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DATE: September 15, 2008
TO: Jeffrey Solomon, Executive Vice President / CFO
FROM: Alfredo DiMauro, Assistant Vice President
RE: Summer Projects

My team and I in the Facilities Department have had an incredibly busy summer this year, with capital projects, major building projects, and with several operational initiatives. From grounds, to custodial, to trades, to safety, to project management, and even in our office operations and information systems, it seems every corner within our department has affected or interacted with almost every corner of our campus – inside and out. I am please to share this information with our Board of Trustees. I know there time here is short and not all of them may be able to attend this time, so I trust this information may be of interest and assurance to all of them, and to the whole campus community.

What WE DID on YOUR Summer Vacation - 2008

While some may be able to relax and travel over the summer, our Facilities staff were among those here on campus who survived some intense heat and powerful rains. While research, academic, business, and support activities continued, and summer sessions, camps and conferences came and went, our Facilities team tackled the challenges in our busiest time of year. I appreciate the assistance and perseverance from many who helped or were impacted by the excitement and progress made on campus.

Before, during, and after Commencement and Reunion Weekend, and all the programs that followed, we tackled all kinds of initiatives. Some may be obvious, others may be yet to be encountered; hopefully all are found to be helpful and appreciated.

We started on one Major Building Project, completed another, and have a big one on the boards. Through the generosity of the George Alden Trust, we have begun an \$11 million renovation of portions of Goddard Hall to create an Undergraduate Life Science Center – the undergraduate version of what we opened last year at Gateway Park for Graduate Life Sciences. This first phase will be completed next summer after having renovated labs primarily on the northern wing, and created office space and student study space on portions of the south wing. Trying to do this work while the building is occupied is a significant challenge, but we are pursuing peaceful coexistence. Chris Salter, Cardinal Construction and Consigli Construction continue to work hard to minimize operational impact, and the end result should be well worth any distraction we are unable to avoid.

Further east, our newest residence hall – East Hall – was a flurry of activity as the finish touches for this emerald jewel on campus was readied for the arrival of its first occupants in august. Crowning this green building is a green roof which has been much publicize and rightfully so. While one of many sustainable features of this building, the green roof not only absorbs rainwater, provides insulation, and a habitat for birds and bees, but it is part of academic research as Prof Mathisen and his students have the opportunity to monitor, measure and test water quality and volume of stormwater off the green portions of the roof

and compare them with other portions of the roof. This effort, along with an HVAC system that shuts off when students open windows to opt for fresh air, occupancy sensors which turn down the systems when apartments are vacant, lights that shut off when areas are occupied, materials sustainably harvested or made from recycled product, all will help us to hopefully attain a LEED-Gold level of certification from the US Green Building Council. On time, under budget, and Green; All that, and accolades from the 232 students who now call this home. The adjacent **Dean Street Garage** was completed as part of this project and offers 189 parking spaces to students and staff in that area of the campus.

The new **Recreation Center** is well on its way to becoming a reality. CannonDesign, the architects that designed East Hall, were selected as the designer for this major building which will be at the end of the Quad, abutting Harrington Auditorium and Alumni Field. A committee of students, faculty, staff, and administrators, along with Dana Harmon and her staff from PERA are working with Cannon on developing the space program for the building which will house a pool, basketball courts, indoor track, fitness center, multi-purpose rooms, training room, locker rooms, and other spaces to offer more recreation spaces to our students, staff, and alums. Selection of the Construction Manager is currently underway, and the schedule anticipates construction to begin next summer, with occupancy expected in the fall of 2011.

Capital projects began early in the season, with renovations to much of the 4th floor of **Salisbury Hall**. Two new classrooms, 10 faculty offices, student study areas, along with major corridor improvements and handicap access have transformed a remote and tired area into a great new and productive destination. The new faculty offices allowed us to move some folks from Goddard Hall out of the way of increasing activity in that building. SL-123 was transformed from a basic classroom to a new computer lab, for both scheduled classes as well as student access after hours at a convenient 1st floor location.

Fuller Labs was another place with people on the move. The new computer lab at SL-123 allowed us to free-up FL-222 and be transformed into a state of the art lab for IMGD – Interactive Media & Game Development. The underused gathering space outside of Perrault Hall was enclosed and used as a temporary home for some folks from ATC, which in turn freed-up space for 6 new Computer Science faculty offices. Next summer, some folks from ATC and the Helpdesk will move to better accommodations more synergistically located in Gordon Library, which will allow more Computer Science lab space in Fuller.

New lab space in Fuller allowed **Atwater-Kent** to expand its robotics lab and several infrastructure improvements and air handler replacements were done or are underway in the building.

Our graduate Life Science Center at Gateway Park now has a centralized lunch room – **The Pi Café**, which offers 24-hour vending of meals and beverages, and will soon host a weekly buffet for the students and staff working there.

Stratton Hall received new carpeting in its corridors, as did **Morgan Hall**.

Harrington Auditorium was outfitted with a new floor on the court and some improvements in some of the surrounding areas.

Replacing of decks began on **Fuller Apartments** and will continue next year.

Exterior painting, new roofs and porches were done on several of our peripheral properties on Wachusett, Elbridge, and Schussler streets.

Founders Hall received new entrance stairs and sidewalks, re-paving and adjustments to the parking lot, and landscaping to blur the line between it and East Hall.

The Arts Walk, a promenade that runs from Boynton Street to Dean Street between Founders Hall and East Hall, eventually will lead to the Worcester Art Museum in the university's long-range Master Plan. In the meantime, it will be developed as its own destination with picnic tables along the Goat's Head Restaurant, and some thought-provoking artwork along its landscape. The first installments are actually a blend of art and functionality on the windows of East Hall's fitness room which looks out at the Arts Walk. The windows have a newly developed film which obstructs view when looked head-on, but is transparent when viewed from an angle. Students working out have privacy from someone stopping and staring, but can still see the activity of passing pedestrians. The film is also used in a pattern to display the WPI Cheer (E to the X, D-Y, D-X...) and another section filled with 0's and 1's acts as a glass "cornerstone" with the date... in binary code! Hopefully, more artistic expressions of WPI's uniqueness may emerge along the walk.

The Dark Knight may have been this summer's most popular movie, the "nights" around where won't be as dark with the addition of some solar-powered walkway lighting at Alumni Field. The fixtures which match our campus standard lights have a solar panel which charges a battery in its base to operate LED lighting at night. The successful operations of these will hopefully spread to illuminate other locations around campus.

Also using solar power, some **traffic-calming devices** were installed at 3 locations on Institute Road and Salisbury Street. The bollards charge by day and flash a strobe at night to warn drivers of stop signs and crosswalks. Anticipating the question, "No," the bollards will not be hit by the plows this winter. The ones in the streets will be removed in November and will return next spring; the bollards that are safely on the sidewalks will remain there all year. What may be a nuisance to rushing motorists, seem to be doing what WPI's Safety Committee had hoped, by slowing traffic and aiding our students and staff trying to cross these busy streets. (Applications of green energy aren't relegated **solely** to the sun; Prof Emanuel and National Grid collaborated to erect a wind turbine atop Atwater-Kent this summer.)

Other green efforts include the new addition of ZipCars on campus. These 2 hybrid vehicles are parked on the Quad and are available to anyone to rent by the hour. As these become more popular, their convenience should assure both students and staff that you don't need to bring your car to campus, there are ones here and available for your use when you need them. For those that do bring their cars, 12 "green" parking spaces are popping up around campus as part of our East Hall LEED certification. The "green" spaces are reserved for hybrids or alternative fuel vehicles and will be at convenient locations on the Quad, West Street Lot, Gordon Library Lot, Higgins House Lot, and in the Dean Street Garage. The convenience of these reserved spaces will reward those who have taken the step to go green, and will hopefully proliferate.

While card access locations continue to expand, Liz Tomaszewski is working closely with Chief Martunas and her staff as the management and security of the card access system is transitioning from Facilities to the Campus Police.

Staff from the office of Development & Alumni Relations are preparing to move from the 3rd floor of Boynton Hall and from 20 Trowbridge Street to a consolidated office at 85 Prescott

Street in November. The move will provide them with better and more centralized accommodations, along with space they will maintain at Higgins House.

The space vacated on the 3rd floor of Boynton Hall will then provide an opportunity later in November to bring the Graduate Admissions office onto campus from 85 Prescott Street, along with Advanced Distance Learning Network staff from Gateway Park.

Our own operations within the Facilities Department have been temporarily consolidated from several locations around campus to two main centers. 27 Hackfeld Road now houses our customer service center and all of our facilities operations managers; Daniels Hall basement is home to our safety office and our project management group. We successfully acquired the former Lee Street School from the City of Worcester this summer. On the corner of Lee Street and Institute Road, two blocks across Park Avenue, this building will eventually become the center for all our Facilities operations, safety, project management, and trades shops, further consolidating 90% of our scattered spaces under one roof. When completed, the resultant efficiencies will allow us to better serve the campus. In the meantime, much work has to be done to this abandoned building. We have been working inside and out, to clean up its outward appearance and improve the neighborhood, as well as abate asbestos, mold, and lead from the interior. An underground fuel storage tank is being removed and natural gas will be provided to the building. A 100-year old boiler is being dismantled and a new heating system will be in place to maintain temperature in the building over the winter. Hopefully by next summer, we will have the building ready for partial occupancy.

Ron Klocek and his staff performed or managed a number of plantings and grounds improvements across campus – large and small – as well as painting projects and other improvements to many of our buildings. Terry Pellerin and his custodial team have done floor stripping and finishing, carpet clean, new flooring installations, and further expansion of our recycling efforts, in addition to supporting countless events on campus. Our trades staff, now led by Mike Lane have performed routine maintenance, preventive maintenance, and some project work. Dave Messier and his staff were of great assistance from a safety perspective with decommissioning areas of work in Salisbury and Goddard Halls and numerous other areas, in addition to providing safety inspections, staff training, and working on compliance with new waste water regulations. Liz Tomaszewski has been overseeing the physical consolidation of our office staff Sandy Ferver, Yvette Rutledge, and Marylou Horanzy into our Customer Service Center along with an upgrade to our Maximo maintenance system to improve the response and quality of our service to the community as well as greater financial, operational, and statistical reporting capabilities to aid in our productivity and planning.

Some of the projects, you can see, were orchestrated like a line of dominoes, with one needing to follow another in a specific order. We were able to address some large projects and a lot of smaller ones. We were active to one degree or another in almost every building on campus. And still, we couldn't possibly do everything that needed to be done. We will continue to work on projects over the remainder of this year. We will work with the University to identify and prioritize the needs of the campus for continuous improvement.

I am proud of what we were able to accomplish and I am most appreciative of my talented team and the dedicated staff in Facilities. I look forward to the future, and even more in store to improve the quality and operation of our physical environment, to support the life and learning that goes on at WPI.