



FITCHBURG STATE UNIVERSITY

CAPITAL PLANNING AND MAINTENANCE

BOARD OF TRUSTEES REPORT

OCTOBER 17, 2024



JOHN “JD” HEAD
ASSOCIATE VICE PRESIDENT
CAPITAL PLANNING AND MAINTENANCE

- Former National Park Service Ranger
- Former Peace Corps Volunteer
- 25 years of Sr. Public Leadership experience in the Commonwealth
- MCPPO - Licensed Owners Project Manager



FITCHBURG STATE UNIVERSITY

PLANNING THE FUTURE.



FITCHBURG STATE UNIVERSITY BUILDING PORTFOLIO

FITCHBURG STATE UNIVERSITY BUILDING CATALOG	GROSS SQUARE FEET
Buildings Owned By DCAMM	938,832
Buildings Owned By MSCBA	482,919
Buildings Owned by FSU Foundation Inc.	6,049
Buildings Owned By FSU Foundation Supporting Org, Inc.	146,233
GRAND TOTAL OF BUILDINGS OWNED ON BEHALF OF FSU	1,574,033

LEASED SPACE	GROSS SQUARE FEET
MART PDC - 150 Main Street	2,305
MART Grant Ctr - 152 Main Street	1,809
Wallace Arena - Civic Center	74,271
Landry Arena - Civic Center	31,334
GRAND TOTAL OF BUILDINGS LEASED FROM ENTITIES OTHER THAN THE FOUNDATION	109,719

TOTAL BUILDINGS/SPACE USED BY THE UNIVERSITY 1,683,752 GSF

FCI SCORES

ASSET PORTFOLIO

ALL COST BELOW ARE LISTED IN ESTIMATED CONSTRUCTION COSTS (DC *1.3)

Site Name	# of Buildings	CRV / SF	SF	Site CRV	1 Yr Needs	1 Yr FCI	5 Yr Needs	5 Yr FCI	10 Yr Needs	10 Yr FCI
Fitchburg State University	19	\$657	1,139,390	\$748,214,434	\$3,015,127	0.00	\$55,582,294	0.07	\$88,937,277	0.12

Building Name	Build Year	Size	CRV	1 Yr Needs	1 Yr FCI	5 Yr Needs	5 Yr FCI	10 Yr Needs	10 Yr FCI
153 Snow Street	1910	5,252	\$2,390,174	\$980,248	0.41	\$1,177,249	0.49	\$1,177,249	0.49
Anthony Student Service Center	1936	20,076	\$20,597,898	\$44,411	0.00	\$1,165,560	0.06	\$2,694,187	0.13
Antonucci Science Complex	1963	136,314	\$101,668,310	\$414,592	0.00	\$791,168	0.01	\$2,845,717	0.03
Athletics and Recreation Center	2000	84,170	\$62,369,834	\$52,588	0.00	\$6,855,422	0.11	\$9,333,256	0.15
Campus Police Station	2009	4,709	\$3,757,442	\$13,732	0.00	\$153,474	0.04	\$606,615	0.16
Conlon Fine Arts Building	1975	19,351	\$14,339,090	\$0	0.00	\$2,785,777	0.19	\$3,670,941	0.26
Conlon Hall	1975	111,474	\$82,602,235	\$0	0.00	\$6,611,461	0.08	\$10,893,582	0.13
Dupont Facilities	1977	13,791	\$13,424,438	\$40,363	0.00	\$1,168,655	0.09	\$2,902,504	0.22
Edgerly Hall	1900	26,186	\$25,578,667	\$16,360	0.00	\$2,001,810	0.08	\$2,501,802	0.10
Exercise and Sports Science - 155 North Street	1900	8,282	\$6,136,622	\$5,174	0.00	\$232,275	0.04	\$389,118	0.06
Fitchburg State University - Site	0	165,000	\$6,296,700	\$0	0.00	\$34,710	0.01	\$694,478	0.11
Hammond Building	1975	164,255	\$102,986,795	\$123,447	0.00	\$5,274,489	0.05	\$7,278,459	0.07
Holmes Dining Hall	1957	34,399	\$25,489,659	\$21,492	0.00	\$5,355,603	0.21	\$6,431,826	0.25
McKay Campus School	1971	194,667	\$144,248,247	\$121,624	0.00	\$13,766,963	0.10	\$24,869,110	0.17
Miller Hall	1903	22,124	\$21,438,157	\$13,823	0.00	\$996,622	0.05	\$1,523,766	0.07
Percival Hall	1909	34,224	\$33,163,055	\$21,382	0.00	\$992,115	0.03	\$2,259,588	0.07
Sanders Administration Building	1963	24,842	\$15,575,932	\$242,066	0.02	\$1,894,510	0.12	\$2,649,555	0.17
Thompson Hall	1895	53,569	\$51,868,403	\$33,469	0.00	\$2,217,352	0.04	\$3,355,900	0.06
Weston Auditorium	1963	16,705	\$14,282,777	\$870,356	0.06	\$2,107,078	0.15	\$2,859,624	0.20

*DCAMM PROJECT #BHE2201
 HIGHER EDUCATION FACILITY CONDITION ASSESSMENT
 FITCHBURG STATE UNIVERSITY
 DECEMBER 04, 2023

DISCIPLINE CONDITION INDEX



Disciplines	CRV	CRV/SF	1 YR Needs	5 YR Needs	10 YR Needs	1 YR DCI	5 YR DCI	10 YR DCI
Structural	\$133,111,503	\$117	\$13,884	\$90,574	\$90,574	0.00	0.00	0.00
Architectural	\$276,733,202	\$243	\$1,584,550	\$31,083,882	\$41,510,969	0.01	0.11	0.15
Plumbing	\$37,857,712	\$33	\$117,489	\$587,078	\$3,790,122	0.00	0.02	0.10
Mechanical	\$132,146,995	\$116	\$488,291	\$14,617,923	\$18,031,783	0.00	0.11	0.14
Fire Protection	\$10,887,193	\$10	\$0	\$22,413	\$22,413	0.00	0.00	0.00
Electrical	\$82,108,418	\$72	\$760,963	\$5,619,263	\$13,862,555	0.01	0.07	0.17
Communications	\$18,614,752	\$16	\$49,949	\$49,949	\$2,417,179	0.00	0.00	0.13
Safety and Security	\$11,037,088	\$10	\$0	\$90,676	\$3,877,877	0.00	0.01	0.35
Civil	\$40,822,695	\$36	\$0	\$227,220	\$2,140,491	0.00	0.01	0.05
Accessibility Assessments*	\$4,894,876	\$4	\$0	\$3,193,316	\$3,193,316			
Total Estimated Construction Costs	\$748,214,434	\$657	\$3,015,127	\$55,582,294	\$88,937,277	FCI 0.00	FCI 0.07	FCI 0.12

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DECARBONIZATION

We are beginning the process of addressing Fitchburg State's most critical aging infrastructure, starting with the **central steam distribution plant**.

As a key component of campus heating, the plant requires significant attention due to its age and rising maintenance costs. Our initial focus will be on evaluating the system, identifying urgent repairs, and exploring energy-efficient upgrades. We aim to leverage all available funding sources, while aligning with our sustainability goals and engaging stakeholders to ensure long-term success.



PLANNING THE FUTURE.

We are pleased to announce a renewed focus on capital planning and implementation to strategically maximize funding opportunities across Local, State, Federal, and other available sources. Our approach will prioritize financial prudence in the use of local operating capital, with a commitment to transparency, stakeholder engagement, and addressing critical areas such as decarbonization and the modernization of aging infrastructure.

We are also excited to welcome Heidi Messing as the new Director of Capital Projects, who will be instrumental in advancing these key initiatives.





THANK YOU.

