

Case Study:

*Success at The Ritz Carlton®, Bachelor Gulch in Beaver Creek, CO
with Sashco's Capture® and Cascade® log stain system*



Facts:

This structure is so large, only 20% of it can be maintained every year. It takes five years to complete one maintenance cycle. It was first stained with Sikkens® Log and Siding Stain (now called PPG ProLuxe™) back in 2006. The maintenance team at the resort was not satisfied with Sikkens' performance.

- The Sikkens® stain did not last through one maintenance cycle. As the 5-year cycle completed, stain was worn out and failing (peeling and fading) in many places. Stain was failing over cement-fiber shingle areas, as well, due to alkali burnout (also known as saponification).
- Sikkens® was too glossy. The association ownership of the resort desired a matte sheen.

1 | ©2017 Sashco, Inc.



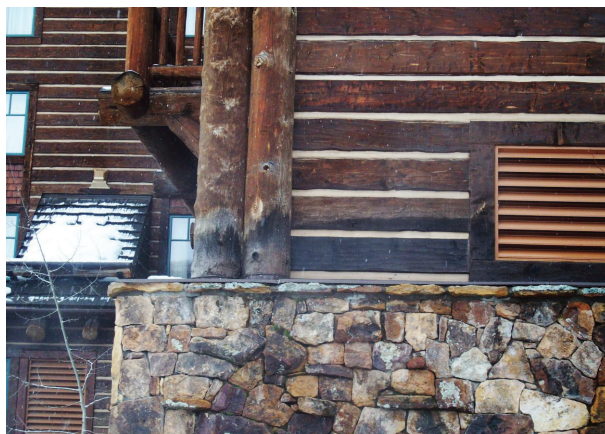
800-767-5656 • www.sashco.com

Follow SashcoInc on:     

Freshly restained Sikkens® for reference,
“new” vs. approximately 5 years later in the
other photos throughout this paper.



Photo above and below:
What Sikkens looked like after 5 years.
Not horrible, but definitely deteriorating.



Sashco's March 2011 Visit and Observations

The contractor on the job consulted with Sashco. They needed to know what type of prep would make the most sense given the size of the project and the desired end result of a uniform color with matte sheen. Both agreed that power washing, followed by Osborn brushing to remove about 80% of the old stain off the wood, was sufficient for prep.

Sashco recommended switching from oil-based Sikkens® to water-based acrylic Capture® Log Stain and Cascade® clear coat system. Quick drying, low odor, and longevity were all keys. Chestnut color was chosen for its ability to cover and hide the 20% of stain that wasn't removed. Two heavy coats of Capture® were applied, followed by one coat of Cascade® boosted with a special flattener to achieve the desired sheen.

A Fresh Start

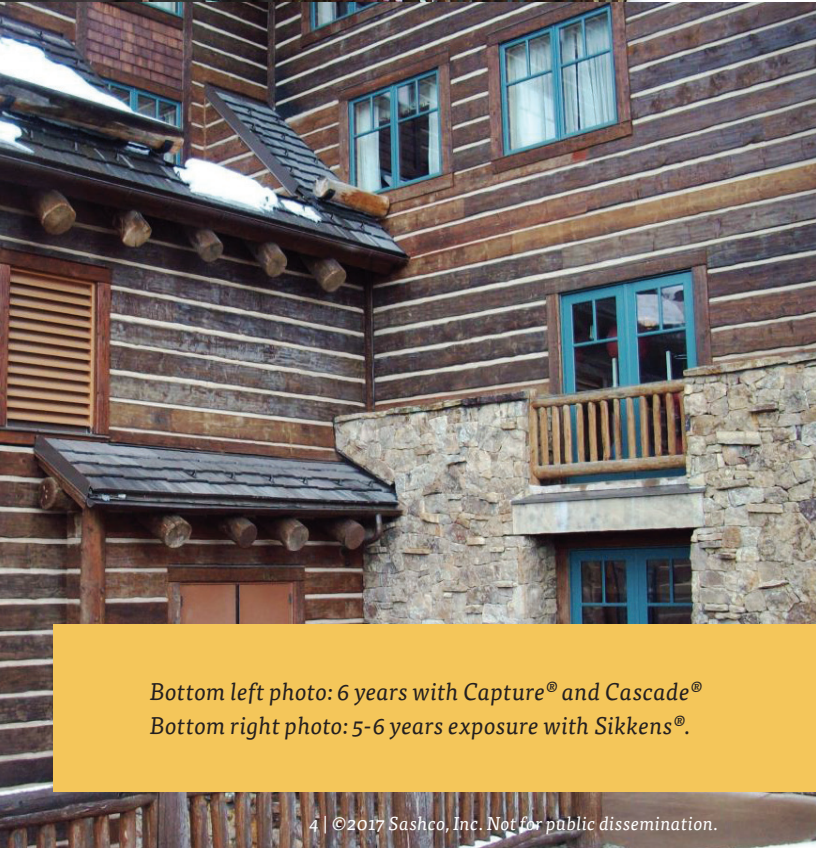


Sample prep was done to the bottom two boards here. The remaining 20% of stain would need to be covered by the new product.

3 | ©2017 Sashco, Inc.



Area of detail.



Bottom left photo: 6 years with Capture® and Cascade®
Bottom right photo: 5-6 years exposure with Sikkens®.

4 | © 2017 Sashco, Inc. Not for public dissemination.



800-767-5656 • www.sashco.com

Follow SashcoInc on:     

Time Tells the Story

A side by side comparison...

Same locations, same sides of the building.



Left side: Sikkens® after 5 years.

Right side: Capture® and Cascade® after 5 years.

The Results: A Satisfied Resort Maintenance Team

The contractor continued to do 20% of the building per year. After completing the entire structure once, the maintenance team at The Ritz Carlton®, Bachelor Gulch decided to continue using Sashco's Capture® and Cascade® system for the foreseeable future. Maintenance over Capture® means a light power wash to remove dirt and debris, followed by a recoat of Cascade® clear coat. It's very simple, saving a lot of money in prep work and stain reapplication.

In late 2016, after the first five-year maintenance cycle of Capture® and Cascade® was complete, Sashco revisited the the resort to see how things were looking. The team from Sashco was pleased to find the Capture® and Cascade® holding up really well.

During this second visit, the engineering manager over two different Ritz Carlton® locations heard we were visiting and made a point of coming by to tell us that he had implemented a Sashco-only protocol for all exterior wood.

5 | ©2017 Sashco, Inc. Not for public dissemination.



800-767-5656 • www.sashco.com

Follow SashcoInc on:     

Trying New Things

The Ritz Carlton®, Bachelor Gulch team continued to experiment with different products, as seen on this railing. Ultimately, they decided to stick with the Capture® and Cascade® system on the exterior wood surfaces, both because they saw better performance out of the Sashco products, and because they were able to maintain a consistent color and appearance using the same product everywhere.



6 | ©2017 Sashco, Inc. Not for public dissemination.