



August 2013

Facilities Management Construction Project Update

By: Tom Fennessey, Director of Facilities Management
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Ross & Hawkes Renovation Design: Construction is well underway! The project began with the renovation of Hawkes Hall and the construction of the one-story link/commons area between Hawkes and Ross Halls. The link being constructed between the two residence halls is currently being enclosed with an architectural design that mimics the Yellowjacket Union. The renovation of Hawkes Hall will be completed for the 2013 fall semester and the construction of the link is expected to be completed October 2013. Two floors of Ross hall will be complete and ready for students this fall with the last two floors to be renovated completed in November, 2013. This overall renovation project will provide increased on-campus housing, upgraded residence rooms, kitchenettes, laundry facilities and expanded common and program spaces...to mention a few.

New Greenhouse: The new greenhouse is complete and fully stocked. All plants and large tropical trees were successfully moved to their new house with the gentle and patient help by many. The demolition of the old greenhouse has now been completed and final landscaping is in process. The open area where McCaskill and the old Greenhouse once stood will be open green space for now.

More Steam Line Replacement: Beginning late May, 2013, an extensive campus steam line repair/replacement project began across campus. This project consists of excavating portions of existing underground campus steam lines damaged by the June 2012 campus flood. This project is necessary to correct damaged pipe and insulation due to the steam line vaults being totally flooded during the June flood.

Summer of 2013 steam line work

There will be three (3) main campus locations for this project

1. Steam line replacement from the Halbert heating plant west along Faxon Street to the southwest corner of Faxon St. and Catlin Ave (Hawkes Hall)
2. Steam line repair from the west side of Marcovich Wellness Center (MWC) across Catlin Ave to Holden Fine Arts Center (HFAC), along the north side of HFAC toward the Jim Dan Hill Library
3. Steam line repairs from the front of Crownhart Hall south along Catlin Ave, west across Catlin Ave to Barstow Hall

This project will create three (3) road closures along Catlin Ave at certain points of construction. One will be between Crownhart and CMO, a second will be between MWC and HFAC, and the third will be at the intersection of Catlin Ave and Faxon Street near Hawkes Hall. These closures will provide detour routes for vehicles. Some limitations will be set on these closures to accommodate school bus traffic and other peak vehicle times. The Duluth Transit Authority will temporarily reroute Catlin Ave bus traffic during construction and will publish alternate routes. Several sidewalks will be closed to pedestrian traffic in and near the construction sites.

Alternative pedestrian routes will be open to allow access to all campus buildings.

The project is running a couple of weeks behind but the contactors are attempting to increase staffing on the job site to catch up. Delays have been caused by weather and unexpected underground city utilities.

NERR Remodeling: The “blue” NERR building located on Barker’s Island (old Boathouse restaurant) will be undergoing an internal remodel project. This project will provide a laboratory for research, administrative offices and a conference room. The design for this project is in final stages with remodeling expected to begin in September of this year.

Holden Fine Arts building foundation repair: Shortly after the June 2012 flood, the South side of the Holden Fine Arts building foundation settled, causing wall cracking and basement floor settling. Immediately after the foundation settlement was detected the campus and State had a structural engineering firm assess the damage. It was determined the building was not structurally compromised and it was safe to continue to occupy the building. After many tests of the soils below the building foundation and footings a conclusive cause of the issue was not determined, but it is felt the June 2012 flood may have had some effect on the surrounding soils, causing the settlement. As a result, it was determined the South side of the building foundation will need to be stabilized to eliminate any future settlement. The process will be to have the exterior of the north basement wall excavated and exposed to allow metal pilings installed. These pilings will be fastened to the building foundation to stop any additional settlement. Facilities Management has not yet received a confirmation on a proposed start date for this project. As details of this project are finalized notices to the campus will be posted.

Miscellaneous building masonry repairs: Facilities Management is excepting approved funding for various exterior masonry repairs to some campus buildings, including possible heating plant chimney repairs. As the projects are approved and scheduled, notices will be sent to the campus.

Odds and Ends

Do you have items stored on the floor of your lower level/basement storage rooms or work spaces?

It is that time of year for summer rains. This leads to the potential of water leakage into campus building basements. This is a reminder to make sure all items in basement storage/work rooms are off the floor in the unlikely event water leaks into any of the basements. Please take the time to review your basement storage rooms to assure things are off the floor and on shelves or pallets. If you need assistance in making sure this is accomplished please call Facilities Management at ext. 8120.

Remember, it is the department’s responsibility to assure items are properly stored off the floor. If items are not moved off the floor and are damaged by water, insurance will most likely not cover the replacement. Again, please take the time to visit your basement storage rooms to assure items are properly stored. This would also be a great time to purge your storage room of unwanted items and have them properly disposed of. Facilities Management can assist in proper disposal of items.

Energy Conservation: Following are some things you can do to conserve energy on campus for both summer and winter:

Buildings:

- **Windows:** Keep windows closed during the heating and air conditioning periods. Opening windows while heating or air conditioning the room not only wastes energy, but also causes room thermostats to react in a negative manner, causing room temperatures to fluctuate.
- **Window Blinds and Shades:** Adjusting blinds and shades during air conditioning seasons to reflect direct sunlight away from windows will help keep the room cool. During the heating months, keeping the blinds and shades open to allow the natural sunlight to come in will help heat the space. Closing blinds and shades on very cold days will help retain heat in the room and cut down on cold drafts.
- **Doors:** Attempt to keep building entrance doors closed as much as possible, including the interior vestibule doors. Blocking doors open is not permitted in heated and air conditioned spaces. Do not use the handicap door access buttons unless you really need to. Using the automatic doors for convenience rather than necessity not only puts extra wear on the operator but it also wastes energy. Every time the access buttons are used the doors are held open for several seconds, allowing cold air to enter the building and defeat the purpose of the vestibule air lock.

Water Conservation:

- Assure all water faucets are fully shut off after use. If a faucet drips one drop per second, over 1 Gallon of water is lost in day, 8 Gallons in a week and 34 Gallons in a month. That is a lot of water!
- If dripping faucets cannot be shut off, contact Facilities Management for repair.

Heating, Ventilation and Air Conditioning:

- **Thermostats:** The State policy for energy conservation calls for building temperatures to be kept no higher than 68°F in the winter and **no lower than 76°F in the summer.** Facilities Management will be making a special effort to adjust thermostats to meet the state policy. If your room thermostat needs to be adjusted to meet this policy, please contact Facilities Management for assistance. Building occupants should adjust their clothing choices for personal comfort.

Lighting and Electrical Systems:

- **Lighting:** Turn off lights when space is not in use and use natural day lighting from windows when adequate. Use task lighting when needed to supplement light levels on desk tops.
- **Office Equipment:** Turn off computers, printers, copy machines and other office equipment when not in use and during unoccupied hours. Use Energy Star rated electrical products and appliances. Set up office equipment for automatic sleep modes when available. For assistance in setting up computer equipment for sleep mode please contact the technology help desk at extension 8300.
- **Personal Equipment:** Eliminate use of individual refrigerators or microwave ovens, and incandescent or halogen floor lamps. Consider consolidating coffee pots, refrigerators, microwave ovens, etc. into a common break area for the department rather than having them present in individual spaces.

P.O. Box 2000
Belknap & Catlin
Superior, WI 54880

715-394-8122

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