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THE GEORGE  
WASHINGTON  
UNIVERSITY

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WASHINGTON, DC

# Facilities Update

Faculty Senate Meeting

October 4, 2024

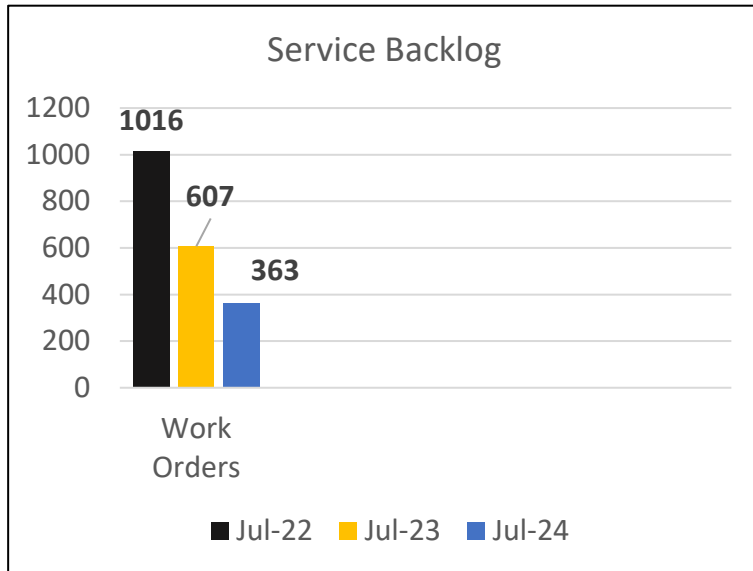
# Discussion Topics

- Service Improvements
- Deferred Maintenance
- Capital Projects
- Energy Conservation

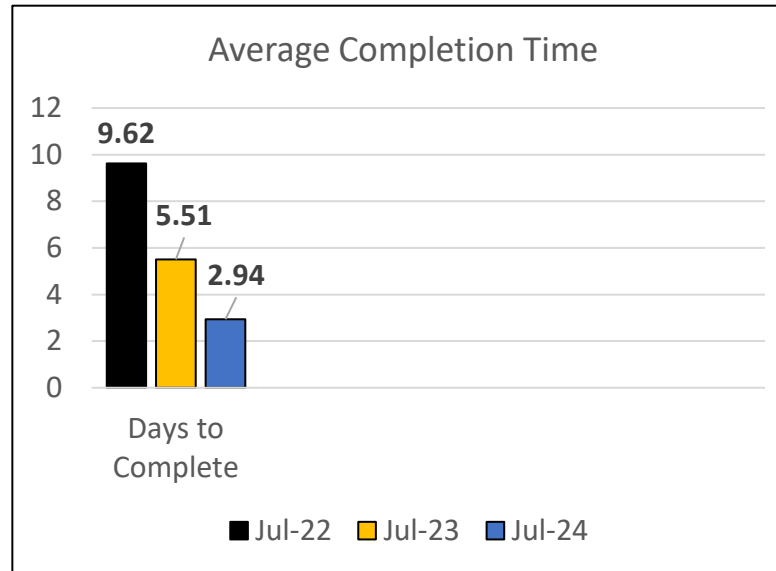
# Service Improvements

## Key Initiatives

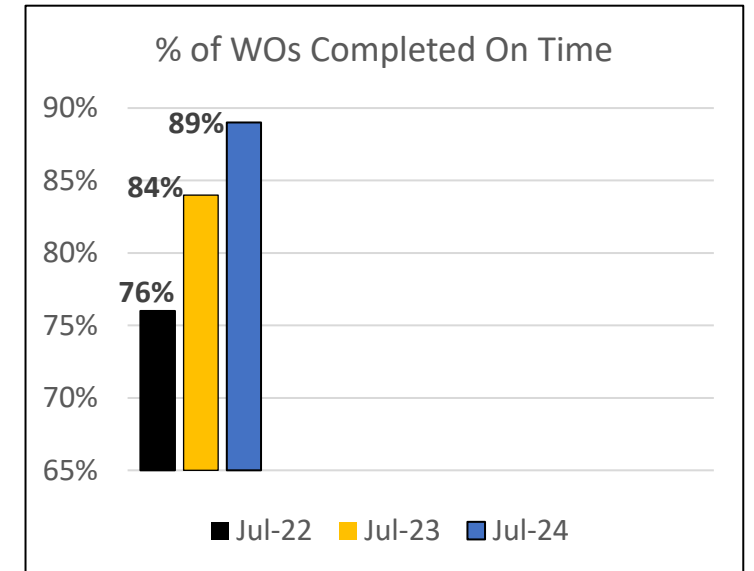
- ❑ Restructured Maintenance Department (November 2021)
- ❑ Renewed Emphasis on Proactive & Preventative Maintenance
- ❑ Enhanced Training for Maintenance Technicians
  - ❑ Partnership with Prince George's Community College
- ❑ AiM Reboot (Improvements to our Integrated Workplace Management System)



64 Percent Improvement



69 Percent Improvement



13 Percent Improvement

# Deferred Maintenance

## FY23 FPCM DM

### By Priority Categories:

HVAC (72%)	\$10,796,582
Elevators (10%)	\$1,500,000
Plumbing (6%)	\$950,000
Roofs (6%)	\$900,000
<u>Life Safety (6%)</u>	<u>\$845,000</u>
<b>Total</b>	<b>\$14,991,582</b>

### By Type of Building:

Academic (65%)	\$9,709,000
Residence Halls (29%)	\$4,371,582
<u>Administration (6%)</u>	<u>\$911,000</u>
<b>Total</b>	<b>\$14,991,582</b>

## FY24 FPCM DM

### By Priority Categories:

HVAC (65%)	\$16,311,301
Life Safety (11%)	\$2,795,000
Elevators (10%)	\$2,510,000
Roofs (8%)	\$1,900,000
Electrical (3%)	\$774,000
Plumbing (2%)	\$410,000
<u>Flooring (1%)</u>	<u>\$367,000</u>
<b>Total</b>	<b>\$25,070,301</b>

### By Type of Building:

Academic (52%)	\$13,033,301
Residence Halls (44%)	\$11,022,000
<u>Administration (4%)</u>	<u>\$1,012,000</u>
<b>Total</b>	<b>\$25,067,301</b>

## FY25 FPCM DM

### By Priority Categories:

HVAC (83%)	\$20,758,652
Elevators (8%)	\$1,923,000
Exterior Facade (4%)	\$1,923,000
Plumbing (3%)	\$644,181
Life Safety (1%)	\$270,000
<u>Structural (1%)</u>	<u>\$350,000</u>
<b>Total</b>	<b>\$25,015,833</b>

### By Type of Building:

Academic (52%)	\$13,089,000
Residence Halls (39%)	\$9,648,652
<u>Administration (9%)</u>	<u>\$2,278,181</u>
<b>Total</b>	<b>\$25,015,833</b>

# Capital Projects – FY24 Highlights

## Residential

- JBKO – new bathrooms/risers, replaced gas stoves with electric
- Somers – new bathrooms and windows in older portion of building
- Amsterdam – new flooring, kitchen counters/sinks

## Academic

- MPA/Jack Morton – improved AV, lighting
- Lisner Auditorium – new seating, flooring, AV

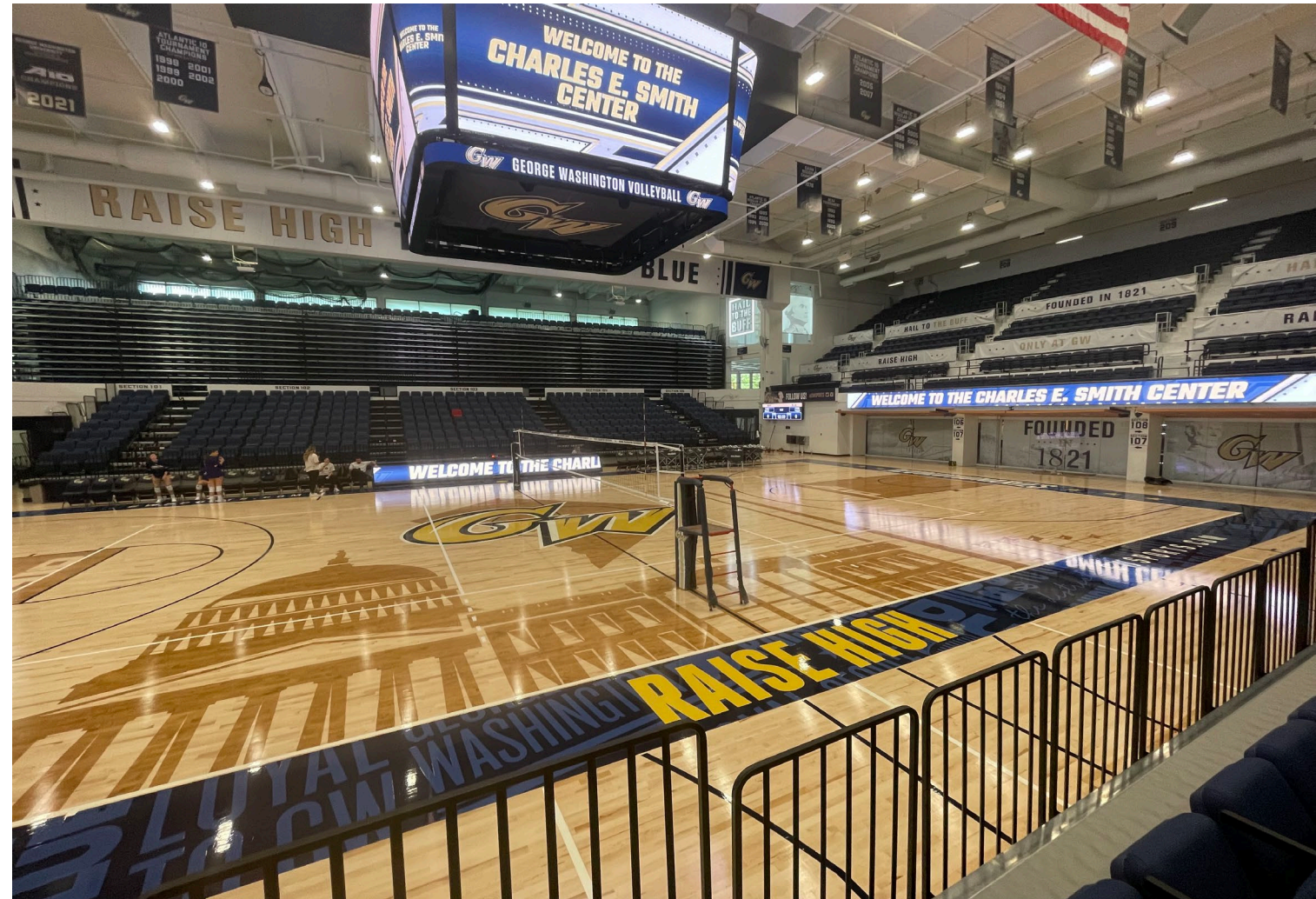
## Dining

- West Hall – renovated dining hall
- Ames – Amazon "walk out" (work ongoing)
- Beefsteak closed; construction of Panda Express to begin late 2024
- 7-Eleven closed; construction of Chick-fil-A (work ongoing)

## Athletics

- Smith Center – new video boards, sound system
- MVC Softball – new lighting

## Before – Smith Center Video Boards



After – New Smith Center Video Boards



Before – Lisner  
Auditorium Seating





After – New Lisner  
Auditorium Seating



Before – West  
Hall/Pelham Dining



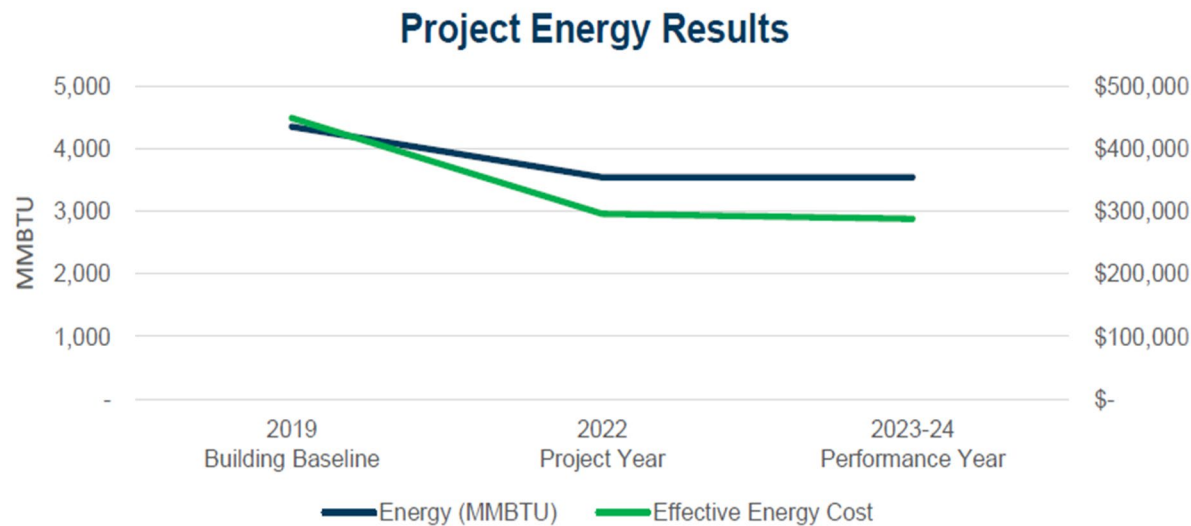
After – West  
Hall/Pelham Dining



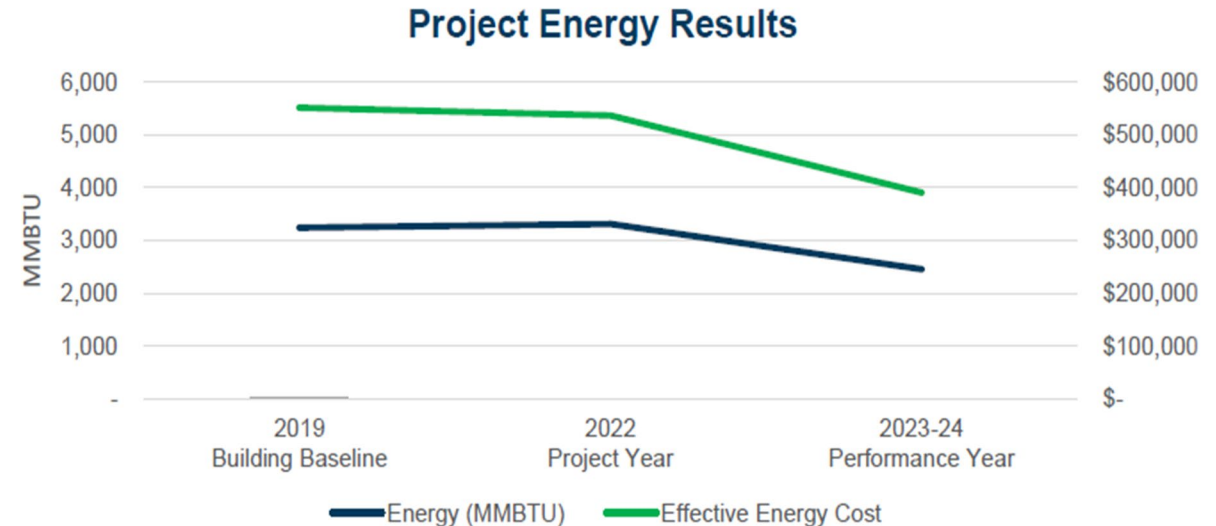
# Deep Dive – Lerner Health and Wellness

- 2022
  - HVAC upgrades including air handlers, chiller, cooling tower, hot water boilers, water pumps, and digital HVAC building automation system
- 2023
  - Lobby wall refinishing/painting
  - Conversion of lower level racquetball courts to Olympic level weight training facilities
- 2024
  - New entry turnstiles
  - Remaining wall refinishing/painting; new weight room flooring; new furnishings for seating areas; new signage
  - New lobby reception desk

# Deferred Maintenance Project – Operational Savings



Building: Lerner Health and Wellness



Building: Media Public Affairs

# Deferred Maintenance Project – Operational Savings, continued

Building	Cost Savings	Energy Reduction	Service Call reduction	
Lerner H&W	\$ 170,000	35%	33%	↓
Media and Public Affairs	\$ 161,500	21%	39%	↓

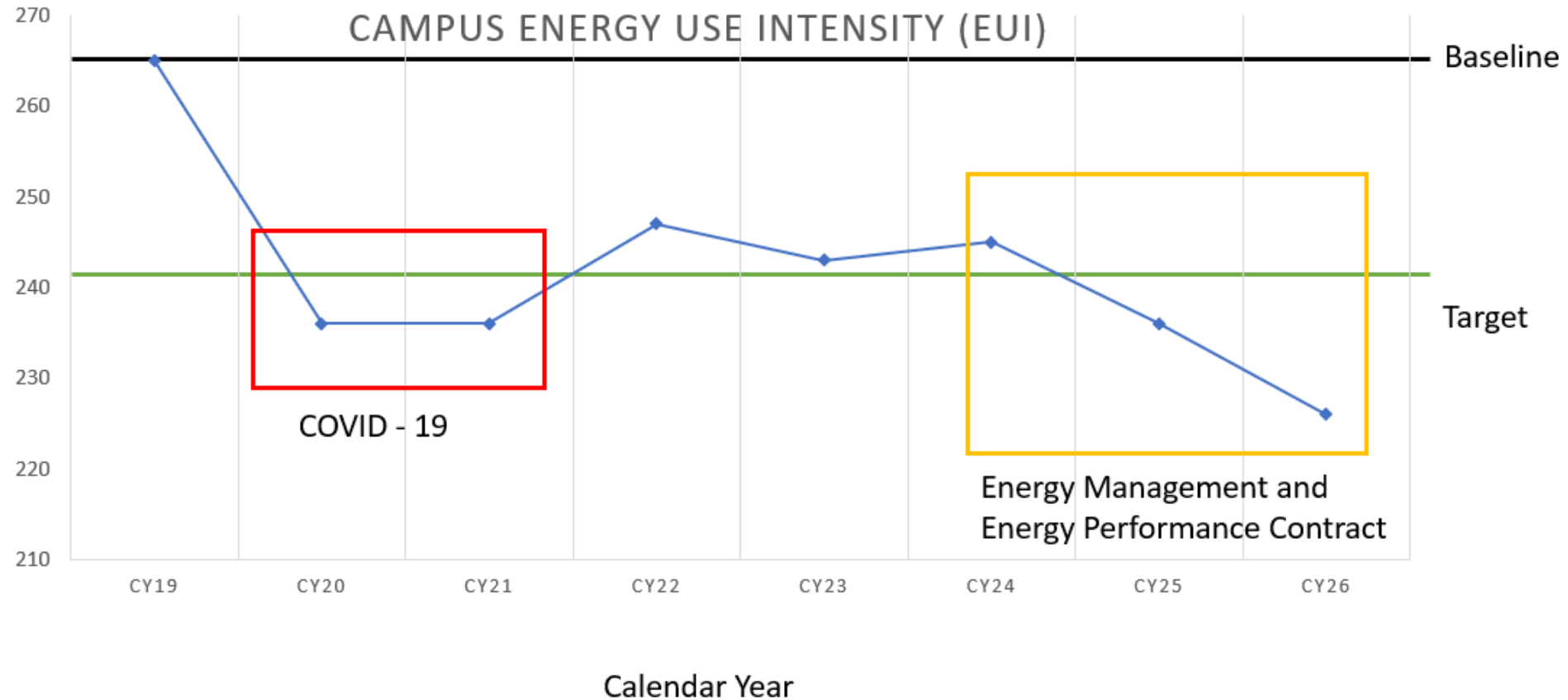
# Southland Energy Conservation Project



- Kicked off in January 2024.
- Multiple year project.
- Inflation Reduction Act Funding opportunity.
- Lighting 58% complete and provides the most campus energy savings.

Year	Focus Area
FY24	Lighting, HVAC Controls, and efficient transformer replacement
FY25	Roof Replacement, Solar and HVAC Controls
FY26	Solar, Commissioning

# Campus Energy Impact



Estimated Performance Data: CY24, FY25 and CY26