

*Toward Sustainable, Inclusive, & Inspiring*  
**FACILITIES**

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**Facilities & Services**

UNIVERSITY OF ILLINOIS URBANA-CHAMPAIGN



# OUR CAMPUS NOW



**Ehab Kamarah**

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**The Facility Condition Assessment (FCA) will be a huge accomplishment once it is complete — a project that may last until a year from now. Going through more than 200 buildings in meticulous detail, both with in-person visits and thorough review of masses of documents, is almost like a construction project itself.**

The answers we will be able to glean from the data we get back will be the guiding light for F&S and decision makers for the campus. Many of our iconic Main Quad buildings, for instance, have undergone transformative work in the past couple of decades, but more will be necessary, and more regularly moving forward.

In other parts of the campus, many newer builds and comprehensive renovations hit incredible green energy standards through the LEED® rankings. In the very recent past, we built two successful solar farms that contribute to a sizable and growing portion of

the utility workload on campus. The Campus Instructional Facility utilizes geothermal energy, and has state-of-the-art heating and cooling systems and, even, windows. The Sidney Lu Mechanical Engineering Building renovation and addition will help inspire and empower students and faculty.

I hope to leave you with this: FCA is essential to the future of the health of the campus' buildings and systems.

Sincerely,

*E. Kamarah*

Ehab Kamarah

## FACILITY CONDITION ASSESSMENT (FCA)

A large-scale, well-coordinated assessment has just begun in the evaluation of more than 200 campus buildings.

It is the first time since 2003 the campus has had a comprehensive check-up like this. Since then, plenty of new buildings and major renovations have contributed notable spaces at University of Illinois Urbana-Champaign (UIUC), many of those achieving LEED® (Leadership in Energy and Environmental Design) sustainability status. Of the 32 LEED®-certified projects on campus, either through new builds or extensive renovations, 18 have come since 2019. While many capital improvement projects have transformed spaces, many campus facilities continue to wait for renewal and require regular, sometimes costly, maintenance.

Representatives from Chicago firm Cannon Design have begun to visit buildings to look closely at their working parts: architectural, structural, mechanical, electrical, plumbing, life safety, and elevators. They review documents and gather knowledge about each building with the help of F&S reports and people, alike.

"The physical site visits are just one component of the assessment. The assessors are also reviewing building documentation, construction documents, reports, and studies that have been compiled and provided by us. We also send information-gathering surveys out before each group of buildings is visited to further gain insight and information from our many building experts and users," said Maranna Binder, architect, capital maintenance planning said. "All of this, combined with many virtual and in-person discussions, go into creating this massive database. All of

it is important."

Just as importantly as gathering information and constructing a comprehensive report is the way in which future users will interact with the data. In the future, for example, as a construction project moves along, any updates could be made in a more collaborative and transparent way. This database will be constructed to hold all the information for ease of use by facility managers, planners, architects, and other interested parties, and can create up-to-date reports, develop estimates and account for fluctuating factors like escalation.

More actions as part of the FCA will continue through fall 2024.

Ehab Kamarah said, "This in-depth look will enhance our ability to prioritize work based on existing conditions, develop future improvement projects across campus, and maximize the impact of deferred maintenance funding."

Binder added:

✓ *"We want to make real progress on the backlog of deferred maintenance we have on campus. It is not a problem unique to our university, but it is one I think we want to get more proactive with and have more comprehensive discussions about as we think of what the future of campus looks like."*





# CLOSING IN AND OPENING UP..SOON: WYMER HALL

Thousands of students, faculty, and staff—many from the Gies College of Business—streamed through the doors of the Business Instructional Facility recently to sign two beams to be used in the construction of Steven S. Wymer Hall.

Said Joe Villanti, F&S project manager for Wymer Hall: “Several things make this project interesting, but for me the main thing is what it takes to make a high-performance sustainable building. This project will have a geothermal field as well as be connected to the campus loop for chilled water and steam. We are also using renewable energy credits to offset some energy use.”



The building will become LEED® Platinum, according to Villanti.

This hybrid educational facility will be home to much-needed collaboration spaces, traditional and flexible classrooms, informal learning environments, content creation studios, as well as academic offices and support spaces.

“This is a very dense urban area with a high number of people commuting daily in front of the site on Gregory Ave.,” said Villanti. “People have seen the fencing evolve over time trying to keep our students, faculty, and staff safe at all times.”

The facility will be a collaborative interdisciplinary space available for use by other colleges with similar needs on the south end of campus, including but not limited to the College of Education and the College of Applied Health Sciences.

The building should be completed by 2025.



# DO N'T WASTE AT THE TAILGATE

F&S helped Fighting Illini fans put their recyclables in the right place at two football tailgates.

As fans and vehicles arrived at the Illinois-Florida Atlantic football game on September 23 and and Illinois-Indiana matchup on November 11, an organized effort was made to ensure a fun experience also included a positive impact on the environment.

As they entered Lot 31, each car’s driver was given blue bags for cans and bottles only. A giant green “roll-off” recycling dumpster accepted those bags – participants were gifted a new Block-I t-shirt. Volunteers informed fans on appropriate recyclables and how to get recyclables into the dumpster. Additionally, there were smaller recycling bins placed in the Grange Grove area for fans on their way to Memorial Stadium.

More than 1,300 pounds of recyclables were diverted from the landfill at the two games.

“Events with tens of thousands of visitors produce a sizable quantity of waste,” said Daphne Hulse, zero waste coordinator. “Athletic events are also unique in that not only are we hosting students, faculty, and staff from our own university, but also rivals from other schools and visitors from across the state and country.”

Tailgate recycling events on campus were part of the Don’t Waste initiative. F&S performs this work in collaboration with the Department of Intercollegiate Athletics; the Institute for Sustainability, Energy, and Environment; and Coca-Cola.

Recent successes include:

- With student volunteers' help during the basketball season, Illini fans collected a State Farm Center basketball gameday record of 1,280 pounds of recyclables in March.
- Two hydration stations were installed at Memorial Stadium this summer to encourage the use of reusable water bottles.
- An additional 140 pounds of plastic was diverted from the New Student Convocation event in August.

ONE GOAL

TWO GAMES

1,300 POUNDS DIVERTED





# BUILDING TOURS WITH F&S LEADERS



One of the priorities of F&S is to actively support the university's core mission. Central to this commitment is the continuous enhancement and upkeep of the facilities and grounds that make up the campus environment.

To ensure that this mission is diligently carried out, F&S leaders maintain a focus on the physical state of the university. They have been routinely embarking on campus-wide visits, engaging directly with the elements that constitute the university landscape.

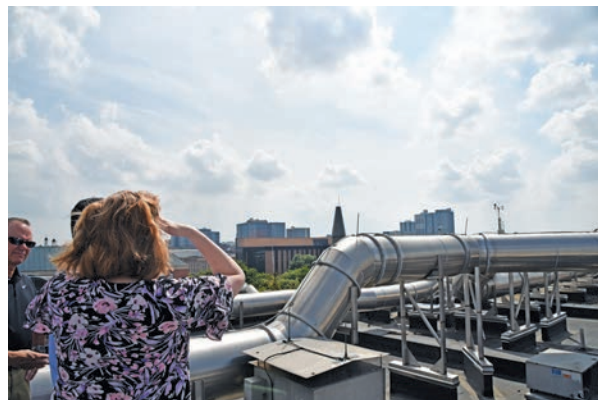
During these visits, leaders engage in discussions with building managers, striving to gain insights into the maintenance requirements and conditions of various systems and structures.

As these site visits progress, the F&S team gains an in-depth understanding of the nuances and intricacies of each building. Visits are meant to complement typical F&S building services and maintenance work and reporting, which is ongoing and done daily. They can leverage this first-hand look into robust discussions with college and building leaders.

What sets this team apart is the diversity of expertise within its ranks. Comprising specialists in sustainability, building maintenance, transportation, utilities, and energy consumption, the team has a unique ability to analyze every aspect of the facilities.

These tours, beyond their immediate utility in identifying and addressing maintenance needs, also serve as opportunities for team building and camaraderie. By physically visiting the buildings on campus, the team gains a tangible connection to the outcomes of their efforts, seeing firsthand what the results of their work will look like. It's a chance to witness how past projects have contributed to the betterment of the university's facilities.

"Our active involvement in these building tours holds significance," said Ehab Kamarah. "Our engagement with campus facilities ensures we have a very tangible awareness of evolving needs and conditions of these structures."



# UPDATED FACILITIES STANDARDS



**The University Facilities Standards provide design requirements unique to the Urbana campus for general guidelines, divisions of work, exhibits, and drawing details.**

In August 2023, F&S revised and published updates to more than 220 areas of the standards.

University Facilities Standards are the measurements, ratings, and thresholds everything must hit at a building or utility system. For example, for steam distribution, there are minimum tunnel vault sizes to ensure F&S and contractors can get to these vital pipes. In the same world, there are pressure ratings of steam traps, and condensate pumps, too.

In transportation, there is specific geometry on how to install pavers and guidelines on the number of bike racks needed per square foot. And with waste transfer comes requirements and notes on the types and sizes of containers, OSHA requirements on service entrances, and more.

The update also necessitated adopting 2021 and newer codes, a searchable online index, and new naming conventions to enhance the database search experience.

## BIKE MONTH: SEPT. 2023

Two well-established bike events came in September.

Bike to Work Day welcomed more than 1,000 registrants and another hundred walk-ups at eight locations across campus, including the biggest one at the Alma Mater sculpture. At each location, participants could get a pink doll-themed t-shirt, drinks, snacks, and gather information about biking on campus and in Champaign-Urbana.

Light the Night is a yearly outreach event to enhance safety while bicycling, installing bike lights at one of three locations. More than 850 light sets were installed this year, making bicyclists safer. After all, bike lights are required by Illinois law when riding at night.





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The Gies College of Business signing ceremony for the last structural beams to be placed for the Steven S. Wymer Hall capital project.

Steven S.  
Wymer Hall

Gies Business

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