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# FACILITIES SERVICES SUMMER BREAK PROJECTS 2022

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August 30, 2022



THE UNIVERSITY OF  
TENNESSEE  
KNOXVILLE

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FACILITIES SERVICES

# 2022 SUMMER BREAK PROJECTS

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## Facilities Services Summer Project Report

Throughout the summer months, UT Facilities Services works tirelessly to prepare campus for the upcoming school year. It is a joy and a privilege to support the research and collaboration that takes place throughout the year. Of the hundreds of projects that are checked off the list during the summer, each one is completed with the customer in mind.

Those projects include, but are not limited to:

### 1525 University Avenue:

- Continue to convert lighting system to LED (Zone Maintenance)

### 1610 University Avenue:

- Preparing to service all rooftop units for peak operating performance (Zone Maintenance)

### Ag Campus:

- Changed all faucets and flush valves to auto sensor units, installed several sock filter tanks to try to clean the water for the chilled water loop, and upgraded frog eye exit lights to LED and newer generation batteries in multiple buildings (Zone Maintenance)
- Smokey XI sculpture plaza completion (Design Services)

### Alpha Tau Omega:

- Alpha Tau Omega - Installed fencing in equipment room (Construction Services)

### Art + Architecture:

- Replaced glass inside building (Zone Maintenance)

## Auxiliary Services:

- Space Renovation (Construction Services)

### Ayres Hall:

- Ayres Hill Entrance - Install irrigation landscape enhancements as part of the new traffic pattern (in progress) (Landscape Services)

### Bailey Education:

- Repainted Rooms 516, 517, 513, and 511 (Construction Services)

### Bio-Systems Engineering and Soil Science:

- Replaced the PMH-9 H.V during KUB outage. (Electrical Services)

### Brehm Animal Science:

- Installing new gutter guards on the building (Zone Maintenance)
- Converting Arena and Animal Holding Area to new LED fixtures (Zone Maintenance)

### Burchfiel Geography:

- Repaired main fire water line (Utilities Services)
- Furniture installation in Room 318 (Construction Services)

### Business Incubator:

- Converted all of our high bay lights over to LED (Zone Maintenance)

### Caledonia Ave.:

- Vol First Impressions - Caledonia Avenue rain garden (Design Services)  
Installed a rain garden/bioswale to control erosion at the intersection of Caledonia Ave. and Volunteer Blvd. as part of Volunteer First Impressions (Construction Services)

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## **Campus Wide:**

- Performed Campus wide steam outage June 4-12, 2022. (Utilities Services)
- Walter valve maintenance across Campus- intermittent outages needed. (Utilities Services)
- Installing bottle fillers across campus. (Plumbing Services)
- Installing touchless faucets across campus. (Plumbing Services)
- Assisted with submittals and onsite meetings for projects. (Utilities Services)
- Worked multiple scheduled and unscheduled H.V. electrical outages across campus. (Electrical Services)
- Made repairs to manhole #14 due to outage on circuits 3 & 4. (Electrical Services)
- Responded to KUB outage on circuit's 1-4 due to an issue with the transformers. Worked with KUB to move our circuits around and tied to others. (Electrical Services)
- Replaced 10 campus standard lights with new LED bulbs on Highland Ave from Laurel Apartments. (Electrical Services)
- Yearly Fire Alarm testing in Residence Halls (Electrical Services)
- Performed emergency lighting testing in various building on campus for UTK Fire Safety Upgrades (Electrical Services)
- Campus Wide Steam Outage- H.V. worked with Eaton to do PM on the H.V. switch gear and transformers at the plant. Installed lighting in the steam tunnels (Electrical Services)
- Turned the building room to room all summer and in between conferences (Zone Maintenance)
- Cleaned cooling towers changed loads of ceiling tiles (Zone Maintenance)
- Cleaned all cooling towers throughout the zone
- Cleaned all split units for the elevators (Zone Maintenance)
- Collaborated with the high voltage, A/C shop,

- digital assets teams to geo-locate outdoor HVAC assets (air cooled chillers, cooling towers) and electrical distribution assets (transformers, and switchgear) in ArcGIS, and then update those assets in the Archibus system for the TCO project (Zone Maintenance)
- Photographed pad mounted transformers and switchgear for circuits 1, 4, 6, 7, 8, LA-1, LA-4 (Zone Maintenance)
- Corrected and updated air handler equipment data and associated PM procedures for Haslam Business, Student Health Center, UTIAMM, Haslam Music Center, Claxton and Bailey Education, Tyson Alumni, Temple Hall, Morgan Hall, BESS Labs, Brenda Lawson, Neyland Thompson, Pratt Pavilion, Sherri Parker Lee Softball Team Facility, Thornton Athletics, Joan Cronan Volleyball, Nielsen Physics. (Zone Maintenance)
- Created and scheduled Barricade lock inspection PM procedure (Zone Maintenance)
- Created new zone 10 and 11 work teams, and created and scheduled all new PM procedures for these work teams (Zone Maintenance)
- Photographed pad mounted transformers and switchgear for circuits 1, 4, 6, 7, 8, LA-1, LA-4 (Zone Maintenance)
- Worked with Stowers to get all engineering buildings' generators on a yearly routine load testing schedule (Zone Maintenance)
- Installed new winch on equipment trailer (Zone Maintenance)
- Helped distribute items for the students who received Covid vaccine (Zone Maintenance)
- Built transformer platform for construction (Zone Maintenance)
- Maintain parking garage lights in all the parking garages (Zone Maintenance)
- Upgraded many pole lights to led for parking services (Zone Maintenance)
- Created and scheduled Barricade lock inspection

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PM procedure (Zone Maintenance)

- Created new zone 10 and 11 work teams, and created and scheduled all new PM procedures for these work teams (Zone Maintenance)
- Provided significant waste, recycling, and composting support for the NOAC and WELS conferences (Sustainability & Energy Management)
- Facilitated record-setting student move-out donations totaling over 32,000 lbs of clothing and household items and over 2,400 lbs of non-perishable food. (Sustainability & Energy Management)
- Converted the first pick-up truck on campus to bi-fuel propane/gasoline which now utilizes 50% renewable propane (Sustainability & Energy Management)
- Installed a new solar PV umbrella on a picnic table for charging phones and laptops funded by the “Green Fee” (Sustainability & Energy Management)
- Completion of Summer Paving Program (Design Services)
- Completed pressure washing at campus entrances, Morgan Hall, and the Creamery (Construction Services)
- Fire, Flood, and mold response and remediation across campus - Clement Hall, Law Clinic, West Stadium Skyboxes, Hoskins Library, BESS, Middlebrook Pike, Glazer buildings (Sanitation Safety)
- UT War Memorial and Smokey XI - Provide excavation and rigging support (Landscape Services)
- Boy Scouts NOAC - Daily support throughout campus during the conference (Landscape Services)
- First Impressions Projects - Install landscape enhancements awarded to five recipients (Landscape Services)

- Re-sod event lawns - Circle Park and HSS (Landscape Services)
- Collaborated with Campus on several department moves for keying options, setup, installing and distributing new keys for several areas: Andy Holt Tower, Student Services, South Stadium, Nursing Education, UT Drive Bldg. A, Stokely Management Center and Zeanah (Lock & Key Services)

## **Carrick Hall:**

- Assisted contractors with emergency repairs of fire damaged busway at South Carrick (Electrical Services)
- Carrick Hall/Reese Hall: Excavate for water line installation. (Electrical Services)
- Installed safety rails on top of North and South Carrick Hall (Zone Maintenance)

## **Ceramics Building:**

- Replace Main Electric Solenoid Valve and unclog ¼ “ gas line to Left pilot and replace with new pilot burners for both Left and Right pilot burners. We have both necessary replacement parts (1) Solenoid valve and (2) pilots (Construction Services)

## **Chamique Holdsclaw:**

- Installing storm drain (Utilities Services)

## **Claxton Education:**

- Repaired chilled water main break (Plumbing Services)
- Patched walls and painted after removal of cubicle desk systems (Construction Services)

## **Clement Hall:**

- Replacing steam coil in penthouse fresh air make-up unit (AC Services)
- Replaced gaskets in heat converter (AC

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Services)

- Replaced 100 pieces of glass at Clement Hall (Zone Maintenance)

## **College of Nursing:**

- College of Nursing surge space (Design Services)

## **Communications/Student Services:**

- Installing replacement air handler in Communications (AC Services)
- Changed old metal halide fixtures to new LED fixtures in back lot at Communications. (Electrical Services)
- Replaced 8 pieces of glass at communications where building settled (Zone Maintenance)
- Old Satellite Dish Site - Install irrigation and landscape enhancements between Student Services and McClung Museum (Landscape Services)

## **Compost Facility:**

- Hosted Congressman Tim Burchett at the UT Compost Facility for a tour (Sustainability & Energy Management)
- Completed our first set of composting research trials with Eastman Chemical Company (Sustainability & Energy Management)
- Built new stairs for office trailer (Construction Services)

## **Cumberland Ave. Food Court:**

- Converting to LED lighting (Zone Maintenance)

## **Delta Tau Delta:**

- Repaired damages from vandalism and removed fraternity name from front and side of building (Construction Services)

## **Dougherty Engineering:**

- Installing new air handler on first floor (AC Services)
- Removed HV cables from MH #93 (Circuits 2 & 10). Removed 1 old PMH switch and used it replace an older one at Ferris. (Electrical Services)
- Helped with getting Room 101 fixed and worked on changing lights in 101 and 102 over to LED lighting (Zone Maintenance)
- Classroom upgrades in Room 416 (Construction Services)

## **Dunford Hall:**

- Painted and prepped sixth floor office spaces for new faculty (Construction Services)

## **Facilities Services Complex:**

- Servicing exhaust fans in the warehouse area while also making sure building systems are operating normally (Zone Maintenance)
- Remove glass at Derek Bailey's office at Facilities to repair door (Zone Maintenance)
- Added vandal resistant coating to glass areas of conference rooms 101, 102 and 111 (Construction Services)

## **Ferris Hall:**

- Painting in the MSE main office (Construction Services)

## **Fred Brown Hall:**

- Replaced 6 handicap operators (Zone Maintenance)

## **Food Safety:**

- Continue to search for a solution for heat and condensation issues because of our steam return lines (Zone Maintenance)

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## **Glazer Building (Oak Ridge):**

- Continue to convert our Lutron lighting system to LED and working to make changes to the building's exterior (Zone Maintenance)

## **Greenhouse 17:**

- Installed new plastic covering for the house and installed a new cooling water supply tank and plumbing (Zone Maintenance)

## **Haslam Business:**

- Painted entire building interior (Construction Services)
- Repair outdoor lighting (Zone Maintenance)

## **Haslam Music:**

- Replaced tube bundler in building heat exchanger (AC Services)
- Installing temporary chiller (AC Services)
- Performed an outage to run new wires from building transformer to new disconnect for the temporary chiller (Electrical Services)

## **The Hill:**

- Installed temporary meters for an energy evaluation for air compressors at the Hill. (Electrical Services)

## **Hodges Library:**

- Seal floor behind the serving line (Construction Services)

## **Hoskins Library:**

- Replace coiling coils AHU - 1 and AHU - 4 (Zone Maintenance)
- Converting lights to LED (Zone Maintenance)

## **Humanities:**

- Installed VFD's on condenser water pumps (AC

Services)

- Deep cleaned the bull pond at Humanities and the fountain at Clarence Brown Theatre (Zone Maintenance)

## **IAMM:**

- Diligently working to keep our PCW system running at a sufficient operating temperature (Zone Maintenance)
- Relocation of power supply and tank straps in Room G026 and made lab modifications for new collaboration with ATT (Construction Services)

## **JARTU:**

- Assisted with several upgrades to boilers and hot water system and will continue to work with the building manager to support all of the research activities (Zone Maintenance)

## **Jessie Harris:**

- Install wall into 102D to enclose an office space (Construction Services)
- Classroom upgrades in room 104 (Construction Services)
- Paint in Room 239 (Construction Services)

## **Joan Cronan Volleyball Center:**

- Repaired siding at volleyball on the front of the building (Zone Maintenance)

## **Kingston Pike Building:**

- Installed new AC system in large server room (AC Services)

## **Laurel Substation:**

- Maintenance on Siemens GIS SF6 (Electrical Services)

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## **McCord Hall:**

- Completed installation of new wall units for several areas of the building (Zone Maintenance)
- Remodeled room 54 (including installation of additional outlets and conversion of 2-prong outlets to 3-prong) (Construction Services)
- Renovated the 201 Suite (including paint throughout suite) (Construction Services)

## **McClung Tower & Plaza:**

- Renovated the MFLC Conference Room (Construction Services)
- Renovated lecturer office (Construction Services)

## **Middlebrook Pike Building:**

- LED lighting upgrades and repairs to the building exterior. We also had a new cooling tower installed this year. (Zone Maintenance)

## **Min Kao:**

- Installing dirt separator (AC Services)

## **Neyland Stadium:**

- Installing Pizza Kitchen (Plumbing Services)
- Installing temporary toilets (Plumbing Services)
- Assisted Electrical contractor with installing H.V. cables, transformer and terminations in the lower bowl. (Electrical Services)
- Assisted in outage on North transformer to install new chiller. (Electrical Services)
- Assisted in outage for North 2nd transformer for TV trucks. (Electrical Services)
- Worked with Electrical contractor to perform 2 scheduled outages for installing new breakers. (Electrical Services)
- Turned power off in East Sky Box for contractor to run new wires from switchboard in steel to the switchboard in the penthouse. (Electrical Services)

- Performed an outage to conduct the yearly Emergency System Test. (Electrical Services)
- Performed Lutron control maintenance. (Electrical Services)
- Installed a new pump controller for the West Side. (Electrical Services)
- Changed out sink faucets and toilet flush valves to touch-less (Zone Maintenance)
- Worked on L.E.D lighting upgrades (Zone Maintenance)
- Pre-football season work, assisted contractors with new construction of Neyland Stadium, and finished installing side mount automatic flushers in the skybox restrooms (Zone Maintenance)
- Repaired glass in stadium in skyboxes in all the suits (Zone Maintenance)
- Co-coordinated dumpster requirements for East Skybox, as it affects the ESF (Construction Services)

## **Nielsen Physics:**

- Aiming the lights at Neyland Stadium to avoid interfering with Astronomy equipment on roof. (Electrical Services)
- Classroom renovation in Room 415 (Construction Services)
- Remodeled room into a lab (Construction Services)

## **Nuclear Engineering:**

- Installed new AC system in 301 (AC Services)

## **Nursing Education:**

- Changing out and cleaning window A/C units (Zone Maintenance)
- Nursing Department Relocation - Move Nursing personnel and equipment from the Nursing building to the Nursing Extension Building and UT Drive Buildings in preparation for demolition of their current building (RRT)
- Classroom upgrades (Construction Services)



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## **Plant Biotech:**

- Installed new LED lighting in Rooms 156 & 157 and installed new transformers in the hallways for the accent lighting (Zone Maintenance)
- Installed 220v outlets (Construction Services)

## **Presidential Court Building:**

- Disconnecting old equipment for surplus (Zone Maintenance)

## **RecSports Intramural Fields:**

- Repaired water break (Plumbing Services)

## **Regal Soccer:**

- Helped with remodel for additional coaches locker room (Zone Maintenance)

## **Research Park at Cherokee Farm:**

- Cherokee Farm: Bush hog and boom mow. (Electrical Services)

## **Rocky Top Dining:**

- Installed 36 handicap operators (Zone Maintenance)

## **Second Creek:**

- 2nd Creek Rehabilitation (Design Services)

## **Senter Hall:**

- Helped remove shaft at Senter Hall for Bill Hutchins (Zone Maintenance)

## **SERF:**

- Finished up H.V. new pit area with a new in them across Campus. new trough. H.V. cables were moved into the trough and terminations were made to the 4 transformers. New access lid and platform were installed at Vista. (Electrical Services)
- Scheduled maintenance of 3000A main-

tie-main 480V circuit breakers. (Electrical Services)

Fill in for sidewalk repair due to water main break/sinkhole on Middle Drive (Electrical Services)

- Worked with contractors on the new HRU change-out and cleaned inside air plenums on all air handlers in addition to changing the filters. (Zone Maintenance)
- Helped in SERF power outage to relocate power (Zone Maintenance)

## **Sigma Kappa:**

- Demolition to create an open floor concept (Zone Maintenance)

## **South Stadium Hall:**

- Went through and assisted contractors with pre-demo stages of Phase 2 of Neyland project and gathered materials and newer Casement A/C window units (Zone Maintenance)

## **Steam Plant:**

- Replaced HDPR water line replacement at the Steam Plant (Plumbing Services)
- Added crossover pipe to feed water line. (Steam Plant)
- Repacked valves (Steam Plant)
- Worked in continuous blow down piping.
- Worked on #3 boiler. (Steam Plant)
- Replaced a gasket on #2 DA tank. (Steam Plant)
- Replaced positioner on #2 steam control valve. (Steam Plant)
- Replaced conductivity controller on #3 boiler. (Steam Plant)
- Replaced all valves and piping on dealkalizers. (Steam Plant)



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- Replaced brine level controls on dealkalizers. (Steam Plant)
- Rebuilt steam driven feed water pumps. (Steam Plant)

## **Stokely Garage:**

- Oversaw the installation of bike racks inside the Stokely garage with capacity for 20 bikes which were also funded by the “Green Fee.” (Sustainability & Energy Management)

## **Student Aquatics:**

- Had 2 guys involved in the updating of the outside pool at the Aquatics Center (Zone Maintenance)
- New FRP doors at student aquatic center (Zone Maintenance)

## **Student Health Center:**

- Created cable path through exterior wall in locations requested (Construction Services)
- Made repairs to flooring (Construction Services)

## **Student Union:**

- Repaired expansion joints on Pedestrian Bridge at Student Union (Zone Maintenance)

## **Taylor Law:**

- Recovered fabric panels in classroom and painted accessible entrance ramp walls to Rooms 123, 135, 136, 237, 241 and 242 (Construction Services)

## **Thompson Boling Arena**

- Replaced hot water coil in AHU serving concourse area in southeast corner (AC Services)
- Converting Arena Dining to LED lighting (Zone Maintenance)
- Thompson Boling Arena stage modifications (Design Services)

## **Tickle Engineering:**

- Replaced main fire water line (Plumbing Services)
- Installed a tank (Plumbing Services)

## **Tom Black Track:**

- Completed repairs to the outside of Tom Black Track (Plumbing Services)

## **UT Conference Center:**

- Temporary water line replaced, but will need a future project. (Plumbing Services)
- Converting lights to LED (Zone Maintenance)
- Repainted walls in 211 and 212 to match current theme (Construction Services)

## **UT Drive Buildings:**

- Old Facilities Services Building A- Electrical support for new Nursing area (Electrical Services)

## **UT Gardens:**

- Provide mowing services for several weeks during staffing shortage (Landscape Services)

## **UT Space Institute:**

- Transformer evaluation (Electrical Services)

## **UT Tower:**

- UT System Move - Move UT System personnel from UTK campus to UT Tower in downtown Knoxville (RRT)

## **Vet Med:**

- Replaced 4 heavy duty operators at the large animal vet hospital (Zone Maintenance)

## **Vol Hall:**

- 12 new exhaust fans at Vol Hall parking garage (Zone Maintenance)
- Interior painting of apartments, hallways, common areas, and 7th and 8th floor offices (Construction Services)

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## **Walters Academic:**

- Walters Academic Phase 2 (Design Services)

## **West Campus Garage:**

- Installed new transformer and existing light circuits and panel boards (Construction Services)

## **Zeanah Engineering Complex:**

- Took over maintenance program (Zone Maintenance)
- Changed air filters (Zone Maintenance)

## **Zeta Tau Alpha Sorority:**

- Renovation after abatement (Construction Services)
- Installed poles for string lighting on patio (Construction Services)

# UT PROJECT MANAGER CONTACT INFO

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The appropriate Facilities Services Department unit is listed after each project in the following project list. Below is the contact information for each unit Director and Manager.

## CONSTRUCTION SERVICES

Director: Roger McDonald  
(865) 705-9994

Assistant Director: Bryan Lord  
(865) 776-5508

Construction Projects Supervisors:

Rick Gometz - (865) 621-8178  
Emily Lingerfelt - (423)507-4782

Project Managers:

Wes Hinshaw - (865) 405-6439  
Danny Hall - (865) 257-5312  
Chip Pennoyer - (865) 919-1049  
Rick Caldwell - (865) 661-5694  
Paulette Prinston - (865) 974-3486  
Greta Buckman - (865) 978-4865

Star Team/Paint & Sign Supervisor:  
Randy Huelsman (865) 809-4662

## DESIGN SERVICES

Director: Andy Powers  
(865) 599-3254

Project Managers:

David Crigger - (865) 659-6931  
Eric Ducote - (865) 974-3486  
Keith Downen - (865) 300-9940  
Helen Hennon - (865) 607-1325  
Bill Pace - (865) 438-5911  
Bethany Morris - (865) 776-1812  
Ted Murphy - (865) 406-8247  
Dan Smith - (865) 206-8286  
Barbara Tallent - (865) 805-6515  
Garrett Ferry - (865) 805-4007

## BUILDING SERVICES

Director:

Gordon Nelson - (865) 974-5107

## FACILITIES OPERATIONS

Landscape Services Director:  
Jason Cottrell - (865) 974-3486

Rapid Response Team:  
Chris Mabe - (865) 974-3486

Sanitation Safety Assistant Director:  
Randy Hamilton - (865) 974-3486

## UTILITIES SERVICES

Interim Director: Wes Willoughby  
(865) 771-0467

Project Coordinator: Candis Sheehan  
(828) 582-6247

Air Conditioning Projects:  
Wally Beets - (865) 974-7776

Electrical Projects:  
Cesar Penalba - (865) 974-7769

Plumbing Projects:  
Wayne Stalans - (865) 974-7772

Steam Plant Projects:  
Tommy Oakley - (865) 974-7747

## ZONE MAINTENANCE

Director: Derek Bailey  
(865) 659-6377

Assistant Director: David Cash  
(865) 256-1732

Assistant Director: Johnny Waggoner  
(865) 719-2388

Specialties Supervisor: Tony Bunner  
(865) 684-0648

Lock & Key Supervisor: Chris Blair  
(865) 974-4371