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# PROJECT PROFILE

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## Regency Park Condominium, Brookline MA Plaza Restoration and Parking Garage Repair & Waterproofing

**OWNER:** Regency Park Condo Association  
**FACILITY MGR:** Barkan Property Management  
**ENGINEER:** CBI Consulting, Inc.



### DESCRIPTION:

CSI was awarded the contract to restore the plaza and perform concrete repairs and apply a new waterproofing membrane in the below-grade parking garage at Regency Park Condominium.

### Plaza Restoration Services:

- Removed all existing planter beds & walls, overburden and brick pavers
- Removed existing waterproofing
- Removed and replaced existing joint sealants throughout the deck
- Installed a new waterproof membrane system
- Constructed hardscapes, including:
  - Decorative pavers with integrated two-stage drains
  - Block planter walls with an integrated lighting system
  - New soil and plantings
  - Crescent-shaped cedar pergola
- Provided new cedar benches and decorative elements

### Below-Grade Parking Garage Services:

- Performed overhead and vertical concrete repairs, and horizontal deck repairs
- Removed and replaced joint sealants and expansion joints
- Performed epoxy injection work on walls and columns
- Applied traffic-bearing waterproofing system
- Overcame ventilation, scheduling, and parking demand challenges

The CSI team also successfully executed water-testing of the entire membrane system, which involved coordination of tanker trucks pumping 70,000 gallons of water all at once onto the parking deck surface, at night, during the cold winter season.

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