



**Date of Board Meeting:** March 25, 2025

**Subject:** Richmond Campus Foundation Repair

**Recommendation:** Approve the proposal from Horizon International Group to lift and stabilize the building foundation, to include required exterior and interior repairs, with money transferred from the WCJC Plant Repair and Replacement Fund at a cost not to exceed \$950,000.

**Background and Rationale:**

CSF Consulting was hired to evaluate and develop a remediation plan for the issues with the concrete foundation at the Richmond Campus. Based on that plan, Horizon International Group (HIG) has provided a proposal for the lift, stabilization, and other repairs associated with differential settlement of the foundation on the northwest corner, north rear, and middle sections of the building. Following the lift and stabilization of the building foundation, exterior repairs will include brick expansion joints, waterproofing and sealing of the brick, waterproofing and sealing of windows, downspout repairs, and the addition of area drainage to remove standing water. Interior work will include sheetrock, painting, ceiling grid repairs, repairs to doors and door frames, plumbing (if needed), and replacement flooring in approximately 17 offices and classrooms. The total estimated cost of the project is \$950,000, which includes a contingency of approximately 20% to cover any unforeseen damages or repairs.

HIG is using a Choice Partners Cooperative contract number 23/016MR. As authorized in the Texas Government Code, Title 7, Chapter 791, and Local Government Code Section 271.102, districts may utilize the contracts from purchasing cooperatives in order to provide the best value to the taxpayers of the District. Use of these cooperative contracts satisfies State bid law requirements.

**Cost and Budgetary Support:** \$950,000 (Transfer from the Plant Repair and Replacement Fund)

**Strategic Priority Alignment:**       Student Success                       Community Impact  
                                                          Resource Optimization                       Institutional Excellence

**Resource Person(s):**

- Betty A. McCrohan, President
- Dr. Amanda Allen, Executive Vice President
- Mike Feyen, Advisor to the Director of Facilities Management
- Clarissa Bueno, Director of Purchasing

**Signatures:**   
**Originators**

3/4/25  
Date 03/04/25 3/4/25

**President's Approval:**

\_\_\_\_\_  
President

3-19-25  
\_\_\_\_\_  
Date

February 6, 2025

**Mike Feyen**

*Facilities Management Advisor  
Wharton County Junior College  
911 E. Boling Hwy*

**Re: Wharton County Junior College Window Waterproofing**

Dear Mr. Feyen

Horizon International Group is pleased to present our preliminary proposal for the above referenced project. This project is priced in accordance with our Job Order Contract with HCDE (Choice Partners

**SCOPE OF WORK**

Material, labor, supervision and equipment to complete the following:

Re: Wharton County Junior College Richmond Campus Building repairs

TDC Waterproofing and Restoration LLC met with Mike at Wharton County Junior College on 1/16/2025. We looked at the exterior of the building and the interior on the first floor, where the leaks were consistently showing up at the sills of the windows. We saw a few areas where it had acoustic ceiling tiles, damaged and stain from previous leaks, Mike indicated that those were old leaks and that they were not active and that the gutter was repaired and took care of these leaks. We then moved to the exterior and looked at the entire exterior wall, which is constructed of a concrete block, the concrete block is laid in a stacked bond not a running bond. Upon closer inspection of the exterior of the windows, several attempts have been made to seal the window perimeters, and the gaskets which are now short, which holds the glass in place, the glass to the frame. There is also some curtain wall glass and some storefront glass that needs to be addressed in this proposal, we

recommend performing a water test and isolating the window perimeter from the concrete block to ensure that it is only the window sealants that need to be cut out and re-caulked. We are sending our recommendations prior to the water test. Our proposal may be amended, depending upon the water test results, we recommend cutting out and re-caulking all window perimeters and including a wet seal from the glass to the frame.

## **Scope:**

### **Exterior Expansion Joints & Wet Seal:**

1. Remove and replace sealant joints. (Concrete/Concrete – Concrete/Metal)
  - Remove existing sealant from joint by hand held razor and scraping method grinding is included.
  - Thoroughly clean all residues from cavity.
  - c. Install and open cell backer rod under 20% compression to ensure an even depth and to avoid three-sided adhesion.
  - d. Install a bead of urethane sealant and tool to a smooth professional finish.
2. Wet Glaze exterior windows (Metal-Metal/ Metal-Glass)
  - Remove existing residue and sealant from metal surfaces using manual and mechanical means.
  - Cut neoprene gasket assemblies flush with windowpane leaving part of the neoprene rubber gasket to act as a shim and wedge to ensure window tightness.
  - Clean perimeter of glass and window frame using MEK and clean cloth to remove all dirt and remaining residue to ensure maximum adhesion.
  - Install a bead of Dow Corning 795 to a medium modulus, one part silicone.

### **Exterior Sealants:**

1. Clean and apply clear water repellent.
  - a. Pressure clean all masonry surfaces using our commercial 3000 PSI at the lowest pressure possible with our cleaning equipment. Special attention will be taken to ensure no more pressure than is necessary will be used to accomplish the desired results.
  - b. Heavily stained areas may require pre-treating with a biodegradable detergent, agitate into surfaces using stiff bristle brushes, and allow at least a ten-minute dwell time.

- c. After surface has been properly prepared we recommend apply one heavy flood coat (approximately 72 SF per gallon) of a clear penetrating sealer such as Professional Water Sealant with an extended manufacturer's warranty of 10years. (Under specific warranty conditions). The Manufacturer's representative (Russ Bodnyk) has completed a test area for the 10 year warranty after all work is complete.

Water Test: \$ 1,850.00

Perimeter Sealants 2340 LF

Cost: \$ 22,113.00

Wet Seal Sealants 7521 LF

Cost: \$ 50,766.00

Access/ Man Lifts

Cost: \$ 12,150.00

Clean Exterior Block 22,736 SF

\$ 30,694.00

Clear Seal Block 22,736 SF

\$ 61,387.00

Gutter/ Down Spout R/R 31 Total

\$ 33,763.00

**Lifting and Stabilizing Building**

## **Helical Piles – Exterior**

- A. Labor and material to Install (51) Exterior 2.875” Threaded Ram Jack Steel Piles with Remedial Brackets. (5) days
1. Piles are to be installed with a minimum 7,100 ft-lbs.

## **Helical Piles – Interior**

- B. Labor and material to Install (43) Exterior 2.875” Threaded Ram Jack Steel Piles with Remedial Brackets. (5) days
1. Piles are to be installed with a minimum 4,800 ft-lbs.
- C. Hand dug excavations (approx. 3’X3’) required for pile installation
- D. Perform a synchronized lift as practical with unique RJ manifold system
- E. Piles are inclusive of Ram Jack ICC-ES report (ESR 1854)
- F. Estimated days to install Piles – (10) Days
- G. Permits and Engineering
- H. Coring of concrete
- I. Replacement of concrete after coring completed
- J. Floor Protection as needed

Interior/Exterior helical piles  
Cost: \$273,500.00

## **Interior repairs of finishes**

Repair Sheetrock after lifting of building  
Repair ceiling grid  
Repair doors and frames  
Paint walls were sheetrock repairs completed

Interior Repairs  
Estimated cost 125,000.000

## Flooring Repair/Replacement

Provide and install new VCT app 4,500sf  
Provide and install new carpet app 570sy  
Repair areas with owner supplied attic stock  
Provide and install reducers  
Provide and install new base  
Demo all carpet, vct, and base as necessary

Flooring Repair/Replacement

Cost \$86,912.00

Sidewalk Repairs

Level Sidewalks as necessary app 800lf

Cost: \$65,000.00

Computer relocation and re installation

Cost \$12,000.00

Bond Cost \$15,104.00

Total Project Cost \$770,440.00

We appreciate the opportunity to present this proposal and look forward to your review and approval.

Sincerely,

*Jeff Greytok*

Cell: 361-563-1070

[jgreytok@hgiusa.com](mailto:jgreytok@hgiusa.com)

