



## **Go Oregon and Lane Community College Deferred Maintenance Project Summary**

May 19, 2009

Lane Community College received \$8 million in Go Oregon! Stimulus funds in April 2009 for 15 deferred maintenance projects. Lane has the most state stimulus projects, both projects and funding in the Eugene- Springfield metro area. Work began in late April and will be completed by March, 2010. Most of the work will be done over the summer to minimize disruption to classes. About 250 jobs will result, including college hires and contractor hires. About 15 contractor firms will be hired. Construction updates are available from Lane's home page at [lanecc.edu](http://lanecc.edu). For more information contact the Facilities Management & Planning Department at Lane Community College at (541) 463-5566 or see the web at [lanecc.edu/facilities/dm](http://lanecc.edu/facilities/dm).

### **Project 445, ADA Compliance:**

Contractors will begin to mobilize and perform site work along the west side of building 4, April 30<sup>th</sup>. This work will include removing old concrete retaining walls, concrete slabs, trees, bushes, and other utilities in preparation for new ADA accessibility ramps, concrete steps, and gathering spaces with seating benches. This work will provide ADA ramps and stairs in compliance with all current codes and regulations from the clock tower to the core of the campus. This work will involve heavy equipment that will generate dust, vibrations, noise, and detours. Detours will be clearly noted and mapped with signs and construction notices. This work will be in progress through August of 2009.

Other ADA projects include the replacement of the south building 4 stairs from the second floor to the lower floor, replacement of concrete stairs from parking lot L to building 19, a complete remodel and upgrade of the north center building elevator that services the basement to the 4<sup>th</sup> floor, and replacement of several concrete stairs that provide access from one parking lot level to another in lot "L". More information on the schedules of these projects will be shared in the next week or two. The contractors will start on April 30, 2009 for all the ADA projects except the North Elevator Upgrade which starts on June 15, 2009.

### **Project 446 Exterior Lighting**

Contractors will begin working to replace all of the interior campus lighting fixtures with high efficiency LED light fixtures. LCC deferred maintenance electricians will replace all of the old light fixtures that are mounted to the perimeters of all of the main campus buildings with high efficiency LED light fixtures. This work will begin this week and continue throughout the summer. An effort will be made to keep as many of the light fixtures operational during these upgrades. The contractor will start construction on April 30, 2009.

### **Project 447 Flooring Replacements**

Contractors will begin to replace old worn-out carpet and other flooring during the next few weeks. Schedules will be developed and communicated during the next few weeks. The contractor will start construction on April 30, 2009.

### **Project 448 "Keyless" Door Access**

Contractors will begin to install controllers, hardware, and infrastructure for a keyless door access system that allows the perimeter exit doors to be locked when the campus is closed to the public and opened automatically when the campus is open to the public. This exterior door keyless entry system will save thousands of hours per year by avoiding manually locking and unlocking all of the exterior doors on every building each day. The contractor will start construction on April 30, 2009.

#### **Project 449 Asbestos Abatement**

A licensed asbestos abatement contractor will begin removing asbestos in the tunnel areas this week. LCC deferred maintenance employees will install fiberglass insulation on the piping where asbestos was removed. There will be no impacts to campus operations or to any occupied spaces. The contractor will start construction on April 30, 2009.

#### **Project 450 Emergency Communication System**

Contractor employees will begin to install new speaker /fire alarm enunciators that will allow the upgraded fire alarm systems to provide a pre-recorded voice message describing the emergency and providing instructions of what to do next. The voice messages are planned to be provided in multiple languages. After this work is completed, the main campus fire alarm systems will meet all current code and regulatory requirements for ADA and emergency communication. LCC deferred maintenance employees will install the wiring and conduit for this project. The contractor will start construction on April 30, 2009.

#### **Project 451 Sub-metering**

Contractors will soon begin installing sub-meters on the utilities for each building. Currently, the sub-metering is limited to electrical and heating system water metering. The sub-meters will provide information that can be used to forecast utility use, energy savings associated with improvements, and provide a great instructional opportunity for our energy management students. The contractor will start construction on April 30, 2009.

#### **Project 452 Electrical Upgrades**

Contractors will soon begin pulling a new fiber-optic cable capable of transferring information at 100 gigabyte speeds (best available). Currently, we have a 1 gigabyte fiber-optic network. The old network fiber optic cable will be used as a new “backbone” network for the various utilities and facilities systems such as the fire alarm system, security systems, and HVAC unit temperature controls, and various utility systems at the main campus.

Contractors will also begin working this week on a renewable energy project designed to recover heat from the laundry room driers, increase the efficiency of the laundry room boiler systems, and provide infrastructure to tie-in the future Health and Wellness building solar thermal panels to provide domestic hot water to the entire campus.

LCC deferred maintenance electricians will begin replacing up to 150 old obsolete and unsafe electrical panels at the main campus. LCC deferred maintenance electricians will also replace all of the exterior lighting fixtures on the main campus buildings with high efficiency LED fixtures with a life of up to 20 years. These new fixtures will provide more consistent and better overall lighting around the buildings. EWEB is providing rebates on the fixtures. The contractor will start construction on April 30, 2009.

#### **Project 453 Replace Old Sewer Piping**

Contractors will begin work on replacing the sewer piping associated with the center building system. Some of this piping is located in the basement. A new grease interceptor will be installed near the first floor kitchen. More details on this work will follow in future construction notices. The contractor will start construction on April 30, 2009.

#### **Project 454 Repair/Re-Roof Project**

Contractors will begin working on the building 4 roof in the near future. This work includes removal of some of the existing roof materials. These materials will be sorted and recycled whenever possible. Noise will be a factor and work will be scheduled during the second shift and weekends. Most of the noisy work will be done during weekends but there will still be some noise during the week. Some dust and debris will be generated with this work. The contractor's work includes keeping the roof weather –tight overnight to minimize the risk of rainwater getting into the building. We may still have some water dripping down onto ceiling tiles as a result of this work—especially if we get surprised with weather changes. Unfortunately, due to the deferred maintenance Go Oregon stimulus funding requirement to start the work in April to create jobs, we will need to work around weather conditions. Additional closed cell insulation will be added to make the new roofs more energy efficient. The contractor will start construction on April 30, 2009.

#### **Project 455 Restroom Remodels:**

The downstairs restrooms in building 4 will be remodeled first. Contractors have started demolition work. It is our intention to have these restrooms completely remodeled before the second floor restrooms are started. All of the fixtures, tile, lighting, partitions, and wall paint will be replaced. New doors and hardware will be installed. Sustainable products will be used in the remodel of the restrooms. These products include low flow urinals, low water use water closets, hand free sink fixtures, and energy efficient hand driers. The contractor will start construction on April 30, 2009.

#### **Project 456 and 457 Class Room Remodels:**

Approximately 40 class rooms will be remodeled to become smart class rooms over the next six months. Most of the work will be done with LCC deferred maintenance employees. New floor coverings, new paint on the walls, new ceiling tile, new lighting, electrical wiring and conduit in support of future audio /visual equipment, white boards, and a few more features will be included with this work. Academic and Student Affairs leadership staff members have been working with faculty to identify which rooms are included in this work. Sustainable products will be used in these remodels. We will work hard to minimize the noise, dust, and smell associated with the work by scheduling this work during the graveyard hours Wednesday through Saturday. The contractor will start construction on April 30, 2009.

#### **Project 458 Advanced Technology Paint Spray Booth:**

Contractors will begin conducting studies on air flow and performance on the existing paint spray booth in building 12. It will be repaired to make it safe and efficient. The repairs include exhaust systems controls, lighting, air flow directions and volumes, filtration levels, alarm notifications, heaters, and overall performance of the paint spray booth. A new paint spray booth and associated infrastructure work such as electrical system improvements, exhaust systems, lighting, and fire protection systems will also be installed as needed at the airport location to provide a safe and healthy learning environment. The contractor will start construction on April 30, 2009.

#### **Project 459 Physical Education Shower Tile Replacement:**

Contractors will begin working to remove the existing tile and replace it in an organized and professional manner such that it is done in stages to reduce the disruption to students. The work will be scheduled during the second and third shifts to reduce the impacts to students. Noise, dust, and smells will be associated with this work. The new tile systems will have fewer grout lines and provide dark grout so that it looks clean and can be more easily cleaned. The existing tile has been falling off the walls and becoming a sanitation and safety issue. The contractor will start construction on April 28, 2009

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