

Building Report | CLRC Renovations and Additions Project

04.08.22

The following are pictures from the week ending in 04.08.22 in regards to the CLRC Renovations and Additions Project. There was certainly a flurry of activity both inside and outside the building this week. On the second floor more finishing activities happened as the ceiling grid was completed and items such as the new LED light fixtures started to be installed. On the first floor more of the rough framing was installed and that key item is over 90% complete. The first areas of painting on the first floor started, and next week a good portion of the remaining areas still needing wallboard will be covered. In the basement many items needing work such as furring out existing block walls began. Despite the less than ideal weather this week a good portion of the roof renovation was completed. The entire area of the mechanical penthouse is complete sans the trim work and received its stone ballast. On the lower roof the entire north and east sides are now installed. The project is roughly 70% complete and remains on schedule to reach substantial completion in early June.

EXISTING ROOF

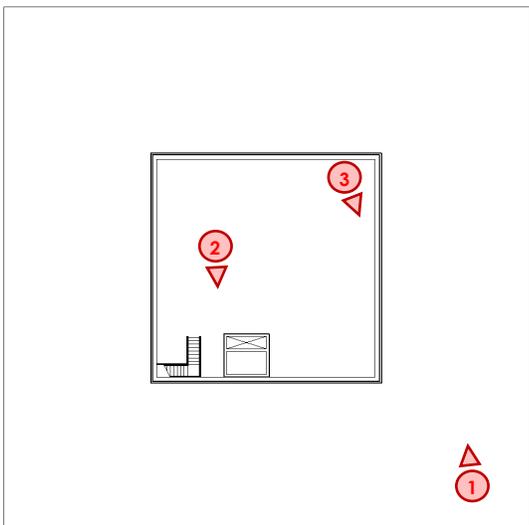


Photo #1 was taken along the east side of the lower portion of the roof. Here you can see an example of how the roofing contractors have been working in smaller sections. This way they can get the work accomplished even with the extra rainy weather we have been experiencing lately, and by doing this they are able to keep the interior of the building dry.

Photo #2 shows the roof access hatch now installed. This new hatch is seated higher than the previous version which will encourage water to flow away from the unit, therefore hopefully discourage any leaks from forming around the perimeter of the unit.

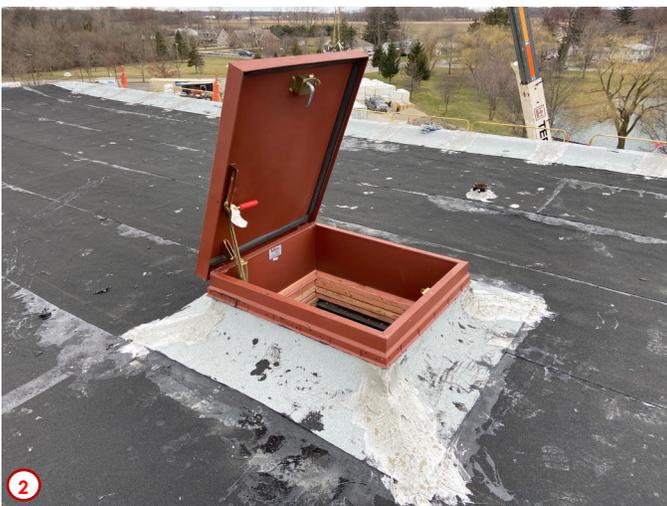


Photo #3 highlights the installation of the roofing membrane. The membrane is chemically bonded to the insulation layer underneath and then all the joints are sealed. Once the membrane is installed and covers the roof completely then adhesive is applied and then a layer of stone ballast will be installed which will protect the roofing in two ways: help protect it from the damaging effects of the sun's UV rays, and also protect from falling objects possibly penetrating the membrane which then would be most likely prone to become a leak.



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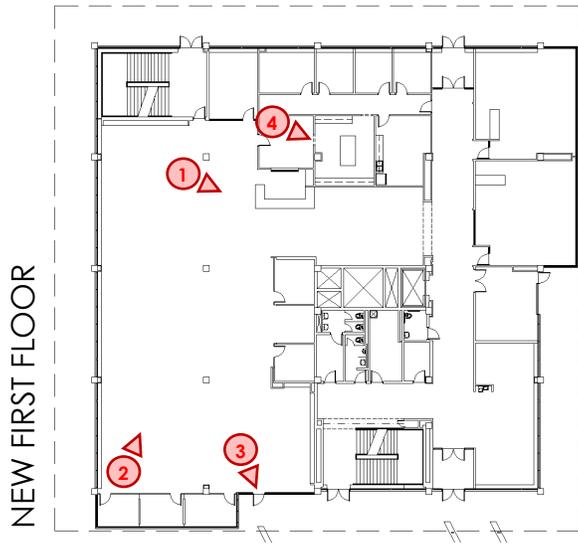


Photo #1 shows the light-gauge metal framing (highlighted for your reference) now installed for the bulkhead that will be above the reference desk area in the library space. This framing will eventually be clad in a panelized wood veneer system.

Photo #2 was taken in the northwest corner of the future library space looking towards the southeast and highlights the framing for the bulkhead which will help separate the exposed framing for the second floor above and where the ceiling cloud above the stack area ends. This framing has been highlighted in red for your reference.

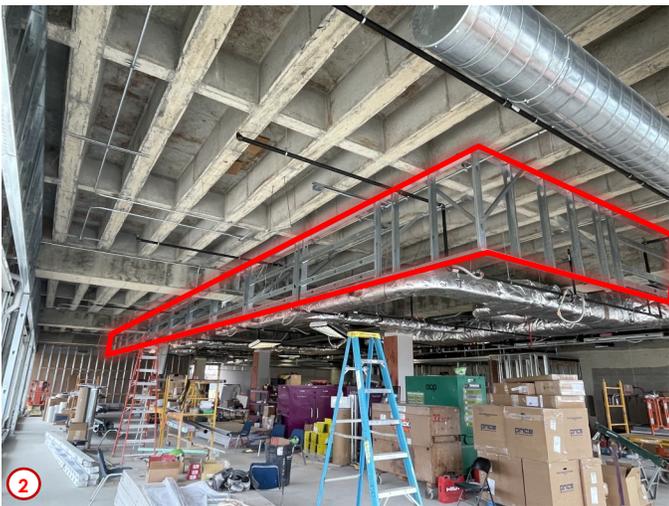


Photo #3 is just one example of many throughout the first floor where the needed door hardware was installed. Here you can see one of many exit doors with the needed closer now installed at the top of the door frame.



Photo #4 features one of painting contractors applying a layer of primer on the walls of the open area of the Library Office Suite now that the wallboard in this area has been taped, mudded, and sanded. From here the painting contractors will go on to apply two layers of finish paint before their work is complete.



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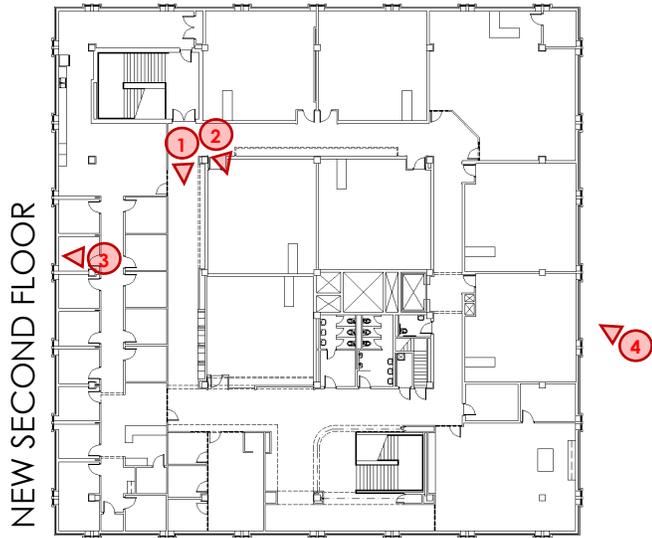


Photo #1 shows the now completed grid system for the suspended acoustical ceiling tile in the new north corridor on the second floor. With this grid in place several infrastructure items can be installed such as the sprinkler heads, air diffusers and return grilles, occupancy sensors, and light fixtures.

Photo #2 was taken of the new entry into one of the soon to be refurbished classrooms. Here one can see the entry being clad in a high-grade veneered plywood. Again, the previous entry was not ADA compliant so the entries were expanded so as to be code compliant.



Photo #3 highlights the progress of finishing the ceilings in one of the many faculty offices in the new H/SS Division Office Suite. Here you can see the sprinkler head in place but also the light fixture, supply diffuser, return air grille, and the occupancy sensor. Once all the above needed inspections are conducted then the remaining tile will be installed.



Photo #4 was taken outside the south face of the building and shows the contractors installing the metal coping around the perimeter of the second floor at the top of the precast fascia panels. The old coping had become weather and damaged over the years and was starting to fail in many locations. This new coping will hopefully last even longer and exceed expected performance criteria.

