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1. EXECUTIVE SUMMARY
Executive Summary
The condition of the facilities at Wentworth Institute of Technology is generally fair. Upon completing an assessment of each facility, a campus plan indicating the overall building rating was created. The purpose of this campus plan is to provide Wentworth with a tool that can identify their facilities in three broad categories of investment need: Minor, Moderate, and Major. The assessment does not provide a time frame for addressing the issues, but highlights them in order to rank them within Wentworth’s priorities. The building inventory that is grouped in the Major category has fundamental flaws that directly prohibit Wentworth from advancing its Mission and Master Plan.

Goody Clancy and Perkins+Will were commissioned to perform the Facilities Condition Assessment in 2008. This report is based on visual inspections, infrastructure reports provided by WIT, and an assessment by Cosentini Associates.
The summary of this report is based on the findings from 12 criteria that were assessed in Spring 2008 for the campus buildings. These criteria are:

1. **Configuration.** Is the building's general layout efficient and effective?
2. **Accessibility.** Does the building meet Americans with Disabilities Act requirements?
3. **Egress.** Does the building meet code compliance for egress in the event of a fire?
4. **Exterior Wall.** Are the building's exterior walls in need of repair?
5. **Windows and Doors.** Are the building's windows and doors in need of repair?
6. **Mechanical/Electrical/Plumbing.** What is the condition of the building's MEP systems?
7. **Fire Alarm System.** Does the building have a fire alarm system?
8. **Fire Protection.** Does the building have a fire protection system?
9. **Lighting.** Does the building have adequate interior lighting?
10. **Information Technology.** Does the building have adequate information technology?
11. **Interior Finishes.** What is the condition of the building's interior finishes?
12. **Fixtures and Furnishings.** What is the condition of the building's fixtures and furnishings?
The rating system for these criteria has been measured in three categories. The associated colors relate to each major grouping: blues for configuration, yellows and oranges for code and building exteriors, reds for building systems, and purples for interior qualities.

1. **Minor.** Requires no immediate or short term improvements, in good condition
2. **Moderate.** Requires a strategy for repair in the short-to-mid term, not currently critical
3. **Major.** Requires either immediate repair or a short term solution to meet current expectations

**Disparity and Need**
Within the facilities, there are many conditions where there is disparity within the same building or group of buildings. In Williston Hall for example, the Student Services Suite is in good condition, but the Basic Industries Lab directly below on the ground level is in need of significant repair. There is another disparity between departmental facilities. The Architecture department clearly has the best space, while programs such as Industrial Design and any number of Applied Mathematics & Science or Electrical & Mechanical labs are in various states of disrepair. The professional offices in Williston are clearly in the best condition, while a range of other office areas – from the third floor of Ira Allen to the offices in Nelson – have significant needs, ranging from poor building systems to too many people sharing an office. And within student life, the student residences at 555 Huntington Avenue are clearly in the best condition, while Edwards and Rodgers Halls are in need of replacement. However, in this case, the unit types in 555 are not the most popular, a separate issue that will be addressed in the Master Plan.

Based on our review of the rating for each category, we believe there are four grouped structures that are of immediate concern: Edwards and Rodgers, Willson and Kingman, Nelson/Tansey, and Annex Central/South/East. Accessibility, egress, and building systems are significant issues in most buildings on
campus, but the issues that elevate these buildings relates to five key issues.

1. **Highest and Best Use of Land**
   Willson Hall and Kingman Hall represent the two buildings that are located on prime central campus real estate. The land, directly between the surface parking lot and the main quad, holds the key toward maximizing Wentworth’s core identity. The buildings, both small two-level structures, do not maximize the land density.
   Secondary to the use of land are a number of other issues that require remediation. Neither of the buildings meet ADA compliance, from the exterior access point to the vertical access to the second floor to the door hardware and plumbing fixtures in the buildings. The buildings also do not have two means of egress from the second floor, making them non code-compliant. Rooftop egress and exterior fire escapes are not compliant with egress requirements.
   The program components in the buildings are part of a faculty decentralization issue within AMS. Consolidating these programs with other similar program spaces on campus in a common building will solve this issue.

2. **Huntington Image and Presence**
   Edwards and Rodgers represent the two buildings that are located on prime Huntington Avenue real estate. The land is an opportunity for Wentworth to capitalize on its presence on Huntington. The land is also located within visual distance of the main campus and the residences across Huntington Avenue, creating an opportunity for a much greater statement of Wentworth’s image on its main street address.
   In addition to the issue of Huntington Presence are a number of other issues that require remediation. Neither of the buildings, Edwards and Rodgers, meet ADA compliance nor are they code compliant.
   The main assets of Edwards and Rodgers for students are the building location and the room occupancy size. With the majority of residence beds across Huntington Avenue, its location adjacent to the campus core is
highly desirable. With two to three students per room, Edwards and Rodgers are more desirable than more recent residence halls due to the limited number of roommates.

3. Quality of Academic Facilities
The Annex buildings are the home of academic facilities for 50% of Wentworth students, although the quality of the facilities is in need of repair. The Architecture department and select other spaces are in good condition, but the majority of the building has significant deferred maintenance.

One strategy to repair the Annex facilities is to replace Annex Central with a new structure that is on the same floor level as Annex North and Annex South. A new Annex Central will be key to solving the accessibility and egress issues that are currently problematic in the Annex. Circulating between all Annex facilities is challenging, due to multiple level changes and poor wayfinding.

The quality of the building infrastructure is in need of repair, from parts of the exterior walls and windows to the building's mechanical and electrical systems. The facades of Annex North and Annex South that face the neighbors is in particularly poor condition. Annex East is in very poor condition, does not foster a good working environment, and would benefit from a replacement building.

4. Quality of Student Life
Student life facilities are generally in poor condition on campus. The social spaces in the basement of Beatty Hall are not an ideal, welcoming and warm space. The spaces in the basement are invisible to the campus experience, having no views to the Quad or the first time visitor. Student clubs and organization meeting spaces are difficult to locate, are undersized, and are in need of improved physical and functional spaces.

Student programming space that is adaptable to flexibility - hosting everything from small workshops to medium-sized guest speakers to campus wide concerts and events – is not available in ideal spaces. While space has been adapted on campus for these events, it
is either in residence halls or in spaces that are much more formal than is comfortable for late night programming.

The dining facilities in Beatty have the most opportunity for presence, but the Institute would likely benefit from an additional café venue that could provide an alternate location for informal meetings in a location more adjacent to open lounge spaces. Fitness and recreational spaces are in need of improved access and overall physical and functional quality. Fitness is one of the most popular student life needs on most campuses.

5. Image of the Quad
The Pike, the most trafficked pedestrian path on campus that connects the Annex to the residence halls across Huntington, has the potential of having a major campus identity. The Pike passes directly in front of Beatty Hall, the nexus of daily paths between faculty, staff, and students. Beatty is home to a diverse range of Wentworth spaces and programs, and one of the largest physical assets. Beatty’s facade, capturing the spirit of an era, has the potential to be transformed, expressing a new identity on the Quad. In addition to its aesthetic issues, Beatty has deficiencies within its exterior building envelope.

The Quad, in general, is in need of more rigorous edges and boundaries. The Beatty edge is in need of three improvements. The most important improvement is the quality of the exterior building envelope and repairing failing windows, doors, and other system flaws. The aesthetic improvement should be directly linked to the recommended strategy within the Master Plan, as Beatty is a major anchor for the Quad. The aesthetic improvement also relates to Beatty's physical relationship to the Quad, and the need to maximize the exterior stair and plaza connection, rather than create a barrier between Beatty and the Quad. And, the program functions within Beatty should have presence on the Quad to appreciate its views, rather than service functions on the façade opposite Wentworth Hall.
Facilities Condition Assessment  
Wentworth Institute of Technology

Campus Infrastructure

In general the existing campus infrastructure has limited existing capability to provide services for the proposed additional square foot area on campus. The main academic campus area is provided with some central utilities including steam, chilled water and electrical (in conjunction with a central cogeneration system), however, these systems are not currently sized to allow for expansion to additional campus buildings or for increased load associated with significant upgrades of existing buildings. The central cogeneration system likely provides the best possibility for potential expansion to other buildings. The cogeneration plant is configured to allow for the addition of a new 600 kw gas fired cogeneration unit that could provide electricity and potential steam and chilled water to additional campus buildings. Currently the underground utility services have not been sized to accommodate this additional distribution.

In areas not connected to the main campus area consideration has been given to the idea of providing Wentworth owned utilities to these areas. The concept of establishing an underground piping and electrical infrastructure that crosses city streets requiring easements and incurring significant construction costs is not recommended at this time.

The following utilities were reviewed with respect the proposed master plan expansion with the following results:

Steam

There is a plant in the main campus area that serves buildings in the main campus only. Given potential addition of new buildings and/or additions to the main campus area this system could be considered for expansion to accommodate the heating medium for the buildings. The use of low pressure steam as a distribution medium has limited efficiency and consideration should be given to a possible plant expansion which also changes the distribution to high pressure (100 psig) going forward. This change would required the existing low pressure distribution fed from the plant to be provided with PRV stations. In addition operation of a high pressure steam plant has implications with respect to the requirement for operating engineers to run the facility.

For potential addition of new buildings and/or additions in other areas of the campus the idea of establishing an underground piping infrastructure that crosses city streets requiring easements and incurring significant construction costs is not recommended at this time. In those cases local efficient hot water gas fired boiler plants using condensing boilers where possible should be considered.

According to Wentworth Operations Staff a study is being prepared separately with respect to the potential for the boiler plant and must be considered in conjunction with the master plan to provide an overall determination. Currently the steam plant has no provisions for redundancy. Redundancy should be considered in any case and especially if expansion of the plant to serve additional buildings is considered.

In the case that expansion of the plant to serve additional main campus buildings and/or additions is considered then an underground distribution of direct buried pre-insulated steam supply and condensate return piping should be considered. A system similar to Perma-Pipe with a schedule 40 inner carrier pipe, insulation and an outer schedule 10 steel conduit would be appropriate for this distribution and will provide 40+ years of useful life.

Chilled Water
There is currently a chilled water plant consisting of one direct fired gas absorption refrigeration machine and one steam absorption refrigeration machine serving the areas of the main campus. The existing plant appears to have capacity to serve some additional buildings in the range of approximately 100,000 to 200,000 sf. Additional underground piping infrastructure will be required to achieve the distribution of this chilled water infrastructure. Given the potential for efficiency to be gained by providing a cohesive central chilled water plant consideration should be given to the expansion of this plant to serve potential new buildings and/or additions in the main campus area. The additional benefit to considering a central cooling plant strategy for the main campus area will be the reduced need for equipment and mechanical space in the proposed new buildings including the visual and acoustical impacts of local heat rejection (cooling towers) at each building. This will work to improve the quality of the campus and maximize the efficiency of proposed new building projects.

For potential addition of new buildings and/or additions in other areas of the campus the idea of establishing an underground piping infrastructure that crosses city streets requiring easements and incurring significant construction costs is not recommended at this time. In those cases local efficient water cooled electric or gas fired chilled water plants should be considered.

In the case that expansion of the plant to serve additional main campus buildings and/or additions is considered then an underground distribution of ductile iron un-insulated chilled water piping would be appropriate for this distribution and will provide 40+ years of useful life.

Domestic Water

There is an existing 6” water feed from the city water system in Ruggles Street that provides a connection to the Williston Hall complex. This feed serves both fire service and domestic water service for this complex. Based on the current load it does not appear that this line will be able to support additional expansion of new buildings and/or additions in this area. A new water feed from the main either in Ward Street or in Ruggles Street will be considered for the expansion buildings in the main campus area. For the expansion of Beatty Hall the existing water line appears to be adequate to support the proposed expansion square foot area at this time.

There is no existing infrastructure of domestic water or fire water service on the campus that is owned and maintained by Wentworth at this time.

In general other buildings are provided with water feeds directly from the BWSC system. In these cases existing feeds will be maintained and in the case of proposed buildings additional connections to the BWSC system will be provided.

Storm Water

Currently the existing campus storm water infrastructure does not have any significant deficiencies noted as part of this report. According to campus operations staff Wentworth has no currently outstanding storm water management issues with the MWRA at this time. As additional expansion occurs each proposed expansion will need to be reviewed with respect to the total amount of impervious surface on the campus at this time. In addition to the implementation of storm water retention, mitigation of additional impervious surface associated with new building projects should be considered including green roof technology and pervious materials for walkways, parking lots, etc.
In general existing buildings on the campus and associated underground infrastructure on the campus are provided with separate storm water and sanitary drainage systems.

The building at 555 Huntington Avenue has a system of storm water retention that is used in conjunction with storm water reuse as part of the irrigation system for the building.

Sanitary Drainage

In general each building on the campus is provided with a separate system connected directly to the MWRA system. There have been some issues noted with regards to current sanitary system backups in some areas of the campus. Additional study specifically with respect to the sanitary systems should be conducted to review backup conditions and recommend solutions for individual connections.

Electrical

The main campus area is provided with an NStar service consisting of two primary electric feeds at 13.8 kV. This system is transformed at a single location to 480 volts / 3 phase / 4 wire at a single location on the main campus. From there distribution at 480 volts is provided to each building served. The distribution of power at 480 volts is not optimum in terms of potential voltage drop and wire sizing information. Consideration should be given to expanding the distribution in the main area of the campus at 13.8kV. Additionally this concept must be coordinated with the ongoing work for the 600 kW central cogeneration plant located at the power plant building. There are 5 other cogeneration units (typically 75 kw) located locally at individual buildings which require consideration with respect to an overall distribution scheme.

For potential addition of new buildings and/or additions in other areas of the campus the idea of establishing an underground electrical infrastructure that crosses city streets requiring easements and incurring significant construction costs is not recommended at this time. In those cases services directly from NStar will be provided.

At this time it appears that additional buildings will require new connections at 13.8kV from the NStar services either in Ward Street or Ruggles Street. The 600 kW cogeneration system will be used in conjunction with the campus electrical distribution owned by Wentworth to provide power as required to meet the loads of the connected buildings. Additional required capacity for the buildings beyond the capacity of the cogeneration system will be provided by the NStar service.

Emergency Power

In the area of the main campus there is a 300 kW life safety roof mounted oil fired standby generator which provides power to the main campus buildings. This system provide code required standby power for lighting, fire alarm, etc. In addition the gas fired 600 kW cogeneration plant will provide standby power for the main campus area. This power can be used in an extended outage to power selected loads in the buildings connected to the Wentworth owned electrical distribution in this main campus area. This system is another reason to consider expansion of the Wentworth owned electrical distribution in the main campus area such that the operation of the 600 kW cogeneration unit can be used to selectively power critical systems in more of the campus buildings in the future.

Local generators are provided additionally at 610 Huntington, 555 Huntington, Evans Way, Annex, and Tud-
berry. There is no additional capacity or planned expansion of those systems at the current time. Additional buildings and/or additions proposed in other areas of the campus outside of the main campus area will be provided with additional local generators. There is not significant additional area planned which would suggest the incorporation of an overall campus standby power system in those areas.

Gas

A 12” gas line is provided from the connection in Huntington Avenue to the power plant building. This provides the input for the cogeneration plant. No other significant infrastructure of gas piping is noted as part of this report. Other buildings outside of the main campus area are provide with individual connections to the gas service for building heating. This will continue to be the case for the buildings added outside the main campus area. For buildings in the main campus area heating will be provide either with steam from the expanded central steam plant (see above) or if not undertaken additional direct connections to the NStar gas service will be provided. In the case of the proposed buildings along Huntington Avenue consideration can be given to connecting to the existing 12” line which is routed currently to the power plant.
2. FACILITY CONDITIONS REPORTS
The Power Plant is organized into 2 major components - steam and cogeneration. The main level of the steam plant is on level with the crawl space utility tunnel that extends below the original campus buildings. The steam plant has 2 mezzanine levels, with all levels accessible only by service stairs. Both the steam and cogeneration plants have large removable roof sections for equipment exchange and repair.

A great feature of the Power Plant that directly aligns the facilities with the mission of WIT are the windows between the corridor and the cogeneration plant. While these types of windows are typical through much of WIT’s academic spaces, this particular location confirms that the experience of WIT extends beyond the classroom.

The Power Plant has no provisions for conditioning the work space. Regarding ADA compliance, there is a half-level stair from the exterior level of parking and the Pike. Within the main space is a mezzanine level without accessible connection. Handrails are not ADA compliant.

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HVAC:

Power plant generates low pressure steam with two boilers CB FT 250, and CB-400-250 and distributes it to Buildings 1, 2, 2A, 3, 4, 5, 6, 7, 8, 9, 10 and 15.

Heating medium is provided by low pressure steam

Cooling medium is provided by one gas fired absorption chiller Trane ABDL 300, and one steam absorption chiller Trane ABSC 174. Total capacity 520 tons. There is also a Cogen unit CAT 600

DDC Controls provided by JCI and Invensys

Basic age equipment: boiler CB FT 250 built in 1996, CB-400-250 built in 1981. Two new boilers 300HP each are due to be operational by November 08.

Plumbing:

Toilet rooms are not ADA accessible.

Fire Protection:

The building is not sprinkled.

The system is supervised by FPA.

Building does not have fire pump.

Electric: main switchgear is located in this building

High voltage 13800 v

Building Utilization voltage 480/277

Building has an emergency generator. The generator size 600 kw will be online by November 08.

Fire alarm Company servicing the building is Aetna Fire Alarm Co.
Williston is one of the most improved buildings on campus, having benefitted from several recent renovations. The second and third floor suites are in very good condition. The mechanical room in the attic supplies air to Williston and approximately half of Wentworth Hall. Without an elevator in the building, Williston relies on the elevator in Wentworth Hall to serve its needs.

The one exception to improvement is the Basic Industries Lab in the basement, prime real estate within the campus context. The lab and foundry have vintage 1950s equipment, have not been renovated and have life safety issues with regard to the use of flammable substances and emissions. The spaces directly adjacent to the lab - on the same level, on upper levels, even parking - are susceptible to emissions through air travel through open windows. The fire pump room is accessed through the lab, an adjacency that would be better served with direct access from a public corridor.

Williston serves as the front door of the campus for visitors arriving in the West Parking Lot. However, the first impression needs significant improvement to graciously and grandly connect the parking level to the main level of Wentworth. The main stair for guests, and the WIT community, is a large fire stair with a series of paired doors on hold-open. The entry from the parking lot is through a visually complex ramp and stair with non-compliant handrails. Stair nosings need repair. Stair risers should be reviewed for compliance.

The building includes the President's suite, Institutional Advancement, Student Service Center, and E&M labs.
HVAC:

Heating medium is provided by low pressure steam converted to hot water. Building has steam to hot water heat exchanger B&G TIS 190CL30. Floors 1 - 3 hot water reheat and perimeter heating.

Cooling medium is provided by a local chilled water plant

DDC Controls provided by Invensys.

General age of equipment: 11 years old.

Generally in good condition

Plumbing:

Toilet rooms are ADA accessible.

Fire Protection:

The building is fully sprinkled.

The system is supervised by the fire alarm control panel.

Building has an electric driven fire pump.

Electric:

Emergency power is provided by emergency generator located at the power plant.

Fire alarm Company servicing the building is Aetna Fire Alarm Co.

The fire alarm equipment is 11 years old and generally in good condition.
The condition of Rubenstein is fair, a building that has not had significant upgrades. The second floor has an academic offices, a computer lab, and an automation lab. The building is interwoven with the Power Plant and Williston Hall. In addition to housing program space, the building is part of an internal concourse that links Dobbs to Willson.

The building has air conditioned spaces in part of the facility. The building addresses accessibility through a series of measures: the Wentworth elevator connects the basement to the first floor, a motorized lift connects the first and second floors, and an accessible but circuitous ramp connects Rubentstein to adjacent buildings. Several other building components are non-compliant, including the majority of door hardware, the building’s handrails, and plumbing fixtures. Stair risers should be reviewed for compliance.

Rubenstein is home to E&M labs and offices, student life offices, and the wellness suite.

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MI = MINOR  MO=MODERATE  MA=MAJOR

*Relies on Williston for accessibility
HVAC:

Heating medium is provided by low pressure steam converted to hot water. Building has steam to hot water heat exchanger B&G TIS 190CL30. Floors 1 - 3 hot water reheat and perimeter heating.

Cooling medium is provided by a local chilled water plant

DDC Controls provided by Invensys.

General age of equipment: 11 years old.

Generally in good condition

Plumbing:

Toilet rooms are ADA accessible.

Fire Protection:

The building is fully sprinkled.

The system is supervised by the fire alarm control panel.

Building has an electric driven fire pump.

Electric:

Emergency power is provided by emergency generator located at the power plant.

Fire alarm Company servicing the building is Aetna Fire Alarm Co.

The fire alarm equipment is 11 years old and generally in good condition.
The main address for the campus, Wentworth Hall has had several recent renovations, but still has a number of areas that need improvement. The entry from Ruggles Street is impressive with the grand stair, but the lobby is outdated and needs a significant facelift. The first impression is not of a major institution focused on the advancement of technology and design. Admissions has very good space, Career Services has fairly good space, but both show signs of growth needs. The upper level teaching space has adequate corridor widths. Wentworth is also the home to E&M labs and the mail center.

The top two levels are open to each other through a floor opening in the old attic. The top level/attic is used for phone-a-thons and storage. The added value to the floor opening is the dynamic space it adds to the building, with views to the exposed trusses. This space has potential for new, more engaging program space.

Over half of the building has new MEP systems and the basement is prepped for new systems. The remaining building area needs MEP improvements; the graphics lab in the basement becomes particularly overheated.

It is assumed that egress from Wentworth Hall is reliant upon egress from Williston and Dobbs. Stair nosings are in need of repair. Stair risers should be reviewed for compliance. Select areas of terrazzo have noticeable cracking.
HVAC:

Heating medium is provided by low pressure steam converted to hot water fed from the heat exchanger located in the Building 2.

Cooling medium is provided by chilled water from main loop. Part of this building is served by air handling unit located in Building 2.

DDC Controls provided by JCI and Invensys.

Basic age equipment 11 years and is generally in good condition.

Plumbing:

Toilet rooms are ADA accessible.

Fire Protection:

The building does not have adequate sprinkler coverage in all areas.

The system is supervised by fire alarm control panel.

Fire pump is located in Building 2.

Electric:

High voltage 13800v transformer

Building Utilization voltage 480/277v

Emergency power is provided by emergency generator in Building 1.

Fire alarm Company servicing the building is Aetna Fire Alarm Co.

The fire alarm equipment is 11 years old and is generally in good condition.
One of the original campus buildings, Dobbs Hall is a mirror image of Williston but has not received the improvements implemented in Williston. Dobbs is serviceable but extremely outdated. Dobbs has many neglected spaces. There is a noticeable downgrade in quality when entering Dobbs from its neighbors, with the exception of select spaces such as the Division of Professional and Continuing Services. Dobbs is also the home for E&M labs, computer science, and offices.

The basement has a raised floor area that has stairs and a ramp to connect the difference in floor levels. There is no elevator connection between the raised floor area and the parking entrance.

One of the major components that is in poor condition is the building’s MEP systems. The future plan is to add turn the skylit attic level into the main mechanical room, identical to the mechanical attic in Williston. Without this upgrade, Dobbs suffers from poor building systems. Stair nosings are in need of repair. Stair risers should be reviewed for compliance.
HVAC:
Heating medium is provided by low pressure steam
Cooling medium is provided by chilled water from main loop
DDC Controls provided by JCI

Plumbing:
Toilet rooms are ADA accessible.

Fire Protection:
The building does not have adequate sprinkler coverage in all areas
The system is supervised by FPA.
Fire pump is located in Building 2

Electric:
High voltage 13800v transformer
Emergency generator located in Building 1

Fire alarm Company servicing the building is Aetna Fire alarm Co.
While Watson Hall’s signature space, the auditorium, is a dramatic emblem of Wentworth, there are parts of the building that need improvements. In general, Watson relies on the Wentworth elevator and interior ramps to connect to the quad, however, the parking lot level is at a higher level than its adjacent entry level. The mezzanine spaces at the building’s main entry and behind the stage have no accessible connections to the rest of the building and trigger code concerns. The washrooms have recently been renovated for ADA compliance. Heating and cooling issues broadly cover the issues of concern. The building handrails are non-compliant. Stair nosings are in need of repair. Stair risers should be reviewed for compliance.

The cleanest solution is to simplify the entry sequence and its mezzanine spaces. Another improvement should be focused around bringing advanced technology into the Hall to create a more effective and multipurpose space for events that meet the needs of the entire WIT community. Access to food service catering and adequate storage are also components that need solutions.

In addition to the auditorium, Watson Hall is home to the counseling center and health services.
HVAC:

Heating medium is provided by converted to hot water. Shell and tube heat exchanger (TACO W300000) provides hot water loop

Cooling medium is provided by chilled water from main loop

DDC Controls provided by JCI and Invensys

Heat exchanger is 5 years old and is in good condition.

Plumbing:

Toilet rooms are ADA accessible.

Fire Protection:

The building does not have adequate sprinkler coverage in all areas

The system is supervised by fire alarm control panel.

Fire pump is located in Building 2

Electric:

High voltage 13800v transformer

Emergency generator located in Building 1

Fire alarm Company servicing the building is Aetna Fire Alarm Co.
Tucked along a passage that strings out from Williston, Kingman houses several faculty offices, a drafting room, and a mechanical lab in a building that has received limited upgrades. The building has no elevator and the interior ramp is non-compliant, being too steep. The majority of door hardware is non-compliant.

The future of Kingman Hall should be carefully considered. The building does not command the highest and best use of the site, either in architectural character or in maximized density.

Kingman is home to E&M offices.
Facilities Condition Assessment
Wentworth Institute of Technology

HVAC:
Heating medium is provided by low pressure steam
A cooling medium is not provided for the building
DDC Controls provided by JCI
Basic age equipment is 40+ years and is generally exceeded its useful life.

Plumbing:
There are no toilet rooms in this building

Fire Protection:
The building does not have adequate sprinkler coverage
The system is supervised by FPA.
Fire pump is located in Building 2

Electric:
Emergency generator located in Building 1

Fire alarm Company servicing the building is Aetna Fire Alarm
Willson is in a prime geographic location on campus. Willson borders the Pike, described in the Executive Summary, and frames the northwest corner of the quad. The building has poor to none MEP systems, and no elevator. Only one stair provides egress from the building, not counting the rooftop catwalk to the exterior fire escape. Building accessibility and egress is a major issue, not to mention that the handrails are non-compliant. Stair nosings are in need of repair. Select areas of terrazzo have signs of cracking.

Willson is home to an introductory AMS lab, a chemistry lab, a prep room, the wellness suite, and a non-functioning biology lab that needs renovation.

Housing a select number of lab spaces and offices, the internal design does not reflect the highest and best use of the real estate. The future of Willson Hall should be carefully considered. The building does not have the best quality of architectural character or the maximized density that the site affords.
Facilities Condition Assessment
Wentworth Institute of Technology

HVAC:
Heating medium is provided by LPS
Cooling medium is not provided
DDC Controls by JCI
Basic age equipment 40+ years old

Plumbing:
Men’s room is ADA accessible

Fire Protection:
The building is not sprinkled.
The system is supervised by FPA.
Fire pump located in Building 2

Electric:
Emergency generator located in Building 1
Fire alarm Company servicing the building is Aetna Fire Alarm Co.
The workhorse of Wentworth, Beatty is home to the library as well as a number of student services, the Student Leadership Program, the Center for Teaching and Learning, academic classrooms, faculty offices, campus dining, and the majority of student social spaces on campus. The building is also the home of the Board of Trustees room. The building is not particularly user friendly. There is no engaging entry sequence, no front door, with the grand internal surprise of the library tucked through a service stair. The unmet desires of Beatty largely relate to its dysfunctional internal connections and its architectural expression. The spirit of Beatty's facades - large expanses of glass - are tempered by proportions and materials that are not complementary to the campus' heritage buildings. In addition to Beatty's organization and image, it could be improved through expanded hours of operation.

In addition to multiple programmatic and design concerns, the building also has significant infrastructure needs. These needs broadly include ADA, life safety, plumbing fixtures, and heating and cooling. The building has limited air conditioning. The building stair riser heights do not meet code compliance. The only ramp is in the rear of the building. Unlike many classic buildings from its era, Beatty Hall has not worn well. The building facade and window system are in need of significant repair and improvement. Internal furnishings are a bit dated, but in fair to good condition. Internal wayfinding is challenging.

The collections in the library are at capacity at a time when the library is experiencing increased student traffic.

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MI = MINOR    MO=MODERATE    MA=MAJOR

*Grade stair at main entrance
HVAC:

Heating medium is provided by LPS

Cooling medium is provided by 4 absorption chiller manufactured by Yazaki model WFC-3000

DDC Controls provided by JCI

Basic age equipment 17 years old and is generally in good condition.

This building houses main kitchen facility and currently experiencing significant air balancing deficiencies as make up air unit is not operational

Plumbing:

Toilet rooms are ADA accessible.

Fire Protection:

The building does not have adequate sprinkler coverage

The system is supervised by FPA.

Building has no fire pump.

Electric:

Service: 800 amp 480v main circuit breaker from power plant

Emergency generator located in Building 1

Fire alarm Company servicing the building is Aetna Fire Alarm Co.
The Nelson Center, neighbor to Beatty, shares many of Beatty's shortcomings. The entry sequence is quite poor, with very limited lobby space for events or guests. The most functional space, the gymnasium with multiple courts, is hampered by being over-programmed as the only court space on campus. The Tansey Gym can hold approximately 2,800 seats for concerts or other events. The fitness and weights spaces are extremely compromised by their size and their location. Office space is poorly located, having been adapted from a larger space to smaller spaces with no change in the distribution of MEP systems delivery or change in the layout of the fitness space that creates a maze when finding office locations. The rifle range is in the basement.

The building has significant accessibility issues. There is no elevator, egress to the two stairs is circuitous, and the handrails are non-compliant. The building has a poor relationship to the exterior, with limited windows and transparency to campus edges. The building will require significant investment to restore it to compliance and with current building systems.
HVAC:
Heating medium is provided by low pressure steam
Cooling medium is not provided
DDC Controls provided by JCI
Basic age equipment 35+ years old and has generally exceeded its useful life.

Plumbing:
Toilet rooms are ADA accessible.

Fire Protection:
The building does not have adequate sprinkler coverage in all areas
The system is supervised by FPA.
Building has no fire pump.

Electric:
Main disconnect 480v, 3 phase 3 wire fused 300 amps.
Building feed from building #8 Panel 8-013-md-pp-1
Building has no emergency generator

Fire alarm Company servicing the building is Aetna Fire Alarm Co.
Converted from its original use as a stable, the Service Building has adapted well over time. The building is serviceable. The building's exterior may have historic sentiment, but not historic character. The building location is ideal, with direct access to a public street for service and deliveries.

The building does not meet accessibility requirements at the main entry or to the second floor. The building is without a fire protection system, having no sprinklers in a wood framed structure.
HVAC:
Heating medium is provided by low pressure steam
Cooling medium is not provided for the building
DDC Controls provided by JCI
Basic age equipment 25 years old

Plumbing:
Toilet rooms are ADA accessible.

Fire Protection:
The building is not sprinkled.
Building has no fire pump

Electric:
Building feed from building #8. Panel # 8-13-md-pp-1
Emergency generator is located in Building 1
Fire alarm Company servicing the building is Aetna Fire Alarm Co.
Tudbury is a residence hall with a range of unit types, many of which are poorly organized. The overall building configuration is challenging and not well designed. The building has a few common areas, including a fitness room.

Tudbury's greatest asset is the Tudbury Commons on the main floor. The Commons can seat approximately 150, has a permanent hardwood stage, no fixed seating, and a VCT floor. The Commons is used for concerts, wrestling practices, and dodgeball clubs.

Tudbury Hall has good accessibility and is internally connected with Evans Way.
HVAC:

Heating medium is provided by gas fired boilers manufactured by Cleaver Brooks model CB900-100A

Cooling medium is not provided for the building

DDC Controls provided by JCI

Basic age equipment 20+ years old and is generally in good condition

Plumbing:

Toilet rooms are ADA accessible.

Fire Protection:

The building is fully sprinkled.

The system is supervised by FPA.

Building has no fire pump.

Electric:

Main disconnect GE 11-024-sg-1 rated at 2000 amps, 3 phase, 4wire, 480v

Building has an emergency generator. The generator size 175 kw

Fire alarm Company servicing the building is Aetna Fire Alarm Co.
The newest residence hall on campus, 555 is in very good condition. The exterior walls and windows are in good condition, although the west end of the building has had some foundation settlement. The building systems are in good condition. The building is fully accessible.

The building is efficient, having units along the double-loaded corridor and common spaces along corridor ends and on the first floor. The housing units are good, but do not offer the options of having fewer students within each unit, an option that is available in Edwards and Rodgers and Baker Halls. The drafting studios are popular and need more space.

The first floor is home to the Center for Community and Learning Partnerships, a suite that is in need of additional space.

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HVAC:
Heating medium is provided by two boilers manufactured by Fulton model PHW - 2000
Cooling medium is provided by condenser water loop generated in the building
DDC Controls provided by JCI
Basic age equipment 3 years old and is in good condition

Plumbing:
Toilet rooms are ADA accessible.

Fire Protection:
The building is fully sprinkled.
The system is supervised by FPA.
Building has fire pump.

Electric:
2000 amp, 480/277v, 3ph. 4wire with main disconnect GE 1600 amp, 3ph. 480/277v GFI
Building has a 350kw emergency generator.
Fire alarm Company servicing the building is Aetna Fire Alarm Co.
The fire alarm equipment is 3 years old
Evans Way has a unique location on campus, bordering the Evans Way park, a green space that will soon be enhanced with the addition to the Isabella Stewart Gardner. The north edge of the building, with its bay windows, recalls the layout of Boston's traditional brownstones, using the bays as living rooms. The building turns its back on the south side that faces Wentworth's campus and the space between Evans Way and the Vancouver Street properties.

Evans Way is a residence hall with a variety of unit types, many of which are poorly organized, and all of which house a large number of students. The overall building configuration is circuitous, representing a structure that has been adapted to fit the needs of the current residence units. The Housing and Residence Life offices are located on the first floor. Evans Way is internally connected with Tudbury Hall on the ground floor.

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MI = MINOR  MO=Moderate  MA=Major
HVAC:
Heating medium is provided by gas fired boilers located in Building 11
Cooling medium is not provided for the building
DDC Controls provided by JCI
Basic age equipment 20+ years old and is generally in good condition.

Plumbing:
Toilet rooms are ADA accessible.

Fire Protection:
The building is fully sprinkled.
The system is supervised by FPA.
Building has no fire pump.

Electric:
Building main electrical feed from building #11 11-024-sg-1 CB#4
Emergency generator located in Building 11. The generator size 175 kw
Fire alarm Company servicing the building is Aetna Fire Alarm Co.
The fire alarm equipment is 20+ years old
The 610 Huntington residence hall is in good condition. The exterior walls and windows are in good condition. The building systems are in good condition. The building is fully accessible.

610 is an efficient building with double-loaded corridors and housing units. The precursor to 555, 610 also has common spaces along each corridor, including a fitness room. The Public Safety office is located on the first floor. The 610 lobby on the first floor is used for many events and would benefit from a portable stage. A larger venue is needed for events in the future. The drafting studios are popular and need more space, similar to 555.
HVAC:
Heating medium is provided by local hot water boilers
Cooling medium is provided by two chillers, 1 at 125 tons and 1 at 220 tons
DDC Controls provided by Invensys
Basic age equipment 7 years old and is in good condition

Plumbing:
Toilet rooms are ADA accessible.

Fire Protection:
The building is fully sprinkled.
The system is supervised by fire alarm control panel.
The building has no fire pump.

Electric:
Main disconnect 3000 amps 480/277v 3ph. 4 wire.
Building has a 100 kva emergency generator.
Fire alarm Company servicing the building is Aetna Fire Alarm Co.
The fire alarm equipment is 7 years old
Edwards and Rodgers are two interconnected residence halls that are very efficient in plan but very poor in quality. The exterior walls have been repointed, the roof is newly replaced, and the windows are in poor condition. The interior finishes are in poor condition. The building systems are in poor condition. The configuration is efficient with double-loaded corridors connecting apartments that have nooks, crannies, and private washrooms with clawfoot tubs.

The building is need of either significant investments and upgrades, or total demolition. The elevators are not sized for wheelchair access. The main entries do not meet accessibility requirements.

The prime site location should have a more substantial building presence on Huntington Avenue.

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MI = MINOR  MO=Moderate  MA=Major

*Curb to Huntington sidewalk is not accessible*
HVAC:
Heating medium is provided by low pressure steam
Cooling medium is not provided for the building
DDC Controls provided by JCI
Basic age equipment 80+ years and has exceeded its useful life

Plumbing:
Toilet rooms are not ADA accessible.

Fire Protection:
The building is fully sprinkled.
The system is supervised by fire alarm panel.
Building has no fire pump.

Electric:
Emergency generator located in Building 1
Fire alarm Company servicing the building is Aetna Fire Alarm Co.
The fire alarm equipment is 30 years old and has exceeded its useful life
Baker Hall is a student favorite with great frontage on Huntington Avenue. Baker is very efficient with double-loaded corridors, but has simple rooms with common washrooms on each floor. The building’s exterior is in fair condition, but has aesthetics that are a bit brutal. The first floor lobby is not in great condition.

The building has been successful in developing community with freshmen based on the traditional residence hall layout with shared washrooms, particularly when compared with available suites in Evans Way and Tudbury. Within the washrooms, the showers are not accessible. Bathtubs are provided.
Facilities Condition Assessment
Wentworth Institute of Technology

HVAC:
Heating medium is provided by a local gas fired hot water boiler
Cooling medium is not provided for the building
DDC Controls provided by Invensys
Basic age equipment 30+ years old and has generally exceeded its useful life

Plumbing:
Toilet rooms are not ADA accessible.

Fire Protection:
The building is fully sprinkled.
The system is supervised by fire alarm panel.
Building has no fire pump.

Electric:
The building is provided with a 400 amp 3 phase 4 wire fused disconnect fed from building # 14
The building is provided with a 100 kva emergency generator located in Building 614.
Fire alarm Company servicing the building is Aetna Fire Alarm Co.
The fire alarm equipment is 30+ years old and has exceeded its useful life
Facilities Condition Assessment  
Wentworth Institute of Technology

Building Number: 18  
Gross Area SF: 19,872  
Net Area SF: 15,438  
Building Name: Ira Allen Building  
Built: 1901  
Floors: 3

The exterior of the building needs repointing of the brick, and stone cleaning. Stone lintels show signs of deterioration. The building's interior has limited consistency in use of materials. The building's configuration of single-loaded corridor with a wide corridor (approximately 11') would be adaptable to a future addition to maximize the building's potential efficiency.

The building has accessibility concerns. There is an elevator at the parking lot vestibule. The building entries are accessed through a series of stairs, handrails are non-compliant, and basement washrooms are only accessible through two stairs. On the exterior, sidewalks adjacent to the building have signs of cracking.

The building has mixed MEP systems, particularly on the top floor and fair conditions in the rest of the building. Lighting quality could be improved in work areas.

The third floor offices for AMS math and physics faculty are in need of an interior reconfiguration to solve an egress issue; one of the stairs is only accessible through a conference room from the third floor.

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*Third floor has major concerns
HVAC:
Heating medium is provided by local gas fired hot water boilers
Cooling medium is not provided for the building
DDC Controls provided by JCI
Basic age equipment 20+ years old and is in generally good condition

Plumbing:
Toilet rooms are ADA accessible.

Fire Protection:
The building does not have adequate sprinkler coverage
The system is supervised by fire alarm panel.
Building has no fire pump.

Electric:
The building does not have an emergency generator.
Fire alarm Company servicing the building is Aetna Fire Alarm Co.
The Annex Service Building was historically the steam and power generating plant for the Boston Trade High School, before being purchased by Wentworth. Currently, the building is in poor condition and does not utilize the site efficiently. Parking and service weave around the building’s exterior. The lower level of the building has groundwater infiltration issues.
HVAC:
Heating medium is provided by hot water from Building #21
Cooling medium is not provided for the building
DDC Controls provided by JCI
Basic age equipment 80+ years old and has exceeded its useful life

Plumbing:
Toilet rooms are not ADA accessible.

Fire Protection:
The building is not sprinkled.
The system is supervised by FPA.

Electric:
Emergency power provided by emergency generator located in building #23.
Fire alarm Company servicing the building is Aetna Fire Alarm Co.
The fire alarm equipment is 30 years old and has exceeded its useful life
The exterior of the building needs stone cleaning and repair to stone lintels that show signs of deterioration. Exterior stucco is in poor condition. The adjacent parking lot is in generally poor condition and has safety concerns. In general, the building and its site are not charming.

The interior has had significant improvement to the architectural studios and office space, but limited to no improvements to the remaining 10% of the building’s area. The architecture department has the best academic space, but has created a disparity with other departments in the Annex district that are in tremendous need of improved space. In addition to the architecture department, there are three labs that are not accessible, including the environmental science lab on the ground floor.

The building has a central HVAC system. The building is very hot in the summer and very cold in the winter. Significant amounts of piping and ductwork are exposed.

The building relies on Annex Central to meet accessibility requirements. The first floor labs, on a different half-level from the main corridor, meet accessibility with an elevator that connects all floors. Building egress is through one stair only. Handrails are non-compliant and stair nosings are in need of repair. Washrooms have keypad acces.
HVAC:
Heating medium is provided by local hot water boilers
Cooling medium is provided by chiller manufactured by Yazaki model CH-50 serving the 1st floor only
DDC Controls provided by JCI and Invensys
Basic age of boilers are 5+ years old and chiller 3 years. Equipment is generally in good condition

Plumbing:
Toilet rooms are ADA accessible.

Fire Protection:
The building is fully sprinkled.
The system is supervised by fire alarm panel.
Building has no fire pump.

Electric:
Emergency power provided by emergency generator located in building #23.
Fire alarm Company servicing the building is Aetna Fire Alarm Co.
The fire alarm equipment is 30+ years old and has exceeded its useful life
The signature building of the Annex complex, Annex Central suffers from being on a split level from its neighboring buildings. As a result, the two egress stairs in Annex Central connect to Annex North and Annex South. However, there is not a dedicated elevator within Annex Central and the exterior motorized lift is not currently working.

Egress from the Blount Auditorium has code issues. Blount is used for a select number of classes, presentations, and events such as comedians. It appears that the audience egresses from both the main floor and the upper floor, but the stair treads and risers may not meet code.

Other details include stair nosings that require repair and handrails that are not compliant. The masonry shop in the basement is down a ramp from the main floor (approximately 3' vertically) with no accessible connection.

The building has limited MEP systems, with window units. The Auditorium has HVAC that could benefit from balancing to reduce white noise. Lighting quality is mixed in the building, poor on the third floor. Skylight openings on the top floor have great potential for natural lighting with an improved skylight system.
Facilities Condition Assessment
Wentworth Institute of Technology

HVAC:
Heating medium is provided by local steam boilers
Cooling medium is not provided for the building
DDC Controls provided by JCI
Basic age equipment 1 year old and in good condition

Plumbing:
Building has no bathrooms

Fire Protection:
The building is fully sprinkled.
The system is supervised by fire alarm panel.
Building has no fire pump.

Electric:
Building main switch board is fed at 277/480v 3ph 4 wire.
Emergency power provided by emergency generator located in building #23.
Fire alarm Company servicing the building is Aetna Fire Alarm Co.
The fire alarm equipment is 30+ years old and has exceeded its useful life
The exterior of the building needs stone cleaning and repair to stone lintels that show signs of deterioration. There may be possible foundation deterioration from a below grade water source. Exterior stucco is in fair condition. The exterior ramp has recently been replaced to meet ADA compliance. The adjacent site area could be better maintained. Exterior seating could be upgraded. There are security concerns with the building location. Washrooms have keypad access.

The interior has had mixed improvement to the majority of spaces, but still has a disparity with the neighboring architecture department space. The building has poor climate control and some window units.

The building has accessibility concerns. The building has no elevator, and the new classroom in the basement has a new lift for access. Junior and senior studios are not accessible. Building egress is through one stair only. Handrails are non-compliant and stair nosings are in need of repair.
HVAC:

Heating medium is provided by hot water from building 21 to meet 90% demand, steam from building 24 to meet 10% demand.

Cooling medium is not provided for the building.

DDC Controls provided by Invensys.

Basic age equipment 80+ years old and has exceeded its useful life.

Plumbing:

Toilet rooms are ADA accessible.

Fire Protection:

The building does not have adequate sprinkler coverage in all areas.

The system is supervised by fire alarm panel.

Building has no fire pump.

Electric:

Building has emergency generator manufactured by Kohler Power system sized at 100kw.

Fire alarm Company servicing the building is Aetna Fire Alarm Co.

The fire alarm equipment is 30+ years old and has exceeded its useful life.
The exterior of the building is in poor condition. With the building chained from exterior entry, it has the appearance of a condemned structure with no street access. The building has noticeable graffiti. The adjacent site areas are in generally poor condition. There are security concerns with the building.

The interior of the old gym has not been conducive to studio space. The MEP systems are poor, including poor air distribution and plumbing fixtures that are non-compliant. The industrial design studio space is in need of major renovation.

The building has accessibility concerns, primarily that it relies on the Annex South for its egress and has no dedicated egress system. The circulation path to Annex South is circuitous and feels disconnected from the rest of the Annex community. Handrails are non-compliant and stair nosings are in need of repair.

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MI = MINOR        MO=MODERATE        MA=MAJOR
Facilities Condition Assessment
Wentworth Institute of Technology

HVAC:
Heating medium is provided by steam boiler manufactured by Weil - McLain - 788
Cooling medium is provided by Carrier air cooled chiller 30GT-030-6
DDC Controls provided by JCI and Invensys
Basic age equipment 13 years old and is generally in good condition

Plumbing:
Toilet rooms are ADA accessible.

Fire Protection:
The building is fully sprinkled.
The system is supervised by FPA.
Building has no fire pump.

Electric:
The building electric service is provided at 1600 amp 120/208v 3 phase 4 wire.
Emergency power provided by emergency generator located in building #23.
Fire alarm Company servicing the building is Aetna Fire Alarm Co.
The fire alarm equipment is 30+ years old and has exceeded its useful life
660 Parker Street is in very poor condition, having been neglected from typical maintenance. The building’s exterior and windows are in poor condition. The building’s site is in very poor condition. The building’s interior is in very poor condition, but with a new roof and rebuilt parapets. The interior slab is not level, has cracks, and holds water during leaks. The building has no full systems infrastructure.

### Brewery Buildings

The Brewery buildings occupy the south edge of the Parker Street parking lot, across from 660 Parker Street. The two buildings are unstable building shells with no current services. While the buildings may have some historic value, they will require significant investments to totally rebuild them as serviceable buildings.

There is no separate facility component rating chart for the Brewery buildings, since each component will receive a rating in the Major category.

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Facilities Condition Assessment
Wentworth Institute of Technology

HVAC:
Heating medium is not provided
Cooling medium is not provided
No DDC Controls

Plumbing:
Toilet rooms are not ADA accessible.

Fire Protection:
The building is not sprinkled.
The system is not supervised by FPA.
Building has no fire pump.
The residence units on Vancouver have mixed quality, but offer students a unique living environment alternate to the campus residence halls. 7 and 9 Vancouver are apartments with kitchens; 15 Vancouver are suites without kitchens. The buildings have no provisions for accessibility. The main entries are through stairs, not ramps. The interior stairs are in need of repair, are sagging in some areas, and need compliant handrails.

9 and 15 Vancouver have bay windows reminiscent of traditional Boston that enhance the Vancouver streetscape. However, the wood-framed decks on the north side, facing Evans Way, contribute to an alley-type character of the area.

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The residence units on Louis Prang have mixed quality, but offer students a unique living environment alternate to the campus residence halls. 66 Louis Prang is newly renovated. The remaining properties have differing states of disrepair. Interior stairs are in need of repair. The buildings have no provisions for accessibility. The main entries are through stairs, not ramps. The interior stairs are in need of repair and need compliant handrails.

62 and 68 Louis Prang have kitchens. Each of the four Louis Prang properties have bay windows reminiscent of traditional Boston that enhance the streetscape. It would be beneficial for Wentworth to acquire 64 Louis Prang, thereby providing the option to integrate the structures.
The building is in very good condition and enjoys a commanding view over Sweeney Field. The building's program is simple and the building is small. The building's exterior and windows are in good condition. The building has no elevator. The parking lot and adjacent site is in very good condition.

Sweeney Field is in very good condition and commands a striking backdrop on Huntington Avenue. Due to site constraints, the field size is undersized from NCAA standards and cannot be considered a NCAA tournament venue. The spectator seating is in good condition and has adequate capacity.