

Royal Centre, also known as the RBC (or Royal Bank) Tower, is located in downtown Vancouver, BC. is a skyscraper complex located at 1055 West Georgia Street in [Downtown Vancouver's Financial District](#). The main office tower stands at just under 145m tall and 37 storeys. In addition, there are two underground levels of retail in the Royal Centre complex.

We were faced with an ongoing issue whereby the building's exterior concrete panels were leaching and depositing efflorescence onto the building's floor to ceiling double glazed windows due the rains experienced here in the pacific northwest. The damage had become severe enough that visibility was not only compromised but also was leading towards a total replacement of the windows. The once a year requirement of costly acid washing, coupling to quarterly conventional window washing, was not proving to be a short nor long term solution.

Facing a \$30 million price tag for replacing all of the windows (which still would not have solved the underlying issue), we needed an effective and long-term solution to this problem.

We approached Assero Coating Technologies after hearing some great things from their team Brent and Terry, such as multifunctional protection that included extreme resistance to moisture permeation / penetration and even UV protection and acid rain.

After they assessed the situation and reassured us that, yes - they could indeed help our underlying issue we proceeded. The first step was the windows were acid washed to remove the efflorescence then the precast panels were pressure washed. The next step was to coat all of the precast panels on all four sides with Nano-Clear® and then coat the windows. The Assero team was very professional, efficient and diligent in the work performed.

It has now been, 4+ years with a once per year maintenance wash of the windows, and the building concrete facade still looks great! We're saving money, our tenants are happy, and more importantly a pending \$30 million crisis has been averted!

We recommend Assero and their advanced industrial coating technologies. Nano-Clear® coating technology is highly effective and has provided the long-term protection as promised while exceeding our expectations.

Enjoying the sunshine and blue skies while gazing upon the beautiful North Shore Mountains, as well as Stanley Park and the Emerald Sea to the west, on behalf of our staff, Tenants and clients ... thank you Team Assero!

Sincerely,
**Warrington PCI Management for and on behalf
Royal Centre (KREC) Inc.**



David Basford
Property Manager – Royal Centre

DB/tvp