



PROJECT PROFILE

Consulate Office Building Shanghai, China

Client:
U.S. Department of State
Overseas Building Operations
Arlington, VA

Approximate Construction Cost:
\$932,000.00

Year Completed:
April 2011

Services Provided:
Assessment, Design, & QAI Services

Contractor:
CEI International, LLC
Howell, MI



The first American consular presence in Shanghai dates to the mid-nineteenth century. Current U.S. consular services are housed in a French Renaissance style villa encompassing 8,200 square feet that was built in 1921. The Consulate property, occupied by the U.S. since 1980, sits on three acres and includes several outbuildings, an orange grove, a Chinese rock garden, and a pond. One of the projects that was assigned to PCI under an IDQ contract was the design for roof replacement of the subject building. PCI services also included technical consultation and quality assurance inspections during the roof replacement.

The existing construction consisted of clay tile on wood battens over felt on wood plank deck. The scope of work consisted of the following: removing and salvaging tile; removal of battens and felt underlayment; installing new self-adhering underlayment; installing new wood counter-batten system; and re-installing salvaged or new tiles. The scope of work also included installing new copper sheet metal flashings at valleys, eaves, and dormers; new copper gutters; new flat-lock seam copper roofing on a low-sloped dormer roof; new coating on plaster walls of dormers and chimneys; and painting exposed wood plank deck and exposed wood rafter tails at soffits.