

Marketplace Center

Boston, Massachusetts



Faneuil Hall, located on Boston's waterfront, is one of the city's major tourist attractions. It is an historic site that was in disrepair for decades until developed by the Rouse Company in the late 1960's. Marketplace Center, a 17 story high-rise mixed use building was the final component in the rebirth of Faneuil Hall.

One of the main features of Marketplace Center is the open "Walkway to the Sea." This is a steel framed, glass canopied structure designed to allow pedestrians to walk from Faneuil Hall directly to the waterfront. Since it is an architectural element and highly visible open structure constantly exposed to the moist sea air, the architect wanted a coating system that would not only protect the steel from corrosion, but would also provide the aesthetics required of the structure. Based on these criteria, a duplex system of hot-dip galvanizing and paint was specified.

In the winter of 2014, the galvanizer spoke with Michael Murphy, Director of the Clarendon Group-USA, Property Owners as well as David Ordorica, formerly with WZMH Group, architect for the project, about the reasons the duplex systems was chosen – namely longevity, performance in the salt-water environment, etc.

Mr. Ordorica stated he had prior experience with the coating system and that "the performance of the Marketplace Center's coating system has been excellent. It has maintained its integrity over the years."

Mr. Murphy, who had worked for the company that originally built the Marketplace Center said, "I have been involved with Marketplace Center since 1988. The coating system has held up well. There has not been any paint delamination nor has there been rust, and we have not had to initiate any refurbishment programs for the steel. The system has essentially been maintenance free." Mr. Murphy also indicated that based on the current appearance of the coated galvanized steel, there is no maintenance anticipated in the foreseeable future.



An inspection conducted in 2014 shows the duplex coating system of the Marketplace Center is still in great condition. There were no signs of visible rust, and the coating thickness readings show a significant amount of zinc and paint are still present. The synergistic effect of the paint and galvanizing working in tandem have protected this tourist attraction for 30 years, and based on the current readings, will be able to keep the Marketplace Center rust-free for at least 30 more. ■



Sample Area	Reading (mils)					Average
Second Level Railings	11.0	8.5	7.5	9.0	10.5	9.3
Canopy Support Steel	8.5	9.5	9.0	8.5	8.0	8.7
Stair Stringers and Risers	10.0	9.5	9.5	8.5	8.5	9.2

Galvanizer

Duncan Galvanizing Corp.

Fabricators

Dorel Steel

Owner

Michael Murphy, Clarendon Group-USA

Engineer

Weidlinger

Architect

David Ordorica, WZMH Group

Additional

Gilbane

Lifetime Achievement