



Preserving Our Past – Protecting Our Future

# Preservations



Spring  
2024

**PIONEER  
WATERPROOFING  
COMPANY  
INC.**

Masonry Restoration • Waterproofing • Epoxy Injection • Epoxy Flooring • Secondary Containment • Fascia/Seismic Stabilization • Parking Deck Repair/Coatings • Building Cleaning • Carbon Fiber Strengthening • Caulking • Lead Paint Abatement • Concrete Repair

## METRO – Oregon Convention Center Portland OR • Spire Towers and Crescent Repair

Located on the east side of the Willamette River and a well-known feature of Portland's skyline, the Convention Center is best known for its iconic twin spire towers. Accessing the sloped glazing areas of the glass spires and crescent with a specialized swing stage set up by Spider Scaffold, this was one of Pioneer's most challenging projects in terms of our crews reaching the needed areas of repair. Although built over three decades ago, this was also the first time this level of waterproofing and sealant replacement had been undertaken.

Services focused on the lower sloped areas included removing all mullion snap caps between all the windowpanes, resealing to make them watertight and then resetting the mullion snap caps. Work also included replacing any broken glass panes, installing new neoprene gaskets, and removing and replacing all glass-to-glass sealants. The work began in July 2022, and was completed early this year.

Besides 255,000 SF of exhibit space, Oregon's Convention Center houses several art installations including the world's largest Foucault Pendulum (a device that demonstrates the earth's rotation) which hangs in the center's north tower. Over the past two decades, the building has also become known for upward illuminating the twin spires yearly on September 11 in memorial of the events of 9/11.

*"Pioneer has been great to work with, not only on the OCC Spires but other projects as well. This project spanned the winter which required putting it on hold for several months and Pioneer was great to create a smooth pause and restart. The staff were great communicators and constantly looked for areas to improve schedules. We also appreciated their flexibility when working around the convention center events. Highly recommend Pioneer and look forward to our future projects together."*

~Dan Hoskin, Sr. Project Manager  
Oregon Convention Center



*"In terms of staging and safety, this was one of Pioneer's most challenging projects. Now finished, it's great to see these repairs completed on such an iconic Portland structure."*

~David Lyons, Project Manager



## St. Andrews Catholic Church

**NE Portland OR**  
**Services: Custom restoration work, Tuckpointing, Caulking, Cleaning**

This unique 5-month project started with NW Scaffolding building a custom scaffolding system around the circa 1929 St. Andrew's church. Restoration work began with removing the terra cotta around the copper spires at the two steeples. TT&L Sheet Metal proceeded to replace all the copper cladding around both steeples and install new copper crosses at each peak. Due to earlier deterioration, the four 8-foot tall, original finials placed at each steeple had been previously removed for safety reasons (actually by Pioneer in the 1990s). To recreate the church's historic integrity, Pioneer crafted three custom molds for eight new finials. They were cast, painted to match the original terra cotta, and finally installed back to their original historic location.

Additional terra cotta repairs along with tuckpointing deteriorated mortar joints, caulking window perimeters and an overall building cleaning completed the work.



*"Mike and his crew led by the wonderful Jose Cervantes exceeded our expectations. The restored exterior is now beautiful and safe. From Mike staying connected over seven years as we raised the needed funds to our final building cleaning, the entire process was exceptional. Pioneer is a one-of-a-kind contractor who sets the gold standard in building restoration."*

~Jerry Lindsay, Facilities Chair, St. Andrews



## Troy Laundry

**Portland, OR**  
**GC: Swinerton Construction**  
**Services: Waterproofing from foundation to private rooftop pool; Complete restoration of exterior restoring the charm of the original build**



Located in the SE Portland Buckman neighborhood, the 1913 Troy Laundry Building was designed by Ellis Lawrence and originally built for the Troy Laundry Company. Remaining in operation until 1983, it served as one of Portland's largest commercial laundries and then housed a cooperative art studio for over 35 years.

Services included restoration of the main entry on the south façade to better match the original along with new wood doors and custom windows on the east and west façade, where there was once vehicle entry. Pioneer's work also included brick replacement, spot tuck pointing, patching concrete windowsills and the upper concrete parapet wall, and adding or replacing lintel irons above windows and doors along with cleaning the entire building to achieve its original appearance. The restored building now houses a private members club, SoHo House, along with commercial office space and apartments under development on the northern half of the block. For more information, visit [OfficesAtTroyLaundry.com](http://OfficesAtTroyLaundry.com).



# Annual Holiday Bike Drive



Our 2023 holiday season has passed, but we know many Portland area kids are enjoying brand new bikes courtesy of Santa and Pioneer Waterproofing. Pioneer's annual bike drive, started by President Mike Crawford in 1998, continues to be a wonderful annual tradition with employees and their families donating their time to assemble and deliver all the donated bikes. Once again partnering with the well-established KGW Great Toy Drive, we donated 200 new bikes this season bringing our total to over 5,800 bikes (along with hundreds of helmets) over the past 25 years.



## PIONEER SPOTLIGHT Alan Cress, Superintendent



### What is your history with Pioneer?

I joined the company in 2002 and worked up from Journeyman to Foreman and was promoted to Project Superintendent in 2021. After 20+years I have solid experience in all building types but have developed a specialty in flooring and deck coating repair services.

### What do you enjoy most about your new role as a Superintendent?

I really enjoy being a source for the crews to reach out to when they encounter obstacles or

have concerns about projects. Then we work together figuring out how we can overcome them to be successful for both Pioneer and the client. Seeing the crews learn with each new project just as I did is very satisfying.

### Any unique projects since you finished the Salem Dome Building restoration?

Well, we have been busy . . . Ravsten Stadium coating project in Idaho Falls, Weatherford Hall cleaning at OSU, Jackson County Health & Human Services parking garage coating and the North Bend Public Library restoration and waterproofing. Several interesting projects outside of the Portland-Metro area. Over time I have learned that each project is unique in its own way.

### How about any advice for someone interested in a career in building restoration and repair?

Start early! The longer you're in the trades the more you get exposed to a diverse variety of projects and repair/maintenance challenges. You learn from each one. There are so many different services Pioneer provides and it's fun to be able to switch from job to job and still be capable of performing the work at a high level. That knowledge comes from years of hands-on experience.

### What do you enjoy most about working with the crews?

Always the family atmosphere. Pioneer does and always has treated employees like family.

### When not fixing our state's buildings how do you enjoy your free time?

I can be found spending time with my family or driving my race car in competitions throughout the Northwest – often with my family along!



Alan can be reached at: [a.cress@pioneerwp.com](mailto:a.cress@pioneerwp.com)

## State of Oregon's Dept of Administrative Services (DAS)

Salem, OR

GC: Pence Construction

Architect: SERA Architects

Owner's Rep: OTAK

Services: Below grade waterproofing, restoration



Sitting to the west of the Capitol Building, this 63,000 SF structure was dedicated in October 1937 and was the only marble post office west of the Mississippi River outside of Denver's. It served as Salem's post office until 1976. Today the sites hosts DAS at the State of Oregon Executive Building and will continue to do so in the future as an historic but modernized facility.

### PIONEER WATERPROOFING, INC.

14830 SW 72ND AVE.

TIGARD, OR 97224



If you have a project you would like us to take a look at please contact Mike Crawford: [m.crawford@pioneerwp.com](mailto:m.crawford@pioneerwp.com)