

Construction Status Report

CP004028 – Beckman Institute (074) Courtyard Waterproofing

Project Manager: Lauvai Tufele

Team Lead: James Fernane

General Contractor: Pinnacle

Weekly Report: 06/12/2026 (Friday)

1. Project Overview

The Beckman Institute Courtyard Waterproofing Project remains in active construction and demolition. The primary objective of the project is to eliminate ongoing water intrusion impacting occupied basement and sub-basement spaces below the courtyard, including sensitive research laboratories, specialized scientific equipment, and archival storage areas.

Heavy demolition activities are nearing completion, while AES Acoustical Engineering continues weekly vibration and sound monitoring to evaluate impacts to occupied research environments. The project team remains actively engaged with Beckman Institute stakeholders, CIT Operations, AES, and Pinnacle Construction to minimize impacts to building occupants while maintaining project schedule and safety requirements.

Recent efforts have focused on demolition activities, utility coordination, vibration monitoring, water intrusion mitigation, and investigation of underground utilities following an unforeseen irrigation line conflict encountered during demolition. Project documentation, monitoring data, and utility verification efforts continue to support construction progression while protecting occupied spaces below the courtyard.

2. Schedule, Budget, and Progress

Project Status: Construction

Current Construction Schedule

- Mobilization: Complete
- Heavy Demolition: Ongoing
- Saw Cutting & Jackhammering:
 - 06/03/2026 through 06/10/2026
 - Additional Heavy Demo Recovery Days:
 - 06/13/2026 (Saturday)
 - 06/15/2026 (Monday)
- Transition to Standard Construction:
 - Beginning 06/16/2026

Upcoming Utility Coordination

- Future Industrial Cold Water (ICW) Shutdown anticipated

- Installation of exterior irrigation isolation valve
- Removal, cut and cap of courtyard irrigation infrastructure
- Utility vault relocation review underway
- Three vault configurations currently under evaluation with CIT Operations and Pinnacle

Monitoring

- AES weekly monitoring program active
- Weekly acoustical review meetings established
- Weekly data downloads occurring throughout demolition phase

Budget

- Project remains on budget.
- Utility strike response costs currently being compiled.
- GPRS utility scanning and mapping efforts initiated to reduce risk of future utility conflicts.

Overall Progress

- Approximately 25% Complete
- Demolition activities substantially underway.
- Utility verification and underground coordination ongoing.
- Project remains on track for substantial completion in late Summer / early Fall 2026.

3. Work Completed This Week

Demolition Activities

- Continued heavy demolition of courtyard hardscape.
- Completed saw cutting and jackhammering operations within designated demolition zones.
- Installed additional dust containment measures at courtyard access points and building entrances.

Acoustical Monitoring

- AES continued weekly sound and vibration monitoring.
- Monitoring equipment remains active within:
 - Room 110 – X-Ray Crystallography
 - B133 – Bioimaging
 - B116 – Bronner Lab
 - B217 – CryoEM
 - B242 – Molecular Materials

Utility Conflict Response

- Contractor encountered and damaged an approximately 1-1/2" buried copper irrigation line located beneath the courtyard slab.
- PD&C coordinated immediate response with CIT Plumbing Shop, Landscaping, Service Center, and Pinnacle.
- Water service isolated and affected line capped.
- Basement and Sub-Basement inspections completed.
- No active water intrusion or equipment impacts identified.

Utility Investigation

- Coordinated GPRS utility scanning services.
- Requested:
 - CAD utility mapping
 - GIS Shape Files (NAD 83 (2011) California State Plane V US Feet)
 - PDF utility documentation
 - Field markings for plumbing and electrical systems

Tree Removal Coordination

- Carlberg Associates confirmed tree removals do not require City of Pasadena Tree Protection Ordinance review.
- Supporting documentation being finalized.
- Tree removal incorporated into demolition scope.

4. Upcoming Work / Next Steps

- Conduct soft demo on 05/20/2026 to establish real-time vibration and sound baseline data.
- Continue weekly vibration and sound monitoring throughout the demolition phase.
- Coordinate AES weekly site visits for data downloads, analysis, and reporting.
- Schedule follow-up acoustical review meeting tentatively targeted for 05/28/2026 to review soft demo findings and determine next steps prior to major demolition.
- Begin mobilization planning, including construction fencing/site isolation, dumpster delivery, and portable restroom setup.
- Finalize tree relocation/removal strategy and coordinate associated permitting activities with the City of Pasadena.
- Continuing coordination with Beckman Institute stakeholders regarding courtyard tree selections and pot configurations.
- Develop demolition sequencing and mitigation strategies based on soft demo findings and acoustical engineer recommendations.

5. Issues & Possible Risk

- High-impact demolition activities (jackhammering and saw cutting) remain the primary risk to sensitive research equipment located in basement and sub-basement lab areas.
- Potential vibration transmission through the structure may impact CryoEM and Bioimaging equipment during demolition activities.
- City permitting timelines associated with tree removal and hardship processing may impact overall project schedule if delayed.
- Tree relocation efforts continue to carry survivability risks despite planned mitigation and maintenance efforts.
- Water intrusion during demolition and construction activities remains a concern due to existing historical leakage conditions impacting basement and sub-basement areas.
- Occupied-building coordination and maintaining communication with active research groups will remain critical throughout demolition and mobilization activities.

- Demolition sequencing and mitigation methods may require adjustment depending on vibration trends collected during the soft demo and monitoring period.

6. Photos / Attachments





Irrigation – Industrial Cold Water Line



Water Filtration System / Vault



Water Fountain - Photos

