Power Outages
What happens behind the scenes?

Occasionally we experience unexpected outages. Sometimes they are localized on campus; other times they are town or county wide. They may be caused by a variety of reasons. The duration of the outage ultimately depends on the cause. Common causes include excessive electrical demand, damage to power lines from trees or storms, system failures at sub stations, and squirrels. Yes, squirrels. Their high-wire acts too often end in a literal “blaze of glory.”

When power fails on campus, Facilities Services is aware of it within moments. Our computerized energy management system registers disruptions, and Facilities around campus immediately begin to report in via radio. The first minutes are spent ascertaining the extent of the outage, and whether a local cause can be determined. When these things are known, Central Vermont Public Service Corp (CVPS) is immediately called and notified. In cases where the outage extends beyond campus, CVPS phone lines are inundated, so it may take some time to get information about the cause and expected repair time.

The majority of the large institutional buildings on campus are powered by "three-phase" electrical power. Three-phase power is carried through three individual conductors to provide a more efficient means of supplying large electrical loads in industrial areas. When an outage affects a single phase, many of our staff must drop what they were doing and shut off the remaining two phases of power to the affected buildings as quickly as possible. This avoids damage to any three-phase motor driven equipment (elevators, heat motors, refrigeration equipment, etc.). Once the repair is made by CVPS, Facilities Services powers up each building one at a time to avoid overloading the electrical infrastructure.

How can you help us?

When an outage occurs, Facilities Services is inundated with phone calls. While we do need to know which buildings have been affected, a barrage of calls becomes counterproductive. Funneling reports through your school or department coordinator, administrative assistant, commons office or CRA is particularly critical during an outage. Between incoming calls, our office staff must also be communicating with Public Safety, Telephone Services, LIS, Dining Services, and our own staff so that they may all determine how best to maintain critical services. You may obtain current outage information by dialing x5742 and selecting option 1. Information is recorded there as soon as it is known.
To avoid surge damage when the power returns, turn off any electrical equipment that had been running at the time. Then contact your building/department representative to be sure that he/she has reported it to us.

Above all, please be patient! An outage is considered an emergency, and Facilities Services does all that it can to assist in resolving the situation as quickly as possible.

**Service Requests**

“Oh, while you are here…” That seemingly innocent little phrase can strike fear in the hearts of even our most seasoned employees. “Service” is our middle name and we hate to say “no,” but asking for additional services when we arrive to complete a formal request can put us in an awkward position. We schedule our days based on commitments and deadlines. If a service request takes more time because the scope of work was not adequately addressed, or we are asked to add to the original request, it can affect other customers with whom we have made commitments.

We try to accommodate additional work if there is room within the schedule to do so. When that is not possible, we ask that you submit another formal request to our Customer Service Desk (x5472) so the new work can be scheduled. At times it may even be more convenient for you to reschedule the full scope of work to be completed at once, to minimize disruption.

Please help us manage our time well, by scheduling work through formal channels.

**Projects:**

**97 Adirondack View** – Drywall is being installed and finished, and interior painting will begin shortly. Kitchen flooring and cabinets are next to be installed. The renovation is projected for completion August 15th.

**The Axinn Center** – The project is on schedule to finish in April 2008. Contractors are preparing to install sidewalks, exterior lighting, and landscaping later this fall. Work has begun on the interior restoration of the Reading Room (1900) and the Abernethy Room (1927). As part of the restoration, the entrance doors at the main entrance will be reproduced per a photo from 1900.

**Biomass** – An addition to the Central Heating Plant will house the biomass gasifier. Construction of the addition will begin in mid-October of 2007 and the project will be completed in November of 2008.

* A view of Starr Hall from the Axinn Center lobby.
Artist’s rendering of the Biomass facility.

**Center for the Arts** – Improvements to the costume storage area.

**Chateau** – Masonry repairs to brickwork, after Language School closes.

**Coffrin Hall** – Masonry repairs to the steps at the south entry.

**637 College Street** – Interior painting, carpet replacement, and floor refinishing where needed.

**Forest** – Construction of a Commons kitchenette.

**Freeman International Center** – Exterior painting.

**Gifford Hall** – Exterior painting of the cupola. Masonry repairs to the west entry stone walls.

**Hadley House** – Refinishing wood floors in the kitchen, first floor hallway, and the first floor bedroom. Replacement of the septic system.

**Hepburn Hall** – Exterior painting of the cupola. Masonry repairs to the east patio wall and deck.

**Hillcrest** – The curved, sand blasted stainless steel wall on the south side of the building will act as the backdrop for a contemporary sculpture commissioned by the Committee on Art in Public Places (CAPP). The sculpture, made of recycled materials, is based on the metamorphic geology of Vermont’s Champlain Valley. It will be set on a buried concrete pad, and will appear to rise from the ground, much like rock outcroppings throughout the state. The target placement date for the sculpture is August 8th.

**Kirk Alumni Center** – Exterior painting.

**McCullough Hall** – Repairs to exterior wood rot, painting window exteriors, and new roofing over the Grille kitchen. Drainage improvements will be made at entrances, and the stairs will be
replaced at the entrance closest to Stewart. Individual entrances may be closed for short periods during this work.

**Mead Chapel** – Exterior painting of the cupola. Masonry repairs to the east entrance steps.

**Men’s Soccer Field** – Synthetic turf will be placed over the first three weeks of August.

**The Mill** – Kitchen cabinets will be installed, and interior painting completed. The electric heating system has been replaced with a new hot water baseboard system. Installation of the new boiler room and a bathroom in the basement are nearing completion. Renovations are expected to meet a projected completion date of August 15th.

**Old Chapel** – Exterior painting of the cupola is in progress. Trivia* Question: From ground level to the summit of the weather vane, what is the height of Old Chapel?

**Paving** – Proposed locations include Stewart Hill down to the McCullough service entrance, Johnson and Wright loading dock areas, the hill leading to Lot E (Johnson parking lot), beneath the overpass in front of Nelson, and the end of the fire lane behind Hadley, Milliken, Kelly, Lang.

**Proctor Tennis Courts** – Work continues with retaining wall construction on the east side, additional paving on the east and west side of courts 1-6, curbing along Hillcrest Road, and new fence. The remaining fence on courts 7 through 9 will be removed on August 8th, and the courts and all parking along Hillcrest Road will be out of service for the remainder of the month. Near the end of August, all 9 courts will be resurfaced to be ready for play in early September.

**105 South Main Street** – New flooring will be installed in apartment 3 after the close of Language School.

**110 South Main Street** – Walls have been insulated, and drywall has been installed. Interior painting will soon commence. Throughout the month flooring and new windows will be installed, and an exterior porch and ramp will be constructed.

**119 South Main Street** – New flooring in apartment 3.

**1229 South Street Extension** – Septic system replacement.

**Steam & Water Main Replacement** – Work is progressing well and on schedule. Installation of the steam main section from Starr Hall to the Library is complete. Backfilling and site cleanup from the Library to Starr Hall began during the week of July 30th. The Garden for the Seasons restoration is expected to begin week of August 6th.

The steam and water main connections into Starr Hall and the Axinn site will continue through mid-August. Project completion date is August 31st.
Stewart – Masonry repairs to the east patio wall.

Sunderland – Improvements to the south entry roof, and kitchenette.

82 Weybridge Street – Floor refinishing in apartment 1, and new flooring in apartments 2 and 3.

Green Bits:

**New Steam and Condensate Lines Save Energy**
The old steam main on the front quad of campus was installed in 1967 as part of the original Science Center construction. Excavation of the old steam and condensate piping yielded pipe in very poor condition, with minimal insulation covering the steam pipe, and an uninsulated condensate system. The new direct buried steam pipe system includes a 6" steel carrier pipe covered by 2" of insulation, an outer pipe support system with insulated air space covered by another 1-1/2" of insulation, and finally an outer steel jacket covered by an HDPE (high density poly-ethylene) jacket. The condensate return pipe includes a 3" carrier pipe with similar insulation. Heat loss will be significantly reduced, and service life of the new system is rated for 50+ years.

**Reuse in Action**
The Middlebury College Organic Garden (MCOG) made use of excess marble from the Axinn project to construct the foundation for their new tool shed. Read more about MCOG: [http://www.middlebury.edu/administration/enviro/initiatives/food/mcog/](http://www.middlebury.edu/administration/enviro/initiatives/food/mcog/)

**Trivia Winner:**

Mike Lynch of LIS (and many, many others) knew that The Knight’s Who Say Ni! appeared in the film *Monty Python and the Holy Grail*, demanding shrubbery of King Arthur as payment for passage through their forest. And, "Those who hear them seldom live to tell the tale!"

When asked if he had ever quested for shrubbery himself, Mike shared that his wife is originally from Virginia and very much wanted a boxwood for their home. “We finally found a Korean variety at that actually can live in Zone 4, so she was happy.” Nothing like a shrub tale with a happy ending!

*Trivia contest winners receive a $5.00 gift certificate to The Grille. Facilities Services staff members are ineligible to participate in the trivia contest.*

Questions about the information provided, and trivia submissions may be directed to hoyenski@middlebury.edu.

Read past issues of the Facilities Services newsletter at [http://www.middlebury.edu/administration/fs/about/newsletters.htm](http://www.middlebury.edu/administration/fs/about/newsletters.htm)