

Case Study: 1201 Ohio Street

Project Dates: September 2024 to October 2024

Client: OCSCC No. 932, C/O 20/20 Property Management

Project Budget: Approx. \$64,000

Services Provided: Targeted building repairs including foundation upgrades, wall cladding installation, sealant replacement, exterior repainting

In response to ongoing moisture concerns and the need for exterior improvements, CMG was hired to address various deficiencies affecting the building's envelope. The objective was to implement cost-effective repair solutions to restore the wall assembly's integrity and enhance its visual appeal.

Project Challenges:

The project revealed several previously undiagnosed issues along the building's foundation that contributed to water infiltration and wall degradation. Addressing these concerns required a thorough assessment to determine root causes and appropriate remediation methods.

Traditional repair methods were identified as potential solutions but careful quantification and customized product recommendations were needed to ensure durability and compatibility with the building's existing materials.

Results

The restoration successfully addressed all concerning deficiencies, refreshed the building's exterior, and enhanced its resilience against future weathering. OCSCC No. 932 now benefits from a revitalized, weathertight building that aligns with its goals for durability and visual appeal. The project was completed within budget, delivering a sustainable and high-quality solution.

From the Client:

The workers were very good to deal with and were able to take care of last minute requests as well. We would gladly recommend GroupCMG to any of those thinking about their next construction repair work project.

- Irene Shumada OCSCC #932 - Board President

Solutions Implemented:

The restoration process encompassed a series of carefully selected repairs, designed to improve the building's weather resistance capabilities and curb appeal. Each step of the project was executed with materials and techniques chosen for long-term resilience and compatibility. The key services completed included:

- **Foundation Upgrades:** Selective demolition was conducted to remove compromised sections, followed by insulation and parging replacement.
- **Enhanced Waterproofing:** Drainage and waterproofing measures were also applied, along with minor concrete repairs to strengthen the foundation against moisture infiltration.
- **Wall Cladding Installation:** The installation of new metal siding and custom metal flashing offered an updated look and added protection to the exterior walls, reinforcing their resistance.
- **Sealant & Caulking Replacement:** Sealants around windows and doors were replaced to reinforce weatherproofing and energy efficiency, helping to prevent air and water leaks.
- **Service Door Repainting:** Service doors were repainted, which involved meticulous surface preparation, priming, and application of new coatings to withstand environmental exposure.