



PROJECT PROFILE

9900 Westpark Parking Garage

Houston, Texas

Client:
Boxer Properties
Houston, Texas

Approximate Construction Cost:
N/A

Year Completed:
October 2007

Services Provided:
Assessment

Contractor:
N/A



The parking garage adjacent to the Office Building at 9900 Westpark is a 2-level structure comprised of structural steel columns and beam framing with an elevated cast-in-place concrete deck on metal form deck supported by open-web steel bar joists. The elevated deck encompassed approximately 38,100 square feet with an access ramp encompassing approximately 1,100 square feet. CMU walls and metal panel cladding occurred along the perimeter of the garage.

PCI was retained by Boxer Properties to perform a condition assessment on the garage structure. Upon completion of our assessment, PCI noted the following conditions: water infiltration through the elevated deck at numerous locations; corrosion of the metal form deck; ponding water on the surface of the concrete deck; corrosion of the steel beams and columns; peeling paint on the underside of the metal form deck; detached lateral bridging on the bar joists; broken welded connections in the bar joists; spalled areas in the top of the concrete deck; craze cracks and linear cracks in the concrete deck; efflorescence on the surface of the concrete deck; ; cracks and lateral displacement in the exterior CMU walls; deteriorated expansion joints in the deck; missing fasteners in perimeter clip angles used to secure metal wall panels; and improperly installed wire rope barriers. Upon completion of the assessment, PCI presented our findings in an Engineering Report with recommendations for corrective action.

