

Facilities Division Newsletter Winter Projects 2014

March 4, 2014

Winter Keeps Holding On

What good is the warmth of summer, without the cold of winter to give it sweetness?

Inside This Issue

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

Cold is an absence, an absence of heat, and yet it feels like a presence – a vigorous, hostilely active presence in the air that presses upon our naked face and that makes our fingers and toes ache within their gloves and boots. Cold is always working – busy freezing water in the pond and rivers, knitting intricate six sided snowflakes by the billions, finding cracks around the walls and windows of our buildings, forcing heating systems to roar away. Cold is always fighting us – it doesn't want our automobiles to ignite in the morning, and once our vehicle is on the highway, it clogs the path with snow and slush. Don't fight the cold, just talk kindly to it and seek out the warmth of a fireplace.



*As if the snow
blankets the trees
like a white quilt and
says "Go to sleep
until spring."*

WAYS

God has most simple ways.
He likes a stable's covering,
And little lambs that shepherds bring.
His majesty aside He lays,

He has such humble ways.

See, where He lies, quite sweet and small,
A Baby in an ox's stall
Smiling to meet His mother's gaze.
You could not fear this God at all,
He has such tender ways.

But look you, how the heavens blaze!
And hark you, what angelic praise
Resounds! Indeed, He is a King,
And these be Godlike ways.

-Sister Madeleva, CSC
The Four Last Things

Winter Projects – February Newsletter: Maintenance, Projects, Building Services & Grounds

2014

Angela Athletic Facility Maintenance	Racquetball Court Complete	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. The new golf practice floor has been installed and is being utilized.
Angela Athletic Facility Maintenance	Water Leaks Continuous Work Year Round	Angela continues to be plagued by water leaks on the Mondo walking mat and in the exercise area. Maintenance continues working with a roofing contractor to repair the roof and wall leaks. Will continue to monitor and make repairs when necessary.
Cushwa-Leighton Library Maintenance	Water Leaks Current	Active ice dams are causing roofing leaks on the west side of the building. Maintenance continues to monitor the situation until warmer weather.
Dalloway's Clubhouse Maintenance	Roofing Repairs Spring 2014	Roofing and gutters on the west side of the Clubhouse will be repaired.
Haggar College Center Maintenance	IT Office – Water damage to the outside wall November - December	Plugged gutter and roof drain caused water to back up into the office space. Plaster and paint are bubbling up. The drains and gutters have been cleaned. Maintenance has received quotes and work will soon be scheduled.
Haggar College Center Grounds	Haggar Patio Winter Months	During winter months with snowfall, the patio area will be closed off to pedestrian traffic. Barricades have been placed at the bottom of the steps and on the patio. The exit at the patio should only be used in emergency situations.
Haggar College Center Maintenance	Flood End of April	A coil break in the Parlor flooded the parquet wood floor. Flooring had to be removed to dry out space. New white oak flooring will be installed with a Herring Bone pattern.
Havican Hall Projects	Steam Pipe Insulation Complete	The steam piping within the crawl space is not fully insulated causing additional heat to build up within that space. Additional insulation was added to the domestic cold water and steam condensate piping.
Holy Cross Hall Building Services	Installation of coreless toilet tissue/holders and softpull paper dispensers Complete	Installed coreless toilet tissue system in Holy Cross Hall --- 2 nd floor rest rooms are a test site for the coreless toilet tissue paper system. This system eliminates roll cores, cardboard shipping and individual wrapping. Meets EPA guidelines and benefits our environment by reducing 95% paper waste for recycling and is cost effective.

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Holy Cross Hall Maintenance	Replace 3 Curved Windows Scheduled for Spring	Three of the large custom built curve glass windows on the front of Holy Cross on the Southeast of the front porch are cracked. The custom glass will be ordered and installation is expected to happen in early spring.
Holy Cross Hall Maintenance	Painting Complete	The 4th floor lounge received a recent facelift. Fresh paint and updated furniture will provide a more comfortable space for our students. Thank you to Student Affairs and our students for this suggestion. Check out the ghosted French Cross within the space.
Holy Cross Hall Maintenance	Booster Pump In-Progress	The Domestic Water Booster Pump is shutting down. When this happens, the water pressure drops causing toilets on the 4th floor not to flush. Electricians are trouble-shooting the pump.
Lake Marion	No Facilities Projects Scheduled	
Le Mans Hall Projects	South Main Circle Drive Entrance Doors Winter Project – Summer Installation	A generous donor is funding restoration of the South main entrance doors. Contractor has started the process of building the doors off-campus. Installation will happen over Summer Break.
Le Mans Hall Building Services	College Relations Wing New Carpet Complete	New carpet was installed during October break. Maintenance also installed new partitions to hide file cabinets. The partitions were made from old doors originally from Le Mans Hall.
LeMans Hall Building Services	Installation of coreless toilet tissue/holders and softpull paper dispensers Complete	Installed coreless tissue paper system and soft pull paper dispensers in LeMans Hall, Queens Court, 2 nd , 3 rd , and 4 th floor main rest rooms.
Madeleva Hall Maintenance	Building Pressure Issues In-Progress	Building positive air pressure has been an ongoing issue within Madeleva. The pressure tends to hold doors open. Investigation is taking place to determine the cause of the issue.
McCandless Hall	No Facilities Projects Scheduled	
Moreau Hall Maintenance	O’Laughlin Stage Complete	The stage floor was painted black. The rigging repair is complete. The fire alarm system and fire curtain upgrade is complete.

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Opus Hall	No Facilities Projects Scheduled	
Regina Hall Maintenance	Acting Classroom in Lower Level Complete	During fall break, painting took place to help brighten and provide a nice backdrop for the acting classroom. This room had not been painted in 20+ years and was much needed.
Regina Hall Maintenance	North Courtyard Canopy Painting Spring	The paint on the North Courtyard canopy is peeling and falling. The paint has been scrapped off and will be pressure washed to take off any additional paint. The new painting or sealing will take place in spring.
Regina Hall Maintenance	Resident Rooms – South Side Complete	Additional covers were installed over the openings where the heating convectors are located to keep cats from crawling behind the casework within the student rooms.
Regina Hall Maintenance	Heating System Near Complete	The new heating system is in its honeymoon year. Heating water is mixed with air causing some rooms to lose heat. Maintenance has done a great job of relieving the air when problems exist. After this heating season, all of the air should be removed.
Riedinger House	No Facilities Projects Scheduled	
Science Building Maintenance	Condensate Banging In-Progress	Bangs and clangs within the building are due to high condensate temperature. This is caused by bad steam traps. Steam trap survey is scheduled for Spring Break to identify bad traps.
Spes Unica Hall	No Facilities Projects Scheduled	
Security Hut Maintenance	Furnace Complete	The motor in the furnace that serves the Security Hut was replaced.

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Student Center Dining Hall Projects	Exterior Door Hardware Spring 2014	Upgraded hardware is projected to be installed this spring.
Student Center Building Services	Hand Soap Dispensers 1 st Floor Women’s Rest Room Complete	The hand pump counter top liquid soap dispensers were removed and replaced with the Saint Mary’s signature foam hand soap dispensers.
Welcome Center	No Facilities Projects Scheduled	
Campus Wide Projects	Facilities Projects	Following list of projects involve all buildings
Grounds Department Grounds	Staffing	Grounds Department suffered a loss when John Stephenson passed away November 10, 2013 after 18 years of service with the College. John was deeply involved with the dedicated tree program and flower beds around Riedinger House.
Trash Pickup Grounds	Early Morning Trash Pickup In-Progress Daily	Grounds continue to pick up trash around 7am every morning. With more activity on Campus, the trash seems to arrive on the grounds.
Campus Wide Maintenance	Equipment Filter Change Complete Next Change 1/6/14	The air handling unit filters were changed. This is done 3 to 4 times a year. High efficiency filters are utilized to minimize airflow restrictions.
Campus Grounds Grounds	Greenhouse In-Progress	Moved various plants into the Greenhouse for storage over the winter months. They have already started annuals for campus flower beds which will be planted in the spring.
Campus Grounds Grounds	Lawn Irrigation System Winterization Complete	The lawn irrigation system was winterized. This included blowing out all water to keep the irrigation lines from freezing.
Campus Wide Building Services	All Buildings Complete	Performed custodial maintenance in all buildings at the beginning of the year...carpet upholstery, floor finishing and general cleaning in offices where blue cards were placed.

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2014

Campus Wide Building Services	Campus Wide Complete	Building Services received training on the newly introduced Global Harmonization System (GHS) formerly known as OSHA Material Safety Data Sheet (MSDS). Building Services team members were required to take a GHS HAZCOM Certification Test and awarded a Certificate of Achievement.
Campus Wide Building Services	Campus Wide Spring Break	During Spring Break, new SofPull paper towel, Coreless toilet paper and signature foam soap dispensers will be installed campus wide.
Campus Wide Grounds	Wreaths and Greens Complete	The Grounds Department made wreaths and provided greens for various College events prior the holidays.
Campus Grounds Grounds	Equipment Complete	Completed repairs and winterization to Grounds equipment.
Campus Grounds Grounds	Snow/Ice Removal In-Progress Daily	The Grounds Department has been very busy removing snow/ice from sidewalks, roadways, and building entrances. Barricades have been placed in some areas near buildings because of snow and ice which was falling from the roof. For safety reasons, please stay clear of these areas.
Campus Wide Maintenance	Steam Trap Survey Spring Break	Over 1,000 steam traps will be surveyed over Spring Break to determine their condition. Any bad traps identified will be scheduled for replacement. A bad steam trap is very energy inefficient causing steam boilers to work harder and use more natural gas.

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.

Fun Facts:

Rolls of toilet paper used on campus in 2013: 36,000 rolls
 Extra hours of snow removal from 12/14/2013 – 2/9/2014: 143 hours
 Total number of Maintenance work orders in 2013: 6,773

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