



PROJECT PROFILE

KISD Maintenance Facility

Klein, Texas

Client:
Klein Independent School District
Klein, Texas

Approximate Construction Cost:
\$190,470.00

Year Completed:
September 2011

Services Provided:
Design, CA, & QAI Services

Contractor:
Skyline Construction
Humble, Texas



The Maintenance Facility for Klein ISD is comprised of several adjoining metal buildings of various ages and construction. Portions of the buildings had been converted from warehouse space to office and storage space. The existing roofs consisted of either corrugated through-fastened metal R-panels or standing seam metal roof panels over fiberglass blanket insulation over open framing of Z-shaped purlins on 44,200 SF. Several of the roofs adjoined at the eaves and formed internal gutters that occurred over occupied space. Leaks had been persistent at the facility for many years with many unsuccessful repair attempts. KISD retained the services of PCI to prepare specifications and drawings for providing a corrective solution to the roof problems; assist with bidding; and provide construction support and quality assurance inspection.

The scope of work developed by PCI consisted of installation of insulation on the metal panels between the ribs/seams; installation of a secondary layer of polyisocyanurate insulation that was secured to both the metal panels and the structural members. The fasteners secured into the purlins included plates coated with polymer to which the TPO single ply membrane was adhered via induction welding method. The single ply membrane was also extended down into the internal gutters. Ridge vents were removed and new polymer-clad sheet metal ridge vents were installed. New pre-finished sheet metal gutters and downspouts were also installed.