The 2018-19 fiscal year included planning, project design and construction, operations, and sustainability. Key focus areas were: enhanced academic, community and residential spaces, operationalizing the Alfond Commons, universal access, and infrastructure renewal.

Planning

Planning will commence for the next set of major circulation and pedestrian safety upgrades in the campus framework plan. This work is planned for implementation over the next three years and will be coordinated with major utility renewals and capital projects. Review continues with campus stakeholders on enhancements to academic facilities, community spaces, and universal access.

Major Capital Projects

Construction for the new Athletics Complex continues on schedule and is expected to be completed for fall 2020. The building was fully enclosed at the end of September, and work on interior walls, and building systems installation is well underway. The central courtyard is nearing completion. Interior finishes, such as the indoor competition center flooring are beginning to be installed and will continue through the winter months.

Schematic Design for the Gordon Center for the Creative and performing Arts continued progress with William Rawn Associates as the lead designer and Consigli Construction Co. providing pre-construction services. The design tested possibilities for interdisciplinary potential, in conjunction with materiality and functionality to fit the gateway location and other campus adjacencies. Planning for the relocated parking and circulation is being coordinated with the implementation of the campus framework plan.

Summer 2019 Capital Projects - Highlights

Approximately 6,000 SF of academic space renovations, 72,000 SF of student and community space upgrades, 2,200 linear feet of utilities replacement, and over 3.5 acres of landscape improvements were accomplished, with a total project value of $9 million.

The South Campus Utilities Renewal and Streetscape project included replacing 2,200 linear feet of four major utilities (steam, water, sewer, and stormwater) in a 2.25-acre area between Garrison-Foster, Dana, Mary Low-Coburn, Runnals, and Foss-Woodman. One of the key initiatives in the campus framework plan, Runnals Drive was transformed from a vehicular road to a pedestrian pathway and plaza, with improved ADA access to the residential halls along Runnals Walk.

An aerial view of the new Athletics complex under construction shows the entire building and the construction staging area where a new athletics field will be constructed

View of Runnals Walk looking north, with café seating for students
The **Academic Spaces Upgrades** 2019 addressed a range of spaces in the sciences, including installing a visualization wall in the Paul J. Schupf Computing Center, and a new 3-D computing lab in an underutilized space in Runnals. The **Olin Active Learning Classroom**, created in the space adjacent to the Schupf Computing Center, transformed former library stacks space into a contemporary flexible teaching space that will have better utilization. Upgrades to the corridor create an attractive and comfortable study space for students.

![View of Olin active learning classroom and hall study areas](image)

Several student community spaces in the residence halls and Cotter Union were renovated and refurbished over summer 2019. The **Dana Dining HVAC and Seating Area Upgrades 2019 - Phase 1** project included new flooring, paint, ceilings, and new furniture, and cooling in the dining hall seating areas and two meeting rooms. The Marchese Lounge and Game Room were renovated to allow more use of both spaces.

![View of the renovated lower seating area in Dana Dining](image)

Other **Residence Hall Upgrades** included new hallway flooring on all floors in Dana, renovating four bathrooms in West, and replacing all room furniture in Taylor to a more contemporary style. This is a pilot replacement of furniture with a goal to slowly replace all furniture on campus over time with the new style that was selected with student input.

![New room furniture in Taylor](image)

The **Roberts Foundation Waterproofing and Drainage Improvements** project installed new waterproofing under the patio as well as the below-grade east, west, and south foundation walls, along with sub-surface drains to manage stormwater. The patio extension to the south connects with the Roberts lawn and provides more open space for student use. The green roof trays will absorb rainwater, and reduce surface heat and glare for occupants of the building. Additional bicycle racks have been installed to accommodate increased use by students.

![View of the renovated Roberts Patio, looking north. The lawn to the south will be restored to connect with the patio and trees planted for shade](image)
The **Colby Green Connector Road and Landscape Upgrades** project constructed a 380-foot, two-lane road to connect the Schair-Swenson-Watson Alumni Center and Lunder parking lots for improved circulation in this area of campus. The project additionally created an open space with a mix of pavers, lawn, and low plantings in the area of the Colby Green that is used for large events. The renovated area has improved drainage and stability, and is designed as a casual gathering space for the campus, as well as to accommodate tents and supporting infrastructure for large events.

The **Athletics Connector and Roberts Lawn Upgrades 2019 – Phase 1** project constructed a 450-foot long ADA-graded concrete sidewalk from Roberts to Campus Drive. The Roberts Lawn will be regraded in summer 2020 for better functionality and the overall landscape will match and connect to the new Athletics Center landscape across Campus Drive.

The **Building Envelope Renewal 2019** project completed the restoration of the Miller Library clock tower and replaced sections of the main building’s copper roof that face Miller Lawn.

The **Life Safety, Mechanical, and Electrical Improvements 2019** project included the first phase of a major fire detection system upgrade, converting emergency generators to natural gas, chiller replacement at Keyes, and condensate system repairs and upgrades. Other major projects included improvements to building access control and sprinkler systems.

Significant equipment overhauls and maintenance were completed in the Central Heating Plant, associated with the 25 years of service milestone, for safety, continuity of operations, and to extend the lifecycle of a critical infrastructure facility.

The **Other Department Highlights**

The mobile format of the maintenance management system completed its first year of implementation and assisted the Operations and Maintenance (O&M) team in completing 39,895 service requests, exclusive of departmental preventive maintenance efforts, from campus constituents valued at approximately $1.1 million.

The department developed an operational plan for the new downtown Alfond Commons residence in a team effort with Security, ITS, and Campus Life. The teams familiarized themselves with the building systems and assisted contractors with building warranty issues. Facilities staff supported the building occupants and 393 campus events.
The department increased the use of in-house resources for the completion of smaller projects that previously would have relied on contracted services. These efforts included brush clearing and tree trimming at the Alfond Apartments, installation of site lighting on pathways between Heights and Senior Apartments, underground lighting conduit repairs on Roberts Row, and site work to correct water intrusion issues threatening critical campus electrical infrastructure. These efforts provided best value to the College by reducing costs, providing quicker and more flexible scheduling, better quality, and staff development.

Operations crews installing additional pathway lights east of the Alfond Apartments to enhance safety

Maintenance and Operations staff continued to support and advance sustainability goals through initiatives such as installation of new bike share stations, new electric vehicle charging stations, LED lighting upgrades to Roberts Row, Miller Lawn, Campus Bookstore, Mary Low-Coburn, and conversion from Number 2 fuel oil to natural gas boilers at Hill House, Lunder House, and 75 Mayflower Hill Drive. The crews continued to support student engagement in initiatives such as the annual RESCUE sale and projects in the Perkins Arboretum.

Students working with the Grounds crews on a service project to repair walkways and the bridge in the Perkins Arboretum