



PROJECT PROFILE

Bellerive Sr Living Housing

Houston, Texas

Client / Reference

Jay Mason/Houston Housing Authority
2640 Fountainview, Suite 406, Houston, Texas 77057
713/260-0767 / jmason@housingforhouston.com
Length of Business Relationship - 12 years

Approximate Construction Cost / A/E Contract Cost:
\$1,311,492.00

Year Completed / A/E Contract Completion Date:
August 2023/October 2024

Services Provided:

Assessment, Design, CA, & QAI Services

PCI Project Manager/Architect/Designer:
Richard Smith (Exterior Walls) / Karl Schaack (Roof)

Contractor:

RTC Restoration - Waterproofing
AA National Roofing - Roofing



The Houston Housing Authority contracted with Price Consulting, Inc. to provide professional engineering/design services for roof replacement and exterior wall renovation projects at Bellerive Senior Living Housing facility. The facility is an 8-story residential building that was comprised of structural concrete frame with brick masonry infill exterior walls; aluminum-framed single-glazed windows; and a single-ply membrane roof.

The scope of work for the roof replacement included the following: replacement of roof with tapered ISO insulation, cover board, and fully-adhered single ply membrane; replacement of lightning protection system; new through-wall flashings at penthouse walls; and new sheet metal coping/flashings.

The scope of work for the exterior wall restoration included the following: replace backer rod and sealant between insulated glass units and window frames; replace backer rod and sealant at perimeters of windows, louvers, and door frames; replace backer rod and sealant at control joints in masonry; route and apply sealant at cracks in brick masonry; repair/replace weather-seal gaskets at window sashes; Apply bond breaker tape and sealant between glass and storefront frames ("wet seal"); and replace insulated glass units.



Miscellaneous Contract Information:

Roof Replacement: \$915,000 10/3/2024
Exterior Walls: \$396,492.00 8/3/2023