

**BUILDING AND STANDARDS COMMISSION
STAFF REPORT**

August 23, 2021



CITY OF BRYAN

Case # 2406– 120 South Main Street



LEGAL DESCRIPTION: City Of Bryan Townsite, Block 256, Lot 1 (40' of) & 11' of W 27th St, "La Salle Hotel" & Associated BPP

STRUCTURE(S): commercial

PROPERTY OWNER(S): LH3 Hospitality, LLC

**LIENHOLDER(S)/
MORTGAGEE(S):** none

ACTIVE UTILITIES: yes no **DISCONNECTED ON:** N/A

AUGUST 2021 CASE UPDATE:

- Since the June 21, 2021 Building and Standards Commission meeting, the owner has submitted / completed the following:
 - June 28, 2021 Engineer's report submitted for occupation of the following rooms: 407, 502, 505, 507, 508, 602, 605, 606, 607, 608, 705, 707, and 708. City Staff inspected the rooms and verified conditions (safety glass) for occupancy on June 30, 2021.
 - June 18, 2021 submitted additional estimates, specifications, plans, etc. and permit application for North facing window repairs. Permit obtained on July 30, 2021.
 - June 23, 2021 submitted estimate, specifications, plans/details for guest room window replacement. Permit obtained on July 30, 2021.
 - New windows delivered July 27, 2021.
 - All guest room windows have been replaced as of August 13, 2021 and are in process of being trimmed out. City staff has inspected the window install on August 5, 10, and 13, 2021. The 7th floor windows have been trimmed out completely along with majority of rooms on 6th floor. The Chief Building Official has received two letters from the architect with his approval of occupancy of the guestrooms. Please see attached letters from Architect dated August 13, 2021. In conjunction, the Chief Building Official has issued a temporary occupancy for rooms that are clean and ready to occupy, please refer to email dated August 13, 2021.
- The owner is in compliance with the previous approved findings and order from the June 21, 2021 meeting and **staff believes no new order is needed from the commission at this time.** The owner's architect has provided the attached progress report dated August 9, 2021 for the commissioner's review.

PREVIOUSLY SHARED BACKGROUND:

- Previous commission orders from the January 2021 through June 21, 2021 Building and Standards Commission meetings are mostly the same in regards to repairs to guest room windows. All other items such as the water tank repairs, interior repairs, and repairs to windows at first floor have been completed by the owner. Please refer to June 21, 2021 staff report for all background information.
- During the June 21, 2021, Building and Standards Commission meeting, the Commission accepted staff's recommendation and ordered that:

- the building may feasibly be repaired so that it is no longer in violation of City ordinances and must be repaired November 1, 2021, in accordance with the owner-provided time schedule, as follows:

LASALLE HOTEL BUILDINGS AND STANDARDS MEETING FEBRUARY PROGRESS UPDATE/TIMELINE	
Date	Item
FEB - MAR PROGRESS	COMPLETED plumbing repairs
	COMPLETED stairwell lighting
	COMPLETED Water Tank repair
March 10	Texas Historical Commision - APPROVAL GRANTED
April 14	HLC Meeting - APPROVAL GRANTED
April 26	Building and Standards Hearing Update
May 24	Building and Standards Hearing Update - Est. Financing Completion/Order Placement target or before
July 26	Windows recieved, Installation commences (9 week lead time per installer)
September 24 - October 24	Expected Window Completion
*Sierra Pacific - window manufacturor lead time is currently at 9 weeks	
**Subject to change depending on THC, HLC, supply chain, Sierra Pacific, finance, contractor	

- the owner is to submit additional estimates for needed repairs to the north facing fire rated windows and surrounding elements per report by Dudley/Dunham Engineering dated January 15, 2021, within 30 days;
- all repairs to the north facing fire rated windows and surrounding elements, including, but not limited to replacing broken glass, repaint, repair rust on windows and lintels, repair and/or repoint masonry around windows where damaged, must be completed by November 1, 2021;
- until all repairs have been completed, only the following guest rooms are deemed safe for hotel occupancy as the have fire rated glass windows: #201, #301, #401, #501, #601, and #701; rooms 407, 502, 505, 507, 508, 602, 605, 606, 607, 608, 705, 707, and 708 may be deemed safe and be occupied or rented on the condition that a structural engineer provides a sealed letter to city staff stating that these thirteen rooms are safe to occupy; all other guest rooms need to remain unoccupied until windows are replaced per report by Dudley/Dunham Engineering dated January 15, 2021; the hotel shall not rent, sell, or occupy any rooms with damaged or missing wood window sashes;
- the owner and/or his/her designated contractor is to submit building permit applications, which must include architectural or engineer specifications/plans, asbestos survey, for all window replacements, to the City of Bryan for review and approval prior to commencing work;
- the owner and/or his/her designated contractor shall request required City inspections for all window replacements, including city inspections and final reports from the architect/engineer of record stating that all required repairs / replacements are completed and are in compliance with architect or engineers approved specifications/plans for final city approval and permit close out;
- the owner shall appear before the Building and Standards Commission at each regularly scheduled meeting, to demonstrate compliance with the time schedule, until the preceding orders have been fulfilled.

ATTACHMENTS:

1. pictures
2. engineer's report dated June 28, 2021
3. Replacement window permit application, details, and specifications
4. North side window repair permit application, details, and specifications.
5. August 9, 2021 progress report.
6. August 13, 2021 Architect's approval of LaSalle 2-5
7. August 13, 2021 Architect's approval of LaSalle 5&7

RECENT PICTURES:



New windows in place in all guest rooms



New windows in place – courtyard and East side



New windows – West side



Close up of new windows.



Interior view of 7th floor new windows trimmed



View of window in place, trimming in progress

PREVIOUSLY SHARED PICTURES:



Old damaged windows have been removed.



North facing windows still need repairs completed.
Rusted lintels, masonry repairs needed, etc.

CITY OF BRYAN APPLICATION FOR COMMERCIAL BUILDING PERMIT

P.O. Box 1000 Bryan Texas 77805 • Phone: 979.209.5010 • Fax: 979.209.5035
www.bryantx.gov • building@bryantx.gov



*Submittal of the requested information with a fully completed application is required to approve/issue the Permit in a timely manner.
 Omission of any information will cause the review to be delayed until the information is received.*

1. Date of Application: June 18, 2021

2. Address / Location of Work: 120 South Main Street, Bryan, Texas 77803
 Subdivision: _____ Phase: 40' of Lot 1 & 11' of West 27th St. Lot: _____ Block: 256

3. Applicant Information:
 Name: LH3 Hospitality LLC
 Address: 120 S. Main Street
 City: Bryan State: TX Zip: 77803
 Email: _____
 Phone: (979) 822-2000

4. General Contractor Information:
 Name: King Window and Door
 Address: 2000 East 29th Street
 City: Bryan State: TX Zip: 77802
 Email: _____
 Phone: (979) 218-3189

5. Electrician Information:
 Name: (n.a.)
 Phone: _____
 Email: _____

6. Plumber Information:
 Name: (n.a.)
 Phone: _____
 Email: _____

7. HVAC Information:
 Name: (n.a.)
 Phone: _____
 Email: _____

8. Architect Information: *(If required by state or city ordinance)*
 Name: Michael Gaertner, Sr.
 Phone: (409) 762-0500
 Email: _____

9. Engineer Information: *(If required by state or city ordinance)*
 Name: Michael S. Brackin, Ph.D., P.E.
 Phone: (979) 985-2090
 Email: _____

10. Class of work: *(Check the appropriate box)*
 Remodel: Addition: Repair: New Construction: Demolition:
 Are you painting the exterior of a commercial building? Yes: No:

11. Description of Work: Northside repair of windows and steel lintels. Replace broken glass, all materials to match existing, windows to be operational upon completion.

Constructing Driveway in R.O.W? Yes: No: | Constructing Sideway in R.O.W? Yes: No: | Will building be used as "Detached Shared Housing?" (Sec. 130.34(q)) Yes: No:

Present Land Use: _____ Intended Land Use: _____

12. Square Feet: Square feet of heated area: 45,600 Square feet of unheated area: _____ Square feet total: 45,600
 13. # of Buildings: 1
 14. Foundation Type: Concrete
 15. # of Floors: 7 + basement
 16. # of Dwelling Units: n.a. (hotel)
 # of Bedrooms: _____
 # of Bathrooms: _____

17. Irrigation Tap Size: _____ 18. Fire Line Tap Size: _____ 21. Estimated Valuation: *(Cost of Labor and Materials for project)*
 19. Water Tap Size: _____ 20. Sewer Tap Size: _____ **\$ 6,000**

OFFICIAL USE ONLY

Permit #: _____ WTR / SWR #: _____ BCAD Property ID: _____

SDRC: Yes: No: If yes, case #: _____ Status: Approved: Revisions Required:

22. Misc. Fees: Long Tap Fee: _____ D.&T. Fee: _____ Work w/o Permit fee: _____
 23. Total Permit Fee: *(Valuation + Tap Fees + Misc. Fees)*
\$ NO CHANGE PERMIT

BSC

CITY OF BRYAN APPLICATION FOR COMMERCIAL BUILDING PERMIT

P.O. Box 1000 Bryan Texas 77805 • Phone: 979.209.5010 • Fax: 979.209.5035
www.bryantx.gov • building@bryantx.gov



Submit completed application with attachments to building@bryantx.gov.

Paper set may be delivered in person or via mail to Development Services, 300 S. Texas Ave., Bryan, TX 77803 / Mon. - Fri. / 8 a.m. - 5 p.m.

Note: Please Initial in the box adjacent to each statement to affirm that you have read and understand each of these requirements. Applicant to sign bottom of this page. Our stated goal is to complete building plan review and issue comments for requested revisions and/or approvals within ten (10) business days from the day an application is received.

COMMERCIAL PERMIT CHECKLIST:

- TEXAS ACCESSIBILITY STANDARD (TAS) PROJECT REGISTRATION # EABPRJ (n.a. repair is less than \$50,000)
(For Commercial/Public projects with a cost of \$50,000 or more)
- Existing Commercial/Public buildings: Attach copy of Asbestos Survey. (see attached letter)
Asbestos Consultant Name _____ License No. _____
- I have complied with the City of Bryan Ordinances and State Law for Architect and Engineer requirements.
- I have complied with the Texas Engineering Practice Act which requires (but not limited to) the following: an engineer's seal for heights over two stories, square footage in excess of 5,000 square feet of foundation, spans longer than 24 feet, and state requirements for engineered structural, mechanical, electrical, and plumbing systems.
- I understand that new commercial projects and some existing commercial projects require separate review by City of Bryan Site Development Review Committee (SDRC) before a building permit can be issued.
- I have attached an electronic drawing file of all construction drawings and accompanying data to this application in .PDF format.
- I have attached one (1) complete paper set of required scaled and dimensioned plans and accompanying data (requirements listed below) to this permit application.
- I have read and have attached to this permit application all of the **COMMERCIAL PLAN REQUIREMENTS** listed below.
- I will comply with TCEQ (Texas Commission on Environmental Quality) requirements for storm water permits. This includes submitting NOI/CSN per TCEQ Construction General Permit (CGP) TXR150000.
Refer to <https://www.tceq.texas.gov/permitting/stormwater/construction> or call 800.447.2827

COMMERCIAL PLAN REQUIREMENTS:*

- Site Plan or Civil Plan and details
- Foundation Plan and Details
- Floor Plan and Details (include existing floor plan(s) for additions and renovations.)
- Structural plans and details (framing, etc)
- Mechanical Plans and Details
- Electrical Plan and Details
- Plumbing Plan and details
- Exterior Building Elevations, Roof Plan
- Energy code compliance information; Comcheck, or compliance by default tables of Chapter 4 (Commercial) of International Energy Conservation Code. Include square footages of gross wall areas and gross glazing areas on plans. <https://www.energycodes.gov>
*(Must submit one (1) paper set and one (1) .PDF copy)

ALL APPLICANTS - PLEASE READ:

1. The permit issued for this application becomes null and void if work or construction authorized is not commenced within six (6) months, or if construction work is suspended or abandoned for a period of six (6) months at any time after work is commenced.
2. Revised construction plans to be submitted for city review and approval is required for any changes made after City of Bryan building permit issuance.
3. The Permittee or Applicant is responsible for compliance with Deed and/or HOA restrictions.

City of Bryan Codes and Amendments:

<https://www.bryantx.gov/codeupdates>

CALL BEFORE YOU DIG! 800.344.8377

Applicant Printed Name: Janak Patel Applicant Signature: Janak Patel Date: 6/18/21

Official Use: (do not issue permit unless signed by plans examiner)

Plan Review Attached: Yes: No:

Plans Examiner Signature: [Signature]

Plan Review Comments in H.T.E.: Yes: No:

Development Coordinator approval: [Signature]

Approved Date: 7-13-2021

CITY OF BRYAN – COMMERCIAL PLAN REVIEW COMMENTS

P.O. BOX 1000 BRYAN, TX 77805 ~ PHONE (979) 209-5010 ~ FAX (979) 209-5035 ~ WWW.BRYANTX.GOV

EMAIL: klahde@bryantx.gov

Applicant Copy	<input type="checkbox"/>
City Copy	<input type="checkbox"/>



Project Address:	120 N Main
Project Description:	North window repairs
Plan Review Date:	July 7, 2021
City of Bryan Permit Number:	21-
Permit Applicant's Name:	King Window and Door

Applicant to sign after reading plan review comments and statement below: (Do not sign this plan review unless you have read and understand all requirements, please direct any questions or concerns to Building Services prior to construction):

By signing this Building Plan Review, I acknowledge that I have read the entire plan review comments attached, and I understand and will conform to all requirements as stated in this Commercial Plan Review and City of Bryan Codes and Ordinances. I agree to use only the site plan and construction documents reviewed by the City of Bryan. I agree to resubmit revised construction plans for review for any changes made after City of Bryan building permit issuance. I agree to abide by the building inspection requirements and to keep a copy of the approved construction documents at the site during city inspections. Any errors or omissions not identified, as a result of the City of Bryan's review of the permit application and submitted documents does not relieve the applicant from complying with City of Bryan Codes and Ordinances.

Applicant's Printed Name:	
Applicant's Signature:	Date:

Plan Review Comments (Please read each item for your information to avoid delays or corrections during construction):

*** Construction work times > 7:00 a.m. and 7:00 p.m. on weekdays and Saturdays ***

****Please see attached Architect's email, specifications, etc. This permit is for repair to North facing windows only. A separate permit is required for window replacement on other facades.**

****Per Building and Standards Commission repair order, a licensed architect is required to oversee the project, provide specs, details, follow up reports, etc. as needed.**

Masonry repointing for historic buildings:

Source: <https://www.nps.gov/tps/how-to-preserve/briefs/2-repoint-mortar-joints.htm>

Mortar analysis by qualified laboratory needs to be done to properly match existing mortar:

The new mortar must match the historic mortar in **color, texture and tooling**. (If a laboratory analysis is undertaken, it may be possible to match the binder components and their proportions with the historic mortar, if those materials are available.)

- The **sand must match the sand** in the historic mortar. (The color and texture of the new mortar will usually fall into place if the sand is matched successfully.)
- The new mortar must have **greater vapor permeability** and be **softer** (measured in compressive strength) than the masonry units.

CITY OF BRYAN – COMMERCIAL PLAN REVIEW COMMENTS

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EMAIL: klahde@bryantx.gov

- The new mortar must be **as vapor permeable** and **as soft or softer** (measured in compressive strength) than the historic mortar. (Softness or hardness is not necessarily an indication of permeability; old, hard lime mortars can still retain high permeability.)
- Call 209-5010 for inspections. Inspections must be called in prior to covering work – inspection of the repaired water tank will require engineer and architect approval by signed and sealed letter in order for city to approve. The scope of work for this permit should only require a final inspection.
- All construction debris removed during demolition or construction covered by this permit shall be disposed of properly per state and local laws. Roll off containers are recommended for all building construction debris removed during demolition or for materials not used and unwanted during construction. **Please contact City of Bryan Environmental Services Department at 979-209-5900 for a list of city approved/city licensed roll off container providers. The city will not pick up construction debris through the regular trash service or the “Brush and Bulky” collection service.**

0001. All construction, electrical, plumbing, mechanical, etc., shall comply with the following:

2015 International Building Code	2015 International Plumbing Code
2015 International Mechanical Code	2015 International Fire Code
2015 International Energy Conservation Code	2015 International Fuel Gas Code
2014 National Electrical Code	City of Bryan Ordinances
TAS (Texas Accessibility Standards)	TCEQ (Texas Commission on Environmental Quality – New Construction Storm Water Permit)

0002. Any revisions to building or site during or before construction require submittal of revised construction drawings/site plan/specifications to the City for approval. Verify that the “City Approved” site plan is used for construction.

0003. Section 106.1 of IBC (Submittal Documents) is amended to include the following at the end of this section and before exception: “The design professional shall be an architect or engineer legally registered under the laws of the state of Texas and shall affix his official seal to said drawings, specifications and accompanying data for the following:

1. All Group A, E, and I occupancies.
2. Buildings or structures three stories or more high.
3. Buildings or structures 5,000 square feet or more in area.

Exception: Group R-3 buildings, regardless of size.

0004. Texas Engineering Practice Act requires an engineer’s seal for heights over two stories, square footage in excess of 5,000 square feet of foundation, and spans longer than 24 feet.

0008. Safeguards during construction required per **IBC chapter 33. All contractors should have a copy of Safeguards during construction. Fire extinguishers are required per Section 3309 and 906 of the **IBC during construction.

Cox, Gregory

From: Michael Gaertner [REDACTED]
Sent: Saturday, July 3, 2021 2:45 PM
To: Cox, Gregory
Cc: Michael Gaertner; Janak Patel; Stephen Sweet
Subject: 120 S Main Street - LaSalle Hotel

Follow Up Flag: Follow up
Flag Status: Flagged

Notice: EXTERNAL EMAIL! Phishing = #1 threat to Cyber Security. Is this a phishing email? – Look again!

Mr. Cox,

Pursuant to the order of the Building Standards Committee, I have submitted to you this day an email with the specifications for repair of the North facing steel windows and lintels at the LaSalle Hotel.

Please be advised that the estimate for this work is \$6,000.

In-situ repairs to the lintels is included in this scope of work.

Removal and replacement of the window lintels and associated masonry repairs will be undertaken on a case-by-case basis as access to the lintels becomes available during the repair processes.

Based on our conversation, I understand that the repair and painting does not require a building permit, replacement of lintels and masonry repair may require a building permit.

I will confirm permitting requirements with you before authorizing replacement of lintels and masonry repair.

As the repairs progress, I will evaluate each lintel and surrounding masonry and based on my findings, require replacement of lintels which are no longer capable of supporting the applied load of the face brick, or which have deteriorated to the point that expansion caused by corrosion has damaged or is likely to damage the windows or the face brick.

It is understood that this work can commence immediately and is required to be complete by November 1, 2021.

Please let me know if you have any questions or need any additional information.

- - Mike

Michael Gaertner, Sr.
Michael Gaertner Architects
2413 Mechanic Street, Suite A
Galveston, Texas 77550

Office: 409/762-0500

Cell: 409/771-0304


<http://mgara.com>



June 18, 2021

Greg Cox, CBO, CFM
Chief Building Official
Planning and Development Services
City of Bryan
300 South Texas Avenue
Bryan, TX 77803

RE: LaSalle Hotel
120 South Main Street

Dear Mr. Cox

Pursuant to SB-509, I am writing you concerning the asbestos abatement of the LaSalle Hotel, 120 South Main Street, Bryan, Texas and the rehabilitation of the building.

The rehabilitation of the building was done in two phases, the first phase being hazardous materials abatement and selective interior demolition. Prior to commencing work, a hazardous materials report was completed and the scope of work developed from that document. Upon completion of the work, a completion report was made. I believe that both of these documents should be in the City's files. Unfortunately, my documents regarding this project were lost when my office was damaged by Hurricane Ike.

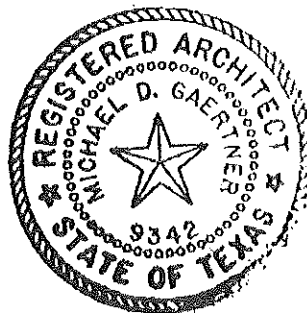
I can attest that the hazardous materials used in the original construction have been removed from the building and the subsequent renovations or alterations of all parts of the building affected by the presently planned repairs to the windows have been reviewed; and in my professional opinion, all parts of the building affected by the planned repairs to the windows do not contain asbestos.

Please let me know if you have any questions or if you need any additional information.

Sincerely,

A handwritten signature in black ink that reads "Michael Gaertner, Sr." in a cursive script.

Michael Gaertner, Sr.
Architect
Texas Registration Number 9342



SPECIFICATION FOR REPAIR OF STEEL WINDOWS & LINTELS

**LASALLE HOTEL
120 SOUTH MAIN STREET
BRYAN, TEXAS 77803**

NOTE: Comply with all Federal, State and Local regulations including requirements prohibiting volatile organic compounds. Comply with all safety regulations and follow safe construction practices when working near window openings: safety goggles, a toxic dust respirator, and protective clothing should be worn. Similar protective measures should be taken when acid compounds are used.

PART 1---GENERAL

1.01 SUMMARY

A. This procedure includes repair, cleaning and painting of exterior steel windows and lintels. It also includes replacing broken glass, removing deteriorated caulking and re-caulking joints.

NOTE: This specification is for repairs. Replacement of windows, window sashes, and lintels and extensive repair of masonry is not included in this scope of work and shall be undertaken on a case-by-case basis and only as directed by the architect and upon preparation, and submittal by the contractor and subsequent review by the Architect and approval by the Owner of a change request.

PART 2---PRODUCTS

2.01 MANUFACTURERS

- A. Devcon Corporation or other as approved by architect.
- B. Sherwin Williams, Benjamin Moore, or other as approved by architect.

2.02 MATERIALS

- A. Metal Filler: Steel filled two-part epoxy metal filler, putty grade such as "Plastic Steel Putty A" (Devcon Corporation), or approved equal.
- B. Paint for Metal: Paint products shall be fresh and well ground; shall not settle readily, cake or thicken in the container; shall be broken up readily with a paddle to a smooth consistency and shall have easy application properties. Other painting

materials such as linseed oil, turpentine, mineral spirits, and miscellaneous thickeners, shall be the highest quality of an approved manufacturer.

1. Anti-corrosive primers consisting of oil-alkyd based paints rich in zinc or zinc chromate. Follow manufacturers written instructions for application of primers.
2. Colors: Each primer coat to be clearly different in color; base coat to be clearly different from primer and finish coat; finish coat to match.
3. Dry Film Thickness: Primer, base and finish, each 2 mils.

C. Sealant Backer Rod: Polyethylene compressible rod 50% larger in diameter than joint.

D. Sealant: Polysulfide sealant, light grey in color to match window paint or suitable for painting after installation. Caulking used shall be intended for exterior application, have a high tolerance for material movement, be resistant to ultraviolet light, and have a minimum durability of 10 years.

E. Mineral Spirits:

1. A petroleum distillate that is used especially as a paint or varnish thinner.
2. Other chemical or common names include Benzine (not Benzene); Naphtha; Petroleum spirits; Solvent naphtha.
3. Potential Hazards: TOXIC AND FLAMMABLE.
4. Safety Precautions (refer to manufacturer's written instructions)
 - a. AVOID REPEATED OR PROLONGED SKIN CONTACT.
 - b. ALWAYS wear rubber gloves when handling mineral spirits.
 - c. If any chemical is splashed onto the skin, wash immediately with soap and water.
5. Available from construction specialties distributor, hardware store, paint store, or painter's supply distributor.

F. Denatured Alcohol.

G. Rust removal compounds based on phosphoric acid, ammonium citrate, oxalic acid or hydrochloric acid. Hydrochloric acid based compounds shall not be used.

H. Glazing Compound: use only glazing compound formulated for metal windows.

I. Spray Lubricant: a lubricant specially formulated for metals and with an anti-corrosive agent.

J. Wire Glass: selected to exactly match the existing glass.

K. Tarps, or 6 mil Polyethylene drop cloths, cardboard and tape to protect existing interior finishes and furniture.

2.03 EQUIPMENT

A. Chisels

B. Joint tools

C. Putty knife

D. Stiff, bristle brushes

E. Paint brushes

F. Wiping Cloths

G. Wire brushes

I. Power tools for sanding or scraping

J. Industrial blow dryer

PART 3---EXECUTION

3.01 PREPARATION

A. Protection:

1. Protect adjacent finishes, walls, floor, ceiling in work area with temporary cardboard, tarps, 6 mil polyethylene sufficient to prevent escape of abrasive.

2. Shield adjacent masonry and glass with a temporary covering of cardboard or fiberboard held in place with heavy-duty tape.

B. Surface Preparation:

1. Determine surfaces to which paint is to be applied are even, smooth, sound, clean, dry and free from defects affecting proper application.

2. All painting should be executed following the manufacturer's written instructions.

C. Documentation:

1. Photograph window; lintel; any loose or displaced masonry at window head or jamb; and window sill prior to commencing work and submit photographs electronically to architect.

3.02 EXECUTION

A. Remove all rust and loose or flaking paint to bare metal from the surface of the lintels, frames and sashes. (If required by the building official, operable sashes shall be restored to full operation).

B. Rust and flaking paint removal may be done by dry grit blasting, scraping, sanding or treatment with chemical compounds. Dry grit blasting shall be not be done on-site.

1. Rust may be removed using a wire brush, an aluminum oxide sandpaper, or power tools adapted for abrasive cleaning including electric drill with a wire brush or a rotary whip attachment. Adjacent sills and window jambs may need protective shielding to prevent damage.

2. Rust may also be removed from ferrous metals using commercially prepared anti-corrosive acid compounds. For light and medium corrosion, liquids or gels may be used including phosphoric acid, ammonium citrate, oxalic acid and hydrochloric acid.

NOTE: Hydrochloric acid based compounds shall not be used as they leave chloride deposits, which cause future corrosion. (Phosphoric acid-based compounds do not leave such deposits.)

3. Remaining loose or flaking paint shall be removed with a chemical paint remover or with a pneumatic needle. Well-bonded paint protects the metal from corrosion, and shall not be removed unless paint build-up prevents the window from closing tightly. The edges should be feathered by sanding to give a good surface for repainting.

C. Remove, by hand, all caulking between metal and masonry.

D. Clean off dirt and grease by rubbing the surface using a cloth dampened with denatured alcohol or mineral spirits, then dried immediately. Industrial blow-dryers may be used for thorough drying.

E. Seal all open joints between metal elements and masonry with backer rods and sealant. Joints shall be concave with smooth finish. Do not allow sealant to extend over the edges of the metal or the face of the masonry or cast stone sill.

F. Prime all metal within two hours of cleaning. Use color distinct from finish color, e.g. yellow or red.

G. Paint to match existing.

1. Brush-apply material evenly without runs, sags, or other defects. Work each coat onto the material being coated at an average rate of coverage recommended in manufacturer's printed instructions.

2. Cover surfaces completely to provide uniform color and appearance with a minimum of dry, film thickness of 2 mils.

3. Make edges of paint, adjoining other materials or colors, sharp and clean and without overlaps.

4. Apply additional coats when undercoats, stains, or other conditions show through final coat of paint, until paint film is of uniform finish, color and appearance. Insure that corners, edges, crevices and exposed fasteners receive a dry film thickness equal to that of flat surfaces.

5. Final paint coat shall exactly match the existing paint color.

H. ADJUSTING BENT OR BOWED METAL SECTIONS

1. Bent or bowed metal sections may be the result of damage through an impact or corrosive expansion. If the distortion is not too great, it is possible to realign the metal sections without removing the window to a metal fabricator's shop. Lintels may require replacement.

2. For windows, remove glazing and apply pressure to the bent or bowed section. In the case of a muntin, a protective 2 x 4 wooden block shall be placed behind the bent portion and a wire cable and winch shall be used to apply progressively more pressure over several days until the section is realigned. The 2 x 4 blocking is required to distribute pressure evenly over the damaged section.

3. In instances where a section of metal window, e.g. the top or bottom of the frame, has bowed out as a result of pressure exerted by corrosion it may be necessary to cut the metal section to relieve this pressure before pressing the section back into shape and making a welded repair.

4. Bent or bowed lintels or severely corroded lintels may require replacement. In the event of bent, bowed or corroded lintels, contact the architect for instructions before proceeding with any repairs or replacement.

I. REPAIRING HOLES AND UNEVEN AREAS

1. Upon completion of cleaning and straightening the metal sections, small holes and uneven areas resulting from rusting shall be filled with two-part epoxy metal filler and sanded smooth to eliminate pockets where water can accumulate.

2. Follow the manufacturer's written instructions for proper use and best results.

3. The patching method of melting steel welding rods to fill holes in the metal sections shall not be performed on-site. In any heating or welding of metal sections, the window glass must be removed during the repair process to prevent cracking from the expansion of the heated metal section.

J. GLAZING, HARDWARE, FASTENERS, CAULKING AND SEALING

1. Replace all cracked or broken glass, glazing compound, missing screws, and broken fasteners

2. Clean and, as needed, lubricate hardware. Replace missing hardware. The hardware shall be lubricated with a non-greasy lubricant specially formulated for metals and with an anti-corrosive agent.

3. Where the glazing is replaced, all clips, glazing beads, and other fasteners that hold the glass to the sash should be retained, if possible, or if missing or damaged to the point they cannot be re-used, fabricate replacements for these parts.

4. When bedding glass, use only glazing compound formulated for metal windows.

5. Application of sealants.

a. The perimeter of the masonry surround should be caulked with a flexible polysulfide sealant that will adhere well to both metal and masonry. Polysulfide sealants come in a range of colors, which may

eliminate the need to paint. If colored caulking is proposed, submit color samples to the architect for selection.

b. Windows shall have two coats of finish paint prior to application of sealants.

6. If window sashes are not required by the building official to be operable, apply sealant around sashes at the frame and between sashes to prevent air infiltration.

3.03 ADJUSTING/CLEANING

A. Cleanup: Remove all paint where it has spilled or spattered. Use paint thinner or solvent as necessary to effect complete removal.

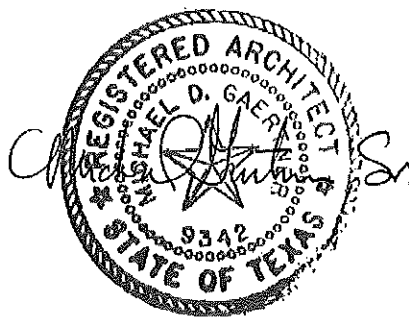
B. Remove all protective materials and clean any tape residue.

C. Remove and properly dispose of all trash and debris.

Specification prepared by

Michael Gaertner, Sr.
Architect
2314 Mechanic Street, Suite A
Galveston, Texas 77550

409/771-0304 Cell
409/762-0500 Office



July 2, 2021

BEASON | BRACKIN

Engineers · Consultants · Researchers

Beason Brackin & Assoc., LLC
3000 Hummingbird Circle
Bryan, TX 77807

P: 979-985-2090

<http://www.beasonbrackin.com>

June 28, 2021

Mr. Janak Patel
LaSalle Boutique Hotel
120 S. Main St.
Bryan, TX 77803

RE: Inspection of Corrective Action for Selected Rooms of the LaSalle Boutique Hotel in Bryan, TX

Dear Mr. Patel:

On June 26, 2021, Beason Brackin performed a physical inspection of 13 rooms to verify that corrective actions were properly taken to bring the glass windows into code compliance. The windows were originally installed under the governing provisions of the 1994 Southern Building Code (SBC). The following rooms were reviewed: 407, 502, 505, 507, 508, 602, 605, 606, 607, 608, 705, 707, and 708.

Upon inspection, it was determined that the above listed rooms have glass windows that are fully-tempered and the window frames were secured with the required screw count to achieve the design wind pressure specified by the 1994 SBC. All of the window sills were above 18 in. in height and would not be deemed a hazardous location per code. As such, no guardrails are required by code and the windows are deemed to have been brought into code compliance.

If there are any questions regarding this letter, please do not hesitate to contact me.

Regards,



Michael S. Brackin, Ph.D., P.E.
Principal Engineer

BEASON | BRACKIN
Engineers · Consultants · Researchers

Beason Brackin & Associates, LLC
Texas Registered Engineering Firm F-18725
3000 Hummingbird Circle | Bryan, TX 77807-3223
(979) 985-2090

www.beasonbrackin.com



CITY OF BRYAN APPLICATION FOR COMMERCIAL BUILDING PERMIT

P.O. Box 1000 Bryan Texas 77805 • Phone: 979.209.5010 • Fax: 979.209.5035
www.bryantx.gov • building@bryantx.gov



Submittal of the requested information with a fully completed application is required to approve/issue the Permit in a timely manner.
Omission of any information will cause the review to be delayed until the information is received.

1. Date of Application: June 23, 2021

2. Address / Location of Work: 120 South Main Street, Bryan, Texas 77803
Subdivision: _____ Phase: 40' of Lot 1 & 11' of West 27th St. Lot: _____ Block: 256

3. Applicant Information:
Name: LH3 Hospitality LLC
Address: 120 S. Main Street
City: Bryan State: TX Zip: 77803
Email: [REDACTED]
Phone: (979) 822-2000

4. General Contractor Information:
Name: King Window and Door
Address: 2000 East 29th Street
City: Bryan State: TX Zip: 77802
Email: [REDACTED]
Phone: (979) 218-3189

5. Electrician Information:
Name: (n.a.)
Phone: _____
Email: _____

6. Plumber Information:
Name: (n.a.)
Phone: _____
Email: _____

7. HVAC Information:
Name: (n.a.)
Phone: _____
Email: _____

8. Architect Information: (If required by state or city ordinance)
Name: Michael Gaertner, Sr.
Phone: (409) 762-0500
Email: [REDACTED]

9. Engineer Information: (If required by state or city ordinance)
Name: Michael S. Brackin, Ph.D., P.E.
Phone: (979) 985-2090
Email: [REDACTED]

10. Class of work: (Check the appropriate box)
Remodel: Addition: Repair: New Construction: Demolition:
Are you painting the exterior of a commercial building? Yes: No:

11. Description of Work: Replacement of wood double-hung windows, lintel repair.

Constructing Driveway in R.O.W? Yes: No: | Constructing Sideway in R.O.W? Yes: No: | Will building be used as "Detached Shared Housing?" (Sec. 130.34(q)) Yes: No:

Present Land Use: _____ Intended Land Use: _____

12. Square Feet:
Square feet of heated area: 45,600
Square feet of unheated area: _____
Square feet total: 45,600

13. # of Buildings: 1
14. Foundation Type: Concrete
15. # of Floors: 7 + basement

16. # of Dwelling Units: n.a. (hotel)
of Bedrooms: _____
of Bathrooms: _____

17. Irrigation Tap Size: _____ 18. Fire Line Tap Size: _____ 21. Estimated Valuation: (Cost of Labor and Materials for project)
19. Water Tap Size: _____ 20. Sewer Tap Size: _____ \$ 265,000

OFFICIAL USE ONLY

Permit #: _____ WTR / SWR #: _____ BCAD Property ID: _____

SDRC: Yes: No: If yes, case #: _____ Status: Approved: Revisions Required:

22. Misc. Fees: Long Tap Fee: _____ 23. Total Permit Fee: (Valuation + Tap Fees + Misc. Fees)
D.&T. Fee: _____ \$ _____
Work w/o Permit fee: _____

CITY OF BRYAN APPLICATION FOR COMMERCIAL BUILDING PERMIT

P.O. Box 1000 Bryan Texas 77805 • Phone: 979.209.5010 • Fax: 979.209.5035
www.bryantx.gov • building@bryantx.gov



Submit completed application with attachments to building@bryantx.gov.

Paper set may be delivered in person or via mail to Development Services, 300 S. Texas Ave., Bryan, TX 77803 / Mon. - Fri. / 8 a.m. - 5 p.m.

Note: Please initial in the box adjacent to each statement to affirm that you have read and understand each of these requirements.

Applicant to sign bottom of this page. Our stated goal is to complete building plan review and issue comments for requested revisions and/or approvals within ten (10) business days from the day an application is received.

COMMERCIAL PERMIT CHECKLIST:

TEXAS ACCESSIBILITY STANDARD (TAS) PROJECT REGISTRATION # **EABPRJ**
(For Commercial/Public projects with a cost of \$50,000 or more)

(the window replacement is not new construction, an additions to, or alteration of the building)

Existing Commercial/Public buildings: Attach copy of Asbestos Survey.

Asbestos Consultant Name Gary R. Simmons License No. 30-0312 PLM/PCM

I have complied with the City of Bryan Ordinances and State Law for Architect and Engineer requirements.

I have complied with the Texas Engineering Practice Act which requires (but not limited to) the following: an engineer's seal for heights over two stories, square footage in excess of 5,000 square feet of foundation, spans longer than 24 feet, and state requirements for engineered structural, mechanical, electrical, and plumbing systems.

I understand that new commercial projects and some existing commercial projects require separate review by City of Bryan Site Development Review Committee (SDRC) before a building permit can be issued.

I have attached an electronic drawing file of all construction drawings and accompanying data to this application in .PDF format.

I have attached one (1) complete paper set of required scaled and dimensioned plans and accompanying data (requirements listed below) to this permit application.

I have read and have attached to this permit application all of the **COMMERCIAL PLAN REQUIREMENTS** listed below.

I will comply with TCEQ (Texas Commission on Environmental Quality) requirements for storm water permits. This includes submitting NOI/CSN per TCEQ Construction General Permit (CGP) TXR150000.

Refer to <https://www.tceq.texas.gov/permitting/stormwater/construction> or call 800.447.2827

COMMERCIAL PLAN REQUIREMENTS:*

- Site Plan or Civil Plan and details
- Foundation Plan and Details
- Floor Plan and Details (include existing floor plan(s) for additions and renovations.)
- Structural plans and details (framing, etc)
- Mechanical Plans and Details
- Electrical Plan and Details
- Plumbing Plan and details
- Exterior Building Elevations, Roof Plan
- Energy code compliance information; Comcheck, or compliance by default tables of Chapter 4 (Commercial) of International Energy Conservation Code. Include square footages of gross wall areas and gross glazing areas on plans. <https://www.energycodes.gov>

**(Must submit one (1) paper set and one (1) .PDF copy)*

ALL APPLICANTS – PLEASE READ:

1. The permit issued for this application becomes null and void if work or construction authorized is not commenced within six (6) months, or if construction work is suspended or abandoned for a period of six (6) months at any time after work is commenced.
2. Revised construction plans to be submitted for city review and approval is required for any changes made after City of Bryan building permit issuance.
3. The Permittee or Applicant is responsible for compliance with Deed and/or HOA restrictions.

City of Bryan Codes and Amendments:

<https://www.bryantx.gov/codeupdates>

CALL BEFORE YOU DIG! 800.344.8377

Applicant Printed Name: Janak Patel Applicant Signature: Janak Patel Date: 7/23/21

Official Use: (do not issue permit unless signed by plans examiner)

Plan Review Attached: Yes: No:

Plans Examiner Signature: _____

Plan Review Comments in H.T.E.: Yes: No:

Development Coordinator approval: _____

Approved Date: _____

ASBESTOS BULK ANALYSIS REPORT

Date: July 19, 2021

Choice Consulting, LLC

Report: 6721-3010
La Salle Hotel / 120 S Main St, Bryan, TX
77803

This document shall be considered a duly signed original report of the results obtained from the analysis(es) performed. All analyses are done within government guidelines and regulations.

A handwritten signature in black ink, appearing to read 'G.R. Simmons', is positioned above a horizontal line.

Gary R. Simmons
Laboratory Manager

Lab Comments on Project: N/A

PLM (Bulk) - Asbestos Analysis Report - Visual ID (EPA Method 600/R-93-116 Visual Area Estimation)

Choice Consulting, LLC
P.O. Box 12333
College Station, TX 77842
979-492-5104
Contact: Brent Plant

Report Number: 6721-3010
Report Date: July 19, 2021
Samples Collected: July 14, 2021
Date Received: July 16, 2021
Turn-around time: 24 Hour

Job ID / Site: La Salle Hotel / 120 S Main St, Bryan, TX 77803

Client Sample Number	Lab Sample Number (by layer)	Color / Description / Fibrous / NonFibrous / Homogeneity	Asbestos Content Type & %	Non-Asbestos Fibrous Type & %	Matrix
1A	6721-3010-01A	White / Texture / NonFibrous / Homogeneous	None Detected	None Detected	Binder
	6721-3010-01B	Brown,White / Drywall / Fibrous / Homogeneous	None Detected	Cellulose 10% Fibrous Glass 2%	Binder
1B	6721-3010-02A	White / Texture / NonFibrous / Homogeneous	None Detected	None Detected	Binder
	6721-3010-02B	Brown,White / Drywall / Fibrous / Homogeneous	None Detected	Cellulose 10% Fibrous Glass 2%	Binder
1C	6721-3010-03A	White / Texture / NonFibrous / Homogeneous	None Detected	None Detected	Binder
	6721-3010-03B	Brown,White / Drywall / Fibrous / Homogeneous	None Detected	Cellulose 10% Fibrous Glass 2%	Binder
1D	6721-3010-04A	White / Texture / NonFibrous / Homogeneous	None Detected	None Detected	Binder
	6721-3010-04B	Brown,White / Drywall / Fibrous / Homogeneous	None Detected	Cellulose 10% Fibrous Glass 2%	Binder
1E	6721-3010-05A	White / Texture / NonFibrous / Homogeneous	None Detected	None Detected	Binder
	6721-3010-05B	Brown,White / Drywall / Fibrous / Homogeneous	None Detected	Cellulose 10% Fibrous Glass 2%	Binder

Analytical results and reports are generated by Apex Precision Analytical Services at the request of and for the exclusive use of the person or entity (client) named on such report. Result, reports or copies of same will not be released by Apex Precision Analytical Services to any third party without the written request from client. These results only represent the materials submitted. Supporting laboratory documentation is available upon request. This report cannot be used to represent conditions at any other location, date or time and does not imply that this space is free from these or any other contaminants. No responsibility or liability is assumed for the manner in which these results are used or interpreted. This must not be used to claim product endorsement by NVLAP or any government agency of the United States. Apex Precision Analytical Services reserves the right to dispose of all samples after a period of thirty (30) days, according to all state and federal guidelines, unless otherwise specified.

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Client Sample Number	Lab Sample Number (by layer)	Color / Description / Fibrous / NonFibrous / Homogeneity	Asbestos Content Type & %	Non-Asbestos Fibrous Type & %	Matrix
1F	6721-3010-06A	White / Texture / NonFibrous / Homogeneous	None Detected	None Detected	Binder
	6721-3010-06B	Brown,White / Drywall / Fibrous / Homogeneous	None Detected	Cellulose 10% Fibrous Glass 2%	Binder
1G	6721-3010-07A	White / Texture / NonFibrous / Homogeneous	None Detected	None Detected	Binder
	6721-3010-07B	Brown,White / Drywall / Fibrous / Homogeneous	None Detected	Cellulose 10% Fibrous Glass 2%	Binder
2A	6721-3010-08	White / Window Caulking / NonFibrous / Homogeneous	None Detected	None Detected	Binder
2B	6721-3010-09	Off White / Window Caulking / Fibrous / Homogeneous	None Detected	Cellulose 2%	Binder
2C	6721-3010-10	Off White / Window Caulking / Fibrous / Homogeneous	None Detected	Cellulose 2%	Binder
2D	6721-3010-11	Off White / Window Caulking / Fibrous / Homogeneous	None Detected	Cellulose 2%	Binder
2E	6721-3010-12	Off White,Brown / Window Caulking, Material / Fibrous / Homogeneous	None Detected	Cellulose 5%	Binder
2F	6721-3010-13	Off White,Brown / Window Caulking, Material / Fibrous / Homogeneous	None Detected	Cellulose 5%	Binder

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Job ID / Site: La Salle Hotel / 120 S Main St, Bryan, TX 77803

Client Sample Number	Lab Sample Number (by layer)	Color / Description / Fibrous / NonFibrous / Homogeneity	Asbestos Content Type & %	Non-Asbestos Fibrous Type & %	Matrix
2G	6721-3010-14	Off White / Window Caulking / Fibrous / Homogeneous	None Detected	Cellulose 5%	Binder
3A	6721-3010-15	White / Window Caulking / NonFibrous / Homogeneous	None Detected	None Detected	Binder
3B	6721-3010-16	White / Window Caulking / NonFibrous / Homogeneous	None Detected	None Detected	Binder
3C	6721-3010-17	White / Window Caulking / NonFibrous / Homogeneous	None Detected	None Detected	Binder

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SPECIFICATION FOR REPLACEMENT OF WOODEN WINDOWS AND REPAIRS TO STEEL LINTELS

**LASALLE HOTEL
120 SOUTH MAIN STREET
BRYAN, TEXAS 77803**

NOTE: Comply with all Federal, State and Local regulations including requirements prohibiting volatile organic compounds. Comply with all safety regulations and follow safe construction practices when working near window openings: safety goggles, a toxic dust respirator, and protective clothing should be worn. Similar protective measures should be taken when acid compounds are used.

PART 1---GENERAL

1.01 SUMMARY

A. This procedure includes replacement of exterior wood windows and lintel repairs. It also includes interior painting, removing deteriorated caulking and re-caulking joints.

NOTE: This specification is for replacement of windows, and lintel repairs, extensive repair of masonry is not included in this scope of work and shall be undertaken on a case-by-case basis and only as directed by the architect and upon preparation, and submittal by the contractor and subsequent review by the Architect and approval by the Owner of a change request.

PART 2---PRODUCTS

2.01 MANUFACTURERS

- A. Sierra Pacific "Westchester" double hung windows
- B. Sherwin Williams, Benjamin Moore, or other paint as approved by architect.
- C. Preservative Treated Wood blocking and framing.

2.02 MATERIALS

A. Paint for Wood: Paint products shall be fresh and well ground; shall not settle readily, cake or thicken in the container; shall be broken up readily with a paddle to a smooth consistency and shall have easy application properties. Other painting materials such as linseed oil, turpentine, mineral spirits, and miscellaneous thickeners, shall be the highest quality of an approved manufacturer.

1. Colors: Each primer coat to be clearly different in color; base coat to be clearly different from primer and finish coat; finish coat to match.

2. Dry Film Thickness: Primer, base and finish, each 2 mils.

B. Sealant: Polysulfide sealant, white/beige in color to match window paint or suitable for painting after installation. Caulking used shall be intended for exterior application, have a high tolerance for material movement, be resistant to ultraviolet light, and have a minimum durability of 10 years.

C. Mineral Spirits:

1. A petroleum distillate that is used especially as a paint or varnish thinner.

2. Other chemical or common names include Benzine (not Benzene); Naphtha; Petroleum spirits; Solvent naphtha.

3. Potential Hazards: TOXIC AND FLAMMABLE.

4. Safety Precautions (refer to manufacturer's written instructions)

- a. AVOID REPEATED OR PROLONGED SKIN CONTACT.

- b. ALWAYS wear rubber gloves when handling mineral spirits.

- c. If any chemical is splashed onto the skin, wash immediately with soap and water.

5. Available from construction specialties distributor, hardware store, paint store, or painter's supply distributor.

D. Denatured Alcohol.

E. Tarps, or 6 mil Polyethylene drop cloths, cardboard and tape to protect existing interior finishes and furniture.

F. Nails and Screws

G. Windows: Sierra Pacific Windows, Westchester, Double Hung

1. Traditional Sash Profile

2. Integral Rigid Aluminum Nailing Fin at head and jambs, vinyl at sill, No Drip Cap

3. 4 9/16" Jamb

4. Exterior Color: Seawolf 044, AAMA 2605
5. Primed Interior, White, Pine
6. Visible Interior Vinyl Profile: White
7. Weatherstrip: White
8. Low-E Glass: Black Warm Edge Spacer, Argon Gas
9. No Screen
10. Applied Hardware: White
11. Concealed Jamb liner, Coil Balance: White, Jamb liner, 2-Locks
12. No Interior Grille,
5/8" Flat Grille In Between Glass (White),
5/8" Putty Exterior (Sea Wolf)
13. Performance numbers:
 - a. 52" wide x 71" tall, Double Hung:
 - i. U-Factor = 0.3,
 - ii. SHGC = 0.25,
 - iii. CR = 56,
 - iv. VT = 0.44,
 - v. AI = <0.30/<1.5,
 - vi. CPD= SIE-N-157-01016-00001
 - b. 37" wide x 71" tall Double Hung:
 - i. U-Factor = 0.3,
 - ii. SHGC = 0.25,
 - iii. CR = 56,
 - iv. VT = 0.44,

- v. AI = <0.30/<1.5,
- vi. CPD= SIE-N-157-01016-00001

2.03 EQUIPMENT

- A. Screwdriver
- B. Saw
- C. Hammer
- C. Pry Bar
- D. Paint brushes
- E. Wiping Cloths
- I. Power tools for cutting, screwing or nailing

PART 3---EXECUTION

3.01 PREPARATION

A. Protection:

1. Protect adjacent finishes, walls, floor, ceiling in work area with temporary cardboard, tarps, 6 mil polyethylene sufficient to prevent escape of abrasive.

B. Selective Demolition:

1. Remove existing storm window, window sashes and frame and existing window buck. Use caution to avoid damage to existing interior gyp. bd. and wood window sill.
- 2, Remove, by hand, all exterior caulking on masonry that will not be concealed by installation of new windows.

C. Documentation:

1. Photograph area around window opening; lintel; any loose or displaced masonry at window head or jamb; and window sill prior to commencing work and submit photographs electronically to architect.

3.02 EXECUTION

A. Remove rust and flaking paint from lintels. Removal may be done by dry grit blasting, scraping, sanding or treatment with chemical compounds. Dry grit blasting shall be not be done on-site.

1. Rust may be removed using a wire brush, an aluminum oxide sandpaper, or power tools adapted for abrasive cleaning including electric drill with a wire brush or a rotary whip attachment. Adjacent sills and window jambs may need protective shielding to prevent damage.

2. Rust may also be removed from ferrous metals using commercially prepared anti-corrosive acid compounds. For light and medium corrosion, liquids or gels may be used including phosphoric acid, ammonium citrate, oxalic acid and hydrochloric acid.

NOTE: Hydrochloric acid based compounds shall not be used as they leave chloride deposits, which cause future corrosion. (Phosphoric acid-based compounds do not leave such deposits.)

3. Remaining loose or flaking paint shall be removed with a chemical paint remover or with a pneumatic needle. Well-bonded paint protects the metal from corrosion, and shall not be removed unless paint build-up prevents the window from closing tightly. The edges should be feathered by sanding to give a good surface for repainting.

B. Prime lintel within two hours of cleaning. Use color distinct from finish color, e.g. yellow or red.

C. Paint lintel to match existing.

1. Brush-apply material evenly without runs, sags, or other defects. Work each coat onto the material being coated at an average rate of coverage recommended in manufacturer's printed instructions.

2. Cover surfaces completely to provide uniform color and appearance with a minimum of dry, film thickness of 2 mils.

3. Make edges of paint, adjoining other materials or colors, sharp and clean and without overlaps.

4. Apply additional coats when undercoats, stains, or other conditions show through final coat of paint, until paint film is of uniform finish, color and appearance. Insure that corners, edges, crevices and exposed fasteners receive a dry film thickness equal to that of flat surfaces.

5. Final paint coat shall exactly match the existing paint color.
- D. Attach new 5/4 preservative treated wood blocking at existing wood blocking attached to clay tile masonry.
 - E. Attach new 2 x 4 preservative treated wood buck to jambs with 16d nails at 12" o.c. Attach to head (lintel) with heavy duty construction adhesive (not water soluble).
 - F. Remove vinyl nail fin from sill of window. Aluminum fins at jambs and sill to remain in place.
 - G. Set sill of new window in bed of polysulfide sealant.
 - H. Nail window fins to buck at jambs and head using provided slots and 4d nails.
 - I. Install brick mold, set in bed of polysulfide sealant at jambs and head.
 - J. Run bead of polysulfide sealant all around brick mold: at connection to masonry and at connection to window frame.
 - K. Run bead of caulk all around interior of window at gyp. bd. at head and jambs and at wooden sill and bottom.
 - L. Clean off dirt and grease by rubbing the surface using a cloth dampened with denatured alcohol.
 - M. Paint interior of window to match existing.
 1. Brush-apply material evenly without runs, sags, or other defects. Work each coat onto the material being coated at an average rate of coverage recommended in manufacturer's printed instructions.
 2. Cover surfaces completely to provide uniform color and appearance with a minimum of dry, film thickness of 2 mils.
 3. Make edges of paint, adjoining other materials or colors, sharp and clean and without overlaps.
 4. Apply additional coats when undercoats, stains, or other conditions show through final coat of paint, until paint film is of uniform finish, color and appearance. Insure that corners, edges, crevices and exposed fasteners receive a dry film thickness equal to that of flat surfaces.
 5. Final paint coat shall exactly match the existing paint color.

3.03 ADJUSTING/CLEANING

- A. Cleanup: remove all paint where it has spilled or spattered. Use paint thinner or solvent as necessary to effect complete removal.
- B. Remove all protective materials and clean any tape residue.
- C. Remove and properly dispose of all packing materials, trash and debris.

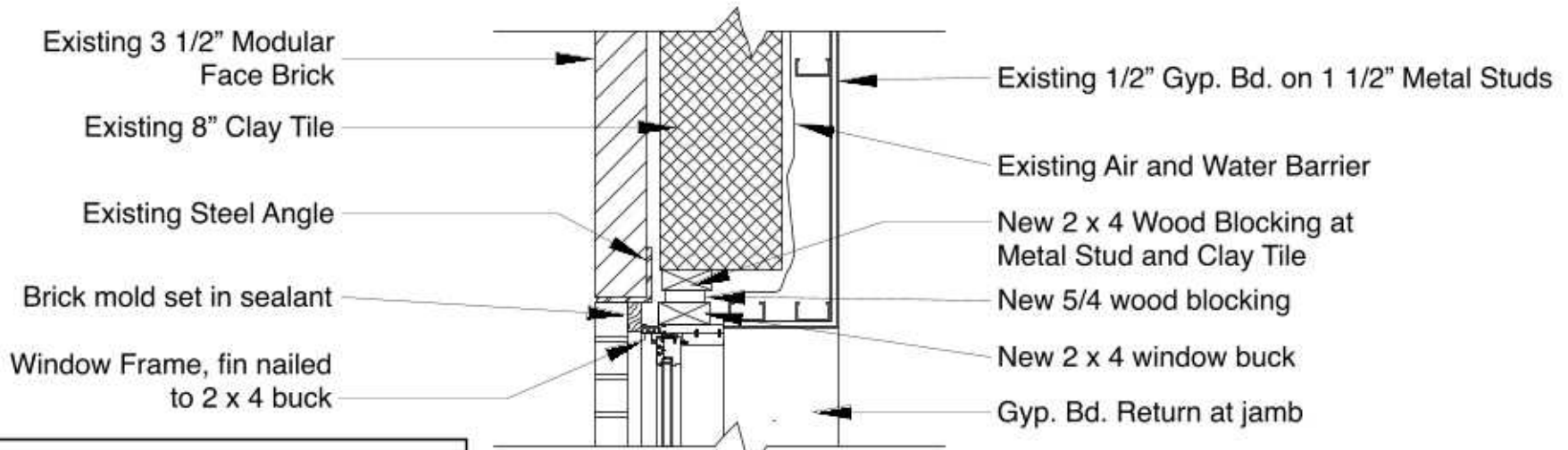
Specification prepared by

Michael Gaertner, Sr.
Architect
2314 Mechanic Street, Suite A
Galveston, Texas 77550

409/771-0304 Cell
409/762-0500 Office



July 23, 2021

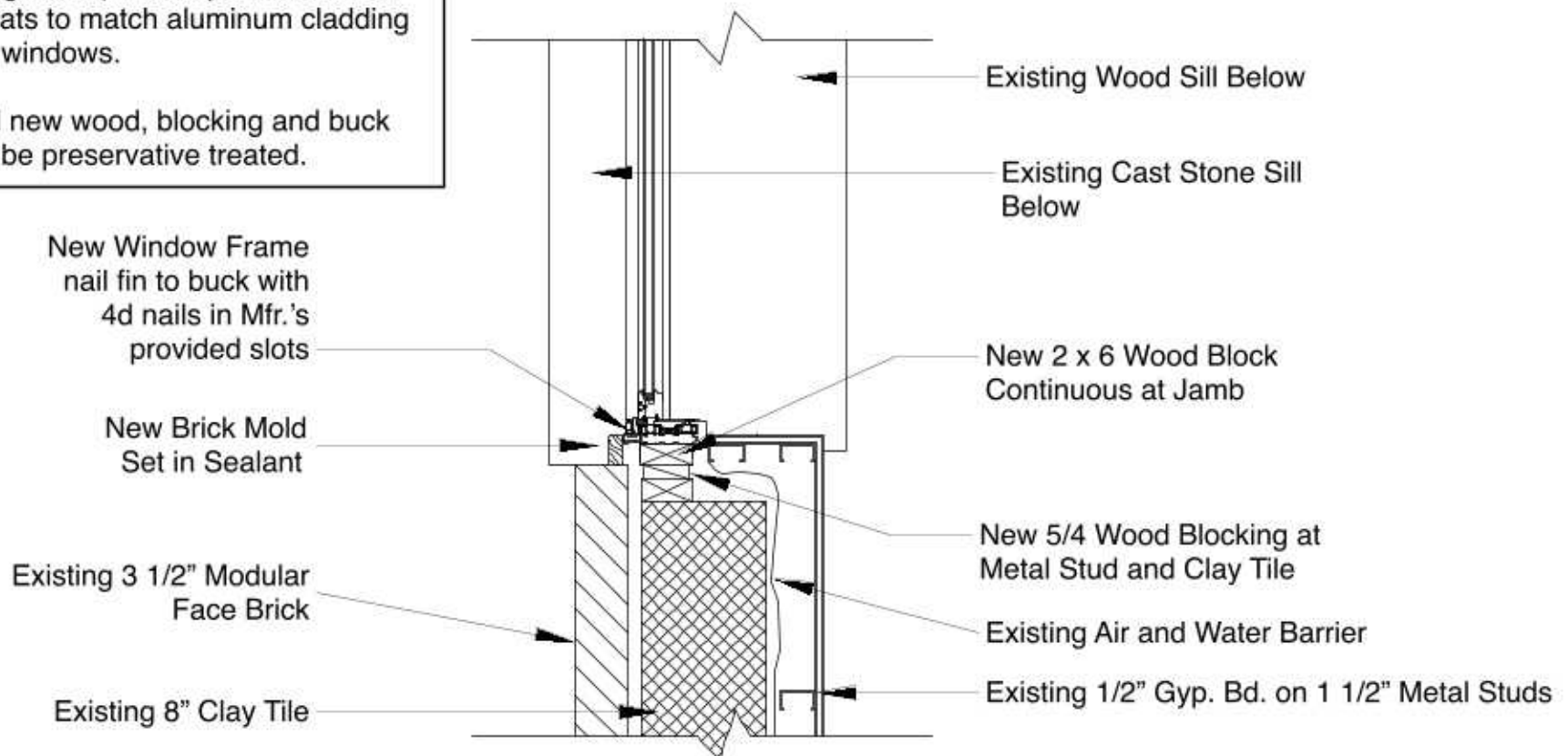


HEAD

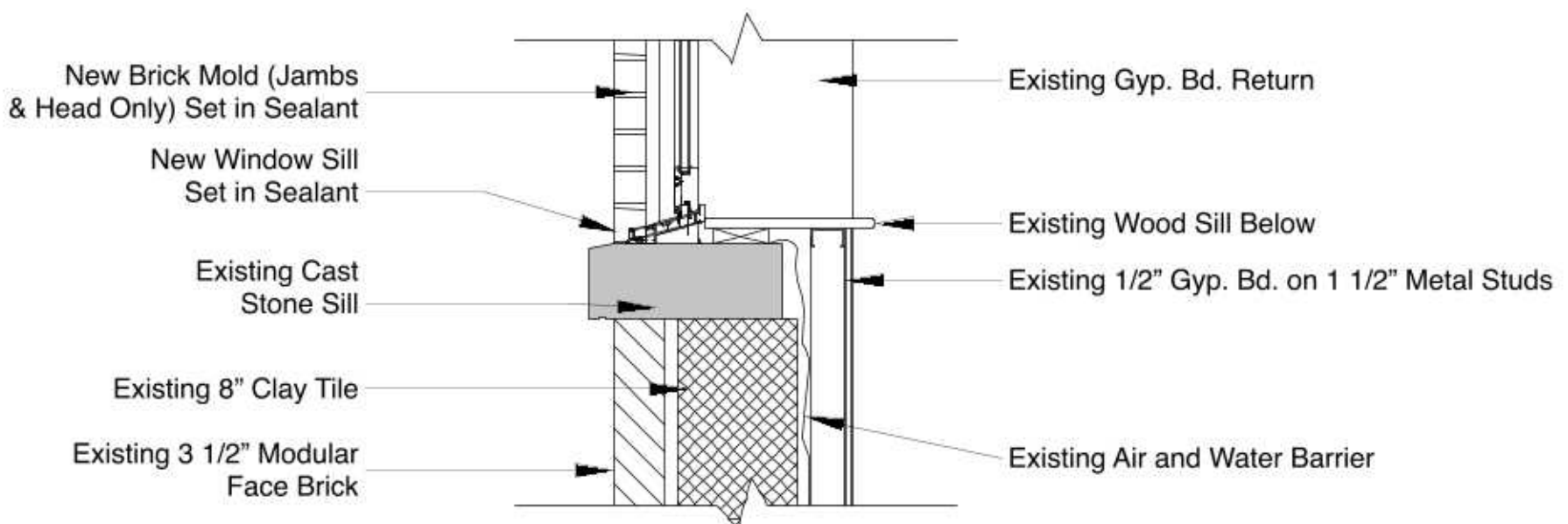
NOTES: Continuous bead of sealant all around window assembly at interior and at exterior joint with masonry.

Brick mold: dip cut ends in shellac (e.g. "Kilz") 1 coat primer, 2 finish coats to match aluminum cladding of windows.

All new wood, blocking and buck to be preservative treated.



JAMB



SILL

Drawings prepared by

Michael Gaertner, Sr.
 Architect
 2314 Mechanic Street, Suite A
 Galveston, Texas 77550

409/771-0304 Cell
 409/762-0500 Office

mikeg@mgaia.com



July 23, 2021



August 9, 2021

Mr. Daryl Massey, Chair, and
members of the Building Standards Commission
City of Bryan, Code Enforcement
300 South Texas Avenue
Bryan, Texas 77803

Re: Case # 2406 - 120 South Main Street
LaSalle Hotel, LH3 Hospitality, LLC, Owner

Honorable Chair and Commissioners,

As directed, I am writing to advise you of the progress made with respect to repairs and replacements to the windows at the LaSalle Hotel.

Date	Task
6/30	Submitted Engineer Report re: Verification of Existing Glazing
7/1	Placed Additional Rooms in Service as per resolution
7/3	Submitted Specification for Metal Window Repairs
7/26	Submitted Permit Application for Wood Window Replacements
7/27	First Shipment of New Windows Delivered
7/30	Permit(s) Issued by Building Department
8/3	Started Installation of Wood Window Replacements
8/3	Started Metal Window Repairs
8/9	Complete Installation of all Wood Windows

As of the end of business on Monday, August 9, 2021, all of the wood framed windows on the south, east and west facades have been installed in their openings. The interior and exterior trim for the wood windows on the seventh floor is complete and the current projection is for the remainder of the trim to be complete by Saturday, August 14th.

Repairs are complete for eight of the 3rd floor metal windows and five of the 4th floor windows. The current projection is for repairs to the remaining metal windows to be complete by Thursday, August 19th.

An inspection by the Building Department has been requested,

I will provide an additional update a few days prior to the next meeting. In the meantime, please let me know if you have any questions or need any additional information.

Sincerely,

A handwritten signature in black ink that reads "Michael Gaertner, Sr." with a stylized, cursive script.

Michael Gaertner, Sr.
Architect



August 13, 2021

Mr. Greg Cox, Chief Building Official
Building Department, City of Bryan
300 South Texas Avenue
Bryan, Texas 77803

Re: BSC Case # 2406 - 120 South Main Street
LaSalle Hotel, LH3 Hospitality, LLC, Owner

Mr. Cox,

After I sent a copy of my letter to you earlier today, the Owner asked that I updated you with respect to the remaining wood windows on floors five to two.

I have been reviewing the installation of all the replacement windows at the LaSalle Hotel and find that the installation of the windows is structurally complete and conforms to the drawings and specifications I prepared, and which have been submitted and permitted by your department. Please refer to my earlier letter regarding the 6th and 7th floors. At this point, all replacement windows are secured properly to the structure of the building.

The windows on floors five to two are in various stages of being painted and trimmed and that work continues as described in my letter of August 9, 2021 to the Building Standards Commission.

As I noted before:

- 1) In the rooms that were approved for occupancy because of the inner glass panels, those panels have not been removed, this so that the rooms can continue to be occupied, and
- 2) in removing some of the windows, the latex paint on the adjoining gypsum board was pulled and torn; this paint will need to be touched up.

Neither painting and trimming or the two items above affects the structural integrity of the window installation.

Please let me know if you have any questions or need any additional information.

Sincerely,

A handwritten signature in blue ink that reads "Michael Gaertner, Sr." in a cursive script.

Michael Gaertner, Sr.
Architect



August 13, 2021

Mr. Greg Cox, Chief Building Official
Building Department, City of Bryan
300 South Texas Avenue
Bryan, Texas 77803

Re: BSC Case # 2406 - 120 South Main Street
LaSalle Hotel, LH3 Hospitality, LLC, Owner

Mr. Cox,

I have inspected the installation of replacement windows on the 7th and 6th floor of the LaSalle Hotel and find that the installation of the windows is complete and conforms to the drawings and specifications I prepared, and which have been submitted and permitted by your department.

The windows are secured properly to the structure of the building, painted and trimmed and the work of the windows is complete, with two exceptions:

- 1) In the rooms that were approved for occupancy because of the inner glass panels, those panels have not been removed, this so that the rooms can continue to be occupied, and
- 2) in removing some of the windows, the latex paint on the adjoining gypsum board was pulled and torn; this paint will need to be touched up.

Neither of these affects the structural integrity of the window installation. These rooms are clean and ready for final inspection.

Please let me know if you have any questions or need any additional information.

Sincerely,

A handwritten signature in blue ink that reads "Michael Gaertner, Sr." in a cursive script.

Michael Gaertner, Sr.
Architect

Hancock, Megan

From: Cox, Gregory
Sent: Friday, August 13, 2021 4:53 PM
To: 'Michael Gaertner'; McKinzie, Charmaine
Cc: Janak Patel
Subject: Guest room occupancy RE: 120 S. Main Street - LaSalle Hotel Windows Floors 5 - 2

Michael, all-

Thank you for both letters you sent today. I am good with occupancy of all guest rooms provided the interior trim is on the interior side. There are rooms with construction equipment and debris, and those should be cleaned prior to occupancy.

I spoke with Jay and I am good with continued occupancy of rooms with interior panel, and they are ok to remove those and finish trimming the interior side out to continue occupancy.

For our official final certificate of occupancy issuance, all windows need to be trimmed out on interior and exterior side, with all repairs completed on North facing windows per the BSC order.

Please accept this email for temporary certificate of occupancy for all the guest rooms. Please let me know if any questions.

Thanks,

Gregory S. Cox, CBO
Chief Building Official
Development Services, City of Bryan
www.bryantx.gov
gcox@bryantx.gov
979-209-5031 office
979-209-5035 fax

From: Michael Gaertner [REDACTED]
Sent: Friday, August 13, 2021 3:09 PM
To: Cox, Gregory <gcox@bryantx.gov>; McKinzie, Charmaine <cmckinzie@bryantx.gov>
Cc: Michael Gaertner [REDACTED]; Janak Patel [REDACTED]
Subject: 120 S. Main Street - LaSalle Hotel Windows Floors 5 - 2

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