



BRANDEIS UNIVERSITY
Office of the Executive Vice President
and Chief Operating Officer

TO: All Members of the Brandeis Community
FROM: Peter B. French, Executive VP/COO
SUBJECT: Update on Capital Projects and University Finances and Fundraising
DATE: September 5, 2006

I am writing to report on capital projects accomplished or underway over the summer, the status of capital projects now being planned or designed, and the status of the University's finances. This and my previous community update memos are available on the EVP/COO website, at www.brandeis.edu/evpcoo (click on [Documents](#) link). Further information on capital projects may be found at www.brandeis.edu/capitalprojects. Further information on the University's finances may be found at www.brandeis.edu/budgetandplanning.

Given the number of projects underway at Brandeis, this report is somewhat lengthy. To go immediately to information about any of the following, links are provided below where available:

Projects Completed or Under Construction:

- [The Schneider Building for the Heller School for Social Policy and Management](#)
- [Science Complex Renewal Project](#)
- [Infrastructure Renewal Project:](#)
 - [Campus Signage Program, Phase 2](#)
 - [Roadways and Pedestrian Safety: New Sidewalks and New Parking](#)
 - [Energy Savings Program](#)
- [Classroom Improvements](#)
- [Old South Street Renovation for The Rabb School of Continuing Studies](#)
- [Renfield Residence Hall Renovation](#)

Projects in Planning or Design:

- [New Residence Hall](#)
- [Edmond J. Safra Fine Arts Building](#)
- [Heller-Brown Building Renovation](#)
- [Parking Garage](#)

[Budget, Endowment, and Fundraising Update](#)

If you have questions about any of these projects, please refer to the contact information provided at the end of this memo.

Projects Completed or Under Construction:

Schneider Building Project for the Heller School for Social Policy and Management

Construction for the donor-funded Schneider Building at the Heller School for Social Policy and Management, designed by Kyu Sung Woo Architects, is nearing completion. The Schneider Building will soon add approximately 34,000 square feet to the Heller School, including classrooms, offices, a “forum” (a three-story central space that will provide a prime venue for lectures, presentations, and events), and a café. The Schneider Building has been designed with a focus on sustainable (i.e., environmentally friendly) design, accessibility for all users, and appropriate technology in support of teaching, learning, and research at the Heller School. Construction is scheduled to be complete by early September, and building occupancy is scheduled for the third week of October.

Science Complex Renewal Project

The Science Complex Renewal Project is intended to put in place new facilities to support the future of science at Brandeis and to selectively renovate existing facilities to enable best use of those facilities, consistent with the Science Complex master plan developed by Payette Associates Architects. Phase 1 of the project will consist of a new building of approximately 90,000 square feet adjacent to Kalman, projected to be ready for occupancy in time for the start of the fall 2008 semester. Following creation of this new building, to be named the Carl J. Shapiro Science Center, Kalman and Friedland, the two oldest buildings within the Science Complex, will be removed. The planned Phase 2 will involve creation of a new building more or less on the footprint of Kalman, followed by removal of Edison-Lecks and creation of a new entry pavilion with classrooms and lounge space.

Site work for the Science Complex Renewal Project began in mid-July, with the installation of the site fence, site clearing, and erosion control. A new fire access road required by the Waltham Fire Department has been created, following the approximate route of the current pedestrian path that leads from the loop road up toward the rear entrance of Gryzmish and Fellows Garden (the former Ulman Amphitheater site). A new pedestrian path has also been created outside the construction site fence, to the south of the new access road. Excavation is about to begin to enable the very complex relocation of existing utilities and installation of new utilities to serve the planned new buildings. However, for a period of two weeks — from August 18 to September 5 — all work is being confined to the area within the site fence to accommodate students moving in and to minimize disruption as the academic year gets underway.

To enable site work, the portions of K-Lot south of the Complex (adjacent to Edison-Lecks and Abelson-Bass-Yalem) and north of the Complex (adjacent to Friedland, Foster, and Kosow) were closed as of August 16. (The portion of K-Lot immediately northwest of Stoneman is not affected and will remain in use.) To accommodate science faculty and staff and others who were until recently parking in K-Lot, East Quad Lot (formerly called D-Lot) has been changed to parking for those who are being displaced from K-Lot. Please note that

student parking is longer be permitted in East Quad Lot. Student parking has been relocated to J-Lot, adjacent to Charles River Apartments.

The **Infrastructure Renewal Project** was largely completed in the fall semester of 2005. A few additional planned elements of the overall project were carried out this summer, including implementation of the second phase of the campus signage program, which added approximately 65 additional signs to the campus sign program, and the addition of new sidewalks in three areas along the loop road: 1) between Heller-Brown and Goldfarb, 2) between the new Schneider Building and The Rabb School of Continuing Studies, and 3) along the loop road from the entrance to the Science Complex between Rosenstiel and Kosow and the beginning of the path leading from the loop road toward East Quad Lot, just beyond Stoneman. Also this summer, new parking spaces were created at the north end of campus (a total of 145 spaces, with a net add of 62 spaces, behind the North Academic and Residential Quads) and twelve additional spaces were added to East Quad Lot (formerly called D-Lot) (see below).

In addition, a new electric substation was installed across from the University's main entrance, along Old South Street at the end of the front Athletics Parking Lot (formerly called G-Lot). This substation, which is expected to improve reliability and redundancy in the University's electrical system, came online this month.

Energy Savings Program

The University continues in its commitment to reduce its energy consumption and environmental impact through a multi-year energy and water conservation program. For fiscal years 2005, 2006, and 2007, funds have been allocated for energy and water conservation projects. Additional conservation funds are planned for fiscal years 2008 through 2010. Work completed on the Infrastructure Project within the electric, water, and steam categories, along with conservation efforts to-date, are helping to contain energy costs.

Implementation of Phase 2 of the Energy Savings Program is now in progress. The major foci of this phase are: improved building heating, ventilation, and air conditioning control systems; energy-efficient lighting and occupancy-sensing lighting controls; and utilization of water-conserving fixtures. Support from the Brandeis community, including students, faculty, and staff, is critical to the ongoing success of the Energy Savings Program. The University's Energy Manager continues to work closely with the student-led organization BEST (Brandeis Environmental Sustainability Team) to keep the Brandeis community informed of ways in which we can contribute to reducing energy use and improving the University's environmental impact. In addition to environmental benefits, the energy and water usage reductions realized from these conservation measures will help to offset the financial impact from continuing escalation in energy prices.

Classroom Improvements

Approximately fifty classrooms were improved in various ways this summer, including HVAC improvements to twenty-nine classrooms in the North Academic Quad and

technology upgrades, as well as new carpets, blinds, and other renovations in thirty classrooms. Since FY 2002, 90 of the University's 101 classrooms have been enhanced or improved.

Old South Street Renovation for The Rabb School of Continuing Studies

The University recently acquired the property on Old South Street, across South St. near the Village residence hall. The building on that property is being renovated to create a new home for The Rabb School of Continuing Studies. That renovation is expected to be complete by late October, at which time The Rabb School will move into its new home. Once that move is complete, the Modular Office Unit adjacent to Chapels Field will be removed.

Renfield Residence Hall Renovation

Demolition work began last week in Renfield Residence Hall, in Massell Quad. This is the third renovation of first-year residence halls in the past three years. The Renfield renovation is scheduled for completion in early December. This residence hall will house the incoming mid-year class that will arrive in early January 2007.

Projects in Planning and Design:

Planning and design are underway for a number of projects identified as priorities in the Integrated Plan. The status of these projects is summarized below. The University's policy is that capital projects advance based on Board of Trustee approval, fully funded capital costs, and sustainable funding for annual operating, maintenance, and renewal costs.

New Residence Hall

Programming work for a new residence hall was facilitated by Tom Hier of Biddison Hier (the firm that assisted the University in 1999 in developing its long-term strategy for undergraduate housing). Senior VP for Students and Enrollment Jean Eddy and the Offices of Students & Enrollment and Residence Life have established as a high priority the creation of apartment-style housing with single bedrooms, kitchens, and shared living rooms.

Initial Pre-Design Workshops with architect William Rawn Associates, preconstruction manager John Moriarty & Associates, the Offices of Capital Projects and Facilities Services, Students and Enrollment staff, and students explored options (including sustainable design options, a priority for the University) and associated costs. Based on this preliminary work, depending upon the approach selected for the new residence hall, it is expected that up to 150 net new beds can be developed in a new, multi-building residence hall to be located on the southern portion of the campus. Possible locations for the new residence hall buildings are currently under consideration.

Preliminary plans developed thus far will continue to evolve as the design process progresses. The first stage of design for the project, schematic design, is just beginning, and

a Project Advisory Committee is being assembled to provide input to the architects as they move forward with design.

Based on Jean Eddy's and Students and Enrollment leadership's prioritization of elements suggested in Tom Hier's initial programming study, it is also expected that an array of common spaces will be developed to serve all residents of the south campus. Occupancy of the new residence hall is projected for January 2009.

Edmond J. Safra Center for the Arts

Programming for the Edmond J. Safra Center for the Arts was completed in December 2005. The donor-funded Edmond J. Safra Center is envisioned as a state-of-the-art facility supporting both art history and the teaching and practice of studio arts in a broad range of media. Pollack Hall is expected to be removed to make way for Phase 1 of this project, the Edmond J. Safra Fine Arts Building. In addition, design is now underway for initial air circulation improvements to studios in Goldman-Schwartz, expected to be carried out between semesters at the end of 2006. Further, more extensive renovations to Goldman-Schwartz are anticipated as part of Phase 2 of this project.

Heller-Brown Building Renovation

Immediately upon completion and occupancy of the Schneider Building (expected in October), construction work for the renovation of Heller-Brown will begin. Schematic Design for this renovation was completed in early December '05, with sign-off by the Heller School. The planned renovation scope includes: all required code-work, a complete mechanical upgrade (integration with new systems in the Schneider Building), new classrooms, breakout rooms, conference rooms, graduate student carrels, a new library, a Geographic Information Systems lab, offices, and the replacement of and additions to furnishings. Schneider Building finishes and furniture standards will be applied to the Heller-Brown renovation, so that when the renovation is complete, the two buildings will feel aesthetically integrated. The renovation of Heller-Brown is expected to be complete well in advance of the fall 2007 semester.

Parking Garage

Consistent with the University's campus master plan and per a requirement by the City of Waltham as the University prepares to bring new facilities online in fall 2008, planning is underway for the University's first parking garage. Planning work thus far has identified X-Lot as the site for the new garage, which is expected to provide parking for between 400 and 450 cars on three or four levels, with the uppermost level at the same elevation as the Spingold Parking Lot (formerly called (T-Lot). The garage will likely be constructed in two phases, with an eventual capacity of approximately 700 to 750 cars at the conclusion of Phase 2. To improve parking capacity in the meantime, this summer approximately 70 new spaces were added (for a total of 145) behind the North Academic Quad.

Budget, Endowment, and Fundraising Update

A balanced operating and capital result was achieved for FY 2006, consistent with the Trustee-approved budget. The University's endowment achieved a plus 11.1% total return for FY 2006 compared to the FY 2006 budgeted total return assumption of plus 7%. The FY 2006 return provided sufficient gains and income to support the budgeted 4.9% draw of \$25.8M for operations. The endowment market value was \$580M as of June 30, 2006, up from \$519M on June 30, 2005.

Total cash fundraising for FY 2006 was \$81.3M, an outstanding result compared with the \$72M budget target.

Questions?

Please contact Dan Feldman, Vice President for Capital Projects, at x6-8405 or by email to feldman@brandeis.edu, with questions about any of the following projects:

The Schneider Building for the Heller School for Social Policy and Management
Infrastructure Renewal Project: Signage; Sidewalks; East Quad Lot Parking
Science Complex Renewal Project
Edmond J. Safra Center for the Arts
New Ridgewood Residence Hall
Heller-Brown Renovation
Parking Garage

More information about these and other capital projects can be found on the website of the Office of Capital Projects, at www.brandeis.edu/capitalprojects.

Please contact Mark Collins, Vice President for University Services, at x6-4564 or by email to collins@brandeis.edu, if you have questions about any of the following projects:

Infrastructure Renewal Project: North-end Parking; Electric Substation; Energy Savings Program
Classroom Improvements
Old South Street Renovation for The Rabb School of Continuing Studies
Renfield Residence Hall Renovation

Please contact John Richard, Assistant Vice President for Budget and Planning, with any questions regarding the University budget, at x6-8302 or by email to jrichard@brandeis.edu.

Please contact Susan Krinsky, Associate Vice President for Campaign with any questions regarding fundraising, at x6-4006 or by email to krinsky@brandeis.edu.