

PACE UNIVERSITY

Campus Planning and Facilities

Week of January 6, 2025 Update

Freeze Protection

With the temperatures going below freezing during the overnight this week, freeze protection will be implemented to protect our building systems from freezing. Staff is monitoring the building management system remotely to ensure all systems are working properly. 24-hour staff coverage on all three campuses will be implemented. Energy management staff and CBS will monitor building temperatures through the night. The focus is to protect building systems.

Energy & Sustainability

- AT&T Cell Site Upgrades at the Law School Campus – On December 19 AT&T started an upgrade project at Dannat Hall that will utilize a lift to replace antennae on the building's roof. Residents staying in Dannat Hall should keep their shades down as workers going up and down on the lift past residential windows. There have been significant delays due to weather constraints, anticipated completion is now mid-January.
- We recently received a portion of the demand response revenue totaling \$22,400. Over the summer we participated in the utility's demand response program to reduce energy usage when the electric grid is stressed to avoid blackouts. The funding will be used to replace steam traps in New York City which will both make these buildings more comfortable and save energy. We anticipate that roughly another \$125,000 will be received in February.

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.
- Structural steel installation is ongoing.
- Ductwork is being installed on the 2nd and 3rd floors.
- Storm piping work continues the 2nd and 3rd floor.
- Maria's Tower CMU Wall remediation is underway.
- Plumbing and mechanical riser installation is underway in Maria's Tower.
- Electrical rough-ins and wall insulation work are ongoing in Maria's Tower.
- Steam valve repairs are completed, and additional work will be deferred to when heating and school program is off.
- All wireless carriers wire transfer have been completed.
- Elevator repair and upgrade work are under planning.

One Pace Plaza West

- On Monday, January 6 lobby floor repairs will begin. The work is anticipated to take 4-5 business days. The area will be secured and covered to minimize dust while the work is underway.
- On Tuesday, January 7 there will be contractors performing work on the 4th floor sprinkler system in the Mechanical Room. Water will be shut down on that floor for a limited period, users will be notified.
- **On January 29 and February 6 there will be FDNY Inspections of the fire**

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alarm system at One Pace Plaza. We anticipate inspectors to be on site from 9:00 a.m.–3:00 p.m. on both days. During the inspections an announcement will be made to indicate that this is only a test. The alarms will sound, and the strobe lights will go off.

These dates were provided to us by the Fire Department. Campus Planning and Facilities will work with the inspectors to minimize the impact on campus.

- **Elevator Modernization work is scheduled to begin in February. Elevator #1 will be out of service for 12-13 weeks.** Signage will be installed to encourage stair use, which is related to a health awareness campaign.

Façade Inspection Safety Program at 1PPE (FISP)

- Planned work on Frankfort lot side has been ongoing. The anticipated completion of this portion of FISP is at the end of February 2025, subsequently the sidewalk shed will be removed.
- Repair work to the Northwest corner of the courtyard has started with pipe scaffolding installation, expected to be completed mid-February. Scaffolding will be removed afterwards.
- FISP contractor continues the façade repairs in the podium (Currently on the east facade/Gold Street this week) and will continue the tower scope in spring 2025. Target completion in summer 2025.

33 Beekman- FISP

- The landlord continues the Façade Inspection Safety Program (FISP). Their contractor is performing leak inspections in certain rooms that have been prone to water infiltration during rainstorms. Coordinated with Residential Life for access to the student rooms.

41 Park Row

- **FDNY Fire Alarm inspection is scheduled for January 21 at 6:00 p.m. Campus Planning and Facilities will be working on a pre-test in January. Once a date is confirmed we will send out a notification.**
- Stairs A and B signage and door hardware will be updated during winter break. All doors and walls adjacent to doors where signage was removed are painted. Lights and bulbs will be repaired and replaced as needed.

15 Beekman

- Laundry exhaust cleaning will be completed this week.
- Heater replacement scheduled for the loading dock.

Pleasantville Campus

- Quarterly fire alarm inspections in the residence halls by fire alarm vendors will begin on January 9.

Haub Law Campus

- Flooring replacement on the 3rd floor of Preston Hall was completed last week.
- Quarterly fire alarm inspections in the residence halls by fire alarm vendors will begin on January 9.

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- Preston Hall Student Lounge: Vending Machine infrastructure work has been completed. Power, cold water line and security cameras were installed for the vending machines that will be furnished by Auxiliary Services. Vending machine installation will be completed by January 10.

Dining Hall Inspections

- Dining Hall inspections will occur on all three campuses this week to prepare the kitchens for the start of the semester. Campus Planning, Auxiliary Services and Chartwells will inspect the kitchens and ensure that preventative maintenance and any corrective actions are addressed.

Please visit [here](#) for weekly updates