



FOR IMMEDIATE RELEASE

Contact: David Villafana
Henry® Company
800-598-7663

Clint Garwood
773-525-5526
ClintGarwood@mcihispeed.net

RESTORATION OF MIXED USE DEVELOPMENT: HENRY COMPANY CASE STUDY

**Specification of Air Barrier Technology is the Key to Restoration Work
at the High-Profile Condo/Commercial Development Marina Bay**

Huntington Park, CA – (April 2006) – Since 1985 the Marina Bay mixed use property development has been a destination for Bostonians. Unmatched in its views from the property's luxury condos, it is a destination for anyone who desires a beautiful home, wants to go shopping, have good meal, dock their boat in the Boston Harbor, or just take a walk along the Marina Bay Boardwalk.

Aside from the views and exceptional location of the Marina Bay development, the performance of the building has been anything but stellar since its construction. Built without an air barrier the homeowners and office/retail shop renters have suffered from poor internal air quality, and have been responsible for unchecked soaring energy costs because of poor air control issues since the property's grand opening.

When the building association finally decided to address the chronic tenant complaints they looked to scientific data, new Massachusetts energy building codes and building scientists for recommendations. The solution expressed by the experts was to install an air barrier system, which would require a total tear-off of the 300,000 sq-ft exterior façade, from EIFS panels, clear through existing insulation, down to the concrete structure beneath.

– More –



It was a solution that delighted both the tenants and the management. Although the project would require an extensive face lift, and take more than two years to complete, the building would get a state-of-the-art improvement that would extend the life of the building significantly, improve internal air quality dramatically, and considerably lower monthly energy bills.

The long awaited extensive exterior siding removal and replacement project began in 2004, on the 9-story Marina Bay mixed use condo/commercial high-rise towers. The air barrier system buildup included covering the structure and infill walls of the building with a protective sheathing, enveloping the sheathing with a continuous liquid-emulsion air barrier system (Henry® Air-Bloc® 31), installation of polystyrene insulation layer and finally, attaching an exterior aluminum panel cladding system.

The wall system installed on the Marina Bay towers is considered to be a 'perfect' wall system. The system was specially designed by building scientists who provide customized recommendations on wall system restorations based on a building use, its geographic location, the known building construction materials, and the HVAC system load capabilities.

The specific considerations for the selection of the Henry® Air-Bloc® 31 (Air Barrier Membrane) were due to the needs of this northern climate building to prevent coastal air from infiltrating into the building's wall system.

– More –



One of the primary challenges designers faced in the Marina Bay Project was to prevent air and moisture from infiltrating into the building's exterior walls.

Given the existing conditions, designers needed to select a material that would prevent air and water infiltration, while allowing water vapor to move through it. Allowing the building to 'breathe', or release built up vapor was critical due to the relocation of the bulk of the insulation to the space within the existing metal stud wall. If an air and watertight membrane was used that could not breathe, a significant risk of moisture condensation would exist, which could in turn lead to the growth of mold.

Henry® Air-Bloc® 31, which prevents the movement of air while allowing vapor to escape, was selected as the material that could address these needs and provide a long term solution that could extend the life of the building.

Henry® Company is the leading innovator of Building Envelope Systems® and understands the principals of integrating Air and Vapor Barriers, Roofing and Waterproofing Systems to ensure superior building performance.

From rooftop to foundation, Henry® professionals offer designers, contractors and building owners a combination of technical experience and a commitment to provide quality products. For more than 70-years, Henry® has been the trusted source for complete Building Solutions.

Visit www.Henry.com or call 800-598-7663 for information.

– More –



Marina Bay Restoration with Henry® Air-Bloc® 31 – Page/4

Air Barrier Manufacturer

Henry® Company
909 N Sepulveda Blvd, Suite 650
El Segundo, CA 90245
(800) 598-7663

<http://www.Henry.com>

Clint Garwood; Media Contact
773-525-5526

henrycompany@mcihispeed.net

Marina Point Condominiums

2001 Marina Dr
North Quincy, MA 02171
(617) 773-9353