



# PROJECT PROFILE

## BHSET/Orange MOB

Orange, Texas

*Client:*

Baptist Hospitals of SE Texas  
3200 College Street  
Beaumont, Texas 77034

*Approximate Construction Cost:*

\$506,355

*Completion Date:*

August 2023

*Services Provided:*

Design, Bid, CA, QAI

*PCI Project Manager:*

Karl Schaack

*Contractor:*

JR Jones Roofing, Houston, Texas



Baptist Hospitals of Southeast Texas and Architectural Alliance employed the services of Price Consulting, Inc. (PCI) to provide Professional Consulting/Engineering services for roof replacement of an existing medical office building located in Orange, Texas. PCI's services included Design Services; Construction Administration, and Quality Assurance Inspections during roof replacement.

The building is a 4-story medical office building housing office and clinic spaces. The building is comprised of structural concrete framing; brick veneer; aluminum-framed curtainwall and storefront windows; concrete roof deck with tapered lightweight insulating concrete fill; and bituminous roofing with granule surfaced cap sheet that encompasses approximately 40,000 square feet.

PCI's services included providing preparation of drawings and specifications for the scope of work; reviewing submittals and shop drawings; attending pre-construction and project meetings; performing quality assurance during roof replacement.

The scope of work generally included removal of existing roofing and installation of multiple layers of insulation and cover board set in low-rise foam adhesive and installation of a 2-ply modified bitumen roof membrane; installation of 2-ply flashings on walls and curbs, new sheet metal copings, and liquid flashings at penetration; and re-installing lightning protection system.