Major Maintenance Definition

- Initiated in 1989
- Up-grade and maintain all buildings at current, competitive standards
- Address code and safety issues, mechanical, electrical and plumbing systems, exterior and structural shortcomings, cosmetics, and immediate landscape issues
- The dollars are not to be spent to alter buildings, change program, or to renovate
- Dollars should extend the life of whatever is being corrected for the cycle of life designated for the building (typically 10 years)
- The University set out to put aside 2% of its facilities’ value for this purpose
MAJOR MAINTENANCE ANNUAL PROCESS

- Solicit MM Proposals/ Broadcast Email
- Facilities Team & FiFAC Chair Review & Evaluate Proposals
- Prioritize 3 Year Plan
- Facilities Planning Cte. Approval
- Communicate The Plan
- Compile Bid Packages & Award
- Project Meetings & Material Procurement
- Construction
- Punch List & Close Out
- Facilities Team & FiFAC Chair Review & Evaluate Proposals
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Campus Portfolio Facts

Distribution of Space by Function

- Academic: 39%
- Residential: 38%
- Athletic: 10%
- Administrative: 6%
- Student Life: 4%
- Support: 3%

Campus Portfolio Facts:
Building Count: 301
GSF: 2,744,520
Maintained Acreage: 219
FY 14 MAJOR MAINTENANCE BUDGET

Original Major Maintenance Funding $ 8,782,000

Debt Service

- Clark Hall $ (1,000,000)
- Foss Hill Fire Upgrades and Renovations $ (352,614)
- House Renovations and Fire Code Upgrades $ (176,307)

Total Debt Service on Major Maintenance projects $ (1,528,921)

Net Available for Major Maintenance FY 14 $ 7,253,079
Snapshot of Summer 2013

http://www.wesleyan.edu/construction/majormaint/FY_14_Data/fy_14.html

- **Life Safety**
  - Fire alarm and sprinkler installation at 148 Church Street
  - Blue Light phone installation at Olin Library
  - Upgrade carbon dioxide suppression systems in Hall Atwater basement chemical storage room, first floor chemical waste room and first floor Chemistry chemical storage rooms
  - 100 cubic yards of lead containing material removed from campus through renovation projects
  - Asbestos abatement in various locations throughout campus

- **Residential renovations**
  - New flooring in 9 dorm rooms in Foss Hill 9, 2 dorm rooms in Foss Hill 4 and 7 wood frames
  - Interior renovations to 7 undergrad wood frames; including kitchen and bathroom renovations
  - Porch replacements to 4 undergrad and grad wood frames
  - Window replacements at 5 undergrad wood frames
  - Window replacements at 3 faculty/staff wood frames and the 272-278 Court Street Apartments
  - New toilet and shower partitions in Foss Hill 1-7
  - Exterior painting and carpentry repairs at 240 Washington Street
  - Bathroom and kitchen renovations at 272-278 Court Street Apartments
  - Masonry pier replacement at 200 High Street
  - Restoration of the bluestone entries at Butterfield B and C
  - Boiler and furnace replacements at 26 undergrad and rental property locations
Snapshot of Summer 2013

- **Academic Renovations**
  - New carpeting in Center for Humanities and 171 Church Street
  - New flip classrooms in Fisk Hall 201 and Millet Room at the Russell House; including furniture and carpeting
  - CFA Music Studios 026 music practice room acoustic door installation
  - Installation of new HVAC system in CFA Rehearsal Hall and renovation of the adjacent control room
  - Waterproof flooring, floor drain and toilet partitions installation at Fisk Hall mens, womens and ADA toilet rooms on 3rd floor
  - New lighting in Exley Science Center 058 and Van Vleck 110
  - Refurbish Van Vleck Observatory large dome
  - Olin Library elevator modernization
  - 160 Cross Street renovation to new dance space

- **Athletic renovations**
  - Replacement of the Andersen Outdoor Track and installation of a new artificial turf infield

- **Administrative Renovations**
  - Center for the Americas window restoration, metal roof coating and new entry porches
  - Exterior painting and carpentry repairs to 301 Washington Terrace-Cinema Archives
  - Exterior painting and new windows at 212 College Street-Human Resources
  - Restoration of the Alsop House east verandah and verandah roof
Snapshot of Summer 2013

• Exterior envelope projects
  – Exterior limestone repointing at the CFA Theater
  – Address water infiltration in the tunnels of CFA Complex
  – Wood frame roof replacements346 Washington Street, 23 Vine Street, 72 Home Ave, 64 Fountain
  – Vinyl siding installed on 2 undergrad and 1 rental property wood frame

• Energy Initiatives
  – 2013 building envelope and energy conservation projects =$2.9 Million
  – 415 Energy Star insulated glass windows installed in 11 wood frame and program houses
  – Energy Star insulated glass window restoration at Center for the Americas
  – Programmable network thermostat installation in wood frames

• Campus landscape projects
  – Partial Asphalt walkway replaced in CFA Complex
  – Replacement of asphalt curbing in campus wide parking lots
  – New landscaped entry to Vine Street parking lot
  – Tree removal and planting plan
  – WesWings patio renovation
  – WildWes stair installation and permaculture at Butterfield C

• Infrastructure projects
  – Installation of Cogen at Freeman Athletic Center
  – Vine Street to Freeman Athletic Center electrical ductbank installation
  – CFA Complex steam and chilled water replacement
  – Foss Hill 10 to Fayerweather steam and chilled water replacement
  – 15K 6/11 campuswide electrical loop cable replacement
  – Design for the replacement of steam/hot water distribution from Vine Street to Freeman Athletic Center,
  – Replacement of water main and curtain drain at CFA Art Workshops
FY 14 Before and After

FAC Andersen Track Replacement & Synthetic Turf Field

Before

After
FY 14 Before and After

211B Pine Kitchen & Bathroom Renovation

Before

After

171 Church Street – Interior Finishes

Before

After
FY 14 Before and After

200 College Exterior Paint & New Windows

Before

After

Alsop House - Verandah and Roof Replacement (in progress)
FY 14 Before and After

Center for American Studies, 255 High St
Porch Repairs, Roof Repairs & Window Restoration

Before

63 Pearl Place
Exterior Painting & Window Replacement

Before

After
FY 14 Before and After

44 Home Ave Window Replacement & Porch Repairs

Before

After

200 High St Column Replacement

Before

After

170 Cross St Vinyl Siding & Window Replacement

Before

After

During
FY 14 Before and After

182 Cross St Vinyl Siding

Before

After

240 Washington St Exterior Painting & Carpentry Repairs
FY 14 Before and After

Court Street Apartments
Window Replacement

Before

After
FY 14 Before and After

47 Brainard Ave
Porch Replacements

49 Home Ave Porch Replacements

Before

After

Before

After
FY 14 Before and After

Film Archives Porch Repairs, Exterior Painting, Handrails

Before

After
FY 14 Before and After

76 Lawn Ave – Vinyl Siding, New Windows, Kitchen & Bathroom Renovations & New Heating System

Before

After
FY 14 Before and After
Foss Hill 1-7 Toilet & Shower Partition Replacements
FY 14 Before and After

Fisk Hall Third Floor Mens / Womens / ADA Bathrooms- Waterproofing, Floor Drain Installation & Paint
FY 14 Before and After

CFA A Rehearsal Hall HVAC Replacement & Control
Room 013 Renovation
FY 14 Before and After

VVO Large Dome Interior Metal Frame Painting & Wood Preservation – Walnut Shell Blasting (in progress)
FY 14 Before and After

CFA F Music Studios 026 - Acoustic Door Install & Finishes
Rappaport Gift
FY 14 Before and After

Wyllys Ave to CFA Crowell Mechanical Room
Steam & Condensate Replacement

Foss Hill 10 to Favyerweather
Steam & Condensate Replacement
MAJOR MAINTENANCE PROJECTS
PARTIAL DEFERRED LIST

– Davison Health Center Exterior/Interior Renovation $5.6 M
– Bacon Field House Floor Replacement $605,000
– South College Exterior/Interior Renovation $8.1 M
– Renovation Judd Hall Exterior/Interior Renovation $11.1 M
– Refurbish Tennis Courts 9-16 $630,000
– Richard Alsop IV House Historic Restoration of the $15.2 M
– CFA Music Studios HVAC Replacement $363,000
– Russell House Replace Windows and Trim $663,000
– Butterfield Residence Halls Replace Windows at $3.5 M
SUSTAINABILITY

• Construction Waste Management

  – Salvage  Reuse  Recycle

  • Asphalt
  • Asphalt shingles
  • Concrete
  • Metals
  • Window glass
  • Wood
  • Field office waste, including office paper, aluminum cans, glass, plastic, and office cardboard
  • Furniture
  • Toilet accessories
SUSTAINABILITY

• “Green” Materials
  – Denim batt and cellulose blown-in insulation
  – Post consumer content carpet squares
  – Low/No VOC paints/finishes
  – Asbestos-free products
  – PVC free flooring
  – Use of Forest Stewardship Certified wood
  – Composite materials for exterior decking, railings
  – Energy Star windows, appliances
    • Student Woodframes / Rental Properties
    • Human Resources
    • Center for the Americas
  – Water reducing aerators
  – Low sone fans
  – Programmable network thermostats
    • Woodframes
  – Companies that are committed to sustainable design