

Bates

Facility Services

2013 Annual Report

Submitted: June 2013



**The Peter J. Gomes Memorial Chapel
Constructed in 1914 on the Historic Quad**

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I. EXISTING CONDITIONS

A. FACILITY SERVICES DEPARTMENTAL STAFF

The Facilities Services Department has 108 FTE's for FY13. There are 12 Management and Office Staff, Maintenance and Operations employs 36 personnel, and the Custodial staff is comprised of 60 personnel.

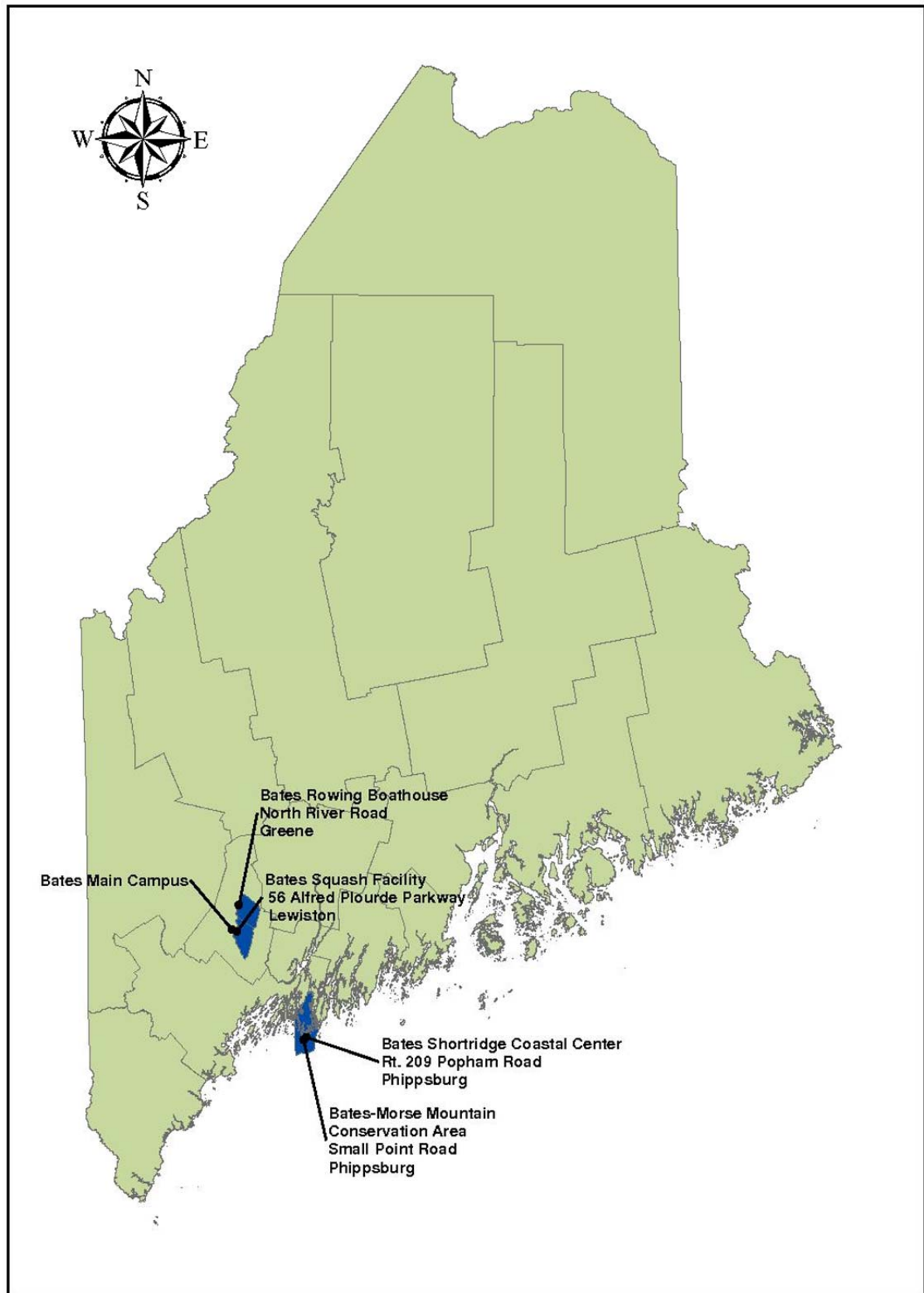
B. STUDENT HOUSING

			2010	2011	2012
Number of Undergraduate Students Residing at Bates					
			Fall	Fall	Fall
In dorms			1552	1591	1584
In Bates owned overflow housing			9	42	24
In off-campus housing			121	110	124

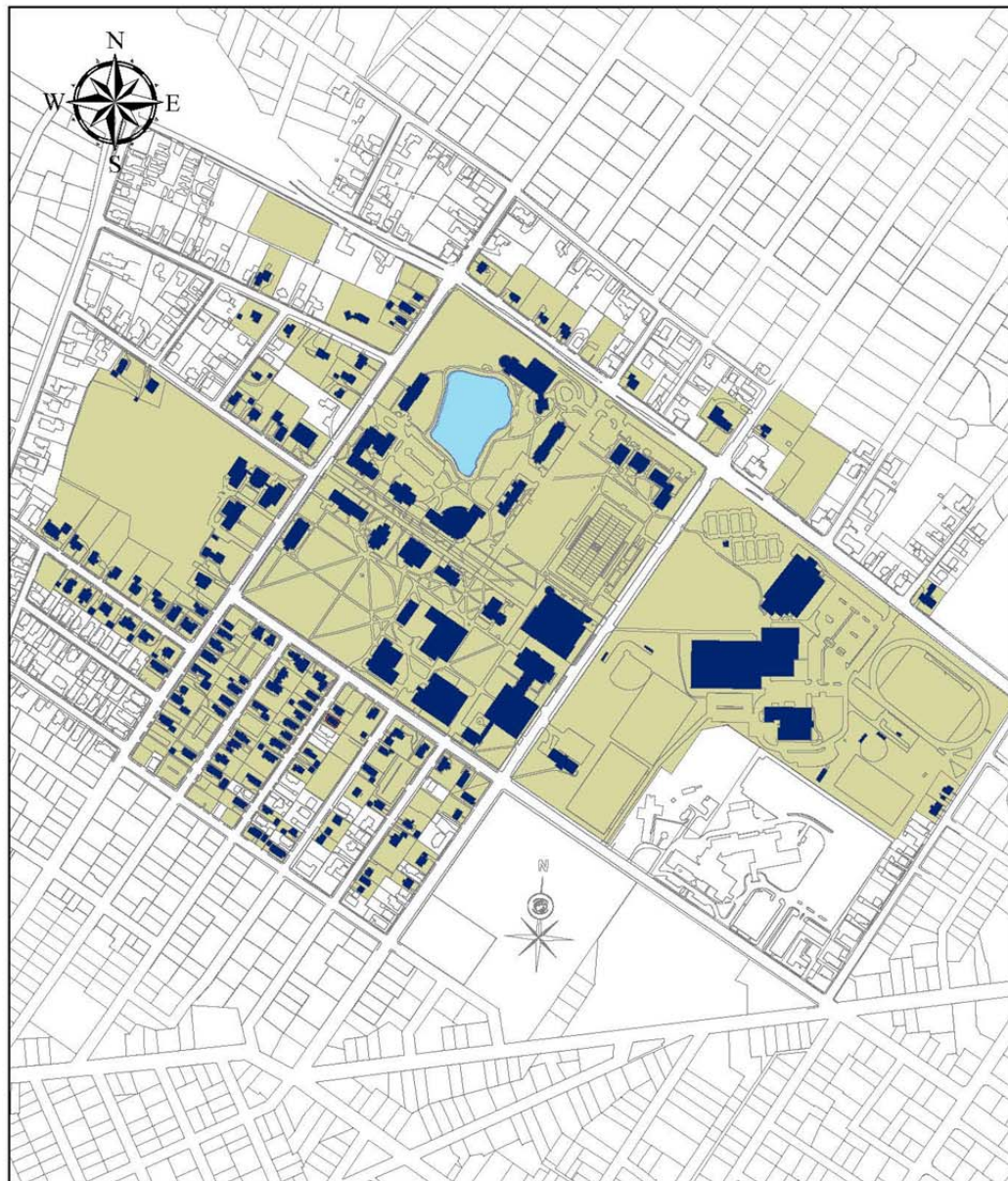
C. FACILITIES & LAND OWNED

			2011	2012	2013
Acres (Main Campus)			131+/-	131+/-	133+/-
Number of Buildings			166	168	170
Dormitories					
Number of Buildings			36	36	36
Number of Beds			1,645	1,645	1,645



Bates College Facilities Location Map:



Campus Parcels 2013



Legend

-  Bates Owned Buildings 2013
-  Bates Owned Parcels 2013

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 12/13 fiscal year Bates has purchased three properties which are located at 35 and 52 Ware Street, and 50 Vale Street.

There were no properties sold during the 12/13 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 has recently engaged Ann Beha Associates to develop a conceptual space program and phasing plan for campus life functions and new student housing. This process will generate ideas and concepts for new student housing on campus to allow an exit strategy and dedensification from some of our existing housing stock as well as review student life functions in Commons, Ladd Library and Chase Hall.

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)
- **Campus Directional Signage** along Russell Street and at street edges in the campus area

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 and air conditioning
- **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**
- **Pettengill** recommissioning

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
- **Merrill Gym** exterior siding and roof refinish (multi-phase project)

B. CAPITAL PROJECTS

Projects Recently Completed

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 Plan
Replacement Dining Facility 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, recycled 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: Sasaki **General Contractor:** Consigli Construction Co.

Programmatic Drivers: Campus Facilities Master Plan
Improvement to campus landscape by creating east-west pedestrian connection 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 car-free 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, Inc

General Contractor:

RAD Sports

Green Attributes:

The redevelopment of Garcelon field using synthetic turf results in significant environmental benefits over a traditional turf field. These include the elimination of all fertilization, pesticide and weed control applications; saving an estimated 900,000 gallons of irrigation; and the elimination of mowing, striping, aeration, over-seeding 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 Plan
New Academic Building with Classroom and Faculty Offices

Green Attributes: LEED Gold 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 control via advanced lighting systems and occupancy sensors, smart windows with a occupant notification system, recycled and salvaged materials, and a solar system for domestic hot water.

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 Gold 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 control via advanced lighting systems and occupancy sensors, smart windows with a occupant notification system, recycled and salvaged materials, and a solar system for domestic hot water.

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.

HATHORN HALL RENOVATIONS

(Renovation)



Architect: Bates Facility Services

Year Complete: Summer, 2012 **Total Square Feet:** 22,997

Programmatic Drivers: Improvements for Campus Advancement

Green Attributes: High recycle content flooring, Low-VOC paint, 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 locations 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.

The interior of Hathorn underwent a mild renovation including:

- 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 Residential and Campus Life Programming, Design and Construction.		

The main lobby received a facelift by opening up the area and adding new lighting to make it more inviting.

The Den was remodeled and now has a Pub feel with new furniture including booths, interior finishes, and lighting that is more inviting for faculty, staff and students. The interior is now connected to an updated patio area.

The former high ceiling dining area has new paint and lighting for the arts, performances, and various faculty, staff and student gatherings. This provides a much needed multi-purpose space to accommodate medium sized campus events. With improvements to the building's sprinkler systems, the room capacity is now 695, giving the campus a much needed bridge between exiting spaces at 300 and the Gray Cage which handles 3,000.

A new exterior accessible lift connects four levels of the building and provides access to the existing elevator. This was accomplished by creating a new men's restroom next to the woman's restroom outside of the Den. A portion of the old kitchen has been converted to serve as the equipment room for the Bates Outing Club, BOC, and additional space for AESOP to store their equipment. A new shared meeting room and offices for the BOC and AESOP were created just off the loading dock with their own dedicated entry.

Projects Currently in Construction

STUDENT HOUSING SAFETY IMPROVEMENTS

(Renovations)



Student Overflow Housing

Consultant: RJA

Total Square Feet: 23,868 (Combined)

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

Bates relies upon its 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.

Campus Housing

Consultants: PSL Engineering, HighTech Fire Protection, Shelly Engineering

Total Square Feet: 455,000

Programmatic Drivers: Ensure all student housing conforms with the current life safety codes.

All of Bates' residential facilities were inspected by a NFPA code expert to identify any deficiencies and recommend corrective actions.

A Sprinkler system expert inspected all residential facilities to ensure compliance with NFPA 13 *Standard for Installation of Sprinkler Systems*. Some corrective actions needed to replace aged heads and to improve coverage.

A structural engineer inspected and certified all existing fire escapes per NFPA 101 Section 7.2.8.6.

MERRILL GYM EXTERIOR RESURFACE



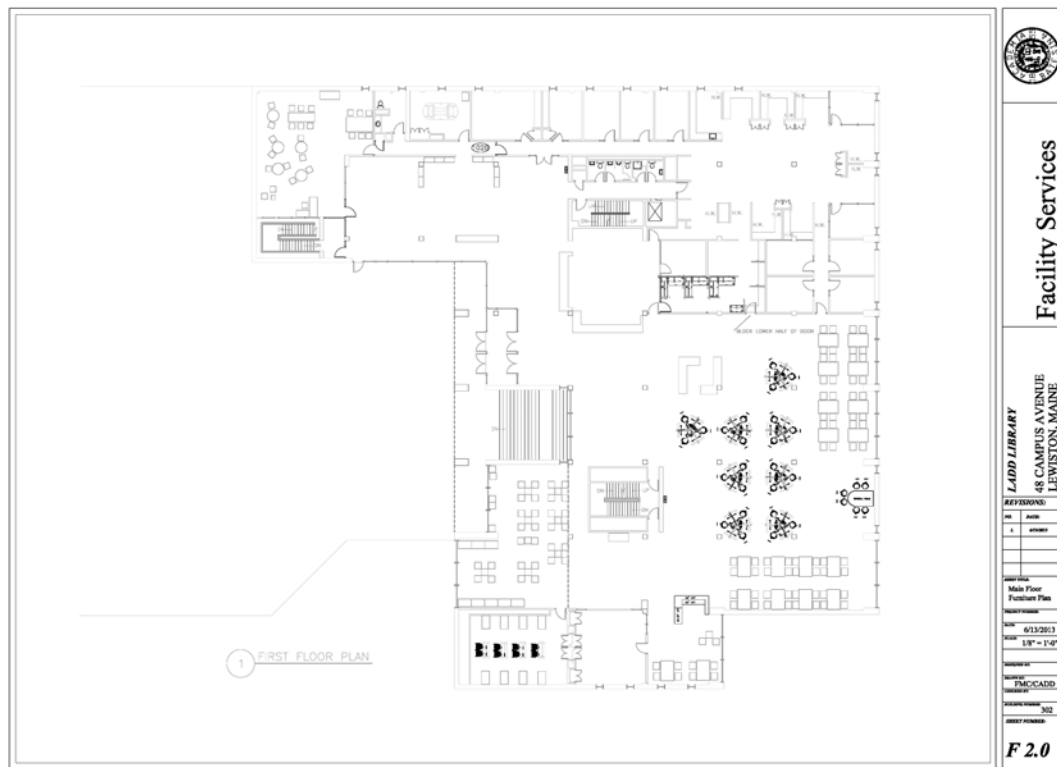
Architect: Bates Facility Services **Contractor:** Logan & Sons

Programmatic Drivers: Maintain building envelope integrity

Green Attributes: Low VOC Coatings

The first phase of this multi-year project to renovate the exterior metal cladding of Merrill Gym, addressed the west wall (shown above before and after). The second phase in process is the recoating of the North roof. The third phase will be the recoating of the south and east walls.

(Renovation)



Architect:	Bates Facility Services	Contractor:	TBD
Year Complete:	2013	Total Square Feet:	86,608

Programmatic Drivers: Changes to finish the moves of the Writing & Speaking Center and Mathematics & Statistics Workshop into the library. Provide additional collaborative working spaces for students.

Green Attributes: Low VOC Materials, including carpet and fabric furnishings

Changes being made are the result of a plan developed since January 2013 to make needed improvements in the library occasioned by the indefinite postponement of the larger "learning commons" project. They are aimed at improving the space for individual study and group learning in the library, and respond to the most important concerns raised in recent user surveys that the Library has conducted. The Mable Eaton room is becoming a dedicated public presentation rehearsal space. New student computer workstations will allow two or even three students to work side by side. A stool height presentation station seats up to six and faces a common large display monitor for the sharing of work.

The Circulation and ILL staff offices are being reworked to improve material flows. Power outlets are being provided in seating areas. Additional Facilities Renewal work includes the upgrade of data wiring to current standard and the replacement of carpet on the main floor.

OLIN MUSEUM LIGHTING

(Renovation)



Architect: Bates Facility Services **Contractor:** Ouellet Associates

Year Complete: 2013 **Total Square Feet:** 3,648

Programmatic Drivers: Improve lighting for museum showings

Green Attributes: Energy Star Lighting. LED lighting requires considerably less electricity to operate, emits no UV light (detrimental to art), and less heat. This results in both electrical savings from the lighting itself as well as from reduced cooling loads. The fixture/lamps are a single component and are estimated 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.

PETTIGREW ENHANCEMENTS

(Renovation & Repair)



Architect:	Bates Facility Services	Contractor:	Hebert Construction
Year Complete:	2013	Total Square Feet:	24,988
Programmatic Drivers:	Repair of flood damaged areas and enhancements to remaining areas for improvements to existing programs and operations.		
Green Attributes:	Energy Star Lighting, Occupancy sensor controlled lighting in stairs and corridors, Low-VOC materials.		

Pettigrew Hall has served as a hub for Bates communication and theatrical programs since it's construction in 1953. A short window of opportunity presented itself in February 2013 when the 1st and 2nd floors were damaged by a flood. Recovery and clean-up efforts required the building to be closed temporarily. It

- 1) DMC
- 2) Classrooms
- 3) SDI/Treat Gallery
- 4) Life Safety Improvements
- 5) Seminar 311
- 6) AAA/Workroom
- 7) General Finishes

Projects in Planning

LADD LIBRARY PLAZA REPLACEMENT STUDY

(Renovation)



Architect: TBD

Contractor: TBD

Year Complete: 2013

Total Square Feet: 16,000

Programmatic Drivers: Ladd Library's 16,000.00 square foot main entry plaza, built in 1973, extends out over interior library floor space. The waterproofing membrane, flashing and surface pavers have reached end of life as evidenced by water leakage to areas below.

Green Attributes: TBD

While developing the necessary details for the membrane replacement, the intent is to hire an architect and engineers to outline possible solutions to the plaza replacement based on the existing construction. The plaza won't necessarily be returned to what it looks like today. Opinion of Probable Costs of solution options will inform future capital requests before proceeding.

RAND INTERIOR INFRASTRUCE UPDATES DESIGN

(Renovation)

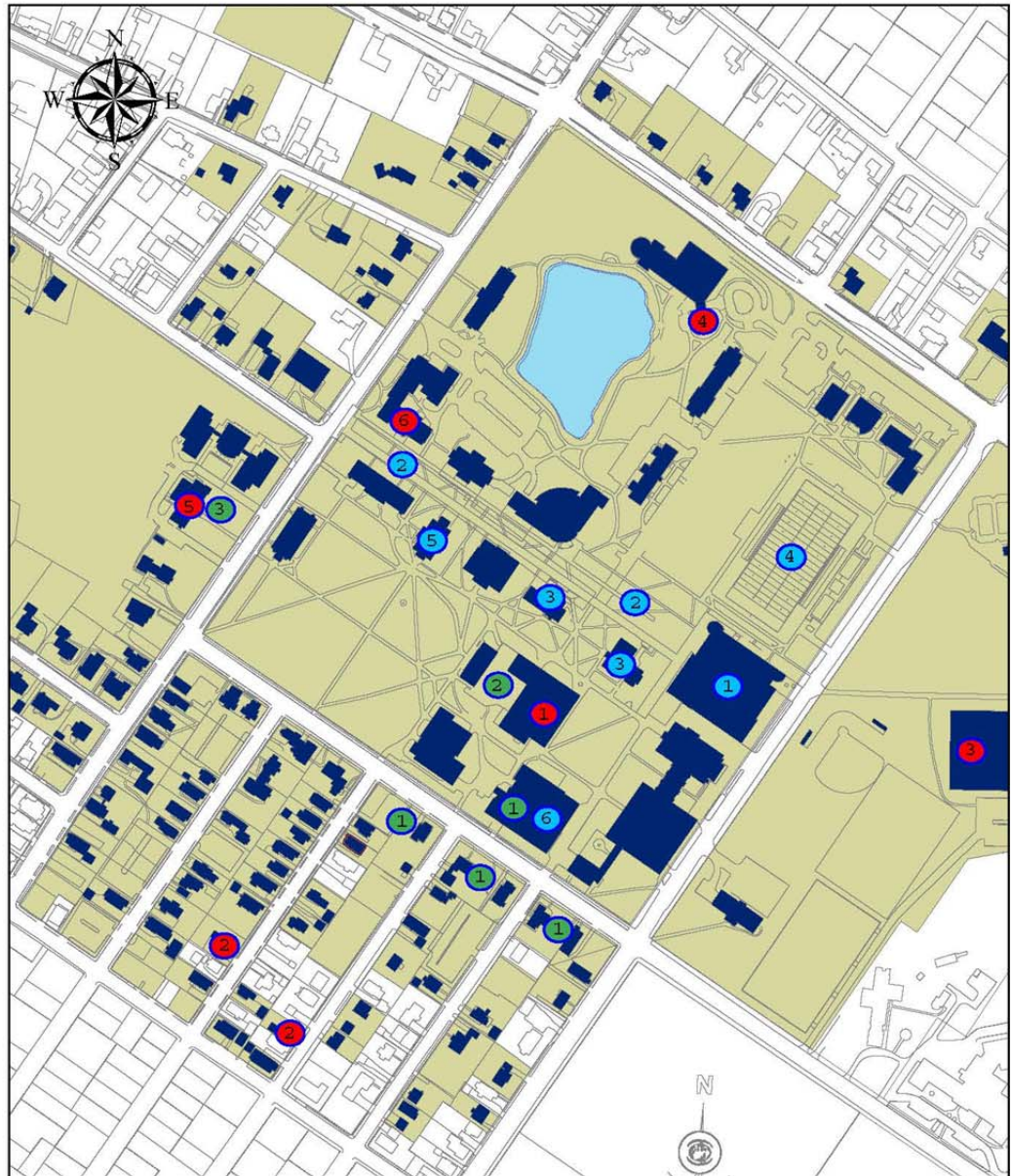


Architect:	TBD	Contractor:	TBD
Year Complete:	Summer Breaks of 2014 & 2015	Total Square Feet:	32,700
Programmatic Drivers:	Rand Hall was built in 1905 and had renovations done in 1921, 1946, and 1982. It is the next large dormitory due for limited renovations for life safety improvements and as part of our Facility Renewal Process		
Green Attributes:	TBD		

This is similar to work completed in Page Hall during the summer of 2007 and Parker Hall the summer of 2011. The early design process will focus on the development of scope, schedule and budget to be implemented in two phases over two summer breaks.

This summer (2013) the roof and fascia of the building are being replaced. We will also replace the dorm and lounge furniture during this period.

Project Map



Recently Completed

- 1- New Dining Commons
- 2- Alumni Walk
- 3- Roger Williams and Hedge Halls
- 4- Garcelon Field
- 5- Hathorn Hall Renovations
- 6- Chase Hall Renovations

Current Projects

- 1- Ladd Library Renovations
- 2- Overflow Student Housing
- 3- Merrill Gym Exterior Resurface
- 4- Olin Museum Lighting
- 5- Rand Roof
- 6- Pettigrew Enhancements

In Planning

- 1- Residential and Campus Life Planning
- 2- Ladd Library Plaza Replacement Design
- 3- Rand Interior Infrastructure Update

Project List

Projects	Programmatic Goal	Green Attributes
❖ Recently Completed		
<i>New Dining Commons</i>	Replacement Dining Facility for Old Commons	<p>LEED Silver equivalent</p> <p>Daylight and occupancy sensors</p> <p>Enthalpy wheels to recover waste heat and cooling from exhaust air</p> <p>High-performance glazing for heating insulation, operational windows for natural ventilation</p> <p>Recycled and re-used construction materials</p> <p>75% of construction waste re-cycled</p> <p>Use of reclaimed lumber</p> <p>Use of Certified renewable lumber</p> <p>Water saving dual flush toilets</p> <p>Sub-metered utilities to monitor energy use</p>
<i>Alumni Walk</i>	Improvement to campus landscape by creating East-West Pedestrian Connection through Campus	<p>Storm Water retention systems</p> <p>Encourage pedestrian travel</p>
<i>Garcelon Field</i>	New Multipurpose, multi-season athletic field with lighting	<p>Pervious Surface for Storm Water retention</p>
<i>Roger Williams Hall – Academic Building</i>	New Academic Building with Classroom and Faculty Offices	<p>Daylight and occupancy sensors</p> <p>Enthalpy wheels to recover waste heat and cooling from exhaust air</p> <p>High-performance glazing for heating insulation, operational windows for natural ventilation</p> <p>Recycled and re-used construction materials</p> <p>75% of construction waste re-cycled</p> <p>Solar Domestic Water Heating</p> <p>Low-flow fixtures</p> <p>Sub-metered utilities to monitor energy use</p> <p>Increased building envelope insulation</p>
<i>Hedge Hall – Academic Building</i>	New Academic Building with Classrooms and Faculty Offices	<p>Daylight and occupancy sensors</p>

		<p>Enthalpy wheels to recover waste heat and cooling from exhaust air</p> <p>High-performance glazing for heating insulation, operational windows for natural ventilation</p> <p>Recycled and re-used construction materials</p> <p>75% of construction waste re-cycled</p> <p>Solar Domestic Water Heating</p> <p>Low-flow fixtures</p> <p>Sub-metered utilities to monitor energy use</p> <p>Increased building envelope insulation</p> <p>Energy Star florescent lighting</p> <p>Recycled and re-used construction materials</p>
<i>Hathorn Hall Renovations</i>	Improvements for Alumni and Parent Engagement	
<i>Chase Hall</i>	Improvement to Student Activity Spaces	Energy Star florescent lighting
❖ Currently in Construction		
<i>Student Housing Safety Improvements</i>	Bring all housing to equivalent safety level	
<i>Merrill Gym Exterior Resurface</i>	Maintain building envelope integrity	Non VOC based paints
<i>Ladd Renovations</i>	Improve Library experience and consolidate learning support	
<i>Olin Arts</i>	Improve lighting for museum showings	Energy Star lighting
❖ Projects in Planning		
<i>Rand Interior Infrastructure Updates</i>	Life safety and Facility Renewal	Energy Star lighting
<i>Residential and Campus Life Planning Project</i>	Develop programming and conceptual design for Campus Life facilities and new housing	
<i>Ladd Plaza Renovations</i>	Design replacement membrane and hardscaping solutions	

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. Recently completed projects are 'shoulder' season boilers that will allow the main steam plan to remain off-line for longer periods of time. Current project is the actual implementation of the recommissioning of Pettengill Hall and the installation of a pellet boiler in Chase House which will also supply the heat for 18/20 Frye Street. Future projects are the first year of six to sub-meter the main energy using buildings on campus and the replacement of T-12 lamps on campus. T-12 lamps are soon to be obsolete, and more efficient lamps are available.

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 remaining barberry hedge from the areas along Campus Ave and College Street
- Grading and planning improvements at the corner of Frye St. and Oak St. (11 Frye St.)
- Add bike rack and pavers on the Alumni Walk side of Parker Hall

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 13 CAPITAL PROJECT LIST – YEAR END

FY 14 CAPITAL PROJECT LIST – AS APPROVED

FY 13 ANNUAL FACILITIES INVENTORY REPORT (Provided under separate cover)

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