

# Facilities Division Newsletter Summer/Fall Projects 2013

August 5, 2013

## Inside This Issue

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

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*"Growth means  
change and change  
involves risk stepping  
from the known to the  
unknown."*

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## Summer Coming to a Close

This has definitely been one of the busiest summers for Facilities! Almost every building was involved with projects both planned and unplanned.

One exciting gifted project was the restoration of the cross on Le Mans Tower! Some of you may have been on campus during the summer of 2006; the cross was struck by lightning which damaged the top stone. The College is very fortunate that Ziolkowski Masonry Division donated the labor and material to restore the cross.

This was no easy task for Ziolkowski to complete! A 135 foot lift was used to reach the cross in order to take measurements of the broken limestone top section. The original plan was to have the cross custom made, which would have taken 12 weeks. We requested the cross be repaired and installed before students returned.

Plan B was initiated; Ziolkowski began searching their stone stockyard and found a piece of limestone large enough to replace the top stone on the cross. The stone had to be hand cut to match the design of the cross; stonecutting with hand tools has become a lost trade. Ziolkowski was able to contact one of their retired stonecutters who returned to work and created a beautiful custom top stone.

The Facilities Division has focused on building trusting relationships with our contractors. This gift from Ziolkowski Masonry Division is testament to those relationships, a contractor that understands the Mission of the college and worked conscientiously to repair the Le Mans Cross.

## Campus Project Updates

August continues to be a busy time for Facilities! Even though major projects are coming to an end, there are still a number of new projects scheduled and our staff is busy preparing buildings and residence halls for the return of students in just a few weeks.

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 continued support, cooperation and reporting any issue big or small. We truly appreciate the extra "eyes and ears" across campus.

# Summer/Fall Projects: Maintenance, Projects, Building Services and Grounds

2013

Angela Athletic Facility <b>Maintenance</b>	Racquetball Court <b>July - August</b>	<b>A recent heavy rain and strong wind sent a large amount of water down the North ramp and into the building. All of the water collected in the North Racquetball Court. The wood floor was damaged as a result. Remediation is currently taking place.</b>
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 Dudeck Roofing to repair the roof and wall leaks.</b>
Angela Athletic Fields <b>Grounds</b>	Grounds – Soccer Season Lacrosse, Softball Practice, Intramurals <b>August</b>	<b>Grounds is preparing the athletic fields for students to arrive.</b>
Cushwa-Leighton Library <b>Projects</b>	Fire Alarm Upgrade <b>Complete</b>	<b>New panel and devices have been installed and tested.</b>
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 <b>Maintenance</b>	Air Conditioning Unit <b>TBD</b>	<b>The 20+ old air conditioning unit serving the Facilities Building is only running 50%. One of the compressors has failed. We are receiving bids on the cost to repair or replace the unit.</b>
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>Projects</b>	Chilled Water Piping Replacement <b>In Progress</b>	<b>West side of Havican chilled water replacement has been completed. East side demolition began Monday, July 29.</b>
Havican Hall <b>Projects</b>	Domestic Cold Water Insulation <b>July 1 – August 16</b>	The Domestic Cold Water within the tunnel crawlspace is not insulated at all. New insulation will be placed on that piping to prevent pipe condensation and corrosion.
Havican Hall <b>Building Services</b>	Floor Restoration <b>Now through August 18</b>	<b>Major floor maintenance to Terrazzo floors and ECDC classrooms. Building Services received training on the 3-M Stone Floor Protection System. Building Services is assisting ECDC with total site preparation for the Accreditation review in September.</b>

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Holy Cross Hall Projects	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 Hall Projects	Replace 3 Curved Windows <b>TBD</b>	Three of the large custom 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.
Holy Cross Hall Maintenance	Summer Painting <b>Complete</b>	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.
Lake Marion Grounds	Bridge Restoration <b>August</b>	Grounds Department is working on repairing and painting the ironwork and rails on the bridge. <b>The decking on the bridge has been replaced and is fresh looking.</b>
Le Mans Hall Projects	East Gable End Rebuild <b>Complete August 2</b>	<b>Contractors are completing their work this week. Once the scaffolding has been taken down and the weather holds, the new bricks will be stained to better match the existing brick.</b>
Le Mans Hall Projects	Stapleton Lounge Exterior Stairs East and West Rebuild <b>Complete</b>	<b>Brick staining will take place shortly to blend into the existing brick.</b>
Le Mans Hall Projects	Tuck-pointing <b>June 26<sup>th</sup> – August</b>	<b>Tuck-pointing of Two Parapet walls on the North side is complete. Additional tuck pointing on the East end of the building will continue.</b>
Le Mans Hall Projects	Chimney Cap Restoration <b>Complete August 2nd</b>	<b>Five chimneys along with their cap stones have been tuck pointed and sealed.</b>
Le Mans Hall Projects	Third Floor HVAC Upgrade <b>Complete August 9</b>	<b>A portion of the new system is up and running nicely within the Chapel. The second phase will be completed early next week.</b>
Le Mans Hall Projects	South Main Circle Drive Entrance Doors <b>TBD</b>	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.

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Le Mans Hall Maintenance	Admission Department Completion Date August 6th	Due to unexpected delays Mona, Kristin and Lori should be moved back in by August 6th.
Le Mans Hall Projects	Cross Repair Complete	Ziolkowski Construction has completed the restoration of the cross. Reference the beginning paragraph of this newsletter for more details.
Le Mans Hall Maintenance	Summer Painting June-August	Repairing plaster and painting student rooms, private bathrooms and main shower rooms.
Le Mans Hall Building Services	College Relations Wing New Carpet TBD	Installation of new carpet will begin upon final selection of carpet.
Le Mans Hall Building Services	Window Cleaning August 6 - 9	All outside screens and windows on the first floor of Le Mans will be cleaned August 6 – August 9.
Le Mans Hall Grounds	Landscape Repairs August 6th	After the construction is completed repairs will begin to the landscaping surrounding the building.
Madeleva Hall Projects	Final Phase of the Window Replacement Project Complete August 9 <sup>th</sup>	As contractors complete the window installation this week, concrete walks and lawn restoration will begin. All of the orange lifts are slowly moving their way off of campus finally.
Madeleva Hall Grounds	Landscape Repairs August 9th	After the construction is completed repairs will begin to the landscaping surrounding the building.
McCandless Hall Projects	Third Floor Shower Room and Stairwell Door Replacement August 9 <sup>th</sup> – August 16th	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.
Moreau Hall Projects	O'Laughlin Fire Damage In Progress - Completion Scheduled Before Classes Start in August	Information upon request.

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Opus Hall	No Facilities Projects Scheduled	.
Regina Hall Maintenance	Dance Studio Painted <b>Complete</b>	<b>The Dance Studio has received a much needed face lift, walls have a fresh coat of paint and the studio will be cleaned after the project is completed.</b>
Regina Hall Projects	Fire Alarm System Upgrade <b>Complete August 9<sup>th</sup></b>	<b>Panel and new devices have been installed and tested. New Panel box has to be ordered, installation completion August 9<sup>th</sup>.</b>
Regina Hall Projects	HVAC Upgrade <b>May – August 15th</b>	<b>The existing mechanical equipment was nearly 50 years old and the equipment is now all new! The parking lot and West road have been reopened. The North and South Lounges were ready for an event scheduled on August 3<sup>rd</sup>. Cleaning of the construction areas is currently in progress.</b>
Regina Hall Bond Project	Sanitary Piping Replacement <b>Complete</b>	The existing floor drains in the shower rooms were leaking into the floor below due to piping corrosion. The piping has been replaced with PVC.
Regina Hall Projects	Installation of a Blow Down Filter <b>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 Grounds	Landscape Repairs <b>August 6th</b>	<b>After the construction is completed repairs will begin to the landscaping surrounding the building.</b>
Riedinger House Projects	Cable TV and Wireless Internet <b>Complete</b>	<b>Previously the guest house had a TV with an antenna that would allow viewing of three channels. The wireless internet was spotty at times from Moreau's wireless system.</b>  <b>Recently a new cable line and data cable was routed from Moreau to Riedinger to provide cable TV and a new wireless network within the house.</b>
Riedinger House Grounds	Landscape Clean-Up <b>Complete</b>	<b>Overgrown ground cover was removed and mulch was added to freshen up the landscape around Riedinger.</b>

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Science Building <b>Maintenance</b>	Steam Leak <b>Begin in August</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. <b>Bids have been received and work will begin shortly.</b>
Spes Unica Hall	No Facilities Projects Scheduled	
Security Hut	No Facilities Projects Scheduled	
Student Center Dining Hall <b>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 <b>Building Services</b>	Entrances <b>August 14</b>	<b>New walk-off inserts in entrances in the Student Center.</b>
Welcome Center	No Facilities Projects Scheduled	
<b>Campus Wide Projects</b>	<b>Facilities Projects</b>	<b>Following list of projects involve all buildings</b>
Fire Alarm Testing <b>Maintenance</b>	Annual Fire Alarm Testing <b>July - August</b>	<b>Building annual fire alarm testing is in progress currently.</b>
Laundry Equipment Upgrade <b>Projects</b>	Resident Hall Laundry Facilities <b>Installation of New Equipment Complete</b>	<b>New equipment has been installed and working. Several laundry rooms have received a slight facelift. H&amp;G has started the wireless project so students can monitor their laundry from their rooms. This project is scheduled to be completed shortly after the beginning of the school year.</b>

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Residential Buildings <b>Building Services</b>	Residential Hall Preparation for Students <b>August</b>	<b>Building Services is inspecting and cleaning all resident rooms in preparation of student arrivals. Also, loft distribution will begin week of August 5.</b>
Parking Lot and Road <b>Grounds</b>	Repair asphalt roads and parking lots <b>Complete</b>	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 the academic year. 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.

We want to thank everyone for your patience with all the projects happening this summer. Thank you for your support and cooperation as enter the new academic year.

## 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/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**