



PROJECT PROFILE

Lyerly Elderly Housing

Houston, Texas



Before



After



Before



After



The Houston Housing Authority contracted with Price Consulting, Inc. to provide professional engineering/design services for the roof replacement and exterior wall renovation project at the Lyerly Elderly Housing facility. The facility consists of three adjoining 5-story residential wings and a 1-story commons area that is comprised of structural concrete frame with painted CMU infill exterior walls; aluminum-framed single-glazed windows; and a gravel-surfaced built-up roof.

The scope of work included the following: replacement of the gravel-surfaced built-up roof with tapered insulation and modified bitumen membrane with white cap sheet; replacement of the windows with new curtainwall and insulated glass; installation of fluid-applied air-barrier, XPS insulation, and metal wall panels on furring strips; installation of stacked-stone cladding on first floor elevation; replacement of PTAC units; installation of new parapet wall extension; installation of window shades on upper floors; installation of metal cladding on exposed CMU fins and return walls; installation of new storefront main entry; and replacement of canvas canopy with metal canopy structure.

Qualified Construction, Inc. of Houston was the successful contractor that completed the work in February 2013 for \$3,371,000 within an acceptable timeframe and under budget.