



PROJECT PROFILE

North Loop Center I Houston, Texas

Client:
BGK Texas
Houston, Texas

Approximate Construction Cost:
\$241,130.00

Year Completed:
June 2008

Services Provided:
Assessment, Design, & CA

Contractor:
M&M Waterproofing
Houston, Texas



North Loop Center I is a twelve-story office tower located at 1235 North Loop West in Houston, Texas. The structural steel framed building was constructed around 1981. The exterior walls are constructed with an exterior insulation finish system (EIFS) applied over 1/2-inch exterior-grade gypsum sheathing on light-gauge metal stud backup walls and continuous horizontal window frames.

BGK Texas retained the services of PCI to perform a condition assessment of the exterior walls including: reviewing facility leakage and maintenance; reviewing construction documents; performing visual survey of the exterior wall components; and performing excavation into selected building construction. Upon completion of the assessment PCI issued a report of observations, findings, and recommendations. PCI the prepared specifications and drawings for the renovation work and provided technical support during the work activities.

The scope of work consisted of the following: performing repairs to damaged areas of the EIFS; repairing EIFS on roof-top parapet walls; replacing sealants in the EIFS-to-EIFS control joints; replacing sealants at window frame perimeters; replacing wet-seal sealants at perimeters of windows; cleaning and painting existing steel pipe rails; and applying a new elastomeric coating on the entire surface of the new and existing EIFS.

