



FEATURED PROJECT

Cape Cod Hospital Parking Deck · Hyannis, Massachusetts · 14,500 SF Neogard Auto-Gard FC traffic-bearing waterproofing

Stopping the Leak Into the ER — and Ending Years of Crack Repair Cycles

Cape Cod Hospital, Hyannis MA · Owner: **Cape Cod Healthcare** · Completed May 2025

14,500 SQUARE FEET	Full Depth CONCRETE REPAIRS	Auto-Gard FC NEOGARD SYSTEM	Direct OWNER CONTRACT
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THE CHALLENGE

An aging deck leaking into the Emergency Department.

Cape Cod Hospital's parking deck had reached the end of its serviceable life. Water was migrating through cracks and joints and reaching the Emergency Department below. Facilities had been managing the deck for years through ongoing crack repair and re-caulking cycles — labor-intensive, costly, and never resolving the underlying waterproofing failure. Full deck shutdown was required to fix it correctly.

OUR APPROACH

Take the deck out of service. Repair to the steel. Waterproof it correctly.

Contracted directly with Cape Cod Healthcare. We shut the deck down, executed full-depth concrete repairs back to the metal decking where required, used a Von Arx DTF 35 shaver to remove existing coatings and surface contaminants, sealed every crack and joint with Sika 2C NS, and installed the full Neogard Auto-Gard FC traffic-bearing system: 70700/70701 primer, 7500 base coat, and two coats of 7510/7961 with integral aggregate for slip resistance and long-term wear.

THE OUTCOME

ER leak eliminated. Continuous waterproofing membrane installed across 14,500 SF including ramps. Six-person crew, 25 working days. Cape Cod Healthcare's annual crack-repair and recaulk cycle replaced with a single warranted system.

WHY IT MATTERED

"You can patch a deck for years and still have water in your ER. Cape Cod Healthcare needed someone who could shut the deck down, do the structural repairs back to steel, install the membrane correctly, and turn it back over to them as a finished system — not another temporary fix."

SYSTEM & EXECUTION DETAIL

Substrate repair, waterproofing system, and finished deck

Cape Cod Hospital · Hyannis, MA

Cape Cod Healthcare · 14,500 SF · May 2025

SYSTEM & EQUIPMENT USED

PRIMER

Neogard 70700 / 70701

Two-component epoxy primer — adhesion to prepared concrete substrate and bond foundation for the membrane system.

BASE COAT

Neogard 7500

Aromatic urethane elastomeric base coat — the primary waterproofing layer providing crack-bridging and continuous membrane.

TOP COATS

Neogard 7510 / 7961 (×2)

Two coats of aliphatic urethane top coat with integral aggregate broadcast — UV stability, slip resistance, and long-term wear.

CONCRETE REPAIR

Full-Depth to Steel

Deteriorated areas removed back to the metal decking and reinstated to grade — restoring structural section before membrane install.

SURFACE PREP

Von Arx DTF 35 Shaver

Controlled removal of existing coatings, mastic, and contaminants without damaging the slab — clean substrate for the primer.

JOINT & CRACK SEALANT

Sika 2C NS

Two-component non-sag polyurethane sealant — moving cracks and joints sealed before membrane application.

EXECUTION SEQUENCE

- 1 Deck Shutdown.** Coordinated with Cape Cod Healthcare facilities to fully close the deck and stage the work.
- 2 Surface Prep.** Von Arx DTF 35 shaver removed existing coatings and contaminants down to sound concrete.
- 3 Concrete Repairs.** Full-depth removal back to the metal decking; structural reinstatement to grade.
- 4 Crack & Joint Sealing.** Routed and sealed cracks and joints with Sika 2C NS.
- 5 Primer.** Neogard 70700/70701 applied across full deck and ramps.
- 6 Base Coat.** Neogard 7500 elastomeric base — primary waterproofing layer with crack-bridging.
- 7 Top Coats.** Two coats of Neogard 7510/7961 with integral aggregate broadcast for slip resistance.
- 8 Restripe & Turnover.** Stalls and ADA markings reinstated; deck returned to service.

BEFORE · DURING · AFTER



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