



# PROJECT PROFILE

## The Breakers

Galveston, Texas

*Client:*  
*The Breakers Condominiums*  
*Galveston, Texas*

*Approximate Construction Cost:*  
*\$206,400.00*

*Year Completed:*  
*January 1999*

*Services Provided:*  
*Design, CA, & QAI Services*

*Contractor:*  
*Marton Roofing, Ind.*  
*Houston, Texas*



The Breakers is a 13-story high-rise condominium that was constructed in 1983. The steel-framed structure is located on Seawall Boulevard with ocean-front view in Galveston, Texas. In 1999, a storm with tornadic-type winds caused physical damage to the existing roof. The roof construction consisted of a built-up roof with a granule-surfaced cap sheet over lightweight insulating concrete fill over structural concrete on metal form deck.

The condominium association employed PCI to prepare specifications and drawings for replacement of the roof and provide construction support. The scope of work consisted of removal of the existing built-up roof; removal of the lightweight insulating concrete fill down to the concrete deck; and installation of a torch-applied two-ply modified bitumen membrane on top of the concrete deck. The scope of work also included the installation of liquid flashings at various penetrations; application of elastomeric coating on plaster rise walls; installation of paver walkways; and recertification of the lightning protection system.

