

WATERPROOFING AND SUB SLAB VAPOR MITIGATION SYSTEM (VIMS)

LE LYCÉE FRANÇAIS HIGH SCHOOL

1 Level Below Grade | 30,611 SF Footprint

LOS ANGELES, CA

CHALLENGE

Terra-Petra was originally brought in to design waterproofing and drainage systems for:

- Below-grade parking garage
- Above-grade decks
- Service driveway to second-floor loading dock
- Second-floor planters

Mid-excavation, the project took a turn:

- **Hydrocarbon-contaminated soils** were discovered, likely from the adjacent freeway right-of-way
- Immediate concern for **student and staff health**
- **New Risk:** project delays, redesign, regulatory complications

SOLUTION

Instead of bringing in another consultant and slowing everything down, Terra-Petra expanded scope in real time.

Key actions:

- Leveraged in-house expertise in **soil gas vapor mitigation**
- **Designed a sub-slab vapor mitigation system** to address contamination risk
- Integrated mitigation seamlessly with the existing waterproofing and drainage design
- Coordinated quickly with the architect to keep the project moving

OUTCOME

- **Health risks mitigated** without compromising the design
- **No project delays** despite unexpected site conditions
- Avoided additional consultant onboarding and redesign lag
- Maintained continuity across waterproofing + vapor mitigation systems

TAKEAWAY

Most firms don't have the ability to handle this kind of change and project expansion.

Terra-Petra's edge is the ability to **solve adjacent problems quickly**, without slowing the job down.

Not just expertise - **project protection.**

Got a waterproofing concern or a soil contamination issue? Give us a call.

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