

Construction Status Report

CP004028 – Beckman Institute (074) Courtyard Waterproofing

Project Manager: Lauvai Tufele

Team Lead: James Fernane

General Contractor: Pinnacle

Weekly Report: 07/17/2026 (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.

The project continues to progress on schedule with several critical coordination activities taking place on **Monday** to support construction and finalize outstanding design decisions. The project schedule has been accelerated to achieve a **mid-September completion** in support of the President's inauguration, requiring continued coordination between the design team, contractor, and Caltech stakeholders.

2. Schedule, Budget, and Progress

Project Status: Construction

Current Construction Schedule

- Mobilization: **Complete**
- Heavy Demolition: **Complete**
- Construction: *Ongoing*

Monitoring

- AES weekly monitoring program active
- Weekly data downloads occurring throughout demolition phase
 - Next Acoustical Monitoring download scheduled for: 07/20/2026 (Monday)

Budget

- Project remains on budget.

Overall Progress

- Approximately 35% Complete
 - Demolition activities substantially underway.
 - Fine grading and subgrade preparation.
 - Plumbing relocation for the new fountain.
 - Electrical rough-in for the fountain system.
 - Preparation for mud slab, waterproofing, and subsequent concrete work.

3. Current Work & Work Completed This Week

Current Work:

- Courtyard excavation and foundation work continue to progress.
- Plumbing and electrical infrastructure for the courtyard are being finalized.
- Coordination is underway to incorporate an exterior twist-lock electrical receptacle to provide temporary power for future Beckman Institute events and outdoor functions.
- Construction activities continue to be monitored through the acoustical and vibration monitoring program to protect adjacent research spaces. Recent monitoring indicates construction-generated noise and vibration remain within the documented monitoring program while demolition activities continue.

Work Completed

- Demolition and concrete removal continue.
- Underground utility investigation completed, allowing work to resume.
- Existing fountain infrastructure has been evaluated for potential reuse, including electrical disconnects, control panels, and equipment where feasible.
- Isolation valve provided by Caltech has been reviewed and coordinated.
- Water spigot routing was finalized to remain within the fountain equipment vault.

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

AES continues to monitor vibration levels throughout construction to protect Beckman's sensitive research equipment.

- Following the irrigation utility investigation, monitored vibration activity significantly decreased during the temporary work stoppage, confirming that construction operations remain the primary source of measurable vibration.
- Since work resumed, vibration levels have remained within the established project thresholds with no exceedances requiring work stoppage or corrective action.
- Daily vibration trends continue to correlate with demolition and excavation activities, while periods of limited construction activity show baseline building vibration.
- AES monitoring confirms that the contractor's sequencing and controlled demolition methods have been effective in minimizing impacts to occupied laboratory spaces.
- Monitoring will continue during upcoming grading, plumbing, electrical, and concrete operations as excavation transitions into structural work.

Schedule

Upcoming milestones include:

- Complete underground plumbing and electrical rough-ins.
- Special Inspections
 - Compactions
 - Dowelling, Epoxy & Rebar
- Form and pour mud slab.
- Install waterproofing system.
- Begin stair, ramp, and courtyard concrete reconstruction.

Overall project completion remains targeted for September 18th 2026 (Friday)

4. Upcoming Work / Next Steps

- Final approval of the courtyard finish pattern remains pending owner concurrence before physical mockups are submitted.
- Plumbing and electrical design coordination are nearing completion to support upcoming concrete operations.
- Arborist review has been completed. The consulting arborist determined that the four olive trees **do not meet the City of Pasadena's protected-tree threshold** and may be removed without a tree removal permit, while recommending that the report remain onsite during construction should questions arise.

5. Issues & Possible Risk

- **Underground Utilities:** Unknown or undocumented underground utilities remain the project's highest risk despite GPRS scanning. Continued caution is required during excavation activities.
- **Schedule Impacts:** Any additional unforeseen field conditions or underground utility conflicts could impact demolition and waterproofing activities.
- **Architectural Decisions:** Final approval of decorative concrete finish, scoring pattern, and saw-cut layout remains on the critical path for courtyard reconstruction.
- **Fountain System Coordination:** Final pricing and coordination for the relocated fountain filtration system, plumbing, and electrical work are still pending.
- **Electrical Restoration:** Existing courtyard lighting circuits and fountain electrical systems must be verified, recommissioned, and tested before final concrete restoration to avoid future rework.
- **Sensitive Research Environment:** Continue monitoring vibration and noise levels to protect occupied laboratories and specialized research equipment. AES monitoring continues to show vibration levels remain within acceptable project thresholds with no exceedances requiring corrective action.
- **Waterproofing Coordination:** Underground utilities, waterproofing, and concrete restoration must remain closely coordinated to prevent conflicts before permanent concrete placement.

6. Photos / Attachments

