



OVERCOMING CHALLENGES AT THE MULTIFAMILY SITE IN ARBOLADA

Nothing brings construction to a screeching halt like not having building materials on site. Mark Stewart, owner of Stewart Development, and his crew felt the acute pains that come with supply shortages and delays during the construction of Big Haus, their 40-acre multifamily project in the rolling hills of San Antonio, TX. Mark and his teams were challenged with finding high-quality materials that would be available and delivered on time to keep construction moving.

The other half of the battle was choosing a weather-resistive barrier (WRB) that would not only show up but stay up. Their structures would need to hold strong against high winds and unpredictable rainfalls to get dried-in—and move on to the next critical path—as quickly as possible.

DEFYING MATERIAL SHORTAGES AND SUPPLY-CHAIN DELAYS

It's a tall order to find an integrated WRB sheathing system that helps protect buildings against the elements and is also in abundant supply. When Barry Vvylecka, project executive at Stewart Development, heard The Home Depot had Georgia-Pacific's ForceField® Weather Barrier System in stock and ready to deliver, Barry didn't hesitate to use a system from a trusted brand that would get their project back on schedule.

“We wanted a product we could dry-in the quickest way. We looked at ForceField® [Weather Barrier System], then ran it by our architect. They checked it out and it's a proven Georgia-Pacific product, which you know they have a great product.”

Barry Vvylecka, Project Executive, Stewart Development

The sooner they could get materials to the jobsite, the sooner they could get dried-in and begin working inside. The more Mark, Barry and the team learned about the advantages of using ForceField Weather Barrier System on Big Haus, the more they realized it could mean big benefits for the integrity of their structures, their timelines and the company's profitability.

TYPE OF BUILDING:

Multifamily, 26 apartment buildings

COMPONENT QUANTITIES:

14,000 MSF of ForceField® Weather Barrier System

ARCHITECT & GENERAL CONTRACTOR:

Stewart Development and Construction

LOCATION:

San Antonio, TX

“ForceField® [Weather Barrier System] really protects well against all these elements and the different climate changes that we have from the spring to the summer, which could be 110 [degrees] here in San Antonio, down to 33 degrees that we’re sitting in right now.”

Adam Hermansen, Director of Field Sales, Georgia-Pacific

TOUGH AGAINST AIR AND WATER INTRUSION

Supply-chain issues weren’t the only challenge facing the Stewart Development team. Big Haus, while set in a picturesque area, meant the crew was dealing with high winds. Although this area of Texas doesn’t see frequent rainfall, a storm could blow in quickly and dump several inches of rain at once. The demands of the climate called for building products that would help protect the structure, no matter the forecast.

ForceField Weather Barrier System helps achieve a continuous building envelope that helps reduce the risk of water damage and minimize air leakage across wood-framed structures. Its features would help protect the 26 apartment buildings and three amenity buildings during construction and beyond while adding to the strength and energy efficiency of each overall structure.

PROTECTING BETTER THAN BUILDING WRAP

Developers must balance budgets, schedules and quality when selecting building products. Mark considered building wrap as an option, but seeing it tear and blow off of other projects made him think twice. Instead, he looked to stronger materials that would deliver a greater return on his investment.

With a high-performance, integrated WRB sheathing system, Mark’s crew didn’t have to worry about product tearing, blowing or detaching in high winds. By applying an integrated WRB, they wouldn’t have to eat the time and labor costs of redoing and replacing materials.

“About a mile from [Big Haus], there’s a building that’s been sitting nine months with [house wrap] on it... and it’s whipping in the wind. All the lumber behind it was weathering, twisting, warping—it’s just not a good situation. We were able to get a better product.”

Mark Stewart, Owner, Stewart Development

A SIMPLIFIED, SINGLE-SOURCE SYSTEM

Barry and his team realized additional benefits when they found out they could install ForceField Weather Barrier System on all walls and sloped roofs across their wood-framed structures. With roofing materials in particularly short supply, the system’s simplicity and versatility were major factors in the team’s selection. ForceField Weather Barrier System could help protect the entire structure with one system from a trusted, single-source manufacturer: Georgia-Pacific.

ForceField® Panels were installed across all of the wood-framed structures. Then, ForceField® Seam Tape Plus was used to treat wall seams, and ForceField® Premium Tape treated roof seams.

Installing ForceField Weather Barrier System from Georgia-Pacific helped Mark and his team reduce further delays from weather-related challenges and supply-chain issues, simplifying construction and dry-in without sacrificing quality. It’s how the Big Haus project went from seven months behind schedule to two months ahead.



“Our project was delayed about seven months, so we were obviously under pressure in our budget, and also availability. With Georgia Pacific’s ability to guarantee the product, having a big company and their history and reputation behind a new product was important for us.”

Mark Stewart, Owner, Stewart Development