

# Facilities Division Newsletter Summer Projects 2013

July 2, 2013

## Inside This Issue

- Facilities Projects
- Maintenance Updates
- Building Services Updates
- Grounds Updates

## Summer Time

The campus is quiet, students have gone home, commencement and reunion festivities are over. Summer is a time to relax, reflect, enjoy family reunions and take that much needed vacation.

As you sit in your office reflecting on another successful academic year, suddenly a shadow passes by your office window obstructing the beautiful summer sunshine.

Scaffolding and lifts appear, construction fencing and caution tape appear like dandelions in a well-manicured lawn, entrances are blocked, and contractors begin swarming the buildings. Construction equipment replaces the sweet sounds of summer. Jack hammers, saws, cranes and trucks - the equipment noise is deafening.

## What is the Facilities Division doing now?

## Campus Project Updates

In order to keep the SMC community informed of the work in progress and future scheduled projects on campus, we will begin sending out a monthly Facilities Division Newsletter to keep everyone updated on what is happening in your building and across campus, which may or may not affect your work day.

Last minute unexpected "opportunities" may arise during our projects. We will do our best to communicate to the community any changes, or emergency repairs that may require a system to be shutdown.

As always, we thank the campus community for your continued support and cooperation as we continue our mission to maintain and protect Saint Mary's campus, buildings, faculty, staff and students.

Special thanks to everyone across the campus community for your cooperation as you continue reporting any building issues big or small. We truly appreciate the extra "eyes and ears" across campus.

---

*"Real integrity is doing  
the right thing, knowing  
that nobody's going to  
know whether you did it  
or not."*

---

# Summer Projects: Facilities, Maintenance, Building Services and Grounds

2013

Angela Athletic Facility <b>Building Services Project critique</b>	Competition Floor Refinishing <b>Completed</b>	Summer 2012 the competition floor was refinished, the finish material began to fail. The flooring contractor's honored the warranty and refinished the flooring in time to host the Cheerleading and Summer Athletic Camps.
Angela Athletic Facility <b>Maintenance</b>	Water Leaks <b>Continuous Work Year Round</b>	Angela continues to be plagued by water leaks on the Mondo walking mat and in the exercise area. <b>Maintenance continues working with Duedeck Roofing to repair the leaks.</b>
Angela Athletic Facility <b>Building Services</b>	Building Services Athletic Camps <b>June - July</b>	Busy time for Building Services setting up and maintaining Angela for the Cheerleading camp and Summer Athletic Camps starting in July. <b>Special Camp Setups will continue thru July.</b>
Angela Athletic Fields <b>Grounds</b>	Grounds - Athletic Camps Basketball-Soccer-Tennis <b>July</b>	Grounds will begin prepping the athletic fields for Summer Camps starting in July. <b>Field Maintenance will continue thru July.</b>
Cushwa-Leighton Library <b>Facilities Project</b>	Fire Alarm Upgrade <b>July 2 – July 10</b>	Outdated fire alarm control panel and smoke detector devices will be replaced.
Cushwa-Leighton Library <b>Facilities Project</b>	Replace 6 Chilled Water Valves <b>Late Fall/Winter Project</b>	Current chilled water valves are leaking and will not completely turn off the chilled water. The valves are leaking internally, not causing water damage to the library. The project will involve shutting down the cooling system. Schedule for the project will be during cooler weather to keep the library occupants cool during the hot summer weather.
Cushwa-Leighton Library <b>Facilities Project</b>	Replace a 600amp Electrical Switch and Exhaust Fan <b>Start date TBD</b> <b>Will schedule project to be completed before students return or over an Academic Year Break.</b>	Continuing with our Campus electrical upgrade. The main electrical switch in the library is outdated. Circuit breakers for this panel are becoming obsolete. Electrical rooms are as a rule very warm and require exhaust fans to regulate temperatures to protect the equipment. This project will include replacement of the old exhaust fan.
Cushwa-Leighton Library <b>Building Services</b>	Summer Cleaning and Summer Special Event <b>Client Setups as Needed</b>	During the summer months Building Services will continue general cleaning.
Cushwa-Leighton Library <b>Maintenance</b>	Summer Painting Project <b>Completed</b>	Repaired damaged drywall under the windows and painted the walls in the library break/meeting room.
Dalloway's Clubhouse	No Facilities Projects Scheduled	Building Services will continue general cleaning and Special Event Client Set ups.

# Summer Projects: Facilities, Maintenance, Building Services and Grounds

2013

Dalloway's Clubhouse <b>Maintenance</b>	Dudeck Roofing will be making the needed repairs <b>TBD</b>	Roofing and gutters on the west side of the Clubhouse will be repaired.
Facilities Building	No Facilities Projects Scheduled	
Haggar College Center	No Facilities Projects Scheduled	
Haggar College Center <b>Maintenance</b>	IT Office – Water damage to the outside wall <b>Repairs TBD</b>	Plugged gutter and roof drain caused water to back up into the office space. Plaster and paint are bubbling up. Maintenance will be scheduling repairs and painting the office space.
Havican Hall <b>Facilities Project</b>	Chilled Water Piping Replacement <b>July 1 – August 16</b>	Chilled water pipes have deteriorated over the years and the system has had numerous leaks. The old piping will be removed from the tunnel space and replaced. During the project, Havican will not have any chilled water for cooling. Temporary cooling units will be provided for ECDC and the Nursing Department.
Havican <b>Facilities Project</b>	Steam Piping Re-Insulation <b>July 1 – August 16</b>	Steam piping system insulation is beginning to deteriorate. This deterioration is causing uncontrolled hot spots throughout the building. We will be adding extra insulation to the piping to prevent excessive heat buildup and prolong the life of the steam piping.
Havican <b>Maintenance</b>	ECDC Bathroom Stalls <b>Completed</b>	Children's bathroom stalls are deteriorating. Maintenance installed FRP panels and painted the stalls.
Holy Cross <b>Facilities Project</b>	Installation of Fire Sprinkler Water Backflow Preventer <b>TBD</b>	Continuing to keep up "Best Practices" on campus and staying current with State Fire Code Requirements. We will be installing the backflow prevention on the fire protection system. The backflow preventer will help equalize the pressure keeping the water level in the sprinkler system stable. Water pressure change will compromise the system integrity.
Holy Cross <b>Facilities Project</b>	Replace 3 Curved Windows <b>TBD</b>	Three of the large customs built curved glass windows on the front of Holy Cross Southeast of the front porch are cracked. The custom glass has to be ordered and professionally installed and re-glazed.

# Summer Projects: Facilities, Maintenance, Building Services and Grounds

2013

<p>Holy Cross Maintenance</p>	<p>Summer Painting <b>July 1 – July 30th</b></p>	<p>Second floor plaster ceilings in the student rooms have cracked and require major repairs. We are working with Special Events Summer Client schedule and Building Services to get the rooms ready for our students to return.</p>
<p>Holy Cross Building Services</p>	<p>General Cleaning <b>May - August</b></p>	<p>Entire interior of Holy Cross is being general cleaned by Building Services. This work is being done while summer event guests are housed in the building.</p>
<p>Lake Marion Grounds</p>	<p>Bridge Restoration <b>In progress</b></p>	<p>Grounds have replaced all the wooden treads and will be working on repairing and painting the handrails. Working with the summer wedding schedule as the island and bridge are very popular photo locations.</p>
<p>Le Mans Hall Facilities Project</p>	<p>East Gable End Rebuild <b>June – August</b></p>	<p>The exterior of Le Mans is beginning to show signs of the affect our Midwest weather has on brick buildings. We have been experiencing water penetration issues over the years. Water saturated bricks and mortar “freeze/thaw” causing the bricks to move. A structural analysis was performed; the gable end wall was moving, making it critical to repair the damage. <b>More information available upon request</b></p>
<p>Le Mans Hall Facilities Project</p>	<p>Stapleton Lounge Exterior Stairs East and West Rebuild <b>June – August</b></p>	<p>As explained above, the exterior stairways to Stapleton Lounge have deteriorated. Critical repairs in process.</p>
<p>Le Mans Hall Facilities Project</p>	<p>Tuck-pointing <b>June 26<sup>th</sup> – August</b></p>	<p>Tuck-pointing repairs are a critical maintenance path for Le Mans. Last summer the concentration was the Annex wing. This year tuck-pointing contractors will concentrate on the parapet wall over the north trash/dock ramp doors and the tower windows. <b>Please use caution when exiting Le Mans during construction.</b></p>
<p>Le Mans Hall Facilities Project</p>	<p>Chimney Cap Replacement <b>June 26<sup>th</sup> - August</b></p>	<p>Chimney caps are constructed out of concrete. The chimney caps have begun to deteriorate allowing water to enter the chimney brick wall construction. The chimney caps will be repaired or replaced as needed.</p>
<p>Le Mans Hall Facilities Project</p>	<p>Third Floor HVAC Upgrade <b>June-August</b></p>	<p>One week before our first summer wedding the HVAC unit in the chapel expired. Dynamic Mechanical worked 16 hour days and were able to remove the old unit and install a new more energy efficient unit by Thursday in time for the wedding rehearsal. <b>The upgrade is not complete work will continue through August.</b></p>
<p>Le Mans Hall Facilities Project</p>	<p>South Main Circle Drive Entrance Doors <b>TBD</b></p>	<p>Currently we are receiving bids from multiple contractors, for the restoration project of the south main entrance doors. This project has potential to be a great donor opportunity</p>

# Summer Projects: Facilities, Maintenance, Building Services and Grounds

2013

Le Mans Hall <b>Maintenance</b>	Admission Department <b>June – July 15th</b>	A broken water pipe caused major flooding in the Admission Department, displacing Mona, Kristin and Lori. Everyone has been comfortably relocated. The flooring had to be removed and we are in the process of installing new flooring.
Le Mans Hall <b>Facilities Project</b>	Telephone Room <b>TBD</b>	The main telephone room in Le Mans will be upgraded. Removing obsolete wiring and battery backup.
Le Mans Hall <b>Maintenance</b>	Summer Painting <b>June-August</b>	Repairing plaster and painting student rooms, private bathrooms and main shower rooms
Le Mans Hall <b>Building Services</b>	College Relations Wing New Carpet <b>TBD</b>	Building Services is currently receiving bids for new carpet installation. The College Relations team is making carpet selections.
Le Mans Hall <b>Building Services</b>	Window Cleaning <b>July - August</b>	All outside screens & windows on the first floor of Le Mans to be cleaned the last week in July into August. More information to office occupants will follow when project is ready to begin.
Madeleva <b>Facilities Project</b>	Final Phase of the Window Replacement Project <b>May - August</b>	Continuation of last year's renovation project. Replacing the single pane windows with energy efficient double pane windows, and removing the zippered architectural design of Madeleva which will protect the building from water and pest infiltration. <b>Please use caution when walking around Madeleva. Landscaping and sidewalks will be repaired as soon as the project is completed.</b>
Madeleva <b>Facilities Project</b>	Speech Pathology/Audiology Clinic <b>February – April Completed</b>	The South end, lower level of the building, was renovated to accept the new Communicative Sciences and Disorders Department. The clinic-type setting houses 5 new Observation/Treatment Rooms with video cameras for studying patient behaviors, 1 Group Therapy Room, a Clinical Director Office, and a Student Work Room. The new Reception/Waiting Area, houses a Reception/Staff Assistant desk, 4 Professor Offices, and a kitchen area that will be used during some therapy sessions and also as a conference room space.
Madeleva <b>Grounds</b>	North Patio <b>TBD</b>	Landscape renovation project still in the planning stages. Currently we are receiving bids from multiple contractors, for the landscaping project. This project has potential to be a great donor opportunity
Madeleva <b>Building Services</b>	Summer General Cleaning <b>Continual Service</b>	Summer Special Event Set Ups as requested.
Madeleva <b>Maintenance</b>	No Facilities Projects Scheduled	

# Summer Projects: Facilities, Maintenance, Building Services and Grounds

2013

Madeleva Grounds	Landscape Repairs <b>TBD August 1<sup>st</sup> Tentative</b>	After the construction is completed repairs will begin to the landscaping surrounding the building.
McCandless Hall Facilities Project	Third Floor Shower Room and Stairwell Door Replacement <b>August 9<sup>th</sup> – August 16th</b>	Last year the second floor shower room doors and stairwell fire rated doors were replaced during the mechanical upgrade. This year we are proceeding with the third floor. The old shower room doors are being replaced with new fiber reinforced polyethylene (FRP) similar to what is being used by Notre Dame in the Compton Ice Arena locker rooms. The old stairwell doors will be replaced with new fire rated doors and have panic type hardware on them for ease of exit rather than door handles.
McCandless Hall Building Services	General Summer Cleaning <b>June - August</b>	Building Services will continue to general clean all interior spaces of McCandless. This work is being done while summer event guests are housed in the building.
Moreau Facilities Project	O'Laughlin Fire Damage <b>In Progress Completion Scheduled Before Classes Start in August</b>	Information upon request.
Opus Hall Facilities Project	Wireless Upgrade <b>TBD</b>	Working with SMC IT Department to determine the scope of work.
Opus Hall Building Services	Summer Cleaning <b>June - August</b>	All public areas and apartments cleaned by Building Services...windows, carpets and upholstery. This summer Opus is very busy with summer guest housing.
Regina Hall Facilities Project	Wireless Upgrade <b>June 26 – July 3rd</b>	New wireless access points will be provided by the IT Department and coordinated by Facilities. This will be a continuation of the wireless upgrade that has taken place in many of the other resident halls on campus over the past two years
Regina Hall Facilities Project	Fire Alarm System Upgrade <b>June - August</b>	Outdated fire alarm control panel and smoke detector devices will be replaced.
Regina Hall Facilities Project	HVAC Upgrade <b>May – August 15th</b>	The existing mechanical equipment within the building is nearly 50 years old. The system is oversized for the current use of the building. The new system will be much more energy efficient while allowing occupants to control the temperature within their space. To date all of the existing equipment has been removed and installation of new equipment is in process. A crane lowered the new air handling units into the lower level of the building. New ceilings are being installed in the North and South Lounge.

# Summer Projects: Facilities, Maintenance, Building Services and Grounds

2013

Regina Hall <b>Facilities Project</b>	North Courtyard Canopy Painting <b>TBD</b>	The north courtyard canopy is a metal structure and the paint has been peeling and chipping over the last few years. This project will involve power washing the steel structure to knock loose any old paint and will then be painted with a weather resistant primer and paint that will withstand the outside weather.
Regina Hall <b>Facilities Project</b>	Installation of a Blow Down Filter <b>July – August 15th</b>	A blow down filter will be installed within Regina to filter the drinking water. Regina is the only residence hall that hasn't received a blow down filter. The filter will separate any suspended solids (iron particles) within the water.
Regina Hall <b>Building Services</b>	General Summer Cleaning <b>June - August</b>	Summer cleaning of residential rooms.
Riedinger House <b>Facilities Project</b>	Second Floor Heating Modification <b>TBD</b>	Currently there is only one thermostat for the entire building. New individual controls will be installed on the heating units located in the second floor. As we all know, heat rises, so in the past it has sometimes been unbearably hot upstairs during the winter. The installation of individual controls will remedy this problem.
Riedinger House <b>Facilities Project</b>	Hot Water Heater Upgrade <b>TBD</b>	The existing hot water heater is undersized for the amount of people that can stay in the house. When more than three individuals take hot showers, the hot water heater runs out of stored hot water and will not keep up with the demand. A new, larger capacity hot water heater will be installed to prevent running out of hot water.
Science Building <b>Facilities Project</b>	No Facilities Projects Scheduled	
Science Building <b>Building Services</b>	Summer Cleaning <b>June - August</b>	General cleaning and floor restoration is in progress. The floor in the animal room is completed.
Science Building <b>Building Services</b>	Chemistry Department <b>June 27, 2013 Completed</b>	Dr. Kayode Oshin is installing new equipment in his Chemistry lab. Building Services Floaters will be delivering this very large and expensive equipment and assisting with positioning in the lab.
Science Building <b>Maintenance</b>	Steam Leak <b>June – July 18<sup>th</sup></b>	Major steam leak discovered in the basement. The condensate receiver was in poor condition and failed. A new condensate has been ordered and will be installed. A temporary repair is in place and the steam was turned back on for summer faculty.

# Summer Projects: Facilities, Maintenance, Building Services and Grounds

**2013**

Spes Unica Hall	No Facilities Projects Scheduled	
Spes Unica Hall <b>Building Services</b>	Summer Cleaning <b>June – August</b>	All Exterior windows were cleaned by Performance Plus, Inc. General cleaning and Special Events set ups as requested.
Security Hut	No Facilities Projects Scheduled	
Student Center Dining Hall <b>Facilities Projects</b>	Exterior Door Hardware <b>TBD</b>	The door hardware has failed. Security has been having issues locking the building. Upgraded hardware will be installed this summer.
Student Center Dining Hall <b>Building Services</b>	Summer Cleaning <b>June – August</b>	All exterior windows and interior windows in public areas were cleaned by Performance Plus, Inc. Carpets were cleaned in entry way, walk-off matting and runners, Presidents Dining Room and entire 2 <sup>nd</sup> floor public area cleaned. Summer general cleaning services and Special Event set ups as requested.
Welcome Center	No Facilities Projects Scheduled	
<b>Campus Wide Projects</b>	<b>Facilities Projects</b>	<b>Following list of projects involve all buildings</b>
Elevators <b>Facilities Project</b>	Phone Modernization <b>TBD</b>	Emergency phones in most campus elevators need to be upgraded to ADA compliant phones.
Laundry Equipment Upgrade <b>Facilities Project</b>	Resident Hall Laundry Facilities <b>July 23<sup>rd</sup> – Early August</b>	New washers and dryers will be installed in all hall laundry rooms. Wireless connectivity will allow students to monitor the laundry room, see what washers are available and monitor their wash loads.
Campus Signage <b>Facilities Project</b>	Repair and Replacement <b>TBD</b>	This work will involve repairing and replacing damaged campus signage. Also installing “way finding” signage in places where additional signage may be needed. We will be working with Burkhart Signs to complete a campus way finding study for roadway traffic.



# Summer Projects: Facilities, Maintenance, Building Services and Grounds

2013

Parking Lot and Road Grounds	Repair asphalt roads and parking lots July 2 – July 3	Weather permitting Regina East Roadway, Clubhouse Parking Lot Entrance Only, Science Parking Lot and Entrance, parking lots and roadways will not be closed. Use caution when driving on campus and watch for Walsh & Kelly flagman signals.
---------------------------------	---	---

We will continue to update and send out this newsletter as we work through summer projects. If you have any questions or want more information about any project listed above, do not hesitate to contact us and we will be glad answer any questions. Pictures are available upon request.

The window of opportunity for summer projects is so small. Our contractors work diligently to complete projects so the campus can be ready as students and parents arrive in August. Thank you for your support and cooperation as we progress through summer.

## Facilities Contact Information:

**Building Services:** Marilyn Rajski, 284-4548, [mrajski@saintmarys.edu](mailto:mrajski@saintmarys.edu)  
Kathy Bush, 284-4765, [kbush@saintmarys.edu](mailto:kbush@saintmarys.edu)

**Facilities:** Kathy Bush, 284-4765, [kbush@saintmarys.edu](mailto:kbush@saintmarys.edu)

**Grounds:** Mark Kubacki, 284-4667, [mkubacki@saintmarys.edu](mailto:mkubacki@saintmarys.edu)

**HVAC/Energy Management/Facilities Projects:** Ben Bowman, 284-4740, [bbowman@saintmarys.edu](mailto:bbowman@saintmarys.edu)

**Maintenance:** Steve Donaldson, 284-4870, [sdonalds@saintmarys.edu](mailto:sdonalds@saintmarys.edu)  
Becky Woods, 284-4827, [rwoods@saintmarys.edu](mailto:rwoods@saintmarys.edu)

**Afterhours and weekend emergencies contact: Security 284-5000**