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
Campus Portfolio Facts

Distribution of Square Footage by Function

- Student Life, 139,342
- Support, 86,744
- Athletic, 243,925
- Academic / Administrative, 1,146,275
- Residential, 1,217,408

Campus Portfolio Stats:
- Building Count: 311
- GSF: 2,853,694
- Total Acreage: 316
- Maintained Acreage: 219

Wesleyan University
FY 13 Major Maintenance Budget

Original Major Maintenance Funding $ 8,627,000

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 13 $ 7,098,079
Snapshot of Summer 2012

http://www.wesleyan.edu/pplant/major_maintenance_fy12-13.htm

Life Safety
- Butterfield C: New addressable fire alarm system with voice notification
- Butterfield A & B: Fire alarm system modifications related to backfill project
- Fire Alarm and sprinkler installed in 35 Home, 37 Home, 27 Brainard, 34 Lawn, 136 ABC High, 200 College, 29 Miles, 210 Cross
- Fire Alarm installed in 202 Cross
- 40 cubic yards of lead containing material removed from campus through renovation projects

Residential renovations
- New carpeting in common areas of Butterfield C
- Interior renovations to 6 undergrad wood frames
- Porch replacements to 2 undergrad wood frames
- Second floor shower and toilet room renovations at Eclectic
- Window replacements at 200 Church St, Park Washington Apartments, 19 Vine St, 102 Knowles Ave
- Window replacements at 4 faculty/staff wood frames
- High Rise bedroom door hardware change out

Academic Renovations
- CFA Theater
- New carpeting installed in CFA Zilkha offices and lobby/stairtower
- CFA Music Studios instrument storage and electronic piano lab relocation
- CFA Music Studios basement dehumidification installation
- Design of new HVAC system in CFA Rehearsal Hall and renovation of the adjacent control room
- Water infiltration investigation and planning at CFA Complex
Snapshot of Summer 2012

- **Athletic renovations**
  - Design for the replacement of the Andersen Outdoor Track and infield

- **Administrative Renovations**
  - South College window restoration
  - Exterior painting, roof repairs, north entry stair replacement at Davison Health Center

- **Exterior envelope projects**
  - Roof Replacement at CFA Design Studio, CFA Theater, Judd Hall, 200 High/partial
  - Wood frame roof replacements 9 Vine, 32 Miles, 102 Knowles, 73 Pearl
  - Vinyl siding installed on 3 undergrad wood frames
  - Waterproofing at Freeman Athletic Center

- **Energy Initiatives**
  - 2012 building envelope and energy conservation projects =$3.7 Million
  - 587 Energy Star insulated glass windows installed in 11 wood frame and program houses
  - Energy Star insulated glass windows installed in South College
  - Replace 3 exterior doors at Van Vleck Observatory and weather strip remaining 2 exterior doors
Snapshot of Summer 2012

- **Campus landscape projects**
  - Asphalt walkways replaced in CFA Complex
  - Replacement of XXX LF of sidewalk
  - PAC stair coating and bluestone patio repairs
  - Repairs to concrete walkway east side of Usdan
  - Tree planting plan

- **Infrastructure projects**
  - New electrical ductbank and transformer installed Butterfield A & C
  - CFA Complex steam and chilled water replacement investigation
  - New water main installations at 2 woodframes
  - Temporary steam line replacement from CPP to HighRise
  - Steam condensate line replacements from Wyllys Ave manhole to Foss Hill 10 and between Olin Library and Clark Hall
FY 13 Before and After
Under Grad Wood Frame Envelope

Before
202 Cross

Before
224 Cross

After

Before
19 Vine

Before
220 Cross

After
FY 13 Before and After
Under Grad Wood Frame Restorations

Before
7 Vine St Exterior

After

Before
7 Vine St Interior

Before
85 Home Ave

After

Before
265 Pine

After
FY 13 Before and After

200 High St – Eclectic
Before

After
FY 14 Major Maintenance Budget

Original Major Maintenance Funding $8,782,000

Debt Service

- Clark Hall – Pay Off 2041 $ (1,000,000)
- Foss Hill Fire Upgrades and Renovations – Pay Off 2041 $ (352,614)
- House Renovations and Fire Code Upgrades – Pay Off 2041 $ (176,307)

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

Net Available for Major Maintenance FY 14 $7,253,079
FY 14 Proposed
FY 14 Proposed
FY 14 Proposed

Court Street Apartments
FY 14 Proposed

97 Lawn

34 Fountain
FY 14 Proposed

76 Lawn

211B Pine Kitchen/Bath
FY 14 Proposed

VVO Large Dome Interior

Foss Hill Shower Partitions
FY 14 Proposed

Film Archives
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