Preparing for Academic Year 09/10

With fall term less than a month away (already?!?) we are busily managing exterior building maintenance and preparing for project work that can only be scheduled between sessions. Faculty office moves (an annual rite of summer) are finished, and we stand ready to assist the Language Schools in closing up shop. Then we move on to preparing dorms and classrooms for the influx of academic year students and faculty.

75 Adirondack – A cement slab has been poured for the Pottery Club’s kiln. Our carpentry crew is in the process of building a shed to shelter it.

Atwater Dining Hall – An acoustical ceiling treatment will be installed to dampen noise levels.

Bread Loaf – Asbestos remediation in various areas.

131 Franklin – The water main will be replaced.

Gamaliel Painter House – Offices have been painted and carpeted for the new home of the Bread Loaf School of English.

Hadley/Milliken/Kelly/Lang – Hallway carpet replacement continues for the first and third floors.

KDR – Installation of new heating system is in progress.

LaForce – Repairs to the stone façade are nearing completion. Scaffolding surrounds much of LaForce Hall (left).

McCordell Bicentennial Hall – Repointing of masonry on the west exterior wall. For those not up on their masonry terms, “repointing” means to renew the mortar joints in masonry construction.

McCullough Plaza – Demolition of existing walkways began last week to make way for a landscaped plaza. The plaza will include stone benches and outdoor seating for 16. Walkways will be configured around the plaza, and existing lampposts will be relocated to provide better lighting of pedestrian areas. Funding for this project comes from the recent McCullough renovation, a donor gift. The College was able to take advantage of favorable pricing with contractors already in place for the Main Quad water main/drainage project. A map of the plaza area can be found at the end of this newsletter. Excavation begins for McCullough Plaza (right).

Old Chapel Road – In conjunction with the water main replacements and drainage work on the central campus quad, sidewalks will be added to the east side of Old Chapel Road to improve pedestrian safety. These sidewalks will replace the...
parallel parking spaces along Old Chapel Road in front of Starr and Painter Halls. Maps showing the new walkways are included at the end of this newsletter.

**Pearsons** – Replacing three shower bases.

**Proctor** – Renovation “punch list” items and some additional kitchen work is scheduled at the close of Language Schools.

**Red Kelly Trail** – Landscape Services is doing some trail maintenance on this path which skirts the perimeter of the Golf Course.

**Ross Dining Hall** – To accommodate the new dining plan effective for fall ’09, Ross Dining Hall will be modified to provide more seating. The sunken “pit” area will be raised to the main floor level with the enclosing walls removed. The glass wall that separates the lobby lounge area will be moved out to the main hallway so that this space becomes part of the main dining room.

**106 South Main, Apartment 1** – Interior painting and new flooring.

**108 South Main** – The water main will be replaced.

**57 South Street** – Repaired rotted entry porch.

**Starr & Painter Halls** - Carbon Monoxide (CO) detection systems will be installed, and fire alarm systems upgraded. Work will begin in student rooms so that it may be completed prior to move-in. Work in hallways and public spaces will continue beyond student move-in.

**1097 Weybridge Street** – New roofing and replacement of rotted eaves.

**Miscellaneous:**

**Exterior painting and wood rot replacement**: DKE, Battell, Brackett, Chateau, Gifford, Hepburn, Meeker, Pearsons, #550 Route 125, and #709 Route 125.

**Lead Paint Testing** – Per the Vermont Lead Law, rental properties predating 1978 construction must be inspected annually for chipped or peeling paint. The annual inspection can be waived if all painted surfaces test negative for lead and the State certifies the property lead-free. The testing and certification process is complex, but may be worthwhile considering the number of properties requiring inspection. This summer 637 College Street and 104 South Main Street will be tested for certification.

For more info on lead compliance, read our August 2008 newsletter at:
[http://www.middlebury.edu/administration/fs/about/](http://www.middlebury.edu/administration/fs/about/)

**Masonry**: Stone steps at Twilight Hall, 95 South Main Street chimney, Adirondack/Coltrane chimney.

**Roofing repairs**: Centeno, Field House, Battell, and Adirondack House.

**Windows (new)** – Windows in some rental properties and small dorms are gradually being replaced for increased energy efficiency, to provide better egress from bedrooms (a fire code regulation), and/or to eliminate older frames containing lead paint. New windows are planned for: 601 Weybridge Street, 1179 Weybridge Street, 236 College Street, 35 South Street, #550 Route 125, and #709 Route 125.
**Window Inserts** – In a continuing effort to comply with the Vermont Lead Law, metal inserts are being installed in the window sills of older rental properties and small dorms. These inserts allow for ease of inspection and cleaning where paint dust is most commonly created – the window sill. Inserts are being installed in properties at (but not limited to): Adirondack View, College Street, Hillcrest Avenue, Weybridge Street, South Street, South Main Street, and various locations on Bread Loaf campus.

---

**McCullough Plaza**

The grey shaded area represents the plaza; beige pathways indicate new sidewalks.
North end of Old Chapel Road

The beige path along the right side of the road indicates new sidewalk.

Questions about content may be directed to hoyenski@middlebury.edu.

Find past issues of the Facilities Services newsletter at:
http://www.middlebury.edu/administration/fs/about/newsletters.htm