



PROJECT PROFILE

St. James Condominium

Houston, Texas

Client:
St. James Council of Co-Owners
Houston, Texas

Approximate Construction Cost:
\$38,300.00

Year Completed:
July 2011

Services Provided:
Design, CA, & Testing

Contractor:
Milsap Waterproofing
Houston, Texas



The St. James Condominium is a luxury twenty-six story high rise multi-family condominium facility that was built in 1974/1975. The towering skyscraper complex is located near the Galleria area in Houston, Texas and features building amenities such as a heated pool, workout facilities with saunas, tennis courts, library/card room, party room and four guest suites.

PCI was engaged by the Council of Co-Owners to implement a plan for wet-sealing the glass curtainwall that occurs between the two residential towers. The curtainwall extends full height of the building from the Atrium at ground floor to the roof and on both the North and South elevations of the building.

The scope of work including trimming existing sealants along perimeters of snap-on covers, installing bond breaker tape, and applying new sealant; applying new preformed silicone strip seal over joints in the snap-on covers; replacing sealants in joints between frames and the concrete structure at heads, sills, and jambs; and replacing broken glass lites at isolated locations. PCI's services including preparation of design documents; assisting the Owner during the Bidding phase; and providing construction support and quality assurance inspections. PCI personnel also performed pull-tests on the sealants and water spray testing of the completed work.

