

# The University of Michigan Stockwell Renovation Construction Update



November 2008

## Overview of Project

### Schedule Milestones

Stockwell Closes: 4/25/08  
 Abatement Complete: 7/15/08  
 Substation Energization: 1/14/09  
 5<sup>th</sup> Floor Complete: 2/25/09  
 4<sup>th</sup> Floor Complete: 3/12/09  
 3<sup>rd</sup> Floor Complete: 3/25/09  
 2<sup>nd</sup> Floor Complete: 4/08/09  
 1<sup>st</sup> Floor Complete: 4/22/09  
 Basement Complete: 5/08/09  
 Project Complete: 6/01/09\*

**\*Projected Project Completion:**  
**Main Lobby/ Rotunda 1<sup>st</sup> and 2<sup>nd</sup>**  
**floor completion date at risk of**  
**up to two weeks delay.**  
**Schedule recovery plan being**  
**developed and implemented.**

### Man-Hours

Month of November: 16,721  
 Total Project Man-Hours: 119,228  
 Avg. Man-power: 108

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## Interior Work Progress



Student Room



Corridor – Electrical Panel Wiring



Telecomm Room – FCU Installation

### 5<sup>th</sup> Floor and 4<sup>th</sup> Floor

- Finish painting corridors and student rooms
- Floor and wall molding in corridors and student rooms
- Plaster patching of corridors and student rooms
- Refinishing of existing woodwork
- Fan coil unit installation
- Toilet room wall and ceiling boarding, taping, sanding
- Radiant Panel installation in toilet rooms

### 3<sup>rd</sup> Floor and 2<sup>nd</sup> Floor

- Gypsum boarding of corridor ceilings
- Plaster patching of corridors and student rooms
- Fan coil unit installation
- Framing of ceilings in toilet rooms

- Shaft ceiling 2<sup>nd</sup> floor corridor
- MEP overhead/in wall electrical in toilet rooms

### 1<sup>st</sup> Floor

- Wall and framing of student and toilet rooms
- Rough-in MEP of corridors, student and toilet rooms
- Plaster patching of corridors and student rooms
- Fan coil unit installation

### Basement

- MEP equipment installation and distribution piping
- Temp heating activation
- Substation room prep for 1/14/09 energization

### Significant Material/Equipment Deliveries

- Substation
- Generator

## Exterior Work Progress

Masonry Restoration - Due to weather related conditions Masonry Restoration trade contractor has limited work activities to rework of flashings at



Copper Gutter Installation

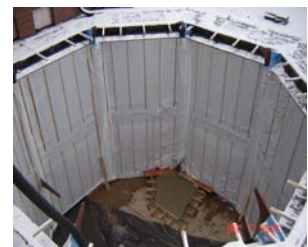
Chimney and elevator penthouses. Balance of Masonry restoration to commence in Spring 09.

Roofing restoration on-going.

Half Timber removal and replacement activities on-going.

Stain-Glass replication in progress off site. Installation scheduled for Spring 09.

Rotunda skylight structural steel complete.



Rotunda – Temp Weather Protection





Accessible Lounge – Raised  
Flooring



2nd Floor Corridor – Ceiling  
Installation



5-Side (North) – Demo of  
Existing Stair



Mechanical Room – Heating  
and Cooling – Piping

## Upcoming Activities – December 08

### 5th Floor and 4th Floor

- light fixture, grilles, register, diffuser, fire alarm device install
- Bathroom floor and wall tile, shower base installation on 5th floor
- Student room vinyl plank flooring on 5th floor
- Finish paint 4th floor

### 3rd Floor

- Finish paint corridors
- Plaster patching of student rooms
- Refinishing of existing woodwork
- Gypsum board toilet room walls

### 2nd Floor

- Gypsum boarding of corridor ceilings
- Plaster patching of corridors
- Prime painting of student rooms
- MEP overhead/in wall electrical in toilet rooms
- Interior limestone cleaning
- Core ceiling framing and electrical rough-in

### 1st Floor

- Rotunda monumental stair installation and field measuring for ornamental railing
- Core MEP overhead
- Ceiling framing and gypsum boarding on wings
- Core framing and MEP rough-in
- Mechanical room MEP rough-in

### Basement

- MEP equipment installation and distribution piping
- Substation room prep for 1/14/09 energization

### Exterior

- Roofing restoration
- Half Timber removal and reinstallation
- Substation waterproofing and backfill

### General

- Install 5-side and O-side egress stairs
- Equipment start-up and commissioning

### Significant Material/Equipment Deliveries

- Air Handling Units, Energy Recovery Units
- Terrazzo Shower Bases, monumental stair



5 Side (North) Elevation – Half Timber Removal



1st Floor Core – HVAC