



PROJECT PROFILE

Institute of Biosciences & Tech Houston, Texas

Client:
Texas A&M University System
Health Science Center
College Station, Texas

Approximate Construction Cost:
\$550,470.00

Year Completed:
January 2012

Services Provided:
Assessment, Design, & Const. Admin.

Contractor:
American Restoration, Inc.
Houston, Texas



The IBT is an eleven-story concrete frame office building and an adjacent two-story laboratory wing constructed around 1989. The exterior walls are constructed with brick masonry veneer and CMU backup walls, precast concrete spandrel beams and sunscreens, and aluminum framed windows.

In 2010 a spalled piece of concrete fell from the facade down to the ground. In addition, cracks and spalls in the exterior brick masonry existed, especially above shelf angle locations. Recurring water infiltration was reported in the facility at several window locations on two elevations.

PCI was hired by TAMUHSC to perform an assessment to identify the conditions; prepare specifications and drawings for the various renovations and repairs on the existing facade of the building. The scope of work included the following: replace sealants in exterior building joints; replace window perimeter sealants; wet-seal window to frame joints; route and seal cracks in the concrete and brick masonry; miscellaneous tuckpointing of the masonry; repair spalls in precast and cast-in-place concrete; replace displaced/cracked brick masonry; apply corrosion inhibiting coating to precast concrete; apply acrylic coating to plaster finishes, CMU, and coated concrete; and install new through-wall flashings at select locations.

