



Beckman Institute Courtyard Waterproofing
Town Hall Meeting
Project Overview, Construction Impacts & Drainage Strategy



Meeting Agenda

Overall project scope and objectives

Construction phasing and duration

Site logistics and access impacts

Noise, vibration, and disruption mitigation strategies

Safety measures and pedestrian routing

Tree relocation and environmental considerations

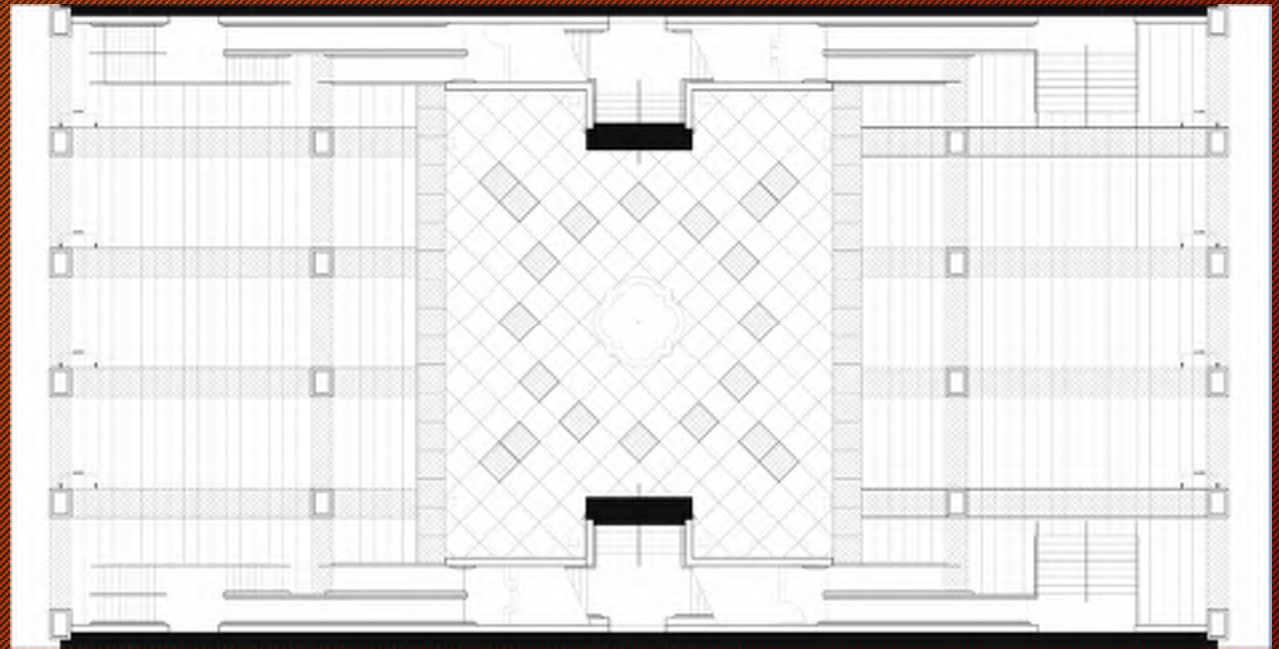
Anticipated high-impact activities

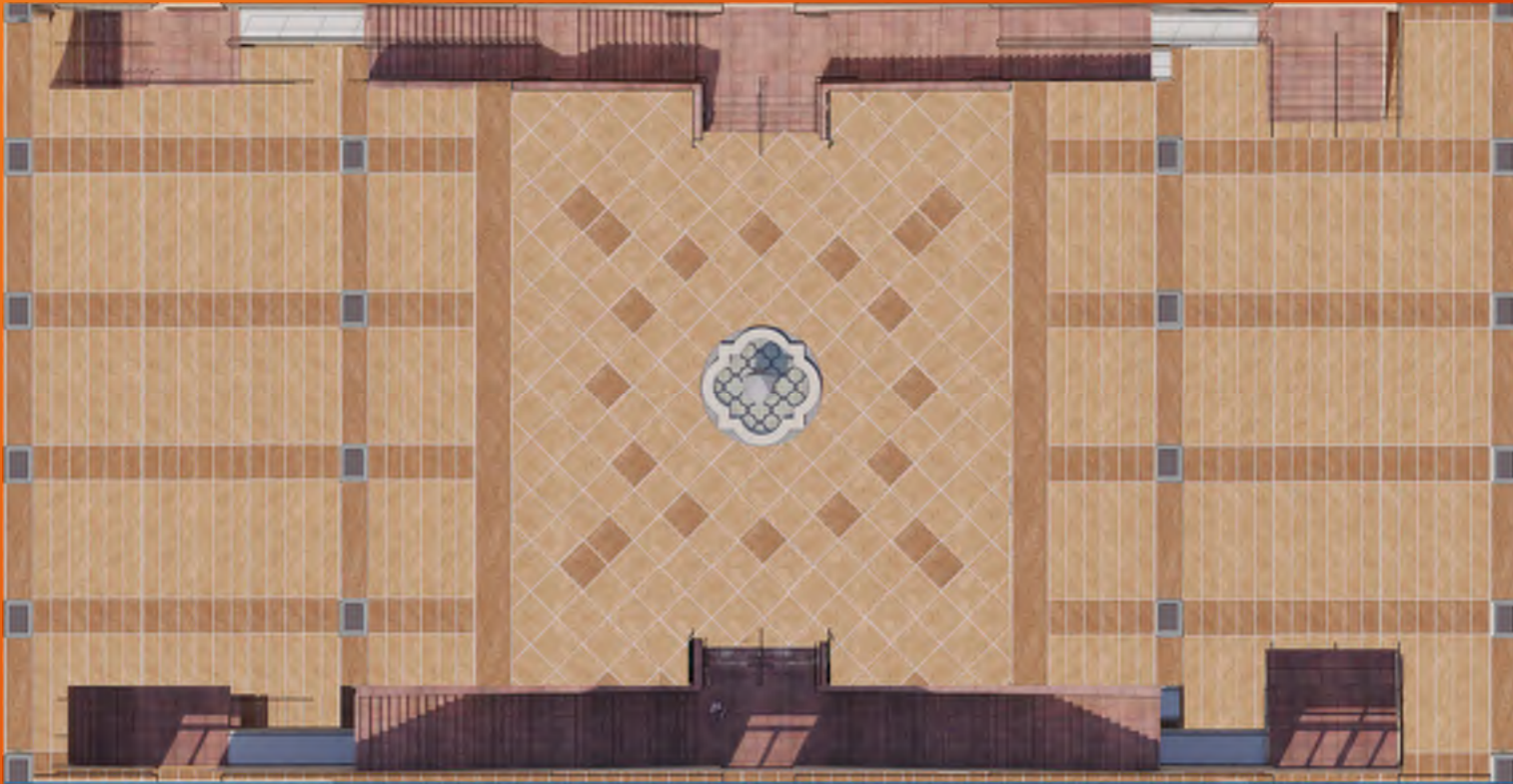
Communication plan during construction

Q&A framework for anticipated concerns

Overall Project Scope (Selected Approach)

- Full demolition of courtyard slab and planters
- New mat slab and waterproofing membrane installation
- Re-sloping of courtyard surface
- Concrete surface replacement
- Scope includes work to walkable surface only (furnishings excluded)





Topographic Survey & Drainage Review

Drainage & Slope Strategy



RE-SLOPE COURTYARD TO
DIRECT WATER AWAY FROM
CENTER



POSITIVE DRAINAGE
TOWARD EAST AND WEST
PERIMETER



GOAL: ELIMINATE WATER
INTRUSION INTO
BASEMENT LEVEL

Construction Phasing & Duration

- Standard work hours: 7:00 AM – 3:00 PM
 - If weekend work is required, we can plan ahead and provide adequate notice to building so they can plan their research accordingly.
 - Extended hours communicated in advance if required
- Mobilization and site protection
- Demolition phase (high impact)
- Waterproofing installation and testing
- Concrete pour and finish work



Site Logistics & Access

- Fenced construction perimeter. Signage will be posted indicating how to enter the building during construction hours.
- Temporary pedestrian routing maintained. Will be posted on signage indicating how to enter the facility. Will be maintained by General Contractor.
- Material staging coordinated with Security and Beckman Institute & Facilities - Custodial.
- Clear signage and communication throughout project

Site Logistics & Access

- Truck Delivery Location
- Dumpster Location
- Portable Restroom Location
- Fencing location Outlined
- Parking location indicated



Noise, Vibration & High-Impact Activities



CONCRETE SAW CUTTING
AND JACKHAMMERING
DURING DEMOLITION



TEMPORARY VIBRATION
TRANSMISSION POSSIBLE



COORDINATION WITH
VIBRATION-SENSITIVE
RESEARCH GROUPS



DUST CONTROL AND
PHASED DEMOLITION TO
REDUCE DISRUPTION

Tree Relocation & Environmental Considerations

- Coordination with CIT Grounds/Landscaping, Architect/General Contractor and in Compliance with Pasadena Tree Ordinance
- Root protection planning prior to removal and relocation before submitted to City of Pasadena.
- Preservation prioritized where feasible.



Communication Plan During Construction



Weekly project updates to Beckman Institute to inform of the progress of the project.



Advance notice for high-impact activities



Email notifications for off-hour work



Dedicated point of contact for concerns



Follow-up meetings as needed

Questions & Answers

- **Basement labs with sensitive instruments request an estimate of the magnitude and the duration of the vibrations caused by construction work. They need to get this information ASAP so they can discuss with the microscope manufacturers how best to protect experiments and instruments.**
 - The primary vibration associated with this project will occur during the demolition phase, when the existing courtyard slab and planter assemblies are removed. This work involves controlled saw cutting and jackhammering of the surface materials above the structural deck. Based on similar projects, vibration during these activities is typically intermittent rather than continuous and will occur primarily during the early demolition portion of the work.
 - Construction activities are scheduled Monday through Friday from 7:00 AM to 3:30 PM, with no weekend work anticipated unless otherwise communicated in advance. For research groups conducting vibration-sensitive recordings or measurements, the best approach would be to schedule those recordings outside of active construction hours. Coordinating sensitive recordings after construction activities conclude for the day (approximately 3:30–4:00 PM) would significantly reduce the likelihood of interference.
 - If there are particularly sensitive instruments or experiments requiring additional coordination, we encourage those groups to notify the project team so we can provide advance notice of demolition activities and help coordinate accordingly.

Questions & Answers

- **Will the water be shut off during construction? If so, how frequently and at what hours? This is important for experiments but also for custodial services, who start working very early in the morning, before most other staff come into BI.**
 - At this time, the project scope does not involve modifications to the building's domestic water systems, so we do not anticipate routine water shutdowns associated with courtyard work.
 - If any unforeseen conditions arise that require a temporary shutdown, those would be coordinated in advance with the building and scheduled during off-peak hours to minimize disruption to experiments and custodial operations.
 - As demolition begins and the courtyard assembly is removed, there may be additional conditions uncovered beneath the existing surface. We plan to perform exploratory work during that phase to better understand the existing infrastructure and address any issues proactively. Our goal is to identify and resolve potential concerns early so we can minimize disruptions and allow research activities within Beckman to continue with as little impact as possible.

Questions & Answers

- **Will there be episodes of power/electrical surges, as in any construction site with significant electrical loads?**
 - The courtyard project is primarily a demolition, waterproofing, and concrete replacement effort and **does not involve significant electrical infrastructure work within the building.**
 - Construction equipment will utilize controlled temporary power sources typical for this type of project. Based on the current scope, **electrical surges affecting the building systems are not anticipated.**
 - We should have the exterior electrical separated and there shouldn't be any major electrical shutdowns that should affect the entire building as the exterior part of the building should have their own dedicated breaker / panel.

Questions & Answers

- What is the expected impact on the Beckman Institute lawn? Will it be used for staging equipment? There are a number of campus groups that already have the lawn reserved for several Saturday and Sunday events, so we need to know ASAP if we need to cancel those.
 - Based on the current logistics plan, the Beckman lawn is **not planned to be used as a primary staging area** for the project. Construction staging, truck access, and material handling will occur in designated areas identified in the logistics plan to minimize impact to surrounding open spaces.
 - At this time, the lawn itself is **not expected to be used for material storage or equipment staging**, allowing previously scheduled campus events to proceed as planned unless future coordination indicates otherwise.



Questions & Answers

Should BI people refrain from coming into the building on particular days/weeks? Logistically it is not feasible to prevent everyone's access to the building (there are experiments that run 24/7 and personnel will need to be able to check on those), but are there going to be times when we should encourage staff to work off-site if possible?

- The Beckman Institute will remain fully operational during construction, but access and exiting the building itself will be restricted as entry & existing into and out of the building(s) via the courtyard will not be accessible for the duration of the project. Aside from the demolition activities to take place in the early stages of the project, research activities and building operations can continue as normal.
- The primary impacts will be limited to noise and vibration during the demolition phase within standard construction hours. When higher-impact work activities are scheduled, we will provide advance notice to building occupants so individuals can plan accordingly if they wish to adjust their work schedules.

Questions & Answers

- **Spring term classes, which run March 30 - June 5, are already scheduled to be held in classrooms within the BI (the main auditorium and most of the classrooms are on the ground floor) and on the BI lawn. How will construction impact classroom access? What do we need to alert faculty and students about before construction starts? (Classroom assignments will be fully finalized on March 11 and we plan to reach out to faculty as soon as possible after that.)**
 - **Construction will take place during standard working hours between 7:00 AM and 3:30 PM.** Some demolition activities may generate noise during the early portion of the project, particularly during slab and planter removal.
 - **Classroom access within Beckman will remain available, and pedestrian routes around the building will be maintained** throughout construction. We will coordinate with campus stakeholders and provide advance notice of higher-noise activities so faculty and instructors are aware and can plan accordingly.