

Item 3 – Authorization to Repair Water Leak

Heavy driving rain during the first two (2) weeks of June 2025 revealed a water leak manifesting in the storage room of the District Office. There are likely two (2) attributable causes:

1. Water has found its way through the 100+ year old brick foundation supporting the District Office.
2. Water may once again be leaking into the storage room through an area of the roof that sustained damage in April 2021. The leak was repaired in 2021 but may once again be causing an issue.

TMLIRP has been contacted and a claim filed on the occurrence. An adjuster is scheduled to be at the office late Monday afternoon (June 23rd) to assess the matter.

Lopez Construction was contacted to provide an estimate for repair of the back wall below and above grade. It was originally discussed to:

- install a concrete footing along the base of the entire back wall of the office
- water seal the brick foundation, plaster the repair below and above grade
- replace deteriorated plywood covering two (2) old windows
- reroute water draining from the roof away from the building.

The estimated cost for emergency work is \$9,575.

We will need some flexibility to amend work to be accomplished not knowing exactly what the issues are and the proper method(s) of repair should be.

It is the recommendation by the General Manager for the Board to authorize repairing the water leak issue providing flexibility to make change orders as needed to accomplish the repair with agreement by the Building Maintenance Committee.

ESTIMATE



Lopez Construction

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June 18, 2025

Brazos Valley Groundwater Conservation District
112 W 3rd Street
Hearne, Texas 77859

Exterior Brick Wall Repairs 26 w x 25 h.

Clean area of building with removal of all trash, tree stump, vines on building and haul away. Pressure wash and prepare the area.

(2) two windows 42'x60" remove existing plywood preparation of new FRP Reinforced exterior plastic plywood. Preparation of framing and seal with silicone caulking.

Top area wall seeping water inside building remove deteriorating cracked brick / mortar concrete and clean up walls for preparation of replacement and entry repoint all areas as needed.

(Repointing Mortar: Repointing involves removing old, cracked mortar and replacing it with fresh mortar to seal the gaps and prevent seeping water and moisture from getting through)

Bottom area wall to dig up and prepare for concrete barrier to stop water from seeping through building preventing further damage. The concrete wall will be eight (8) inches width x 2 ½ feet deep. (Repointing Mortar: Repointing involves removing old, cracked mortar and replacing it with fresh mortar to seal the gaps and prevent moisture from getting through).

Waterproof Coatings: After repointing, applying a waterproof coating or masonry paint on the brick surface creates an additional protective layer that helps stop water from seeping in and protects the brickwork from future damage.

The side wall installs dirt up against the bottom to make the runoff away from building with slopes, proper grading should direct rainwater away from the structure to prevent water from being away from foundation.

Roof rainwater gutter downspouts to be removed and install with new 6-inch drainpipe on both sides.

Materials and Labor \$9,575.00

Lopez Construction looks forward to doing business with you!