnell & Sons Tuckpointing and Caulking  
**Brick:** Richards Brick

**Cast Stone:** Caliber Cast Stone  
**Blocks:** Midwest Block and Brick  
**Masonry Accessories (flashing and insulation):** Irwin Products  
**Mortar:** SpecMix

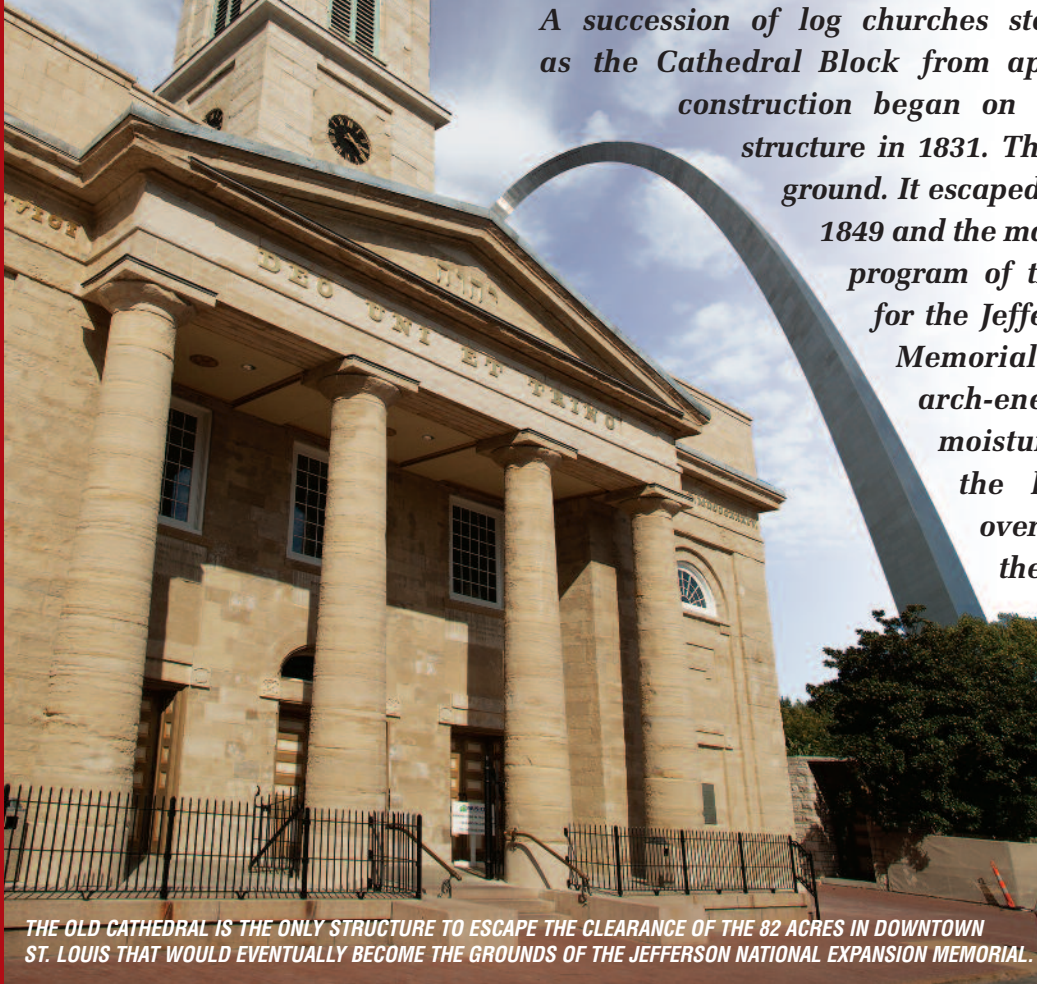
**At a glance...**



# NEW LIFE FOR THE OLD CATHEDRAL

PHOTOS BY  
MICHAEL  
DEFILIPPO

**T**he Basilica of Saint Louis, King of Saint Louis, commonly known as the Old Cathedral, stands as a testament to the beauty, strength and endurance of masonry construction. A succession of log churches stood on the spot known as the Cathedral Block from approximately 1770 until construction began on the Greek Revival-style structure in 1831. The landmark has stood its ground. It escaped the inferno of the Fire of 1849 and the massive building demolition program of the 1930's in preparation for the Jefferson National Expansion Memorial project. However, the arch-enemy of all buildings, moisture intrusion, has been the landmark's biggest foe over time, especially during the past fifty years.



THE OLD CATHEDRAL IS THE ONLY STRUCTURE TO ESCAPE THE CLEARANCE OF THE 82 ACRES IN DOWNTOWN ST. LOUIS THAT WOULD EVENTUALLY BECOME THE GROUNDS OF THE JEFFERSON NATIONAL EXPANSION MEMORIAL.

DETAIL OF NEW STONE.



The church has been undergoing an extensive interior and exterior renovation since 2013. Architects from **Mackey Mitchell Associates** began design work on the project in 2008. The following year, the firm hired historic masonry specialist **John Speweik** of Chicago, Illinois. One of the missions of the stone restoration involved removing all the cement used for patching and repointing in the 1960's and 1970's. "Those repairs, over time, have literally caused the stone to fall apart," explained Speweik. "Fifty years ago they did not understand that cement does not allow the walls to breathe. Water got trapped and the stone started to deteriorate quickly."

**Tom Moore**, Principal at **Mackey Mitchell**, stated that Speweik was also instrumental in working through the historic preservation guidelines from the National Park Service for renovating historic stonework. He provided the overall condition assessment of the stonework, defined the required stone preservation treatments, prepared the corresponding specifications, installed test panels using proposed material matching options and developed an onsite training program for the masons. The information, treatments and recommendations outlined by the historical consultant served as the basis for masonry contractors to establish their bids.

*THE COURSES AROUND THE BELL TOWER ALL HAD TO BE TOTALLY REPLACED. THE STONES AVERAGED 2,500 LBS. THEY WERE LOADED ON BALL BEARINGS AND CINCHED INTO PLACE WITH A CABLE.*

“We looked at a handful of mason contractors who could possibly do this type of job before selecting **Superior Waterproofing and Restoration**,” said **Ron Gallagher**, Project Manager for the general contractor, **Musick Construction**. **Superior Waterproofing and Restoration** has been in business for 35 years and enjoys a reputation for quality, honesty and hard work. “Never take on commitments which you cannot facilitate, and remember pride is a real virtue to hold in life on a daily basis,” said **Tom Schmitt**, owner of Superior. He credits his employees, the Tuckpointers & Bricklayers of **Union Local #1 of Missouri** and the **Mason Tenders from the Eastern Missouri District Council** for the job well done.

The first step in the restoration process was to clean the building with water and nylon brushes. High-pressure washing and solvents were out the question given the age

*PREVIOUS PAGE: THE DECISION TO RESTORE THE CHURCH TO AN APPEARANCE OF A ROUGHLY 100-YEAR-OLD STRUCTURE RATHER THAN A BRAND NEW BUILDING WAS A JUDGMENT CALL MADE BY THE ARCHITECT AND OWNER. THEY TOOK THE AGE OF THE BUILDING (185 YEARS), DIVIDED BY TWO AND ARRIVED AT 90+ YEARS. ALSO, THE INTERIOR OF THE LANDMARK IS RESTORED USING THE SAME PAINT COLOR SCHEME AND WOOD FINISHES THAT WERE IN PLACE ABOUT 100 YEARS AGO, SO THERE IS UNIFORMITY INSIDE AND OUT.*

and condition of the building. Following this, the old plaster layer covering the building’s Doric columns was removed. The columns were cleaned and redressed. A new masonry plaster with a marbling look was applied to the column bases to mimic the newly restored columns.

**Owner:** Archdiocese of St. Louis, MO

**Architect:** Mackey Mitchell Architects

**General Contractor:** Musick Construction Company

**Mason Contractor:** Superior Waterproofing and Restoration

**Stone Supplier:** Earthworks (Perryville, MO)

**Scaffold Contractor:** Peterson Industrial Scaffolding

**Dry Goods/Mortars/**

**Cleaners/Sealants:** Goedecke Co.

*AT A GLANCE...*

The original lime mortar used in the 1830’s was analyzed, the sand matched, then the lime putty was formulated for the masons to use in all mortar joints. The lime mortar had to be wet cured for 72 hours following installation. To accomplish this, water misters were set up utilizing timers to assure proper moisture-cure times.

“To protect the stone, all the mortar joints had to be chipped out with dental tools. There was not a grinder used on the job, it had to be cut out by hand,” said Project Manager **Don Muren**, Vice President at **Superior Waterproofing**. Muren had two foremen assigned to the project. **Andy Horn** was in charge of mortar tuckpointing and stone redressing and cleaning. **Donnie Shy** oversaw the stone replacement and Dutchman repairs. Dutchman repairs are small pieces of stone inserted as a filler in a patched area on a larger piece of dimension stone.

Whenever possible, original stone was harvested and reused to fix the building, either as Dutchmen or replacements. “One of the challenges was to decide which stones to replace, which stones to repair, and which stones to leave alone,” said Moore of **Mackey Mitchell**. “There was a pretty tough search to find a place for replacement stone. The original quarry in Joliet, Illinois has been quarried out. Superior was very careful in removing deteriorated stones without damaging their neighbors. They are real craftsmen.”

The full scope of repairs on the bell tower could only be estimated until a close, detailed inspection of the stone could be performed. This required the erection of scaffolding and an ascent into bad news. “Once we got close to it, we realized the condition of the stone in the tower was worse than we thought,” said Speweik. “This is the first time that the church façade and tower had ever received a full scale historic stone preservation program, so some surprises were to be expected.”

The replacement of the courses around the tower was a task worth mentioning. **Superior Waterproofing’s** crew had to remove pieces thirty to thirty-six inches thick with an average weight of 2,500 pounds. The replacement stones



*DETAIL OF NEW STONE ON A CORNER OF THE OLD CATHEDRAL.*

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# A Healthy Brand Supported by Masonry

## CVS/pharmacies Expand in St. Louis

Growing from a small town pharmacy in 1963 to over 7,700 stores nationwide, the CVS/pharmacy division is the public face of a company that has registered annual revenues of over \$100 billion. Recently the parent company, CVS Caremark Corporation changed its name to CVS Health. What hasn't changed for the company is the role masonry plays in the distinctive brand presentation of its retail pharmacies, and its continued plans for expansion.

By utilizing masonry's color and texture options, the red letters of **CVS/pharmacy** signs have been popping out of streetscapes all across America. The St. Louis metropolitan area has also seen a building boomlet in CVS/pharmacy construction as the Rhode Island based company targets high population growth markets for new construction and property acquisition.

To ensure uniformity across its expansion efforts, CVS established a Contractor Code of Conduct. The code outlines criteria for providing fair treatment, equal employment opportunities, competitive compensation and benefits, and care for the environment. In the St. Louis area, union mason contractors, along with the bricklayers and mason tenders they employ, were chosen to uphold these ideals at multiple CVS expansion locations.

In addition to the aesthetic qualities of masonry, the recent CVS expansion has also taken advantage of its load-bearing capabilities. This was accomplished by using what the masonry industry calls the "Premier Wall" system. This system features load-bearing concrete masonry units (CMU) for the backup of the exterior cladding and also serves as the structure so that steel around the perimeter of the building is not necessary. This saves the owner time and money. A code approved air-barrier is applied to the CMU, followed by a blanket of polystyrene insulation 2 inches thick. Outside of this is an air cavity to allow for moisture management behind the cladding layer. Finally, an exterior veneer system of clay brick is added creating a durable and pleasing finish. Slight variations in product type and color for the Premier Wall can be determined by the owner's designer in conjunction with local municipal requirements.

"Building for CVS is great!" said **Marty Heck**,

owner of **Martin C. Heck Brick Contracting Co.** of Fenton, MO. "They are strong proponents of the Premier Wall. Due to the structural steel savings, the wall system is economical on price alone, however when you consider the total wall performance—it's a steal!"

The Premier Wall excels at total performance. It creates a building envelope of superior impermeability. Not only is moisture blocked, but intrusions of sound, air and temperature are also greatly reduced because of the mass properties inherent in the system.

*TOENJES BRICK CONTRACTING. THIS LOCATION AT 2100 FIRST CAPITAL DRIVE IS AN OUT BUILDING ON A SCHNUCK'S SUPERMARKET SHOPPING PLAZA. THE BRICK COLOR WAS SELECTED TO CONFORM TO THE GROCERY STORE'S COLOR SCHEME.*



MARTIN HECK MASONRY.



ABOVE: MARTIN HECK MASONRY CONVERTED THIS FORMER BED AND BATH STORE INTO A CVS/PHARMACY.



MARTIN HECK MASONRY.



TOENJES BRICK CONTRACTING. A PORTION OF THIS SHOPPING PLAZA WAS DEMOLISHED SO A NEW PHARMACY WITH A DRIVE THRU COULD BE BUILT.



TOENJES BRICK CONTRACTING.



PHOTOS BY  
MICHAEL  
DEFILIPPO

Consider this: the wall system used by CVS has an “R” value around 14 depending on the reinforcing schedule. Another way to put it for the energy buffs out there, this wall has a “U” value of .071, which is well below the code requirement.

Another key advantage realized by the recent CVS expansion in the St. Louis area is the speed of masonry construction. This advantage begins down at the bottom, the foundation. All that is needed for masonry work to begin is for the footing to be in place. In many cases, the footing itself can also be installed by the mason contractor. “It is very economical to use masonry construction for the foundation because there is no need for form work,” said **Dan Toenjes**, owner of **Toenjes Brick Contracting, Inc.** “When we install the foundation, the masonry reinforcement is placed correctly the first time which saves

time. What is really nice is that we can construct our block walls quickly so the general contractor can get the project under roof.” Unlike the old days when masons would typically construct the block and brick together, they can now lay-up the CMU walls first, which gets the exterior structure ready for the roof elements faster. Then, the masons can drop back down to install the air barrier, insulation and brick veneer afterwards.

**Marty Heck** added, “The Premier Wall offers so many advantages for owners, designers and builders that it’s easy to see why masonry was the ‘healthy choice’ to help support CVS’s market expansion efforts.”



**Owner:** CVS Health

**Mason Contractors:** Jahnsen Masonry, JDS Masonry, Martin C. Heck Brick Contracting Co., John J. Smith Masonry, Toenjes Brick Contracting, Inc.

**Suppliers:** Brentwood Supply, Caliber Cast Stone, Irwin Products, Lemay Concrete Block, Midwest Block and Brick, Raineri Building Material, Richards Brick

**Unions:** Bricklayers Local #1 of Missouri, Eastern Missouri District Council of Laborers Locals 42, 53, 110, 660

**At a Glance...**

## NEW LIFE FOR THE OLD CATHEDRAL

CONTINUED FROM PAGE 5

were lifted by crane, set on ball bearings, and cinched into place by a cable encircling the tower.

“It was very impressive to see the size of the blocks they were pulling out to work on. It was quite an effort,” said **Ron Gallagher** of **Musick Construction**. “Superior did an excellent job – from the front office administration to the field personnel.” Speweik agrees, “The challenges Superior overcame shows the creativity the men used to execute the work. In some ways, it was much harder for them than it was for the original builders 185 years ago.”

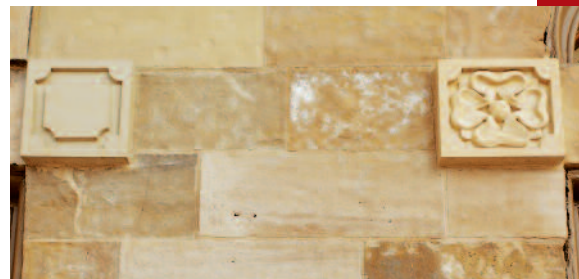
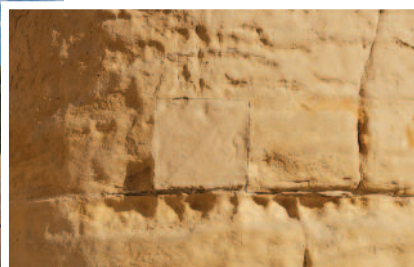
Overall, the project racked up an impressive tally of repairs. There were 200 Dutchmen repairs, 150 partial replacements of stone and 110 full pieces repaired. In addition, the entire front façade and tower of the structure was tuckpointed. **Superior Waterproofing’s** participation in the restoration of the Old Cathedral spanned more than a year, but their craftsmanship will help preserve the landmark for another century.



**ABOVE:** AN OLD PLASTER LAYER COVERING THE BUILDING’S DORIC COLUMNS WAS REMOVED, THEN THE COLUMNS WERE CLEANED AND REDRESSED. MASONRY PLASTER WAS USED ON THE BASE OF THE COLUMNS TO MIMIC THE MARBLING LOOK ON THE COLUMNS. **BELOW:** NEW MEDALLIONS WERE FABRICATED. EVERY EFFORT WAS MADE TO BLEND THE NEW STONE WITH THE ORIGINAL.



*A DUTCHMAN REPAIR ON ONE OF THE COLUMNS. THE ORIGINAL LIME MORTAR WAS REFORMULATED AND USED TO REPAIR ALL JOINTS ON THE COLUMNS AND FAÇADE.*







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# It takes a **Team** to build a **village** CONTINUED FROM PAGE 3



INTERIOR OF CARDINALS NATION – LEONARD MASONRY.

continued and completion schedules were maintained. “I think at one time there were five different general contractors in there working on the individual spaces,” recalled Giacoletto of PARIC.

Thanks to the professionalism of the overall team effort, the opening day deadline was easily achieved. Based on attendance figures and fan reaction, the project is a huge success. While it is still unclear exactly what will emerge in the next phase of Ballpark Village construction, one thing is certain — masonry has a major role to play. Grey concluded, “We see brick continuing as a fairly large centerpiece to this newest addition to downtown.” **M**

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