

PARK RANGE CONSTRUCTION NEWS

ISSUE 04, December 2012 303.781.8936 ParkRangeConstruction.com 2755 South Raritan Street, Englewood, CO 80110

Repair Specialist since 1981.

Park Range Construction is a family owned general contractor. Our company was established in 1981, and we are still family owned today.

Park Range is highly respected throughout the engineering and building community as a structural repair specialist.

Park Range provides a highly competent team of estimators, project managers, on-site supervisors and qualified crews equipped to provide excellent service.

Our staff will provide all scheduling and communication between the owner, engineer and client.



In This Issue

- P1 Structural Floor & Foundation Wall Repair in Littleton
- P2 Porch, Column and Railing Repairs in Castle Rock
- P3 Micropile Underpinning in a Superior Townhome Community
- P4 Larkspur Residence Undergoes Wall Repairs

Structural Floor & Foundation Wall Repair in Littleton



A Littleton home was experiencing buckling foundation walls and structural floors due to expansive soil pressures imposed on the structure. Park Range Construction was hired to build counterfort walls and to install micropiles, realign the foundation walls and install perimeter drains. The soils surrounding the foundation were replaced with non-expansive soils.

Care was taken to provide wall and ceiling containment not only for the furnishings and kitchen countertops not removed from the fully-finished basement during construction, but also for a large marine coral fish tank the homeowner needed to protect to assure her fragile live coral were safe from exposure to the dust and debris during construction.

Engineer of Record: SBSA, Inc.



Porch, Column and Railing Repairs in Castle Rock, CO



Park Range Construction was awarded a job by a Castle Rock community to perform requested repairs to porches, columns and railings.



The HOA community had numerous issues with spalled and cracked concrete porches. The railings and columns originally designed did not allow for water to drain and the wooden columns were rotting. See Wood/Stone/Veneer Before photo at upper left. This community-wide project involved concrete demolition, pipe re-direction, railing and column re-design, rail to siding connections, rail abutment to stone walls, new wood columns with stone wrapping, flashing of



the building at the porch to wall connections, new concrete pours, landscaping and mulching.

Engineer of Record:
Calibre Engineering



**Park Range Construction, Inc. is now officially WOSB
a certified Women-Owned Small Business.**

Micropile Underpinning in a Superior, CO Townhome Community

A townhome community in Superior, Colorado hired Park Range Construction to perform foundation repairs to their front porches, crawlspaces, garages as well as to complete cosmetic, window and siding repairs to interiors.

Front porch repairs included removing and replacing the brick columns, privacy walls, 6x6 post columns, installing micropiles to a depth of 45' including underpinning brackets to attach them to the foundation, revoiding of the foundation along the length of the porch walls as well as replacement of concrete porch slabs.



Crawlspace repairs included 4" diameter micropiles with underpinning brackets, a new perimeter drain system including a sump pit and pump with a connection to the town sewer line. Garage repairs involved installing 4" micropiles and 2' long dowels, slab and subgrade replacement.

Cosmetic repairs consisted of drywall patching and painting, door resets, brick tuck point repair, window replacement, window trim and siding removal and replacement.



Lunch & Learns with Park Range Construction

We are pleased to offer Lunch and Learn Presentations to your office so you can learn more about the products and services we offer for structural repairs, foundation support systems, drainage improvements, building envelope repairs, structural floor installation, expert testimony and intrusive testing. Please contact us at **303.781.8936** to schedule a one-hour seminar to be held at your office.

Larkspur Residence Undergoes Wall Repairs

What could be happening inside a wall when drywall begins to crack?



A Larkspur resident called Park Range Construction to find out why his finished basement walls were cracking. When the walls were opened up, it was obvious that the expansive Colorado soils were pushing up on the sill plates, in essence pushing the walls up and the non-flexible drywall cracked. To remedy this problem Park Range Construction made the interior, non-load bearing walls float. Creating a 2" minimum void space and using 60 P Nails allows the walls to move up and down 2" with the swelling and shrinking soils.

Care was also taken to ensure that when the walls floated that the piping was given 2" notches within which to sit as well as rubber compression boots so they would not be affected by the movement. The drywall was repaired and painted to match the existing walls.



Park Range provided floor to ceiling containment to separate the finished basement from the upstairs living space during construction.

As an exterior solution to the swelling and shrinking soil issues, a partial perimeter drain was installed around the front porch. The garage slab-on-grade floor was replaced as were the front and rear patios.



PARK RANGE SERVICES

Structural Repairs
Helical Pier Foundation Support Systems
Micropile Foundation Support Systems
Resistance Pier Foundation Supports
Drainage Improvements
Building Envelope Repairs

ADDITIONAL SERVICES

Structural Floor Installation
Expert Testimony / Intrusive Testing

For more information about our services, project photos, technical information and more, please visit us at:

ParkRangeConstruction.com