



## Harris County - Thomas A. Glazier Senior Education Center

### **Executive Summary**

#### Project Description

The Harris County Thomas A. Glazier Senior Education Center is located at 16600 Pine Forest Lane in Houston Texas. The building was constructed as a single level wood frame building with fiber cement board exterior siding and corrugated metal siding. The roof is standing seam metal.

The water damage that we observed in this building was due to flooding that occurred because of Hurricane Harvey. During our site visit, removal of damaged materials was already taking place. There was at least 30" of standing water during to the flood inside the building.

The purpose of this document is for pricing purposes only. The noted quantities/items/take-offs/counts, are based on existing documents furnished to Johnston by Harris County.

The Contractor is responsible for field verification of all existing conditions, item quantities/counts, etc., prior to submission of pricing. Identify any existing conditions/areas, where mold/ mildew, is observed. The intent is to return the facility to its pre-damaged operational condition.

For any items/systems not indicated/identified on these documents, provide an allowance to replace/repair that item/system to its pre-damaged working state/condition. This includes roofing, exterior wall building envelope/fenestration, site items, etc.

Verify that all repairs/replacements are code compliant with the authorities having jurisdiction, including TDLR.

#### **Architecture Narrative.**

##### **Exterior Envelope and flat surfaces:**

- A1. Regrade the surrounding site at the perimeter of the building to facilitate better drainage away from the building and maintain a minimum of 6" difference between the top of grade at the foundation and the building finished floor level. Replace the perimeter drain system around the building. Replace all disturbed landscape beds with alike planting, restore and reuse sprinkler system. Ensure top of landscape soil is 6" below finish slab. Clean all exterior surface and walkways. Pressure wash where necessary to remove any stains from vertical and horizontal surfaces.
- A2. Remove and replace the bottom 4-feet of cement fiber board along the entire exterior of the building perimeter. Remove and replace the bottom 4-feet of the Gypsum based exterior sheathing and Damp-proofing membrane along the entire exterior parameter of the building. Tuck the new portion of membrane behind the existing membrane and provide minimum 6" overlap.



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### Interior typical:

- A3. Install 5/8" gypsum board over existing wood stud framing where damaged wall board was removed (4', field verify).
- Tape and float gypsum board
  - Paint the entire wall from floor to ceiling.
- A4. Paint, Eggshell finish. Primer coat and (2) finish coat floor to ceiling throughout
- A5. Provide new rubber base to match the original rubber base
- A6. Door slab to be replaced. Salvage door hardware to be re-used on the new door. Paint existing hollow metal door frame before re-hanging door slab
- A7. Replace flooring throughout with carpet tile and linoleum to original building specifications
- A8. Replace base cabinets throughout and full height cabinets. Upper cabinets do not need to be replaced. Provide millwork/casework as shown on original construction documents. Replace any damaged or missing tops with alike color and finish
- A9. Replace 2x2 acoustic ceiling tile.

### Interior, Multi-stall Restroom(s):

- A10. Remove and replace the bottom 4' of tile and backing material. Match existing tile and grout color. Toilet fixtures, countertops, and toilet compartment remained in place and shall be removed were necessary and re-installed, replace any damaged items with alike.

### General

Remove and replace any existing Gypsum Board with evidence of mildew that remained in place above 4' cut line. Clean, prep and spot prime all metal surfaces and studs in the wall cavity.

Provide floor finishes as shown on original construction documents.

### Mechanical

Air cooled chillers provide chilled water to three air handling units on the floor. The chiller and pumps were submerged under water. The air handling units also had water in the units and will be replaced. Piping insulation that was wet will be replaced. In order to improve the conditions inside the building, an outside air unit will be added to reduce the humidity and the existing fan powered terminal units will be replaced with new fan powered terminal units with attenuators to reduce the sound level in the Glazier Community Center.



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### **Electrical**

Electrical panel MDP, panel LA and wireway and transformer T had water inside the enclosure. Multiple floor boxes and all receptacles were submerged in 2 feet of water. All equipment listed shall be replaced.

### **Plumbing**

There are five instantaneous electric water heaters that will need to be replaced. The water heaters are installed under the lavatory in the each Mens Restroom, under the lavatory in the each Womens Restroom, under one sink in the Event Support 127 room, under one sink in the Coffee Bar 126 room, and in Janitors 112. All domestic water piping that has insulation located inside walls will be replaced. Electric drinking fountains will need to be replaced. Based on the drawings, there are three cisterns on the exterior that collect rain water that will need to be inspected for any damage, and will need to be replaced if damaged. Based on the drawings, there is an inline pump located in a closet in the Mens Restroom that will need to be replaced.