King Hall (KH) Summer 2024 Action Plan

May 13, 2024

Note: The project may change due to unforeseen factors, including vendor availability.

Overview

King Hall Action Team Assessment Results

Summer 2024 Work Plan

- Phase 1
- Phase 2

Relocation & Temporary Offices

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KH Action Team Purpose

- Perform a room-by-room assessment of King Hall to identify and document the building's physical condition and develop a list of repair and maintenance needs.
- Develop a plan to make immediate repairs to address the assessments repair and maintenance repair to the building's physical condition.
- Develop a modernization solution for King Hall and identify rooms for work in Summer 2024.

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KH Action Team Purpose

- The action team identified KH physical condition repair and maintenance needs across every room :
  - The condition of the walls were reviewed for holes or damaged plaster, discolored or damaged paint, any open electrical/communication boxes, equipment attached, and other similar issues.
  - The condition of ceiling was reviewed for missing/loose ceiling tile, discoloration of ceiling tile, cracked or damaged ceiling tile, lighting, and equipment attached.
  - The condition of the floor was reviewed for missing/loose/broken floor tile, missing/loose cove base, and the general overall condition of the floor tile

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King Hall Assessment Results

- Based on ‘unsatisfactory’ findings, the Action Team recommended treating ceiling tile and wall damage condition as a critical.
- Action Team recommended a two-phased approach for Summer 2024

Phase 1

Replace Wing A & C roof and correct physical condition issues identified as unsatisfactory throughout the King Hall A, B, C & D Wings

Phase 2

Modernization of Classrooms, Offices, Restrooms, Hallways, & Signage

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Phase 1A : Roof Repair

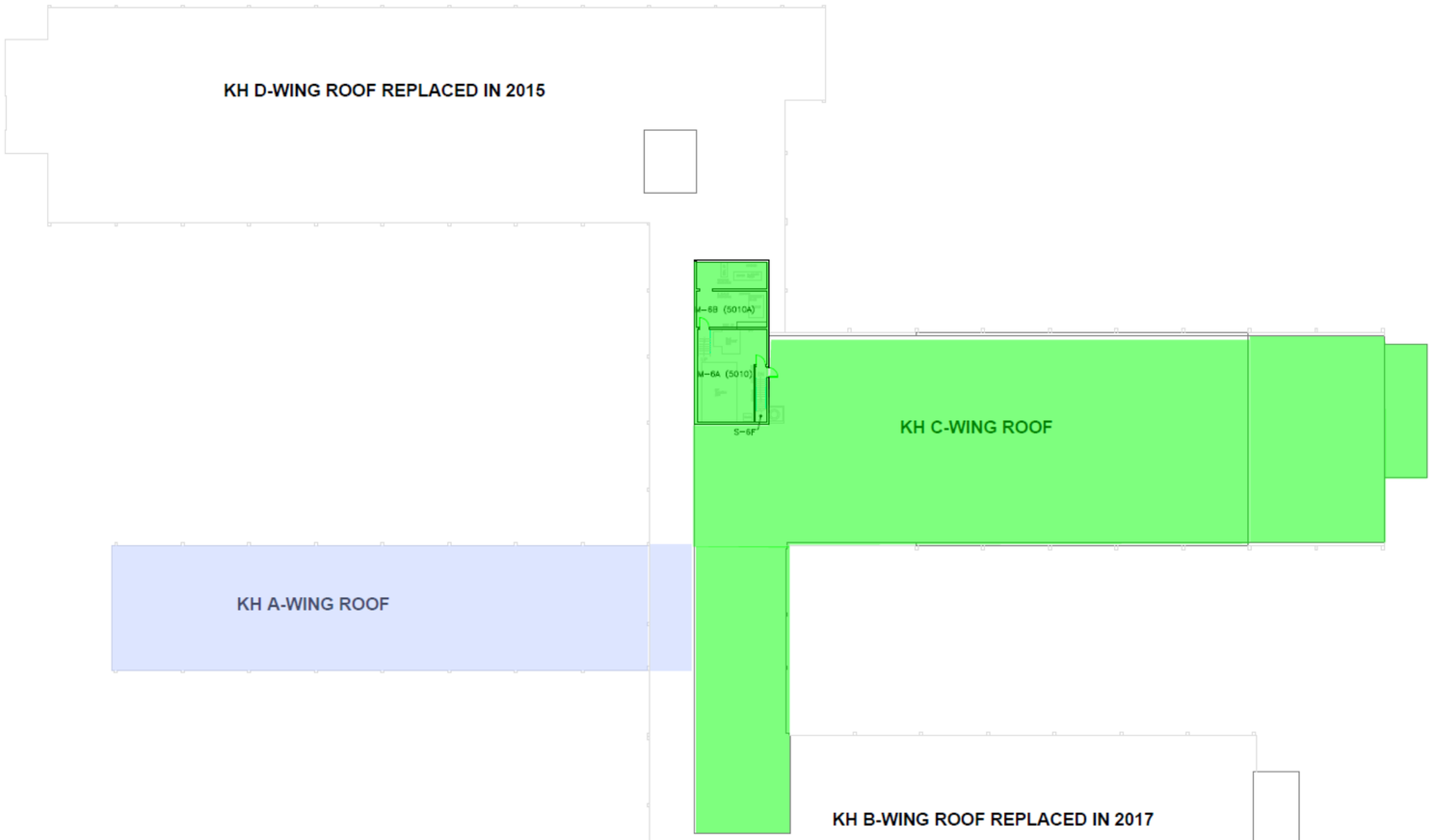
A. Wing A & C-Wing Roof Replacement **

- Remove existing roof and replace with new system. There are localized areas where abatement of Asbestos Containing Materials (ACM) exist at roof penetrations.
- Schedule:

Roof Replacement Schedule	Start	Complete
A Wing	22-May-24	17-Jun-24
C Wing	30-May-24	5-Jul-24

** Abatement of ACM is scheduled first week of project:

- A-Wing May 22 - 28
- C-Wing May 30 – 31



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Phase 1B: Correct Physical Condition Identified as Unsatisfactory

Correct all physical conditions identified as unsatisfactory in King Hall A, B, C, and D Wing Building Assessment

Address all patching and painting of holes and plaster, secure ceiling tiles that have partially fallen and/or become unstable, replace missing ceiling tile and replace lamps where expired, **repair/replace missing/damaged floor tile**, and repair any missing or damaged components of rooms throughout the entire King Hall building, all Wings.



Loose/Missing Ceiling Tile



Missing/Damage Cove Base



Replace expired lamps





5/13/2024

Replace missing/damage floor tile w/new*

* some variation matching color





Repair Plaster, Patch Holds/Damage and Paint

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Phase 2: Modernization

A. King Hall Modernization

- Faculty Offices A-4026, A-4027, and A-4028
- All Faculty Offices and Hallway on 3rd Floor of A-Wing
- Classrooms & Hallway of C-Wing Basement, First, Second, Third, and Fourth Floors
- Schedule:

A-Wing and C-Wing Modernization	Start	Complete
A-Wing Modernization, Third Floor Quantity (27) Faculty Offices & Hallway, Rooms 0328 - 0355	22-May-24	10-Aug-24
A-Wing Modernization, Fourth Floor, Faculty Offices 4026, 4027, 4028	20-May-24	10-Aug-24
C Wing Modernization, (26) Classrooms – Move furniture from Classrooms	20-May-24	23-May-24
C Wing Modernization, (26) Classrooms and (5) Hallways on Basement, First, Second, Third, and Fourth Floors	22-May-24	10-Aug-24

Components of Modernization

Before



- Remove existing plaster & glued/screwed on ceiling system and replace with T-Bar ceiling system, new HVAC supply, and new LED light fixtures
- Remove chalkboards & replace with whiteboards
- Patch/Repair & Paint Walls
- New Vinyl Floor Tile **only** at 3rd Floor, A-Wing Offices. Reviewing schedule to include other areas

After



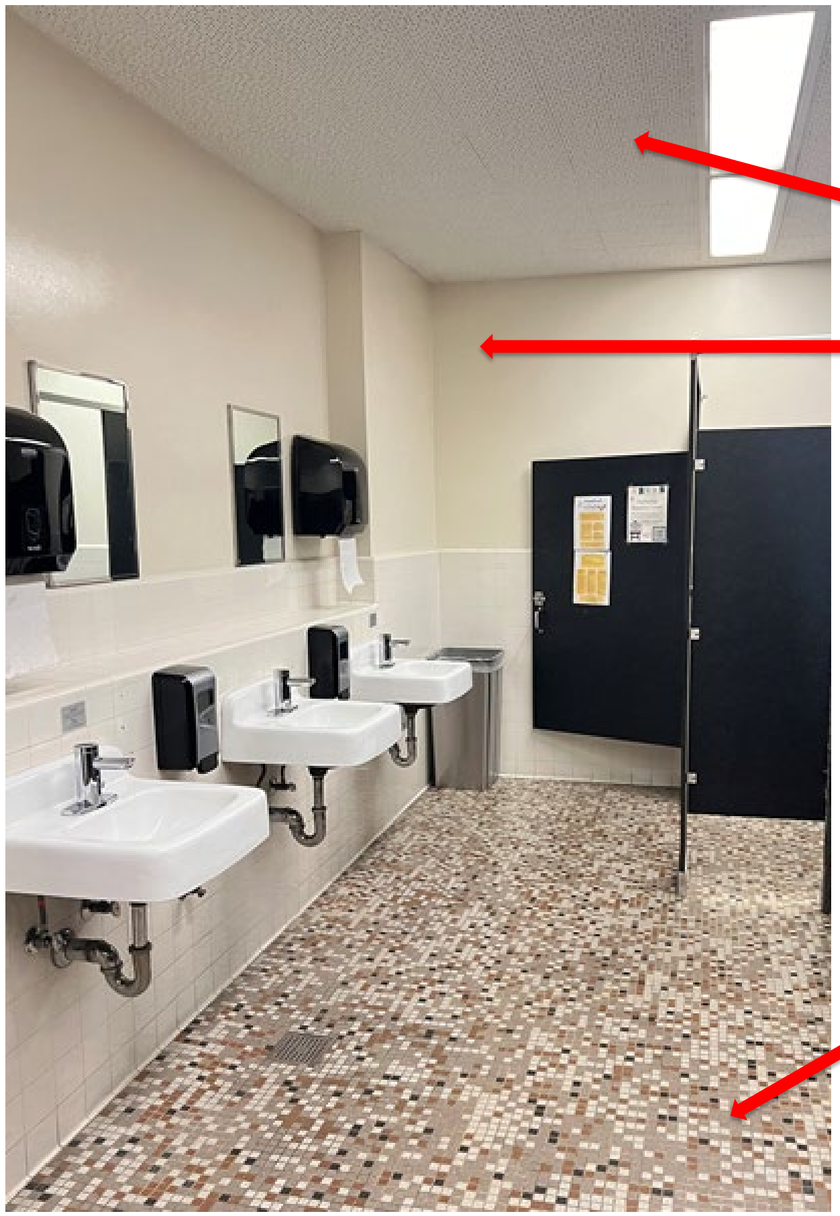
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Phase 2: Bathroom Modernization

Restrooms (A, B, C & D Wings)

The King Hall Restrooms will undergo ceiling work to replace the ceiling system including installing LED light fixtures, and paint. Other improvements under review for scheduling and cost.



Restroom Condition Repair

Remove acoustic ceiling tile on existing ceiling, paint ceiling, and replace light fixtures

Repair & Paint walls

Maintain existing tile flooring system

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Relocation & Temporary Offices

B. Relocate A & C-Wing Offices at Temporary Sites

- Faculty & Department Offices in A and C-Wings are relocated to temporary sites at Library Palmer Wing (LPW) to accommodate the roof and facelift work during the summer.
- Schedule:

A-Wing and C-Wing Hoteling & Dept Office Move Schedule	Start	Complete
Repairs to Hoteling & Dept Office Sites 4053,4054,4055,and 4056 @ LPW	5-Apr-24	22-Apr-24
Repairs to Dept Office Sites 4058 and 4059 @ LPW	5-Apr-24	29-Apr-24
Repairs to Hoteling Sites 2nd Floor @ LPW	10-May-24	13-May-24
Faculty & Dept Office Personnel in C Wing pack required belongings needed for temp work sites	26-Apr-24	16-May-24
Mover Assist, moving company, packs up (27) A Wing offices for storage	17-May-24	21-May-24
Mover Assist relocates furniture from ADM building to hoteling and temp Dept offices @ LPW	13-May-24	14-May-24
Mover Assist moves personal item boxes for C Wing Department faculty/staff occupants to temp work sites @ LPW	21-May-24	21-May-24
ITCs assist ITS with installing monitors, docking stations and phone lines to temporary office sites @ LPW	14-May-24	16-May-24
Mover Assist moves personal item boxes back to permanent King Hall sites	12-Aug-24	18-Aug-24

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FACTS

Phase 1 and Phase 2 Facts:

- The asbestos-containing materials (ACM) in King Hall can be found in the testing reports posted on the King Hall website. https://www.calstatela.edu/kinghall.
- Qualified asbestos workers will handle the removal of any ACM in a manner of removal that meets California Code of Regulations (CCR), Title 8, Section 1529, whereby the material will be removed using a control method that shall enclose, contain, or isolate the processes or source of airborne asbestos dust, or otherwise capture or redirect such dust using the required means and methods including, but not limited to, the use of high-efficiency particulate air (HEPA) filters.
- The Asbestos Inspector is Terra Environmental who will perform monitoring and testing of the abatement work, including, but not limited to, evaluating the work area, the projected work practices, and the engineering controls and shall certify in writing that the planned control method is adequate to reduce direct and indirect employee exposure to below the PELs (Permissible Exposure Limits) under worst-case conditions of use and that the planned control method will prevent asbestos contamination outside the regulated area, as measured by clearance sampling which meets the requirements of EPA's Asbestos in Schools rule issued under Asbestos Hazard Emergency Response Act (AHERA), or perimeter monitoring which meets the criteria in CCR Title 8, Section 1529, subsection (g)(4)(B)2.
- The air duct insulation in the building is non-ACM fiberglass. The heating hot water (HHW) and chilled water (CW) piping was found to be wrapped with asbestos containing Pipe Insulation (Thermal System Insulation). There is no work being performed on the HHW/CW system as part of any work performed in King Hall. There is no work planned on the air ducts.
- Once all work is complete, the facilities team will conduct a walk-through of interior spaces for cleanliness and safety before faculty/staff re-entry. As previously stated, air quality testing inside the facility will continue to monitor mold, asbestos, and lead levels.
- The University has performed multiple lead tests across King Hall. The test results can be found on the website https://www.calstatela.edu/kinghall. Lead paint has been identified on the door frames in King Hall. The condition of the paint has been found “intact,” per the survey. The EPA considers lead paint hazardous when it is peeling, chipping, chalking, cracking, damaged, or damp.

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FACTS

Phase 1 and Phase 2 Facts:

- The roofing work will not infiltrate the HVAC system in the building as the HVAC system is designed with filtration at many stages, including at the fresh air intakes and return systems.
- To ensure the safety of and protect the King Hall residents and campus community, throughout the demolition phase of work, any Class I, II, and/or II asbestos work shall be conducted and tested per the California Code of Regulations, Title 8, Section 1529. All other work shall be conducted in a manner to reduce dust as much as possible, such as using spray water during demolition to reduce airborne particles and routing construction debris through an approved route that is covered, netted, or otherwise contained to prevent dust generation.
- The area around the building at the A and C Wing will be reserved as much as possible for the roofing project, and we would like to restrict as much pedestrian use of this area to allow the contractor room to stage the site for the work and to move materials in and out of the site in a safe and convenient manner for the campus. Additionally, we anticipate some amount of noise in the vicinity of the work on the top floors of the building. Lastly, we are performing restoration work for offices affected by water damage on the A-Wing 3rd and 4th Floor.
- To ensure no airborne debris enters the King Hall building, the office windows should be in a fully closed and latched position. Furniture is being temporarily relocated in areas where interior construction work is being performed. Other areas impacted more directly by noise are temporarily relocated to Palmer Wing.

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Upon Project Completion

- Facilities management will survey every space in King Hall A & C Wing before re-occupancy to validate that the area is clean and ready for use.
- The following spaces will have a new T-bar ceiling system, new LED light fixtures, new vinyl flooring, and freshly painted walls.
  - Faculty Offices A-4026, A-4027, and A-4028
  - All Faculty Offices and Hallway on the 3rd Floor of A-Wing
  - Classrooms & Hallway of C-Wing Basement, First, Second, Third, and Fourth Floors
- Faculty will enter spaces that are ready to occupy. Furniture and technology equipment will be in place.

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KH Action Members

Emily Acevedo, Interim Assoc. Provost & Director of Academic & Facilities Planning, Academic Affairs

Michael Cooper, Assoc. Director Building Operations, Facilities, Planning, Design & Construction

Pedro Diaz, Assoc. Vice President for Admin. Operations & Business Svcs.

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Dr. Queen E. King, Vice President, Administration & Finance

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Nida Niravanh, Executive Director, Risk Mgmt. & Environ, Health & Safety

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Susie Varela, Assoc. Vice President, Human Resource Mgmt.

Kirby Williams, Interim Director, Facilities, Planning, Design & Construction

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Contact Us

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King Hall Satellite Office
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Report a Safety Concern

Web
calstatela.edu/kinghall

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