

Building Report | CLRC Renovations and Additions Project

10.8.21

The following are pictures from the week ending in 10.8.21 in regards to the CLRC Renovations and Additions Project. Overall this project is now at roughly 20% complete. There is a large amount of new framing being installed on the second floor with a lot more to complete. On the first floor more demolition of the old perimeter curtain walls has been completed. Soon the waterproofing process for the entirety of the south wall of the basement and portions of the east and west walls will be started. This work will allow us to hopefully finally address a long-time legacy issue with water penetrating the basement walls due to the high water table we deal with because of our proximity to Lake Erie. Once the waterproofing is complete the foundations for the two additions and the new entrance canopies can commence. It is the plan that the additions will be weather tight prior to winter conditions setting in. In the basement some final demolition of various old ceiling systems in the classrooms has been completed in preparation for the fire sprinkler lines starting to be installed.

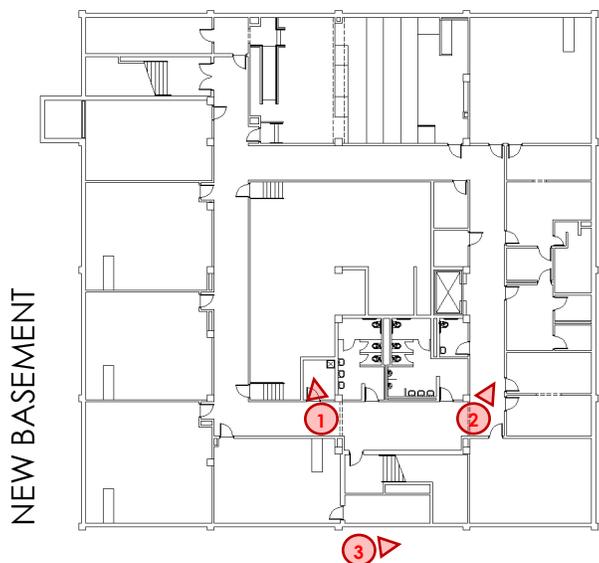


Photo #1 highlights the progress of the construction of the new janitorial closet in the basement of the CLRC. Again, the concrete for the floor slab has been placed and now the concrete block walls are being laid to fully enclose the space. You can see underneath the scaffolding the rough-ins for the future mop sink and oil separator along the east wall.



Photo #2 was taken in the south corridor of the basement looking up at the mechanical and electrical systems that will eventually be concealed by the future suspended acoustical ceiling tiles and grid. The black pipes that are featured in this photo have been insulated and run out side the building on the south face and have been installed to connect the exterior condensing units to the mini-split a/c units that service the server room. These existing condensing units currently reside on the west side of the building, but will be moved so that area can become the new main west entrance for the building.

Photo #3 was taken outside the west side of the building and shows the excavation contractor installing the connections for the new main sprinkler supply line to the existing domestic water line that runs throughout the campus. Once inspected and tested this line will terminate at the new fire riser room that will be located under the western stairs in the basement. This area will then be backfilled and compacted so that eventually new sidewalks can be installed to allow pedestrians access in the future west entrance to the building.



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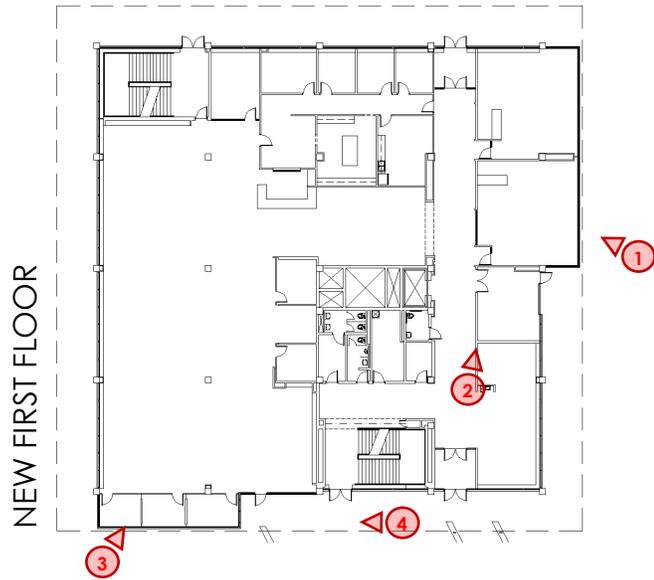


Photo #1 shows the now completed demolition of the old curtain wall system along the southeast portion of the first floor. In the next few weeks this area will be excavated so that the waterproofing system can be installed on exterior face of the basement wall. Once that is done the foundations for the addition in this area can be installed.

Photo #2 shows one of the masonry contractors installing some new concrete block for the wall that will eventually separate the receiving room/loading dock from the adjacent lounge area. The existing block wall in this area was suspect and so it was removed and a new portion of block wall was installed to ensure that the walls are structurally sound prior to receiving their finishes.

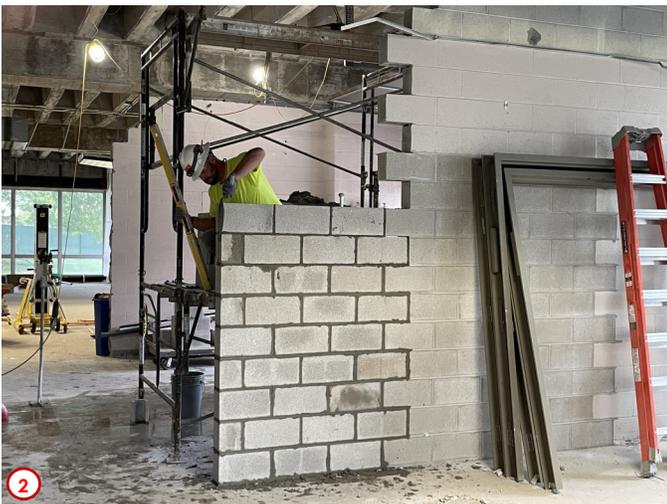


Photo #3 shows the now completed demolition of the old curtain wall system along the northwest portion of the first floor. This area will not be receiving waterproofing on the exterior face of the basement wall, so that means the foundations can be installed right away.



Photo #4 is hard to understand at first, but hopefully a little explanation will be helpful. You can see some PVC pipes sticking up out of the ground. These will be cut down to grade after, and are the locations for the cleanouts on the new storm sewer pipe that was installed. The old line ran underground approximately in line with the edge of the 2nd floor above. That meant the previous line had to be replaced so that this area can be prepped for the foundation system for the addition.

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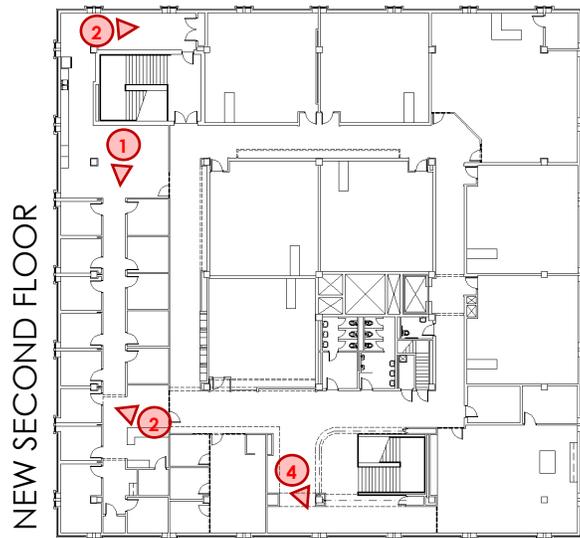


Photo #1 was taken in the area of the future H/SS Division Office Suite looking west. Along the right side you can see the stud walls forming that will be the faculty offices. On the left side you can see furring being applied to the existing masonry wall so that new wallboard can be installed. Then at the top you can see more of the existing duct-work has been insulated.

Photo #2 was taken in the area of the future staff lounge on the second floor of the CLRC. One can see that the existing block walls have been furred out and will eventually receive new wallboards and finishes.

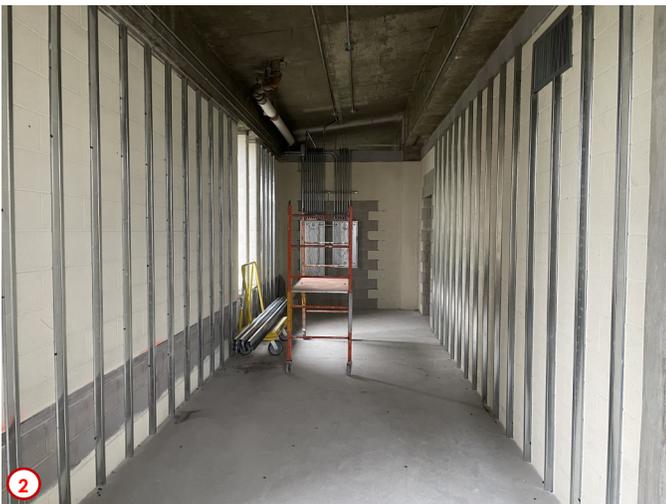


Photo #3 is a close-up detailed view of some of the new metal stud framing that will eventually form the faculty offices in the H/SS Division Office Suite.

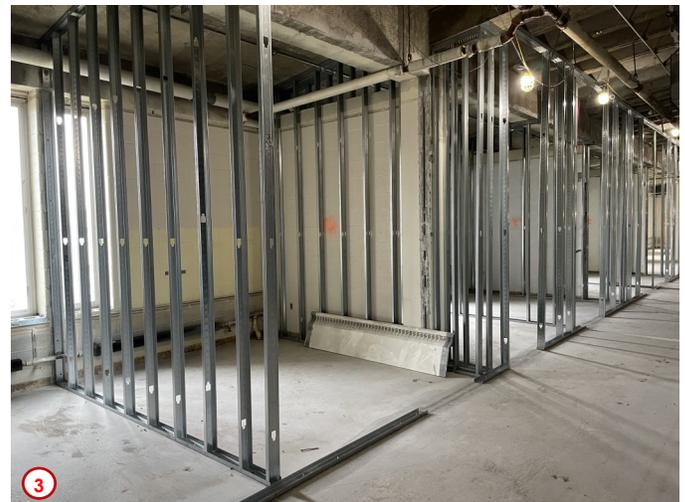


Photo #4 was taken in the area of the western stairs and highlights the efforts to insulate/reinsulate existing piping. The new insulation is easy to distinguish as it is brighter white. The insulation is being installed in areas where existing insulation was damaged or missing from abatement. This insulation is necessary so that the pipe don't "sweat" and condensation falls onto the future ceiling tiles below causing damage. Also it helps to maintain the temperature of the water running through it, as it is part of the hydronic portion of the building's HVAC system.

