

One California Plaza- Los Angeles, CA

One California Plaza consists of some 953,367 square feet spread over 42 floors above ground and 5 floors underground. Designed by Arthur Erickson Architects, One California Plaza is owned by Metropolitan Life Insurance Company and is managed by Cushman & Wakefield.

The Problem:

Early into the life of this world class facility the property engineers noticed that they were having leaks in the water supply lines servicing the building. In July 2000, an engineering report was commissioned which helped in part to identify the extent of the damage to the piping system. The recommendation was to replace the copper piping system in the building.

Pondering the cost and the tenant disruption that would be associated with a conventional repipe, the property manager's at Cushman & Wakefield went looking for a modern solution. They did not have to look very far. Just a few blocks away, the historic Millennium Biltmore Hotel was in the process of restoring the potable water piping system by lining the inner wall of the piping with an epoxy protective barrier coating known as ePIPE[®]. The engineers of Cushman & Wakefield were invited for a tour to see the benefits of the ACE DuraFlo ePIPE system first hand and went away with a possible alternative to repiping. That possibility turned into reality with the approval to restore the copper piping system at One California Plaza, using the ACE DuraFlo ePIPE[®] System.

The Solution:

While no specific reasons for what caused the pipes to fail were found, the ACE DuraFlo ePIPE[®] solution was determined to be a better option than a conventional repipe.

The ACE DuraFlo pipe restoration program was implemented to restore all the copper lines of the potable water systems. The schedule was based on completing work on 3 floors of the facility at a time over a weekend work schedule. The piping system restored by ACE DuraFlo included copper pipes ranging in size from 1/2" to 3" in diameter spread in and over nearly 1 million square feet of the facility. By Monday mornings, occupants of One California Plaza would return to work unaware that the piping system on their respective floors had been restored. There was no disruption to tenant services apart from weekend water shut downs. The restoration schedule continued over a 4-month period - working weekends.

Since the restoration 10 years ago, ePIPE continues to successfully protect the piping from corrosion and leaks.



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