

# Zero / Six



**BEYOND THE EXTERIOR**

4rd QRTR 2019

**A  
Historic  
Collaberative  
Effort  
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2020 IIBEC International Convention & Trade Show  
March 26-31, 2020  
Houston, TX



# 04 Cover Story

## A HISTORIC COLLABERATIVE EFFORT

by Bill Coltzer, Jr., AIA, Daniel Hodge, Lidija Bikova, Jeffrey T. Bishop, PE, Steve Singleton, and Katie McConnell



When Zero/Six Consulting responded to the RFP for forensic consulting for St. Mary's Basilica Cathedral (in Galveston, Texas) back in 2017, we had no idea of the very cool opportunities that lay ahead. As we stand here today, every department of Zero/Six as well as our strategic partner (Coltzer Company) has gotten into the game and the collaboration that has occurred by the entire team being under one roof is nothing short of amazing. Not only are we restoring portions of a 150 year structure, we are also restoring stained glass, an eleven foot tall cast iron statue, and four thousand pound bronze bell. To celebrate the team concept, we have chosen one person from each department to describe the challenges associated with the work of their disciplines. The paragraphs that follow are their accounts of the project to date.

### Forensic Assessment: by Daniel Hodge

St. Mary's was plagued with water infiltration issues leading to deterioration of newer interior finishes in spite of an exterior renovation that took place post Hurricane Ike. We soon realized that the rework was not an issue, but rather a misguided attempt to fix the issues at hand. For instance, the walls were coated with a silicone elastomeric coating, effectively turning them into a barrier system. This would've been a great service to this building had the roof intersections above not allowed bulk water into the mass walls. Once moisture made its way into the wall assembly it had to exit somehow, and in this case the

moisture primarily caused discharge damage to the interior or side of the building; with exception of a handful of isolated locations where it caused damage to the exterior.

While this was evident at the recently restored common interior spaces, the damage noted on the interior of the spire walls was exponentially worse. Interior plaster work was reduced to salts, essentially, continually soiling the red carpeting within the spiral stairwells. Moisture was also observed on the interior side of the wall long after rain events occurred. Zero/Six was able to track this issue down to three primary sources of infiltration: a) original window system coatings and sealants have degraded to a point that they no longer prevent the ingress of exterior elements, b) the decorative copper spire roofs were installed in a way that trapped moisture between the gutter and top of wall assembly at the base, and finally the most prominent source of infiltration, and C) the hollow steel cross did not withstand the salt air in Galveston or contact of dissimilar metals, opening an approximate 3" hole at the very top of each spire.

Other issues at St. Mary's were all a very similar story, where well intentions of restoration work were not seemingly place in a well targeted restoration plan. Our deliverable lessons learned on this project is the necessity for engaging a coordinator or an expert in the field of building exteriors that can properly guide the work or at least allocate the funds available to make the best use of them.



### Diagnostic/Performance Testing: by Steve Singleton

The Deuteronomic Code, written in the 7<sup>th</sup> century BC., set forth that parapet walls should be built on rooftops so no one falls off the roof. That was about it in the way of building codes until the City of Baltimore instituted the first building codes in the United States in 1859. It wasn't until after investigating the causes of the great Boston Molasses Flood of 1919 that signed engineering and architectural calculations began to be a requirement. So when the Zero/Six Consulting's ISO accredited testing team was asked to performance test at St. Mary's Basilica, built in 1847, for whole building air leakage, we were not sure what to expect.



We didn't expect great results and yet we also didn't think it was wise to tell the Archdioceses of Galveston-Houston that the Church leaked without also providing a detailed account of where it was in fact leaking. The plan was for a two-step procedure to, first measure the level of air leakage by means of ASTM E779 whole building air leakage testing, then to follow the ASTM E1186 guidelines to determine where this 155 year old air barrier was indeed leaking. E779 testing revealed that if you combined all the air barrier leaks into a single opening, that opening would be a 24.31 square foot hole in the exterior envelope, just a little bigger than the front door on your house. Not that bad for a structure erected the same year Thomas Edison was born and anesthesia was first used for tooth extractions. We then took the obvious areas of leakage out of the test by taping over openings at the decorative exterior doors and the crawl space access hatches; this reduced the air leakage by a respectable two-thirds. Now, we needed to determine where the not so obvious areas of air leakage were located by following the E1186 procedures of using theatrical smoke and infrared image testing. Infrared image testing confirmed the areas we had suspected were allowing in outside air, but

it was the theatrical smoke that filled up St. Mary's from the Sacristy to the uppermost reaches of the Spires above the Narthex that revealed the hidden openings we were looking for.

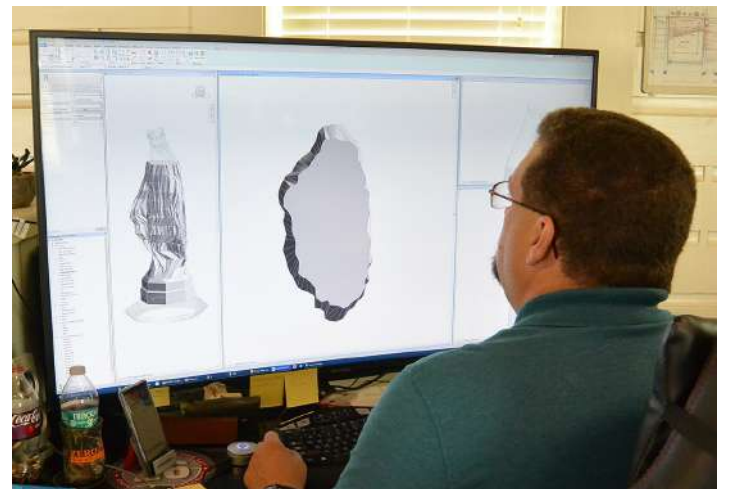
If you joined us in this undertaking you would understand why building codes in 1846 were really unnecessary in the case of St. Mary's, you just can't help but feel like your hand is being guided by a multitude of those who have been, and will be, blessed by St. Mary's over the years; we all feel as if we are a modern day Michelangelo as we work.

### Architecture: by Lidija Bikova

Our architectural group's primary role within this project was concentrated on the production of construction documents. Four Bid Packages we produced and issued to previously selected contractors, sequentially to cover the whole project's scope.

With the first bid package we covered the installation of a fluid applied membrane air barrier to the underside of the existing floor decking in the crawl space of the Church.

The second bid package scope of work involved the window restoration. These documents included drawings and specifications for the window restoration and the hurricane protection. Our documents detailed restoration and



hurricane protection on 24 windows total, 21 windows at the two spires and 3 windows on the South elevation.

Bid package number 3 scope of work was focused on the roofing. Scope included installation of new sheet metal and necessary demo for it to be installed, installation of all underlayments, and repairs and tie-in roof systems.

The last issued package was bid package number 4, which consists of details for the new copper work for the two



spires (detailing the structure for the spires was part of package 3 issued previously).

For the production of these documents we were using both 2D (AutoCAD) and 3D (Revit) software. The final product, the pdfs were created from AutoCAD. Revit is software for Building Information Modeling (BIM) that we used to build the model of the Church's interior and exterior. The architectural group started the construction documents process with the utilization of the Faro Focus 350 laser scanner. This totally replaced the time consuming old fashioned way of field measuring. The scanner allowed us to get accurate dimensions of existing conditions, from the interior of the crawl space 3' below ground level, to the exterior crosses that reside 96' above. After the scanning was completed our team was able to create the BIM model of the Church, and produce the construction documents needed to bid the work.

With this project we were able to combine the high tech resources available on the market with the standard CAD and got product that we used for this project's scope of work and will be used for future work on the building.

**Structural Engineering:** by Jeffrey T. Bishop, PE



For preservation of the structural integrity of the church, our assessment started from the ground up. The foundation down in the crawl space was observed and additional concrete and remediation on the nave area that was done after Hurricane Ike in 2008 was in great condition. In the sanctuary area we observed the original clay brick at the stem walls and base of walls. These Belgian bricks were gifted to Bishop Odin in 1845, and part of the original construction completed in 1848. The mortar joints showed signs of deterioration, and some of the face bricks were beginning to deteriorate due to exposure to

moisture that is inevitable over time on Galveston Island. Luckily, the multiwythe mass wall construction protected the hearting (inside) of the wall. Re-pointing with a compatible historic masonry mix and adding a parge coat on top was performed to ensure the stem walls and base of walls in the crawl space are remediated and protected. Preservation starts in places no one will ever see or notice, but keeps the ground below us and the walls around us stable.

The two spires on the West side of the church were evaluated with an interior and exterior laser scan. We utilized the Faro Focus 350 to scan the site and get an accurate 3D point cloud with a photo overlay that makes it easy to visualize and stitch the scans together. The cloud was used to create a BIM model of the church, but also to do some analysis of the structure. Looking at the point cloud of a structure built back in 1848 can reveal some imperfections, as expected. One concerning thing that was found was a slight tilt towards the road at both towers. It's unclear if the towers were built like this or if differential settlement over time has caused some of the "lean". The beauty of modern technology allowed us to measure exactly where and how much the tower was out-of-plane, eliminating the concern about instability. Using this technology, we are able to do monitoring on the potential problem through rescanning at regular intervals and after storms.

When observing the condition of the spires, it was clear from the outside that the copper cladding at the roof would require replacement. Looking at the roof structure from the inside, the old wood framing and newer remediation attempts were suffering from some water and termite damage. Replacing this spire roof structure would be easiest in one piece, with all the sheathing and cladding installed at the ground level prior to lifting and setting into place. Steel tube was used as a design member to create a frame that is identical to the old wood frame, but was more easily constructed and will stand the test of time. The pedestal below the beautiful historic Madonna statue was also found to be having the same moisture and termite issues. Again, a steel frame was designed to attach to the large wood timber structure below, and properly support the Madonna.

**Construction:** by Katie McConnell

In July of 2019, Coltzer Company, LLC was contracted as the general contractor for exterior renovations to St. Mary's Cathedral Basilica. The project began from an outline detailing five areas of work; de-humidification, crawlspace, spires, bell tower, and miscellaneous enve-

lope. Each category unique with its own detailed scopes of work, all of which derived from and an exterior envelope assessment conducted by Zero/Six Consulting in June of 2017. What began as your everyday massive restoration project, developed into the coolest project in town. Whether you are a native Galvestonian or temporary tourist, 2011 Church Street catches your eye and begs for a second glance. Standing one hundred and five feet in the air atop the attached bell tower at the rear of the sanctuary, presides the eleven-foot-tall, two thousand five-hundred-pound cast iron statue of Saint Mary, "Star of the Sea". On September 27, 2019, Coltzer Company carefully hoisted her from her resting position for the past one hundred and forty one years, and brought her down to the ground to receive proper restoration on site and a well-deserved, new steel attachment system to be installed at the base pedestal, designed and engineered by Zero/Six Consulting. The second most eye widening attraction is the currently topless steeple towers that frame the entrance to the church. In early December 2019, Coltzer Company deconstructed and removed the previous copper clad spire roof systems. The failing copper attachments and considerable termite damage had caused extensive failures within the previous roof systems and were not allowing the church to reach a proper pressurization that the envelope desperately needed. Prior testing conducted by Zero/Six Consulting indicated such breaches. The copper that was believed to have served over a century atop the previous roof systems, was safely salvaged and will be presented to the church at the conclusion of the project as medallions. The new steel structured roof systems, designed and engineered by Zero/Six Consulting were fabricated and are displayed in a staging area of the parking lot. Coltzer Company is installing new plywood decking to the steel frame and new copper that ought to gleam until they acquire their aesthetically pleasing patina green. Corresponding in a lustrous nature, one can't help but notice the light reflecting newly installed copper gutters and downspouts along the updated roof edges along the perimeter of the sanctuary. Before the jaw dropping exterior renovations took place, Coltzer Company began this project under the belly of the beast, within a flooded crawlspace directly below the sanctuary's floor. This phase of the project started with draining the flooded space and correcting the plumbing issues that generated the pools below Sunday's congregation. Thereafter, Coltzer Company installed a vapor barrier on the underside of the sub floor within the crawlspaces' chambers that runs throughout the entirety of the floor plan. These spaces ranged in depths of three feet to merely an inch from one's chest while lying flat. This claustrophobic setting was not for the faint of heart, nor were the tomb

markers found indicating the resting places of past priest from centuries ago. While working in these spaces, ventilation systems were repaired and updated to properly control temperature and humidity. The masonry walls below the altar area, serving as foundation for the sub floor above and divisionary walls within the crawlspace chambers, were in desperate need of attention. Coltzer Company called upon masonry restoration experts to identify and propose mortar mixes that agreed with the historic bricks within the church. All walls were then re-pointed and coated, inevitably adding years to the life of the foundation system. Coltzer Company also constructed new ladder systems within the bell tower's seven floors, allowing one to safely access the three-thousand-pound cast bronze bell that resides seventy feet above the ground. The bell's restoration will include all new hardware and once again be a swinging bell whose sound will resonate across downtown Galveston. Coltzer Company continues its trek towards completion of exterior renovations, while anxiously awaiting the new scopes of work that develop from the donations of generous spectators and congregants.



One of the "side effects" of this project is that it is a quick ten minute walk from our main office. As such, all of the team is able to monitor progress regularly and witness such milestones as a 150 year old statue being removed from her perch 105' from the ground. Long story short is that the Archdiocese of Galveston-Houston has afforded our companies a chance to exercise all of our skills on one of Texas' most prized architectural jewels. It is truly a once in a career opportunity to which we will forever be thankful.

God speed Stella Maris.

Bill Coltzer, Jr., AIA



# 08 Projects at a Glance

## ON DECK

- MD Anderson Proton Therapy**  
Location: Houston, Texas  
Client: Stantec & MD Anderson
- TAMU RELLIS Phase II**  
Location: College Station, Texas  
Client: TAMU
- Darrell K. Royal Memorial Stadium South End Zone**  
Location: Austin, Texas  
Client: UT Austin
- UTHSC San Antonio State Hospital**  
Location: San Antonio, Texas  
Client: UTSA
- Austin State Hospital Replacement**  
Location: Austin, Texas  
Client: UT Austin
- UT Austin Applied Research Lab**  
Location: Austin, Texas  
Client: UT Austin
- UT Austin SEAY Building**  
Location: Austin, Texas  
Client: UT Austin
- MetroNational Bunker Hill**  
Location: Houston, Texas  
Client: Slate
- MetroNational 9753 Katy Freeway**  
Location: Houston, Texas  
Client: MetroNational
- Frost Bank College Station**  
Location: College Station, Texas  
Client: Frost Bank & McKinney York Architects

## NEW CLIENTS

- Touchstone Bernays

Garrison Namvar

Ridgemont Construction

Gorrondonga Engineering Services
- JR Jones Roofing

Thomposon Coe

Lamar University

## IN FULL SWING

- Frost Bank in the Third Ward**  
Location: Houston, Texas  
Client: Frost Bank
- Frost Bank Heights**  
Location: Houston, Texas  
Client: Frost Bank
- Frost Bank Katy—Mason**  
Location: Katy, Texas  
Client: Frost Bank
- St. Mary’s Church Restoration**  
Location: Galveston, Texas  
Client: Archdiocese of Galveston - Houston
- UT Austin Energy Engineering Building**  
Location: Austin, Texas  
Client: UT Austin
- Harris County Criminal Justice Center**  
Location: Austin, Texas  
Client: PGAL Architects
- TFC—North Austin Complex**  
Location: Austin, Texas  
Client: Vaughn Construction
- UTSA Science & Engineering Building**  
Location: San Antonio, Texas  
Client: UT San Antonio
- UTMB League City Hospital**  
Location: League City, Texas  
Client: UTMB
- UT Southwestern**  
Location: Dallas, Texas  
Client: UTSW

## IT’S A WRAP!

- M.D. Anderson—The Woodlands**  
Location: The Woodlands, Texas  
Project Type: New Construction  
Client: EYP Architects  
GC: Vaughn Construction  
Architect: EYP Architects  
Scope of Work: Building envelope related construction documents preparation, submittal reviews, On-site QA/QC and reporting, and roof uplift testing per ASTM E907.
- Avinext Office Building**  
Location: College Station, Texas  
Project Type: Exterior Renovations  
Client: Avinext  
GC: Vaughn Construction  
Architect: Zero/Six Consulting, LLC  
Scope of Work: Construction Documents preparation, permitting, bidding, submittal reviews, On-site QA/QC and reporting, and water infiltration testing per AAMA 501.2.
- University of Texas Rio Grande Valley—School of Medicine Team Based Learning Center**  
Location: Edinburg, Texas  
Project Type: New Construction  
Client: UTRGV  
GC: Vaughn Construction  
Architect: Munoz & Company  
Scope of Work: Construction Documents reviews, submittal reviews, On-site QA/QC and reporting, Air/Water infiltration testing per ASTM E1105 & ASTM E783, nozzle testing per AAMA 501.2, and roof uplift testing per ASTM E907.
- Barryknoll Apartments (The McAdams)**  
Location: Houston, Texas  
Project Type: New Construction  
Client: MetroNational  
GC: Gilbane  
Architect: ZCA Residential, LLC  
Scope of Work: Construction Documents reviews, submittal reviews, On-site QA/QC and reporting, Air/Water infiltration testing per ASTM E1105 & ASTM E783, nozzle testing per AAMA 501.2, roof uplift testing per FM 1-52, and Electronic Leak Detection (ELD) per ASTM D7877.

- University of Texas at El Paso — Interdisciplinary Research Building**  
Location: El Paso, Texas  
Project Type: New Construction  
Client: UTEP  
GC: Hensel Phelps  
Architect: Perkins+Will  
Scope of Work: Construction documents reviews, envelope related submittals reviews, On-site QA/QC and reporting, Air/Water infiltration testing per ASTM E1105 & ASTM E783, and roof uplift testing per ASTM E907.
- University of Texas Health — Barshop Institute**  
Location: San Antonio, Texas  
Project Type: New Construction  
Client: UT HSC  
GC: Vaughn Construction  
Architect: Alamo Architects  
Scope of Work: Drawing reviews, On-site QA/QC and reporting, Mock Up testing, Air/Water infiltration testing per ASTM E1105 & ASTM E783, nozzle testing per AAMA 501.2, and roof uplift testing per ASTM E907.
- Austin Proper**  
Location: Austin, Texas  
Project Type: New Construction  
Client: George D Alan  
GC: Austin Commercial  
Architect: Handel Architects  
Scope of Work: Electronic Leak Detection (ELD) testing per D7877.



UTRGV SOM



Avinext Office Building



Austin Proper (photo credit: Handel Architects)



MDACC The Woodlands



The McAdams (photo credit: Handel Architects)



UT Health—Barshop Institute



# 10 Zero/Six News

## ZACK JOHNSON-MVP FOR 2019

For the second time in his very young career Zack Johnson has been voted the MVP of Zero/Six Consulting by his peers. Hopefully Zack thinks this is “cool”, but it is especially rewarding for the Z6 core since he *is a product of Z6*; we signed him on straight out of school. Goes to show that the sky is the limit for a smart kid that is willing to put in the work. Congrats Zack from all of us at Z6.



**Zero/Six/Coltzer Hall of Fame:** Recognizing the folks that gave Zero/Six credibility and established a culture of quality and value.

## WH “Pop” Coltzer, Sr.

Not only did Pop help establish the culture that is Zero/Six, he provided much of the mentoring that our (initially) very young staff required...*mentoring that included as many life lessons as technical ones.* Additionally, Pop and his wife Julie served as the “Bank of Z6” back in those early days when conventional banking was not really an option. We would not have a business without them. We lost Pop in April of 2018 but still feel his presence every day.



## Baby Bishop!

Welcome to the Z6 Family Henry Theodore Veliz Bishop, son of our Jeffery T. Bishop, PE and his wife Ashley. Henry arrived December 12 (we got the text around 4:14 P.M.) and weighed in at seven pounds five ounces. *Something in the water around here; we have seen a few babies.* Anyway, welcome Henry!

## Floyd Carrier

Everyone knows Floyd and the Coltzer’s go way back, but few folks realize that it goes all the way back to 1989. Floyd Carrier was one of those guys that worked alongside Pop (in the early days) and one of the very few that shared his standards. Floyd truly is a jack of all trades, but unlike the saying...he is a master of all of them. Hopefully, if he ever does retire we can keep him on as the company cook; we do love us some etouffee’!



## New Licensure

Jeff Bishop P.E. recently secured his Florida engineer license to facilitate Zero/Six Consulting’s planned expansion into Florida. Jeff lives and offices within a mile of the Gulf of Mexico giving him a unique perspective on windstorm engineering concerns which will serve him well as he extends his expertise to the more than 8,000 miles of Florida’s coastline.



## Z6 Serves

The Zero/Six team has always been a group of over achievers when it comes to community involvement. Last year our Magee Solomon asked about the possibilities of formalizing that effort as a focus group within Z6 and just like that “Z6 Serves” was born. What a hit! So next time flood waters threaten the Meals on Wheels program you just might see Magee and her crew...again.







# 12 Zero/Six Out & About



1. Breakfast by Sonia Day!...should be every day.
2. Galveston Chamber of Commerce Golf Tournament (Skip, Maggee, Zack & Aaron).
3. Christmas Tree Decorating Celebration.
4. Halloween
5. Toys collected for Galveston Police Department Blue Santa Program.

6. Galveston Economic Development Partnership's Economic Symposium.
7. Pumpkin unloading at Moody Church in Galveston.
8. Alzheimer's Walk on Galveston Beach.
9. Camo Day in observance of hunting season.
10. Holiday pot luck.





# 14 Join Our Team

At Zero/Six Consulting, we’re always on the lookout for fresh insight, creative minds and bold talent, at all experience levels and specialties, to work on unique projects in a wide variety of markets from design through project completion. Our corporate culture supports career advancement in an energetic, collaborative environment where innovation thrives, ideas come to fruition and employees experience a good work/life balance. We offer competitive pay, benefits, team building activities, continued education and more! Discover your career with Zero/Six!

## BUILDING ENVELOPE CONSULTANTS – THROUGHOUT TEXAS

### PRIMARY RESPONSIBILITIES:

- Critical evaluation of building envelope performance.
- Resolving complex building envelope issues, including evaluating existing design.
- Inspect work in progress related to the exterior building envelope. Inspections will require climbing and operation of access equipment (i.e. swing stages) on high rise structures.
- Organizing field data to facilitate analysis and problem solving.
- Management of client services, communicating progress, reporting, technical discussion of findings, recommendations, and project close-out.
- Scheduling and implementation of project needs.
- Attending project meetings, including leading meetings.
- Business development

### CANDIDATE MUST HAVE THE FOLLOWING SKILL REQUIREMENTS:

- Strong expertise in the building envelope, including building materials, glazing systems; insulation and air barriers; cladding assemblies; roofing; and waterproofing systems.
- Experience in various building envelope related test methods.
- Knowledge and experience in field quality control and investigation methods.
- Ability to work on-site and to also travel which may include overnight travel.
- Experience managing projects and project teams of varying sizes.
- A mature professional with excellent written and verbal skills.
- Scheduling and implementation of project needs.
- Bachelor degree in Architecture, Engineering, Construction Science or similar degree preferred.
- Minimum 5 years’ experience with site investigations, project management and construction monitoring of commercial roofing/building envelope and waterproofing projects.
- Minimum 10 years’ experience in the roofing/waterproofing industry.

COMPENSATION: Base salary is commensurate with experience and licensure.

JOB TYPE: Full-time

## LEAD / TECHNICAL ARCHITECT – GALVESTON, TEXAS

### CANDIDATE MUST HAVE THE FOLLOWING SKILL REQUIREMENTS:

- Five to ten years’ experience in the preparation of technical drawings related to the exterior building envelope.
- Constructional experience related to the exterior building envelope (non tenant build-out experience).
- Currently licensed in the State of Texas (licensure in other Gulf Coast states is a plus).
- Proficiency in AutoCAD and Microsoft Office Suite applications, including MS Word, Excel, Publisher, and PowerPoint. Must be willing/capable to become proficient in AutoCAD 3D and BIM related software such as REVIT.
- Team player with above average communication skills and a dispute resolution mindset.
- Must be equally comfortable at job site and boardroom settings.
- Physically fit and without fear of heights (appropriate training will be provided).

REQUIRED EDUCATION: Bachelor's or Master's degree.

COMPENSATION: Base salary is commensurate with experience and licensure.

JOB TYPE: Full-time

Zero/Six Consulting, LLC is an Equal Opportunity Employer.

OUR CORPORATE CULTURE  
SUPPORTS CAREER ADVANCEMENT  
IN AN ENERGETIC ENVIRONMENT  
WHERE INNOVATION THRIVES

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# 15 Save the Date



## 2020 IIBEC International Convention & Trade Show

March 26-31, 2020 | Marriott Marquis Houston and George R. Brown Convention Center | Houston, Texas

IIBEC's premier annual event features over 25 hours of educational seminars, live product demonstrations, and a two-day trade show with over 140 exhibitors.

DISCOVER OUR TESTING CAPABILITIES, NEWEST INNOVATIONS, AND HANDS-ON DEMONSTRATIONS OF OUR BLOWER DOOR TEST, AS WELL AS PRESENTATIONS ON ELECTRONIC LEAK DETECTION AND MORE.

**STOP BY BOOTH 334**





A faded background image showing two construction workers from behind, standing on a rooftop. One worker is wearing a white shirt and dark pants, and the other is wearing a plaid shirt and dark pants. They are both wearing hard hats. In the background, there is a building with a window and a ladder leaning against it.

**WE HAVE HISTORY.**

***OF KEEPING THE OUTSIDE OUT.***

**Thank you for reading our newsletter!**

For more information, visit [www.z6consulting.com](http://www.z6consulting.com)