



PROJECT PROFILE

The Breakers

Galveston, Texas

Client:
The Breakers Condominiums
Galveston, Texas

Approximate Construction Cost:
\$220,000.00

Year Completed:
December 2010

Services Provided:
Assessment, Design, & CA

Contractor:
Restoration Services, Inc.
Houston, Texas



The Breakers is a 13-story steel-framed high-rise condominium that was constructed in 1983 and located on Seawall Boulevard with ocean-front view in Galveston, Texas. In 2008, Hurricane Ike caused physical damage to the existing EIFS on the exterior walls of the North elevation of the building. The exterior wall construction consisted of a EIFS over exterior-grade gypsum sheathing over light-gauge metal studs with painted interior gypsum sheathing.

The condominium association employed PCI to perform an assessment, prepare a scope of work and drawings for the repairs to the damage, and perform on-site observations during the repair work. The scope of work consisted of removing existing damaged and compromised EIFS and exterior gypsum sheathing; removing damaged, warped, or corroded metal studs; inspecting, cleaning, and repairing connections of metal studs that remain; mechanically cleaning existing steel framing to remove corrosion and applying primer to cleaned surfaces; repairing damaged and/or removed fireproofing on steel framing; installing new metal studs to replace damaged studs and additional studs where required to meet wind loads; installing new steel clip angles for connection of the metal studs to the steel support frame; installing new metal bridging to metal studs; installing new exterior grade glass-faced gypsum sheathing secured to metal studs; applying new EIFS system; and applying acrylic coating on existing EIFS that remained.

