

One Light Luxury Apartments – Kansas City, MO, USA

Project overview

MAPEI products for the installation of tile, vinyl plank and carpet tile were used to complete stylish new luxury apartments located in the Power & Light District of Kansas City, Missouri. *Ultrabond ECO® 360* adhesive was used to install 150,000 square feet (13 935 m²) of acoustical underlayment, and also to install 150,000 square feet (13 935 m²) of vinyl plank over the underlayment.

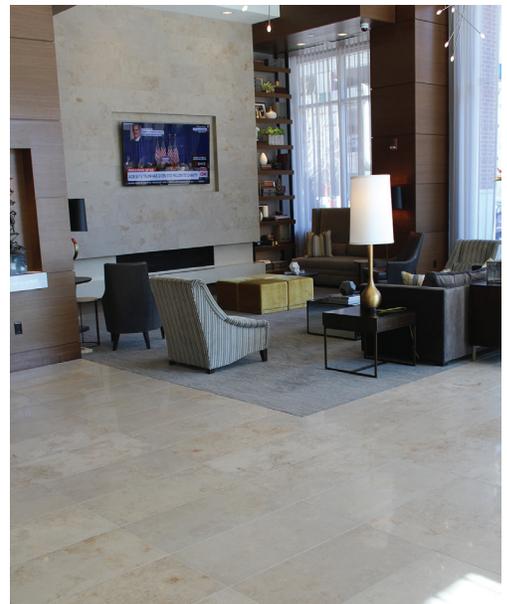


Project information

Project category:	Residential – Apartments
Period of construction:	2015
Year of MAPEI involvement:	2015
MAPEI coordinator:	Brett Robben
Project owner:	The Cordish Companies
MAPEI distributor:	Carpet Cushions & Supplies (Kansas City)
Architect:	Humphreys & Partners Architects, L.P.
General contractor:	J.E. Dunn Construction Group
Tile and stone installers:	Metro Tile Contractors
Floor-covering installers:	FDC Contract
Project managers:	Todd Saunders (FDC Contract) and Kevin Coffman (Metro Tile Contractors)
Photographer:	Brett Robben
Project size:	235,000 square feet (21 832 m ²)

MAPEI products used

- *Planiprep™ SC*
- *Ultrabond ECO 360*
- *Ultrabond ECO 995*
- *Ultrabond ECO 810*
- *Mapelastic® AquaDefense*
- *Mapelastic CI*
- *Ultraflex™ LFT™*
- *Ultracolor® Plus*



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MAPEI floor products help build landmark Kansas City residential tower

With combined municipal and private investments, One Light Luxury Apartments represents the first residential tower built in downtown Kansas City since 1976 and the first new high-rise construction within the freeway loop since 2006. One Light is just one of almost 80 projects – totaling investments of more than \$1.7 billion – that are a part of the rejuvenation of downtown Kansas City that began in 2012.

One Light was developed by The Cordish Companies as a 25-story high-rise residential building in the heart of Kansas City's Power & Light District. The multi-story building includes 307 residential units, two retail tenants on the first level, club rooms, 7,000 square feet (650 m²) of office space for The Cordish Companies, and two penthouse floors.

The 325 apartments range in size from 595-square-foot (55,3-m²) studios to 1,395-square-foot (130-m²) penthouses, with each residential unit featuring views of the Kansas City skyline, according to One Light's Website. Shopping, dining and entertainment are a short walk away; within the apartment complex itself, residents can find a fitness center, theater, pool, community kitchen and club rooms.

Two installer companies were selected for the flooring and wall installations – FDC Contract for carpet, wood and vinyl plank, and Metro Tile Contractors for tile. One Light is a high-end project, and both installers relied on MAPEI's installation materials for success.

MAPEI products on the jobsite

Teams from FDC Contract began their work by using **Planiprep SC** skimcoating and patching compound to produce a smooth, even substrate for the placement of luxury vinyl plank. Because the teams were working on a multi-unit high-rise project, it was important to provide sound reduction between floors.

To accomplish this task, the teams used **Ultrabond ECO 360** high-performance adhesive to lay down a total of 150,000 square feet (13 935 m²) of Eco-Silencer HD FOF acoustical underlayment. Over this underlayment, the teams again used **Ultrabond ECO 360** – with its easy trowelability for quick installation – to set Shaw's "Native Origins" luxury vinyl tile (LVT).

FDC Contract installers also set 5,000 square feet (465 m²) of 3/8" (10-mm) engineered hardwood in the club room, community kitchen and entrance to the outdoor pool on the fourth floor of One Light. For this installation, the installers used **Ultrabond ECO 995** – MAPEI's premium adhesive for all types of wood flooring and bamboo. **Ultrabond ECO 995** can be used in a single-coat application method that provides a superior bond and moisture vapor emission control

on concrete slabs. **Ultrabond ECO 995** also provides sound-reduction properties, making it suitable for use in multi-unit housing projects.

FDC also installed carpet tiles in the hallways of the 21 residential floors by using **Ultrabond ECO 810**. This professional carpet tile adhesive provides quick drying times and an enhanced, aggressive tack for fast-track vinyl-backed carpet tile installations.

For the tile installed in apartment bathrooms and in lobby areas on the main floor, Metro Tile Contractors used a strong MAPEI system. They began by applying **Mapelastix AquaDefense** to waterproof interior corners of all walls in the bathroom showers. They then used **Mapelastix CI** for crack isolation on bathroom floors.

The walls in the showers were set with a Crossville 6" x 24" (15 x 61 cm) porcelain stone tile called "Shades," while the bathroom floor tiles were set with Daltile 12" x 24" (30 x 61 cm) "City View" porcelain tiles. Both the wall and floor tiles were set with MAPEI's **Ultraflex LFT** mortar for large-format tile, which is formulated with Easy Glide Technology™ for ease of application. All of the tile joints in the bathrooms were filled with **Ultracolor Plus** premium sanded grout.

"This was a pretty straightforward job," said Kevin Coffman, project manager for Metro Tile. "One very interesting thing for us was the way this job flowed. We worked the project from bottom to top, and thanks to the general contractor, J.E. Dunn, it was a true design-and-build process. While we were tiling bathrooms on the fifth floor, they were pouring concrete on the 17th floor, and by the time we were working on the 10th floor, the 25-story building was being topped off. Once we had chased the building to the top penthouses, we then returned to the main floor to tile common areas on the main floor."

On the main floor, Metro Tile crews set 18" x 36" (46 x 91 cm) large-format tiles from an imported series by Daltile on the walls and floors of the lobby and waiting areas. The installers cut the tile surrounding the fireplace down to 9" x 36" (22,9 x 91 cm) to create a beautiful floor-to-ceiling backdrop for the lobby. In these areas, Metro Tile also used **Ultraflex LFT** and **Ultracolor Plus**.

"MAPEI was the materials manufacturer of choice on the project for both the tile contractor and flooring contractor," said MAPEI coordinator Brett Robben. "Both contractors knew that we had solutions to help them with the tight construction timeline and specific requirements of the project. They looked at MAPEI for solutions to these issues and we were able to deliver recommendations with confidence. This tower will be a staple in the Kansas City skyline for years to come."

