## Basement Repair Update

***Overview:***

- 2016-2017 noticed continued and enhanced moisture issues in various locations throughout the building, during this time the roof was in need of repair
- The first step in diagnosing where the problem had originated was to repair the roof and isolate any further problems
- Once roof was repaired we enlisted an engineering firm to review the building and potential causes for various moisture/leaky areas
- Roof repair completed fall of 2017, many of the areas of concern were rectified but still a few areas of concern existed
- The areas of concern were reviewed with engineer and a plan of action was developed by the engineer
- End of year 2017 it was determined that ground water at the foundation was the problem that needed to be resolved
- At this point we enlisted a local company was enlisted to price, schedule and develop a plan to move ahead with the required repairs
- We began the process to find a contractor capable of handling the removal of the walls etc. as well as the repair work once the floor repairs were completed
- The repair work to the interior floor etc. was to begin the end of march and would encompass approximately 2-3 weeks to complete(this was completed on time)
- A local restoration specialist was recruited begin the remediation process to begin late April (which did occur on schedule)
- During the restoration process a few additional areas of concern were revealed; these areas needed to be addressed and slowed the restoration process
- Completion of the restoration process was finished June 8

## Synopsis of Scope of Work

Once wall studding was removed the first step was breaking of the concrete floor where it meets the foundation. This revealed the anticipated problem of groundwater at the foundation. As most will note this is floor in the ladies washroom.

Strategic low points were identified to drain the groundwater, and “sump” areas formed which would later house the sump pumps.

Wall barriers of a non-porous material were installed to assure any moisture penetrating walls would also end in drains and removed from the building. These barriers continued into the drain. Sumps were created and sump pumps were installed. Once tile was installed concrete was re-poured repairing the damage to the floors. Leveller was added to concrete repairs to assure the finish grade was identical to original grade.

After the floor repairs concluded; studding, electrical, vapor barrier, insulation, dry wall replacement, primer, paint, and baseboard repars began. “Closets” were constructed to house the sumps for service access.

Rooms(library) were completed with carpet repairs, fresh paint, carpets cleaned and room ready for use.

Tiles were replaced and matched as close as possible to the ones installed 20+ years ago.

The ladies locker room required a little more work. Rubber backed composite flooring was installed to manage the higher traffic area and create cleaner lines. A new vanity, porcelain tile, sinks and modern taps were added to complete the renovation and assure the look was very modern.

Considering the scope of work, and required guidelines, the project was completed very close to anticipated timing and the results are fantastic.
If you have any questions regarding this process don't hesitate to contact us.