

Facilities Division Newsletter Summer Projects 2014

June 25, 2014

Inside This Issue

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

"Looking at beauty in the world, is the first step of purifying the mind."

– Amit Ray



"I can find God in nature, in animals, in birds and the environment"

– Pat Buckley

Summer is finally here

Although the snow stopped falling, the small puffs of cotton from our cotton wood trees started. For those of us with allergies, we all know this too well. We have had a pleasantly mild summer so far. Cool nights allow building air conditioning systems to relax.

Maintenance will start their room inspections before summer camps arrive. Every resident hall room will be inspected for potential repairs.

Building Services is working hard to keep up with event setups along with turning spaces over between events.

Grounds Department is working on multiple landscape improvements across campus. Riedinger House and South Circle of Lemans are the two major areas.

Highlight Projects

As we enter summer, projects begin. The Science Hall Phase 1 – Greenhouse started in May. The old greenhouse was demolished and over 50% of the demolition material was recycled. The new greenhouse is a more efficient, environmentally controlled environment for research projects. The project will be complete and ready for occupancy in August. Please visit the construction site camera at <http://greenhousecam.saintmarys.edu>.

Lemans landscape project. There was significant damage to the roof and gutters behind the hemlock trees. The trees were removed to allow necessary repairs. New landscape in front of Le Mans will create symmetry and allow for regular roof and gutter maintenance. Please reference the before and after sketches at the end of this newsletter.

Lemans tuck-pointing project update. The tuck-pointing is going well. Contractors are approximately 40% complete with the project. Multiple areas on the south face are being addressed with the two major areas located behind where the hemlocks were growing. The eight remaining chimneys are being refurbished. After this summer, all of the chimneys will be completed. Contractors will address the lower tuck-pointing issues after all of the high work is completed.

Science building tuck-pointing. Areas of the Science building that will not be affected by the greenhouse addition or the building addition are being addressed. Failed mortar joints and control joints will be ground out and replaced. The chimney on the west side of the roof has loose bricks and is allowing water to penetrate and settle below the roofing material. The chimney will be rebuilt by the time the tuck-pointing is complete.

Summer Projects – June Newsletter: Maintenance, Projects, Building Services & Grounds

2014

Angela Athletic Facility Maintenance	Air Handling Unit Leak Completed June	The air handling unit above the fitness equipment leaked a good amount of water on the floor. The unit was shut down and the leak was repaired.
Angela Athletic Fields Facilities	Topographic and Utility Survey Start in June	Lang, Feeney & Associates will be surveying the grade elevations and utility locations for future use when designing the new layout for the athletic fields. Construction on the fields will not begin until funds are available.
Cushwa-Leighton Library Maintenance	Electrical Switch Maintenance June	Contractors serviced a 600 amp main disconnect switch during the scheduled June power outage.
Cushwa-Leighton Library Building Services	Installation of window shades Summer	Manual flex shades with Fascia Fabric will be installed on windows in various areas of the library. Anticipate installation to be completed by end of summer.
Cushwa-Leighton Library Building Services	Study Carrels August	Re-designing the study spaces in the library has allowed for numerous study carrels to be up for sale soon to the College community or other interested buyers!
Cushwa-Leighton Library Grounds	Sprinkler System June	Sprinkler heads on the West side of the building will be redirected away from the building. Calcium deposits from the water have formed on the brick and windows which will be cleaned after sprinklers are adjusted.
Dalloway's Clubhouse Maintenance	Roofing Repairs Summer 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 Repair in Summer 2014	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 Maintenance	Flood End of April Repair In-Progress	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. Some additional work may take place in the Parlor including painting, window treatments and maybe some lighting. The full scope of work is yet to be determined.
Havican Hall Maintenance	Roofing Leaks In-Progress	The current roof on Havican has poor flashing details. Leaks have occurred around exhaust fans, attic air relief vents and sanitary sewer vent pipes that penetrate the roof. We are evaluating the extent of work that may need to take place.

Summer Projects – June Newsletter: Maintenance, Projects, Building Services & Grounds

2014

Holy Cross Hall Maintenance	Replace 3 Curved Windows Summer 2014	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 this summer.
Holy Cross Hall Building Services	Carpet Installation Start July 7th	New carpet will be installed in the chapel of Holy Cross Hall. Furniture will be moved from the Chapel to the hallway during carpet installation.
Holy Cross Hall Maintenance	Booster Pump Complete	The Domestic Water Booster Pump is shutting down. When this happens, the water pressure drops causing toilets on the 4 th floor not to flush. Electricians are trouble-shooting the pump. The pump controller was replaced and the pump is working properly.
Holy Cross Hall Projects	Card Access End of August	Card access will be added to the main stairwells and the elevator to provide additional security to the building.
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. New exit hardware will be installed on the new set of doors to meet current code requirements.
Le Mans Hall Projects	Masonry Restoration Summer Project	Contractors are grinding out bad mortar joints and putting new mortar in its place. This process is called tuck-pointing. Bad mortar joints allow water to penetrate the building and cause damage to interior finishes.
Le Mans Hall Projects	Landscape Improvements Summer Project	The South circle of Lemans will receive a new facelift related to the landscaping. Four very large and overgrown hemlocks were causing gutters to plug and damage the brickwork behind them. Working around or behind the hemlocks was nearly impossible. New magnolia trees will be planted in a more symmetrical arrangement. Reference the attached page for a before and after layout.
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. Additional relief air openings are required within the building. An engineered design will be implemented late Fall.
McCandless Hall Projects	Card Access End of August	Card access will be added to the main stairwells and the elevator to provide additional security to the building.

Moreau Hall	No Facilities Projects Scheduled	
Opus Hall Grounds	Sprinkler System June	Sprinkler heads around the building will be redirected to spray away from the building. Brown iron deposits from the water have collected on the building over the years. After the sprinklers are adjusted, cleaning of the brown stains will take place.
Regina Hall Maintenance	North Courtyard Canopy Painting Fall	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 the Fall.
Regina Hall Maintenance	Heating System 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. The air was removed and the system is working great.
Riedinger House Grounds	Landscape Improvements South Side June	Continue to remove some overgrown ground cover and install mulch. Some additional new plantings will be placed as the project progresses.
Riedinger House Maintenance	Roof Replacement June - August	The old slate roof will be replaced with a new slate roof. The new roof is expected to last 75 to 100 years.
Science Building Project	Greenhouse Renovation In-Progress	Construction is taking place on the new greenhouse. The new greenhouse will consist of 3 environmentally controlled zones with one large headhouse attached. Construction can be seen on our live construction camera at: http://greenhousecam.saintmarys.edu
Spes Unica Hall Projects	Emergency Lighting Evaluation in July	At night you may notice that it seems like lights were left on within the building. Actually that's not the case. The lights that are on at night are emergency lights. These lights don't have a switch to turn them off. We are looking at why so many lights were designed to stay on. Once we determine the minimum number of lights required

		by building codes, we will put a plan in place to remove the remaining (excess) lights to save in energy costs.
Security Hut Maintenance	No Facilities Projects Scheduled	
Student Center Dining Hall Projects	Exterior Door Hardware Complete	Upgraded hardware was installed this spring.
Student Center/Dining Hall Cyber Café Building Services	Installation of Flex Blinds Mid July	Manual flex shades will be installed on the windows in the Cyber Café within the next few weeks. The blinds are necessary in order to help preserve the integrity of food products on the shelves.
Student Center Dining Hall Projects	Emergency Lighting Evaluation in July	At night you may notice that it seems like lights were left on within the building. Actually that's not the case. The lights that are on at night are emergency lights. These lights don't have a switch to turn them off. We are looking at why so many lights were designed to stay on. Once we determine the minimum number of lights required by building codes, we will put a plan in place to remove the remaining (excess) lights to save in energy costs.
Welcome Center	No Facilities Projects Scheduled	
Campus Wide Projects	Facilities Projects	Following list of projects involve all buildings and grounds.
Trash Pickup Grounds	Early Morning Trash Pickup In-Progress Daily	Grounds continue to pick up trash around 7 am every morning.
Campus Wide Maintenance	Equipment Filter Change Complete Next Change July	The air handling unit filters were changed. High efficiency filters are utilized to minimize airflow restrictions.

Summer Projects – June Newsletter: Maintenance, Projects, Building Services & Grounds

2014

Campus Grounds Grounds	Greenhouse Complete	Moved all plantings out of Greenhouse so that construction could start. Some plantings were donated, some were planted on campus and others were disposed of depending on their condition.
Campus Wide Building Services	Summer Events June 18 – August 3	Building Services team is busy preparing housing in residential buildings for summer guests as well as a multitude of event set ups for the various summer venues on campus.
Campus Wide Maintenance	Electrical Shutdown June 13 th	Our electrical service provider (AEP) requested an electrical shutdown to service the main transformer that feeds both the Sisters of the Holy Cross and Saint Mary's College. This was an overnight shutdown. Generators were provided where needed.
Campus Wide Grounds	Mowing and Trimming In-Progress	The summer mowing schedule is in full swing. The soccer field is mowed every two days while the rest of campus is mowed once or twice a week depending on the growing rate.
Campus Wide Maintenance	Steam Trap Survey Complete	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. The survey is complete and a trap replacement plan will be implemented.
Campus Wide Projects	2014 Master Plan June 2014 – April 2015	Ayres Saint Gross was hired as the master planning firm for our 2014 Master Plan. The last master plan was completed in 1999. Ayres Saint Gross will be on campus meeting with multiple groups and collecting data to determine what the college needs are in the future related to building infrastructures, grounds and space needs.

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 we enter the new academic year.

Fun Facts:

A new broom sweeps clean, but the old broom knows all the corners ---Irish Proverb---



OR

An average of 8,200 rolls of paper towel used annually.

Facilities Contact Information:

Building Services: Marilyn Rajski, 284-4548, mrajski@saintmarys.edu
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Afterhours and weekend emergencies contact: Security 284-5000

New Employees or Promotions

Please help us in welcoming or congratulating the following employees.



Austin Stahly - Facilities

Austin filled the vacant Manager of Energy and Facilities Projects position in May and is responsible for monitoring energy usage, maintaining the building information library, overseeing construction projects and planning for future projects. Austin is a recent graduate from Purdue University and has a degree in electrical engineering technology. Austin is a local resident who loves sports cars and enjoys fishing.

You can contact Austin at ext. 4740 or email him at astahly@saintmarys.edu



Kirk Horvath – Building Services

Kirk was promoted from Floater on days to Building Leader on the night team in March. Kirk is responsible for Madeleva Hall, Hagggar Hall, Dalloway's Clubhouse and Angela. Kirk is an avid gardener and has a pro golf swing!



Jack Grzegorek – Building Services

Jack was a night team Heavy Building Attendant who is now on the day shift as a Floater in March. Jack is an energetic addition to the day shift's Floaters team.



Joshua Ell – Grounds Department

Joshua is a new addition to the grounds department in March. Joshua is a Groundskeeper with a background in landscape maintenance.

Erek Szymanski – Building Services

Erek is a new addition to the building services team this June. Erek is assigned to Leman's Hall on the night shift.

Norma Aguirre – Building Services

Norma is a new addition to the building services team in May. Norma is assigned to Holy Cross Hall on the day shift.

