

Facilities Services Newsletter

July 2010



Forest Hall Approved for Renovation

Tom McGinn

Planning is underway for a renovation of Forest Hall scheduled for the summer of 2011. Forest Hall opened in 1936 as a women's residence hall. The area of Forest that now houses the Registrar's Office and the student laundry room was originally the kitchen, servery, and dining room for the hall. Forest is in remarkably good condition given the continuous intensity of use since 1936. The roof, facade, and structural components of Forest need only minor and occasional restoration.

The scope of the renovation is largely building systems related and does not include any substantial work to the Registrar's Office, Mailing Services, and Reprographics. The existing steam radiation heating system will be replaced with a hot water circulating system and a modern system of energy management controls. Plumbing pipe is all original to 1936, so new water supply and waste pipe will be installed throughout the building. Similarly, much of the electrical system is original to 1936. The renovation scope includes a modernization of the electrical distribution system. A sprinkler system will be installed in Forest along with other life safety upgrades that include a new emergency and exit lighting system, replacement of the existing fire alarm system, and the installation of a carbon monoxide detection system.

Other upgrades and modernization components under consideration include the installation of double-pane windows, the installation of an elevator and other accessibility improvements, and improvements to the ventilation system. Lighting in the student rooms, restrooms and corridors, student kitchenette improvements, upgrades to the Forest West basement lounge, new flooring in student rooms and corridors, and other cosmetic improvements to the building interiors are all part of the proposed renovation scope.

Questions or comments about this project may be directed to tmcginn@middlebury.edu

Fast Action and Teamwork Prevent Bread Loaf Campus from Running Dry!

Melissa Beckwith

On Monday, July 12th, a daily inspection of the pump house at Bread Loaf revealed that the water level in our reservoir was down significantly. Normally holding 150,000 gallons, the reservoir was down to 75,000. This immediately told us something was wrong. The primary well typically keeps up with demand when Bread Loaf is fully occupied, as it is currently with the Bread Loaf School of English in full swing. With an average daily water use of 18,000 gallons, we needed to act quickly. Since the water in the reservoir also supports our interior sprinkler systems, we needed to maintain sufficient volume to keep this life safety equipment operational. We switched to our secondary well which meets approximately a third of our daily needs.



Hole in corroded well pipe.

Justin Allen and Eugene Roy went to work gathering data and calling the experts. They were able to diagnose the issue, a leaking water line, and schedule a well service contractor for the next day. Eric Leno, team leader of the plumbing shop, arranged for a supplier to send a truck to Albany, NY for pipe and couplings. Not many folks in this area keep 600 feet of pipe on hand, and Albany was the closest source.

On Tuesday, July 13th, the well contractor, supported by our very own Bread Loaf staff, Justin Allen, Tim Kerr, Larry Berno, Craig Leach, P.J. Lalonde, and main campus' Eric Leno arrived to dismantle the well. 587 Feet of rotten pipe and another 587 feet of conduit and wire were pulled from the well, stretching from the pump house, through the field below Tamarack, all the way to the basketball court! The new pipe arrived on schedule and the crew was able to start installing. For good measure, we also installed a new pump. Knowing Bread Loaf campus and the probable age of the pump, had we not replaced it now, we would likely be pulling all 587 feet of pipe out of the well again in the near future. By day's end, the primary well was pumping 37 gallons a minute and expected to fully replenish our reservoir over the next 24 hours.

Used Mowers and Gators for Sale

The Office of Facilities Services will be replacing three riding lawn mowers and three John Deere 'Gator' utility vehicles this summer. As part of the on-going asset disposal program, the existing equipment will first be offered for sale to the campus community. The vehicles will be available to examine on Wednesday, August 4, 2010 from 4:00 – 5:00 pm at the Service Building auto-shop. Mechanics will be available to answer questions and discuss the service history of each. Information and pricing on the units to be sold can be viewed online at our [Asset Sales](#) website. Note: this website can only be viewed from on-campus computers.



As with all of our asset disposal sales, all sales are final and the equipment will be sold as-is, with no warranties expressed or implied. Delivery is not available. Full price offers will be accepted beginning Wednesday, August 4th at 4:00 pm on a first-come, first-served basis and will be accepted until 1:00 pm on Friday, August 6th. Sealed bids with less than full price offers will also be accepted and can be

emailed to assetsales@middlebury.edu during this period, but will be considered only for unsold items following the end of the sale. Middlebury College reserves the right to accept or reject any bids. Cash or valid check will be required. Vehicles that are sold will need to be picked up and paid for in full by Wednesday, August 11th.

Fire Doors

As noted in the June 18 issue of [MiddPoints](#), “fire safety code requires that fire doors are normally in the closed position.” Propping fires doors open is a violation of that code and can result in monetary fines to the College. Fire doors are designed to slow the spread of smoke during a fire to keep egress routes safe for occupants to evacuate the building. Stairwell and hallway doors are typically fire doors. Please do not block these open.

Summer Projects:

Atwater Residence Halls – Exterior stone façade repair continues.

Battell Hall – More than 200 mattresses will be replaced in August.

Bread Loaf Campus – Phones will be installed in basement mechanical rooms to facilitate communication between technicians and main campus, and for safety reasons.

152 College Street – Renovations to convert to office space for College Communications are on track for a November 1 move-in.

Exterior painting is scheduled for: 422 South Main barns, Centeno, Emma Willard, Voter, 23 Adirondack View, 75 Franklin Street garage, 46 South Street, and Homestead/Weybridge barn.

Forbes Baseball Field – The field is off line for renovation for the duration of the summer.

Hadley/Milliken/Kelly/Lang – Installation of a carbon monoxide detection system and upgrade of the fire alarm system are progressing well.

Kenyon Arena Laundry – Two sets of washers and dryers will be replaced.

Kirk Alumni Center – The furnace will be replaced, and preparations are being made for the reconstruction of the driveway canopy.

Mahaney Center for the Arts – Sprinkler system repairs and energy saving upgrades are in progress. Lighting in the dance studio is also being upgraded.

Masonry – Repairs are planned for various locations this summer. At present the chimney at 152 College Street is being repaired, as are the east entrances on Hepburn terrace.

Material Recovery Facility – An additional mezzanine is being added to increase storage capacity.

McCardell Bicentennial Hall – Miscellaneous work including lighting upgrades, window shades, and other small improvements.

Meeker/Munford – Renovation to convert to student housing is on schedule for completion the 2nd week of August.

Old Chapel Board Room – Acoustic and AV improvements to facilitate long-distance teleconferencing are nearing completion. The board room will be ready for use in early August.

Sprinkler Systems – Fire safety suppression systems will be installed at 220 College Street, 77 Main Street, and the Materials Recovery Facility.

Tennis Courts – The Proctor courts will be patched in early August, and some scratches in the Nelson Arena courts will also be repaired.

Town Bridge – Concrete has been placed on the bridge deck. Work is progressing on the South Street/South Main Street intersection. A preliminary schedule for construction of the rotary is in development. A final pavement layer for the entire area of the project is proposed for October. The project is expected to be completed by the end of October.

Voter – Conversion of the second floor for student residential use is on track for completion in early August. The fire escapes on the east and west ends of the building were removed for repair. These will be back in place prior to student move-in.

Green Bits

Bio-methane

Middlebury is exploring the use bio-methane gas to further reduce our fossil fuel consumption and bring us closer to our carbon-neutrality goal. Visit the [College Communications](#) web site for the full story.

PlantMyPhone

We are currently in the top five in a field of 12 colleges competing in the PlantMyPhone [Campus Challenge](#). Thus far our recycled cell phones have produced enough funds to plant 69 trees!

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

Find past issues of the Facilities Services newsletter at:

<http://www.middlebury.edu/offices/business/facilities/news/newsarch>