# **Bates**

Facility Services 2012 Annual Report Submitted: June 2012



Hathorn Hall Constructed in 1856 on the Historic Quad

# 2012 Annual Facility Services Report

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## I. EXISTING CONDITIONS

## A. FACILITY SERVICES DEPARTMENTAL STAFF

The Facilities Services Department has 108 FTE's for Fy12. There are 13 Management and Office Staff, Maintenance and Operations employs 37 personnel, and the Custodial staff is comprised of 58 personnel.

## **B. STUDENT HOUSING**

	2010	2011	
Number of Undergraduate Students Residing at Bates			
	Fall	Fall	
In dorms	1552	1591	
In Bates owned overflow housing	9	42	
In off-campus housing	121	110	

## C. FACILITIES & LAND OWNED

	2011	2012
Acres (Main Campus)	131+/-	131+/-
Number of Buildings	166	167
Dormitories		
Number of Buildings	36	36
Number of Beds	1,645	1,645





## Campus Parcels 2012



## Legend



Bates Owned Buildings 2012

Bates Owned Parcels 2012

## Parking

Bates College has 932 parking spaces on Campus. These spaces accommodate faculty, staff, student, and visitor parking. The parking inventory is updated periodically as specific projects require changes to the space count.

## **Property Transfers**

During the 11/12 fiscal year Bates has purchased one property which is located at 63 Franklin Street. There were no properties sold during the 11/12 fiscal year

## D. REAL ESTATE LEASED

Real Estate Leased by Bates College	Tenant	Use
60 Strawberry Ave, Lewiston	Facility Services	Storage/Stockpiles
56 Alfred Plourde Parkway, Lewiston	Athletics	Squash Courts
219 Lisbon Street, Lewiston	Downtown Education Collaborative	Offices

## **II. FUTURE PLANS NARRATIVE**

## A. DEVELOPMENT OVER THE PAST 5 YEARS

With the occupancy of 280 College Student Housing in 2007, New Dining Commons in 2008 and Roger Williams and Hedge Halls in 2012 Bates has completed the major capital projects identified in Phase I of the 2004 Sasaki Campus Facilities Master Plan. In 2010 the College engaged Harriman/Cecil Group to update the Campus Facilities Master Plan (CFMPU) enabling the College to implement the Garcelon Field Improvements project which was completed in 2011.

The College's commitment to improving the student housing portfolio has focused on the purchase and renovation of a new property on Frye Street, reinvestment in our existing housing stock focusing on building systems upgrades, relocation of kitchens, laundries and lounges from basements to the main floor level and interior finish upgrades. Additionally the College started the planning for development of new student housing on campus to allow an exit strategy from housing in the Wood St. area. Significant projects include:

- Page Hall fire alarm, egress lighting and smoke partitions
- Commercial stove installations at JB, Adams Hall and Parker Hall
- Parker Hall fire alarm, electrical, and various other improvements
- **10 Frye Street** purchase and renovations for student housing (apartment style)

Supporting Academic Programs, in addition to major capital projects identified above, significant projects include:

- Shortridge Life Safety improvements allowing overnight stays
- Carnegie back-up power
- Dana lab renovations
- Schaeffer Theatre rigging system
- Various Classroom improvements focusing on technology, furnishings and lighting

Supporting Energy and Sustainability initiatives, significant projects include:

- Olin recommission and chiller replacement
- Covered bike storage area at Merrill
- Dehumidification systems at Ladd, Pettengill and Cutten

Significant projects that address deferred maintenance include:

- Chapel Phase I restoration of the four towers and slate roof replacement
- Steam line replacement from Parker Hall to the Chapel
- Steam line replacement from Lane Hall to Pettigrew Hall
- Steam line replacement between Ladd Library and Carnegie Science
- Alumni/Gray Cage Roof replacement including the connector and link to Muskie

## B. CAPITAL PROJECTS *Projects Recently Completed*

## 280 COLLEGE STUDENT HOUSING

(New Construction)



Architect:	Shepley Bulfinch (SBRA)	General Contractor:	H. E. Callahan
Year Complete:	2007	Total Square Feet:	57,833
Programmatic Drivers:	Campus Facilities Master Pla 152 new beds to replace He	an dge Hall and Roger Willi	ams Hall dormitories.
Green Attributes:	LEED Silver Equivalent. Includes many environmentally friendly features, such as storm water management via retention in underground tanks, occupancy sensors for lighting, water efficient landscaping, and dedicated recycling centers throughout the facility.		

First occupied in the fall semester of 2007, this residential building was designed by Shepley Bulfinch of Boston, Massachusetts. It houses 152 students, and is composed of several First-Year Centers, where First-Year students reside in doubles and includes many environmentally friendly features, such as storm water management via retention in underground tanks, occupancy sensors for lighting, water efficient landscaping, and dedicated recycling centers throughout the facility.

#### NEW DINING COMMONS

(New Construction)



Architect:	Sasaki	General Contractor:	Consigli Construction Co.
Year Complete:	2008	Total Square Feet:	72,727
Programmatic Drivers:	Campus Facilities Master Pl Replacement Dining Facility	an for Old Commons	
Green Attributes:	LEED Silver Equivalent. Among its many eco-friendly features are: ample access to daylight, occupancy sensors that control room lighting help control energy consumption, "dual-flush" toilets can reduce water for flushing by two-thirds, recycler and certified-green building materials, and primarily natural summer ventilation (air is cooled mechanically only in the hottest parts of the kitchen).		

Opened in February 2008, the Bates dining Commons was designed by Sasaki to be environmentally responsible. The building is located at the terminus of Bates Alumni Walk, also designed by Sasaki to connect the East and West sides of campus together.

## ALUMNI WALK

(New Construction)



Architect:SasakiGeneral Contractor:Consigli Construction Co.Programmatic Drivers:Campus Facilities Master Plan<br/>Improvement to campus landscape by creating east-west pedestrian connection<br/>through campus

Completed in 2008, this major connector gives the Bates campus a new physical unity, tying east to west and pulling in facilities outside the traditional "Bates block." It links academic buildings and student residences to New Commons and the indoor arcade that connects to the walkway to athletic facilities across Central Avenue. The Walk is both a corridor and a place. It replaced old Andrews Road — at heart a parking lot — with twin carfree thoroughfares passing through a grove of paper birches.

And in keeping with its companion projects, New Commons and 280 College Street, the Alumni Walk is explicitly designed as a supplement to the classroom — as another place for people to share ideas and excitement. Benches encourage sitting and chatting. An amphitheater sloping from the path down toward Lake Andrews serves as an academic forum.

The Alumni Walk and New Commons were administered as a single project and both were designed by project architect Sasaki Associates.

## GARCELON FIELD

(Redevelopment)



Architect:Gale Associates, IncGeneral Contractor:RAD SportsGreen Attributes:The redevelopment of Garcelon field using synthetic turf results in significant<br/>environmental benefits over a traditional turf field. These include the elimination of<br/>all fertilization, pesticide and weed control applications; saving an estimated 900,000<br/>gallons of irrigation; and the elimination of mowing, striping, aeration, over-seeding<br/>and other maintenance activities.

Garcelon Field is considered the 10th-oldest college football field in America. It was constructed with the help of students who wielded shovels and axes to turn a "rough uncouth pasture," in the words of The Bates Student, into an athletics complex that at the time featured a football field, baseball diamond, quarter-mile track and tennis courts.

The redevelopment project was started immediately after the 2010 academic year and completed for the 2011 football season. It comprises a new FieldTurf artificial surface that replaces the grass surface; a new aluminum grandstand for 1,500 fans that features stadium seats in the center section; a new and expanded press box; and four new Musco light towers providing nighttime lighting for the first time.

The new Garcelon Field offers space for varsity, club and intramural sports, including varsity football in the fall (and men's and women's varsity soccer during rainy weather) and, starting in late winter, men's and women's varsity lacrosse, with snow cleared by mid-February for the start of practices.

#### ROGER WILLIAMS HALL

(Renovation)



Architect:	JSA	General Contractor:	Wright-Ryan Construction
Year Complete:	2011	Total Square Feet:	27,622
Programmatic Drivers:	Campus Facilities Master Pla New Academic Building with	an Classroom and Faculty (	Offices
Green Attributes:	LEED Silver Equivalent. The incorporated many energy ef- technology such as hydronic via advanced lighting system occupant notification system for domestic hot water.	e Hedge and Roger Willia fficiency technique and te heating and cooling, nat as and occupancy sensor , recycled and salvaged i	ams Renovations project echnologies including ural daylighting, lighting control s, smart windows with a materials, and a solar system

Dedicated on October 27, 2011, Roger Williams Hall houses the Department of German and Russian Studies, the Department of Romance Languages and Literatures, the Program of Asian Studies, and Language Resource Center, and the Off-Campus Study Office.

Built in 1895, Roger Williams Hall was originally used as a seminary for the Cobb Divinity School. When the divinity school closed in 1908 it was converted to a dormitory. The 1st floor also housed administrative offices until 1964. With the completion of the residence hall at 280 College Street in 2007, Roger Williams Hall and Hedge Hall were reconstructed as academic facilities.

## HEDGE HALL

(Renovation)



Architect:	JSA	General Contractor:	Wright-Ryan Construction
Year Complete:	2011	Total Square Feet:	20,399
Programmatic Drivers:	Campus Facilities Master Plan New Academic Building with Classroom and Faculty Offices		
Green Attributes:	LEED Silver Equivalent. The Hedge and Roger Williams Renovations project incorporated many energy efficiency technique and technologies including technology such as hydronic heating and cooling, natural daylighting, lighting contr via advanced lighting systems and occupancy sensors, smart windows with a occupant notification system, recycled and salvaged materials, and a solar system		ms Renovations project echnologies including ural daylighting, lighting control s, smart windows with a naterials, and a solar system

Dedicated on October 27, 2011, Hedge Hall houses the Program in Environmental Studies, the Department of Religious Studies, and the Department of Philosophy.

Hedge Hall was completed in 1890 as a chemistry laboratory. There were a number of renovations and expansions during the subsequent decades culminating in 1965 when it was transformed into a dormitory. With the completion of the residence hall at 280 College Street in 2007, Roger Williams Hall and Hedge Hall were reconstructed as academic facilities.

for domestic hot water.

## Projects Currently in Construction

## HATHORN HALL RENOVATIONS

(Renovation)



Architect:	Bates Facility Services		
Year Complete:	Summer, 2012	Total Square Feet:	22,997
Programmatic Drivers:	Improvement to Campus Advancement		
Green Attributes:	High recycle content flooring, Reuse of existing cabinets and sink for new, kitchenette. High efficiency lighting for offices, classrooms and hallways		

In the fall of 2011, the language departments relocated from Hathorn Hall to the newly renovated Roger Williams Hall leaving behind desirable space in one of the most prominent location on campus. This provided the opportunity to both prepare for the future Campus Center Function project (see master plan) and to consolidate Alumni and Parent Programs. A further benefit of all this shuffling of people and departments will be to free up space within Pettigrew for the expansion of Theater, Dance, and Rhetoric programs.

Prior to moving in new tenants, the interior of Hathorn is undergoing a mild renovation which includes:

- Electrical system upgrades
- New lighting
- Interior and exterior painting
- New flooring
- New window shades

## CHASE HALL RENOVATIONS

(Renovation)



Architect:	Canal 5	General Contractor:	Consigli Construction Co.
Year Complete:	2012	Total Square Feet:	~31,000 (Renovations)
Programmatic Drivers:	Addresses current student activity space needs during the Campus Center Functions Project Programming, Design and Construction.		

The main lobby and Campus Welcome Center (including the Chase Gallery area) will get a facelift to make it more inviting. New furnishing and a staffed welcome desk will be incorporated.

The Den will be remodeled to include a Pub with new furniture, interior finishes, and lighting to be more inviting for faculty, staff and students. The interior will be better connected to an updated patio area.

The former high ceiling dining area will be receive new paint, lighting and furniture so it can be used for arts, performances, and various faculty, staff and student gatherings. This will provide a much needed multi-purpose spaced to accommodate medium sized campus events (The room capacity will rise to 700 in January once the room is sprinkled in accordance with code. Until then it is still limited to 100 occupants.)

A new men's restroom will be created next to the woman's restroom outside of the Den to make room for a new accessible lift.

#### STUDENT HOUSING SAFETY IMPROVEMENTS

(Renovations)



Consultant: RJA

Total Square Feet: 23,868 (Combined)

**Programmatic Drivers**: Bring student overflow housing to college safety and security standards.

Bates relies upon it's stock of rental housing to provide temporary and overflow housing solutions. This project involves several rental units that may become student occupied in the future. The objective is to bring these units up to college standards in terms of safety and electronic security systems.

## MERRILL GYM EXTERIOR RESURFACE



Architect:Bates Facility ServicesContractor:Logan & SonsProgrammatic Drivers:Maintain building envelope integrityGreen Attributes:Low VOC Coatings

This is first phase of multi-year project to renovate the exterior metal cladding of Merrill Gym.

## Projects in Planning

## LADD LEARNING COMMONS

(Renovation)



Programmatic Drivers:

Update to meet the evolving learning, studying, research, and content creation needs of the modern student

The main issues of this program are to: create a progressive library that is a resource rich, social space, able to change as social needs change; bring more academic activities into Ladd; and create the "next" version of a modern library, a space that encourages collaborative learning. Flexible spaces are one of the keys to this project as they are conducive to varied types and sizes of group learning. The ability to maximize and leverage ever-changing technology is an important goal to achieve in the creation of this space.

In addition to the elements of a traditional library (i.e. research and circulation), the proposed project will include space for: a Multipurpose Room, a Writing and Speaking Lab; a Math & Statistics Lab; small study rooms; some office space; a computing Help Desk; a Café, a Presentation Rehearsal Studio as well as multiple and various groups study spaces that are infused throughout the Library

## OLIN MUSEUM LIGHTING

(Renovation)

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Architect:	Bates Facility Services	Contractor:	TBD
Year Complete:	2013 (est)	Total Square Feet:	3,648
Programmatic Drivers:	Improve lighting for museum	showings	
Green Attributes:	Energy Star Lighting. LED li emits no UV light (detrimenta savings from the lighting itse fixture/lamps are a single co	ghting requires considera al to art), and less heat. If as well as from reduce mponent and are estimat	ably less electricity to operate, This results in both electrical d cooling loads. The ted to last 15-17 years.

After 25 years of service the lighting system in the Museum of Art is in need of update. Increasing problems with lamp failures, unregulated dimming and brightening, and general incompatibility with present day lenses, screens, and filters and other frustrations are impacting the museum's mission. A new lighting system will make it possible for MoA staff to teach students professional practices in museum lighting and to continue to receive recognition as one of the top New England Museums.

## Project Map





- 1-280 College Student Housing 2-New Dining Commons

- 3-Alumni Walk 4-Roger Williams and Hedge Halls 5-Garcelon Field



- 1-Hathorn Hall Renovations 2-Chase Hall Renovations
- 3-Overflow Student Housing
- 4-Merrill Gym Exterior Resurface
- 5-Olin Museum Lighting



1-Ladd Learning Commons 2-Garcelon Housing 3-Campus Center

# Project List

	Projects	Programmatic Goal	Green Attributes
\$	Recently Completed		
	280 College Dormitory Housing	Improve Housing with 152 new beds	LEED Silver equivalent
			Daylight and occupancy sensors
			Demand Controlled Ventilation
			Enthalpy wheels to recover waste heat from exhaust air
			High-performance glazing for heating insulation, operational windows for natural ventilation
			Recycled and re-used construction materials
			Bike Parking
			75% of construction waste re-cycled
			Environmentally preferred and non- toxic materials
			Sub-metered utilities to monitor energy use
	New Dining Commons	Replacement Dining Facility for Old Commons	LEED Silver equivalent
			Daylight and occupancy sensors
			Enthalpy wheels to recover waste heat and cooling from exhaust air
			High-performance glazing for heating insulation, operational windows for natural ventilation
			Recycled and re-used construction materials
			75% of construction waste re-cycled
			Use of reclaimed lumber
			Use of Certified renewable lumber
			Water saving dual flush toilets
			Sub-metered utilities to monitor energy use
	Alumni Walk	Old Commons	Storm Water retention systems
			Encourage pedestrian travel
	Garcelon Field		Pervious Surface for Storm Water retention
	Roger Williams Hall – Academic Building	New Academic Building with Classroom and Faculty Offices	Daylight and occupancy sensors

	Hedge Hal I – Academic Building	New Academic Building with Classrooms and Faculty Offices	Enthalpy wheels to recover waste heat and cooling from exhaust air
			High-performance glazing for heating insulation, operational windows for natural ventilation
			Recycled and re-used construction materials
			75% of construction waste re-cycled
			Solar Domestic Water Heating
			Low-flow fixtures
			Sub-metered utilities to monitor energy use
			Increased building envelope insulation
			Daylight and occupancy sensors
			Enthalpy wheels to recover waste heat and cooling from exhaust air
			High-performance glazing for heating insulation, operational windows for natural ventilation
			Recycled and re-used construction materials
			75% of construction waste re-cycled
			Solar Domestic Water Heating
			Low-flow fixtures
			Sub-metered utilities to monitor energy use
			Increased building envelope insulation
•	Currently in Construction		
	Hathorn Hall Renovations	Improvement to Campus	Energy Star florescent lighting
	Chase Hall	Improvement to Student Activity	Energy Star florescent lighting
	Student Housing Safety	Spaces Bring all housing to equivalent	55 5 5
	Improvements	safety level	
	Merrill Gym Exterior Resurface	Maintain building envelope	Non VOC based paints
	Projects in Planning		
	Ladd Learning Commons	Improve Library experience and consolidate learning support	
	Olin Museum Lighting	Improve lighting for museum showings	Energy Star lighting

## **III. OTHER PLANNING PRIORITIES**

#### A. SUSTAINABILITY

As a signatory to the American College and University President's Climate Commitment, approaching development in a sustainable manner is an important aspect of planning for the future of the Bates campus. As new construction projects are implemented an emphasis is placed on maintaining and increasing open space and minimizing hardscape surfaces. To aid our efforts in relaying our commitment to environmental stewardship to our community, Facility Services is actively engaged in development of the Bates Sustainability Plan administered through the Committee on Environmental Responsibility and Office of Sustainability. We are also in the process of developing Green Building Guidelines for capital projects to provide designers with goals specific to Bates beyond the minimal goal of achieving LEED Silver equivalency.

#### **B. ENERGY CONSERVATION**

An Energy Task Force comprised of Faculty and Staff was created in 2009. Their main goal is to direct investment of capital dollars that will reduce the campus' overall energy and utility use that otherwise wouldn't be undertaken. Recent projects include the upgrade of the main steam plants combustion control, a complete retrofit of the Ladd Library's lighting, a variety of small lighting and lighting control upgrades, the re-commissioning of the Olin Arts building, and re-commissioning studies of both Pettengill Hall and Dana Chemistry. Many of these projects take advantage of State funding for energy efficiency programs. Current projects are 'shoulder' season boilers that will allow the main steam plan to remain off-line for longer periods of time. Future projects are looking at the latest use of lighting controls and the re-commissioning of Pettengill Hall, and Carnegie Science.

## C. CAMPUS FACILITY MASTER PLAN

The 2010 Campus Facilities Master Plan Update identifies three major projects that will occur in Phase II of the Colleges improvement to the physical campus. Working with the Master Plan Steering Committee we anticipate continued discussions in the development and refinement of the strategy to realign the quality, location and character of much of our student housing. An emphasis will be placed on the Campus Avenue project which is envisioned as a mixed-use center for student activities and student housing. Although still on the longer term schedule we continue to monitor developments in the Math and Sciences and how this project may impact the College's infrastructure and facilities.

## Landscape Guidelines and Multi-Year Plan

As part of the Campus Facilities Master Plan Update process, landscape design principles and guidelines were prepared. We have further developed these guidelines into a detailed multi-year plan. The plan standardizes on emergency phone posts, bike racks, campus lighting and building signage. An emphasis has been place on consolidation of gardens and plantings that are sustainable within current budgets. Significant projects for this fiscal year include:

- Remove barberry hedge from Coram, Main Quad at Campus Ave, Muskie and Chase Hall areas.
- Main Quad area, remove 3 large yews at the flagpole and redesign and replant beds
- Main Quad area, remove lower section of rose hedges.
- Kenninson Gates at Carnegie Science, remove burning bush and hawthorns, prune and trim remaining plants.

## **D. TRANSPORTATION**

By building Bates community programs we are minimizing the need for students to bring cars to campus. Zip cars, the free Green Bike Program, the free shuttle between campus and popular community locations every Friday through Sunday and the City Link bus connecting faculty, staff and students with locations in Lewiston and Auburn are examples of current programs aimed to reduce vehicles. Additionally Bates has purchased six electric utility vehicles (since 2008) in place of gas-powered trucks and golf carts for departments such as Facility Services, Information and Library Services and Dining Services.

## Appendix

FY 12 CAPITAL PROJECT LIST – YEAR END

FY 13 CAPITAL PROJECT LIST – AS APPROVED

FY 12 ANNUAL FACILITIES INVENTORY REPORT (Provided under separate cover)

FY 12 FACILITY ASSESMENT AND PLANNING REPORT (Provided under separate cover)