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The Milestone (on) Times

Some News That's Fit to Print

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Dear Caryn,

Welcome to the St. Patrick's Day edition of the Milestone (on) Times! If you have been to our office, you know that green is our favorite color!

This month we have a really interesting article about flooring issues we've seen lately at many new facilities. Additionally, we are highlighting the new Gamma Knife recently installed at St. Luke's The Woodlands Hospital. And as the sole Android user in the office, Matthew Molder writes about some great apps for the non iPhone user.

In celebration of Ireland's most famous apostle, please send your best Irish or St. Patrick's Day joke (please, keep it clean) to info@mpmlc.com. The winner will receive a \$25 Starbucks gift card! Good luck!

Don't Get "Tripped Up" Over Flooring Issues in Your Facility

By Eric Serna and Bill Eide

Flooring in healthcare facilities continues to be a challenge in regards to the maintenance, appearance and safety of the product. Not only is it vital to select the right flooring for each



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Tripping Hazard at Buckled Flooring - Waiting Room

room in the hospital as required by building codes, licensing requirements and practical considerations, but it is equally critical to properly prepare the subsurface (concrete slab or other material) to assure the proper installation of the floor.

With the introduction of water-based adhesives, there has been a growing problem of flooring failure with regards to the separation of the flooring from the subsurface material or

concrete slab. The failure is generally caused by excess water vapor off gassing from the concrete slab as it cures, or the presence of free water under the slab that the porous concrete wicks to the surface of the slab. Concrete never stops curing, but it will eventually reach a point where the amount of free water or vapor is negligible and will not affect the flooring mastic. Further compounding this problem is the pressure to complete projects faster, which often results in the concrete not being cured to a point that water and water vapor are reduced to an acceptable minimum. Often, buildings are enclosed early, which in turn traps water and humidity in the building. The building materials, including the concrete, absorb the water. The trapped moisture will eventually find its way to the surface of the slab and interfere with the flooring mastic.

This failure manifests itself in several ways: The floor tile may become loose from the subsurface, creating a tripping danger, or the mastic may be dissolved. The liquefied mastic will eventually find its way to the tile joints and float to the floor surface, causing a slipping danger and a very unsightly grid of oozing black residue.

Unfortunately, correcting the problem is not easy, simple, quick or cheap. To solve the problem, the concrete must be properly sealed with a product specifically manufactured and applied to stop the movement of water and water vapor through the concrete to the water based mastic. In new construction it is best, least expensive and least troublesome to apply the sealant prior to the installation of the flooring. The manufacturer of the product will specify the maximum water content of the concrete slab acceptable for an effective installation of the flooring material. Time, curing compounds, proper enclosure and environmental conditioning of the building will also support a more effective installation of the flooring.

Renovation or floor replacement after mastic failure is more complex and costly. The floor must be cleared of furniture and equipment and the flooring removed. The original mastic has to be removed and the concrete sealed with a product specifically manufactured for this purpose. Once the sealer is applied and cured, the new flooring can be installed. All of the construction activities have to minimize disruption to the patients, staff and visitors of the hospital, which usually adds time to the process. Close coordination with the facilities and infection control

departments of the hospital is vital to the success of the project.

With the successful application of the sealant and the new flooring, the hospital should have a floor that is safe and maintainable.

There are many products out there that are designed to address and solve the problems above. In our experience, we have used a product manufactured by **Mapei** that seems to work for our particular situation.

However, because each situation is unique we strongly recommend that you work with experienced design, construction and flooring professionals to determine the exact nature of your flooring problem. This will help you develop a corrective plan of action that will result in a safer, attractive and long-lasting floor.



Delaminated Floor in Clinical Setting

If you have any questions regarding this issue please feel free to contact Eric Serna at **EricS@mpmlc.com**. Eric has over 12 years of experience in the construction of commercial and institutional projects. He has served the interest of the client as a Project Superintendent and Project Manager.

St. Luke's The Woodlands Hospital Introduces Incision-Free Brain Surgery with New Gamma Knife



Photo by Geoff Lyon

St. Luke's Episcopal Health System recently opened Montgomery county's first and only Gamma Knife® facility. In fact, the **St. Luke's Gamma Knife** is one of only three in the Texas Gulf Coast region and one of ten in the entire state of Texas.

This ***non-invasive*** method for treating brain disorders is often referred to as stereotactic radiosurgery and is a several-hour outpatient procedure. The

new facility is specially designed to accommodate the tremendous weight of the machine (42,000 lbs) and the nuclear source loading

device (an additional 20,000 lbs). Detailed security measures and intricate construction sequencing were necessary to meet the delivery requirements of this unique life-saving modality.

This project involved the addition of approximately 1,700 SF to the existing footprint of the facility.

Milestone Project Management was engaged by St. Luke's Episcopal Health System to manage the design and construction process for this project. Merrill Stanley served as the team leader for Milestone.

m-Architects and **Smith Seckman Reid** (MEP) were the design team for the Gamma Knife project. **JE Dunn Construction** served as the Construction Manager.

There's an App for That: Android Edition

By Matthew Molder



Since joining Milestone, I have come to embrace the "Apple-centric" workplace environment. However, I do realize that not everyone enjoys the awesomeness that is the iPhone. As the owner of an **Android** phone, I would like to share a few key productivity apps that I've been using:

Tango - This free mobile video chat app is available on both iPhone and Android. It takes the idea of Apple's "Facetime" and lets users of both platforms be able to chat with each other.

Remember the Milk - You may have heard us mention RTM in previous blog posts, and now you can access the ultimate "To-Do" list from your Android phone, Blackberry or iPhone. I find myself using this program more frequently as it's easily accessible on the device most of us keep next to us at all times.

Barcode Scanner - There are many free barcode-scanning apps (the one I use is simply called "Barcode Scanner"). This is great when you're at the store and want to check and see if the product you want is available at a better price online or even nearby. The other cool feature is that it can scan QR codes. QR codes are used to direct your phone to promotional websites, or you can even store contact info by using your own generated code (easily done online for free).

doubleTwist - I thought I'd mention a fun app that I use regularly; doubleTwist is a great FREE music player that pulls all of your music and playlists from your iTunes and allows you to sync it with your Android phone. There is also a cool feature called "AirSync" that you can add (for a minimal charge) that allows you to sync music from your computer wirelessly.

If you have a favorite app that you would like to share with our readers, please email us at info@mpmlc.com. We would love to hear about your mobile life!

We hope you've enjoyed this issue of our newsletter. Be sure to check out our **website** - we've been updating our projects and services pages - and check out our newest **blog** postings.

If you would like additional information about Milestone Project

Management, or to give us feedback on this newsletter, please email us at info@mpmllc.com.

Sincerely,

MILESTONE PROJECT MANAGEMENT

Scott LaTulipe Bill Eide Merrill Stanley
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