

PACE UNIVERSITY

Campus Planning and Facilities

Week of December 16, 2024 Update

One Pace Plaza

The Con Ed main steam line was repaired on Friday night. Steam was restored on Saturday morning and the building was ready for normal operations by 9:00 a.m.

One Pace Plaza East Renovation

- Installation of framework, rebar and concrete for beam encasements and curbs in the Podium continues this week.
- Structural demolition for the Large Venue is underway.
- Steel deliveries via Spruce Street are scheduled weekly through December 2024.
- Structural steel installation is ongoing.
- Ductwork is being installed on the 2nd floor.
- Storm piping is being installed on the 3rd floor.
- Plumbing and mechanical riser installation is underway in Maria's Tower.
- Electrical rough-ins and wall insulation work are ongoing in Maria's Tower.

Fire Life Safety - NYC

Code required Semi Annual fire alarm testing will be performed on all NYC buildings beginning next week. There will be intermittent audible and visual alarms during the testing. The vendor will be in some building for several days. The schedule is as follows:

- 33 Beekman – December 21–January 2, 2025
- 15 Beekman – December 19-31, 2024
- 182 Broadway – December 19-27, 2024
- One Pace Plaza – December 19-26, 2024
- 140 Williams – December 19, 2024
- 41 Park Row – TBD

Water Tank Maintenance - NYV

Annual maintenance will be performed on building main water tanks. Water will be unavailable while the work is being performed. The schedule is as follows:

- 33 Beekman – December 27 in the afternoon
- 41 Park Row – December 27 in the afternoon
- 140 William – December 28 in the morning
- One Pace Plaza – December 28 in the afternoon

One Pace Plaza West

- On January 2, 2025 there will be Emergency Lighting test that will cause intermittent power shutdowns at 1PPW Gym level and 6th floors. This is in preparation for a Department of Buildings (DOB) required lighting inspection. While they will try their best to limit the affected areas, the nature of the investigation means we cannot precisely determine which spaces will experience intermittent power shutdowns.

140 William Street

- Exterior painting on the building starting on Wednesday, December 4. The work was expected to be completed by the end of this week but has been extended

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through the end of December. This will not impact the entrance to the building.

Façade Inspection Safety Program (FISP)

- One Pace Plaza East FISP work continues at the podium this week. Pipe scaffolding on the East side of the courtyard was removed. Sidewalk sheds on the east, south, and north sides of the courtyard have been removed.
- Sidewalk shed for the upcoming work on Frankfort lot side has completed. Anticipated completion of this portion of FISP is end of February 2025, subsequently the sidewalk shed will be removed.
- FISP contractor continues the façade repairs in the podium and will continue the tower scope in spring 2025.

33 Beekman- FISP

- During the winter break there will be contractors working at 33 Beekman to complete the Façade Inspection Safety Program (FISP), as well as address leakage issues. The work will include suspended scaffolding moving across all faces of the building. Two workers will be in the scaffolding doing the inspection from 8:00 a.m.– 4:30 p.m. This work is expected to take 2-3 weeks depending upon weather and repairs required. Residence Life has been notified.

41 Park Row

- On January 2 we have scheduled work that will cause intermittent power shutdowns at 41 Park Row- Cellar, Ground and 2nd floors. This is in preparation for a Department of Buildings (DOB) required lighting inspection. While they will try their best to limit the affected areas, the nature of the investigation means we cannot precisely determine which spaces will experience intermittent power shutdowns.
- FDNY Fire Alarm inspection is scheduled for January 21, 2025 at 6:00 p.m. Campus Planning and Facilities will be working on pre-test in January. Once a date is confirmed we will send out notification.

Pleasantville Campus

Please be advised that a campus-wide generator will be delivered to the Pleasantville Campus on Tuesday, December 17. As a result, Lot T will be closed to all vehicular and pedestrian traffic beginning at 5:00 p.m. on Monday, December 16.

Lot T Location: Lot T is situated immediately uphill, behind Mortola Library, and extends from Entrance 2 to the roadway servicing the Goldstein Academic Building.

Important Dates and Details:

- Monday, December 16:

All vehicles must be removed from Lot T by 5:00 p.m.

Vehicles remaining in Lot T after this time may be relocated to a nearby safe location on campus by a towing company.

- Tuesday, December 17:

Lot T closure begins at 12:00 p.m.

- Wednesday, December 18–Friday, December 20:

Generator equipment will be set in place daily from 7:00 a.m. to 5:00 p.m.

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- Saturday, December 21:
Lot T will reopen at 12:00 p.m.

We appreciate your cooperation and understanding as we enhance campus infrastructure.

The contractor will be installing temporary overhead electrical service to the generator from Goldstein Academic Center on December 16 and 17. The temporary wiring will remain in place until July 2025.

Freeze Protection

With the projected extreme temperatures beginning on Sunday, December 22 and ending on Wednesday December 25, it is anticipated that we will need to go into freeze protection for this time period.

In Westchester (PLV and WP) and NYC, all heating related system schedules will be set to occupied 24/7, temperature set points in spaces will be set at 70 – 72 F, and hot water supply will be maintained between 160-180F.

The Building Management System will be spot checked in the evening, at midnight, and around 6:00 a.m. Outside air dampers will be checked to make sure they are closing. Any issues will be escalated and addressed by the mechanic on site. All generators will be tested and are fueled.

Energy & Sustainability

- 182 Broadway Natural Gas Meter Upgrade – On December 23, Con Edison is scheduled to replace a natural gas meter at 182 Broadway. While the natural gas usage will be affected for about 1 hour, we anticipate minimal impact to the building during this time.
- AT&T Cell Site Upgrades at the Law School Campus – On December 19 AT&T will start an upgrade project at Dannat Hall that will utilize a lift to replace antennae along the building's roof. Residents staying in Dannat Hall should keep their shades down as workers will be going up and down on the lift past residential windows. The work is expected to be completed before the New Year but is dependent upon the weather.
- Our Energy Specialists will be adjusting HVAC Building Schedules in order to conserve energy over the winter break. Additionally, they will help support our team during freeze protection throughout the winter and ensure that the boilers are operating late at night and in the early morning and contact staff to resolve observed issues.

The focus will shift to protect the buildings, not save energy.

Please visit [here](#) for weekly updates