

Kenney, Michael P.

From: Kenney, Michael P.
Sent: Monday, February 08, 2010 11:45 AM
To: Skaggs, Larry D.
Subject: FW: University Village

From: Palmer, Frances L.
Sent: Monday, February 08, 2010 11:36 AM
To: Kenney, Michael P.
Subject: RE: University Village

Just so you are aware. Melissa reminded me of the fact that we needed a meeting no later than Mid March because we have to give notification as far as relocating people. Do you think a preliminary meeting and walk in house would be of any help or best to have a professional look at first?

Fran Palmer, Office Supervisor
University Student Apartments
Phone: (573) 875-1133
Fax: (573) 875-8411
Email: palmerfl@missouri.edu

From: Kenney, Michael P.
Sent: Monday, February 08, 2010 11:31 AM
To: Palmer, Frances L.
Cc: Skaggs, Larry D.
Subject: RE: University Village

Hi Fran, I am at the mercy of Kevin Meinhardt as to scheduling a walk through, I will continue to work on Kevin to get his cooperation. As far as bothering Harriett at this time, I think I won't bother her with this until I have more pertinent information to share. I will keep you posted as we progress.
Thanks; Michael.

From: Palmer, Frances L.
Sent: Monday, February 08, 2010 11:22 AM
To: Kenney, Michael P.
Subject: University Village

We had all talked about setting up a meeting between Harriett, Stan, you, Larry, Melissa and I about which apartments and/or buildings at Village may need to go offline. Any time frame as to when you might want me to set this up? Also, were you going to ask Harriett about walking it with you and the engineer?

Thanks.

Fran

Fran Palmer, Office Supervisor
University Student Apartments
Phone: (573) 875-1133
Fax: (573) 875-8411

Email: palmerfl@missouri.edu

Freeman, Stanley D.

From: Green-Sappington, Harriett
Sent: Saturday, February 22, 2014 9:11 PM
To: Minor, Frankie D.
Cc: Freeman, Stanley D.
Subject: FW: University Village

Found this from 2010 . . . at least this provides a timeframe.

From: Freeman, Stanley D.
Sent: Friday, February 12, 2010 4:20 PM
To: Palmer, Frances L.
Cc: Skaggs, Larry D.; Kenney, Michael P.; Green-Sappington, Harriett; Connor, Melissa A.
Subject: RE: University Village

We can certainly set up a meeting to discuss our future plans for the Village area. At this time we are not anticipating any potential problems that would cause us to shut down any apartments or buildings besides the two closed previously: 708, and 705.

The ongoing concerns are, for the most part, the same ones we have had over the last 5 to 10 years such as: roof repairs, deck repairs, and changing out the old metal combination kitchen cabinets units. The roofs are the old rubber roofs and do develop leaks throughout the year but are repairable per incident. As a safety measure we inspect the decks yearly and do repairs as needed. At this point we have about 4 or 5 decks that we will probably be replacing some metal and repairing/reinforcing the beams as well as some concrete patching. The deck work is all exterior and will not affect the comings and goings of residents, so once we do the inspections (over the next month or so) we will probably set up repairs for this summer and will let you know the preferred schedule after the inspections.

The metal combination kitchen units are a problem because of their age and the potential gas problems. We are hoping to change as many of these units as possible during summer turnover. Again, this will not affect the residents.

I hope this is helpful until we can get finished with our deck inspections and meet to share needed information, again we are not anticipating the need to take any apartments or buildings off line.

From: Palmer, Frances L.
Sent: Thursday, February 11, 2010 2:48 PM
To: Freeman, Stanley D.

Skaggs, Larry D.

From: Freeman, Stanley D.
Sent: Friday, February 12, 2010 4:20 PM
To: Palmer, Frances L.
Cc: Skaggs, Larry D.; Kenney, Michael P.; Green-Sappington, Harriett; Connor, Melissa A.
Subject: RE: University Village

Categories: Important

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From: Palmer, Frances L.
Sent: Thursday, February 11, 2010 2:48 PM
To: Freeman, Stanley D.
Cc: Skaggs, Larry D.; Kenney, Michael P.; Green-Sappington, Harriett; Connor, Melissa A.
Subject: University Village

Some time ago, Harriett, Melissa and I all agreed that we needed to meet with you, Larry and Michael to address any problems at University Village and what strategy we might need to take as far as keeping as many units at Village functioning from a revenue stand point but not jeopardizing safety issues either.

Please let me know your thoughts and let me know a time frame as to when you might want to have such a meeting with all of us to address these issues.

Thanks.

Fran

Fran Palmer, Office Supervisor
University Student Apartments
Phone: (573) 875-1133
Fax: (573) 875-8411
Email: palmerfl@missouri.edu

Freeman, Stanley D.

From: Kenney, Michael P.
Sent: Friday, April 09, 2010 2:24 PM
To: Potter, David R.; Sullivan, Stony L.
Cc: Green-Sappington, Harriett; Freeman, Stanley D.; Skaggs, Larry D.; Forbis, James; Buschman, Michael
Subject: Summer apartment turnover, painting assistance.
Contacts: David Potter

Good Afternoon David, during our last meeting you requested that I direct project scheduling questions directly to you as you would have a clearer picture of what C.S. could commit to. That being said I have realized a problem with the potential painter schedule we had previously discussed concerning the Tara apartment turnovers. Originally we had discussed Res. Life utilizing 3 painters for up to 4 or 5 weeks, late June and July. Due to the number of turnovers at Tara and the scheduling components (maintenance, painting, cleaning, and floor care) I am compelled to request a more aggressive approach to the painting portion of the turnover. Realistically I am thinking it will require perhaps 6 painters for 3 weeks (June/July) in order to allow us time to then do cleaning and floor care. We are expecting at or around 108 apartment turnovers in Tara alone and only have 8 weeks to make them ready. I also realize that this may indeed be a deal breaker since it requires more of your staff for less time as you also have prior commitments. I still have time to look elsewhere for help should this be the case and also totally understand should that be so. Please advise me as soon as you can and I apologize for any inconvenience this hiccup may have caused. I look forward to hearing from you and thank you for your time.

On an unrelated note we have met with Kevin Meinhardt at University Village discussing potential repairs to our concrete/metal framed decks. We have identified some possible repair ideas that will require your welders knowledge and skill. At this time I would like to request a meeting with Rocky and possibly Mark to discuss a game plan and then get with you to discuss scheduling potential fixes once we have identified the most useful approach. With your approval I will make said appointment with Rocky and go from there.

Thanks Again; Michael.

*Decks Inspected by meinhardt
April 2010*

Kenney, Michael P.

From: Kenney, Michael P.
Sent: Friday, April 09, 2010 10:32 AM
To: Meinhardt, Kevin R.
Cc: Rivers, Rocky D.; Freeman, Stanley D.; Skaggs, Larry D.
Subject: RE: University Village Decks

Thank you Kevin, I surely appreciate your assistance with this, we now have a direction. I will give Rocky a call and follow up with an e-mail to David Potter. Again Thanks; Michael.

From: Meinhardt, Kevin R.
Sent: Friday, April 09, 2010 10:03 AM
To: Kenney, Michael P.
Cc: Rivers, Rocky D.
Subject: University Heights Decks

Mike:

I visited with Mark Morris and explained my idea to him –he had some other ideas that might work. You guys can discuss with him when you meet on site. I also briefed Rocky about our meeting and told him you would be contacting him. Let me know if you need anything else from me.

Thanks



Kevin Meinhardt AIA
Design Services Manager
Campus Facilities-Planning, Design & Construction
University of Missouri
573.884.6424 phone
573.882.5872 fax



Respectfully; Michael.

From: Potter, David R.

Sent: Monday, April 12, 2010 8:25 AM

To: Kenney, Michael P.; Sullivan, Stony L.

Cc: Green-Sappington, Harriett; Freeman, Stanley D.; Skaggs, Larry D.; Forbis, James; Buschman, Michael; Rivers, Rocky D.; Driskill, Karla

Subject: RE: Summer apartment turnover, painting assistance.

Yes Mike go ahead and get with Rocky as soon as possible to scope out and project requirements at the Village. Right now you have requested 2 painters for 5 weeks from June 7th to July 9th. I have protected these two painters in our summer schedule. There seems to be a difference in what we have in our summer schedule and what you are saying below. Let's first get your window dates clarified. Can you give me a revised window of when you are really needing. Frankly at this point I don't see availability for 6 painters for a three week window in our summer schedule. I can probably give you 3 but we still need to clarify the dates. Please let me know.

Thanks, David

From: Kenney, Michael P.

Sent: Friday, April 09, 2010 2:24 PM

To: Potter, David R.; Sullivan, Stony L.

Cc: Green-Sappington, Harriett; Freeman, Stanley D.; Skaggs, Larry D.; Forbis, James; Buschman, Michael

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Thanks Again; Michael.

Buschman, Michael

From: Kenney, Michael P.
Sent: Tuesday, April 13, 2010 1:11 PM
To: Potter, David R.; Sullivan, Stony L.
Cc: Green-Sappington, Harriett; Freeman, Stanley D.; Skaggs, Larry D.; Forbis, James; Buschman, Michael; Rivers, Rocky D.; Driskill, Karla; Old, Tammy L.
Subject: RE: Summer apartment turnover, painting assistance.

David, thank you very much for your prompt reply, under the circumstances I think we would both be better served for you to go ahead and utilize your painters on projects you have coming up this summer. I will request swat help from another source. Once again my apologies for the confusion, but this will also help me in securing help from your team on other matters that will undoubtedly arise over the course of the summer. Once again Residential Life appreciates the support that Construction Services provides to us.

I met with Rocky concerning the deck issues we are facing at the Village and we are brainstorming options, he will estimate a fix, we can then discuss scheduling possibilities. This may be work we would like to approach on an annual basis until all are repaired.

Again, Many Thanks; Michael

From: Potter, David R.
Sent: Tuesday, April 13, 2010 8:03 AM
To: Kenney, Michael P.; Sullivan, Stony L.
Cc: Green-Sappington, Harriett; Freeman, Stanley D.; Skaggs, Larry D.; Forbis, James; Buschman, Michael; Rivers, Rocky D.; Driskill, Karla
Subject: RE: Summer apartment turnover, painting assistance.

Mike, I can only give you two painters during the June/July period of time when you need them. We have some other significant jobs in summer for our painters which are already scheduled. If you don't need the two I have for you let me know for sure as soon as possible and I will take on other work for them this summer.

Thanks, David

From: Kenney, Michael P.
Sent: Monday, April 12, 2010 9:31 AM
To: Potter, David R.; Sullivan, Stony L.
Cc: Green-Sappington, Harriett; Freeman, Stanley D.; Skaggs, Larry D.; Forbis, James; Buschman, Michael; Rivers, Rocky D.; Driskill, Karla
Subject: RE: Summer apartment turnover, painting assistance.

Good Morning David, my apologies for the confusion, to clarify, after taking a closer look at the turnover schedule I am a bit nervous about my original plan to use only 2 or 3 painters for the 4 to 5 week window. I feel that my original plan may create a scheduling nightmare and also put the cleaning staff under too much pressure. I feel that I would be better served to get the painting portion of the work out of the way promptly, giving the cleaning crew more lead way. That being said, it will take more painters to accomplish this task in less time. I realize this puts you in a precarious position as I am thinking 6 painters for a 3 week period(June 23rd to July 14th). I also realize your prior commitments(summer projects) will most likely not allow you to accommodate this plan. Understandably if you are not inclined to, or are unable to commit to this change of plan I will move forward with getting 3 outside quotes for this work which in turn will allow me to utilize your services another time, just let me know how I should proceed. Again I apologize for the change of plan and the confusion it created. Your understanding in this matter is greatly appreciated.

Concerning the Village deck work, I will contact Rocky today so we can start formulating a fix.

Buschman, Michael

From: Potter, David R.
Sent: Thursday, May 13, 2010 1:28 PM
To: Kenney, Michael P.; Driskill, Karla
Cc: Freeman, Stanley D.; Skaggs, Larry D.; Taylor, Albert; Forbis, James; Buschman, Michael; Rivers, Rocky D.; Sullivan, Stony L.; Rivers, Rocky D.
Subject: RE: (CSWO 3501318) - Add soffit to the decks at University Village - Estimate

Michael, Since this is primarily sheetmetal work, we could start this pretty quick as this is one trade I am not over booked on for the summer. Do you think we could move on this soon? Please advise.

Thanks, David

From: Kenney, Michael P.
Sent: Thursday, May 13, 2010 1:21 PM
To: Potter, David R.; Driskill, Karla
Cc: Freeman, Stanley D.; Skaggs, Larry D.; Taylor, Albert; Forbis, James; Buschman, Michael; Rivers, Rocky D.; Sullivan, Stony L.
Subject: RE: (CSWO 3501318) - Add soffit to the decks at University Village - Estimate

Good Afternoon David and company, Residential Life is interested in the possibility of proceeding on four of the below mentioned decks at University Village hopefully this summer (and 4 more next) . Please visit among yourselves and let me know your thoughts concerning manpower and schedule availability. This project will help us immensely improving conditions we face concerning these decks both structurally and cosmetically. Let us know your thoughts and we can put the wheels in motion. As mentioned below the exterior porch lights will have to be lowered (3 per building) and we will take care of this in house.

Thank You; Michael.

From: Driskill, Karla
Sent: Monday, May 03, 2010 10:31 AM
To: Kenney, Michael P.
Cc: Freeman, Stanley D.; Old, Tammy L.; Potter, David R.; Sullivan, Stony L.; Rivers, Rocky D.
Subject: (CSWO 3501318) - Add soffit to the decks at University Village - Estimate

Michael,

On behalf of Rocky Rivers, I am pleased to provide you with a project cost estimate to complete the work at University Village to add soffit to the decks. To accomplish the work, we arrived at an approximate job cost of \$9,074.53 (+ or -). We propose to complete this work on a Time and Material basis. The general project scope of work is outlined below.

Project Scope

- Install 3/16" X 1 1/2" X 1 1/2" X 24" angle iron bracing to beam.
- Bracing to be 6' on center.
- Braces to be welded to beam, secured to concrete deck with wedge anchors.
- Install ribbed metal ceiling under concrete deck.
- Approximately 1056 sq. ft. of ribbed metal.
- Metal to have baked on enamel finish.
- Metal to be 29 ga., 3/4" ribs 9" on center.

- F channel as starter at brick.
- Metal to be screwed to underside of beam.
- Foam closures to be installed at each end.
- Wall mounted lights may need to be lowered to accommodate metal.
- Metal to be caulked at posts.
- Clean up.

After we receive your approval to proceed, we will need a MoCode, with the authorized signer copied on the email. Your project will then be scheduled and Rocky will contact you to coordinate the work.

If you have any questions or need further assistance, please let me know and thank you for the opportunity to work with your department.

Conditions for the Estimate

- Estimate is good for 90 days from date of this e-mail.
- This estimate is for budgetary and approval purposes only.
- Work will be done on a Time & Material Basis and projects costs may be lower or higher upon completion.
- Changes to project scope may result in an increased cost of work and/or longer schedule.

Karla Driskill

PD&C - Construction Services

Construction Project Planner/Scheduler

130 General Services Building

Columbia MO 65211

Phone: 573-882-5519

Fax: 573-882-9179

driskillk@missouri.edu

Buschman, Michael

Subject: deck review
Location: Village Apt. 708

Start: Fri 10/21/2011 2:00 PM
End: Fri 10/21/2011 3:00 PM

Recurrence: (none)

Meeting Status: Accepted

Organizer: Skaggs, Larry D.
Required Attendees: Meinhardt, Kevin R.; Morris, Mark R.; Freeman, Stanley D. (FreemanS@missouri.edu); Kenney, Michael P.

Buschman, Michael

From: Kenney, Michael P.
Sent: Monday, December 05, 2011 3:28 PM
To: Freeman, Stanley D.; Skaggs, Larry D.; Forbis, James; Buschman, Michael
Subject: FW: 708 University Village
Attachments: 37202_01.pdf; 37202_02.pdf; S1-708.tif

These may be some help.....Michael.

From: Harris, Tanya
Sent: Monday, December 05, 2011 2:55 PM
To: Kenney, Michael P.
Subject: 708 University Village

Attached are the only plans I found that are identified as Building 708. There are some plans dated 1956 that say "typical" floor plans, etc. I suspect they are the original drawings that apply to all the buildings. They are on the hanging rack here in Archives if you'd like to look at them.

Tanya Harris

Campus Facilities - Space Planning & Management

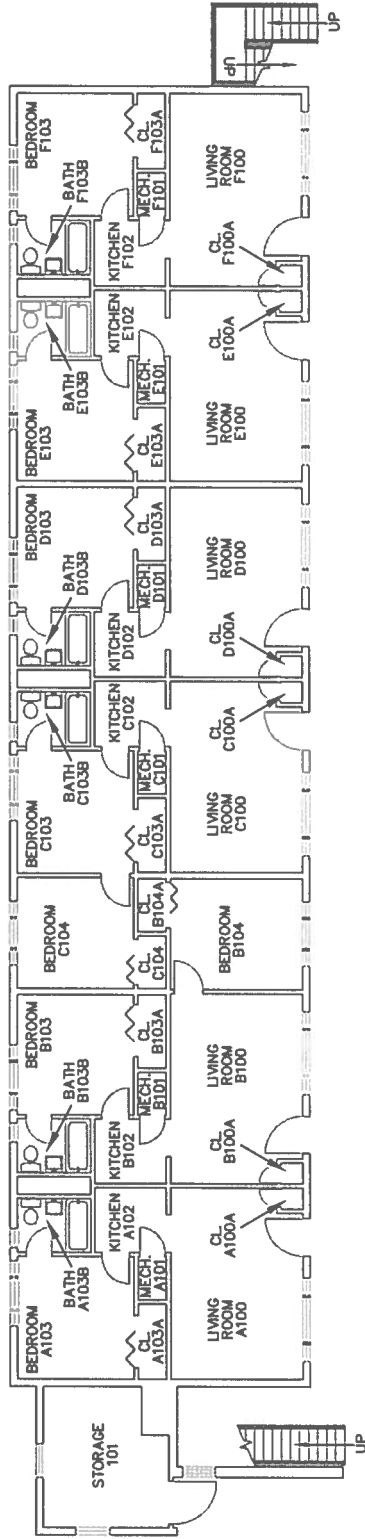
C F Building & Infrastructure Archives

27 General Services Building

University of Missouri

573-882-2734

harristan@missouri.edu



EXTERIOR STAIR

EXTERIOR STAIR



REVISED: 06-01-08 MTD

708 UNIVERSITY VILLAGE

CAMPUS FACILITIES
SPACE PLANNING & MANAGEMENT
(678) 882-4508

LEVEL: FIRST
BUILDING NO: 37202

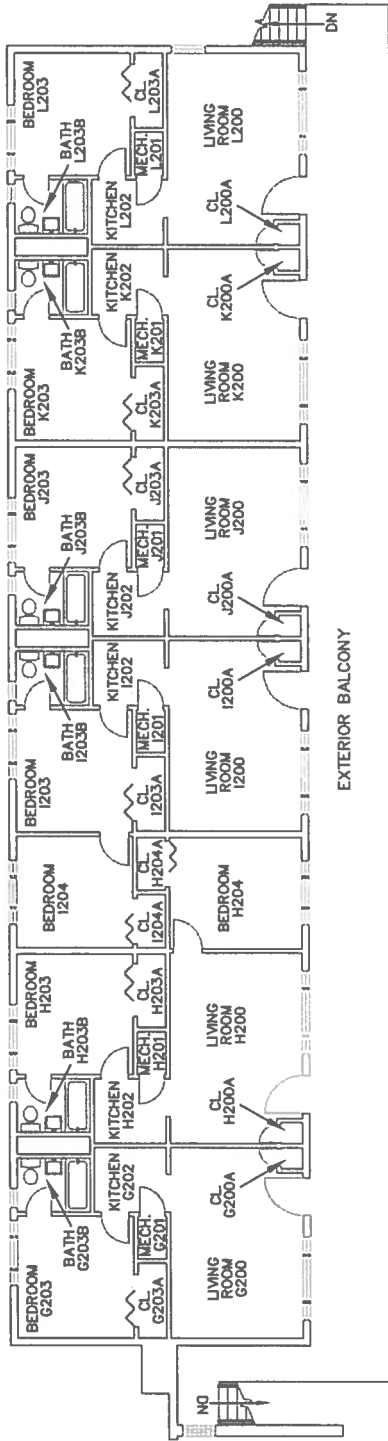
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SHEET: 1 OF 2

SCALE: NTS
GROSS SQ FT: 3,487



NORTH





REVISION: 06-01-06 MTD

LEVEL: SECOND	TOUR DATE: 07-22-96	SCALE: NTS
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BUILDING NO: 37202		

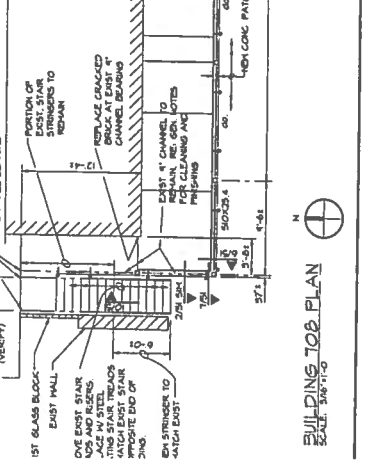
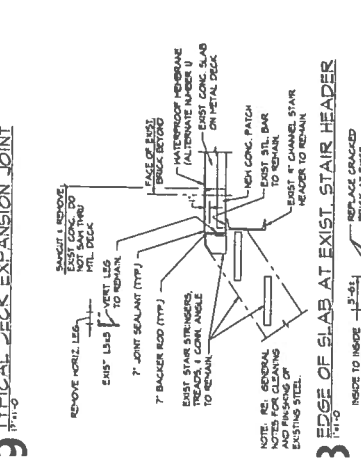
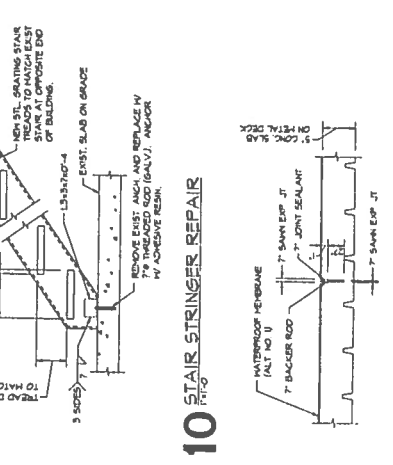
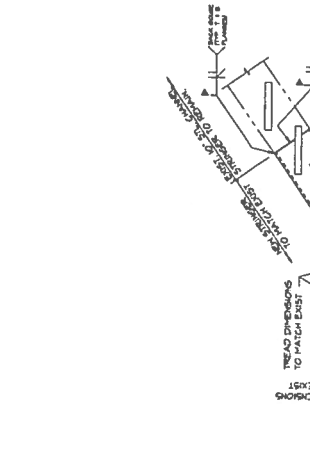
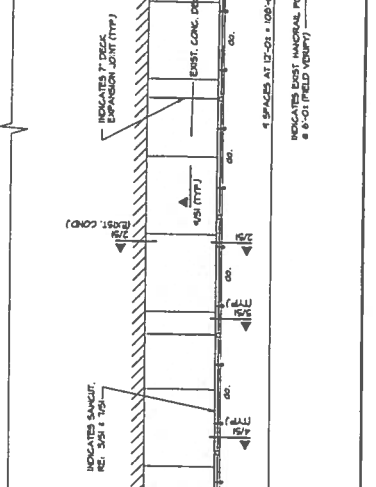
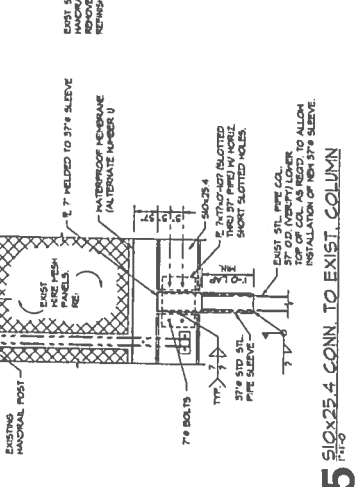
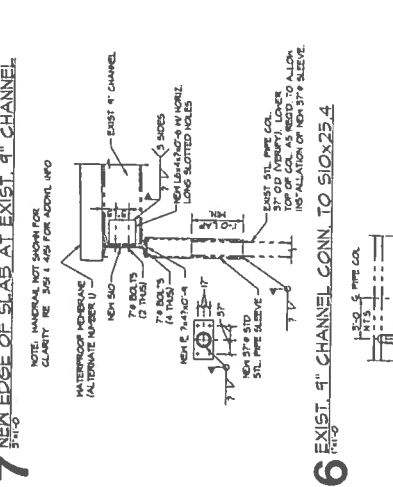
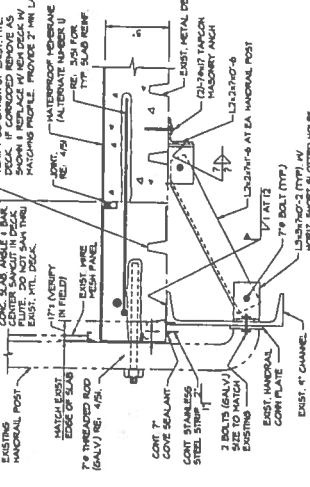
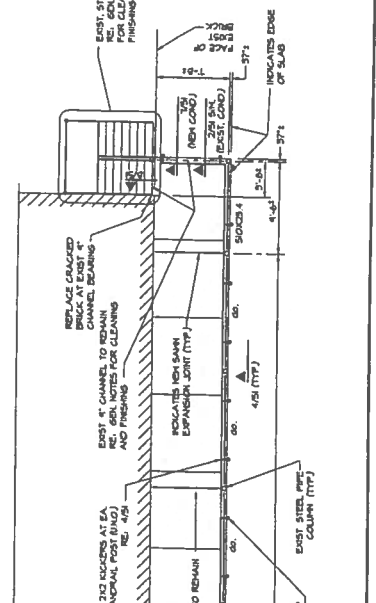
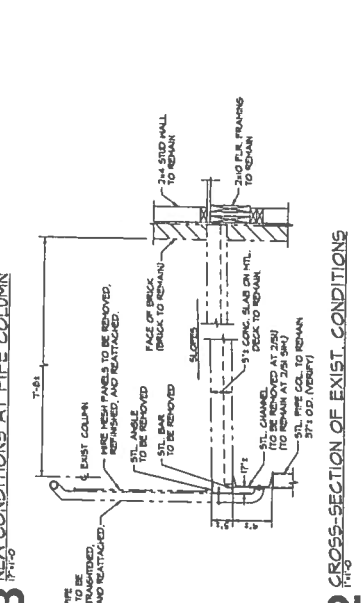
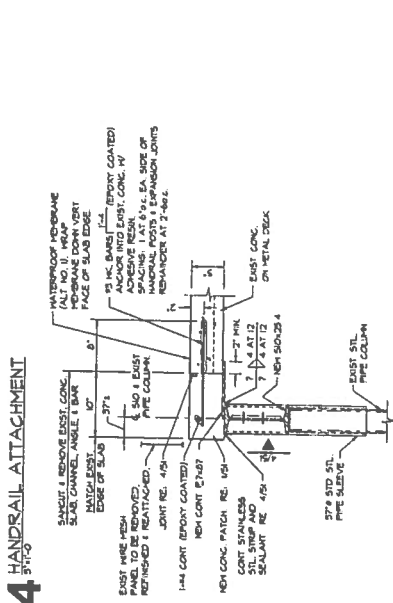
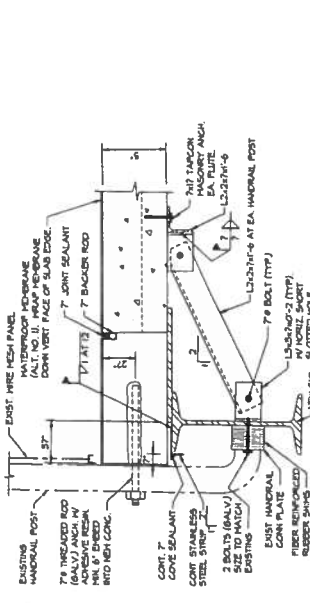
708 UNIVERSITY VILLAGE

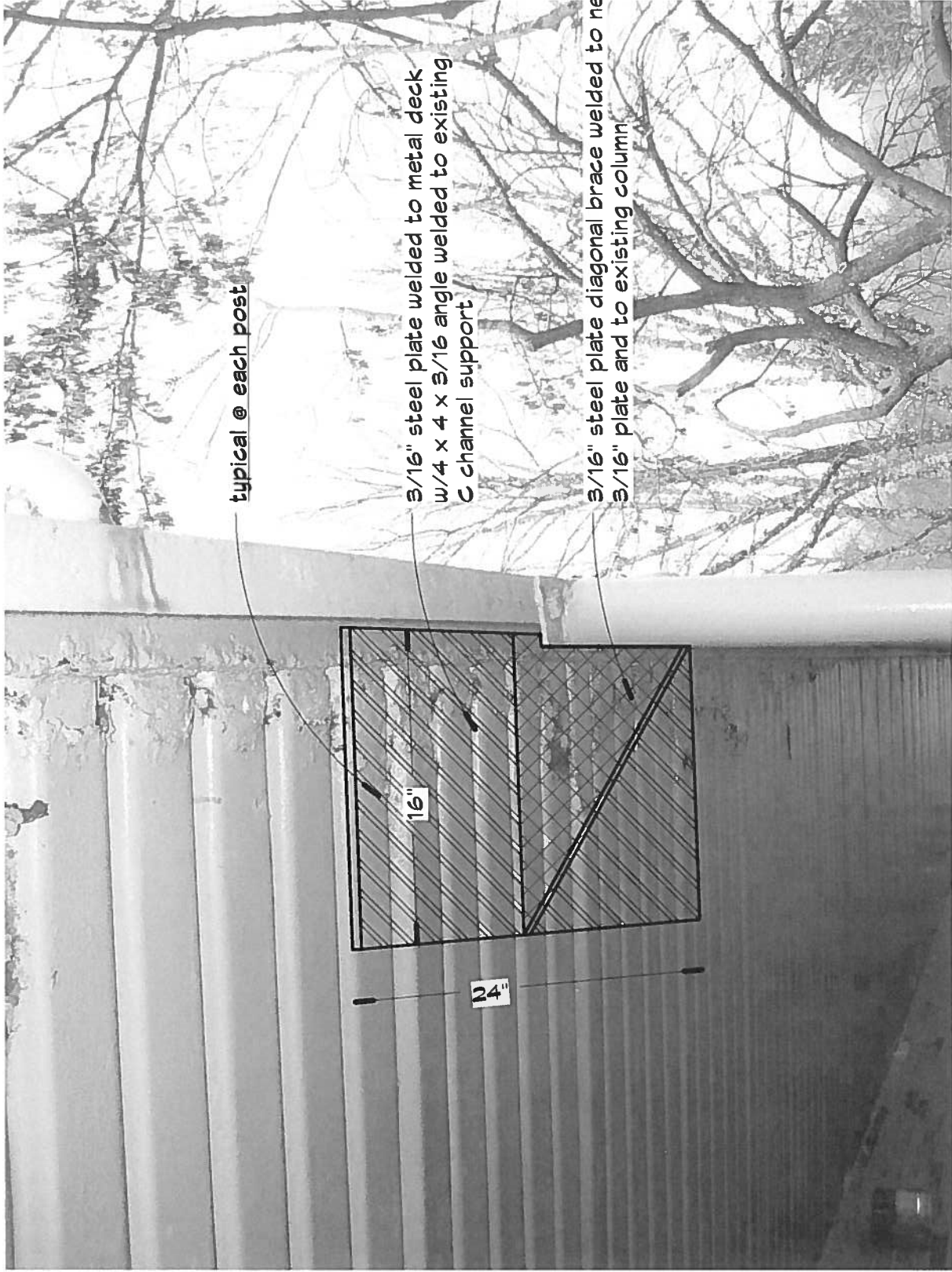
**CAMPUS FACILITIES
SPACE PLANNING & MANAGEMENT**
(573) 882-4506



DRAWN BY	CHKD BY
DATE	DATE
SCALE	SCALE
REVISIONS:	

- GENERAL
- REPAIRS
- CONCRETE
- STEEL
- NEW CONDITIONS AT PIPE COLUMN
- EXIST. 9" CHANNEL CONN. TO SIOX25.4
- CROSS-SECTION OF EXIST. CONDITIONS
- EDGE OF SLAB AT EXIST. COLUMN
- STAIR STRINGER REPAIR
- TYPICAL DECK EXPANSION JOINT



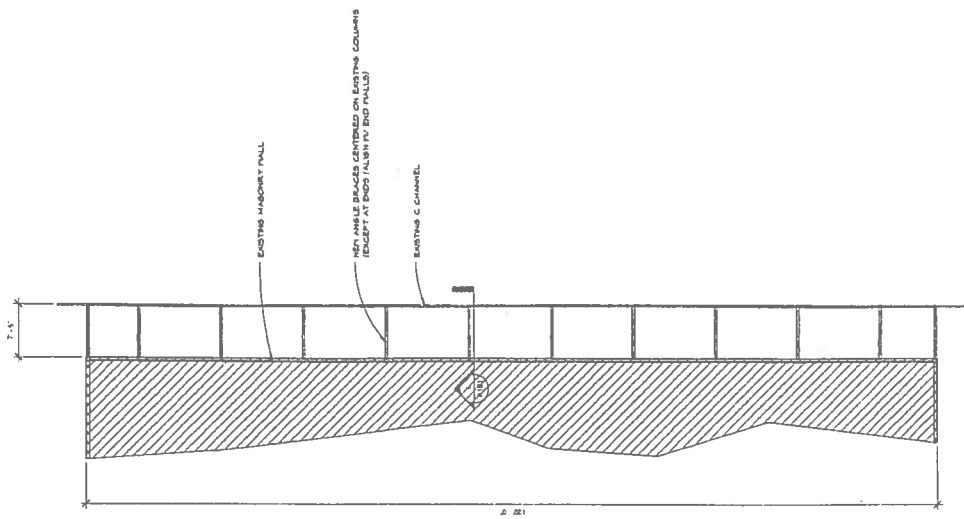
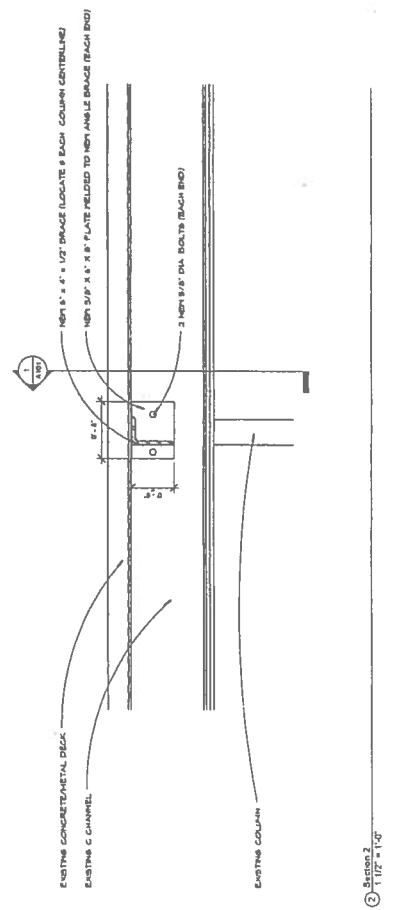
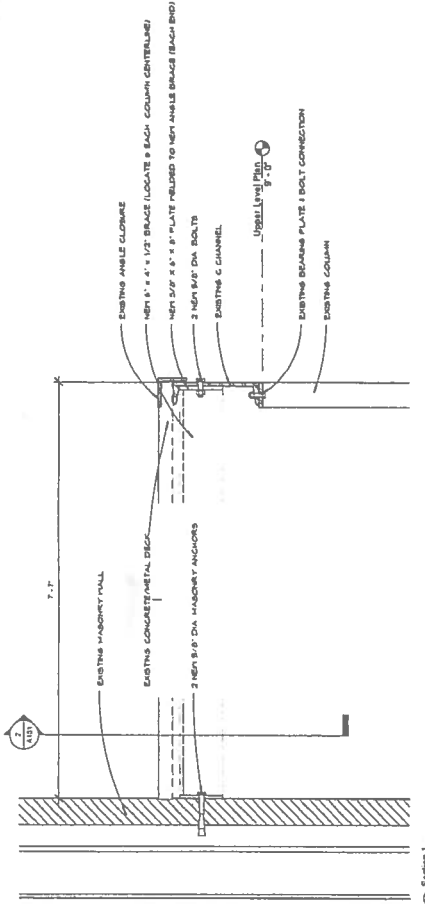


typical @ each post

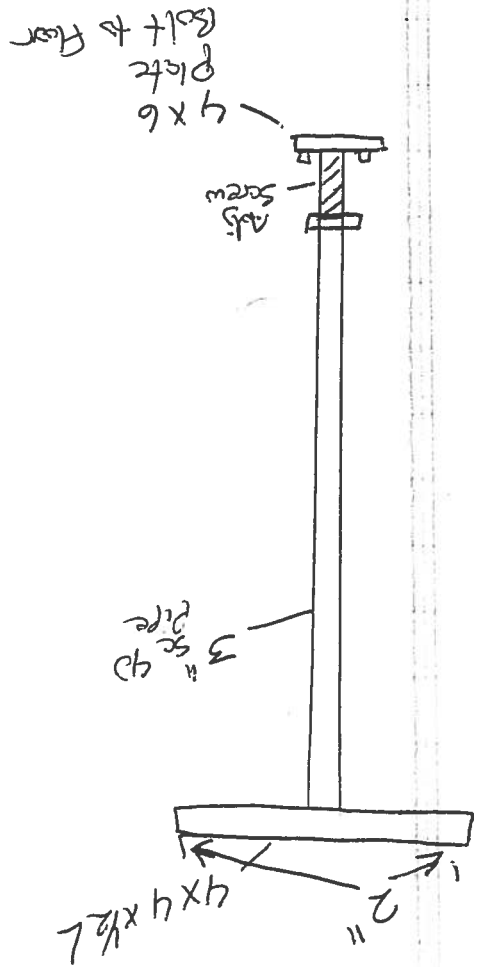
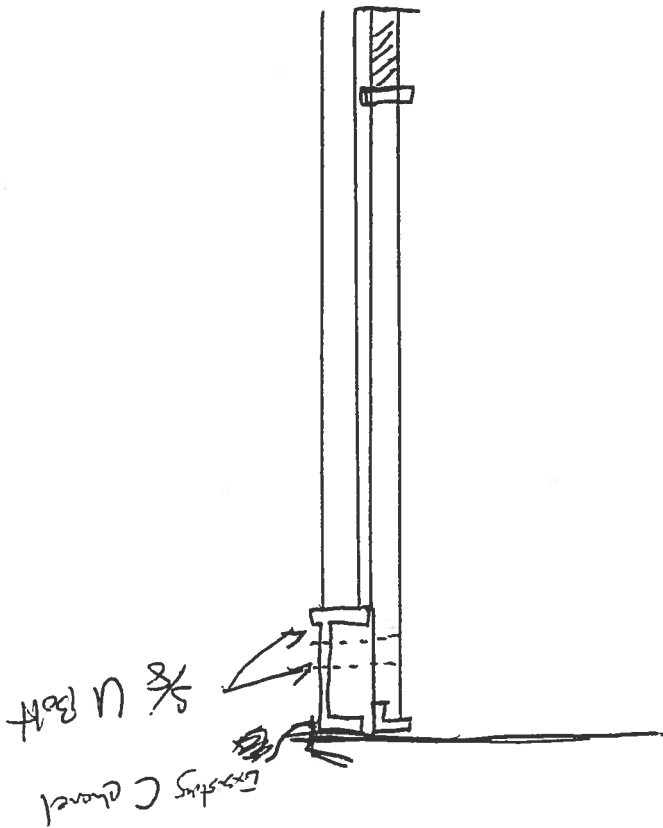
3/16" steel plate welded to metal deck
w/ 4 x 4 x 3/16 angle welded to existing
C channel support

3/16" steel plate diagonal brace welded to new
3/16" plate and to existing column

708 Deck 884-6424 Kevin Menard



3 Vertical Level Pin
 1/8" = 1'-0"



Soffits/Panning

Skaggs, Larry D.

From: Kenney, Michael P.
Sent: Thursday, May 13, 2010 1:21 PM
To: Potter, David R.; Driskill, Karla
Cc: Freeman, Stanley D.; Skaggs, Larry D.; Taylor, Albert; Forbis, James; Buschman, Michael; Rivers, Rocky D.; Sullivan, Stony L.
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- Clean up.

After we receive your approval to proceed, we will need a MoCode, with the authorized signer copied on the email. Your project will then be scheduled and Rocky will contact you to coordinate the work.

If you have any questions or need further assistance, please let me know and thank you for the opportunity to work with your department.

Old, Tammy L.

From: Kenney, Michael P.
Sent: Wednesday, May 05, 2010 10:37 AM
To: Old, Tammy L.
Cc: Skaggs, Larry D.; Driskill, Karla
Subject: FW: University Village Daycare Painting

Tammy, I authorize these overages, Rocky had alerted me beforehand and overages were understood. Please allocate additional funding for the University Village Daycare deck painting.

Thanks; Michael.

From: Driskill, Karla
Sent: Wednesday, May 05, 2010 10:33 AM
To: Kenney, Michael P.
Cc: Old, Tammy L.
Subject: FW: University Village Daycare Painting

Hi Michael,

Rocky sent you the email below stating that we were going to go over our estimate for University Village Daycare painting. Our estimate was \$4,115.00, the project is now complete, and the total work order amount is \$5,584.02. Do we have your authorization to bill the remainder of \$1,469.02? If you have any questions or need anything else, please let us know.

Thanks,

Karla Driskill

PD&C - Construction Services
Construction Project Planner/Scheduler
130 General Services Building
Columbia MO 65211
Phone: 573-882-5519
Fax: 573-882-9179
driskillk@missouri.edu

From: Rivers, Rocky D.
Sent: Monday, April 05, 2010 2:11 PM
To: Kenney, Michael P.
Cc: Skaggs, Larry D.
Subject: University Village Daycare Painting

Michael, Just wanted to let you know that we are getting close to the original estimate costs of two painters for one week. Power washing took a lot of the loose old paint off, but it also soaked in and made more of the paint start peeling. As per our conversation, we will continue for a couple of more days and see if we can get it finished.

Thanks,
Rocky

Old, Tammy L.

From: Kenney, Michael P.
Sent: Wednesday, February 26, 2014 3:07 PM
To: Old, Tammy L.
Subject: FW: Walk-thru at Univ Village Concrete Decks

-----Original Appointment-----

From: Kenney, Michael P.
Sent: Monday, September 20, 2010 9:12 AM
To: Potter, David R.
Subject: Accepted: Walk-thru at Univ Village Concrete Decks
When: Monday, September 20, 2010 10:30 AM-11:30 AM (UTC-06:00) Central Time (US & Canada).
Where: On-Site

Old, Tammy L.

From: Kenney, Michael P.
Sent: Wednesday, February 26, 2014 3:06 PM
To: Old, Tammy L.
Subject: FW: Village deck replacement

-----Original Appointment-----

From: Kenney, Michael P.
Sent: Thursday, November 11, 2010 12:41 PM
To: Sullivan, Stony L.
Subject: Accepted: Village deck replacement
When: Friday, November 12, 2010 1:30 PM-2:00 PM (UTC-06:00) Central Time (US & Canada).
Where: Res Life offices

Buschman, Michael

From: Palmer, Frances L.
Sent: Wednesday, January 25, 2012 8:17 AM
Subject: Completed Furnace, Hotwater Heater and Stove Inspections at Village
Importance: High

Dear University Village Residents:

As promised, here is the list of completed furnace, water heater, and stove inspections. Buildings 601, 602, 603, 604, 605 and 701 are complete.

Thank you for your cooperation in this very important inspection.

Sincerely,

Fran

Fran Palmer, Office Supervisor
University Student Apartments
Phone: (573) 875-1133
Fax: (573) 875-8411
palmerfl@missouri.edu or
umcreslifeapartments@missouri.edu

Buschman, Michael

From: Palmer, Frances L.
Sent: Wednesday, January 25, 2012 3:48 PM
Subject: Completed furnace inspections at University Village

Importance: High

Dear Residents of Buildings 702, 703 and 709 University Village:

The furnace, hot water heater and stove inspections in your apartments have been completed.

Thank you for your cooperation.

Fran

Fran Palmer, Office Supervisor
University Student Apartments
Phone: (573) 875-1133
Fax: (573) 875-8411
palmerfl@missouri.edu or
umcreslifeapartments@missouri.edu

Buschman, Michael

From: Palmer, Frances L.
Sent: Friday, January 20, 2012 4:02 PM
Subject: Very Important Maintenance Work in All Apartments at University Village
Importance: High

Dear Residents of University Village:

Starting **Monday, January 23, 2012**, maintenance staff will be entering all apartments at University Village to do important safety checks of all furnaces, hot water heaters and stoves. While in your apartment, maintenance will be changing out the gas line connector to the stove. In order to facilitate this, the stove will need to be moved out away from the wall. **Therefore we are asking residents to have the following items completed by Monday as follows:**

1. Clean the top area of the stove of all items—pots, pans, etc., as the stove will be moved out away from the wall during this process.
2. If your stove top is dirty with grease, please clean it.
3. If there is counter area directly adjacent to the stove, you might want to also clear off this area so items will not be knocked off when the stove is moved out.
4. If you have any items in front of the door to the furnace or hot water heater closets please move them as staff will need access into these areas.
5. If you have any personal items stored in the furnace or hot water closets, please have them removed completely. Items should not be stored in these areas as this can be a fire hazard.

This work will be on-going until completed. It is estimated, that maintenance will be in each apartment approximately 45 minutes each. Work will be from 9 a.m. to 3:30 daily. We will be starting with buildings 601, 602, 603, 605, 701 and 706 first, but all units will be done eventually.

Due to the large scale of this project, staff will not be leaving the usual hang tags on the doors. However, we will try to send out notification to appropriate residents as each building is completed.

Thank you for your cooperation.

Sincerely,

Fran

Fran Palmer, Office Supervisor
University Student Apartments
Phone: (573) 875-1133
Fax: (573) 875-8411
palmerfl@missouri.edu or
umcreslifeapartments@missouri.edu

Kenney, Michael P.

From: Kenney, Michael P.
Sent: Thursday, October 25, 2012 12:37 PM
To: Arnet, Nicole A.; Green-Sappington, Harriett; Partise, Mark J.
Cc: Freeman, Stanley D.
Subject: RE: apts tour

I agree with the apartment locations. Michael.

From: Arnet, Nicole A.
Sent: Thursday, October 25, 2012 8:24 AM
To: Green-Sappington, Harriett; Kenney, Michael P.; Partise, Mark J.
Cc: Freeman, Stanley D.
Subject: RE: apts tour

Here's the info sheet we came up with....

From: Green-Sappington, Harriett
Sent: Wednesday, October 24, 2012 4:02 PM
To: Arnet, Nicole A.; Kenney, Michael P.; Partise, Mark J.
Cc: Freeman, Stanley D.
Subject: FW: apts tour

There is something in here for everyone below!

Michael – catching you up Apartment tour Cathy has requested. We will be conducting two separate times . . . student reps from Grad Professional Association and Missouri Student Association are being offered a separate tour time because Ellen couldn't get calendars for both groups to sync. The student tour is scheduled for 3 pm on Wednesday, 10/31. The administrators will tour on Tuesday, November 6 at 3 pm. Frankie will drive, picking up both groups at the south entrance to Jesse Hall. Please take a look at the locations below and make sure you agree, if yes, I'll alert Toni so pathways are clear. Let me know if the locations need to be tweaked.

Nicole –

Below are the apartment tour locations that Mark, Michael and I discussed yesterday. I've yet to receive any feedback from Frankie on the email below, the locations or the notion of RL staff doing a pre-tour. If we can't work FM into a pre-tour schedule, maybe Michael, Mark and I do a quick run ourselves on Friday. Can you send us the PDF of information that Frankie/Cathy asked you to prepare for the committee – it included info on each property? We can look and decide if there is additional information that we want to provide, in writing at the time of the tours.

Mark –

I think it's important that the student group on 10/31 get the exact same tour and information that the administrators will receive when they tour on 11/6. I want them all to see and hear the same things – so when they are re-convened there isn't any doubt they all saw the same thing (this is where additional handouts might be helpful). Since I'll be out of the office on 10/31 – Nicole has told Frankie he needs to do the tour with the students and he is arranging his schedule to make this happen. My question to you is do you feel comfortable fielding process questions if they arise (I have no idea what to anticipate from this group); I really do believe the emphasis of the tour should be on the condition of the apartments and what we have to do to maintain them (here's where Michael comes in), though I expect we may get some questions about how reassignments might go, relocation assistance, etc. You might look in the files to find copies of communications that went out to students when we closed Terrace, as a starting point.

Harriett

From: Green-Sappington, Harriett
Sent: Wednesday, October 24, 2012 12:08 PM
To: Minor, Frankie D.
Cc: Partise, Mark J.
Subject: apts tour

Frankie –

Do you want me present for the apts tour? I feel like Michael and/or Larry is essential. I know we typically don't want to overwhelm the tour group, but that we want to have the most knowledgeable people present.

Do you want to do an advance tour to see what we intend to show the tour group? If yes, we'll work to schedule something yet this week – or you can do it next week with Michael and Mark, while I'm out.

Need a bit of guidance on this.

Locations identified for the tour:

- MH 7 and 8 D/E stack – tubs and appliances pulled away from the walls exposing the area where work is required to replace the plumbing risers.
- Heights 4J – this apartment recently vacated – we'll at least make sure it is clean.
- Village Furnace replacement effort underway in Building 605.
- Tara – emergency apartment

Harriett

Buschman, Michael

From: Arnet, Nicole A.
Sent: Wednesday, February 08, 2012 12:29 PM
To: Forbis, James; Freeman, Stanley D.; Old, Tammy L.; Skaggs, Larry D.; Buschman, Michael; Kenney, Michael P.
Cc: Green-Sappington, Harriett
Subject: UV inspection notes
Attachments: UV inspection notes.docx

Everyone –

Attached are the notes from the University Village inspections.

-Nicole

University Village Inspection Notes

2/8/12

University Village Mechanical Room inspections have been conducted by Residential Life staff. During these inspections they were gathering age information of equipment and inspecting for safety concerns with the equipment. The findings are as follows:

University Village Building 601: All mechanical rooms contain Asbestos piping insulation and transite board Asbestos is also found in all other mechanical rooms of the buildings except 702, 703 and 709. These three buildings have been renovated and the asbestos was removed during renovation. There's no need for concern at these locations.

During inspections, there were a concerning number of problems that were connected by our staff that ranged from main flue separation, water heater vent piping that had developed holes due to the aging pipe and outdated connection issues with gas line connections although buildings such as 604, 704 and 707 have had minor renovation upgrades, it was found that an estimated 90% of the furnaces and water heaters are still in excess of 25+ years of age with the exception of a few we have replaced due to problems that have occurred.

University Village Buildings 603 and 605 represent our immediate concerns as they contain mechanical equipment that is in excess of 50 years old.

It is our proposal to upgrade the mechanical equipment in our concerned buildings to total electric and eliminate the concern of gas equipment and CO₂ issues that have been occurring on a more regular basis. Even though we have installed CO₂ detectors throughout our apartments, the problems we have discovered warrant a more aggressive approach to protect our students and their families. We face the same issues at University Heights and propose the following:

Buschman, Michael

From: Old, Tammy L.
Sent: Thursday, February 23, 2012 9:32 AM
To: Houg, Rita E.; Freeman, Stanley D.; Green-Sappington, Harriett; Brownfield, Jessica L.; Weber, Kenna L.; Kenney, Michael P.; Forbis, James; Buschman, Michael; Winfrey, David N.; Gannan, Laurie; Pruitt, Howard; Proctor, Mary; Rush, Atonja; Menning, Michael F.; Woodbury, Jack; Skaggs, Larry D.
Subject: Project List
Attachments: Projects 2012.xlsx

Here is the updated project list for Spring/Summer. If there are any additional changes or corrections, please let me know.

Thanks-Tammy



Tammy Old
Administrative Associate
MU-Residential Life-Maintenance Center
1601 Old Highway 63 S
Columbia, MO 65201
573-882-7388
oldt@missouri.edu

HN	IR upgrade	Outside Contractor		Summer
JN/WS	Elevator project	Outside Contractor/RL		Summer
JN/WS	-Bike racks	RL-Carpenters/Masons	-May 16	Summer (MAY)
JN/WS	-Water test existing windows	Outside Contractor	16-May	Summer (MAY)
LS	Main Lounge carpet replacement	EHS/Outside Contractor		Summer
LS	Heat exchanger	Campus Construction		Summer(7/16-8/6)
MD	Repair panels	RL-Electr/HVAC	Fill in work	Summer
MD/SWCH	House lounge furniture repair	Outside Contractor		Summer
MH	Stack upgrades (1D/2D/1E/2E)	RL-All trades		Summer
MT	2nd heat exchanger	Campus Construction		Summer
Various Bldgs	Concrete repair/Cleaning	RL-Masons		Summer
VIRGINIA AVENUE 2012				
VA	remove linen cores @ VA and reset for DG	RL-Locksmith		Spring
	Dehumidification units	Outside Contractors		Summer
	T-Stat install	RL-HVAC		Summer
	Panel/switchgear maintenance	RL-Electricians		Spring
	DY-Shower repair	Outside Contractors		Summer
	bottle filler drinking fountains installation	RL-plumbing/plasterer/paint	All bldgs-1st floor	Summer
	EE-house lounge furniture upgrade	Outside Contractors		Summer
	RY-elevator lobby 2nd floor carpet replace	Outside Contractors		Summer
	Attic heat EE/RT	RL-Electricians		Summer
	DY - Recess entry door operator	RL-E Techs		Summer
	Ampitheatre-Change out Bega Lighting	RL-Electricians		Summer
	Extra Painting	RL-Painters/Students		Summer

Apartment Project	Trades	Notes/Dates
SPRING BREAK 2012		
TARA	pool ADA Study	RL- Spring/Summer
MH	6F/7F/8F remodel	All staff 4F released in August
UH/UV	Repair Drain issue	RL-Pipefitters Spring
UV	Fire alarm testing- UV Daycare	RL-BMM Spring
Univ Hts	benches-install in areas	RL-Masons Spring
Univ Village	benches-install in areas	RL-Masons Spring
SUMMER 2012		
All apts	Turnover painting	Campus Construct Summer
All apts	Playground fencing	Outside Contrator/RL Summer
MH	D & E stack upgrades	All staff Summer
Off Campus	Walk through/inspections	RL staff Summer
TARA	Siding replacement	Outside Contrator/RL Summer
TARA	Add house panels	RL-Elect/Masons Summer
TARA	Dugouts cleaned weekly	RL-Students Summer
Univ Village	furnace upgrades	RL-HVAC/Outside Contr (?) Summer
Univ Village	Deck repairs	RL-Masons Summer
Univ Village	Kitchen Cabinet upgrades	RL-Carpenters Summer
ONGOING		
TARA	HVAC Stack Upgrade	Campus Construct Ongoing
TARA	GFI-Closet lighting	RL-Electricians Ongoing
Univ Village	708 Study for potential remodel	RL-All trades Ongoing