

University of Houston

Capital Renewal & Deferred Maintenance Program



J. Davis Armistead Exterior Structural Repair
College of Optometry
Building #505

January 24, 2013

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•Review of Repairs:

1. Local removal of brick veneer to replace sheathing.
2. Stabilize the foundation against further settlement by installing remedial foundation piers.
3. Install new exterior sheathing
4. Install new exterior weatherproofing
5. Reinstall brick veneer with appropriate anchors and flashing
6. Demo and Install new patio with pavers

Exterior Wall

Corrosion of brick ties experienced 100% section loss previously embedded in mortar resulted in outward displacement or separation of brick veneer from the wall assembly. Notice the failed water membrane placed on drywall





Test trench



Existing grade beam showing complete failure





Another view of failed grade beam measured to have a 4 inch slope

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- Initial Project Budget Estimated Submitted to CRDM Committee on 10/25/12:

- TPC \$1,014,885.00

- Final Project Budget Estimated From RFP Awarded To Vaughn Construction

Material & labor to provide structural foundation repairs

• Engineering Services Q/C	\$7,500.00
• Demolition and New Construction	\$690,000.00
• Patio Allowance	\$25,000.00
• Testing Services	\$1,750.00
• Latent Conditions	\$50,000.00
• Contingencies	\$77,425.00
• <u>UH Project Management</u>	<u>\$42,584.00</u>

TOTAL ESTIMATED PROJECT COSTS \$894,259.00

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Thank you.
Questions?