

CONSULTING / RENOVATION PROJECTS



CARTER + BURGESS PLAZA – FORT WORTH, TEXAS

Owner: Crescent Real Estate Equities, Ltd.
 Contractor: Damage Control & Restoration, Inc.

A Tornado-Damaged, 40-Story All-Glass Curtain Wall Façade Office Building. Building sustained several million dollars in damages. SGC directed building stabilization and temporary closure of the glass façade, inspected building glass and provided damage assessment report, prepared glazing and sealant contract documentation, and provided management and quality control inspections of re-glazing and sealant work on the building.



RENAISSANCE TOWER – DALLAS, TEXAS

Owner: TrizecHahn Office Properties
 Contractor: ProofRock

A 56-Story All-Glass Curtain Wall Façade Office Building. SGC inspected building glass façade and provided condition assessment report, prepared contract documents for the remediation and sealing of glass façade, and provided management and quality control for all phases of the remediation effort.



1001 FOURTH AVENUE PLAZA – SEATTLE, WASHINGTON

Owner: Trammell Crow Co.
 Architect: NBBJ Architecture

50-Story Aluminum and Glass Curtain Wall System. SGC performed surveys and testing at various locations on the façade to determine points of water penetration. We prepared remedial details utilizing custom-designed silicone boots and extrusions to effectively stop water intrusion. SGC also provided Quality Assurance services throughout all phases of the remedial project.



FOUNTAIN PLACE - DALLAS, TEXAS

Owner: Crescent Real Estate Equities, Ltd.
 Contact: Sharon Walhood (214) 855-7766

Architect: I.M. Pei
 Contractor: H C Beck

60-Story Glass Curtain Wall System. The world's tallest structurally glazed curtain wall. SGC performed an on-site investigation to identify water penetration and glazing problems. We also performed in-situ testing of sealants to verify the integrity of the structural glazing. SGC designed and fabricated a one-of-a-kind test apparatus for this task. We also provided a series of remedial details to correct the deficiencies, furnishing quality control and construction management and providing turnkey services during remediation. SGC designed a cable life safety system to provide a safe working environment per OSHA requirements.



NBC TOWER – CHICAGO, ILLINOIS

Owner: Sunbelt Management
 Architect: Skidmore, Owens, Wakefield & Merrill

Property Manager: Cushman & Wakefield

38-Story Stone Façade with Punched Opening Windows. SGC's maintenance review revealed the need to implement repairs on the building's exterior cladding. We assembled repair methodology details and specifications and bid to repair contractors. SGC also provided quality control and project management during renovation to assure that specifications were met.



TRAMMELL CROW CENTER - DALLAS, TEXAS

Owner: Crescent Real Estate Equities, Ltd.
 Architect: Foster + Meier Inc.

Mgmt. Group: Trammell Crow Company
 Contractor: Avery Mays

57-Story Granite and Glass Curtain Wall System. SGC performed due diligence on exterior cladding. After the building was purchased, we performed a condition survey to identify maintenance issues and repair specifications, and followed that with quality control of the repairs. We also provided consulting on the remodel of the pavilion building separately from the tower. SGC also tested, remediated, and certified the davits and tie-backs and designed a life safety line system to enable safe accessibility of balcony walkways.



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NATIONSBANK PLAZA - DALLAS, TEXAS

Owner: Sunbelt Management Company
 Management Group: Cushman & Wakefield
 Contact: Ray Gardner (561) 265-1300

72-Story Glass Curtain Wall with Aluminum Spandrel Panels. SGC performed an assessment of the building exterior during a purchase negotiation and reviewed the exterior wall, power platform staging, lower level granite, and lower level skylight systems. Our report detailed maintenance recommendations and the associated costs allocated over a 10-year period.

SAN FRANCISCO MARRIOTT - SAN FRANCISCO, CALIFORNIA

Owner: Host Marriott
 Management Group: Marriott Hotels & Resorts
 Contact: Steve Baxter (415) 442-6083



40-Story GFRC Spandrel Panels with Punched Opening Windows, Curtain Wall, and Skylights. SGC's maintenance review and subsequent testing revealed the need to implement repairs on the building's exterior cladding. We prepared repair details and specifications and bid to repair contractors. SGC also provided quality control and project management during renovation to assure that specifications were met.



DALLAS GALLERIA - DALLAS, TEXAS

Owner: Hines
 Management Group: Hines
 Contact: Brad Mosely (972) 702-7122

3-Story Barrel Vault Skylight System. SGC reviewed the Skylight System to determine the source of water penetration and provided specifications and on-site quality assurance during repairs. 23- and 24-Story Punched Window and Precast Tower 1 and Tower 2 Buildings. SGC provided annual Power Platform Staging Testing and Compliance Reviews.

10000 NORTH CENTRAL EXPRESSWAY - DALLAS, TEXAS

Management Group: Insignia Commercial Group
 Owner: J.P. Morgan Investment



17-Story Glass Curtain Wall with Granite Spandrel Panels. SGC provided specifications and on-site quality assurance to replace windstorm-damaged glass and stone panels. We reviewed the Barrel Vault Skylight System to determine sources of water infiltration, and provided on-site observations during repairs. SGC also addressed water penetration within the planter boxes and designed a custom door closer to upgrade the all-glass entry doors to comply with ADA requirements.



1600 PACIFIC PLACE - DALLAS, TEXAS

Owner: Jupiter Enterprises
 Management Group: PM Realty Group

33-Story Curtain Wall with Marble Accent Strips. Marble decay led to the recladding of the accent strips with an aluminum panel. SGC provided specifications, on-site quality control, and owner representation.

EXCHANGE PARK - DALLAS, TEXAS

Owner: MacArthur Foundation
 Management Group: Koll Management Company

14-Story Curtain Wall System with Marble Accent Bands. Decay in the hand-set Marble veneer led the Owner to make facade repairs. SGC provided repair specifications involving removing damaged stone panels and cladding over existing panels to enable the Owner to perform the necessary retrofit. We performed site observations, weekly meetings, and punchlist work. SGC also performed davit testing and OSHA compliance review.



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1ST SOURCE CENTER - SOUTH BEND, INDIANA

Owner: Jacobs Group / AETNA Real Estate Inv. / 1st Source Bank
Management Group: Marriott Hotels & Resorts

9-Story All-Glass Atrium Skylight System. SGC performed on-site investigation to determine the cause of spontaneous glass breakage. We also provided specifications and on-site quality control in the reglazing of the entire skylight. SGC also provided expert witness evidence in order to recoup the cost of this project.

1ST SOURCE BANK - SOUTH BEND, INDIANA

Owner: 1st Source Bank
Management Group: 1st Source Bank



3-Story All-Glass Atrium Skylight System.

8-Story Aluminum Spandrel Panel Ribbon Window Wall System. SGC provided bid and project specifications and on-site quality control in the reglazing of the bank skylight and waterproofing of the exterior wall system.



HIGHLAND PARK PLACE - DALLAS, TEXAS

Owner: New York Life
Management Group: Transwestern Property Company

18-Story Structural Gasket – All-Glass Curtain Wall System. SGC performed on-site observations to determine sources of water penetration throughout the curtain wall system. We also provided repair specifications, on-site observations, and owner representation during the retrofit program.

SKYWAY TOWERS - DALLAS, TEXAS

Owner: New York Life
Management Group: Transwestern Property Company



31- & 41-Story Precast Panel and Curtain Wall Systems. SGC provided waterproofing specifications and on-site observations during the retrofit program. We also performed a forensic study of the concrete panels to evaluate their structural integrity.



WILLIAMS SQUARE / LAS COLINAS - IRVING, TEXAS

Management Group: Faison-Stone, Inc.

26-Story Three-Building Complex, Granite Stone Veneer with Punched Opening Windows. SGC performed on-site observations to determine structural adequacy of the stone veneer system and provided a report outlining deficiencies found during the investigation.

MARRIOTT AT THE MARINA - SAN DIEGO, CALIFORNIA

Owner: Manchester Group
Management Group: Marriott Corporation



28-Story All-Glass and Aluminum Curtain Wall System. The facility experienced spontaneous glass breakage due to nickel sulfide inclusions, weld splatter, and exterior damage. SGC performed on-site investigation and logging of glass deficiencies. We continuously monitored and logged the breakages as they occurred and provided documentation on the location and date of breakage in each occurrence. SGC helped the owner resolve the glass issues with the manufacturer and original installer.



CONCORD PLAZA – PHOENIX, ARIZONA

Owner: Presidio Investments
Management Group: Presidio Investments

6-Story Cast Stone Veneer. SGC acted as consultant to the client on the façade to perform exterior maintenance. SGC's maintenance review revealed the need to implement repairs on the building's exterior cladding. We prepared repair details and specifications and bid to repair contractors. SGC also provided quality control and project management during renovation to assure that specifications were met.



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AMAZON.COM HEADQUARTERS, SEATTLE, WASHINGTON

Client: Zimmer, Gunsel, Frasca Partnership
General Contractor: Sellen Construction

13-story masonry-clad building. This historic building was severely damaged in a 6.8 magnitude earthquake, necessitating replacement of each brick and terracotta ornaments on the top three floors. Acted as consultant to the architect, providing expertise in design of watertight exterior walls.

