



Schafer Construction Project Summary

Project Name: Carpet Liquidators Tenant Improvement

Project Description: 20,000 SF of Office / Warehouse
(4,200 SF Office / 15,947 SF of Warehouse)

Tenant Improvement Summary: Carpet Liquidators took over space from an existing tenant who was to keep an extensive live server room that we were to demolish around while the old tenant's server equipment was active. It was clear nothing was to happen to this equipment or the room during construction. Schafer Construction succeeded in a very delicate tenant improvement.

Carpet Liquidators has several stores around the Puget Sound region and embraces a open type floor plan. The goal of this tenant improvement was to demolish approximately 4,200 SF of existing 2 story office mezzanine space around the server room and create open type sales space.

Pre-Demolition: There was extensive pre-demolition work, much more than what is listed here, to ensure that no electrical, fire sprinkler line, water, plumbing, HVAC lines would pull on the demolition area or damage anything in the server room. Any water from plumbing or fire sprinkler lines had to be cut, drained and capped so that no water leaked through the floor and into the server room.

Demolition: Demolish approximately 4,200 SF of 2 story office mezzanine mostly by machine, on top of and around a first floor server room including 2 restrooms directly above server room and 2 first floor restrooms. Remove approximately 75 feet of 25 foot full height demising wall. Remove storage structure with 2nd floor deck and 1 restroom. Remove a metal rack structure with wood deck.

Construction: Build 2 new restrooms adjacent to the server room. The in-slab sewer line we had located was approximately 2 feet away from directly below the toilets. Install new warehouse door and track, repair another warehouse door from spare parts. Paint the warehouse 12' from slab. Service 4 warehouse heaters and install new 40 degree thermostats. Patch 50' of furred warehouse wall and other clean-up of abandoned electrical, phone and data lines.

Construction Photos



Description: Office mezzanine to be demolished.



Description: 2nd Floor Office Mezzanine to be demolished.

Construction Photos



Description: Warehouse office, restroom, metal racking platform to be demolished.



Description: Warehouse demising wall to be demolished.

Construction Photos



Description: Office Mezzanine being demolished.



Description: 2nd Floor Office Mezzanine being demolished.

Construction Photos



Description: Warehouse office, restroom, metal racking platform being demolished.



Description: Warehouse Demising wall being demolished.

Construction Photos



Description: Warehouse demising wall demolition.



Description: Office Mezzanine glu-lam supports being cut and removed.

Construction Photos



Description: Demolition complete. Framing installed for 2 new restrooms.



Description: Framing and plumbing rough-in complete after saw-cut warehouse floor.

Construction Photos



Description: Install new retail area lighting



Description: Painting and install of new retail lighting.

Construction Photos



Description: Finished Men's restrooms with new sink, toilet, urinal, partitions etc.



Description: Finished Woman's restrooms with new sink, toilets, partitions etc.

Construction Photos



Description: Finished and painted.



Description: Finished and painted.