



PROJECT PROFILE

11200 Richmond Office Bldg.
Houston, Texas

Client:
Gamma Richmond LLC
Pittsburgh, PA

Approximate Construction Cost:
\$723,000.00

Year Completed:
October 2012

Services Provided:
Design, CA, & QAI Services

Contractor:
Pyramid Waterproofing
Houston, Texas



The subject building is a one-story office building that was constructed in the late 1990s and is constructed with structural steel framing; precast concrete tilt-up wall panels; aluminum storefront windows and punched openings. The roof construction consisted of a fluted steel deck, a layer of mechanically-attached fiberboard insulation, a three ply built up roof membrane with granule-surfaced modified bitumen cap sheet. The roof encompassed a plan area of approximately 83,000 square feet. The Owner purchased the building, planned for renovations, and retained PCI to prepare specifications for roof replacement. PCI also assisted with bidding and provided on-site inspections during the roof replacement.

The scope of work consisted of removal of the existing roofing materials down to the steel deck; installation of a base layer of polyisocyanurate insulation board that was mechanically attached to the steel deck; adhering a gypsum roof cover board over the ISO in low-rise foam adhesive; and applying a torch-applied two-ply APP modified bitumen roof membrane with a white-colored granule-surfaced cap sheet. The scope of work also included the application of rust-inhibitor on corroded areas of the steel deck; installation of new pre-finished sheet metal coping, edge fascia, gutters and downspouts along the perimeters of the roofs; new supports for roof-top piping and equipment; and removal of abandoned equipment.

