

Building Report | CLRC Renovations and Additions Project

04.01.22

The following are pictures from the week ending in 04.01.22 in regards to the CLRC Renovations and Additions Project. Despite the less than cooperative weather this week (strong winds and heavy rains) a good amount of the work needed to replace the existing roof on the upper portion of the building is nearly complete. Once the upper portion is complete the roofing contractors will focus on the remainder of the roof that surrounds the mechanical penthouse. A lot more of the finishing of the second floor occurred as well with more painting and ceiling grid installation. Next week some of first sets of custom casework will arrive and be installed. Over 90% of the rough framing on the first floor is now complete, and nearly all of the Library Office Suite has received wallboard which now can be finished. Very little work happened in the basement this week, however that will change next week as those spaces will become more of a focus. Overall the project is just around 75% complete as we are still on target to reach substantial completion on June 3rd of 2022.

EXISTING ROOF

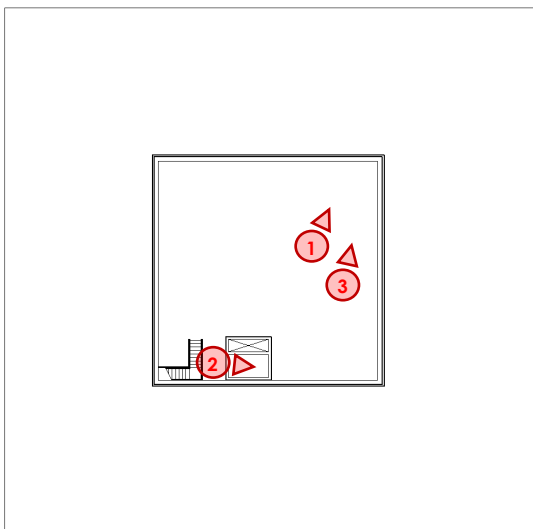


Photo #1 was taken earlier in the week and shows a small portion of high roof above the mechanical penthouse stripped and now receiving one of its two layers of rigid insulation. With the weather this time of the year being so active and quick to change they only expose as much roof as they can replace in a day so as to try and keep the interior of the building as weather-proofed as possible.

Photo #2 shows the southeast edge of the high roof and features not only the two new layers of rigid insulation being installed, but also the new treated 2x lumber around the perimeter. This wood block will serve not only as the edge curb, but will eventually be covered in the membrane roofing and eventually a pre-finished metal coping.



Photo #3 was taken in the approximately the same areas as Photo #1, but later in the week. Here you can see the roofing contractors applying a coating of hot asphaltic cement which helps adhere the layers of rigid insulation together and to the roof substrate.



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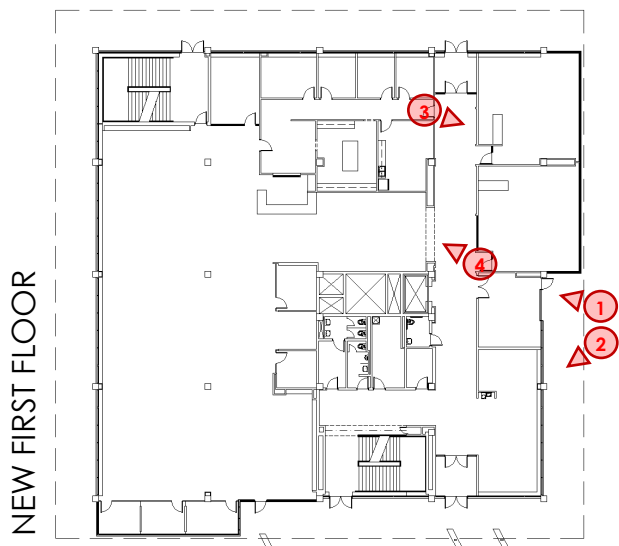


Photo #1 highlights one of the many instances where an existing can downlight has been removed in the building soffit and replaced with a new energy-efficient LED alternative. The process is quite labor intensive and involves installing new treated backboard, new stucco to match, skim-coating the whole soffit and then painting for a smooth finish free of any indications of new work.

Photo #2 highlights the progress of relocating the condensers for the mini-split HVAC units for the main server room in the basement from their temporary location on the other side of the curtain wall in the loading dock area outside to their new dedicated concrete pad as featured. This process takes some time as each unit is moved individually so that only one unit is offline in the server room so as to maintain proper temperatures for the sensitive equipment housed in that space.



Photo #3 shows some of the carpenters installing the new gypsum board over the wall between the new classroom and the main corridor near the southeast addition. In the back you can see the voids between the metal studs have been filled with a fiberglass batt insulation to help cut down on noise transmission from the corridor into the classroom.



Photo #4 highlights the progress of the work needed to complete the rough framing for the entry into the new library area. The framing shown will help support the future overhead coiling gate which will help close off the library when not in use. This gate is similar to those you see at stores in a shopping mall. Unlike prior to the renovations this will allow the library to operate on different hours than that of the rest of building.



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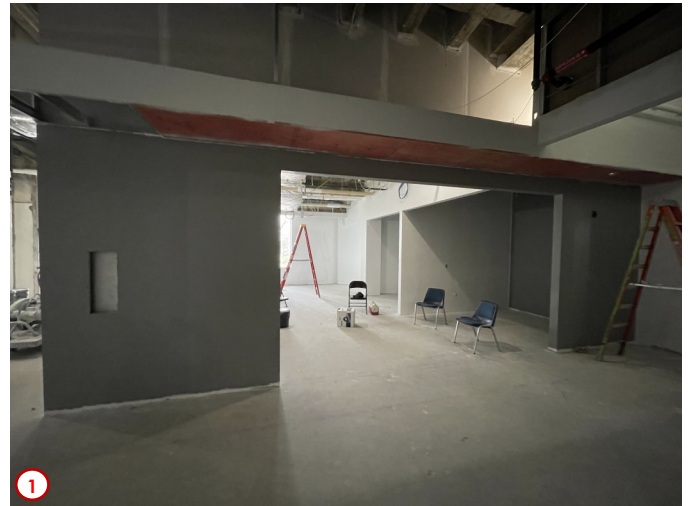
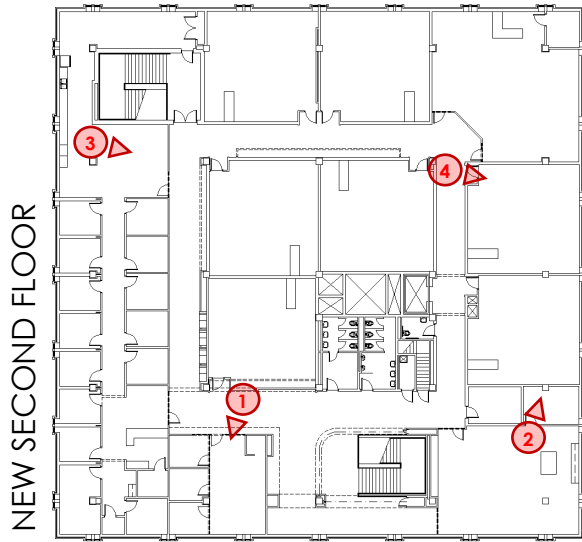


Photo #1 was taken near the entrance to the future Writing Center and shows the area now freshly painted. All the base and accent walls have been painted according per the intended design from the architects.

Photo #2 shows one of contractors (on stilts) installing the suspended ceiling grid in the Storage Room off of the Student Publications Space. Nearly all the spaces receiving suspended ceiling have been completed, and next week the concentration will be to finish the corridors. Once the second floor is complete the focus will be on the first floor and the basement.



Photo #3 highlights more of the installation of some of the in-ceiling infrastructure. Featured in this photo is one of literally hundreds of diffusers that will help deliver conditioned air into interior of the building. You can also see the flexible duct connects to the trunk lines terminating into the top of this diffuser.



Photo #4 features the start of another finish starting to be installed. Here you can see one of the accent wood panels that will surround the entry door into this classroom now installed. Next the finish contractors will move on to installing the panels on the walls that will match the ceiling. Together the wood accent panels will help to provide a warmer and more natural selection of colors and materials to the building interior.

