
THE GEORGE
WASHINGTON
UNIVERSITY

WASHINGTON, DC

Facilities Update

Faculty Senate Meeting

November 14, 2025

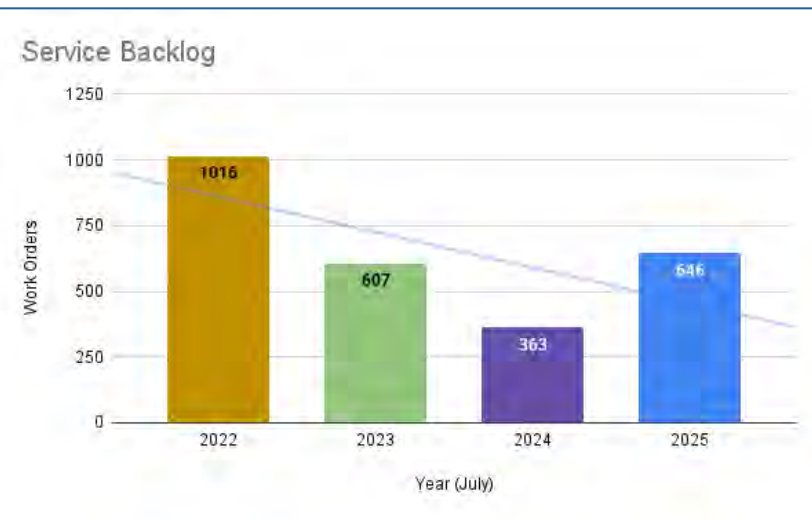
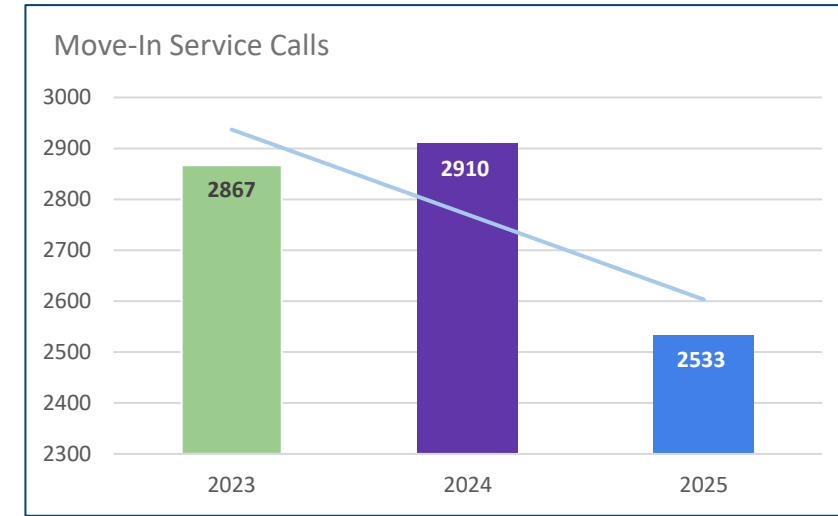
Discussion Topics

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

Service Improvements

Key Initiatives

- Restructured Division of Safety and Operations
- 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)



***2025 numbers impacted by vacant maintenance technician positions.**

Deferred Maintenance

FY24 Campus Operations 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>
Total	\$25,067,301

By Type of Building:

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

FY25 Campus Operations 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>
Total	\$25,015,833

By Type of Building:

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

FY26 Campus Operations DM

By Priority Categories:

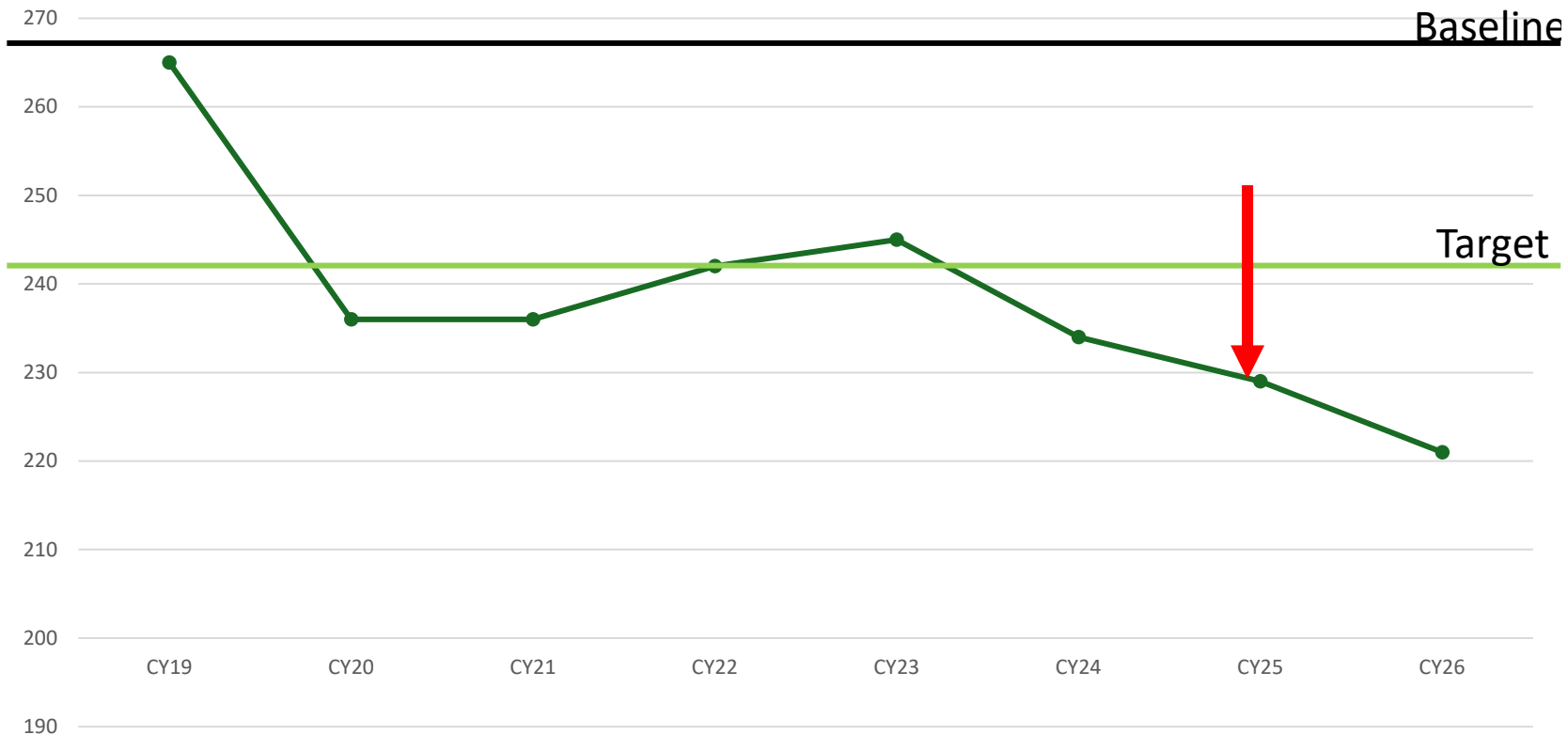
HVAC (83%)	\$14,00,000
Elevators (8%)	\$2,000,000
Exterior Facade (4%)	\$1,500,000
<u>Electrical (3%)</u>	<u>\$600,000</u>
Total	\$18,100,000

By Type of Building:

Academic (66%)	\$12,000,000
Residence Halls (20%)	\$3,600,000
<u>Administration (14%)</u>	<u>\$2,500,000</u>
Total	\$18,100,000

Building Energy Performance Standards: Progress

Foggy Bottom Energy Use Intensity (EUI)



Highlights:

- \$7.5 Million BEPS Penalty avoided.
- The only University to meet BEPS Cycle 1 targets.

Key Contributors:

- Deferred Maintenance Projects.
- Southland Energy Project.
- Energy Management Program.

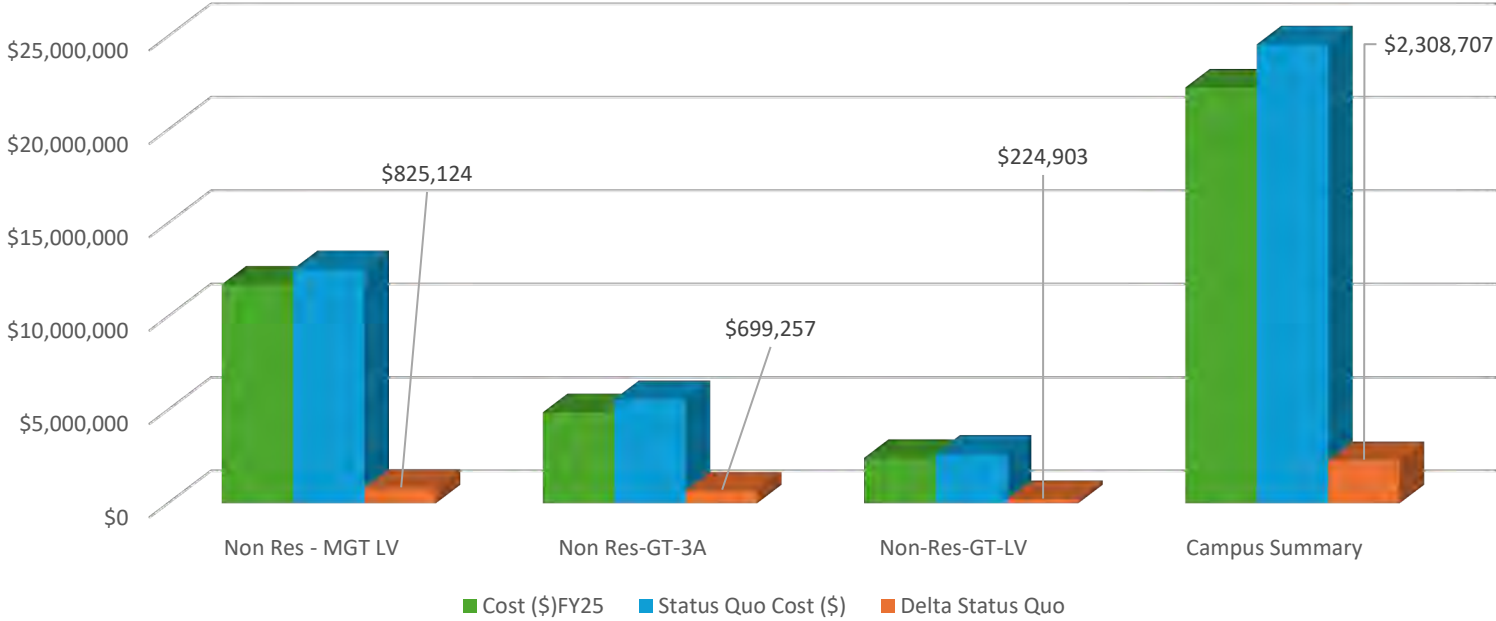
Benefits:

- Future Cost avoidance from Utility escalations.
- Compliance with DC standards.
- Stakeholder thermal comfort.
- Increased bandwidth for preventive maintenance.

*Estimated Values: CY25,CY26

Savings from Projects

Status Quo (no Projects)



Business as Usual Cost in FY 25 vs Actual Spend in FY25

Key Contributors:

- Deferred Maintenance (DM) Projects
- Energy Management Program
- Southland Energy Conservation Projects

FY25 KPI's:

- \$2.3 Million Avoided in Utility Operations cost in FY25.
- \$7.5 Million Avoided in BEPS Penalty
- \$412,379 of utility rebates contributing to reduced utility budget spending.
- 20 to 50% Reduced HVAC Work Orders in buildings after DM Projects.

Capital Projects

ADA/Accessibility Upgrades

FSK Hall ADA Ramp

Scope of Work:

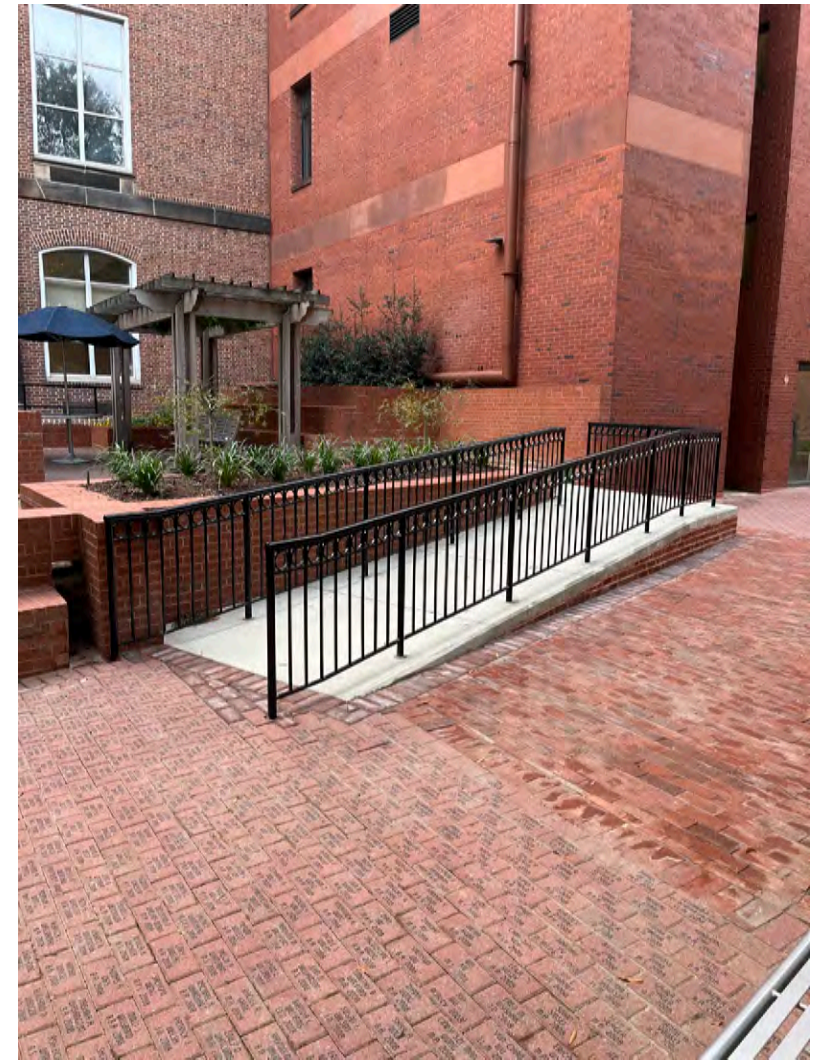
- New exterior and interior ramp to facilitate ADA access



Stockton Hall ADA Ramp

Scope of Work:

- New ramp to facilitate access to the rear patio/entrance



Academic Buildings

Bell Hall

Scope of Work:

- HVAC Upgrades
- New Windows
- Common Space Finishes (Floors 3, 4)
- Classroom Improvements



Before



After



Classroom Improvements

Scope of Work:

- 18 Classroom Renovations in Academic Center and Bell Hall including finish upgrades, new furniture & AV

Before:



After:



Science and Engineering Hall

Scope of Work:

- Renovations to Engineering and Student Services suite on 2nd floor

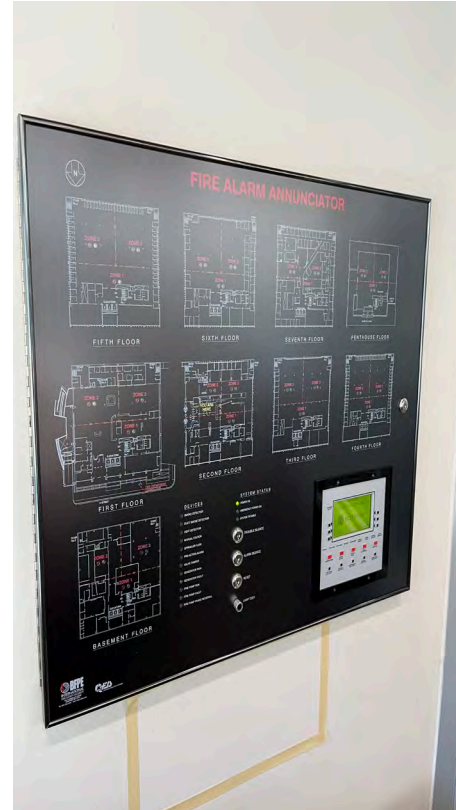


Deferred Maintenance

Gelman Library HVAC/Fire Alarm

Scope of Work:

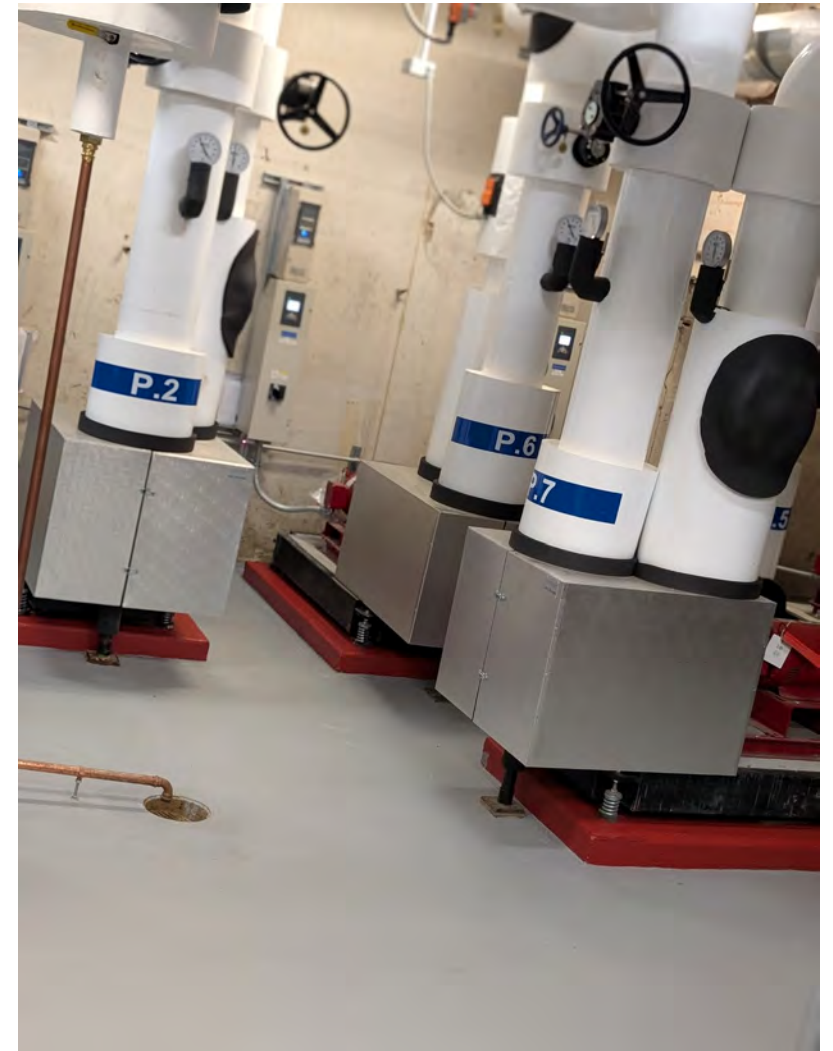
- Replacement of 3 air handlers
- Replacement of fire alarm system



Lisner Auditorium HVAC

Scope of Work:

- Replacement of chiller and associated piping infrastructure



Event/Gathering Spaces

1957 E St / City View

Scope of Work (completion Dec 2025):

- Removal of fixed/tiered seating in State Room
- New operable partitions for space flexibility.
- New finishes throughout.
- New furniture/AV



Jack Morton Auditorium

Scope of Work:

- Set redesign, including new LED displays and stage flooring

Before:



After:



Public Space Furniture

Scope of Work:

- New furniture, including rocking tables, hammocks, ping pong tables
- Various locations around campus including Square 80, Potomac Square, Academic Center, U Yard, Kogan Plaza, etc.



Square 80 Park Enhancements

Where is the Sq 80 Park?



Square 80 Park Turf

Scope of Work:

- New turf

Before



After



The Backyard at Square 80

Scope of Work:

- Park expansion, including:
 - New permeable paving
 - New landscaping
 - Furniture



Residence Halls

Francis Scott Key Hall

Scope of Work:

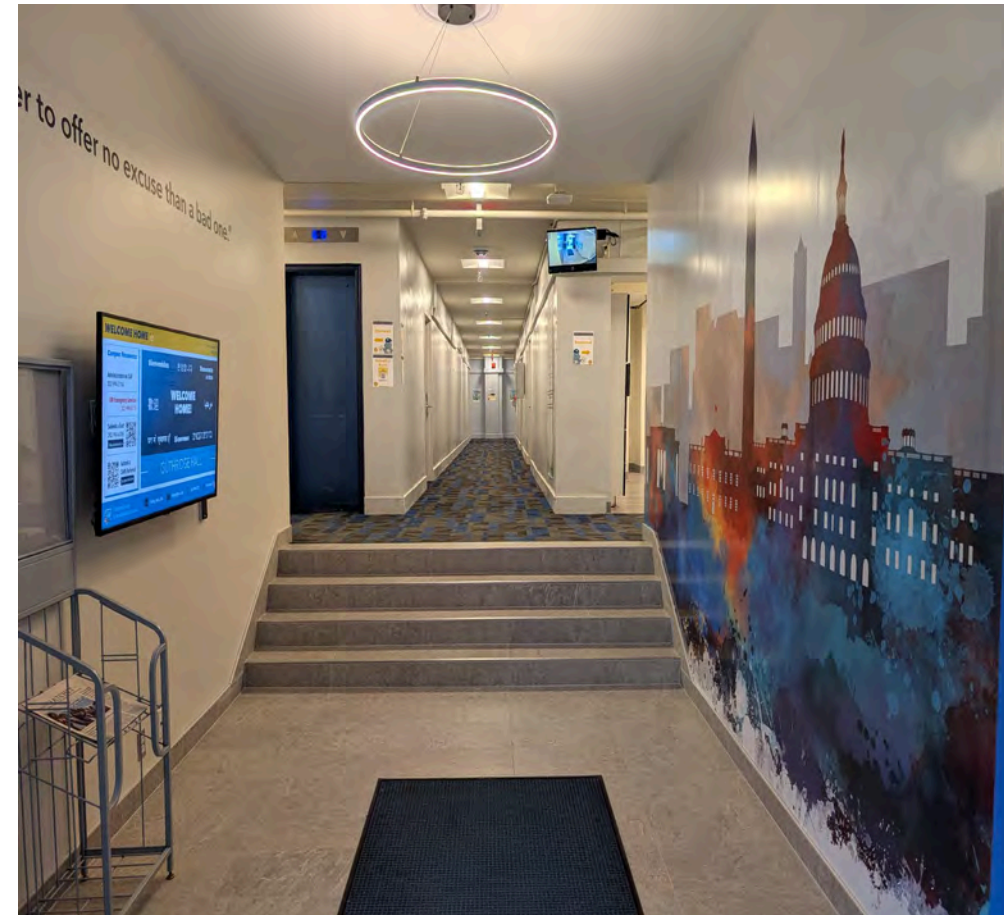
- Removal of in-room kitchens
- Add 80 beds
- Two new common kitchen/lounges
- Accessible entry ramp
- Lobby upgrades



Guthridge Hall

Scope of Work:

- In-room HVAC unit replacement
- Lobby upgrades



Mitchell Hall

- Full Renovation – completion Summer 2026, including:
 - New MEP systems
 - Finishes
 - Additional elevator for roof access
 - ADA accessible front ramp
 - Community kitchens and gathering spaces



Mitchell Hall



Mitchell Hall



Mitchell Hall

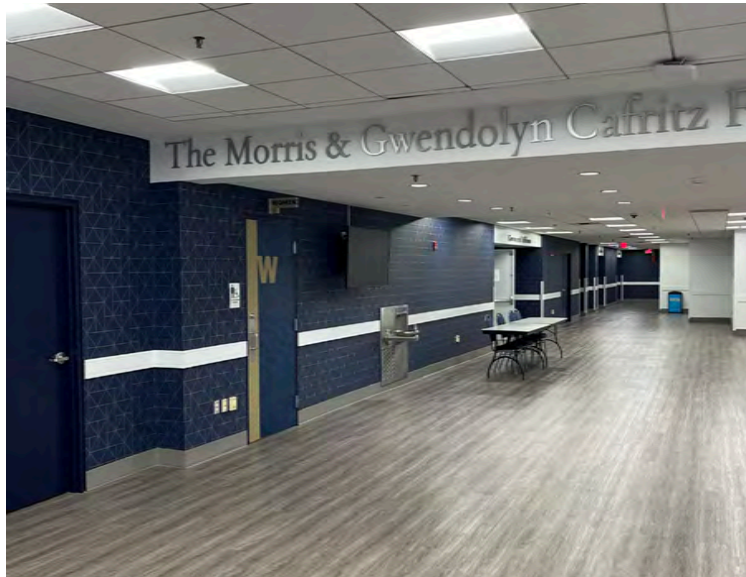
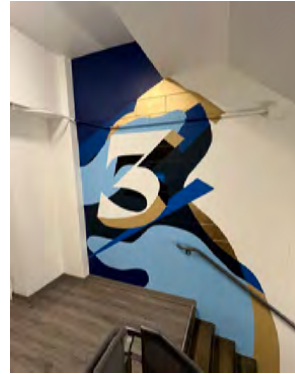


Student Life

USC – Finish Enhancements

Scope of Work:

- Paint, Wallcoverings, Murals, Green Wall



USC – Interfaith Office

Scope of Work:

- Creating a new Interfaith and Spiritual Life office and student space

