



City of Charleston Department of Parks

Capital Project – Structural Retrofit of Fire Station No. 6 (Cannon Street)

FEMA Project DR-4166-SC-0010

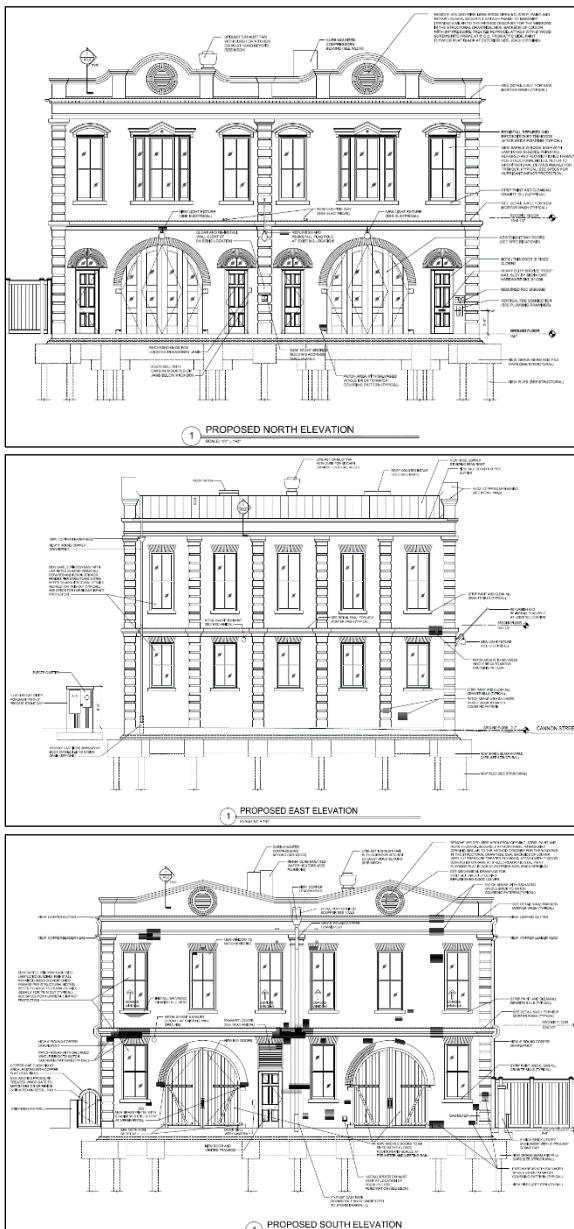
Architect – Evans & Schmidt Architects LLC

Construction Contractor – IPW Construction Group, LLC

Construction Contract Amount - \$5,151,089

Anticipated Completion – 1st Quarter 2022

Plans / Elevations



Final Construction Images – April 2022



Cannon Street (north) elevation. Engine 106 is home now, and the crews are getting used to their newly completed facility.



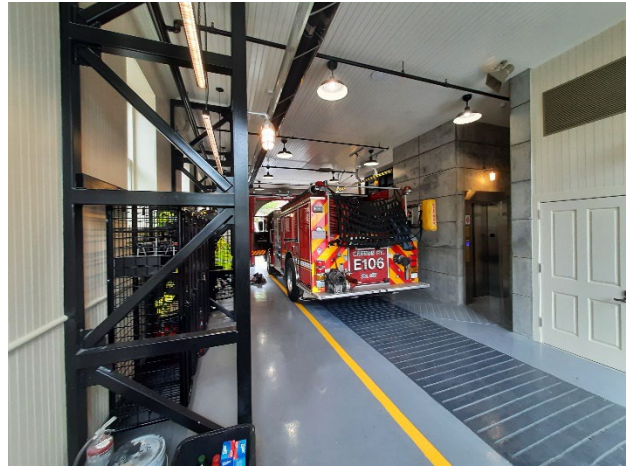
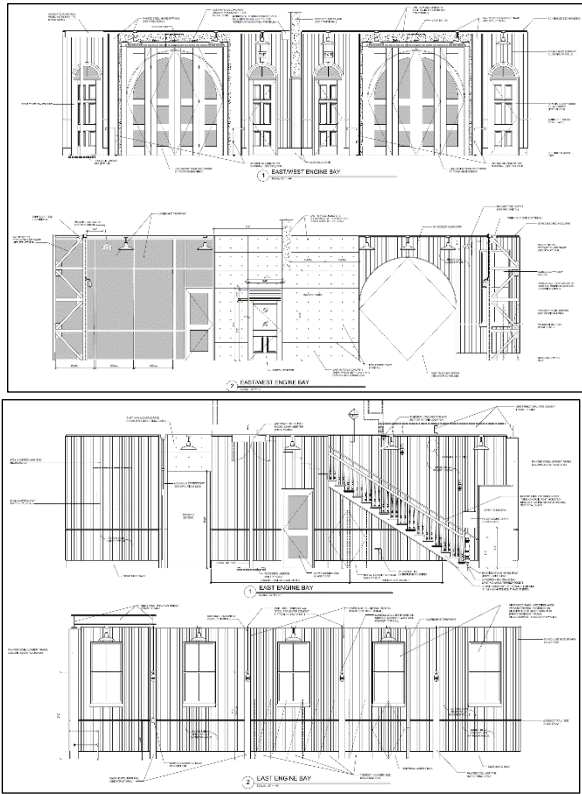
The 'Peruvian Lily' plants removed at the outset have been planted.



Battalion Chief 103 occupies the east bay of the station.

Capital Project – Structural Retrofit of Fire Station No. 6 (Cannon Street)
FEMA Project DR-4166-SC-0010

Page Two – April 2022



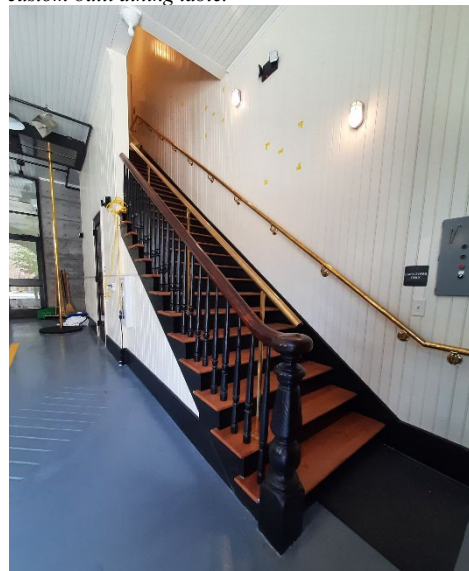
A view of the main apparatus bay (NW corner). It looks tight, but there is plenty of room for the crew to move around the engine.



The Day Room and Kitchen fully furnished, including the existing custom-built dining table.



The area inside the NE door (closest to King Street) has been set aside for a collection of fire department artifacts. The first item installed was the memorial display for Capt. Louis Mulkey, one of the Charleston Nine.



A detail of the stairwell, showing the original handrail and the new brass handrail required to meet current building codes.



City of Charleston Department of Parks

Capital Project – Structural Retrofit of Fire Station No. 6 (Cannon Street)

FEMA Project DR-4166-SC-0010

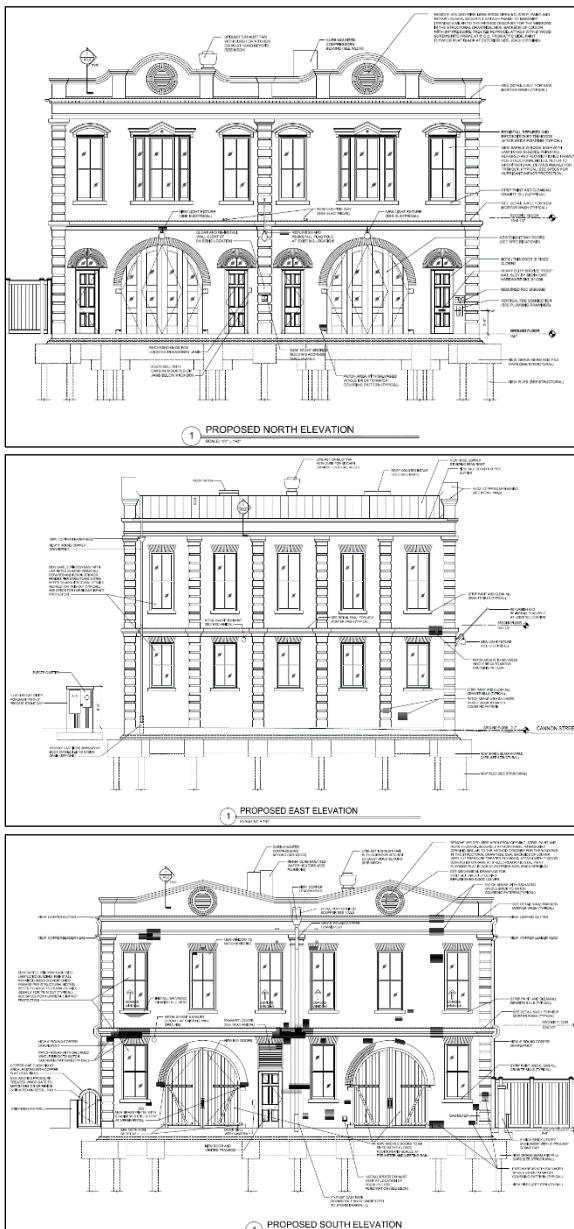
Architect – Evans & Schmidt Architects LLC

Construction Contractor – IPW Construction Group, LLC

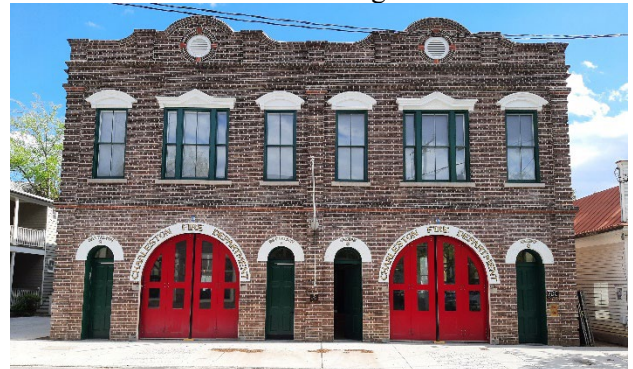
Construction Contract Amount - \$5,151,089

Anticipated Completion – 1st Quarter 2022

Plans / Elevations



Current Construction Images – Mar. 2022



Cannon Street (north) elevation. Fitting the new lights to the historic Gamewell globes has been a challenge, but will soon be complete.



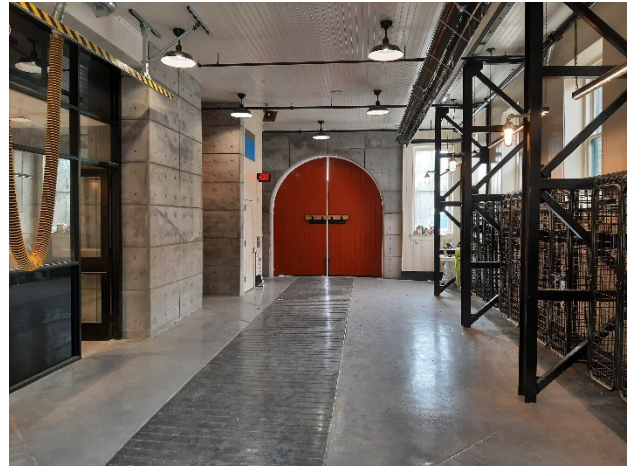
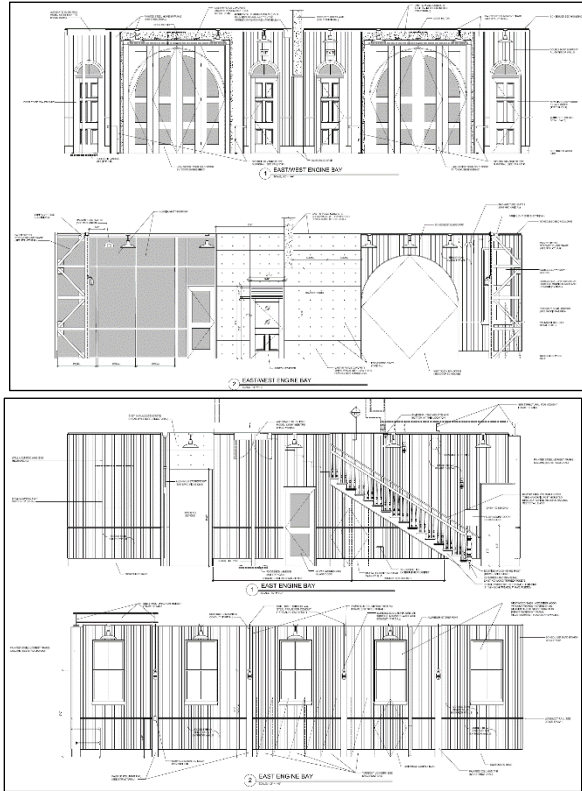
East elevation, viewed from neighbor's driveway. There are 190 'street bolts' for the hurricane protection system hidden in the brick on this elevation .



A view of the rear yard. Contractor is working on the punch list of misc. minor corrections.

Capital Project – Structural Retrofit of Fire Station No. 6 (Cannon Street)
FEMA Project DR-4166-SC-0010

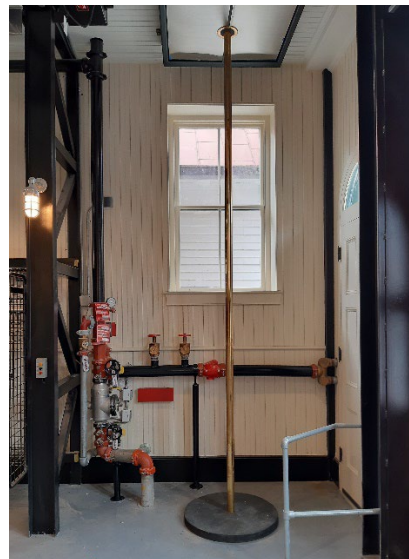
Page Two – March 2022



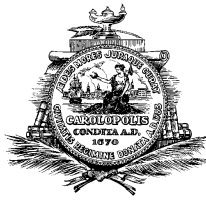
A view of the main apparatus bay (NW corner). All systems are inspected and operational.



Day Room and Kitchen area. The punch list process is nearly complete in this room.



One of two fire poles, with the top view in the bunk room and the bottom in the main bay, next to the apparatus door.



City of Charleston Department of Parks

Capital Project – Structural Retrofit of Fire Station No. 6 (Cannon Street)

FEMA Project DR-4166-SC-0010

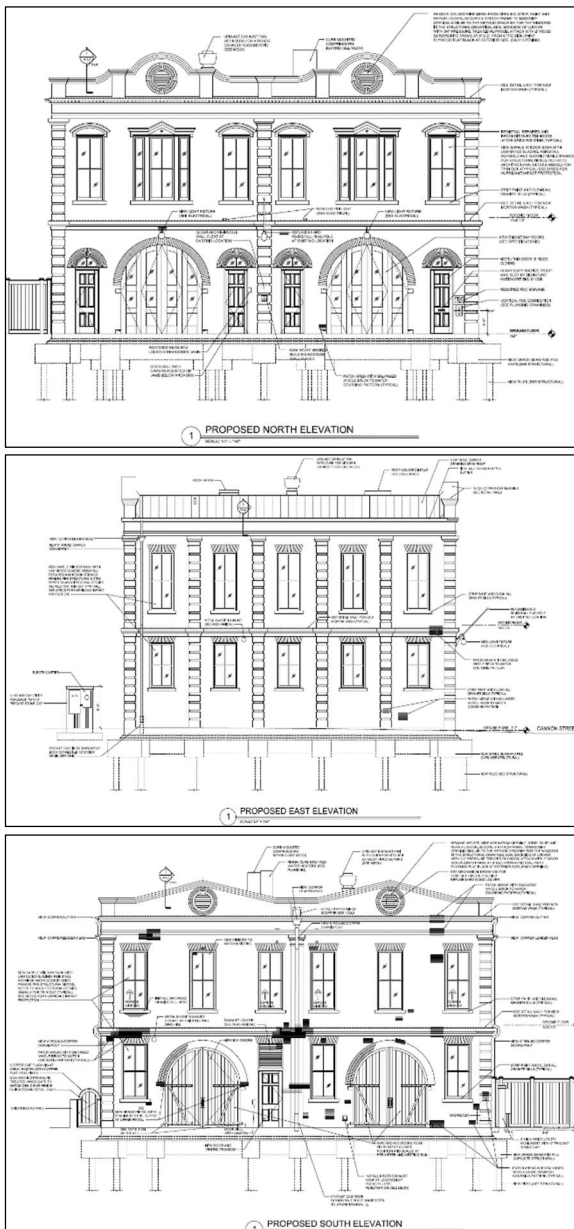
Architect – Evans & Schmidt Architects LLC

Construction Contractor – IPW Construction Group, LLC

Construction Contract Amount - \$5,151,089

Anticipated Completion – 1st Quarter 2022

Plans / Elevations



Current Construction Images – Feb. 2022



Cannon Street (north) elevation. Light fixtures, painting, and final hardware are the outstanding items.



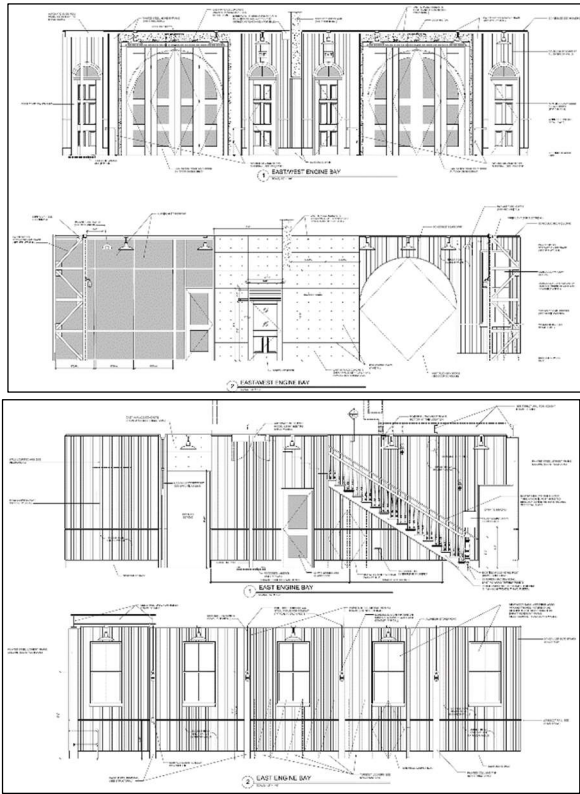
Axon view of the NE corner. Anchors for the hurricane protection system are being installed.



A view of the rear yard. New arch doors are painted and the site is being cleaned up in preparation for returning the property to the CFD.

Capital Project – Structural Retrofit of Fire Station No. 6 (Cannon Street)
FEMA Project DR-4166-SC-0010

Page Two – February 2022



A view of the main apparatus bay (SW corner. Crews are touching up paint and performing final tests on life-safety systems.



The other bay, viewed from just inside the main entrance. The historic handrail has just received the final coat of antique oil finish.



Day Room and Kitchen area. The punch list process is underway. The historic heart pine flooring blends nicely with the new quarry tile floor in the kitchen.



Modern signage is mounted to the concrete wall segment visible within the Watch Room downstairs.



City of Charleston Department of Parks

Capital Project – Structural Retrofit of Fire Station No. 6 (Cannon Street)

FEMA Project DR-4166-SC-0010

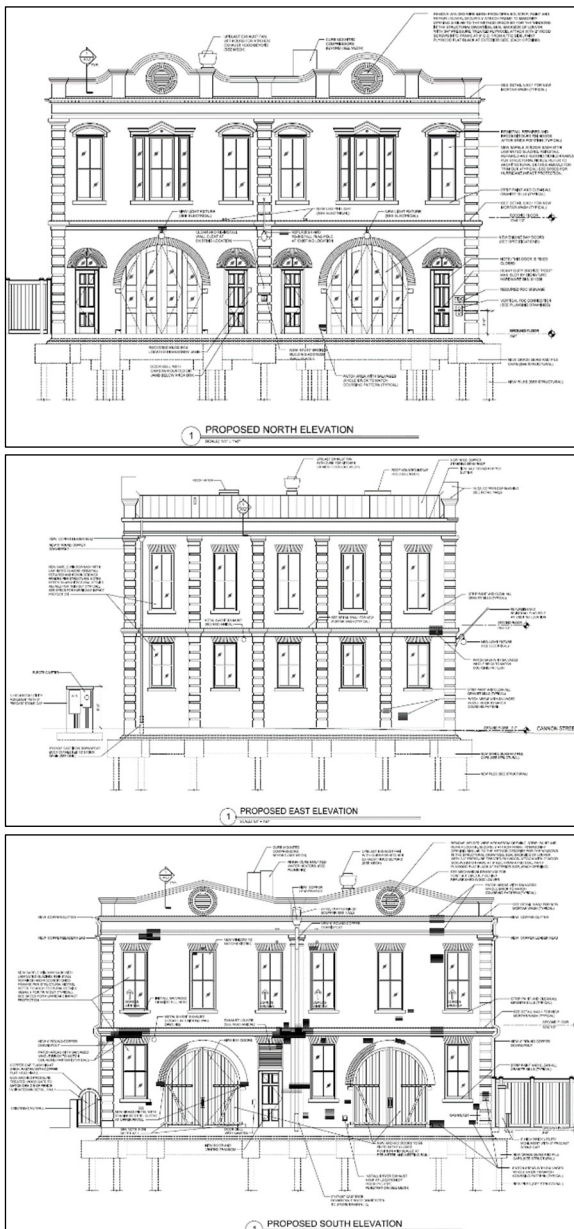
Architect – Evans & Schmidt Architects LLC

Construction Contractor – IPW Construction Group, LLC

Construction Contract Amount - \$5,081,695

Anticipated Completion – 1st Quarter 2022

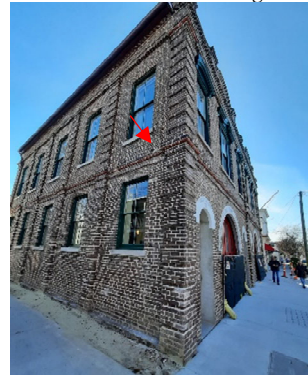
Plans / Elevations



Current Construction Images – Jan. 2022



Cannon Street (north) elevation. Light fixtures, painting, and final hardware are the outstanding items.



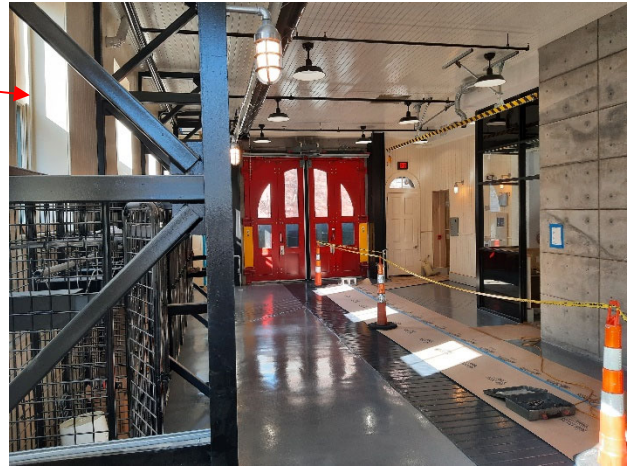
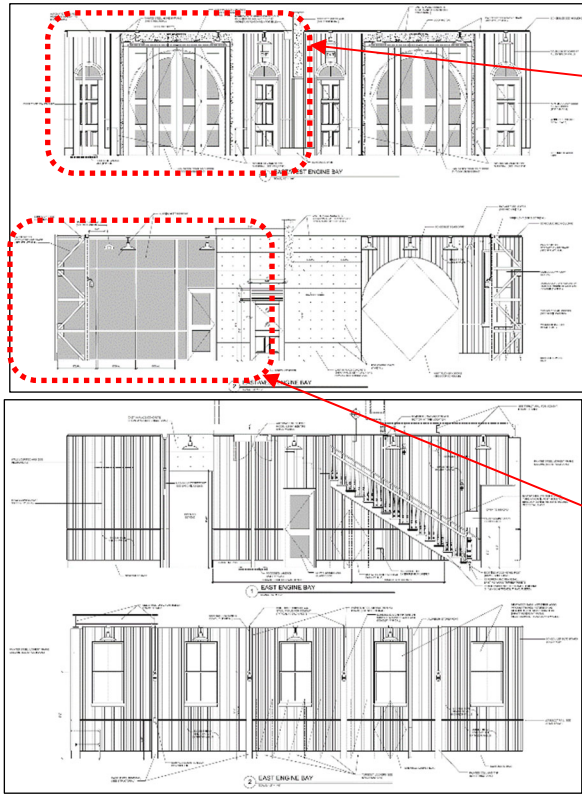
Axon view of the NE corner. The last of the brick repairs have been completed, including a custom-shaped red brick in the middle water table.



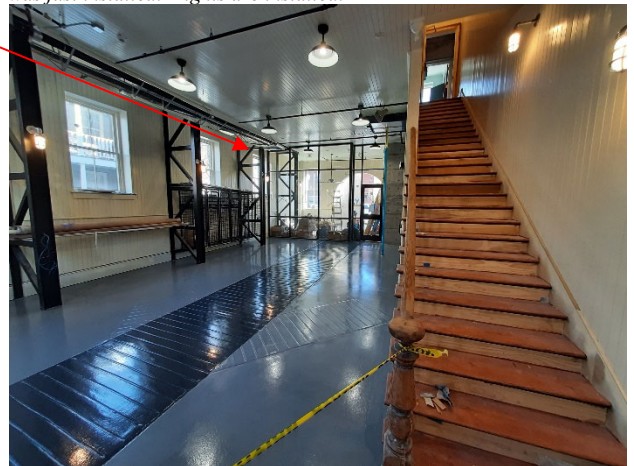
A view of the rear yard. Final external elements are being installed (downspouts, parking lot lights, etc.).

Capital Project – Structural Retrofit of Fire Station No. 6 (Cannon Street)
FEMA Project DR-4166-SC-0010

Page Two – January 2022



A view of the main apparatus bay (SW corner). A final epoxy coating was just installed. Lights are installed.



The other bay, viewed from just inside the main entrance. The exercise room is beyond the glass wall in the background. Grooves in the floor are replicas of the original floor treatment (traction for the horses). A piece of the original floor was salvaged and inserted into the floor of the exercise room.



Day Room and Kitchen area. Stainless steel backsplash and open shelving has been installed. Final trim is underway. One of the new brass firepoles is visible beyond the refrigerator boxes, wrapped in blue plastic.



View of the copper roof towards the south. Final testing and balancing of the HVAC equipment is wrapping up. This roof system should last at least 75 years.



City of Charleston Department of Parks

Capital Project – Structural Retrofit of Fire Station No. 6 (Cannon Street)

FEMA Project DR-4166-SC-0010

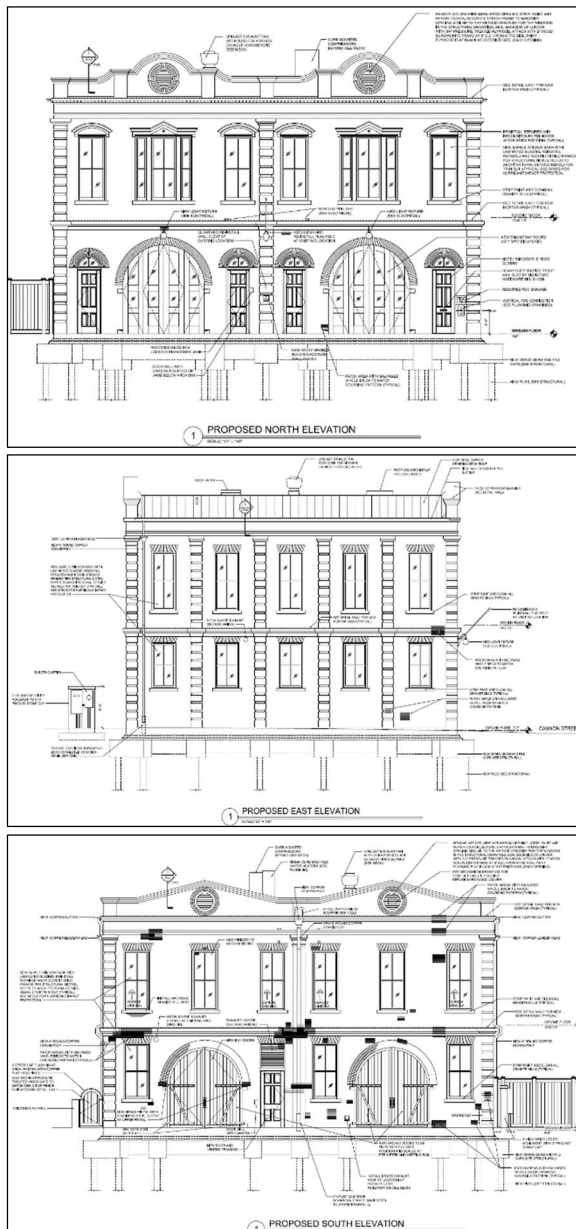
Architect – Evans & Schmidt Architects LLC

Construction Contractor – IPW Construction Group, LLC

Construction Contract Amount - \$5,057,251

Anticipated Completion – 1st Quarter 2022

Plans / Elevations



Current Construction Images – Dec. 2021



Cannon Street (north) elevation. The construction fence has been removed and the sidewalk is open. Lettering over the arched doorways (a late 20th-century addition) has been completed, with work done by the original painter, Firefighter Jeremiah Jenkins.



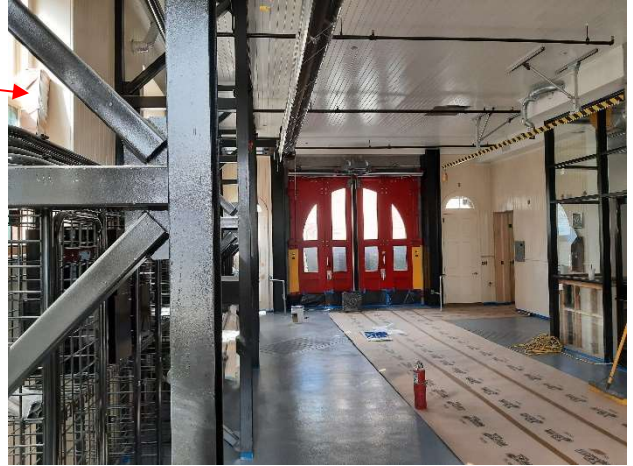
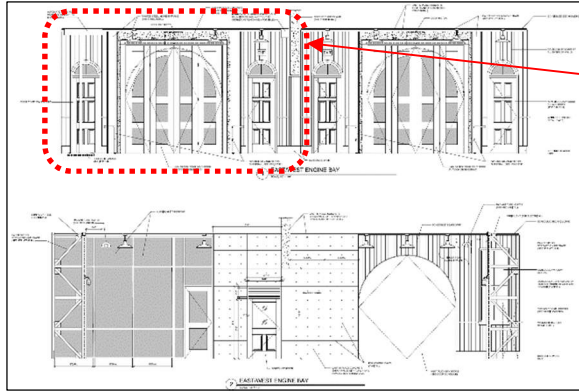
Axon view of the NE corner. All granite sills have been stripped of paint.



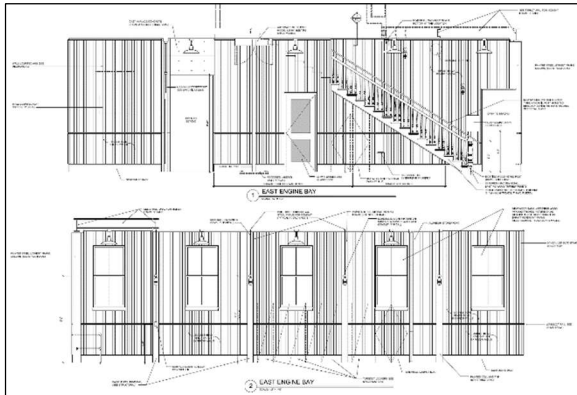
A view of the rear yard. Final external elements are being installed (downspouts, parking lot lights, etc.).

Capital Project – Structural Retrofit of Fire Station No. 6 (Cannon Street)
FEMA Project DR-4166-SC-0010

Page Two – December 2021



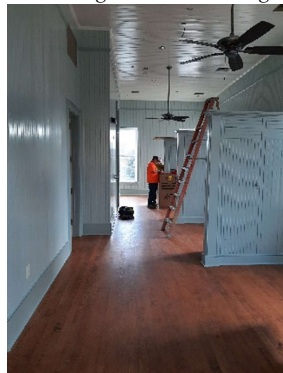
A view of the main apparatus bay (SW corner). The epoxy coating was applied to the floor during the last week of the year and is being protected by the cardboard runners. The Watch Room is enclosed by the storefront on the right.



Main bay from front corner (NW). Watch Room on left. Elevator in exposed concrete wall, accessed from hallway to other bay.



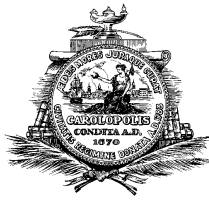
Day Room and Kitchen area. Countertops are in place and the trim-out of the M/E/P and FP systems is ongoing. The heart pine flooring in this room is original to the building.



Bunkroom viewed from the front. Flooring here is new, stained to match the historic materials.



View of the smaller east bay from the SE corner. The hallway connection is just beyond the door (behind the person in the yellow shirt). Note the section of original flooring that was salvaged and inserted into the floor generally in its original location.



City of Charleston Department of Parks

Capital Project – Structural Retrofit of Fire Station No. 6 (Cannon Street)

FEMA Project DR-4166-SC-0010

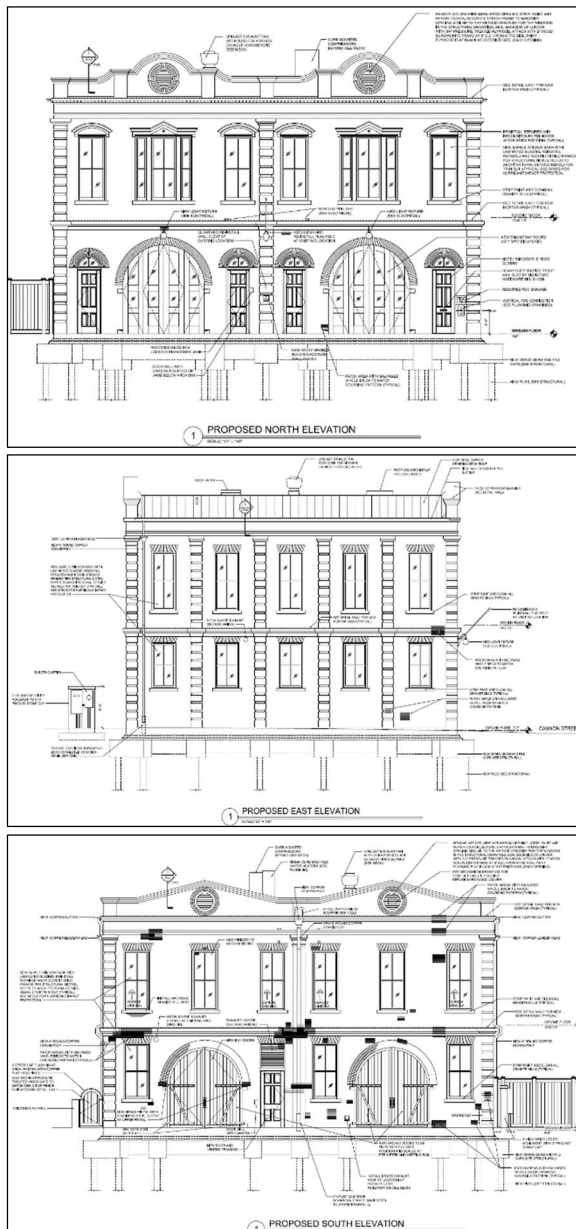
Architect – Evans & Schmidt Architects LLC

Construction Contractor – IPW Construction Group, LLC

Construction Contract Amount - \$4,985,617

Anticipated Completion – 4th Quarter 2021

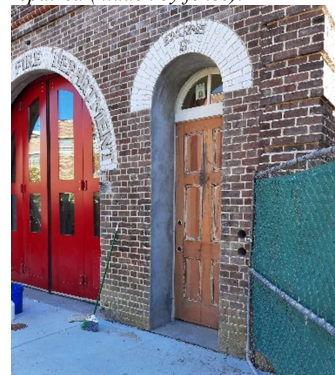
Plans / Elevations



Current Construction Images – Nov. 2021



Cannon Street (north) elevation. All doors are in place, including a salvaged door at the NW corner. Driveway apron replaced and asphalt repaired (hidden by fence).



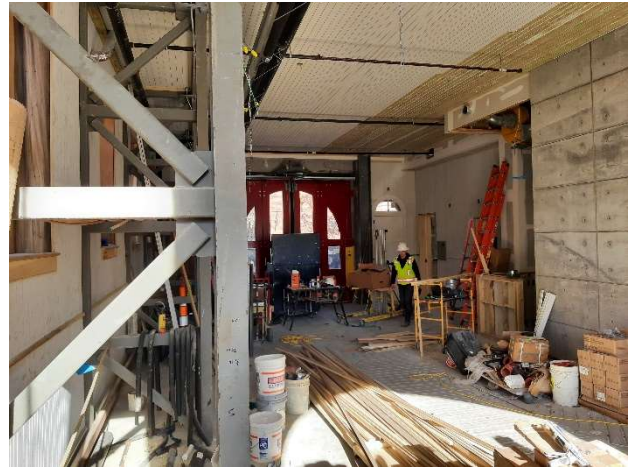
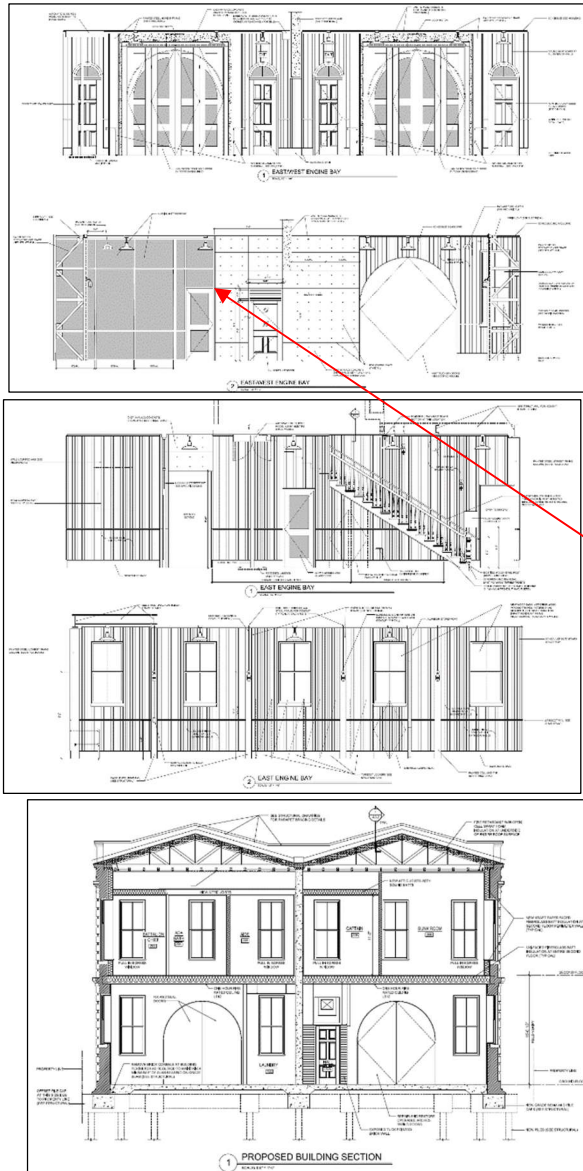
Salvaged door is fixed in place to accommodate interior layout changes. The other three personnel doors on the front are operable.



A view of the rear yard. The new arched doors are operational. The doors on the right were to be fixed in place but will remain operational to connect the exercise room to the yard area.

Capital Project – Structural Retrofit of Fire Station No. 6 (Cannon Street)
FEMA Project DR-4166-SC-0010

Page Two – November 2021



A view of the main apparatus bay (SW corner). Beadboard ceilings in place, allowing the fire sprinkler system to be completed.



View of the smaller east bay from the SE corner. The black storefront will separate the exercise room from the Battalion Chief's vehicle bay. Reconstructed stairs are visible in the background.



Bunkroom viewed from the rear. The personal lockers are staged for installation. Colors selected for this room respect the historical colors found during the demolition process that began in February 2020.



A view from the NE corner on the second floor, in the Day Room and Kitchen area. Cabinetry has been installed, walls and ceilings painted, and the trim-out of M/E/P systems is underway. Ceiling heights in this room and the bunk room match the original design. Other rooms on this floor have lower ceilings to allow room for mechanical equipment in the attic spaces.



City of Charleston Department of Parks

Capital Project – Structural Retrofit of Fire Station No. 6 (Cannon Street)

FEMA Project DR-4166-SC-0010

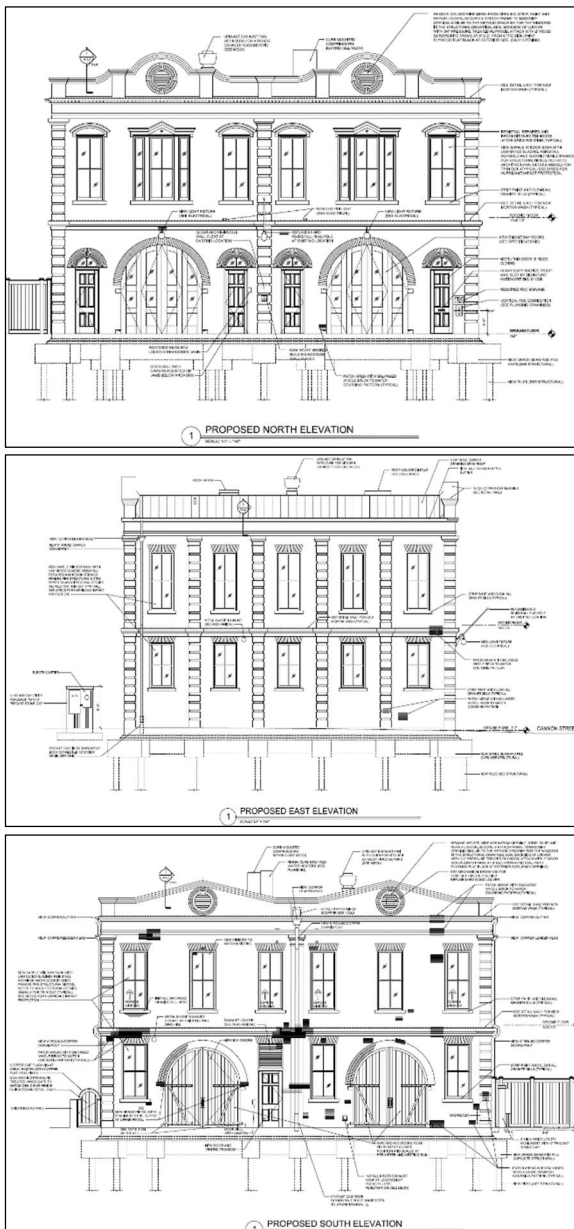
Architect – Evans & Schmidt Architects LLC

Construction Contractor – IPW Construction Group, LLC

Construction Contract Amount - \$4,985,617

Anticipated Completion – 4th Quarter 2021

Plans / Elevations



Current Construction Images – Oct. 2021



Cannon Street (north) elevation. First coat of paint has been applied to the windows. Tin headers and gable vents will be painted white. Colors based on historical evidence on site.



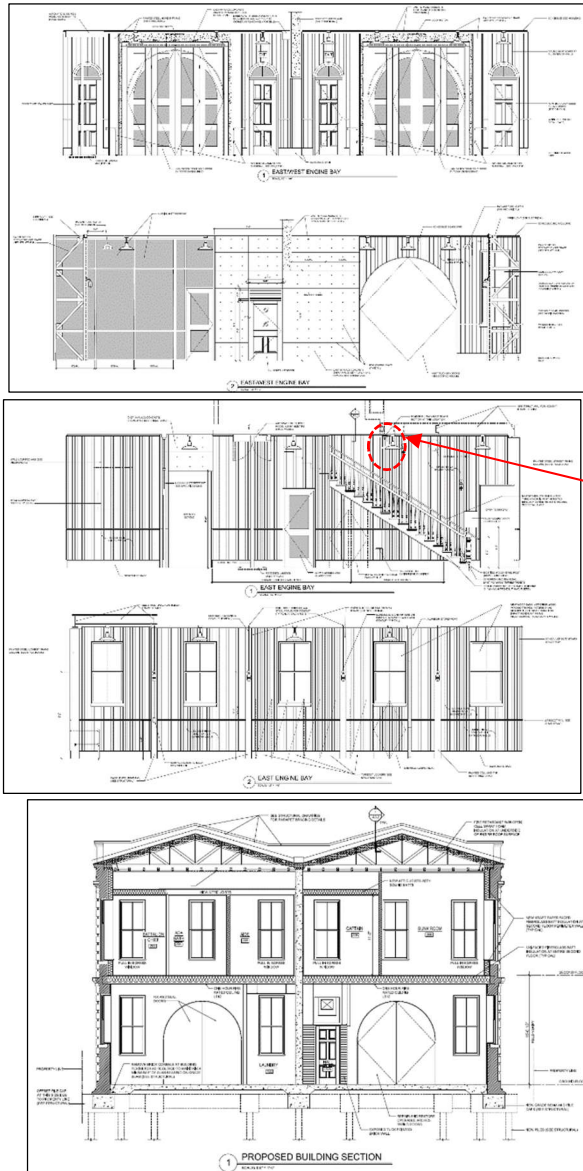
Axon view of the NE corner. Work in the right-of-way should be completed in the coming month.



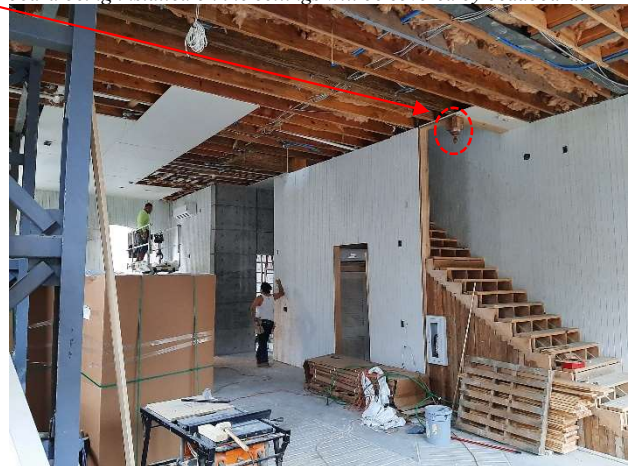
A view of the rear yard. The new arched doors are operational. The doors on the right will be fixed in place, but the doors on the left will allow the apparatus to roll into the rear yard to be washed.

Capital Project – Structural Retrofit of Fire Station No. 6 (Cannon Street)
FEMA Project DR-4166-SC-0010

Page Two – October 2021



A view of the main apparatus bay (NW corner). Fire-rated gypsum board being installed on the ceilings will be covered by beadboard.



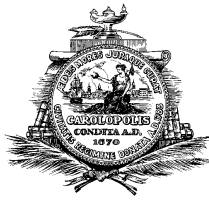
View of the smaller east bay from the NE corner. The reconstructed stairs will include several of the original elements, including the decorative newel post bottom visible at the ceiling.



Bunkroom viewed from the rear. This face of the divider walls will be covered by three personal lockers at each bunk location. This room and several others have new heart pine flooring.



A view from the NE corner on the second floor, in the Day Room and Kitchen area. Salvaged Heart Pine floors have been laid in this room, the Study, and the Battalion Chief's quarters. The kitchen area will have quarry tile.



City of Charleston Department of Parks

Capital Project – Structural Retrofit of Fire Station No. 6 (Cannon Street)

FEMA Project DR-4166-SC-0010

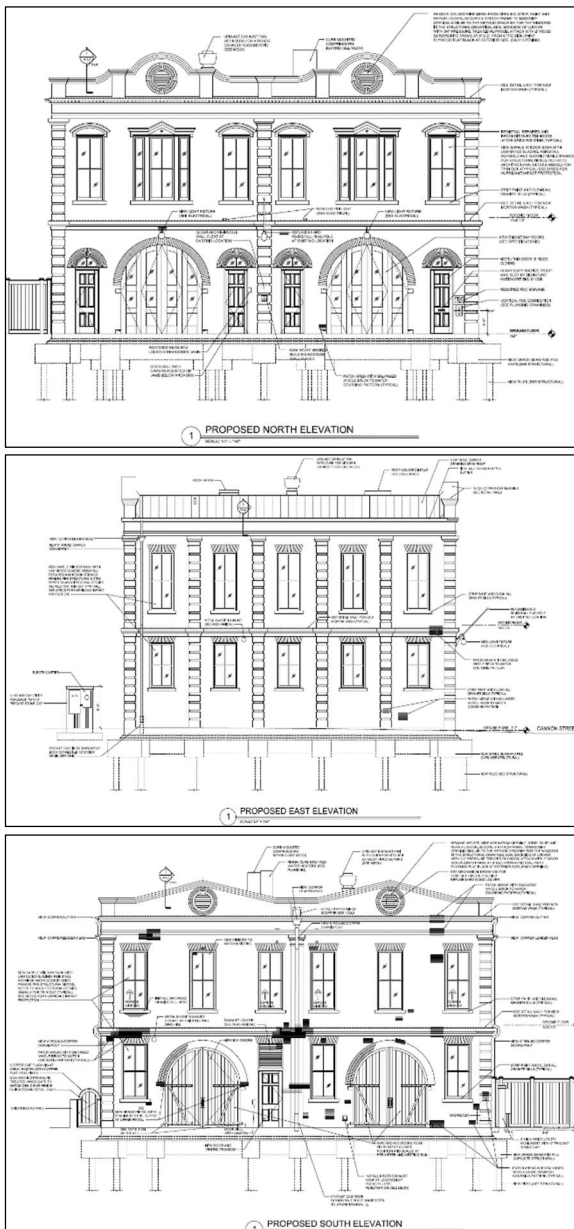
Architect – Evans & Schmidt Architects LLC

Construction Contractor – IPW Construction Group, LLC

Construction Contract Amount - \$4,953,838

Anticipated Completion – 4th Quarter 2021

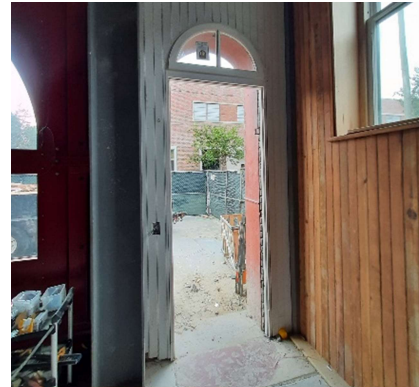
Plans / Elevations



Current Construction Images – Sept 2021



Cannon Street (north) elevation. New personnel door frames with transom windows have been installed.



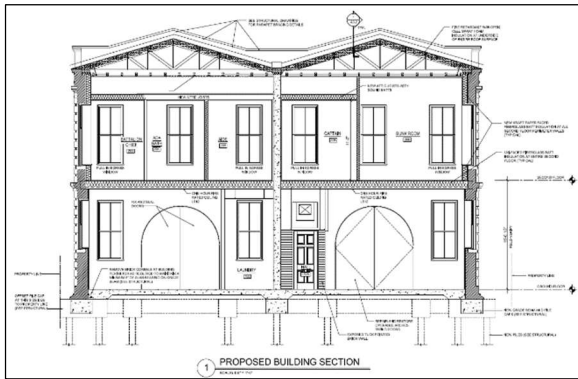
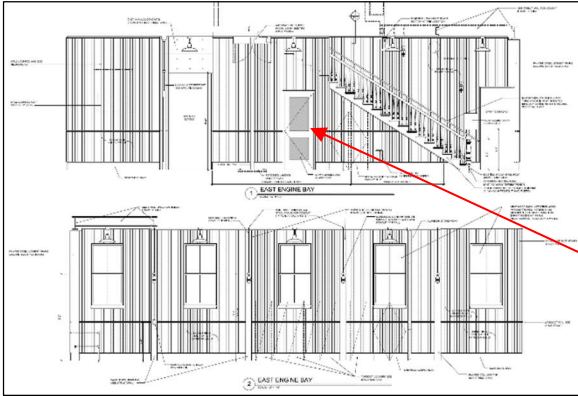
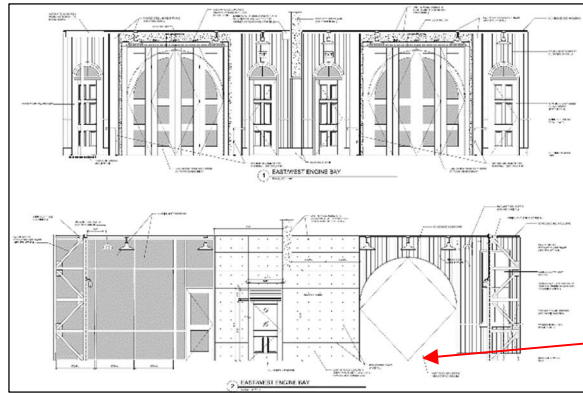
The personnel door at NE corner, viewed from inside.



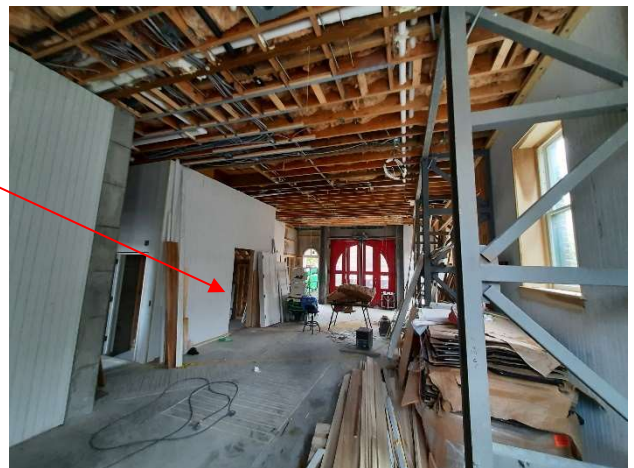
A view of the rear yard. The new arched doors are being fitted into place. These replacement doors are constructed of Sapele and marine plywood, assembled with a vacuum bag.

Capital Project – Structural Retrofit of Fire Station No. 6 (Cannon Street)
FEMA Project DR-4166-SC-0010

Page Two – September 2021



A view of the main apparatus bay (NW corner). The elevator is in the concrete structure at center. The new arched doors are at the rear.



Work continues in the first floor ceilings in preparation for the fire barrier and beadboard ceiling.



Bunkroom viewed from the front. Divider walls include doors from the old beadboard gear lockers.



A view from the NE corner on the second floor, in the Day Room and Kitchen area. Beadboard walls & trim are largely complete in this area. The kitchen hood exhaust duct is one of the last mechanical systems to be installed upstairs.



City of Charleston Department of Parks

Capital Project – Structural Retrofit of Fire Station No. 6 (Cannon Street)

FEMA Project DR-4166-SC-0010

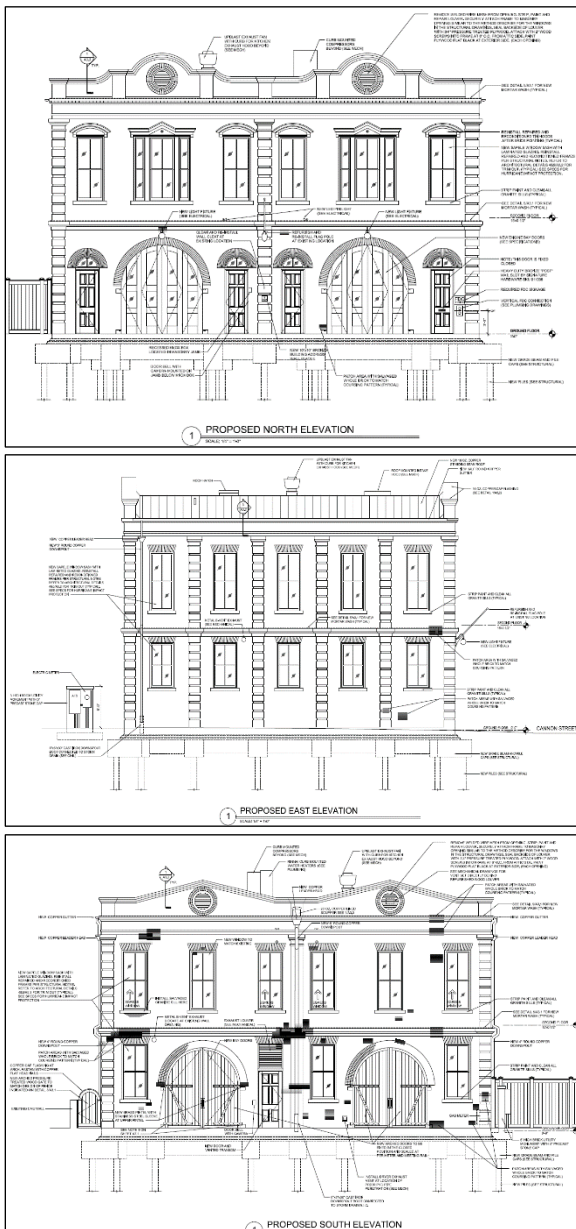
Architect – Evans & Schmidt Architects LLC

Construction Contractor – IPW Construction Group, LLC

Construction Contract Amount - \$4,953,838

Anticipated Completion – 4th Quarter 2021

Plans / Elevations



Current Construction Images – Aug 2021



Cannon Street (north) elevation. The original decorative window headers have been cleaned, repaired, and re-installed. To be painted soon.



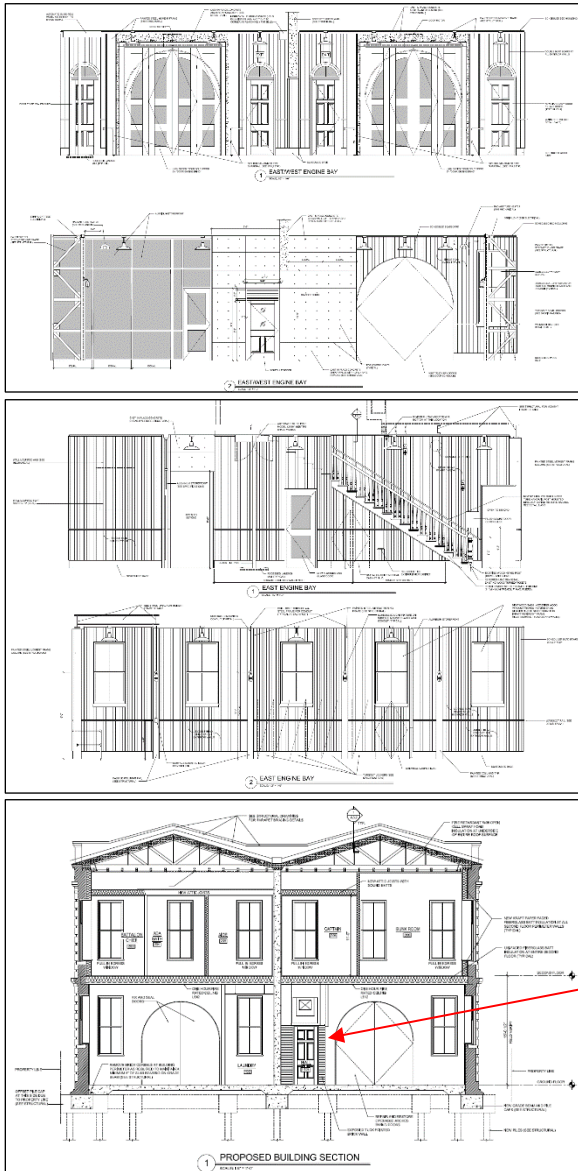
A view of the rear yard. The first of the replacement louvers has been installed in the west gable.



The new copper roof is nearly complete, and the mechanical equipment is being set in place. View from the historic fire tower.

Capital Project – Structural Retrofit of Fire Station No. 6 (Cannon Street)
FEMA Project DR-4166-SC-0010

Page Two – August 2021



M/E/P rough-ins are almost complete on the ground floor. The crate in the foreground holds part of the elevator, which is being installed now. View from SE corner of building.



A view of the main apparatus bay (SW corner). The elevator will be in the concrete structure at center, with a passageway to east side. The opening in the beadboard wall leads to a bathroom. The yellow ladder is in the new exit door location.



Photo from demolition process, 3/20/2020.



A view from the NE corner on the second floor, in the Day Room and Kitchen area. Beadboard walls & trim are largely complete in this area. Note the historic brackets along the far wall. These decorative elements were once part of the structural center wall that was originally located in this area (see photo left). The new reinforced concrete wall is hidden behind the beadboard.



City of Charleston Department of Parks

Capital Project – Structural Retrofit of Fire Station No. 6 (Cannon Street)

FEMA Project DR-4166-SC-0010

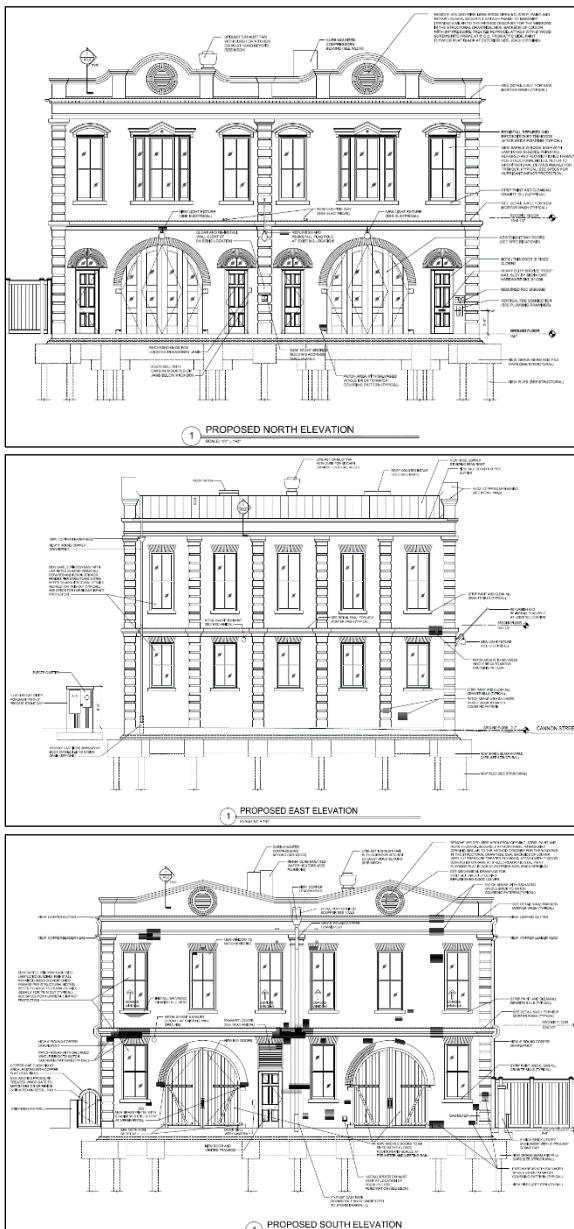
Architect – Evans & Schmidt Architects LLC

Construction Contractor – IPW Construction Group, LLC

Construction Contract Amount - \$4,953,838

Anticipated Completion – 3rd Quarter 2021

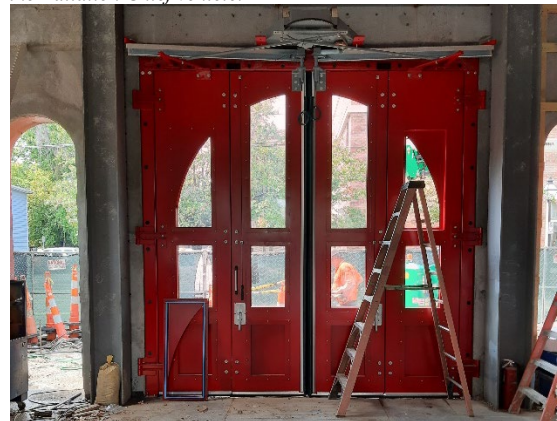
Plans / Elevations



Current Construction Images – July 2021



Cannon Street (north) elevation. The new bay doors are in place. Fire Engine 106 will be behind the closed door, and the open bay door is for the Battalion Chief vehicle.



A view of the inside face of the new door. This door is wind and impact rated, a substantial improvement over the old roll-up doors.



A view of the rear yard. Some of the windows have been trimmed out and painted. New wood doors will be placed in the arched opening.

Capital Project – Structural Retrofit of Fire Station No. 6 (Cannon Street)
FEMA Project DR-4166-SC-0010

Page Two – July 2021



M/E/P rough-ins are almost complete on the ground floor. After these critical systems are in place, a fire barrier will be installed and covered with beadboard. View from SE corner of building.



A view of the main apparatus bay (SW corner), showing the new door in place at Cannon Street in the background.



A view from the NE corner on the second floor. Showing the Day Room and Kitchen area. Beadboard walls are in place and the ceiling will follow the mechanical systems still to be installed in the attic space.



City of Charleston Department of Parks

Capital Project – Structural Retrofit of Fire Station No. 6 (Cannon Street)

FEMA Project DR-4166-SC-0010

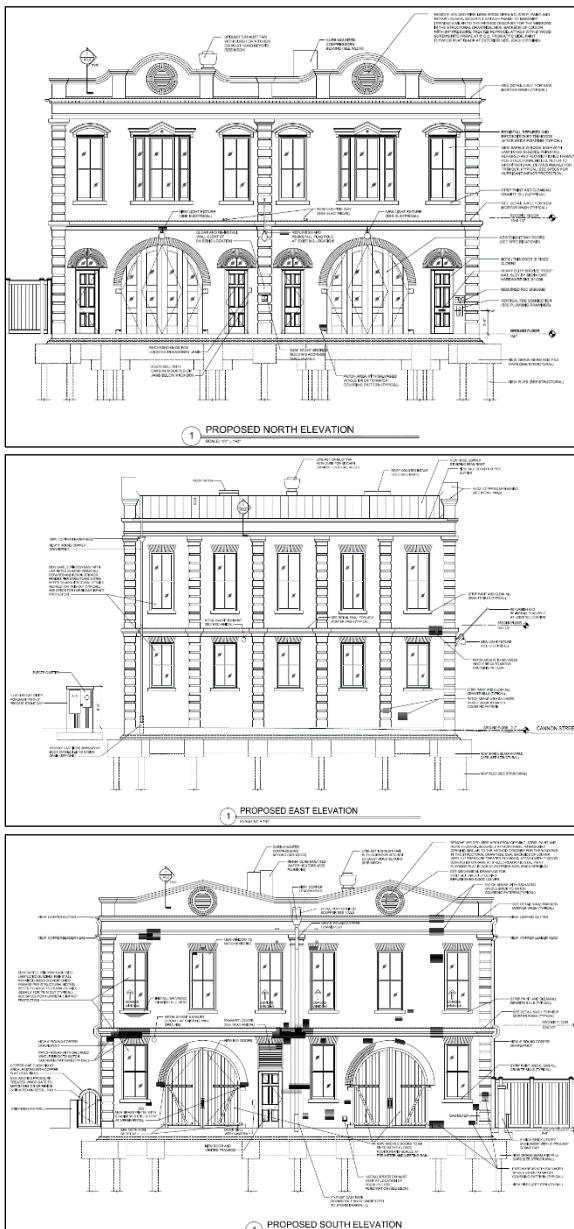
Architect – Evans & Schmidt Architects LLC

Construction Contractor – IPW Construction Group, LLC

Construction Contract Amount - \$4,953,838

Anticipated Completion – 3rd Quarter 2021

Plans / Elevations



Current Construction Images – June 2021



Cannon Street (north) elevation. All 2nd-floor windows installed.



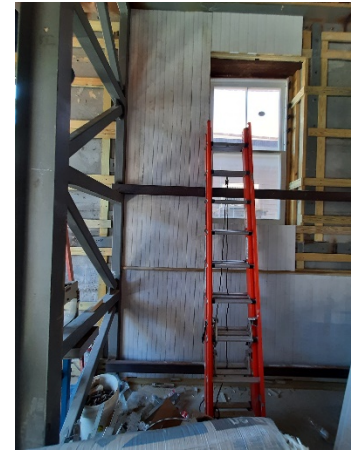
SE corner of the site (rear yard). Lot paved. Generator pad ready.



Repointing is complete except for touch-ups. Reproduction gable vents will be installed in the round openings at the top (front and back).

Capital Project – Structural Retrofit of Fire Station No. 6 (Cannon Street)
FEMA Project DR-4166-SC-0010

Page Two – June 2021



Wall coverings are beginning on the ground floor. On the left, original beadboard planks have been stripped of lead paint for re-use. These are being installed where other historic materials will be displayed. Extensive rot and termite damage required use of modern replica materials for most of the building however. Sample on right.



A view from the NE corner of the building, second floor, in what will be the new Day Room. HVAC, electrical, plumbing and fire sprinkler systems have been roughed in, and attic insulation coated with fireproofing.



A view from the NE corner on the ground floor. Note the stair riser on the wall. The new stairs will incorporate the historic handrail. New gable louvers are visible in the foreground.



City of Charleston Department of Parks

Capital Project – Structural Retrofit of Fire Station No. 6 (Cannon Street)

FEMA Project DR-4166-SC-0010

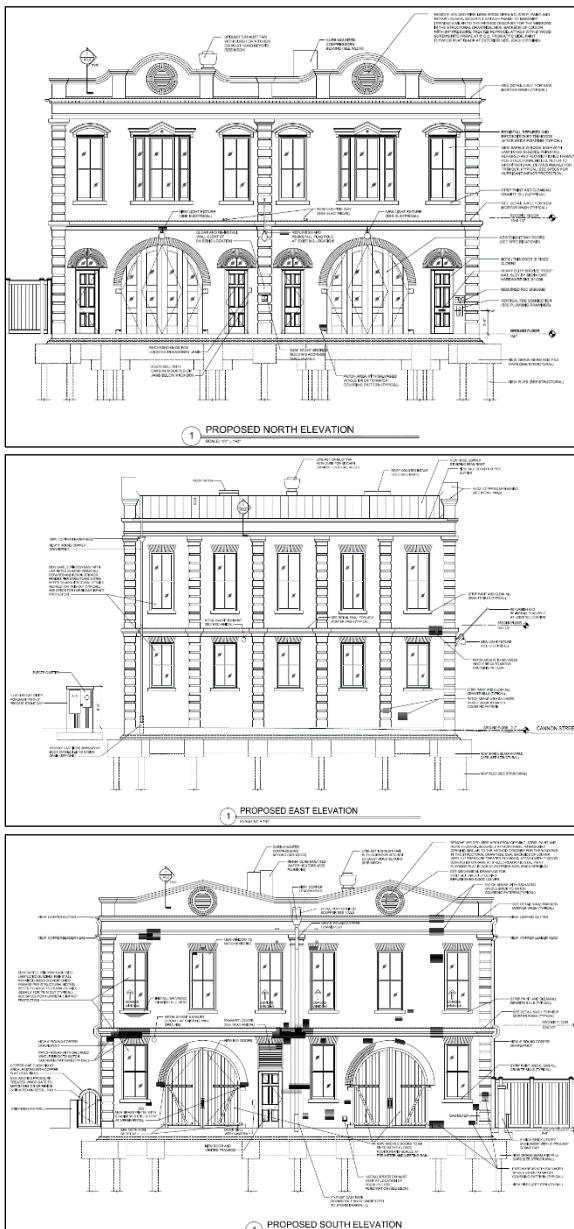
Architect – Evans & Schmidt Architects LLC

Construction Contractor – IPW Construction Group, LLC

Construction Contract Amount - \$4,953,838

Anticipated Completion – 3rd Quarter 2021

Plans / Elevations



Current Construction Images – May 2021



Cannon Street (north) elevation. Scaffolding removed this month.



NE corner. The

fire tower is visible in the top left.



Masons continue repointing the lower portions of the building. Windows are being installed upstairs.

Capital Project – Structural Retrofit of Fire Station No. 6 (Cannon Street)
FEMA Project DR-4166-SC-0010

Page Two – May 2021



Mechanical, electrical, plumbing and fire protection systems are being installed. The material stacked on the right is original beadboard walls that has been stripped of lead paint and will be installed along one wall. New beadboard will match the historic material.



A view from the NE corner of the building, second floor, in what will be the new Day Room. Heavy-duty 8"-wide steel studs are being installed along the outer wall. Helical anchor pins will tie the historic masonry to this new structure to support it during an earthquake.



A view from the historic fire tower during the scaffold removal. The new roof will be standing-seam copper. The ice & water shield material that is visible is covering the new plywood installed over the historic material.



City of Charleston Department of Parks

Capital Project – Structural Retrofit of Fire Station No. 6 (Cannon Street)

FEMA Project DR-4166-SC-0010

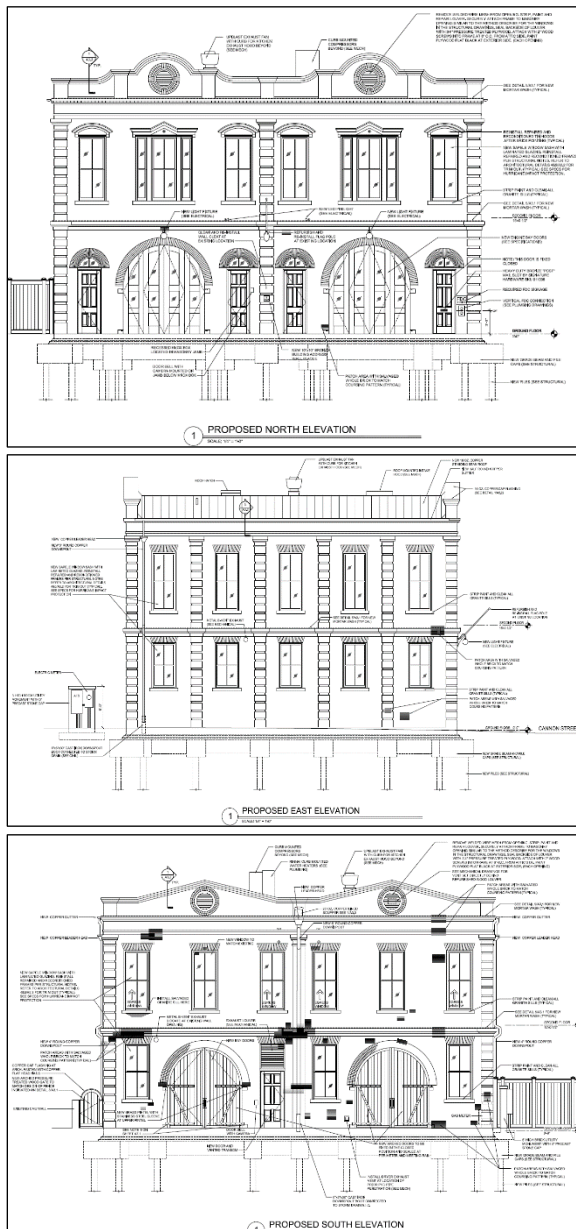
Architect – Evans & Schmidt Architects LLC

Construction Contractor – IPW Construction Group, LLC

Construction Contract Amount - \$4,937,972

Anticipated Completion – 3rd Quarter 2021

Plans / Elevations



Current Construction Images – April 2021



Cannon Street (north) elevation



NE corner



Masons have been repointing the rear (south) and west sides of the building. A number of the jack arches above the windows require more repairs than originally anticipated.

Capital Project – Structural Retrofit of Fire Station No. 6 (Cannon Street)
FEMA Project DR-4166-SC-0010

Page Two – April 2021



The floor framing is in place on both sides of the building, and the carpenters are working diligently on the second floor to frame out the rooms. Strapping on the walls will support the beadboard planks.



The lower floors are being prepped for Mechanical / Electrical / Plumbing installations. The square in the second-floor framing is where one of two fire poles will be installed.



A view from the NE corner of the building, second floor, in what will be the new Day Room. The rooms in the background will be the Battalion Chief and Aide quarters. The fire pole will be in the far corner of this room, behind the stack of windows (dashed circle).



City of Charleston Department of Parks

Capital Project – Structural Retrofit of Fire Station No. 6 (Cannon Street)

FEMA Project DR-4166-SC-0010

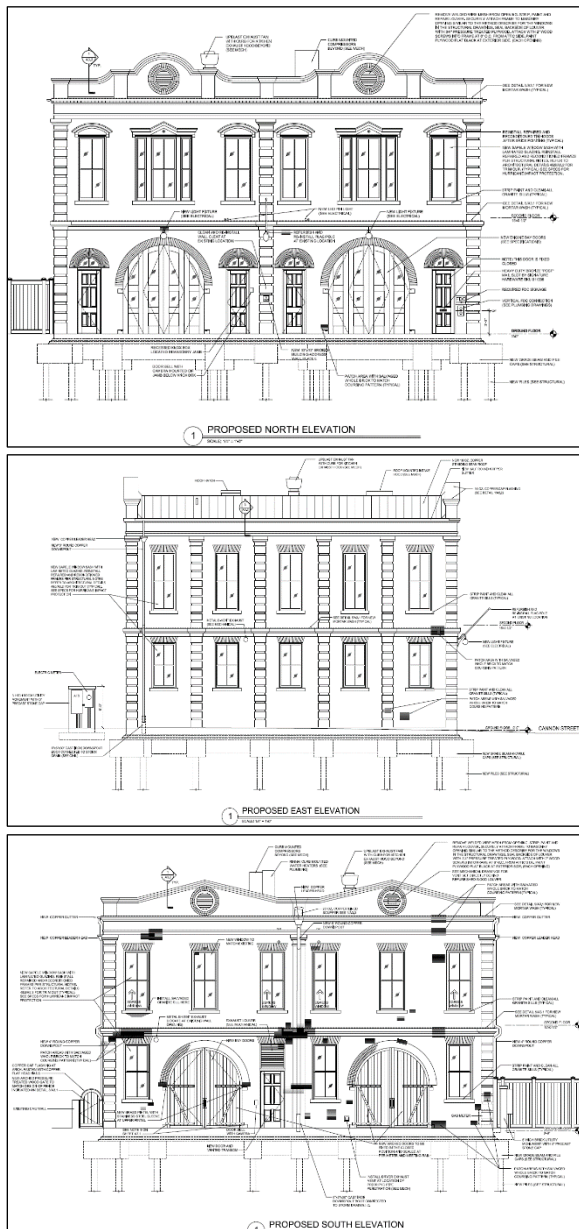
Architect – Evans & Schmidt Architects LLC

Construction Contractor – IPW Construction Group, LLC

Construction Contract Amount - \$4,937,972

Anticipated Completion – 3rd Quarter 2021

Plans / Elevations



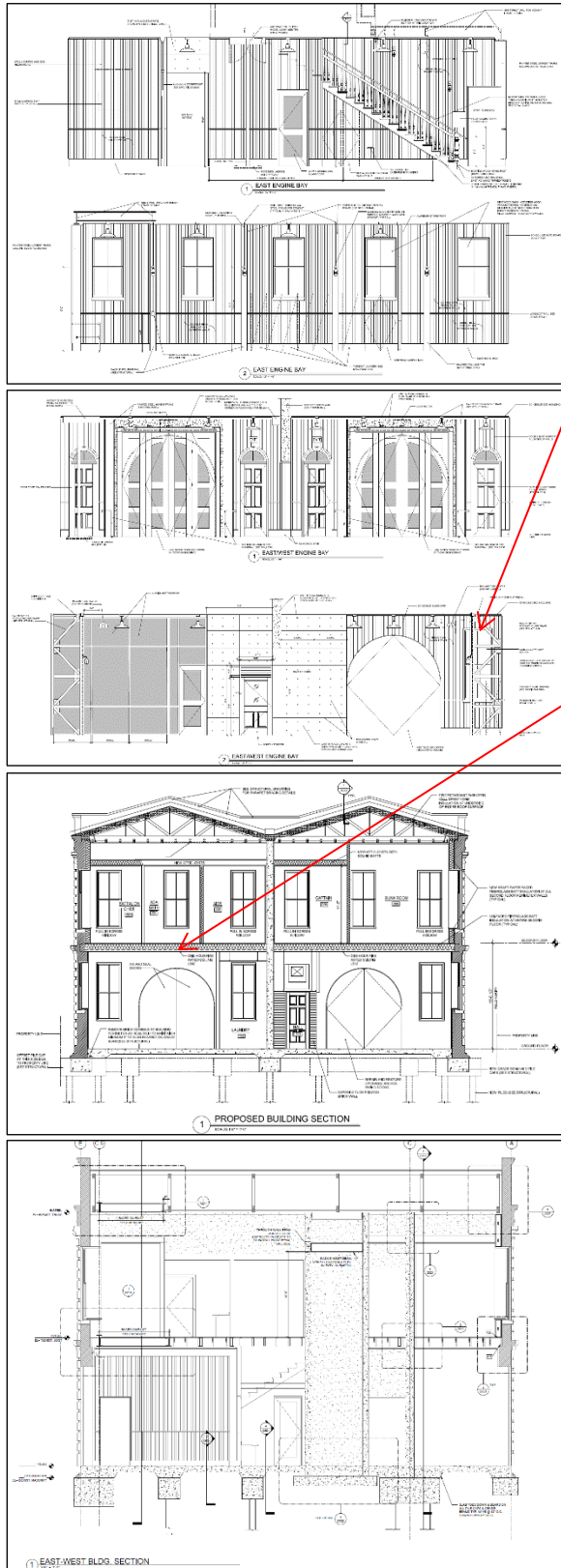
Current Construction Images – March 2021



Masons have begun preparations for repointing on the rear of the building. A number of the jack arches above the windows require more repairs than originally anticipated.

Capital Project – Structural Retrofit of Fire Station No. 6 (Cannon Street)
FEMA Project DR-4166-SC-0010

Page Two – March 2021



The new reproduction windows were delivered and are stacked between the moment frames on the west side. Carpenters are beginning to place wood framing inside the steel at the front.



The new floor framing is in place on the east side. Termite damage to the original floor joists was substantial, and they all had to be removed and replaced with new material.



A view from the NE corner of the building, second floor, in what will be the new Day Room. The new kitchen island will be approx. where the worker in orange is standing.



City of Charleston Department of Parks

Capital Project – Structural Retrofit of Fire Station No. 6 (Cannon Street)

FEMA Project DR-4166-SC-0010

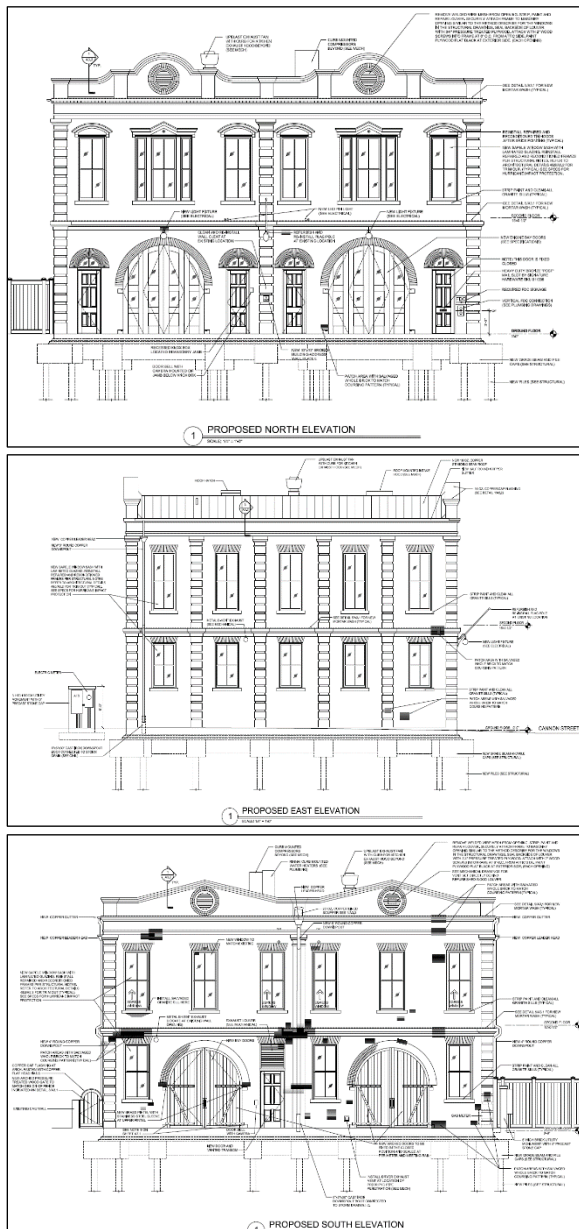
Architect – Evans & Schmidt Architects LLC

Construction Contractor – IPW Construction Group, LLC

Construction Contract Amount - \$4,898,990.37

Anticipated Completion – 3rd Quarter 2021

Plans / Elevations



Current Construction Images – February 2021



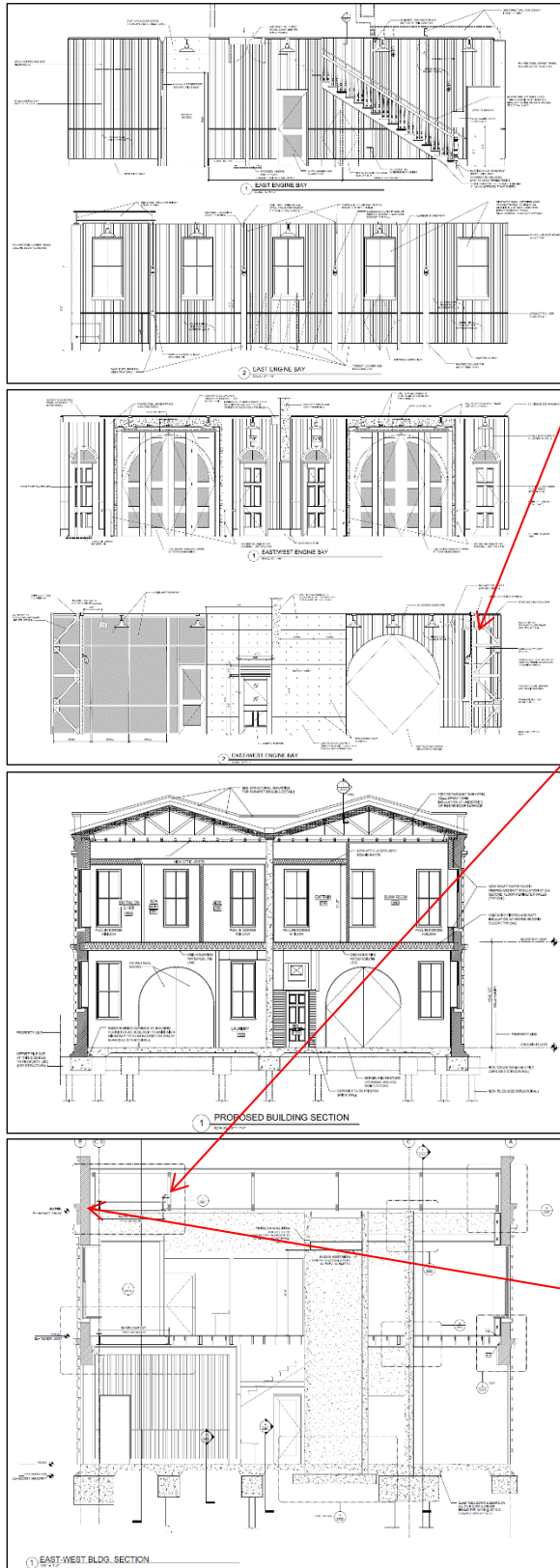
Building is wrapped with scaffolding to support the repointing work. Scaffold being removed on east side, as repointing is mostly complete on this elevation of the building.



Masons will move to rear face of building next.

Capital Project – Structural Retrofit of Fire Station No. 6 (Cannon Street)
FEMA Project DR-4166-SC-0010

Page Two – February 2021



Structural steel moment frames are in on the west side, and the large columns that will support the front of the building are ready to support the new steel beams at the floor and ceiling above..



The new steel framework attaches to the front and side walls (brick) and the new center wall (concrete). It also extends into the floor and ceiling of the second floor. This is for earthquake resistance.



An unexpected find – the original parapet braces on the front of the building. Four straps set into the brick and bolted to the wood truss (front only). The new parapet braces (20) are bolted to the brick from the rear and welded to the new steel framework.



City of Charleston Department of Parks

Capital Project – Structural Retrofit of Fire Station No. 6 (Cannon Street)

FEMA Project DR-4166-SC-0010

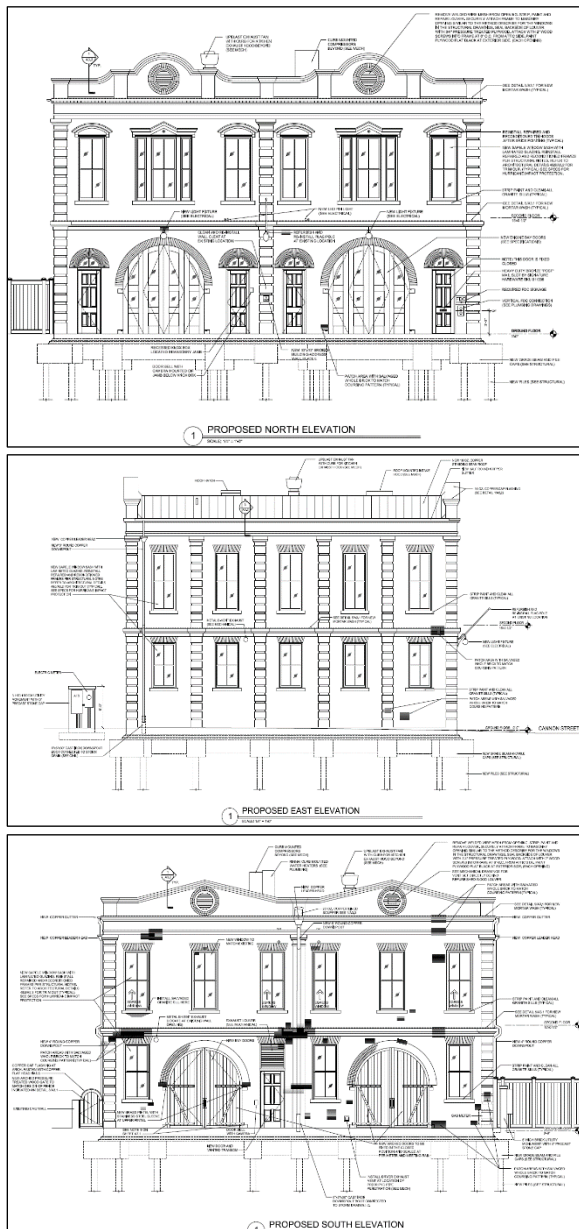
Architect – Evans & Schmidt Architects LLC

Construction Contractor – IPW Construction Group, LLC

Construction Contract Amount - \$4,898,990.37

Anticipated Completion – 3rd Quarter 2021

Plans / Elevations



Current Construction Images – January 2021



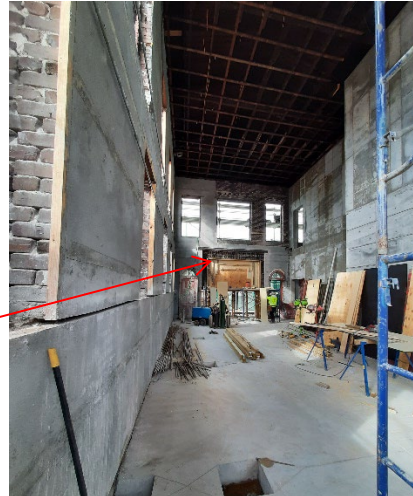
Building is wrapped with scaffolding to support the repointing work. The masons are working on the east side first, as we are encroaching on the neighbor's driveway.



Rear yard is a tight staging area for several trades.

Capital Project – Structural Retrofit of Fire Station No. 6 (Cannon Street)
FEMA Project DR-4166-SC-0010

Page Two – January, 2021



Crews are forming a reinforced concrete wall section at the arched bay doors. This concrete will help stabilize the end walls.



View of new center wall from east side, rear corner. The structural steel buttresses are along outside wall, between the windows. The frames are welded to plates bolted to the wall and to continuous steel angles let into the wall at top/bottom of window openings.



The brick parapet walls will be reinforced with steel braces bolted to the brick and roof structure. Crewmember is drilling holes at a 22.5°-angle into the brick to accept a bolt, set in epoxy.



City of Charleston Department of Parks

Capital Project – Structural Retrofit of Fire Station No. 6 (Cannon Street)

FEMA Project DR-4166-SC-0010

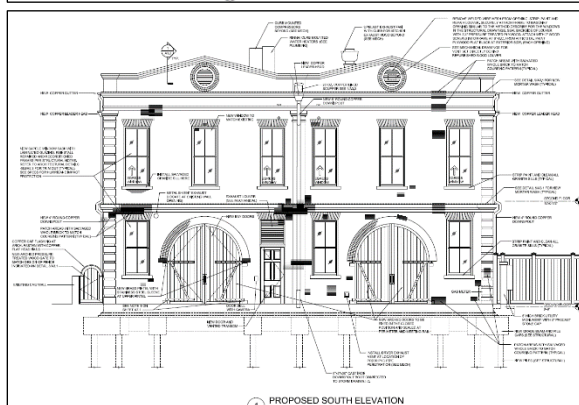
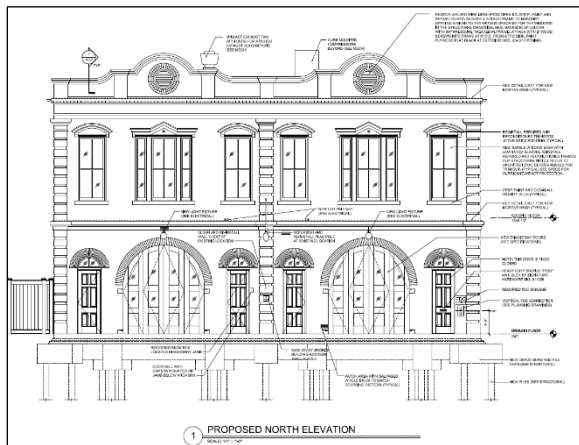
Architect – Evans & Schmidt Architects LLC

Construction Contractor – IPW Construction Group, LLC

Construction Contract Amount - \$4,898,990.37

Anticipated Completion – 3rd Quarter 2021

Plans / Elevations



Current Construction Images – December 2020



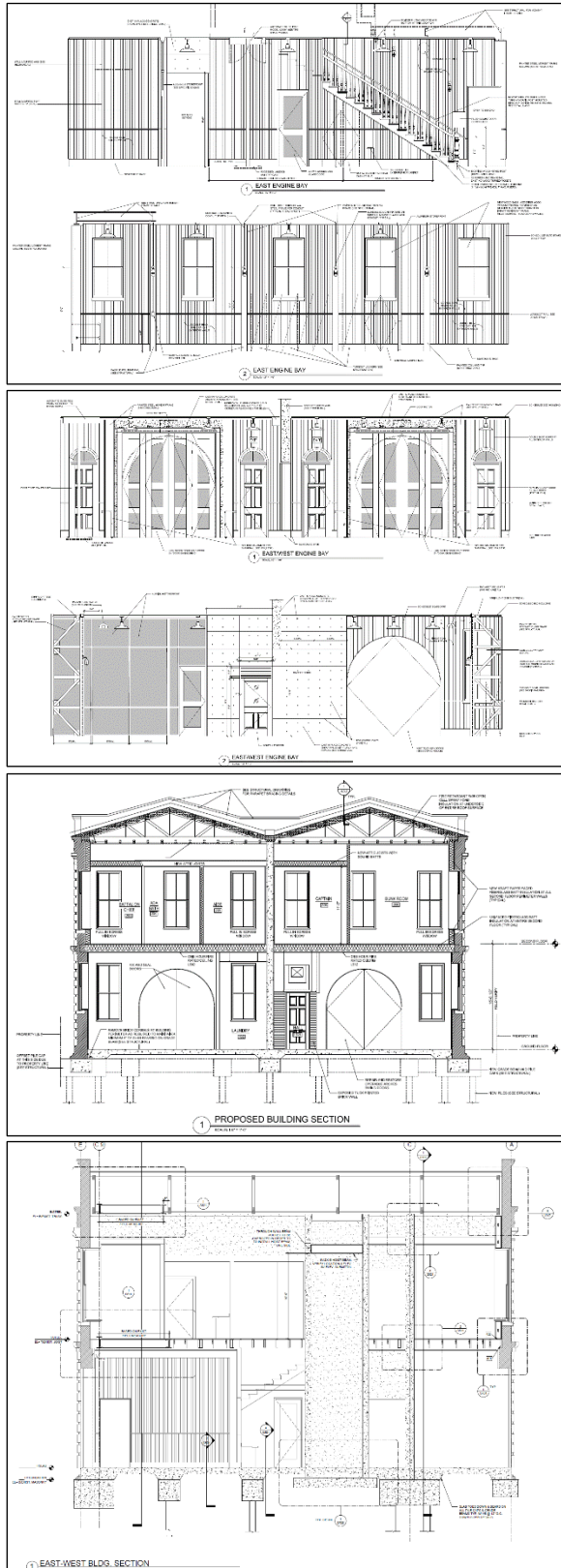
Contractor has begun to wrap the building with scaffolding to support the repointing work.



Underground utility work in the rear yard is complete and the site has received the stabilized base course material.

Capital Project – Structural Retrofit of Fire Station No. 6 (Cannon Street)
FEMA Project DR-4166-SC-0010

Page Two – December 2020



New concrete slabs have been placed, and include replica horse tracks along the center and where the old stalls would have been.



View of new center wall from east side, rear corner. The new floor is complete except for two locations where pieces of the original 'artificial stone' floor will be inset into the concrete.



The original terne metal roof has been removed and the existing roof deck repaired before being covered with plywood and ice & water shield. After the brickwork is repaired and new structural system completed, a standing seam copper roof will be installed. View from the historic fire tower on 12.23.2020.



City of Charleston Department of Parks

Capital Project – Structural Retrofit of Fire Station No. 6 (Cannon Street)

FEMA Project DR-4166-SC-0010

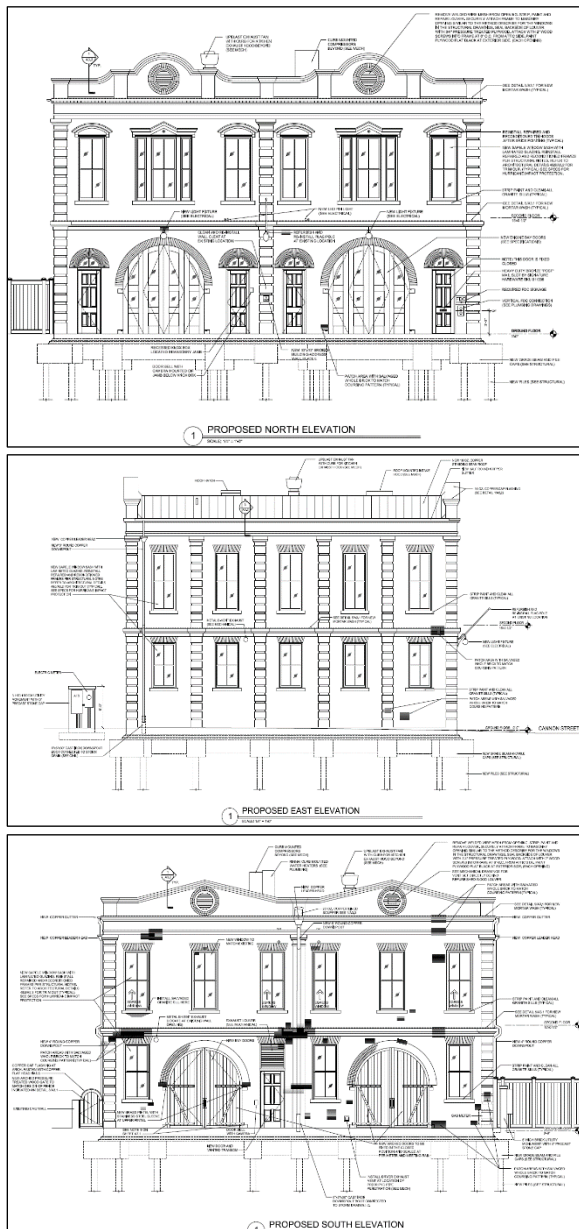
Architect – Evans & Schmidt Architects LLC

Construction Contractor – IPW Construction Group, LLC

Construction Contract Amount - \$4,898,990.37

Anticipated Completion – 3rd Quarter 2021

Plans / Elevations



Current Construction Images – November 2020



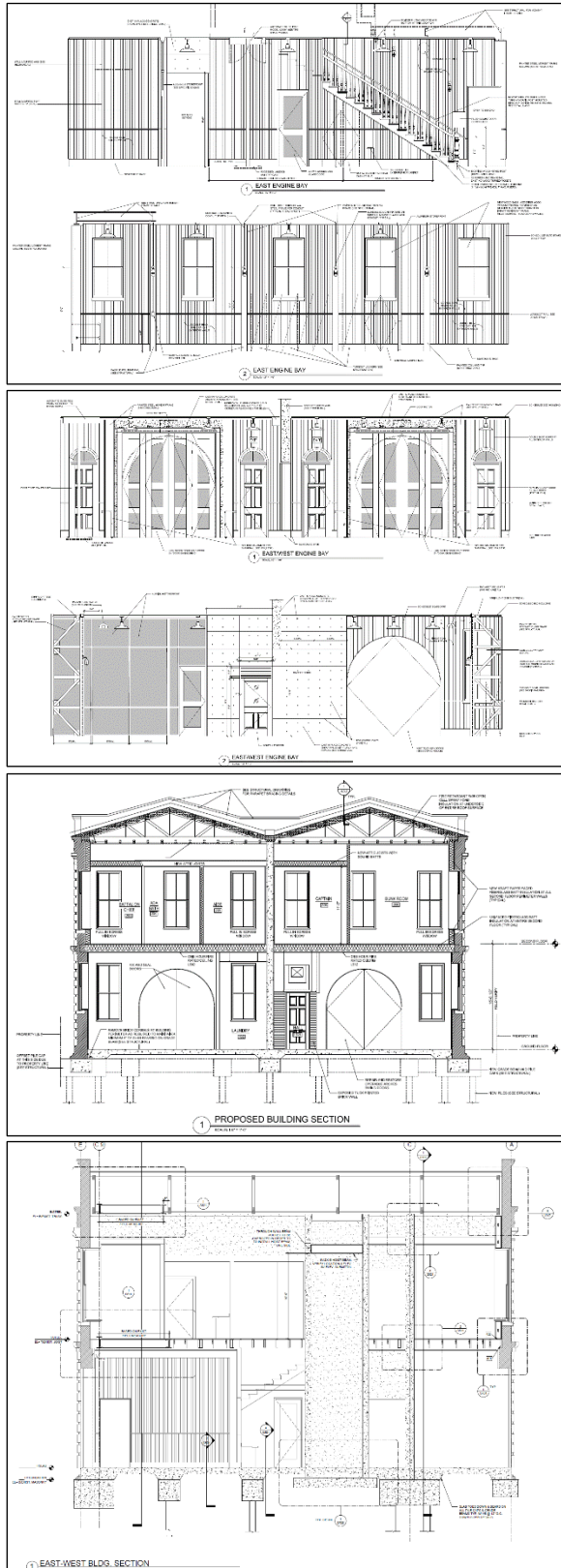
Foundation work is complete, and work now focuses on the visible.



Contractor is continuing work on site utilities while working on building structural improvements.

Capital Project – Structural Retrofit of Fire Station No. 6 (Cannon Street)
FEMA Project DR-4166-SC-0010

Page Two – November 2020



New center wall (R) is heavily reinforced concrete. Existing brick is being strengthened w/ fiber-reinforced stucco. West side view.



View of new center wall from east side, rear corner. This wall is a key part of the seismic improvements. Some of the new concrete will be exposed, and some hidden behind historic beadboard.



The historic brick façade will be repointed with a "bird's beak" or "double-struck" joint. While uncommon, this joint profile was the original (1888) treatment for the building. This profile helps to visually straighten the slightly irregular brick profiles. Photo above shows the sample panel above existing mortar.



City of Charleston Department of Parks

Capital Project – Structural Retrofit of Fire Station No. 6 (Cannon Street)

FEMA Project DR-4166-SC-0010

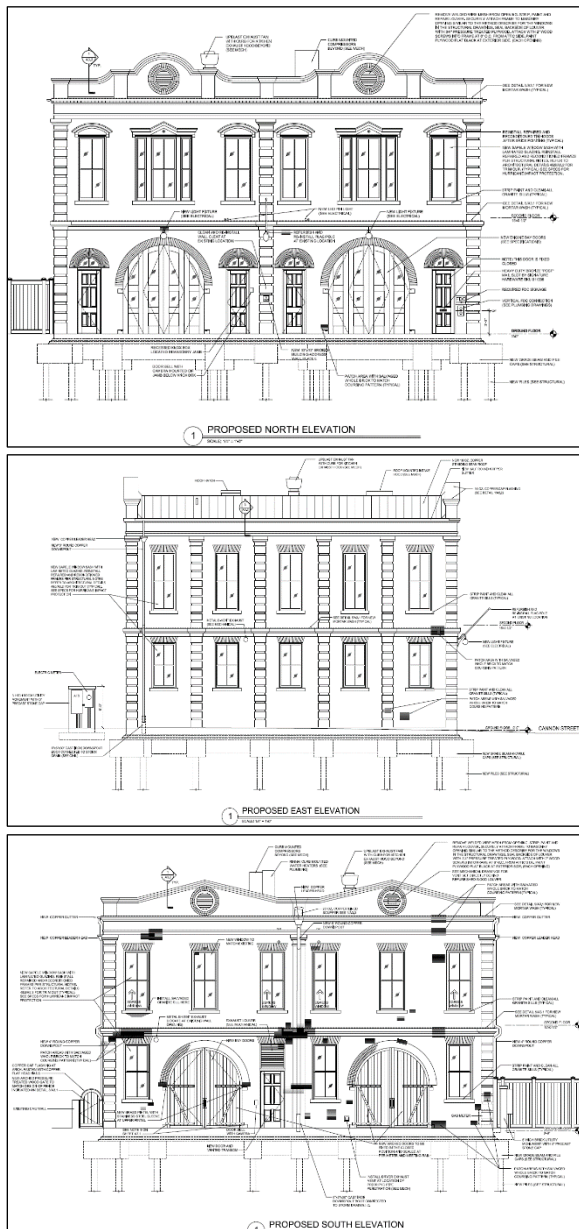
Architect – Evans & Schmidt Architects LLC

Construction Contractor – IPW Construction Group, LLC

Construction Contract Amount - \$4,862,482.21

Anticipated Completion – 2nd Quarter 2021

Plans / Elevations



Current Construction Images – October 2020



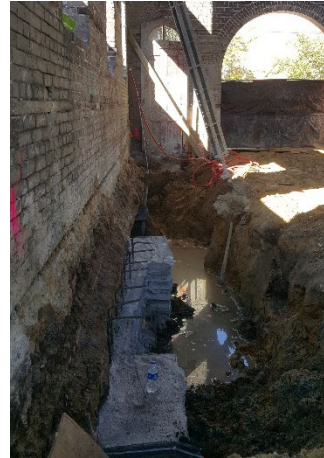
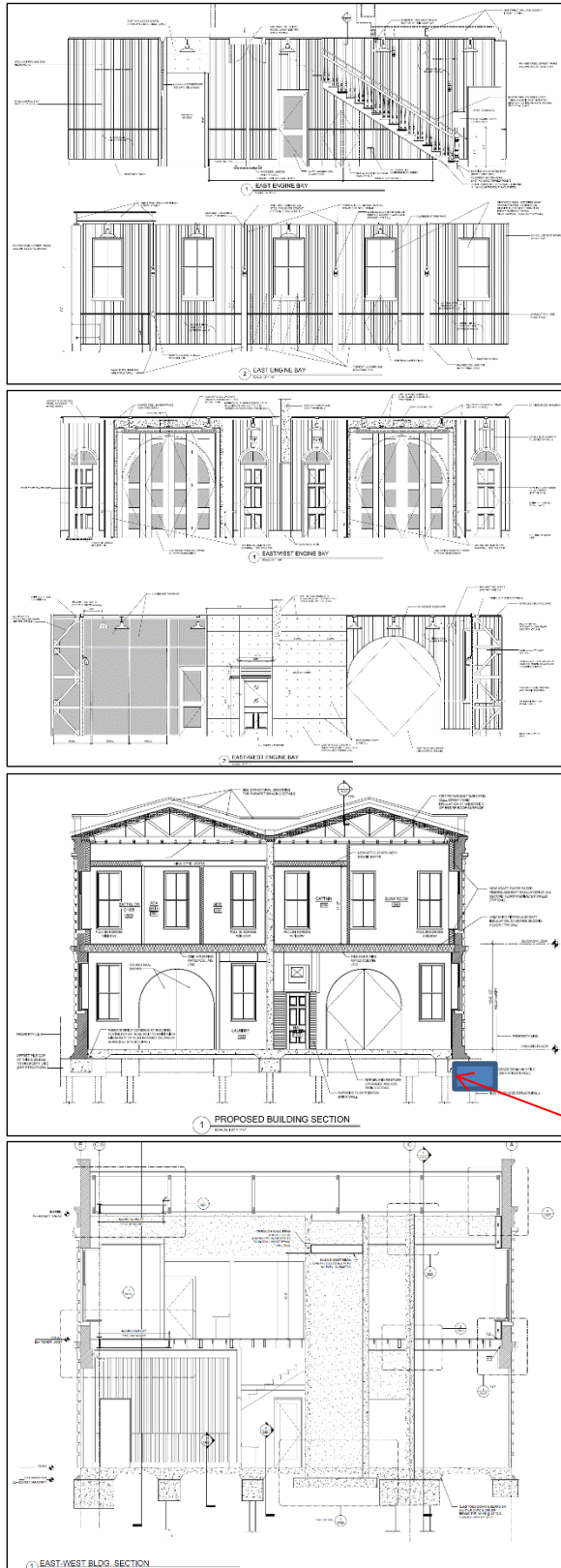
Foundation work is taking place around the building.



Contractor is 'hopscothing' around the perimeter, constructing pile caps and grade beams in alternate fashion.

Capital Project – Structural Retrofit of Fire Station No. 6 (Cannon Street)
FEMA Project DR-4166-SC-0010

Page Two – October 2020



Pile caps & connecting grade beam at center of west wall. When complete, this will be around entire bldg.



View from NE corner of interior towards fire tower, showing the center wall foundation. Elevator shaft rebar on the right side of image.



A brick structure remnant was found embedded in the foundation near the SW corner. Based on the materials removed from the soil on the outside of this wall, it is assumed to be an old privy pit (ca 1840). The manner of construction likely caused the cracking and settlement that exists in this corner of the station (the crack noted goes thru the wall).



City of Charleston Department of Parks

Capital Project – Structural Retrofit of Fire Station No. 6 (Cannon Street)

FEMA Project DR-4166-SC-0010

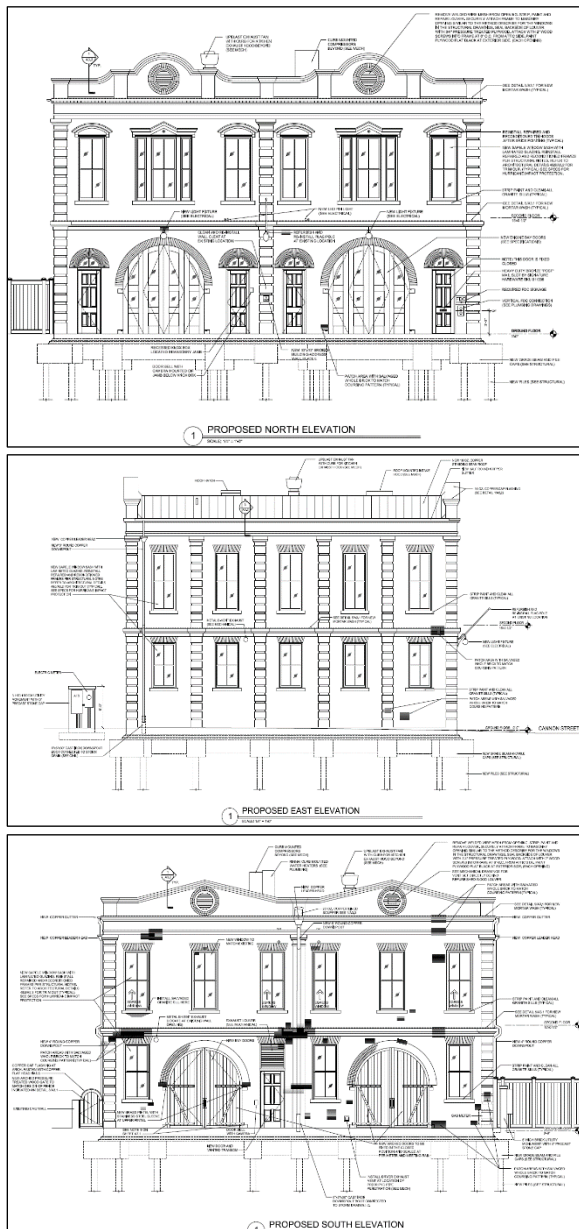
Architect – Evans & Schmidt Architects LLC

Construction Contractor – IPW Construction Group, LLC

Construction Contract Amount - \$4,862,482.21

Anticipated Completion – 2nd Quarter 2021

Plans / Elevations



Current Construction Images – September 2020



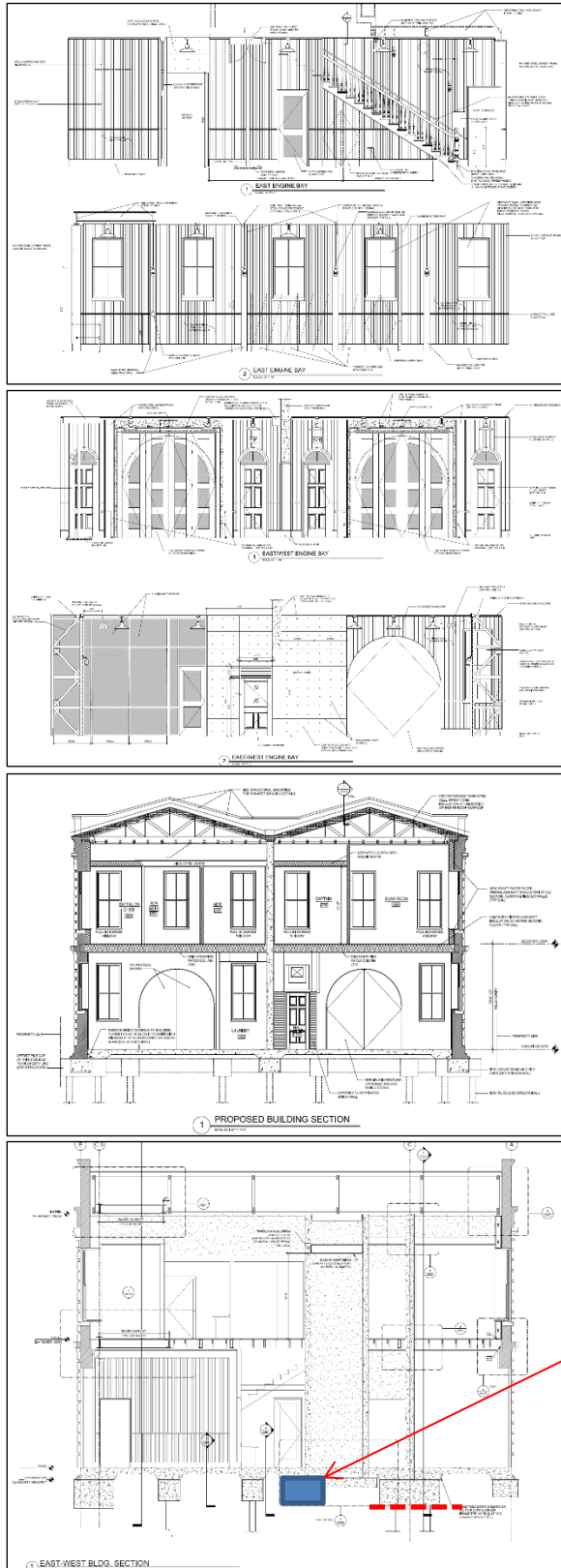
*Temporary access easement in use at adjacent property.
Very tight site.*



Site work continues to be interrupted by rain events.

Capital Project – Structural Retrofit of Fire Station No. 6 (Cannon Street)
FEMA Project DR-4166-SC-0010

Page Two – September 2020



Excavation for new center wall foundation underway.



View from SE corner of interior towards Cannon St. showing the center wall foundation. Elevator pit will be in the bottom left corner of image.



Brick floor area (6'x12') uncovered approx. four feet deep. Believed to be a cellar floor for a small structure visible on the 1888 Sanborn map. A brick foundation remnant likely associated with the corner of the old Marion Steam Engine Company building (ca 1840) is also visible, and will remain in place.



City of Charleston Department of Parks

Capital Project – Structural Retrofit of Fire Station No. 6 (Cannon Street)

FEMA Project DR-4166-SC-0010

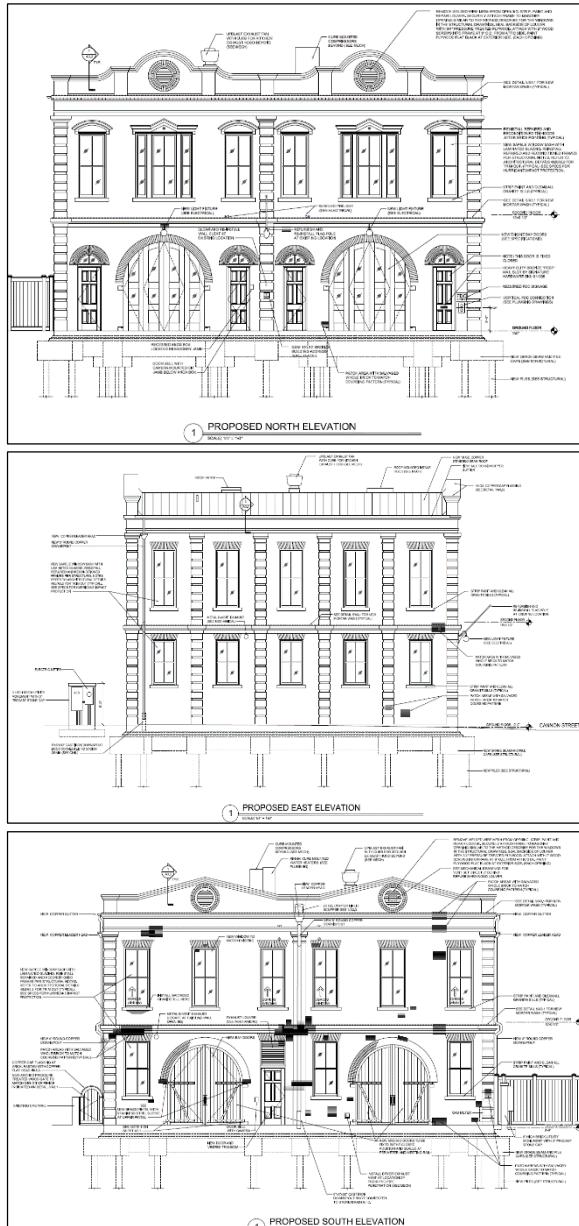
Architect – Evans & Schmidt Architects LLC

Construction Contractor – IPW Construction Group, LLC

Construction Contract Amount - \$4,862,482.21

Anticipated Completion – 2nd Quarter 2021

Plans / Elevations



Current Construction Images – August 2020



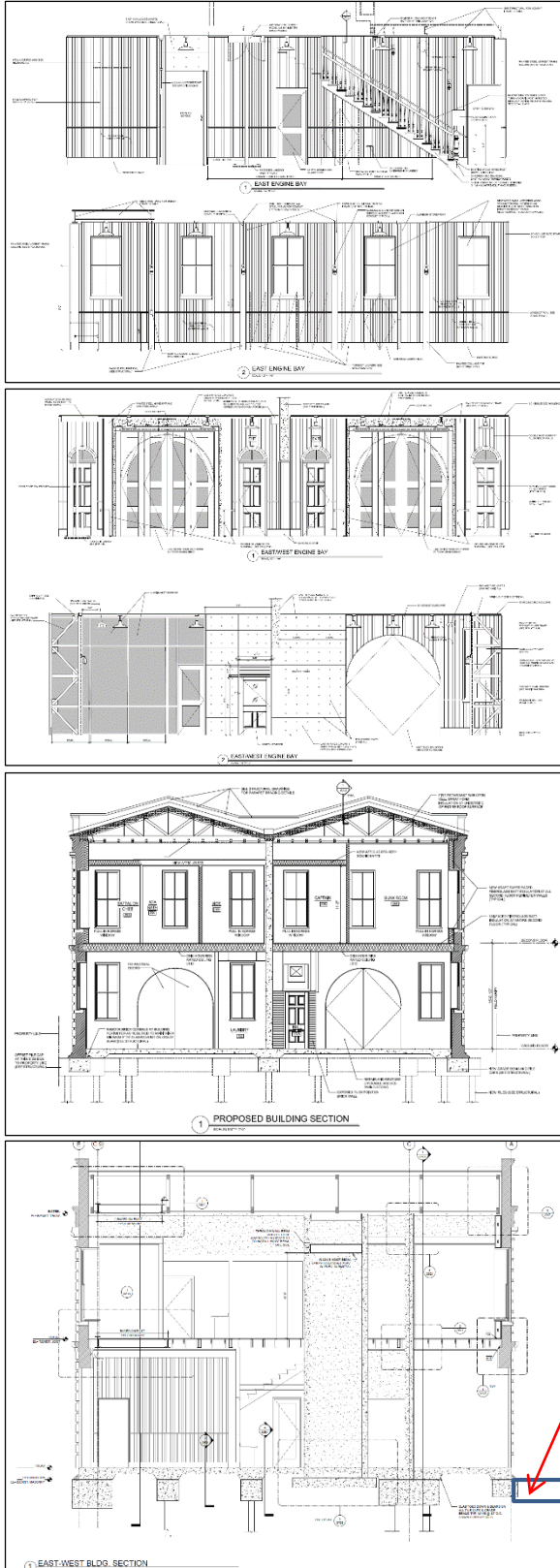
Underground utility installations underway.



Storm drainage system installation interrupted by regular rain events late in the month.

Capital Project – Structural Retrofit of Fire Station No. 6 (Cannon Street)
FEMA Project DR-4166-SC-0010

Page Two – August 2020



Installation of interior micropiles and temporary shoring complete in this area.



View from SE corner of interior towards Cannon Street



Large cistern (abandoned, approx. 2,000 gallon capacity) uncovered at the SE corner of structure. Originally provided water to steam boiler inside rear corner. A smaller cistern (approx. 750 gallon capacity) was uncovered at the SW corner. After comparing the two, it appears that the structure pictured was enlarged after the original construction.



City of Charleston Department of Parks

Capital Project – Structural Retrofit of Fire Station No. 6 (Cannon Street)

FEMA Project DR-4166-SC-0010

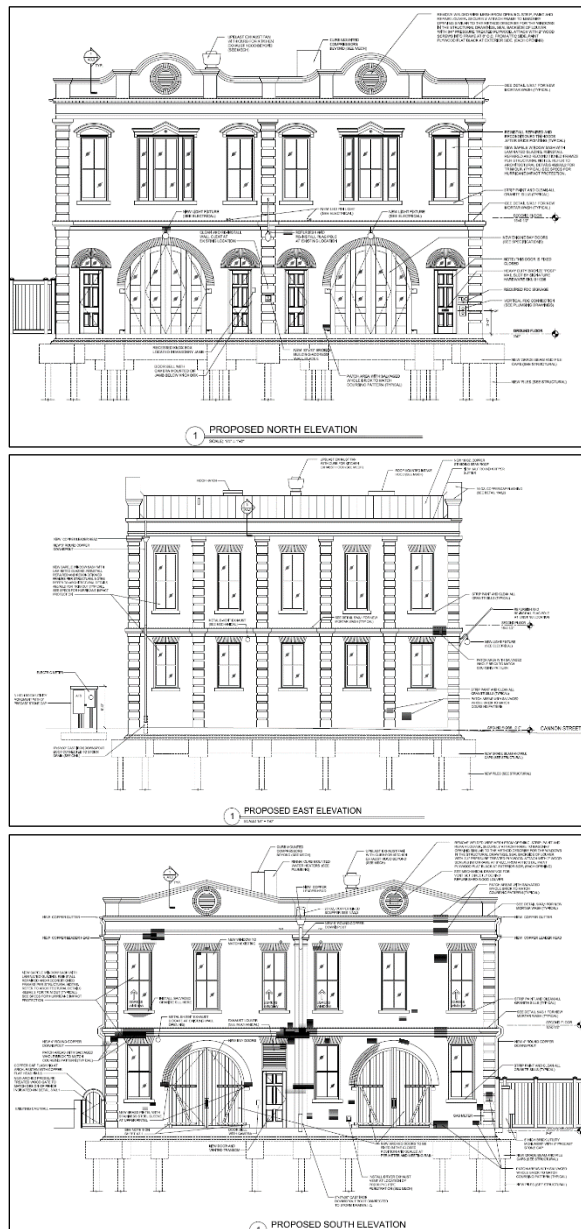
Architect – Evans & Schmidt Architects LLC

Construction Contractor – IPW Construction Group, LLC

Construction Contract Amount - \$4,825,299.00

Anticipated Completion – 2nd Quarter 2021

Plans / Elevations



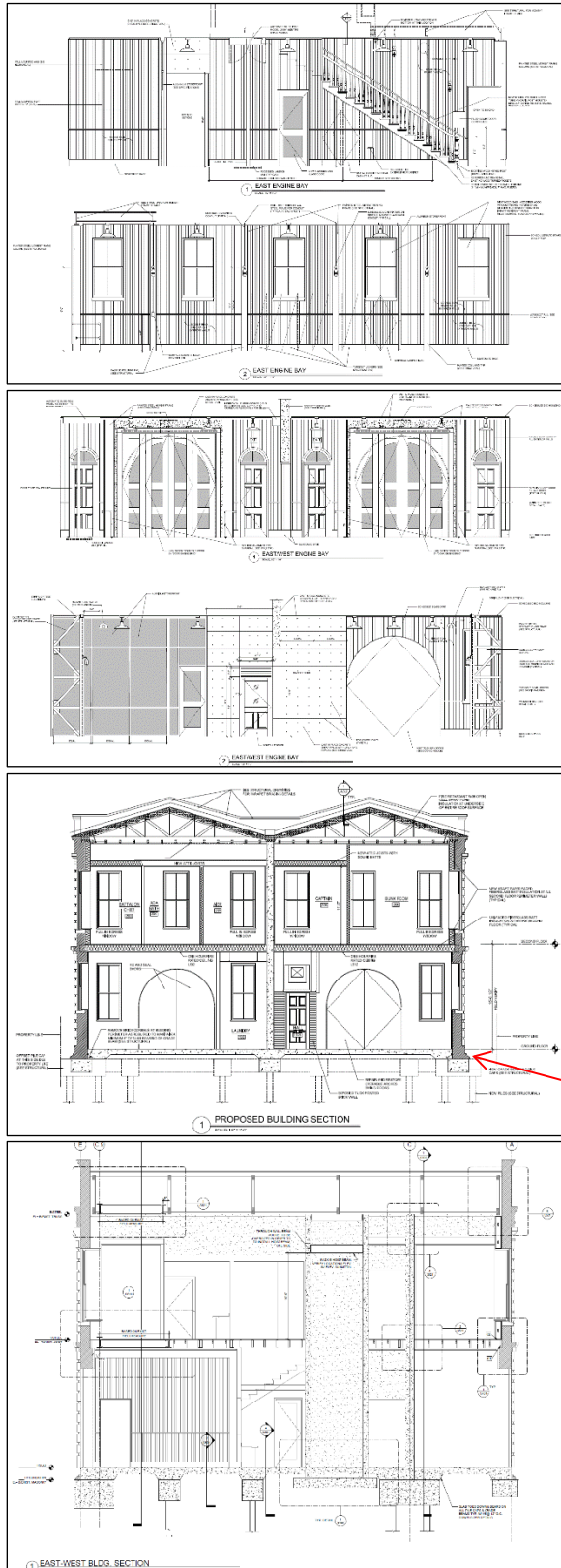
Current Construction Images – July 2020



Crew removing abandoned fuel oil tank.

Capital Project – Structural Retrofit of Fire Station No. 6 (Cannon Street)
FEMA Project DR-4166-SC-0010

Page Two – July 2020



Installation of interior micropiles and temporary shoring complete.



View from SE corner of interior towards Cannon Street



Temporary shoring bracket installed under existing foundation to allow excavation for new foundation.



City of Charleston Department of Parks

Capital Project – Structural Retrofit of Fire Station No. 6 (Cannon Street)

FEMA Project DR-4166-SC-0010

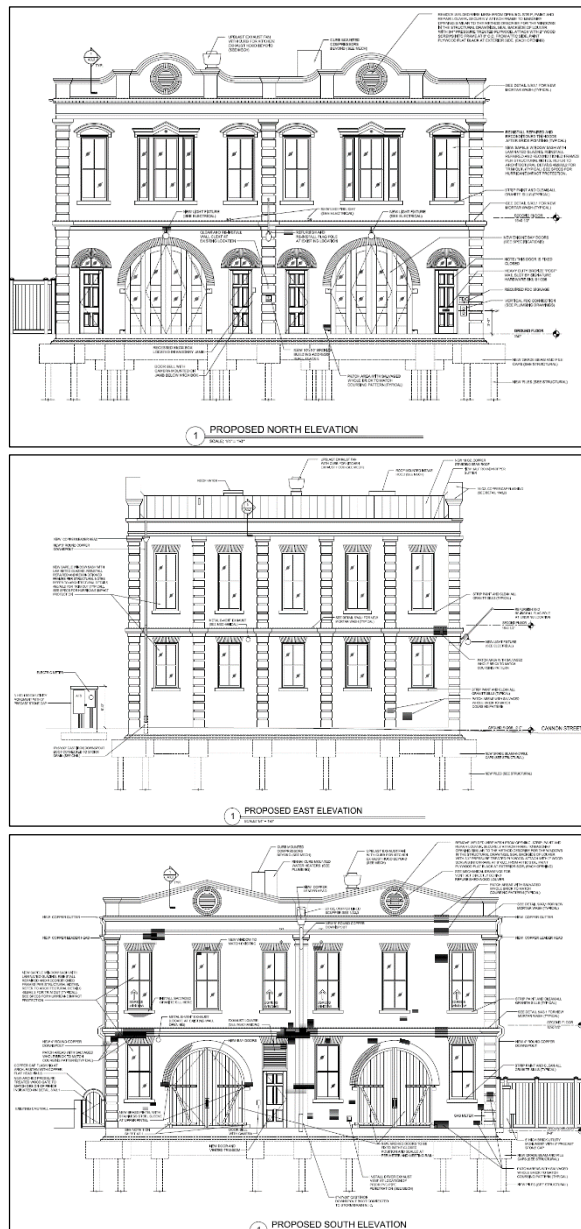
Architect – Evans & Schmidt Architects LLC

Construction Contractor – IPW Construction Group, LLC

Construction Contract Amount - \$4,825,299.00

Anticipated Completion – 2nd Quarter 2021

Plans / Elevations



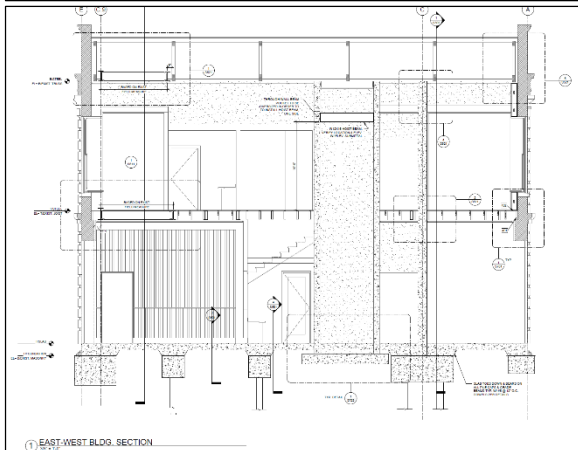
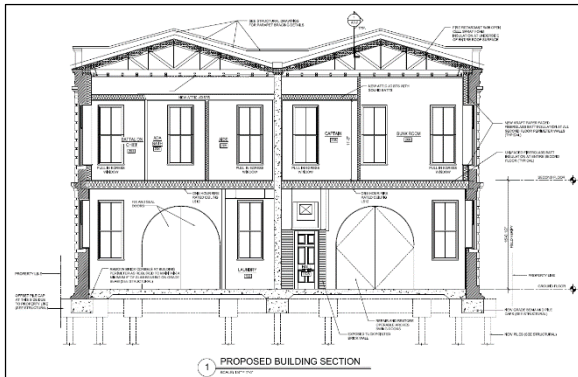
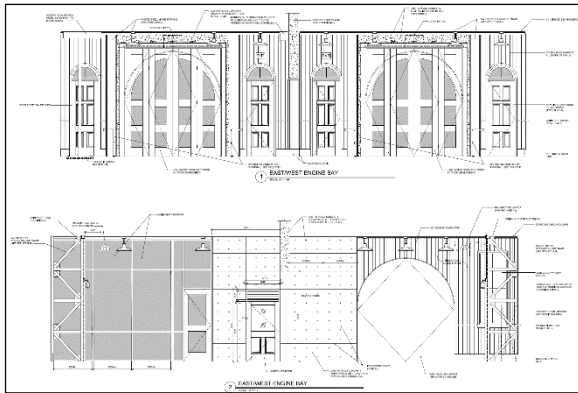
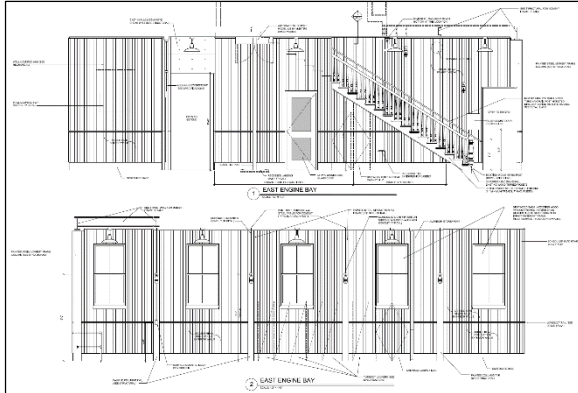
Current Construction Images – June 2020



Construction photos provided by City PM

Capital Project – Structural Retrofit of Fire Station No. 6 (Cannon Street)
FEMA Project DR-4166-SC-0010

Page Two – June 2020



Injection-grouted micropile installation underway



Interior photos by City PM



City of Charleston Department of Parks

Capital Project – Structural Retrofit of Fire Station No. 6 (Cannon Street)

FEMA Project DR-4166-SC-0010

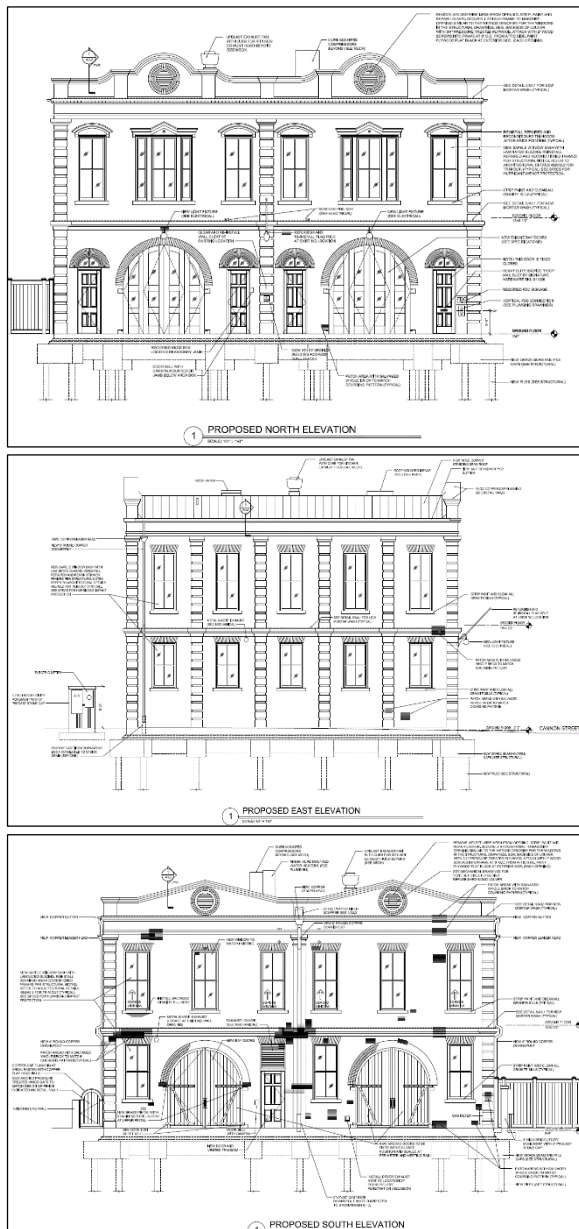
Architect – Evans & Schmidt Architects LLC

Construction Contractor – IPW Construction Group, LLC

Construction Contract Amount - \$4,825,299.00

Anticipated Completion – 2nd Quarter 2021

Plans / Elevations



Current Construction Images – May 2020

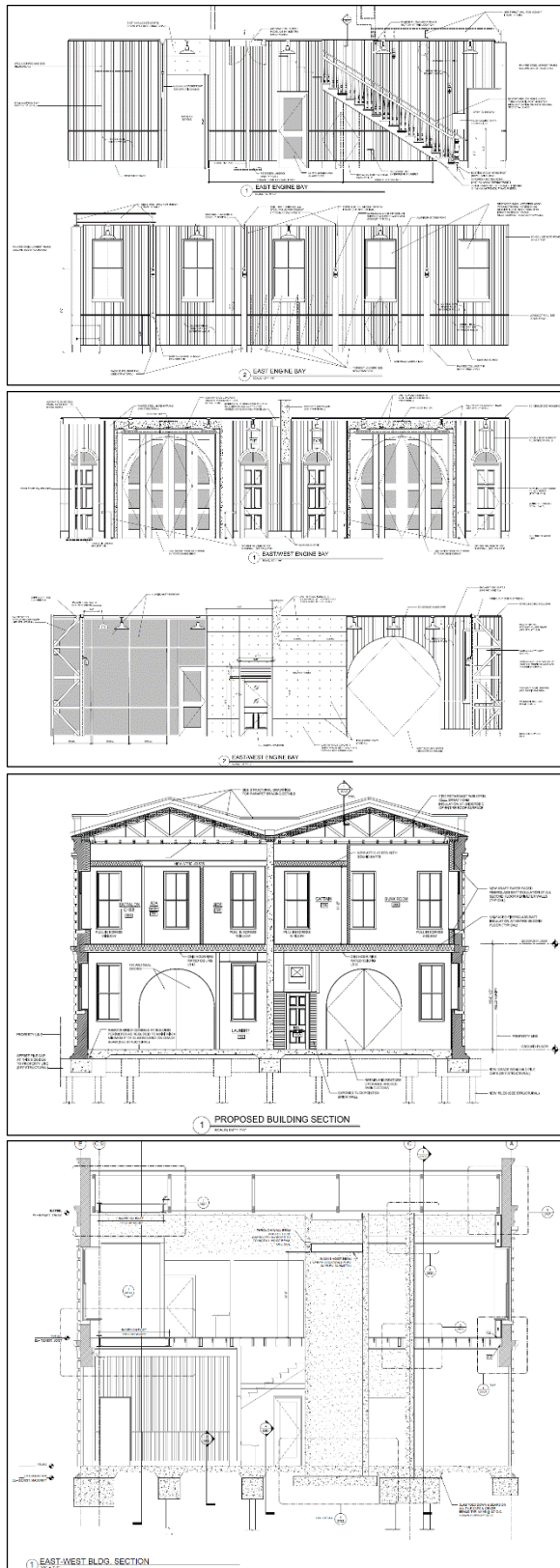


Construction photos provided by MultiVista



Capital Project – Structural Retrofit of Fire Station No. 6 (Cannon Street)
FEMA Project DR-4166-SC-0010

Page Two – May 2020



Interior photos by City PM



City of Charleston Department of Parks

Capital Project – Structural Retrofit of Fire Station No. 6 (Cannon Street)

FEMA Project DR-4166-SC-0010

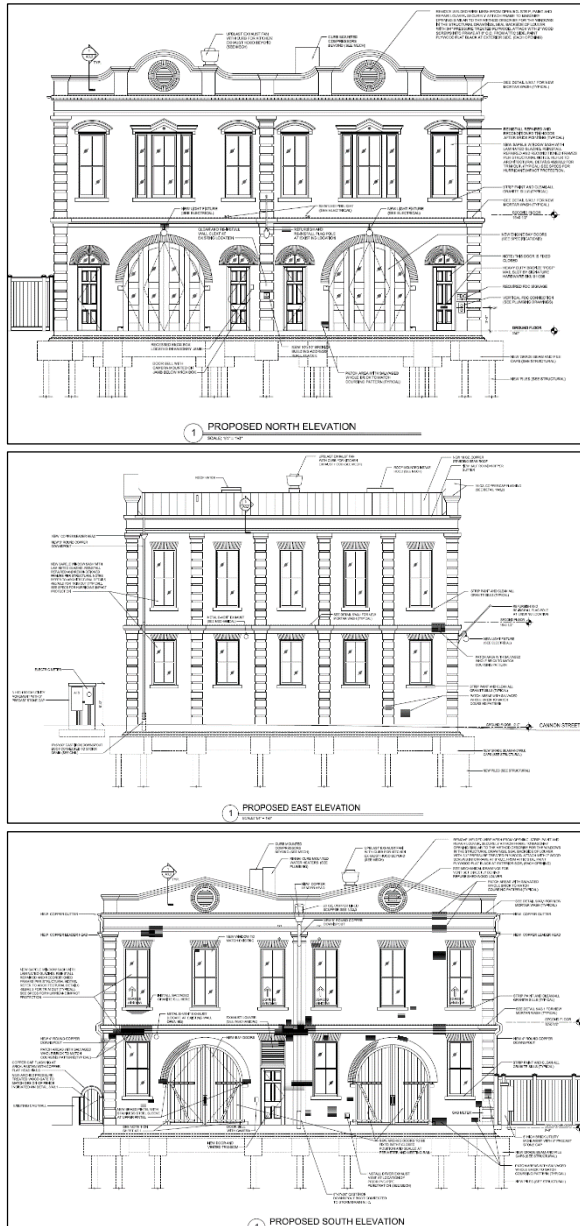
Architect – Evans & Schmidt Architects LLC

Construction Contractor – IPW Construction Group, LLC

Construction Contract Amount - \$4,825,299.00

Anticipated Completion – 2nd Quarter 2021

Plans / Elevations



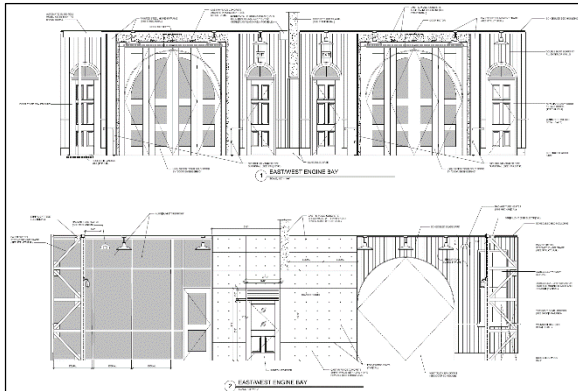
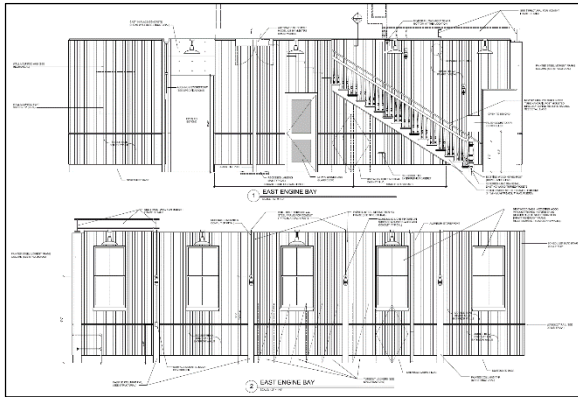
Current Construction Images – April 2020



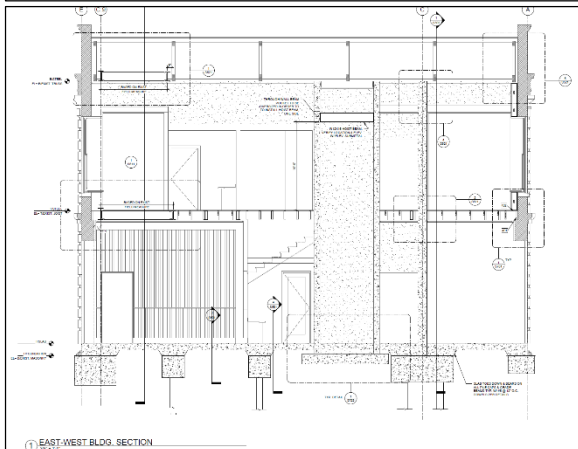
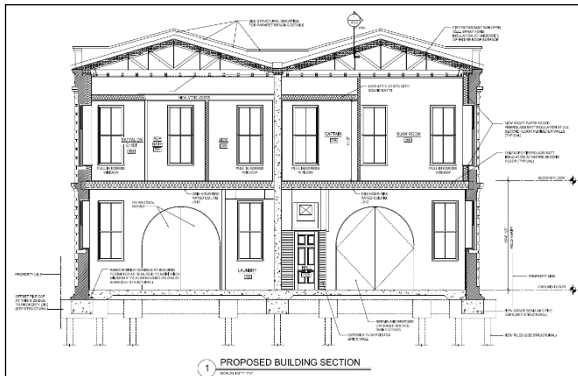
Construction photos provided by MultiVista

Capital Project – Structural Retrofit of Fire Station No. 6 (Cannon Street)
FEMA Project DR-4166-SC-0010

Page Two – April 2020



Interior photos by City PM





City of Charleston Department of Parks

Capital Project – Structural Retrofit of Fire Station No. 6 (Cannon Street)

FEMA Project DR-4166-SC-0010

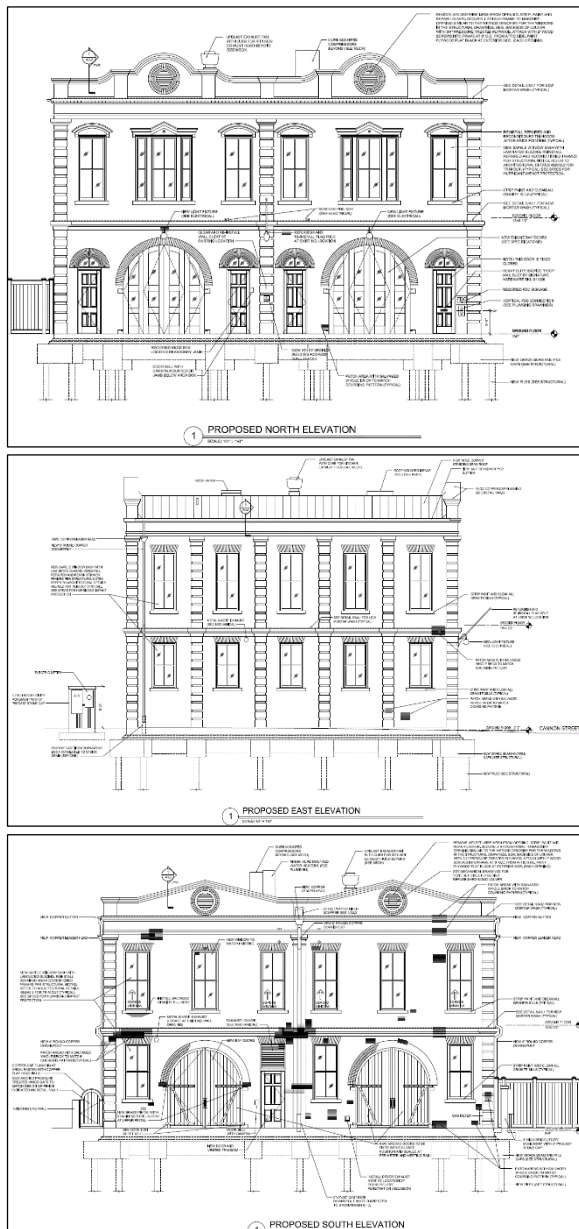
Architect – Evans & Schmidt Architects LLC

Construction Contractor – IPW Construction Group, LLC

Construction Contract Amount - \$4,825,299.00

Anticipated Completion – 2nd Quarter 2021

Plans / Elevations



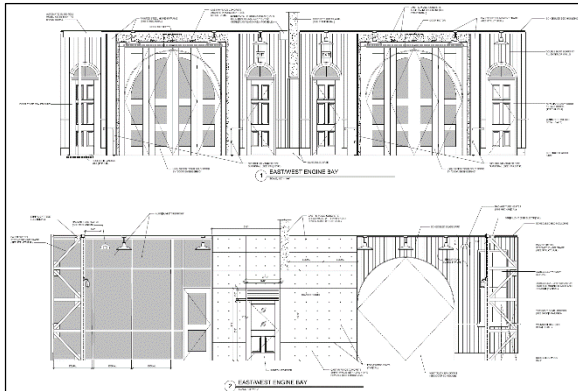
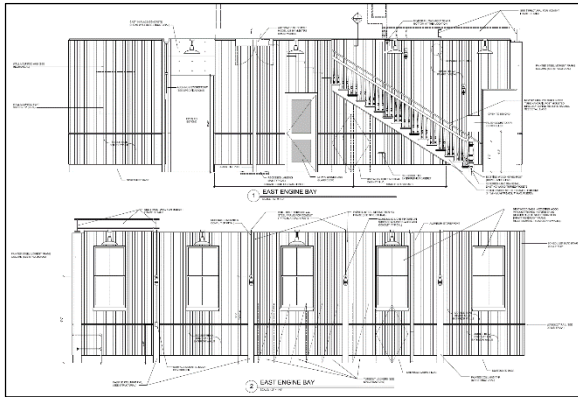
Current Construction Images – March 2020



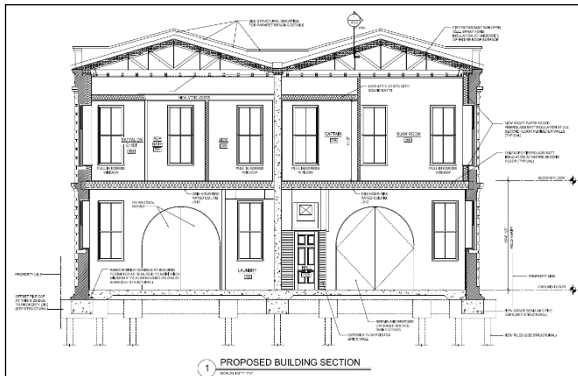
Construction photos provided by MultiVista

Capital Project – Structural Retrofit of Fire Station No. 6 (Cannon Street)
FEMA Project DR-4166-SC-0010

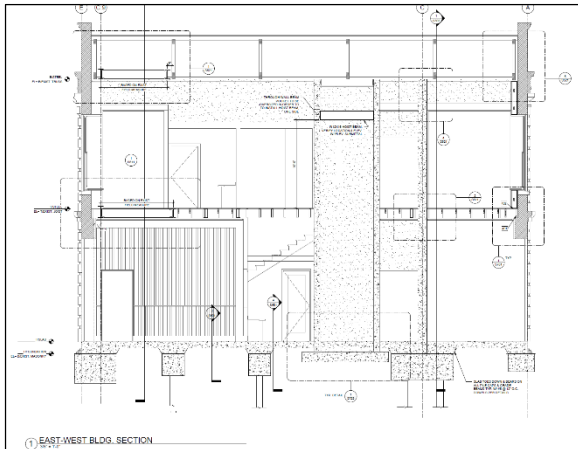
Page Two – March 2020



Construction photos provided by MultiVista



Construction photo provided by Joe Schmidt, AIA





City of Charleston Department of Parks

Capital Project – Structural Retrofit of Fire Station No. 6 (Cannon Street)

FEMA Project DR-4166-SC-0010

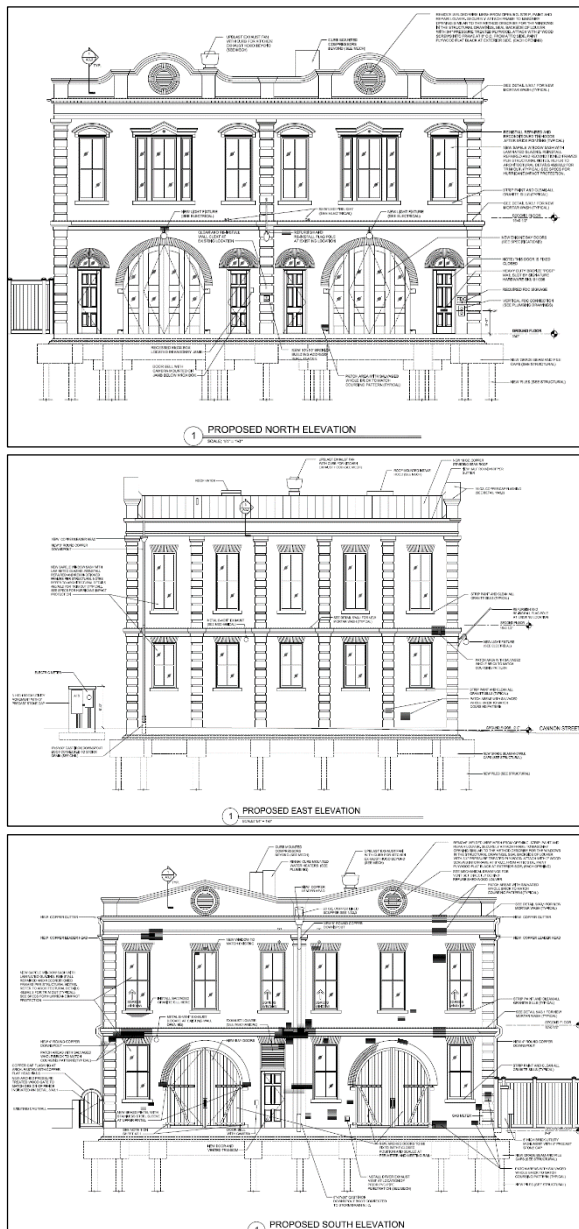
Architect – Evans & Schmidt Architects LLC

Construction Contractor – IPW Construction Group, LLC

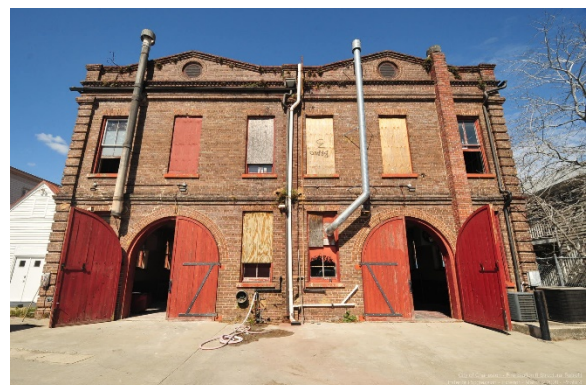
Construction Contract Amount - \$4,825,299.00

Anticipated Completion – 2nd Quarter 2021

Plans / Elevations



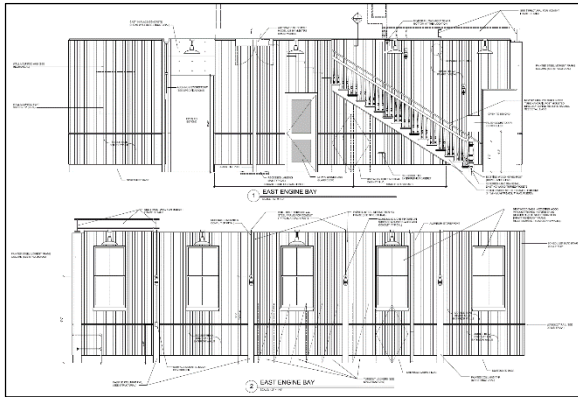
Current Construction Images – February 2020



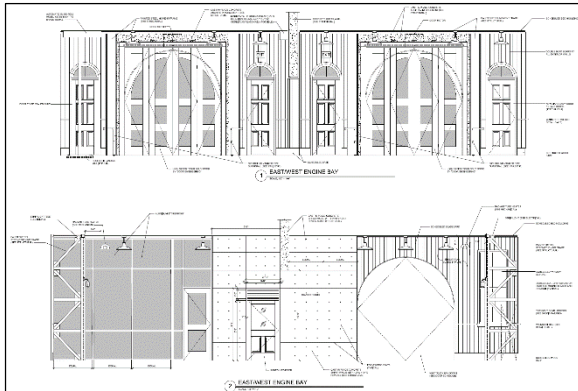
Construction photos provided by MultiVista

Capital Project – Structural Retrofit of Fire Station No. 6 (Cannon Street)
FEMA Project DR-4166-SC-0010

Page Two – February 2020



Construction photos provided by MultiVista



Construction photo provided by Joe Schmidt, AIA

