WAYNE STATE UNIVERSITY
MORT HARRIS FITNESS CENTER, BUILDING #025
CURTAIN WALL WATER INFILTRATION REPAIRS
WSU PROJECT #025-279871

PROJECT DESCRIPTION
The Mort Harris Fitness Center, Building #025, on the campus of Wayne State University is affected
by water infiltration occurring at or above the curtain wall. The infiltration is most pronounced
near the southeast corner of the building. The project is planned in two phases. The results of
Phase I is expected to modify the scope of the Phase II, including the potential to cancel all
work of Phase II at the owner’s discretion.

PHASE I - INSPECTION OPENINGS AND SYSTEM
CONFIRMATION
The Phase I scope of work includes:
- Provide access for water testing and
  engineer’s condition assessment.
- Confirmation of installed system and
  components.
- Selective deglazing and reinstallation of
  insulated glass units.
- Limited removal of curtain wall component to
  assess feasibility of limited curtain wall
  repairs.
- Limited removal and reinstallation of
  perimeter sealant along the head of the
  curtain wall system for inspection and
testing.
- Limited removal and reinstallation of metal
  panel system above the curtain wall.
- Installation of water resistive barrier and
  flashing within the exposed areas.

PHASE II - UNIT PRICE BASED REPAIR WORK
Phase II is illustrated with an anticipated scope
for the purpose of establishing a base bid value.
The Phase II scope will be modified by unit prices
dependent upon information gained during Phase I
and the prices received relative to the available
project funding.

LOCATION PLAN

PROJECT LOCATION
5210 GULLEN MALL
DETROIT, MICHIGAN 48202

DELIVERY ACCESS

SOUTH ELEVATION PHOTOGRAPH

CODE SUMMARY
APPLICABLE CODE: 2015 MICHIGAN REHABILITATION CODE FOR
EXISTING BUILDING (BRICKS)

CLASSIFICATION OF WORK: REPAIRS (CHAPTER 6)

DRAWING INDEX
A01 - COVER
A1.0 - SITE PLANS
A1.1 - FLOOR PLANS
A1.2 - ELEVATIONS
A2.0 - BUILDING SECTION
A2.A - DETAILS - UNIT PRICE A - METAL CORNICE PANEL
A2.B - DETAILS - UNIT PRICE B - DEGLAZE AND SEALANT
A2.C - DETAILS - UNIT PRICE D - WATER DAM AND SEALANT

Client
Wayne State University - FP&M
5454 Cass Avenue
Detroit, MI 48202

Project
WSU Fitness Curtain Wall WSU
#025-279871
5210 Gullen Mall
Detroit, MI 48202

Consultant
Wayne State University - FP&M
5454 Cass Avenue
Detroit, MI 48202

Scale
As Noted

Sheet Title
Cover

Sheet No.
A0.1

Wiss, Janney, Elstner Associates, Inc.
30700 Telegraph Rd, Ste 3580
Bingham Farms, Michigan 48025
313-532-4000 | 800-242-3557
www.wje.com
ACCESSIBLE ROUTE TO BE MAINTAINED AT ALL TIMES

MECHANICAL TUNNEL

MAXIMUM EXTENT OF CONSTRUCTION FENCE BOUNDRY

MAINTAIN EGRESS AT ALL TIMES

PHASE I WORK AREA

PHASE II WORK AREA FOR BASE BID

PHASE II POTENTIAL UNIT PRICE WORK AREAS

PROVIDE GATES FOR EMERGENCY VEHICLE ACCESS

ACCESSIBLE ROUTE TO BE MAINTAINED AT ALL TIMES

WILLIAMS MALL

MORT HARRIS FITNESS CENTER

GULLEN MALL

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STUDENT CENTER
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PREFINISHED METAL COPING
15' METAL PANEL GLAZED INTO WINDOW WALL SYSTEM AT PARAPET BRICK BASE (TYP.)
GLASS TYPE A (TYP.)
GLASS TYPE B WITH OPACIFIER AT FLOOR LINE (TYP.)
GLASS TYPE A (TYP.)
GLASS TYPE B (TYP.)
GLASS TYPE B (TYP.)
GLASS TYPE A (TYP.)
GLASS TYPE B WITH OPACIFIER AT FLOOR LINE (TYP.)
GLASS TYPE A (TYP.)
GLASS TYPE B (TYP.)
BRICK BASE (TYP.)
BASEMENT LEVEL

1. SOUTH ELEVATION
1/16" = 1'-0"

2. EAST ELEVATION
1/16" = 1'-0"

UNIT PRICE A: METAL CORNICE PANEL
UNIT PRICE B: DEGLAZE COLUMN OF 12 IGUS (5'X3' EA.)
UNIT PRICE D: WATER DAM AND SEALANT REPAIRS AT COLUMN OF 12 IGUS (NOTE: UNIT PRICE D IS AN ALTERNATE TO UNIT PRICE B)
UNIT PRICE C: DEGLAZE GRADE LEVEL IGU (5'X10')
UNIT PRICE E: WEATHERSEAL REPLACEMENT

PHASE I WORK SCOPE
PHASE II WORK SCOPE
PHASE II UNIT PRICE WORK AREA
PHASE II BASE BID WORK SCOPE
UNIT PRICE A: METAL CORNICE PANEL
UNIT PRICE B: DEGLAZE COLUMN OF 12 IGUS (5'X3' EA.)
UNIT PRICE D: WATER DAM AND SEALANT REPAIRS AT COLUMN OF 12 IGUS (NOTE: UNIT PRICE D IS AN ALTERNATE TO UNIT PRICE B)
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April 5, 2018
RAG
As Noted

ELEVATIONS

SOUTH ELEVATION
EAST ELEVATION

1/16" = 1'-0"
WEIGHT AREA

EQUIPMENT AREA

GYMNASium

OPEN TO BELOW

TRACK

ROPES/AGILITY COURSE

TRACK

TRACK FLOOR SUSPENDED FROM ABOVE

EXPOSED STRUCTURE

TYPICAL WORK AREA

TYPICAL ACCESS AT FLOOR LINE

METAL MESH

CONTRACTOR TO TEMPORARILY REMOVE AND REINSTALL MESH AND PANELS AND ACCESSORIES AS NECESSARY TO COMPLETE THE WORK.

METAL ACCESS PANELS

GYMNASium INTERIOR ACCESS

GYMNASium INTERIOR ACCESS

NOT TO SCALE

NOT TO SCALE

Open to Below

Infilled Pool

Schematic Building Section
APPROXIMATELY 1/16" = 1'-0" DO NOT SCALE

1

2

3

2

3

4

4

1

1

BUILDING SECTION

A3.0

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REMOVE AND REINSTALL COPING, INCLUDING:
- REMOVE BLOCKING AS NEEDED FOR ACCESS
- INSPECT SUBSTRATE AND SEAL OPENINGS IN FRAMING
- INSTALL METAL COVERS AND SEALANT AT THE TOP OF VERTICAL FRAMING AND SNAP COVER JOINTS.

REMOVE AND REINSTALL METAL PANEL, INCLUDING:
- INSPECT AND SEAL ALL JOINTS AT BACK OF PANEL
- REPLACE GLAZING GASKETS RELATED TO PANEL INSTALLATION
- INSTALL STRUCTURAL SILICONE AT VERTICAL MULLIONS
- INSTALL WATER DAMS AND COMPONENTS
- INSTALL WEATHERSEAL AT VERTICAL JOINTS

INCLUDE WATER DAM AND SEALANT REPAIRS AT HORIZONTAL MULLIONS ABOVE AND BELOW METAL PANEL

PARAPET CONSTRUCTION IS CONCEALED AND UNDOCUMENTED AND IS TO BE VERIFIED DURING PHASE I METAL PANEL REMOVAL

UNIT PRICE A - METAL CORNICE PANEL

NOT TO SCALE
CLEAN EXTRUSIONS IN ACCORDANCE WITH FRAMING AND STRUCTURAL SILICONE MANUFACTURER RECOMMENDATIONS

INSTALL MULLION SPLICE SEALANT, INCLUDING BOND BREAK TAPE

REMOVE AND REINSTALL JOINT, CAP, AND WATER DAM SEALANTS

INSTALL BACKER ROD WHERE APPLICABLE

INSTALL NEW WATER DAM

INSTALL NEW THERMAL ISOLATOR GASKET, SPACER GASKETS, SETTING BLOCKS, GLAZING GASKETS, AND STRUCTURAL SILICONE

REINSTALL IGU IN ACCORDANCE WITH MANUFACTURERS INSTRUCTIONS. DO NOT INSTALL BROKEN OR DAMAGED IGUS.

INSTALL NEW BACKER ROD AND WEATHERSEAL

REINSTALL PRESSURE PLATES INCLUDING:
- NEW GLAZING GASKETS
- VERIFY WEEP HOLES MEET MANUFACTURER REQUIREMENTS
- NEW CORROSION RESISTANT FASTENERS
- VERIFY TORQUE WITH TORQUE WRENCH AT ALL PRESSURE PLATE FASTENERS
- CAP SEAL ALL FASTENER HEADS
- INSTALL WEATHERSEAL AT JOINTS BETWEEN PRESSURE PLATES

REINSTALL FACE CAPS INCLUDING:
- WEATHERSEAL AT JOINTS BETWEEN CAP
- A SPLICE PLATE WITH BOND BREAK TAPE OR SIMILAR BACKING TO ENSURE TWO-SIDED ADHESION AT THE JOINT
- BOTTOM OF JOINTS TO REMAIN OPEN FOR A WEEP PATH

UNIT PRICE B - DEGLAZE AND SEALANT REPAIRS

NOT TO SCALE
UNIT PRICE D - WATER DAM AND SEALANT REPAIRS

NOT TO SCALE

LOCATION MULLION SPLICE, REMOVE WEATHERSEAL TO REAPPLY MULLION SPLICE SEALANT, INCLUDE BOND BREAK TAPE WHERE APPLICABLE. INSTALL NEW BACKER ROD AND WEATHERSEAL

IGU REMAINS INSTALLED

REMOVE AND REINSTALL JOINT, CAP, AND WATER DAM SEALANTS

INSTALL BACKER ROD WHERE APPLICABLE

INSTALL NEW THERMAL ISOLATORS

REINSTALL PRESSURE PLATES INCLUDING:
- NEW GLAZING GASKETS
- VERIFY WEEP HOLES MEET MANUFACTURER REQUIREMENTS
- NEW CORROSION RESISTANT FASTENERS
- VERIFY TORQUE WITH TORQUE WRENCH AT ALL PRESSURE PLATE FASTENERS
- CAP SEAL ALL FASTENER HEADS
- INSTALL WEATHERSEAL AT JOINTS BETWEEN PRESSURE PLATES

REINSTALL FACE CAPS INCLUDING:
- WEATHERSEAL AT JOINTS BETWEEN CAP
- A SPLICE PLATE WITH BOND BREAK TAPE OR SIMILAR BACKING TO ENSURE TWO-SIDED ADHESION AT THE JOINT
- BOTTOM OF JOINTS TO REMAIN OPEN FOR A WEEP PATH

0.040" ALUMINUM BACKER ADHERED TO ONE FACE CAP AND BOND BREAK TAPE LOCATED BEHIND SEALANT JOINT. MAINTAIN CLEARANCE FROM PRESSURE BAR

NOTE:
- UNIT PRICE D IS AN ALTERNATE TO UNIT PRICE B.
- PRICE IS FOR COLUMN OF TWELVE VERTICALLY ALIGNED PRESSURE PLATES, TYPICALLY FIVE FEET LONG

UNIT PRICE D - WATER DAM AND SEALANT REPAIRS

NOT TO SCALE