

The University of Chicago
Facilities Services
Year in Review
Fiscal Year 2013





Inside

- 04 **A message from Steve Wiesenthal**
- 06 **From Pulp to Pixels:**
The Campus Past, Present and Imagined
- 10 **Transforming Spaces:**
Bond Chapel, Mandel Hall, Stagg Gate
and Stained Glass Windows
- 14 **Illuminating UChicago:**
A glowing transformation on the Main Quadrangles
- 17 **Making a Difference:**
Strengthening relationships with our neighbors
- 20 **New Spaces for Young Children:**
Drexel, Stony Island and Earl Shapiro Hall
- 23 **All Staff 2013**
- 24 **Around the Clock**
- 26 **2013 Keller Award**
- 28 **Looking Ahead:**
Hong Kong, Marine Biological Laboratory,
Center in Delhi, and Campus North Residence Hall
and Dining Commons

All photos owned by the University of Chicago.

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Bold Steps Forward



As we end the fiscal year 2013, please join me in reflecting on our shared success in helping to shape the University's physical environment for today's campus community and the generations to come. I appreciate all of your collaborations within and across your areas to **build and maintain world-class facilities and landscapes here in Chicago as well as globally.**

Facilities Services resides within the Department of Finance and Administration and is comprised of five service areas: Capital Project Delivery, Operations, Planning + Design, Sustainability, and Business Systems + Finance. With the support and guidance of University leadership and the Board of Trustees, **we continue to transform the campus for this world-class intellectual community.**

Much of this transformation is happening right before our eyes. Key initiatives underway include opening up the campus pedestrian walkways to better connect with University of Chicago Medicine and our surrounding communities, development of the 53rd Street corridor and the planned replacement of Pierce Tower with a sleek, modern new residence hall, designed by noted Chicago architect Jeanne Gang.

In recent years, we've focused on the evolution of the main quadrangles, the heart of the University's campus. We've converted the quads into spaces primarily for people, enhanced landscaping and pedestrian walkways and supported a wide variety of activities to benefit the campus community.

On campus, work continues on multi-year, large-scale projects, including the William Eckhardt Research Center and the renovation of 5757 S. University Avenue to house the Department of Economics and the Becker Friedman Institute for Research in Economics. With foresight and careful planning, we are eager to connect that architectural gem with the main quadrangles through the construction of pedestrian pathways along 58th Street.

Just north of campus, along with our partners in Commercial Real Estate Operations, we are a part of the changes in our neighborhood on the city's south side. Significant commercial investment is underway on 53rd Street with the Harper Theater, a new hotel, restaurants, and of course, our new FS home at Harper Court, which our department's administrative teams will occupy in the coming months.

An exciting move is on the horizon for our skilled trades staff, as well. A long-desired plan to house all of our trade shops under one roof is underway with ongoing construction of an 80,000-square-foot building at 52nd Street and Cottage Grove Avenue. This new space is designed specifically for our shops, landscaping and inventory personnel and includes conference rooms with modern audio-visual equipment. Thanks to all of our colleagues who continue to deliver high-quality work while these new facilities are under development.

In this report, we take a moment to highlight just a few of our significant achievements completed in fiscal year 2013 and the lasting impact those achievements have on shaping the University environment. While just a small slice of our broad portfolio, we are proud to showcase our investment in historic preservation, energy conservation and our ever-growing efforts to build and strengthen our community relationships.

Of course, the success of our long-term strategic goals relies on the daily contributions of our dedicated staff who ensure our on- and off-campus facilities continue to perform at optimal levels, often without much notice or fanfare. The depth and expertise of our Facilities Services team sets a solid foundation that enables us to drive forward in support of the University's ambitious agenda. I am truly appreciative to see how each of you contribute to the larger, amazing whole.

I am proud to lead a dedicated group at this transformative time in the history of the University, and I remain thankful for the great support we receive from our campus and community partners.

*Steve Wiesenthal
Senior Associate Vice President for Facilities
and University Architect*

From Pulp to Pixels:

The Campus Past, Present and Imagined

As the department in charge of building and maintaining campus facilities and landscapes, Facilities Services accepts, processes and files massive amounts of documents, and is charged with the care and stewardship of these historic University records.

Just a few years ago, these materials filled boxes and filing cabinets in the basement and attic of the Young Memorial Building, as well as at the ATS Building, Facilities' warehouse on the eastern edge of campus.

The arrival of the digital age presented the University of Chicago, along with most other large-scale institutions, with a challenge to adopt a more technology-friendly focus for ongoing work while at the same time electronically preserving decades of hard-copy documents for reference and research.

"The way we work with documents today is very different than even 10 years ago," said Charles Maher, director, business applications and information management. "Working efficiently today means being able to quickly and easily access critical documents from a laptop, tablet and even a smartphone. Our challenge was to take our archive, which really is a snapshot of the physical history of the University, and transform it into a searchable, digital archive."

In 2011, more than 1,000 drawers, boxes and cabinets contained Facilities' hard-copy archives: construction and renovation documents, blueprints, manuals, drawings, letters, memos, and other materials compiled over the decades.

"It was really massive. It was overwhelming. Some of it was organized with labels, some of it wasn't," said Space Information Manager James Cook.

Those materials became Cook's focus as he led a multi-year project to hand-scan and organize more than 200,000 pages of construction and renovation documents, landscaping drawings, operations manuals and other materials deemed critical for retention into an accessible, easy-to-use digital archive. Cook and two interns worked diligently for two years and saw the bulk of the project come to a successful close this year.

Among the manuals and blueprints, a few historical gems were unearthed during the project. Important finds include: a 1902 landscape proposal for the main quadrangles drawn by Frederick Law Olmsted's landscape architecture firm; a 1955 preliminary campus master plan drawn by Eero Saarinen and Associates Architects and 1912 drawings of Old Stagg Field and Grand Stand by architects Shepley Rutan and Coolidge.

The digital document project began quietly in 2010 with a few interns scanning materials, but ramped up the following year when Cook took it over full-time. He, along with interns Isaiah Bradley, a student at The University of Chicago Laboratory Schools, and Rebecca Moss, an Illinois Institute of Technology graduate student, together have scanned 235,645 pages of documents.

The bulk of those materials, and the most precious and most fragile, have been scanned, made searchable with keywords and preserved, either with the Special Collection archives within the University library or with Facilities Services storage.

Generally, the University library stores the oldest and most unique documents and Facilities keeps copies of active files needed for day-to-day work.

"The University is very proud of its documents. We never want to lose anything that has any historical value, so that added pressure to make sure we could first preserve these archives digitally, and then also make it searchable and useful for us and other departments," Cook said.

"And there was no deadline, just however long it takes, get this done. I admit I had some nightmares about it."

While a significant accomplishment on its own, the digital archive has enhanced day-to-day work, especially for the Operations group, which relies on Facilities records to efficiently and carefully perform maintenance and repairs.

"Too often in the past, critical information was known to certain individuals, which made it difficult to make any type of informed decision quickly or accurately. Now relevant information can be located and retrieved in a fraction of the time it took to look up hard copies in a filing drawer," said Robert Bandura, chief electrical engineer.

235,645
1,043
723
10

pages have been scanned.

They were stored in

containers:

contained documents

years or older.

flat file drawers, vertical drawers, boxes and rolls

Right:
A proposed University
of Chicago master
plan drawing by
Frederick Law
Olmsted's New York
firm from 1902.

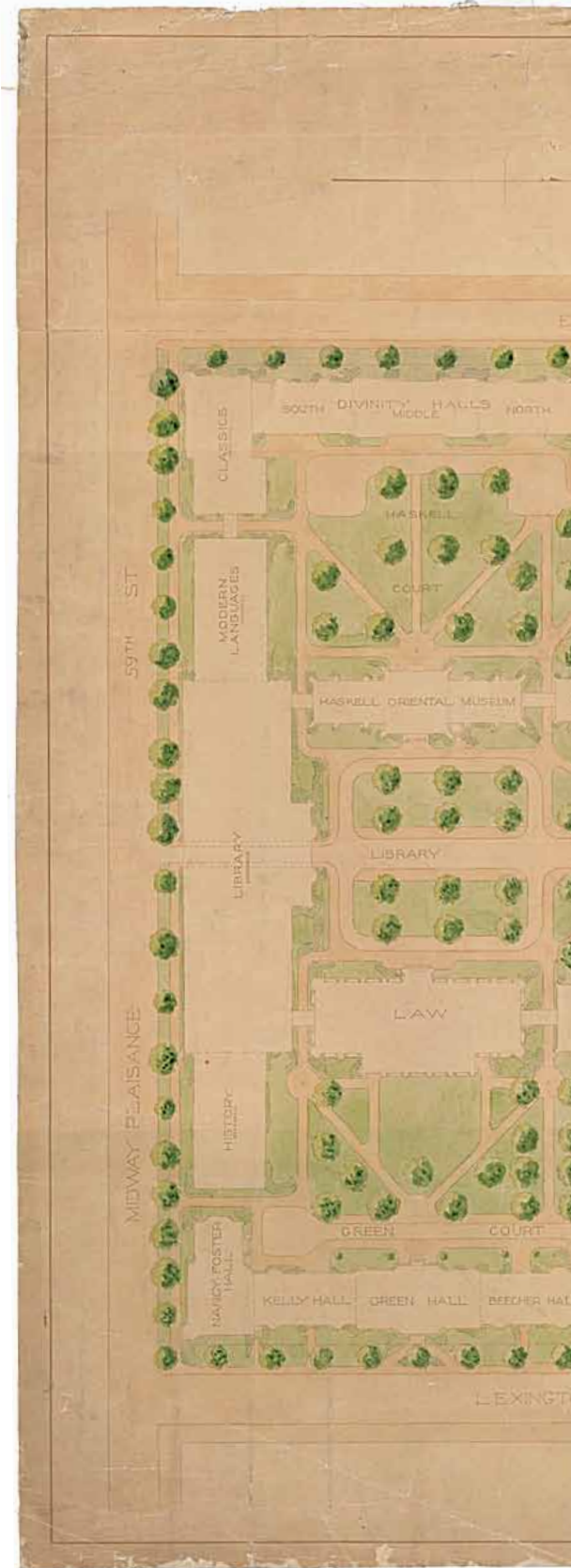
“It also allows us to save and share documents in a central location, inside or outside the organization, which helps to foster an environment of open collaboration.”

Today’s projects are largely digital from inception, and thus do not create the issues associated with storing boxes of hard-copy documents and drawings.

But the archives were another matter. Cook admits the volume of reports, surveys, blueprints and drawings stunned him when he realized he’d need to handle each document individually.

To get a handle on the massive scale of the project, Cook grouped the documents into four smaller categories: permanent records that were more than 10 years old with historic value, historic “development project” documents more than 10 years old that detail a facility-related process or project, documents between 4 and 9 years old with short- and long-term value, and active documents needed for current work.

“Breaking it down into pieces was really the only way to get a handle on such a massive project,” Cook said.



THE UNIVERSITY OF CHICAGO

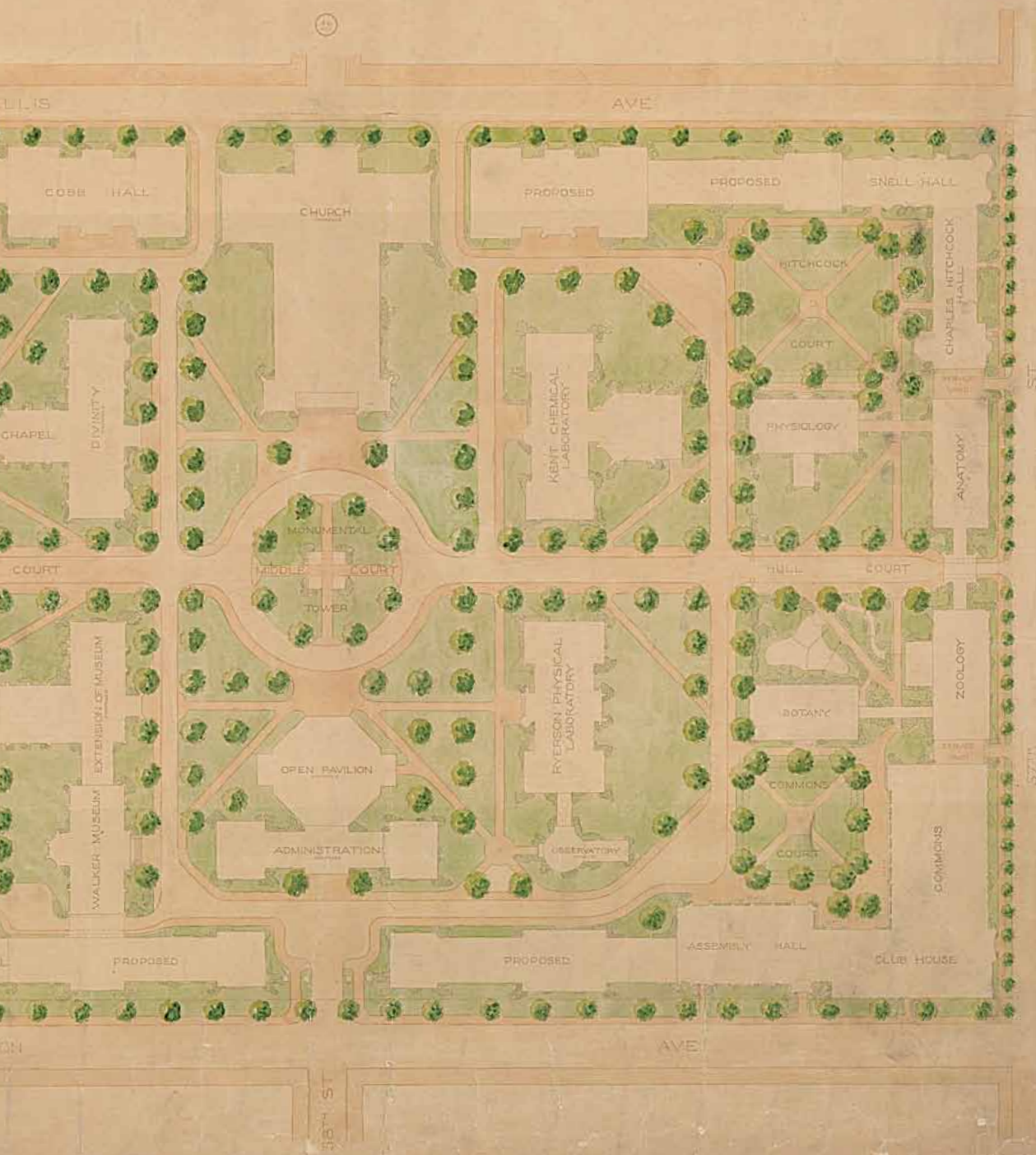
CHICAGO, ILL.

PRELIMINARY PLAN FOR CAMPUS

Scale 1 in. = 40 ft.

Copyright, 1917, by The University of Chicago
Landscape Architect
Brooklyn, Mass. December 31, 1917

(4)





Transforming Spaces: Bond Chapel, Mandel Hall, Stagg Gate, and Stained Glass Windows

The care and maintenance of the University's 121-year-old campus is entrusted to the staff of Facilities Services, who fiercely protect the University's historic architecture and cultural identity.

The gothic structures on the main quadrangles, the historic heart of campus, are designed as an interconnected academic village and require particular care and attention.

Two of the most visited buildings on the main quadrangle, Bond Chapel and Mandel Hall, underwent significant renovation and preservation efforts designed to enhance and unobtrusively update the gothic structures for use today and decades into the future.

Both Mandel and Bond represent equal halves of a key interest of the University: to provide warm and welcoming spaces for our students to explore and thrive academically, while also offering space for artistic expression, quiet reflection and community engagement.

"In both of these projects, the goal was to make improvements to these treasured spaces without intrinsically altering their character," said Erin Mulrooney, executive director of the department's Business Systems + Finance unit.

"Much of the work of Facilities Services aligns with this goal—operating the campus on a day-to-day basis, planning for its future and building to meet program goals and enhance and protect the environment, all while enhancing the unique character of this great institution."

MANDEL HALL

The 109-year-old Mandel Hall, known for its fine acoustics, has long been a treasured music venue for the UChicago community and surrounding south side communities. Mandel can seat 878 guests in its ornate Victorian interior and has hosted a wide array of composers and musical acts, from Aaron Copeland and Samuel Barber in its early years to the Funkadelics and the Commodores in more recent times. It also is a popular venue for student performances and activities, theatrical performances, and guest speakers.

In 1964, Professor Ralph Shapey founded the Contemporary Chamber Players (CCP), cementing the University's dedication to emerging composers. Almost 40 years later, the CCP continues to keep Mandel Hall at the forefront of new music performance, now organized as the University of Chicago Presents.

Mandel is unique in that it is one of few buildings on campus with a timber structure. While Operations led exterior repairs to prevent water from leaking into the building, the capital project team added cleverly-disguised, code-mandated fire sprinklers, enhanced the acoustics and refreshed the hand-stenciled finishes to breathe new life into the venue.

JOSEPH BOND CHAPEL

Southwest of Swift Hall and connected to it by a beautiful stone cloister is the Joseph Bond Chapel, which also added a chapter to its storied life.

Bond Chapel was a gift of Mrs. Joseph Bond in memory of her husband, a former Trustee of the Baptist Theological Union, the predecessor institution of the Divinity School.

This past year, an opportunity arose that allowed Facilities Services to introduce a new musical instrument into the 87-year-old space. During the University's recent purchase of the Chicago Theological Seminary building, FS became aware the seminary would not relocate its very high quality baroque organ, a gift from the late Betty C. Reneker, who along with her husband, the late Robert W., both had had strong ties to the University and to CTS. University leadership set out to preserve the Reneker Organ and find it a fitting new home on campus.

Bond Chapel, one of the most popular locations on campus for weddings, was the obvious choice, but questions lingered on whether the volume of space at Bond would be musically appropriate for the remarkable organ.

**Left above:
The baroque organ
has become a great
addition to Bond
Chapel, where
wedding ceremonies
and musical
performances are held
throughout the year.**

**Left below:
Mandel Hall
renovations include
accessibility upgrades
and wider seats
to provide a
more comfortable
experience.**

Right:
These stained glass windows have been a part of the Chicago Theological Seminary's history since 1928.

Below:
The newly restored doors have been a part of the University's history since its Big Ten days.

Working with an outside expert in organ acoustics and preservation, it was determined the Reneker Organ could sound, in its new space, just as clear and as layered as it reverberated at CTS. We were thrilled to find an organ designed to musically fit one space could fit into another with spectacular results. Behind the scenes, to ensure the organ's pristine sound, our Operations team upgraded the Chapel's heating, ventilation, and air conditioning system to muffle associated noise. In addition, that group repaired the building's exterior to prevent leaks and ensure longevity.

The University might be the only campus in the U.S. to boast both a romantic organ (located in Rockefeller Chapel), and a baroque organ in Bond Chapel.

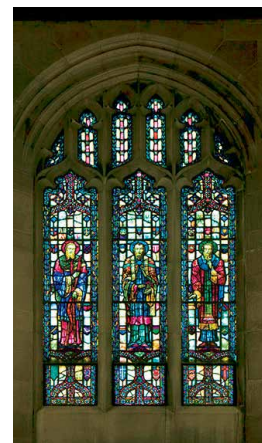
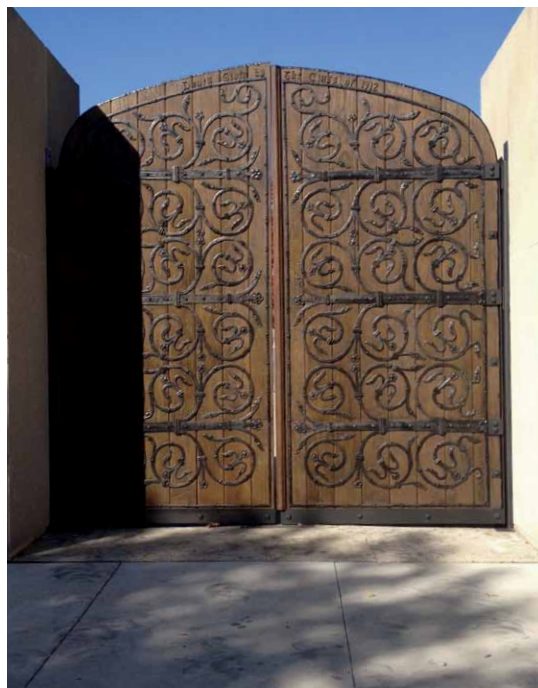
Thus, through an unwavering commitment to the preservation of our historic spaces, these upgrades to Mandel's performance hall and the relocation of the Reneker Organ to Bond Chapel mean both are well positioned to resonate our rich history for decades to come.

STAGG GATE

100-year-old doors that originally welcomed students and staff at the original Amos Alonzo Stagg Field underwent significant historical restoration in the past year.

Conservationist Andrzej Dajnowski and his crew at the Conservation of Sculpture and Objects Studio in Forest Park spent nearly a year restoring the 100-year-old wood and wrought iron detail of the gates.

The graduating class of 1912 gifted these massive gates to the University for use at Stagg Field, which at one time was located along Ellis Avenue between 56th and 57th Streets. The restored gates welcome athletes, students and visitors to the Stagg Field location at 56th Street and Cottage Grove Avenue.



STAINED GLASS WINDOWS

In 2008, the University of Chicago purchased two connected buildings that shared the address of 5757 S. University Avenue from the Chicago Theological Seminary. Facilities Services today is well underway on an adaptive reuse project to bring the historic structure into compliance with modern accessibility and safety codes and to upgrade mechanical systems to house the Becker Friedman Institute for Research in Economics.

Through the purchase, the University acquired 28 neo-Gothic art glass windows dated 1928 and signed by Willet Studio, of the Willet Stained Glass and Decorating Co. of Philadelphia. While all display Christian iconography, some were deemed incompatible for the building's new intended use, and Facilities Services set out to find a new home for the windows where they could be displayed and accessible for research. Eleven windows, including depictions of New Testament apostles, Old Testament prophets and the Tree of Jesse, found a new home at Advocate Christ Medical Center.

The University displays photographs of the stained glass windows on the Library's website as part of an online exhibit. Some of these windows that were an important part of the Chicago Theological Seminary's heritage were relocated to the Seminary's new building on the south edge of campus, which opened in 2011.

A black and white photograph of a wooden door with intricate carvings and a metal handle. The door features a large, ornate metal handle with a cylindrical grip and a decorative flower-shaped base. The wood grain is visible, and the carvings are detailed and deep. The lighting creates strong shadows, highlighting the textures of the wood and metal.

On Sustainability

We integrate sustainability into all aspects of our operations and capital programs by building awareness of the environmental impact of our work, taking steps to address that impact, and developing innovative solutions to promote conservation, reuse and recycling of natural resources. Sustainability has played a key role in both the transformed spaces and our investment in LED lighting this year.

Illuminating UChicago: A Glowing Transformation on the Main Quadrangles

Right:
Robert Moss, foreman
of the electric shop,
prepares an Oxford
light fixture for new
LED lights.

A mission to save on energy consumption, labor and utility bills through the use of energy efficient lighting guided a glowing transformation on the University's main quadrangles.

More than 4,000 exterior lighting fixtures dot the University of Chicago campus, from the famous Oxford light poles concentrated in the main quadrangles to ground-level lights that illuminate academic buildings and laboratories to the pedestrian crossings that link the University campus and our neighboring communities.

Electrical experts within the Facilities Services Operations group a few years ago began installing LEDs, or light-emitting diodes, to replace burnt out metal halides.

And in fiscal year 2013, Facilities Services tackled a marquee project — installing 22-watt exterior-rated LED lamps in the Oxford light poles on the main quadrangles in place of the former 100-watt metal halide lamps and ballasts.

"This is the first step toward having consistent color and light levels emitting throughout our exterior lighting on the quad," said Electric Shop Supervisor Pete Hickling, who said the old bulbs emit light in shades of green and pink as they age, creating an uneven appearance.

LEDs offer a longer-life and lower maintenance costs in comparison to their predecessor metal halide blubs, which require electrical ballasts to operate. LEDs operate without ballasts and are projected to last at least twice as long as a metal halide, resulting in less bulb waste.

Retrofitting old fixtures with new isn't as easy as changing a light bulb. And Facilities Services works diligently to ensure any changes instituted on the main quadrangles, which contain 210 of the University's 245 Oxford light poles, do not alter its historic appearance.

"We're trying them in different places and different areas of campus, but retrofitting is complicated because we have a lot of old historic fixtures, including chandeliers and incandescent lighting," said Sumit Ray, director of the engineering and utilities unit. "We have to test and try out various LEDs to ensure we are achieving the same look."

LEDs can be found all around campus, including Bond Chapel and in the pedestrian walkways across the Midway Plaisance.

"This is a great example of one of the many ways we are making our buildings and grounds more sustainable," said Ilsa Flanagan, executive director, Sustainability. "And while it's great that energy efficiency saves us money, just as importantly it helps the University meet its climate commitment and reduce our greenhouse gas emissions 20 percent by 2025."

While Hickling conducted extensive research to find the right LED retrofit from various manufacturers, some of the success of LED pilot project on the main quadrangle can be attributed to old-fashioned footwork.


On two separate occasions, before dawn and after dusk, Senior Associate Vice President and University Architect Steve Wiesenthal, Facilities Operations Executive Director Joel Schriever, and Hickling set out on foot to observe the new Oxford pole LEDs. The success of the program hung in the balance: if the glow from the LEDs appeared brighter, or softer, or with any color variance at all, the project could be at risk.

In the darkness, with temperatures below freezing, the group observed the glow of three different LEDs to determine which produced a glow similar to metal halide bulbs.

"Now we have solid, consistent color throughout the quad," Hickling said. "The look of the quad is just tremendous, especially at night. The physical appearance, the solid, consistent glow, is just superb."

On the quad, the LEDs in the Oxford poles will save the University approximately \$10,000 annually in energy costs. And expert electricians in the Operations group can focus their skills on more complicated lighting issues than changing burned out bulbs, Hickling said.

Moving forward, plans are in place to continue retrofitting the unique sconce lights that flank the entryways of main quadrangle buildings. In addition, Hickling's group is also tackling a project to devise a proto-type retrofit for the ground lights, which illuminate the main quad buildings from the ground level.



**A mission to save
on labor and utility bills
through the use
of energy efficient
lighting led to a glowing
transformation
on the University's
main quadrangles.**

A black and white photograph of a man with curly hair and glasses, smiling as he paints a stone wall. He is wearing a white t-shirt and dark shorts with a logo. He is holding a paintbrush and a can of paint. In the background, there is a stone building with a window and a metal railing. A large bucket is on the ground next to him.

On Community Impact

We leverage the community benefits of our capital program and operations through strong collaborations with University partners, our city officials, neighbors and local businesses. Though volunteer efforts such as park cleanups and our expanding internship programs, we aim to positively impact our surrounding communities.

Making a Difference:

Strengthening relationships with our neighbors

Our mission to build and maintain excellence transcends our campus and extends into surrounding south side communities. Fiscal year 2013 saw Facilities Services staffers expand on our community impact initiatives and strengthen our relationship with our neighbors.

REBUILDING TOGETHER

In the spring, Facilities Services crews for the first time adopted a home in Englewood as part of Rebuilding Together—Metro Chicago. Our skills were put to good use at this home, which required upgrades to its electrical and plumbing systems, as well as significant bathroom and kitchen renovations.

Right:
Tommy Draine,
decorator, paints
the ceiling as part
of the project.

Far right:
Carpenter Drago
Zugovic takes notes
as he works on
bathroom repairs
at the Englewood
home.





Above:
Interns from ACE
Tech listen to a
presentation during
a weekly lecture series
hosted by FS
employees on a range
of professional topics.

Below:
Interns from ACE
Technical Charter
High School gain
hands-on experience
working alongside
Rich McMahan,
Campus North
building engineer.

THE NEXT GENERATION

In addition, for the third consecutive year, we partnered with ACE (Architecture, Construction and Engineering) Technical Charter High School in Washington Park to offer summer internships to their students. For six weeks, 13 interns were paired with a mentor from a variety of departments to get hands-on, real-world facility experience.

We also continue to offer internships to undergraduate and graduate students interested in planning, design and construction to work with University project managers on active projects.

“What hits home the most, for me, is how we’ve ramped up internship opportunities for high school students over the last five years,” said Boyd Black, assistant vice president of Capital Project Delivery. “The high school and college interns all gain valuable work experience and consistently contribute to the to the University by sharing their own unique insight and talents.”





Above:
Charisse Stewart,
manager for
marketing and leasing
of residential
properties; Roslyn
Johnson, director
of procurement
and economic impact;
and Kevin Rodgers,
energy engineer,
working at the Mamie
Till-Mobley Park.

Right:
Myriam Weaver,
senior manager
of residential
properties, and Kevin
Austin, director of
campus and
residential services,
pitch in at the Mamie
Till-Mobley Park.



IN THE COMMUNITY

In early summer, we worked side-by-side with community residents to tidy a playground and community garden at the Mamie Till-Mobley Park clean up event. Landscape Services brought equipment such as lawn mowers and rakes to achieve maximum impact.

We also have expanded the number of our buildings available for tours through the annual Open House Chicago event, a citywide event held each autumn. This event gives the public a rare opportunity to tour our incredible campus buildings and build a better sense of the University of Chicago as a whole.

New Spaces for Young Children: Drexel, Stony Island and Earl Shapiro Hall

Bottom left:
The bright colors of the Drexel center relate to the Center for Care and Discovery in the background.

Bottom right:
The Stony Island center offers and engaging environment for children to explore.

Opposite left:
A cantilevered porte-cochere at Earl Shapiro Hall offers students expansive views of Jackson Park.

Opposite right:
One of the design goals for Earl Shapiro Hall was to create flexible classrooms.

The education and care of children took center stage this year when the University of Chicago Facilities Services team pursued construction of an innovative early childhood campus for the Laboratory Schools and two inaugural on-campus daycare centers.

The April opening of Child Development Center-Drexel established the University's first-ever purpose-built daycare center on campus. A result of a partnership between the University and the Medical Center, the center addresses a long-identified need for daytime childcare services on campus west to better accommodate the children of faculty, students and staff.

Child Development Center-Drexel sits on the western edge of campus and serves 124 children ages six weeks to 5-years-old. Constructed in less than one year, the colorful building includes a green roof, radiant floor heating, spacious outdoor play yards and sits a block from the recently-opened Center for Care and Discovery.

On the east side of campus sits Child Development Center-Stony Island. This facility, which sits adjacent to Earl Shapiro Hall at the Laboratory Schools Early Childhood Campus, will also serve 124 children ages six weeks to 5-years-old. Huge boulders within an exciting landscape near the main entrance signify the strong influence of nature on the design and activities of the center, which is located across from Jackson Park.

"In the long view, both the Child Development Center on Stony Island and Earl Shapiro Hall create a new eastern campus edge, extending the campus to touch three major Chicago parks," including Washington Park on the west, the Midway Plaisance on the south and Jackson Park to the east, said Alicia Murasaki, executive director, Planning + Design.

"More immediately, these new buildings support the University's continuing traditions of excellence by supporting the recruitment and retention of the world's best faculty and staff."

Both childcare development centers are operated by Bright Horizons, which offers educational enrichment and childcare for children from infancy through preschool. Highly trained early childhood teachers staff the center's small classes.



Young children this autumn also filled the light and airy corridors of Earl Shapiro Hall, named for University of Chicago Laboratory Schools' alumnus Earl Shapiro, Class of 1956.

Custom designed for children from nursery school through second grade, the state-of-the-art facility allows students outdoor access from classrooms, indoor spaces suited for a range of simultaneous activities, and thought-provoking settings that enhance the flexible interactions at the heart of the schools' outstanding educational philosophy.

Classrooms at Earl Shapiro Hall are large and flexible to allow children to move freely from structured academic work to art projects, to physical exercise, to group activities. Younger children have direct access to outdoor play spaces from the classroom, allowing students to follow their natural curiosities freely and teachers to supervise different activities simultaneously.

The Early Childhood Campus is a key step in expanding the Laboratory Schools, where enrollment in nursery through high school age students is projected to rise to 2,050 from 1,750.

Earl Shapiro Hall is a key component of the expansion of the Laboratory Schools, a multi-year initiative that will remake the Schools' campus, creating an optimal learning environment at all levels while opening up new programs and maintaining a diverse student body.

In 2008 the Shapiro family — Earl's wife, Brenda, and their children Matthew, Benjamin, and Alexandra, who all attended the Schools — gave a \$10 million gift, citing the unique combination of talented and diverse students, outstanding teachers and a focus on critical learning. Earl Shapiro died shortly after the family gave the gift in his honor.

The Early Childhood Campus is the first step in the expansion of the Laboratory Schools, where enrollment in nursery- through high-school age students is projected to rise to 2,050 from 1,750. Expansion is key to achieving a balance of children whose parents or guardians have a University affiliation with children from our surrounding neighborhoods. It is also critical to our recruitment and retention strategies.

Planning is also underway for the renovation of the Laboratory Schools main campus on 59th Street. Renovations will provide reorganized space for libraries, collaborative teaching and counseling, and faculty and administrative offices, as well as improvements to life safety systems, accessibility, sustainability, and infrastructure throughout.

Taken together, the plan will result in the renovation of approximately 315,000-gross-foot square feet and the construction of approximately 232,000-gross-square feet, including Earl Shapiro Hall and a new Arts Wing on the main campus.



On Service



We maximize the delivery of services to provide a positive impact on the operations of the University while minimizing disruptions to the campus community.



Around the Clock

At any time of day, every day of the year, in every corner of campus, Facilities Services employees work to ensure the University of Chicago campus environment offers functional and inspiring spaces for intellectual discourse, research and exploration. Often behind-the-scenes, here we celebrate just a few of the dedicated FS staff working around the clock to build and maintain excellence.

3:30 p.m.

Kevin Rodgers, energy engineer, reviews utility use with Brandon Osterman, building engineer.



5:30 a.m.

Bogusław Lyczewski, landscape services worker, shovels snow along Ellis Avenue.



7:10 a.m.

Dave Vandas, supervisor, South Campus engineering shop; Homer Falls, operating engineer; Michael Peterson, maintenance mechanic; Thomas Joyce, maintenance machinist; Timothy Strejc, senior refrigeration plant engineer; and Samuel Kaehler, utility plant assistant operator, gather for a morning meeting at the South Campus Utility Plant.



12 a.m.

James Koushiefes, journeyman electrician, performs maintenance on the fire panel inside the Regenstein Library.





8 a.m.



6:30 p.m.



3 a.m.



1 p.m.



2 p.m.



2:30 p.m.



10 a.m.



9 a.m.



4:30 p.m.



12 p.m.

8 a.m.
James Barker, structural mechanic, cuts a pipe at ATS that will eventually become part of a fence rail for the Lab Schools.

2:30 p.m.
Ignacio Tagtachian, sustainability manager, leads a SAGE Training session at the Young Building.

6:30 p.m.
Roslyn Johnson, director of procurement and economic impact; and Victor Alvarez, business diversity manager, lead a diversity contractor meeting at the Young Building.

10 a.m.
Meachie Holman, service center supervisor, fields service calls in the work center on the Young Building concourse.

3 a.m.
Sam Mouratides, utility plant assistant operator, checks the water chemistry at the West Campus Utility Plant.

9 a.m.
Ernesto Negrete, a journeyman electrician, relamps a light fixture on the south side of Max Palevsky Commons.

1 p.m.
Carl Hoefler, locksmith foreman, cuts keys at ATS.

4:30 p.m.
Steve Frank, landscape services supervisor and Kathleen Golomb, planning assistant project manager, participate in a landscape services meeting.

2 p.m.
Rick Schumacher, journeyman carpenter, researches an issue inside a wall at an off-campus apartment building.

12 p.m.
Angela Knoble, capital project manager, takes notes as she visits her project at 5733 S. University Ave.

2013 Keller Awards



Above:
Ivan Jureta, residential properties building janitor with the Operations unit, stands in front of the building he maintains and calls home.

Opposite, left to right:
James Cook, space information manager; 2012 Keller Award winner Brian Lipinski, manager, finance special projects; Ivan Jureta; Nathan Pritchard, carpenter with the residential properties shop; Myriam Weaver, senior manager of residential properties; and Crystal Smith, manager of financial analysis.

For the 12th consecutive year, Facilities Services leadership honors employees who contribute significantly to the University of Chicago community with the awarding of the Keller Award, named for Janet Keller, a former project manager. In the last months of her life, Janet led a project team to create the USITE Computing Cluster in the Crerar Science Library. Throughout the project, clients and team members alike repeatedly cited Janet for upholding the highest values of teamwork and cooperation and providing superior customer service and satisfaction through the duration of the project. This award, in her honor, recognizes employees who thrive on collaboration and demonstrate the highest professional and ethical standards.

The Keller Award this year was bestowed upon Ivan Jureta, residential properties building janitor with Operations. The team award went to Myriam Weaver, senior manager of residential properties in Operations, and Crystal Smith, manager of financial analysis in Business Systems + Finance.

Ivan, who has been with FS since August 1991, has a visible level of engagement with the tenants of his building. Ivan is well known to tenants, knows almost all of them by name, including their children, and regularly helps out with baby carriages, bags and luggage. This happens dozens of times day, day in and day out, which he gladly handles in addition to his regular duties. Ivan can be called upon at any time, day or night, and he willingly takes on last-minute or complicated requests. In addition, throughout the years, Ivan has honed his skills and expertise in residential trades through education and training. The warm relationship that Ivan has with our tenants allows him to be a terrific ambassador for Residential Properties, Facilities Services and the University of Chicago as a whole. The strength of Facilities Services relies on exceptional individuals such as Ivan.

Myriam Weaver and Chrystal Smith may work in different units within FS, but they have formed a unique partnership by bonding over a shared love of finance. The two can often be found huddling over spreadsheets and staring intently at numbers — deep in conversation about new ways to uncover opportunities for savings in Residential Properties. Their collaboration has led to near-term impacts not only on spreadsheets, but also on the culture of FS by establishing a newfound trust and credibility between property managers and the finance team. Thinking beyond their individual roles and beyond the day-to-day, they are looking at the bigger picture and taking strategic steps to ensure financial stability.

Honorable mention winners this year are Carpenter Nathan Pritchard with the Residential Properties shop and James Cook, space information manager with the Business Systems + Finance.

Nathan chaired the Safety Committee in 2012 and 2013, and through effective leadership has cultivated a greater awareness of safety-related issues. Nathan identified and implemented critical safety-related trainings, and provided metrics and analytics that allowed teams to correct course and improve overall performance.

**The Keller Award
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James is a space data expert who is widely known for his deep knowledge of FS document and archives, as well as his dedication to embracing emerging trends relating to digital documents and various ways to apply information. In addition to leading a massive project to digitalize all of the department's paper archives, James also was a key partner in the overhaul and redesign of the Facilities Services web site, a nine-month process that now offers visitors an interactive experience at facilities.uchicago.edu.

Facilities Services as a whole values teamwork, cooperation, partnership and respect, and these values are reflected in each of this year's Keller Award winners.



Our accounts payable team process about 47,000 invoices annually.

47,000

We maintain 165 buildings and care for approximately 11 million square feet of space.

11M

We receive and respond to more than 61,000 work order requests each year.

61,000

For FY 2014, received approval to start 64 new projects.

64

Our department is comprised of 363 full-time employees.

363

For students, Residential Properties manages 1,512 units in 28 University-owned apartment buildings.

1,512

We maintain 2,475 residence hall units in 11 undergraduate residence halls.

2,475

We care for more than 3,300 trees on 217 campus acres, including 100 acres of open space and planting beds.

3,300

Typically, we are managing approximately 550 active projects.

550

We assess the value of more than 1.7 million gross square feet of campus buildings.

1.7M



On Financial Performance

We facilitate managing to budget at all staff levels and identify savings that increase FS value to the University, such as smart energy purchase programs and reuse of materials.

Looking Ahead: Hong Kong, Marine Biological Laboratory, Center in Delhi, and Campus North Residence Hall and Dining Commons

Exciting developments are on the horizon as we continue building our forward momentum. Here's a brief look at just a few of the major projects we're working on in fiscal year 2014.

GROWING ENGAGEMENT IN ASIA

We are thrilled to be a part of the University's growing engagement in Asia through two new projects.

The Booth School of Business will relocate its Asia Executive MBA Program to Hong Kong from Singapore, in a move to expand and strengthen the school's presence and influence across the region. The Hong Kong project consists of two phases for Facilities Services: an interim build out of leased space to accommodate the transition from Singapore to Hong Kong while simultaneously planning for a multi-million dollar new building.

FS is playing a critical role in the new University of Chicago Center in Delhi, a new build-out of 12,500 square feet of ground floor commercial space. The Center will offer offices for faculty, staff and graduate students, seminar rooms, a lecture hall and study areas, spaces for hosting conferences, seminars, exhibits, receptions, public gatherings, and colloquia. The Center is designed to deepen the capacity for scholarship and teaching and enhance and strengthen the rich collaborations between the University and Indian academics and institutions.

MARINE BIOLOGICAL LABORATORY, WOODS HOLE, MA

A new affiliation with the Marine Biological Lab in Woods Hole, Massachusetts will create new opportunities for research, education and collaboration. The affiliation will build on shared values and historical ties between UChicago and the MBL, which was led by University of Chicago faculty members for the first four decades of its existence. The MBL has been a driving force in biological discovery and research training since its founding in 1888. Operations Executive Director Joel Schreiver is leading the initiative to assess the condition of dozens of structures of the site, study their energy efficiency, utilities and proposed lifespan to ensure FS can expertly manage and oversee required repairs and upgrades.

Right:
Since 1888, the Marine Biological Laboratory has hosted top scholars devoted to marine biological research and study.

Bottom left and right:
The Hong Kong site sits along the coast of the South China Sea, an important international shipping route.





CAMPUS NORTH RESIDENCE HALL AND DINING COMMONS

On campus, work is well underway to remove Pierce Tower and replace it with an 800-bed residence hall and dining commons, designed by noted Chicago architects Studio Gang. Campus North will expand the quality of on-campus housing options, enable the housing of more undergraduate students in College Housing, improve the quality of the undergraduate student experience, and enhance the sense of connection between all members of the campus community. Utilizing the successful model of College Housing, the new residence hall and dining commons will advance the University's commitment to strengthen the quality of campus life and build community across campus more broadly. The site is bordered by Greenwood Avenue on the west, 55th Street on the north, University Avenue on the east and Crown Field House on the south. It has a sustainable design target of LEED Gold.

Above:
Sustainability was a key factor in the design of the building, which will target LEED Gold certification.

Right:
Campus pedestrian connections are designed to link the residence hall and dining commons and beyond to 55th Street.



On Strategic Value

We ensure our work supports the mission and vision of the University by partnering with stakeholders to provide accurate and meaningful data for decision support and analysis.



