

## Facilities Projects Update

September 2017

### **Bernard Hall.....**

- (a) There have been some water penetration issues from the roof level down to the top of the 3<sup>rd</sup> floor windows on the Residence Hall side. This specified area will be waterproofed and sealed.
- (b) It is being considered to add solid surface countertops at the 3<sup>rd</sup> floor restrooms in Bernard on the educational and general side of the building as well as auto faucets.

**Brewer Hegeman.....**An awning will be installed on the South side entry to BHCC. This will allow not only for shade but the possibility of utilizing this area for small outdoor events.

**Buffalo Alumni Hall.....** The semi- circle driveway at the front South side of the building will be widened to allow two cars to pass each other within the width of the driveway. Additionally a concrete swell for drainage will be put in place a couple of parking spaces will be gained.

**Burdick.....** A project is under consideration for the corridors and hallways of Burdick. This work, if approved, would include new flooring, painted walls, and new ceiling tiles.

### **Campus.....**

- (a) 412 Donaghey and 313 Elizabeth houses have been sold and will be moved. The lots will be cleaned and leveled once the houses are gone.
- (b) 360 Farris Road.....The FIJI Fraternity has moved into this house that was formerly occupied by International Programs. The house has had some renovations made such as adding a shower, adding a kitchen area, some touch up painting etc.
- (c) There are some drainage issues at McAlister's West side and as well at the East side of Prince Center. At Prince Center the issues consists of a collapsed drain at at McAlister there is simply no place for the water to go to. This is in the investigation stage to determine what is needed to resolve these issues.
- (d) The roof decking at 410 Western will be replaced on half of the roof due to a tree limb falling on it.
- (e) The house at 955 South Donaghey has a new roof due to age and condition being poor.
- (f) A new student shuttle route was added to include Donaghey Hall. As well a new 22 passenger cruiser will be purchased to not only accommodate this route but also as a filler vehicle when we have mechanical breakdowns. This vehicle will be handicap accessible.
- (g) Donaghey Green....This is a design that is underway to create a park like atmosphere due South of Donaghey Hall. Some concrete walkways will be poured, benches and tables added, and some trees will be planted.
- (h) A moderate budget has been established to do interior lighting replacements. This will save on utility budget dollars and man hours required to replace lights that typically go out. L E D technology is well advanced now and is a viable lighting solution for the campus as funds become available.

- (i) 2 pole lights will be added near the South and West side of Augusta Avenue. This is a dark area that has been noted several times from the University Safe Walk Program.
- (j) Valor Bear which sits at the North side of Wingo has been removed for the time being. A structural engineer is looking at a design to reinstall the bear so that it is secure and can withstand wind loads. Termites and rotting wood have been the issue causing this repair.
- (k) Various hydration stations have been installed around campus and as well additional bike racks and benches and tables will be installed. The source of funding for this work comes from the Board Chair and SGA. Work is expected to be completed in early November.
- (l) Various areas are being pressure washed such as Student Health and Meadors ROTC Building, various sidewalks, and Schichtl.

**Child Study.....** A grant is being worked on in an effort to receive funds for a safe room shelter area. The writing of the grant is in progress.

**Doyme Health Science..... rooms 209 and 221.....**This work consists of adding a simulation lab control room to one of the nursing labs. Additional data lines, electrical work, painting, and some new wall areas are being added. In room 130 some additional cabinets are being added.

**Estes Stadium.....**

- (a) The seating areas have been waterproofed and a non- skid decorative coating has been added. The contractor is working on some punch list items. As well we are reviewing the concourse level as it may be the source of additional water concerns. Under the bleacher area and inside the building, beams are being sand blasted and fire proofed and additional supports are being placed at strategic locations.
- (b) The East bleachers have many persons who sit in the stands to view a game. The construction is such that patrons keys and cell phones, as well as other items, fall in under the bleachers and more troublesome, fall onto a sloped roof that makes items difficult to retrieve. The addition of sheet metal sections being attached to the bleachers would solve this issue. This is in the planning stage and is not yet funded.
- (c) The Hall of Fame Room has received a refresh and makeover. The walls were painted and a venetian plaster was applied to the walls and as well two new flat screen tv's were installed to replace the Hall of Fame portraits that previously hung on the walls. The sound system is being repaired and as well work was done on the heat and air system to better control temperatures and humidity.
- (d) The West ramps are being re-coated with a ships deck , anti- slip coating
- (e) Two awnings were installed on the West side ticket booths to prevent water from getting into the ticket booths

**Farris Center.....**

- (a) An ice machine leak damaged some existing wood flooring in the hallway at the West side of the Farris Center. The wood will be removed and polished concrete will be the new choice of flooring so as to avoid future issues with water leaks should they occur.
- (b) A new generator is likely to be installed which will power pretty much the entire building. Currently the building electrical systems, electrical panels, and systems are being evaluated as to how best to accomplish this task.

- (c) At the top of the bleachers at both the East and West sides, one row of seats will be replaced. The old and salvageable parts will be harvested for future repairs.
- (d) The old swimming pool locker rooms are being considered to be remodeled or re-purposed. This project is not yet funded or approved.
- (e) The Farris Center exterior has some cracks that are unsightly. A structural engineer noted that the building is structurally sound and that cosmetic repairs should and could be made.

**Harding Fountain.....** The work at the fountain has been completed with new pool paint, a new in ground vault, precast concrete and concrete poured as needed in areas where water had eroded the surface, and new L E D lighting that is somewhat programmable as far as setting color tones. Currently the lights are purple and they look phenomenal.

**Hughes Hall.....**This building is set to be renovated. The work should be done and ready for move in by August of 2018. Work consists of, asbestos abatement, painting, polished concrete, new HVAC systems, electrical systems, a new fire alarm, a new boiler, new windows, card access cabling, etc.

**Irby.....** The dormers on this building often leak. Those presenting an issue will have the tile removed and cut back somewhat to allow a better flow of water and as well so that the flashing is more exposed and we feel this will prevent leaves and debris from causing water to back up and thus cause a leak.

**Laney Building.....**Laney suffers from negative pressure and unconditioned moist air coming into the building causing high humidity in the summer months. At least one air handler needs to be upsized and a chilled water coil needs to be added. Physical Plant is working with the building staff and a mechanical engineer to design modifications which will solve and / or greatly reduce these issues. This work is in the planning and design phase.

**Lewis Science.....**

- (a) The work from the flooding in the spring of 2017 is 95% completed. There is additional work to be done on the exterior North side of the building. This work will help very much to allow the flow of water to escape both internally in a pipe or culvert but also to allow for some surface drainage in flash floods in an effort to keep water out of the Lewis Science building.
- (b) Lewis Science renovation phase II...This job consists of remodeling the Southeast quadrant of the building or about 12,000 sq. ft.. An asbestos survey is being done. For now this work has been placed on hold until further notice.

**Main Hall.....** This project is under consideration. If approved, the project would consist of the purchase and installation of a new chiller, a new boiler, and a new cooling tower.

**Mashburn Roof.....**

- (a) The Mashburn roof is being replaced. It has had several difficult issues to be dealt with such as the metal deck being rusted out and the HVAC duct being attached to that metal deck. Leaking over time has caused this issue and repairs will be made in a long term, long lasting fashion.
- (b) Two additional rooms will be renovated to created collaborative teaching areas. The rooms are room number 101 and 102. A store front glass wall will be added, some electrical work, paint and sheetrock work, and new flooring.

**Physical Plant.....** Two new offices will be added as well as a men and women's restroom area and a storage building for tables, chairs, stages, tents etc.

**Reynolds Auditorium.....**A lower roof area on the West side of the building will have a new roof membrane installed as well as two drains will be lowered to allow water to drain better and not stand on the roof.

**Schichtl drainage.....** This building often gets water it when flash flooding occurs. A recent project has installed a catch basin and an underground drain to turn the water away from the building.

**Short Hall.....**The main distribution panel for the building will be replaced.

**Snow Fine Arts.....** The roof will need to be replaced. It is likely that the metal decking will also need to be replaced in several areas. As well some areas up around the roof will need to have brick repairs made. The brick, in some areas, is bulging outward due to water infiltration and rusted brick ties.

**Stadium Park.....**The exterior water line that serves this building complex is old and rusted out. It will be replaced with a new water line.

**Student Center.....** A small and older generator has reached it life cycle end and will be replaced in the near future.

**Torreyson Library.....** Starbucks store is proposed to be renovated and somewhat enlarged. This will require some moving of items within the microfilm area. This is in the planning stage. At the 3<sup>rd</sup> floor area at the rooms301 and 302 where UCA Online resides, various work will occur to include a new wall