



PROJECT PROFILE

University Center Tower

Houston, Texas

Client:
University of Texas Health Science Center
Houston, Texas

Approximate Construction Cost:
\$848,000.00

Year Completed:
March 2004

Services Provided:
Design & Const. Admin.

Contractor:
Competition Roofing, Inc.
Houston, Texas



The University Center Tower (UCT) is located at 6565 Fannin Street within the Medical Center in Houston, Texas. UCT is a 26-story building housing office and tenant space that was constructed around 1973 with a steel frame and precast concrete panel exterior walls. The Tower windows are single pane glass lites retained in aluminum frames with lock-strip gaskets in punched openings. A 5-story garage constructed with cast-in-place concrete surrounds the Tower. The exterior walls of the garage are constructed with precast concrete panels, and brick masonry with CMU backup walls. Windows in the garage include vertical window frames with vision and spandrel lites retained in lock-strip gaskets, and ground-level storefront windows. The roof of the garage is a concrete deck covered by a cold-applied urethane deck coating.

PCI was hired by UTHSC-H to prepare specifications and drawings for various renovations and repairs on the existing facade of the building. The scope of work included the following: replace sealants in exterior building and garage joints; replace window perimeter sealants; wet-seal lock-strip window gaskets; route and seal cracks in the architectural concrete panels; perform repairs to spalls in concrete panels; apply corrosion inhibiting coating to concrete panels; apply acrylic coating to plaster soffits; and install a new vehicular deck coating system on top of parking garage.