FY 2014 - 15
Division of Facilities Services
Annual Report June 2015
Overview:
The Associate Vice President oversees six areas, each managed by a Director, (other than Emergency Management) that provide critical support services to the WCSU community. The six areas are:

1. Environmental and Facilities Services
2. Facilities Planning and Engineering
3. Facilities Scheduling and Promotion
4. Environmental Health and Safety
5. WESTCONNect
6. Emergency Management

Fiscal year 15 has been a transition year for facilities; the Division was split at the start of the fiscal year due to the departure of Paul Reis, VP for Finance and Administration. Since that time significant improvements to the organizational directions have been made. Two-customer service surveys were conducted, the first by Sightlines and the second by Enrollment Management. The surveys identified key points, which students and staff viewed as being critical to our delivery of service and elements, which would result in increased customer satisfaction.

Key points were:

1. Winter Weather Management
2. Communication of status and timelines
3. Improve Facilities such as lounges and recreation center

Improvements to customer service, deliverables, project time lines, communication, and efficiencies were targeted. Winter weather management improvements will continue to be problematic unless a significant investment is made in internal or external resources.

Organizationally there have been several impacts due to the interim reorganization, 3 of the 5 directors are in interim assignments, and this situation has had both challenges and benefits. Learning curves have impacted efficiencies, on occasion timelines have slipped on projects, and there have been occasions where false starts have resulted in confusion and anxiety. The benefits are clear; the team is developing quickly, synergy exists between the facilities team
members, they are supportive and complimentary of each other. In spite of the challenges the team has had a spectacular year with significant achievements, which have been recognized across both campuses (see list of team projects on Appx. A)

The division has rallied to identify itself as a center of competency and stability during this time of unknowns. Key goals have been to deliver measurable “value” to the university and its student population. Increasing customer satisfaction resulting in increased retention and enrollment continue to be the drivers.

Ultimately, our students have benefited from initiatives such as the new recreation center, in Berkshire Hall, the White Hall knuckle Lounges, Higgins Hall Lounge, Midtown Recreation Field, and Higgins Hall Production Studio, just to name a few. The Division has adopted a “no huddle offense” strategy; this new direction has allowed the team to work together to develop projects quickly for our students. Under previous models and while using traditional methodologies, the above referenced projects would have had to go through the State Department of construction Services, a consulting engineer would have been assigned and designs would have been generated. The traditional process has been known to take as long as two years before construction would even start. The typical timeline for projects of this magnitude could be longer than a cohort of students would be at Western. This new model revolves around the use of “in-house” resources at an exceptional value. The project team always includes design and construction administration. In the event that internal resources are available, construction services are also provided through the use of internal staff. The value of the internal resource could be as high as 30% of the overall construction budget.

While this “no huddle offense” isn’t appropriate for all projects, it has worked well for internally designed and administered work. The shift has allowed immediate success while we wait for permanent long term and strategic solutions.

Additional improvements to the university’s structure have included an enhanced organization of how emergency management services are deployed at Western. A determination was made that key personnel within the Division had the experience and expertise to guide the deployment process. As a result, the Emergency Management Steering Committee has made a recommendation to the President designating the Facilities Services division as the designated lead on all emergency management activities (other than law enforcement).

As an active member of the University community, I make an active effort to be engaged and available. I routinely participate in departmental meetings to gain a better sense of department morale and workplace challenges. I hold Direct reports meeting weekly, Project review Meetings Quarterly, Emergency Management Meeting Monthly, and One-on-one meetings with my direct reports on a weekly basis. This level of availability has helped me earn the trust of my team and has allowed me the insight that I need to anticipate issues and strategically guide my staff toward the right path.
While it is not shown on the organization chart, the Ives Authority, a municipal authority of the City of Danbury continues to be a major partner of the University. During this FY, the Authority’s land use agreement with the University was due for renewal. While I am not on the board, I did take the lead on negotiating a revised agreement with the City of Danbury, and after several planning meetings and conversations with all the interested parties a revised agreement was drafted and approved. While some parties were dissatisfied with the final arrangement I feel that significant improvements were made to the existing language, giving the university flexibility to enhance it’s ability to generate revenue from this university owned venue.
**Personnel:**
The five Directors within the Division are all seasoned and experienced professionals. They are respected in their fields and are routinely used as external resources and recognized for their competency. Pano Koukopoulos, Interim Director of EHS, serves as an Instruction to the State Fire Academy, is on the Region 5 HazMat team, and routinely instructs fire departments throughout the state. Deanna Schaab, who recently returned to her regular duties, was asked to present this year at users group conference for one-card systems. Her experience with CBORD and security systems and locks has been considered innovative and state of the art. Peter Visentin, Director of Planning and Engineering, is a recognized expert in the field of architecture and adds value to every project on campus. John Murphy, Director of Facilities Planning and Promotion has a steady finger on the pulse of the local community, his efforts to generate revenue from graduations, concerts, and shows have allowed the use of that revenue stream to replace the roof at the O’Neill center and pay for a replacement athletic floor in the Feldman Arena. Michael Spremulli, Interim Director of Facilities Operations has 25 years experience with commercial construction and project management. His expertise has allowed us to carry the ball further than ever before. Construction administration and project management have benefited from his experience.

**Discussion:**
The operational stresses included:

- High vacancies in Facilities, particularly in the HVAC, Grounds, Custodial, and Electrical areas due to the hiring freeze instituted to meet financial targets
- Staff shortfalls in Facilities Scheduling and Promotion.
- 5% OE budget Rescission
- Interim Directors performing multiple jobs and additional duties.

Despite these challenges, FY15 contained many successes, including:

- Satisfactory financial performance within the Division in spite of the 5% budget reduction, a severe winter, increased OT due to staffing freezes, the team was able to support the university seamlessly and without observed interruptions of service.
- Recognized superior results for the University’s maintenance, custodial and grounds functions as assessed by Sightlines, a third-party consultant hired by the Board of
Regents to review facilities and capital improvement measures across the system (Third Consecutive Year)

• Continued improvement of emergency management practices, with smooth, well-communicated responses made to several snow events. Monthly steering committee meetings are held ensuring that progress continues to be made. Additionally, tabletop exercises, training, and drills of the plan were held over the course of the year adding to the comfort level of the plan.
• Team approach to construction management and “No Huddle Offense” strategy to project development.
• Design, funding, and initial work on several major capital projects: Litchfield Hall renovation, new police Department Construction, White Hall Space Planning, White Street Redevelopment Project, and Higgins Hall Renovation.

Further achievements by areas within the Division, particularly those that support recruitment, retention, student success, service improvement, and cost control, are identified below and, in greater detail, in the subsequent department reports.

Facilities Planning and Engineering

• Managed or supported more than 30 capital projects throughout the year, despite a small staff
• Completed various projects with costs totaling over $8 million (includes VPA FF&E)
• Engaged in various projects with budgets totaling $70 million.
• Continued to represent WCSU effectively in all aspects of the Major Capitol Construction Process.

Environmental and Facilities Services

• Managed the University’s single largest service department effectively despite staff shortages throughout the year. The Sightlines facilities evaluation report stated WCSU’s staff was delivering equal or better services but at much lower cost than our peers.
• Filled a vital leadership role in managing the University’s emergency operations planning efforts.
• Managed campus operations effectively through several heavy snow events with a greatly reduced staff.
• Provided effective support to campus-wide events,
• Played a critical management, support, or advisory role in many minor capital projects throughout the year.

WESTCONNnect

• The Director took a leadership role in the Registrar’s office as the Interim Registrar. During her assignment she delivered service and customer improvements.
• Rebecca Devine thoughtfully guided the department through several storms and delivered excellent results. Issued over 5100 University ID Cards, responded to over 950 Lock and access control work orders, processed over 5500 access requests and managed all security and access control issues on all construction and renovation projects.
• Managed significant access control deficiencies as part of the VPA commissioning process. Ensured a successful and on time opening of the building.

Facilities Scheduling and Promotion
• Managed a significant proportion of all university events, worked with numerous out-side clients and student organizations to plan and coordinate invents such as Commencement and Graduate Commencement, WestFest, Orientation, Numerous Graduations, athletic and academic camps and again hosted the Medical Mission of Mercy dental services event in March 2015.
• Attracted and retained new major clients expanded our rentable space by offering the Ives Concert Hall in White Hall as a revenue-generating venue.
• Generated net revenues of over $600K

Vice President
• Working with university leadership and the facilities team developed a strategy to absorb a 5% budget recession closing FY15 cost neutral. Cuts were absorbed while minimizing impacts to students.
• Resurrected the Facilities Request Process, assessed all facilities requests as part of the budget submittal process. All requests were reviewed and a steering team comprised of academic and facilities representatives worked to prioritize and act on the requests.
• Continued effective communication with the University, its customers and constituents. Redesigned and enhanced the Facilities Website, E-mail weekly project updates to all university faculty, staff, and students. Conducted Customer Satisfaction Survey, and recently started a Facilities Twitter account giving student access to real time communication with the facilities staff.
• Worked With Facilities Operations and Facilities Planning to better define campus standards so that aesthetics and affordability are managed.
• Engaged with Ives Board, City legal staff, and the Mayor of Danbury to redefine the working relationship with the City, the role of the Ives Authority has at the WS campus, and investigate opportunities for enhanced revenue generating opportunities.
• Designated as the lead Emergency Manager for the University, spearheaded the continued development of the emergency operations plan, developed an emergency operations website, and tested the system and process to ensure effective use of the university developed systems.
• Worked with Institutional advancement to apply for and win and The Morris Media Group Energy Efficiency Award.
Developed Opportunities for campus stewardship through programs such as “Adopt-a-planting Bed” and campus clean up days.

**Challenges:**

- Lack of funds for major renewal increasing the valuation of the university's deferred maintenance to $200 Million. Sightlines showed that WCSU is severely under spending on the renewal of its existing buildings compared to its peers. As our buildings age, this will set us up for significant deferred maintenance issues and, long term, greater expense.
- $14.4 million in OE and Minor Cap required this FY in order to “sustain current operational status”
- WCSU spends Minor Cap bond funds at a slower rate than all other ConnSCU 4 year institutions.
- Management of WCSU’s emergency planning by committee, rather than by a dedicated professional.
- Prolonged vacancies throughout the Division is severely impacting moral, increase workers comp claims, and saturating the ability of the work force to sustain expectations and standards.
- Work order management statistics show a significant decrease in productivity due to vacancies.

**Conclusions:**
The Facilities Division had a comprehensive, positive, and substantive impact on the University, its students, staff, and faculty in fiscal year 2015. The division provided a wide range of services of a consistently high quality and on a timely basis. The goals and objectives for they past year were aggressive but were pursued and realized with a strong commitment and dedication. The individuals comprising the division continue to be committed to delivering high quality services to the university. These services add value to the university’s diverse culture and ultimately improve student satisfaction. Increased student satisfaction contributes to increase enrollment and retention.
Facilities Planning and Engineering

Director
Peter Visentin

Overview:
The area serves the following main functions:
1. Facilities Space Planning and Architectural Design
2. Capital Project Development and Initiation
3. Interior Design/Space Planning/FF&E Procurement & Re-Assignment
4. Project Bid Development/Coordination
5. Project and Construction Management
6. Campus Master Planning
7. Fiscal Management and Cost Control
8. Facilities Liaison for Capital Projects
9. State Compliance Oversight of Agency-Administered Projects
10. Development and Reinforcement of Campus Design Standards
11. Project Management

Personnel:
There were no significant personnel vacancies during the year. The area continues to be understaffed. The use of UA’s and ConnSCU project managers help but are not the solution to our long-term challenges. WCSU has been highlighted as having more “old bond money” than our system peers. Due to staffing limitations were not capable of moving projects forward at a pace that would benefit our students.

Accomplishments:
Successful and thoughtful completion of the projects its able of bringing forward. This past year, The Planning team has successfully and cost effectively delivered major successes such as the Higgins production Studio and the Berkshire Hall recreation Center. These projects were successfully delivered a fraction of the cost of tradition construction projects.

Team Projects:
• See Appendix “A”
Environmental and Facilities Services

Interim Director  Michael Spremulli

Overview:
The area comprises six main functions, as follows:
1. Custodial Services
2. Grounds Operations
3. HVAC Operations
4. Work Order Management
5. Maintenance Trades
6. Fleet Operations

Personnel:
Mike Spremulli joined Facilities Services in the newly created position of Associate Director in July 2012 and has been a solid addition to the Director’s management team. During this state of flux he has been acting as the Interim Director providing leadership and guidance to his team.

Accomplishments:
Despite resource challenges, Facilities can claim many notable accomplishments during FY15. These include:

• Sightlines extremely positive evaluation of Facilities Services’ effectiveness for the third consecutive year. They concluded that WCSU achieved results in maintenance and custodial services at or above those of our peer schools but at a much lower cost.
• Continued progress on energy conservation, using data from EnerNOC and improvements to building systems to reduce the University’s base load of energy consumption.
• Continued excellent support of University-wide events, such as Commencement, Orientation and Homecoming.

Team Projects:
• See Appendix “A”

Metrics:
The Operations team has consistently improved efficiency through upgrades and investment. FY15 increases in efficiency have allowed the university to absorb the energy consumption of the VPA building without additional energy cost.

Work order management statistics have been used to identify the team’s ability to complete work. Work orders are generated through a web-based work order system by faculty and staff. While the number of worker orders has not changed significantly, the number of completed
work order is down close to 10% from last year. This measure should be used to assess the team’s ability to sustain operation and maintain the facilities. The Facilities Operations Team has been grossly understaffed and has been impacted by the hiring freeze. Ten Positions vacated through natural attrition were not filled this fiscal year. Many vacancies exist from previous hiring freezes.

<table>
<thead>
<tr>
<th>Measure</th>
<th>FY13 Prelim</th>
<th>FY 14</th>
<th>FY 15</th>
</tr>
</thead>
<tbody>
<tr>
<td># WO's - new</td>
<td>8,104</td>
<td>7,728</td>
<td>7,771</td>
</tr>
<tr>
<td># WO's - completed</td>
<td>7,837</td>
<td>7,340</td>
<td>6,656</td>
</tr>
<tr>
<td>% New WO's completed within the year</td>
<td>96.70%</td>
<td>94.97%</td>
<td>85.65%</td>
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<table>
<thead>
<tr>
<th>Column 1</th>
<th>FY 13</th>
<th>FY 14</th>
<th>FY 15 to date</th>
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<tr>
<td>Total BTUs (in millions)</td>
<td>63,623</td>
<td>55,326</td>
<td>54,517</td>
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<td>Electricity - Expense</td>
<td>$2,321,701</td>
<td>$2,218,336.00</td>
<td>$2,329,456.22</td>
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<td>Natural gas - ccf</td>
<td>556,472.40</td>
<td>942,445.00</td>
<td>925,544.00</td>
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<td>Natural gas - Expense</td>
<td>$542,896.14</td>
<td>$794,119.51</td>
<td>$711,945.02</td>
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<td>Heating oil - # Gallons</td>
<td>308,727.60</td>
<td>266,694.30</td>
<td>318,899.50</td>
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<tr>
<td>Heating oil - Expense</td>
<td>$970,555.05</td>
<td>$848,406.75</td>
<td>$683,341.30</td>
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<td>Total Energy Expense</td>
<td>$3,759,553</td>
<td>$5,070,001.56</td>
<td>$4,969,186.04</td>
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<td>(Electricity, Gas, Heating Oil)</td>
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<tr>
<td>Water &amp; Sewer - Volume in Gallons</td>
<td>15,792,423.00</td>
<td>19,277,000.00</td>
<td>15,149,000.00</td>
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<td>Water &amp; Sewer - Expense</td>
<td>$263,985.75</td>
<td>$264,490.16</td>
<td>$284,704.03</td>
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<tr>
<td>Recycling/Trash Disposal - #’s of mixed paper</td>
<td>125,609.00</td>
<td>128,207</td>
<td>136,491</td>
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<tr>
<td>Recycling/Trash Disposal - #’s of trash</td>
<td>986340</td>
<td>950,720</td>
<td>1,010,000</td>
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<table>
<thead>
<tr>
<th>Work Orders</th>
<th>% New WO's completed within the year</th>
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<tbody>
<tr>
<td>FY 13</td>
<td>97%</td>
</tr>
<tr>
<td>FY 14</td>
<td>95%</td>
</tr>
<tr>
<td>FY 15</td>
<td>96%</td>
</tr>
</tbody>
</table>
Overview:
The area comprises three main functions, as follows:

1. WESTCONNect (one-card) Management
2. Access Control and Security Systems
3. Locksmith Services

Accomplishments:
- Opening of the VPA in FY 2015 introduced multiple challenges to this department, including but not limited to sliding doors, revolving doors, new types of doors for moving orchestra pits, ADA access elevators on card access, and star dressing room door management.
  - Working with contractor on the set-up and creation of 169 door/security items in the CCURE online system
  - Working with the departments on the establishments of clearances within the CCURE system for faculty and students
  - Installation and management of key box for the VPA
  - Working with contractors on the establishment and management of revolving doors in the CCURE system
- Development and expansion of key box system, including conversion of supporting database
- Conducted preliminary assessments, evaluations and recommendations for the new Police Department and renovation of Litchfield Hall
- Installation of hardware and online access at the new Colonial Fitness Zone
- Installation of the new Busy Bean Register at WS Marketplace
- Installation of new connections for Nebraska Bookstore at both campuses
- Installation of sliding doors at the West Side Campus Center
- Supported new office installations (glass doors) at the Registrars
## CONNect Cash Fiscal Summary

### CONNect Cash Transactions Counts

<table>
<thead>
<tr>
<th>Transaction Counts</th>
<th>FY 13</th>
<th>FY 14</th>
<th>FY 15</th>
</tr>
</thead>
<tbody>
<tr>
<td>Laundry</td>
<td>26,326</td>
<td>26,766</td>
<td>25,746</td>
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<tr>
<td>Bookstore</td>
<td>3,230</td>
<td>3,123</td>
<td>941</td>
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<tr>
<td>Food Service</td>
<td>19,269</td>
<td>17,018</td>
<td>11,638</td>
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<tr>
<td>The Daily Grind</td>
<td>708</td>
<td>827</td>
<td>1,240</td>
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<tr>
<td>Vending</td>
<td>25,809</td>
<td>19,286</td>
<td>12,469</td>
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<tr>
<td>Box Office</td>
<td>318</td>
<td>506</td>
<td>380</td>
</tr>
<tr>
<td>Cashier's Office</td>
<td>8</td>
<td>10</td>
<td>4</td>
</tr>
<tr>
<td><strong>Total:</strong></td>
<td>75,668.00</td>
<td>67,536.00</td>
<td>52,418.00</td>
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### CONNect Cash payments to Vendors (Less May & June)

<table>
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<tr>
<th>Transaction</th>
<th>Amount</th>
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<tbody>
<tr>
<td>Bookstore</td>
<td>$31,039.41</td>
</tr>
<tr>
<td>Laundry</td>
<td>$34,996.05</td>
</tr>
<tr>
<td>Food Service</td>
<td>$54,232.10</td>
</tr>
<tr>
<td>Snack Vending</td>
<td>$9,758.55</td>
</tr>
<tr>
<td>Drink Vending</td>
<td>$3,972.50</td>
</tr>
<tr>
<td>Daily Grind</td>
<td>$4,546.90</td>
</tr>
<tr>
<td>MT Box Office</td>
<td>$1,838.34</td>
</tr>
<tr>
<td>WS Box Office</td>
<td>$1,043.04</td>
</tr>
<tr>
<td>Cashier’s</td>
<td>$1,046.68</td>
</tr>
<tr>
<td><strong>Total:</strong></td>
<td><strong>$142,473.57</strong></td>
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### CONNect Cash Deposits

<table>
<thead>
<tr>
<th></th>
<th></th>
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<tbody>
<tr>
<td></td>
<td>$276,461.04</td>
<td>$250,649.08</td>
<td>$162,890.26</td>
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</table>
Facilities Scheduling and Promotions

Director

John Murphy

Overview:
The area comprises a single main function, the scheduling and management of special events, primarily by external users and students in University facilities.

Personnel:
Austin Huot was added to the team during the summer of 2014. His experience and professionalism has been a great asset to the university. Austin lead the FSP team to better develop their student employees, creating a student employee hand book and developing a 2-day training session. Austin has been located in White Hall his presence at the MT campus has enhanced the operation and given the university opportunities to further develop its revenue opportunities.

Accomplishments:
• Provided major support for several high visibility events, including:
  o Mission of Mercy Dental Clinic
  o Tribute for Sandy Hook (December)
  o Visit of Vice President Joseph Biden (February).
• Generated over $600,000 in revenue
• Critical contribution to enhancing the use of EMS
• Developed Student Employee uniform and policy standards
• Assumed functional management of Ives Concert Hall
• Welcomed back many long-standing clients for events this year, including:
  o ShowTime Lacrosse
  o Joe Namath Football Camp
  o United Methodists Women’s Conference
  o Point Guard College
  o No. 1 Soccer Camp
  o Admissions Fall Open House and Spring Open House
  o Western New England Home Show
  o Gymnastics Revolution Competition
  o Women’s Center Walk against Domestic Violence
  o American Cancer Society’s Relay for Life
  o National MS Walk
  o Agriventures Agway Show
  o The Harlem Globetrotters
  o Graduation ceremonies for – Brewster High School, Newtown Middle School, Newtown High School, Bethel High School, Brookfield High School, New Milford
High School, New Fairfield High School, Joel Barlow High School, Ridgefield High School and Carmel High School

- Supported several major internal events important
  - Admissions Fall Open House and Spring Open House
  - WestFest
  - Commencement

- Worked across the University with the Registrar’s Office, ITI, and other departments to gain support for a significant upgrade to WCSU’s Event Management Software (EMS). The upgrade will be implemented in FY14 and can be used as a single place to note all room assignments and uses.
## Facilities Projects Summer/Fall 2014

<table>
<thead>
<tr>
<th>Project Description</th>
<th>Status</th>
</tr>
</thead>
<tbody>
<tr>
<td>Emergency Operation Center 190 Building</td>
<td>Complete</td>
</tr>
<tr>
<td>Student Center 2&lt;sup&gt;nd&lt;/sup&gt; Floor Move</td>
<td>Complete</td>
</tr>
<tr>
<td>Mid-Town Recreation Field</td>
<td>Complete</td>
</tr>
<tr>
<td>Accessibility Testing Lab Higgins</td>
<td>Complete</td>
</tr>
<tr>
<td>Berkshire Recreation Center Gym</td>
<td>Complete</td>
</tr>
<tr>
<td>Knuckle Lounges White Hall</td>
<td>Complete</td>
</tr>
<tr>
<td>NVCC asset move</td>
<td>Complete</td>
</tr>
<tr>
<td>Higgins Annex 002 Temporary Student Lounge</td>
<td>Complete</td>
</tr>
<tr>
<td>Room 508 Haas Library (CELT) Center for Excellence in Learning and Teaching</td>
<td>Complete</td>
</tr>
<tr>
<td>Grasso Elevator new Hydraulic Line installation</td>
<td>Complete</td>
</tr>
<tr>
<td>Striping WS boulevard, Grasso and Pinney</td>
<td>Complete</td>
</tr>
<tr>
<td>Remove Ives Organ from Lighthouse Ministries</td>
<td>Complete</td>
</tr>
<tr>
<td>Repair work Lighthouse Ministries</td>
<td>Complete</td>
</tr>
<tr>
<td>Camera install WAC</td>
<td>Complete</td>
</tr>
<tr>
<td>Clear out Berkshire and White Hall areas after VPA move</td>
<td>Complete</td>
</tr>
<tr>
<td>White Hall room 114 Alumni Suite</td>
<td>Complete</td>
</tr>
<tr>
<td>White Hall room 131 renovation</td>
<td>Complete</td>
</tr>
<tr>
<td>Haas Writing Lab</td>
<td>Complete</td>
</tr>
<tr>
<td>Basketball Hoops install power, O’Neill Center</td>
<td>Complete</td>
</tr>
<tr>
<td>Remove bleachers Berkshire Gym</td>
<td>Complete</td>
</tr>
<tr>
<td>Main water valve replacement Boiler House</td>
<td>Complete</td>
</tr>
</tbody>
</table>
Higgins TV Production Studio Complete
Higgins Annex stairway refurbishment Complete
White Hall Masonry repointing east entry way Complete
Rebuild column hit by car Science Building Complete
Higgins Annex air handler drives installation and wiring Complete
Student Center heat exchange rooftop unit Complete
Alumni boiler Complete
Centennial Boiler #2, pull apart and reseal 9 sections Complete

Facilities Projects for Spring 2015

Higgins Hall HI 112A Student Lounge (New) Complete
Registrar’s Office renovation (Renovation) Complete
WSCC Door Replacement (Replacement) Complete
Ives Concert Hall Stage floor refinishing (Renovation) Complete
Ives Concert Hall Storage Room 127B (Renovation) Complete
Haas AC Cooling Tower (Replacement) Complete
White Hall Ives Concert Hall A/C Chiller Barrel (Replacement) Complete
Redevelopment of Alumni Hall for Honors Program (New) In Progress
Newbury Hall Energy Conservation Project (New) In Progress
Creation of Math Tutoring Suite Higgins Hall (New) In Progress

Facilities Projects for Summer 2015

Asbestos Abatement White Hall 3rd Floor to prep for Education move Complete
Asbestos Abatement White Hall 2nd Floor to prep for new Student Complete
### Lounges
- Asbestos Abatement White Hall 1st Floor to prep for renovation of spaces: In Progress to support Ives Concert Hall
- Asbestos Abatement Berkshire Hall 1st Floor to prep for the renovation of existing/new classrooms: Complete

### Creation of Planning & Engineering Suite in White Hall Lower Level: Complete
### Renovation of Alumni Hall for the Honors Program: In Progress
### Demolition of Holy Trinity Church: Complete
### Ives Concert Park Reroof: In Progress
### VPAC 045 CRAC Units: In Progress
### Science Building Casework: In Progress
### Student Center corridor ceiling replacement: Planning
### Renovation of WSCB Student Lounge: Planning

### Renovation of Berkshire Hall Student Lounge: In Progress
### Creation of Sand Volleyball Court Midtown Recreation: Planning
### Creation of Tutoring Center Haas Library: Complete
### Expansion of Social Work Office Suite White Hall: In Progress
### Creation of four Nursing offices White Hall: Complete
### Pave Westside Commuter Parking Lot: Complete
### Pave WS Access Road/ ONC Parking Area: Planning
### Pave University Hall Parking Lot: Planning

## Major Project Update

**Litchfield Hall** – $5M Budget shortfall will delay start of project to May 2016. Phase I & II will be combined. Additional CHEFA bonding will allow for the project to move forward without programmatic reductions. Project has been approved to move forward through Design.

**Police Department** - 1.4 Million Dollar Project Shortfall, The University has redirected bond funds to allow the project to move forward without delays. 50% construction documents complete expect construction early spring of 2016.

**New Parking Garage at WS** – Design Contracts have been signed after a 1 year delay from DCS. Design Development will start sometime this spring with siting of the new structure as the first issue to resolve. –On HOLD

**OM Server Room AC replacement** – Purchase Orders issued work will progress through the summer. Equipment delivered and installations have begun.

**Higgins Hall major renovation** - Architect selected. Programmatic needs discussion scheduled with DCS and the design team for June 8th.
Ives Concert Park Pavilion roof replacement project – Bid received and ready to issue the Purchase order. Scaffolding to be erected 6/6/2015. Work has begun and is scheduled to be completed by 7/15/2015

White Street Safety Improvements – Project significantly de-scoped due to funding needs. A very limited project will move forward after commencement to improve the gate at the white street crossing. Bid documents completed. Construction expected Fall of 2015.

Residence Life/Student Center Generators – Contracts have been at DCS since 2/4/14. Anticipate release of design contract 5/1/2015. Based on anticipated release of contract design development will proceed. Contracts for design have been issued, design work has started. Expected completion spring of 2016

Phase II IDF/MDF Cooling Project – Bids received, purchase order issued, 5/15/2015 anticipated construction start.

Education/Nursing/Business School Space Allocation Study – Project design and space allocation has been substantially completed. Anticipate deliverable 5/15/2015.

Fairfield Hall Exterior Renovations – Exterior trim replacement has been designed, bid documents prepared, bids due 5/15/2015. Construction to start late Summer 2015.

ONC Athletic Floor improvements – Rubber floor improvements scheduled for 5/11/2015. Complete

Student Center Photovoltaic panels - Out to bid for a third time, popularity of solar options have made qualified bidders difficult to attract. Costs have escalated significantly. Determination will be made by 6/30 if the university will proceed with a solar option.