

PACE UNIVERSITY

Campus Planning and Facilities

Week of June 3, 2024 Update

Energy & Sustainability

The test demand response program at 15 Beekman went well last week. The building cooling set points were raised for an hour to curtail energy and test the temperature of the buildings. The temperature in the buildings remained comfortable and did not exceed 73F. We will now have a plan in place for when a Demand Response event is called this summer.

Fire Life Safety

Semi-annual fire alarm inspections will begin in June on the NYC campus. During the inspections, spaces and student rooms will be inspected, including strobes, warden phones and elevator recalls. There will be intermittent periods of alarms, public announcements, and elevator holds.

The schedule is as follows:

- 33 Beekman – June 10, 2024 – June 20, 2024
- 182 Broadway – June 10, 2024 – June 17, 2024
- 15 Beekman – June 10, 2024 – June 19, 2024
- One Pace Plaza West – June 10, 2024 – June 14, 2024
- 140 William Street – June 10, 2024

These inspections will be coordinated with Residence Life, Security and other stakeholders involved.

Fire Safety Drills

Summer Fire Drills will be conducted in the Residence Halls in NYC over the next two weeks. The drills will be unannounced but will be coordinated with Security and other stakeholders.

The drills will be conducted in:

- 33 Beekman
- 15 Beekman
- 182 Broadway

One Pace Plaza

Elevator Car #1 continues to be out of service, awaiting additional parts. The initial part was replaced, however during the repair it was determined that there was an issue with the panelboard. The estimated time to repair the elevator will be determined in the next few days. The Campus Planning and Facilities team is pushing to get the elevator repaired as soon as possible.

One Pace Plaza East Renovation

- The draft (Guaranteed Maximum Price) GMP was issued to Pace. GMP Work session is scheduled with Turner on Wednesday, June 5 to go through Pace's

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comments. Turner to respond to all Pace & design team comments by EOD Friday, June 7.

- The project team meeting with Non- Academic Group including E-Sports/ Athletics has been scheduled for **June 4** at **9am** in the Zannino Conference Room.
- The construction team continues the installation of the hoist on the Spruce Street side that will be used for delivering construction material to the floors. The hoist will be complete in two weeks.
- Asbestos abatement continues along with lead abatement and structural demolition throughout the building.
- The Excavation and Foundations contractor began their work on May 22 to re-grade the Gold Street garden. The subcontractor has set up equipment for soil mixing on Gold Street, material and equipment trucking will be through the site gate at the corner of Spruce and Gold Street.

15 Beekman

- The 6th floor terrace railing replacement project is underway with vertical post and roofing/pavement installation through early June. The work is expected to be completed by the end of this summer. The scaffolding will be in place until work is completed.
- There will be a FDNY re-inspection for the classroom audio level in conjunction with the fire alarm sound level testing on June 13. Campus Planning is arranging for a pre-test this week.
- Campus Planning is working with ITS to obtain the needed proposals to add the needed work to the audio in the classrooms to be able to increase the sound. The work can begin only after passing the FDNY re-inspection.

33 Beekman

The AC unit that supplies cooling for the lower floors is out of service. This feeds the Second Floor and below, including E-Sports adjacent to the Lobby. The Contractor is trying to expedite the delivery of the needed parts to make the necessary repairs.

41 Park Row

Electrician performed troubleshooting and programming on all 4 occupancy sensor switches. The switches are working well as lighting distributor's specification: regular switches with energy-saving auto-off. Users need to touch the switches to turn on the lights. The built-in motion sensor will register any movement in the space and keep the light on. Lights will be automatically shut off after 15 minutes without any motion in the space and the occupants will need to physically touch the switch to turn on the lights again. These switches can be programmed to Auto-On by the distributor upon request. Distributor will need to access each switch to make that change. Access to the 16th floor will need to be scheduled and approved. Pending on occupants' confirmation on direction.

161 William St

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DOB TCO inspection for the 7 & 8th floors is scheduled to be at 10am on Friday June 7. The inspector will need to access all spaces on these floors. The inspection is expected to last approximately 45 minutes.

Façade Inspection Safety Program (FISP)

One Pace Plaza East site FISP work continues in the courtyard. Sidewalk shed on the west side of the 9 Spruce Street entrance Will be installed pending coordination confirmation with TCC. Repair work in the courtyard will start on Tuesday June 4.

Pleasantville Campus

- Lienhard Hall: 2nd Floor corridor construction is underway. The contractor continues troubleshooting the cause of the fire alarm panel faults.
- Gas regulator replacement: The equipment is expected to arrive by June 7 with work commencing on the week of June 10. Townhouse Rows #2 and #3, Gannet Studio and Gannet Cottage will be the first buildings in which regulators will be replaced. A schedule of the work will be coordinated with the building occupants once the equipment has arrived.
- Goldstein Health and Fitness scoreboard replacement: Replacement work commenced on June 3 and is on schedule to be completed by June 14.
- The 2023 Annual Drinking Water Report of the Pleasantville Campus has been approved by the Westchester County Department of Health and has been distributed throughout campus and can be found on our [website](#).
- Stair and pathway repairs will begin this week, starting with pavement repairs in Parking Lot A.
- In Goldstein Academic, the AC unit that supplies cooling to the building is out of service. Currently there is no cooling in the building. The vendor will be troubleshooting on Tuesday June 4.

Haub School of Law

- The parking garage work is ongoing and on schedule. Our structural engineer will conduct a site visit on Friday, May 31. A few unforeseen site conditions were uncovered that need to be addressed. The additional work will have no impact on the schedule.
- Tudor Room track lighting was installed on June 3.
- Paving of the Fire Lane Road from Gerber Glass, past Preston Hall and curving around to North Broadway will begin on Friday June 7, weather permitting. It will take several days.

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