

UNIVERSITY of **HOUSTON**

PLANT OPERATIONS

Capital Renewal & Deferred Maintenance (CRDM)

PROJECT REQUEST FORM

Business Services Only Request # :

Project Title KROST LAW EMERGENCY WATER LEAK REPAIRS	
Building # 537	Building Name KROST LAW
Emergency or Immediate Funding* <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Managing Shop/Area MINOR & PLANNED PROJECT
New Funding Request* <input type="checkbox"/> Yes <input type="checkbox"/> No	Add Funding to Project #
Project Description/Scope (<i>attach any estimate prior to request</i>): RECENT RAINS HAVE FOUND WATER LEAKING INTO THE LAW CENTER COMPLEX LIBRARY. THE SCOPE OF WORK TO WET GLAZE ALL SKYLIGHTS AND SEAL WITH BACKER ROD MATERIALS AND REPLACE THE EXTERIOR VERTICAL CONTROL JOINTS ALONG THE PERIMETER OF THE SKYLIGHTS LOCATIONS.	

Plant Ops Use Only

Desired Construction Start Date NOVEMBER 18, 2011	Desired Completion Date DECEMBER 18, 2011	Contract Date NOVEMBER 15, 2011
*If Emergency Provide Justification and impact on business continuity: RAIN WATER IS IMPACTING THE TU1 LIBRARY AND STUDY AREAS.	Shop Request: TBD	Purchased Material & Services \$66,167.84
		In-House Labor \$5,000.00
		Contingency \$7,116.78
		3% Admin Fee (as applicable) \$4,697.07
		Total Estimate \$82,981.69

Requested By: KEN OLIVER	Date 11/14/2011	Director: <i>[Signature]</i>	Date 11/14/2011
Department Contact:	Date	Division Administrator:	Date
Project Manager Assigned: MINOR & PLANNED PROJECTS	Executive Director, Facilities Management: <i>[Signature]</i>		
Project Number Assigned:			
Funding Source:			
Submit completed Project Request Form to: George Rea, CRDM Program Coordinator E-mail: grea@central.uh.edu			

Submit by Email



National Disaster Recovery Services

DATE: November 13, 2011

TO: The University of Houston

FROM: John Nelser – Regional Director – Construction Services - (281) 755-1041

RE: Law Building Skylight repairs

SCOPE OF WORK Per Skylight

Reglaze/waterproof skylights

1. Cut and remove existing sealant from glass and frame joints.
2. Clean frame and glass with clean white cotton cloth and alcohol to remove all surface contaminants
3. Apply a cant bead of GE Silpruf High Performance Glazing Silicone Sealant at the glass to frame intersection
4. Hand tool sealant to ensure bond and form a watertight gasket.
5. Clean up and dispose of repair related debris.
6. Price includes sealing the metal laps and seams of the counterflashing on the skylights

Repair control joints around the three large skylights

1. Remove existing mortar and sealant and mechanically grind the edges of the expansion joints to remove any bond inhibitors.
2. Solvent wipe joints to insure proper bond.
3. Install backer rod and prime all joints per manufacturer's recommendations.
4. Fill prepared joint with NP-1 polyurethane sealant slightly concave.

Repair control joints in the west breezeway across from the three large skylights

1. Remove existing mortar and sealant and mechanically grind the edges of the expansion joints to remove any bond inhibitors.
2. Solvent wipe joints to insure proper bond.
3. Install backer rod and prime all joints per manufacturer's recommendations.
4. Fill prepared joint with NP-1 polyurethane sealant slightly concave.

Skylight Flashing

1. Carefully remove existing flashing and seal the top of the vertical metal wall flashing that is under the counter flashing with NP-1 sealant.
2. Adhere the metal counter flashing back with Tek screws. Remove existing foam backer rod from underneath counter flashing. Fabricate and install a metal flashing contour of the existing flashing underneath to attach to vertical metal wall.
3. Install urethane sealant at all metal to metal overlaps in dams and seal any voids.
4. Hand tool sealant to ensure proper joint configuration, bond and watertight seal.

Scaffolding

1. Provide labor and material rental to erect & dismantle three (3) access scaffold systems. The scaffolds will be erected to provide access for repairing of glass. Scaffold will be erected using system scaffold equipment.
2. The scaffold will incorporate work platforms where necessary and sub-contractor will need to move some of the planking to access caulk joints.
3. Approximate scaffold dimensions will be 24'L x 24'W x 10'H.
4. Access provided via clamp-on ladders.
5. All erected scaffolds will be erected to meet OSHA standards and jobsite safety requirements.

Window replacement

1. Furnish and install double pane tempered replacement panels for the (5) noted windows that have compromised seals.

Personal Protection Equipment (PPE)

1. Set up and take down protective barriers in the library area and stairwell area.
2. Set up and take down visual signs / placards alerting overhead work.
3. Work with Law building personnel to limit access in certain areas while work is under way.
4. Project management / site supervision

Design Consultant Fees

1. Produce design and specifications for the waterproofing project.

General Items:

- Normal hours work included 8-5 Monday thru Friday
- Cotton will coordinate with building management and provide a production time line for completion.
- Each skylight will take between 4 and 5 days with scaffold erection and dismantle.

SCHEDULING

COTTON will approach this project on a best-effort basis. The estimated completion time is based on 8 Hour workday. Cotton can start immediately.

Pricing:

Skylight reglazing total per unit \$3,880.00
Skylight Flashing total per unit \$4,660.30
Repair Control Joints by the Skylights Not to Exceed (540ft) per unit \$1,721.90
Repair control joints in west breezeway \$6,922.31
Scaffolding per unit \$4,983.40
Window replacement all (5) damaged \$5,480.53
PPE and project management \$2,490.00
Design consultant fees \$5,538.20

Total price for labor and materials for all three skylight units and breezeway repair will be \$66,167.84 excludes applicable taxes

It has been **COTTON'S** pleasure to submit this proposal to **The University of Houston**. Thank you for the opportunity to help you.

Respectfully Submitted,
John Neiser
Cotton Commercial USA, Inc.
281-755-1041

Prepared by Ken Ollver

TU 1 EMERGENCY LEAK REPAIRS

Project: Request Estimate

		COST	U	TOTAL
CONSULTANT - EQUIPEMENT				
1	ea		1	-
2	LF		1	-
3	lot		1	-
4			1	-
5			1	-
6			1	-
7			1	-
8			1	-
9			1	-
10			1	-
11			1	-
Subtotal		\$ -		-
SUBCONTRACTOR				
1	COTTON Restoration	\$ 66,168	1	-
2	Level 1 shop support	\$ 5,000	1	5,000
3			1	-
Subtotal		\$ 71,168	1	-
1			1	-
2			1	-
3			1	-
4			1	-
5			1	-
Subtotal.			1	-
ESTIMATED SUBTOTAL		\$ -		\$ -
contingency		\$ 7,117		\$ -
Indirect cost (6 %) fee		\$ 4,697		\$ -
BOND				\$ -
SUBTOTAL				\$ -
TOTAL CONSTRUCTION COST				\$ -
PROJECT TOTAL *		82,981.69		\$ -

EMERGENCY WATER LEAKS TU1

UHS - Plant Operations
Facilities Management - Minor and Planned Projects
Funding Cost Center:

Project Name: EMERGENCY WATER LEAKS TU1

Project No.: TBD

Project Location: TU1

Bldg. No.: 537

PCB #: 01

Date: 11/14/2011

PM: KEN OLIVER

Item Description	Proposed Budget	% of Budget	Approved Budget	% of Budget	Committed Budget	% of Budget	Pending Change Orders	REVISED Approved Budget	% of Budget
A. PROFESSIONAL SERVICE FEES									
ARCHITECTURAL / DESIGN SERVICES		0.00%		#DIV/0!		#DIV/0!			#DIV/0!
LIFE SAFETY COMPLIANCE COSTS		0.00%		#DIV/0!		#DIV/0!			#DIV/0!
CONTRACTED PROJECT MANAGEMENT		0.00%		#DIV/0!		#DIV/0!			#DIV/0!
ADMINISTRATIVE COSTS		0.00%		#DIV/0!		#DIV/0!			#DIV/0!
OTHER PROFESSIONAL SERVICES		0.00%		#DIV/0!		#DIV/0!			#DIV/0!
SUBTOTAL	\$82,981.69	0.00%	\$0.00	#DIV/0!	\$0.00	#DIV/0!	\$0.00	\$0.00	#DIV/0!
B. CONSTRUCTION COSTS									
COTTON RESTORATION	\$66,187.84	78.74%		#DIV/0!		#DIV/0!			#DIV/0!
DEMOLITION COSTS		0.00%		#DIV/0!		#DIV/0!			#DIV/0!
CONSTRUCTION - RENOVATION COST		0.00%		#DIV/0!		#DIV/0!			#DIV/0!
FIXED EQUIPMENT		0.00%		#DIV/0!		#DIV/0!			#DIV/0!
FURNITURE AND MOVABLE EQUIPMENT		0.00%		#DIV/0!		#DIV/0!			#DIV/0!
INSTITUTIONALLY PROVIDED SERVICES		0.00%		#DIV/0!		#DIV/0!			#DIV/0!
SUBTOTAL	\$66,187.84	78.74%	\$0.00	#DIV/0!	\$0.00	#DIV/0!	\$0.00	\$0.00	#DIV/0!
C. MISCELLANEOUS COSTS									
SHOP SUPPORT	\$5,000.00	6.03%		#DIV/0!		#DIV/0!			#DIV/0!
EASEMENT RELOCATION COSTS		0.00%		#DIV/0!		#DIV/0!			#DIV/0!
ENVIRONMENTAL DEVELOPMENT COSTS		0.00%		#DIV/0!		#DIV/0!			#DIV/0!
OTHER MAJOR COSTS		0.00%		#DIV/0!		#DIV/0!			#DIV/0!
SUBTOTAL	\$5,000.00	6.03%	\$0.00	#DIV/0!	\$0.00	#DIV/0!	\$0.00	\$0.00	#DIV/0!
PROJECT SUBTOTAL 1	\$71,187.84	85.78%	\$0.00	#DIV/0!	\$0.00	#DIV/0!	\$0.00	\$0.00	#DIV/0!
D. PROJECT CONTINGENCY									
	\$7,118.78	10.00%		#DIV/0!		#DIV/0!			#DIV/0!
PROJECT SUBTOTAL 2	\$78,306.62	94.78%	\$0.00	#DIV/0!	\$0.00	#DIV/0!	\$0.00	\$0.00	#DIV/0!
E. ADMINISTRATIVE SERVICE FEES									
ESTIMATE FEE (NON-REFUNDABLE \$500)	\$0.00	0.00%		#DIV/0!		#DIV/0!			#DIV/0!
SYSTEM PROJECT MANAGEMENT	\$4,697.07	6.00%		#DIV/0!		#DIV/0!			#DIV/0!
PROJECT SUBTOTAL 3	\$4,697.07	6.00%	\$0.00	#DIV/0!	\$0.00	#DIV/0!	\$0.00	\$0.00	#DIV/0!
TOTAL PROJECT COST	\$82,981.69	100.00%	\$0.00	#DIV/0!	\$0.00	#DIV/0!	\$0.00	\$0.00	#DIV/0!

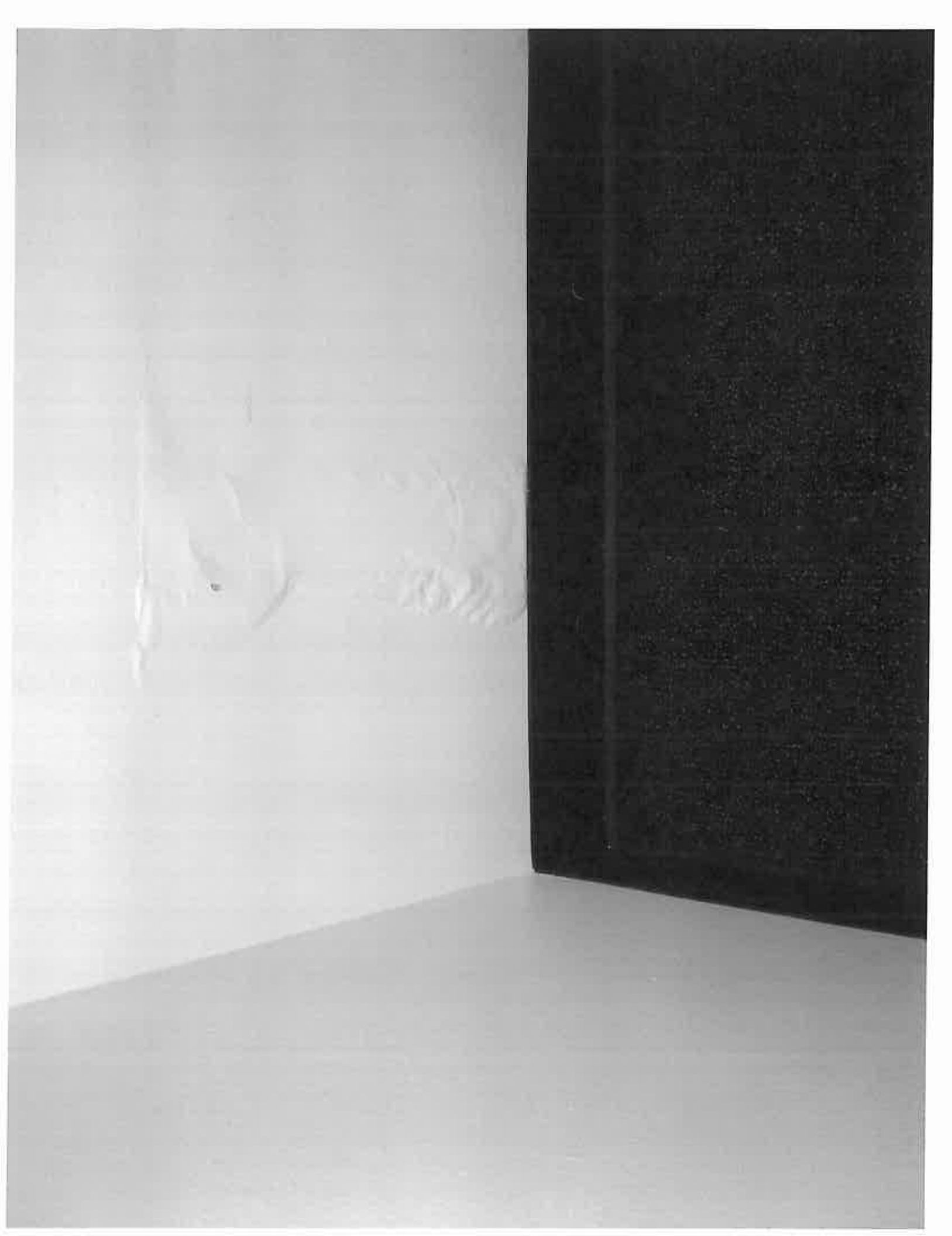
Ken Oliver
KEN OLIVER, PROJECT MANAGER
Date: 11/14/11

Client / Owner _____ Date _____

JIM NORCOMM III, DIRECTOR M&PP
Date _____

Certifying Signature _____ Date _____







Oliver, Ken D

From: Oliver, Ken D
Sent: Friday, November 11, 2011 9:22 AM
To: John Neiser (johnn@cottonteam.com)
Subject: Project: TU1 Skylight
Attachments: leaks 002.JPG; leaks 003.JPG; leaks 005.JPG

John I know you are close to a proposal, it is two (2) days over due.

I need to have you add vertical(control Joint) sealing at one other location.
It is at another location for another Skylight.
Can you meet to qualify linear feet?

From: Oliver, Ken D
Sent: Thursday, November 10, 2011 7:52 PM
To: Emerson, Allen L; Gonzalez, Robert G; Mosley, Raymond
Cc: Rockwell, Melissa; Ballowe, James; Cleaves, Daniel; Rahrkar, Avinash
Subject: FW: Leaks

Here is the update to the attached photos:

North maintenance Law Leaks:

1. cause of the water leaks that occurred in the basement.

North Maintenance support team has identified the source of this leak

There is an exhaust fan that is

Have several holes in the metal fan housing and roof flashing that are to be sealed.

The fan or fan motor checked for mechanical integrity.

North Maintenance will verify that all roof drain leaf screens are secured and in tack.

Roof has no notable debris and is very clean.®

North Maintenance to coordinate efforts with Mechanical Level 2 support to provide repairs

2. Reported leak at skylight:

This is another break down in the façade sealant. Mr. Emerson pointed to several areas on the exterior façade that has control joints

That the sealant is cracked and failure has occurred. Most definitely will require new sealant.

M&PP will employ Cotton to repair that area as well.

3. Reported leak second level corridor:

North Maintenance will continue the investigation and report findings.

This was not completed at today walk thru.

Raymond would you please update the team when items #1 &3 are completed.

thanks

From: Rockwell, Melissa
Sent: Wednesday, November 09, 2011 12:22 PM
To: Wright, Steven E; Oliver, Ken D; Mosley, Raymond
Subject: FW: Leaks

Guys – check these areas.

From: Carlucci, Carl P
Sent: Wednesday, November 09, 2011 11:44 AM
To: Rockwell, Melissa
Subject: FW: Leaks

Carl



From: Nimmer, Raymond T
Sent: Wednesday, November 09, 2011 11:14 AM
To: Antel, John J; Carlucci, Carl P
Subject: FW: Leaks

FYI

From: Alderman, Richard M
Sent: Wednesday, November 09, 2011 9:57 AM
To: Nimmer, Raymond T
Subject: FW: Leaks

Some more new leaks. This is from yesterday's light rain. I hate to think what will happen if we get a real storm with several inches of rain.