

PACE UNIVERSITY

Campus Planning and Facilities

Week of July 21, 2025 Update

Energy & Sustainability We are preparing for more extreme heat starting on Thursday and Friday of this week. It is anticipated that demand response will be called both of these days. We will work to pre-cool spaces and run air conditioning overnight to help spaces cool down.

Pleasantville Generator Installation – Campus Wide Power Disruptions

Phase I of the campus wide generator installation began on May 14. Phase 2 of construction has been completed. A pre-existing fault in the campus electrical loop was discovered during the July 18 shutdown. Pace Campus Planning and Engineering in collaboration with our consultants are working to diagnose the problem. The repair work is anticipated to take an entire day, or possibly longer, during which time intermittent power outages to the entire campus will likely to occur. Final manufacturer's testing and commissioning of the generator will take place once the troubleshooting efforts have been completed.

Two additional shutdowns will take place after final manufacturer's testing and commissioning of the generator. The first is scheduled sometime during the week of July 28. Only the west side of campus will be impacted. The specific date is to be determined. The date of the final project related power disruption is tentatively scheduled for August 4, to be confirmed.

NYC Campus - Campus Planning & Facilities is scheduling a delivery of lockers on Tuesday, July 22 to 161 William 2nd floor, 1PP 2nd floor, 15 Beekman 8th floor and 41 Park Row Commuter lounge. Removal of old lockers is scheduled on Wednesday, July 23.

One Pace Plaza East Renovation

- An Electrical Shutdown of 1 Pace Plaza is tentatively rescheduled (TO BE CONFIRMED) for August 23 after the planned fume hood shutdown in the science labs (date TBD).
- The domestic hot water shutdown in 1 PPW remains through August 15 for repairs needed in the building. More time is needed to identify the source of the water leak. The Gymnasium locker room will not have hot water until August 16. This will not impact water usage in the building.
- Structural steel installation is ongoing
- Podium carpentry work is ongoing (insulation, framing for new walls)
- Podium CMU wall installation in ongoing
- Large venue audience concrete work is underway
- New freight elevator installation is underway
- Rooftop installation of new mechanical units is ongoing
- Ductwork installation continues – on all floors
- Electrical power wiring and Low voltage wiring work on all Floors

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- Low voltage back bone infrastructure at MT and Podium is moving ahead
- Maria's Tower plumbing and mechanical riser installation is ongoing
- Maria's Tower interior works is ongoing
- Maria's Tower new wall and ceiling framing is ongoing
- Turner is working Saturdays to expedite the freight elevator shaft work.
- Turner will be working on low voltage work on the 2nd floor of 1PPW at the end on July (exact dates TBD).

One Pace Plaza West

- Elevators #1 and #9 modernization work is progressing. Both elevators are expected to return to service by late August, pending DOB inspection dates. Elevator #2 will operate through the summer and then be modernized in the Fall. Elevator #8 is complete and in operation.
- RTU#4 and RTU#5 (roof top units) that provides cooling to the offices and classrooms on the 4th and 5th floor are currently down. Both units need fan motor replacements. The equipment has a 7 - 10 day lead time and will require rigging to bring the 500-pound equipment to the roof on the West Side. Working to process the proposals as soon as possible and get the repairs completed.

33 Beekman

- There currently is no cooling in the lobby and second floor of the building. This is impacting the student amenity space and the E-Sports Lounge in the building. Working on temporary measures to provide cooling to these areas. This condition likely to be expected through September.

15 Beekman

- Electrical outlets have been installed per Chartwell and Auxiliary Services request. Minor wall patch and paint is to be completed.
- The gate at the 6th floor pizza oven is closed in the down position until repairs can be made. The ceiling nearest the gate needs to be re-secured to the concrete slab above. This repair is scheduled during the upcoming kitchen closure August 10-27.
- 6th floor Terrace Doors- card readers are to be installed during the kitchen closure in August. These doors will then function similar to the 25th floor Terrace: the doors will automatically remain locked/ unlocked per a schedule determined by Security.

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- Kitchen hood repairs- tentatively scheduled during the upcoming kitchen closure August 10–27. Repairs are extensive, and CP&F is trying to determine if any of the work is covered under warranty. Once repairs are complete there are further items that require Auxiliary Services support:
 - Test functioning of hoods while the technicians are onsite. They need to observe the system while food is being cooked so they can witness output at the vents. Specifically, need someone to cook hamburgers at the charbroiler, as well as other items.
 - Training on all the hood functions and usage. This training must be mandatory for all stakeholders and documented in a manner that can be shared in the event of staff turnover.
 - Maintenance required by on site users- including daily tasks, start up/ shut down procedures and warning signs and actions required.

41 Park Row

- The vault ventilation project started on Thursday, July 10. Areas of work are mainly on the sub-cellar level with some work located in the mechanical room on cellar level by the unisex bathrooms and the janitor closet on the ground floor. The contractor continues mechanical, electrical, and plumbing work at the lower levels this week. There will be minimal intermittent noise from construction activities. On Tuesday and Wednesday July 22 and July 23, contractors will transport construction materials and equipment through the 1st floor lobby to areas of works on the cellar and subcellar levels. On Friday July 25, unisex bathrooms on the cellar level will not be accessible due to mechanical installation.
- **FDNY Fire Alarm inspection is scheduled for Wednesday, July 23 at 6:00 p.m.** During the inspection, spaces and rooms on the 16th floor will be entered and examined by FDNY. 41 Park Row is expected to experience intermittent periods of alarm ringing, public announcements, and temporary holds on elevator services for a brief period during the inspection.

Pleasantville Campus

- The renovations of the Willcox Computer Resource Center have been completed. Furniture installation was completed. ITS moved into the space on July 18. All staff have moved out of Valhalla and planning for turnover of the space to the landlord is underway.
- The replacement Entrance #3 guard booth was delivered on Monday, July 14. **Phase 2 of the site preparation and the installation of the booth will take place starting July 28 between 8:00 a.m. and 4:00 p.m. The work will take the entire week to complete and will require Entrance #3 to be closed throughout the duration of the work.**

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- There was an underground water leak near parking lot E on Tuesday, July 8. Temporary measures were put in place to stop the leak. Additional repairs are needed to replace the pipe that is leaking. It is anticipated that 20 yards in the area around Miller Hall will need to be excavated for permanent repairs. We are coordinating the logistics of this work and will communicate when the work begins.
- During the week of July 21, testing of the sprinkler systems will be conducted on campus. There will be no interruption to water services.
- The cooling on the second floor of the Administration building has been repaired.

Law School Campus

- Restoration work at the quad facing entrances to Preston Hall is ongoing and on track for completion by August 9.
- Electrical repairs are needed on the automatic transfer switch in Preston Hall requiring a 4-hour electrical shutdown currently planned for August 1 beginning at 2:00 p.m. This will impact power in the entire building. In addition, this will impact IT services throughout the Campus. We are coordinating with all Groups involved.

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