FSILG Facilities Renewal

AILG Community Meeting
October 6, 2021
FSILG Facilities Renewal

- **FSILG Facilities Renewal Committee** - Joint AILG/DSL committee approved as AILG ad-hoc committee in November 2018.

- Committee Charge: To promote and support implementation of the physical renewal of the Fraternities, Sororities and Independent Living Groups (FSILGs) to ensure they remain vital and vibrant resources to MIT students by implementing the recommendations of the 2018 facilities assessments.

- **Our goal: To make it easy and affordable for organizations**

- Focused on identifying potential life-safety systems community-wide projects

- Project Manager will complete detailed survey and oversee program
FSILG Facilities Renewal Committee

• Pam Gannon ’84, Chair, Director of FSILG Alumni Programs, DSL, IRDF Grant Advisory Board
• Eric Cigan ‘83, AILG Treasurer
• Tom Stohlman ’76, ’77, MAR ’78, AILG Facilities Committee Chair
• Bob Ferrara ’67, AILG IT Committee Co-Chair, former Senior Director, DSL
• Scott Klemm, Executive Director, FSILG Cooperative, Inc. (FCI)
• Josh Schuler SM’ ‘00, AILG Building Safety Facilitator, FCI Director of Facilities
• Brad Badgley, Associate Dean and Director of FSILGs, DSL
• David Friedrich, Sr. Associate Dean, Housing and Residential Services, DSL
Benefits of Community-Wide Projects

• Model used successfully in the past for improvements - MIT fiber optic, wired and wireless upgrades, and CO monitoring
• Utilize economy of scale
• Support house corporations, in particular those with remote members who need on-site assistance
• Lower the barriers to participation
• Generate standards across the system
• Leverage IRDF resources
FSILG Life-Safety Improvement Program (FLIP)

Identified life-safety systems improvement opportunities common to all houses:

- Phase 1: Egress doors and hardware
- Phase 2: Fire alarm upgrades
- Phase 3: Sprinkler system upgrades
Progress To Date: Phase 1 Egress Doors and Hardware

• Defined scope of work
• Hired Project Manager
• Conducted survey & cost estimation on 3 pilot houses
• Received pilot reports
Funding for Phase 1: Egress Doors and Hardware

• IRDF covering expense of project manager + surveys of each house: 100%

• IRDF covering project cost at safety percentage: 75% IRDF, 25% house
FLIP Phase 1: Doors and Egress

All FSILGs required to participate in egress doors and hardware survey

No cost incurred!

Project Manager recommends scope of work

Project Manager arranges contracts between FSILGs and contractors

If FSILG chooses to do work on their own, certification will be necessary

Process TBD

AND

If FSILG has already done the work, they can apply for IRDF funding

Project Manager oversees contractors to complete work

Funding: IRDF pays 100%, bills chapter for 25%

Massachusetts Institute of Technology
Association of Independent Living Groups
Review of Pilot Reports
Celeste Hynick, RA, LEED GA, MCPPO
Coast & Harbor Associates, Inc.
www.coastandharbor.com
LIFE SAFETY RENOVATIONS
Phase I – Repair/Replace Egress Doors and Hardware

October 6, 2021
Phase I – Repair/Replace Egress Doors and Hardware

*Includes:*
- Entrances and exit doors
- Stair doors
- Hallway doors
- Doors to rooms where window egress is required

*Does not include:*
- Doors unrelated to egress
- Windows required for egress
- Pathways, stairs, and landings
Houses in Pilot Study

Theta Chi

Sigma Kappa

Fenway House
Looking at...

- Number of doors in each opening
- Door fire ratings
- Hardware types (handle, lock and lock type, deadbolt, magnetic hold, finish)
- Closer locations
- Accessibility compliance
- Door materials, trims, directions of swing, and conditions
- Threshold conditions (cracked, beveled, and height)
# Existing Conditions Survey

**FSILG Facilities Renewal Committee**  
**LIFE SAFETY RENOVATIONS**  
**Phase I - Repair/Replace Egress Doors and Hardware**  
**APPENDIX A: Existing Conditions Survey**

<table>
<thead>
<tr>
<th>House</th>
<th>Door No.</th>
<th>No. Drs.</th>
<th>Door Type</th>
<th>Room Name</th>
<th>Rating</th>
<th>Knob Type</th>
<th>Keyed</th>
<th>Lock Type</th>
<th>Dead bolt</th>
<th>Mag. Hold</th>
<th>Closer</th>
<th>Accessible</th>
<th>Finish</th>
<th>Swing</th>
<th>Trim</th>
<th>Notes</th>
</tr>
</thead>
<tbody>
<tr>
<td>001a</td>
<td>1</td>
<td></td>
<td>Wood - Solid Core</td>
<td>Hallway</td>
<td>None</td>
<td>Handle</td>
<td>No</td>
<td>None</td>
<td>No</td>
<td>No</td>
<td>No</td>
<td>Closer</td>
<td>No</td>
<td>Steel</td>
<td>Metal</td>
<td>Impractical to Change</td>
</tr>
<tr>
<td>001b</td>
<td>1</td>
<td></td>
<td>Metal</td>
<td>Boiler/Mechanical</td>
<td>A: 3 Hour</td>
<td>Lever</td>
<td>Yes</td>
<td>None</td>
<td>No</td>
<td>No</td>
<td>No</td>
<td>Closer</td>
<td>Satin Nickel</td>
<td>Metal</td>
<td>In Direction of Travel</td>
<td></td>
</tr>
<tr>
<td>003</td>
<td>1</td>
<td></td>
<td>Metal</td>
<td>Storage</td>
<td>None</td>
<td>Lever</td>
<td>No</td>
<td>None</td>
<td>No</td>
<td>No</td>
<td>No</td>
<td>None</td>
<td>Satin Nickel</td>
<td>Wood</td>
<td>in Direction of Travel</td>
<td></td>
</tr>
<tr>
<td>004</td>
<td>1</td>
<td></td>
<td>Metal</td>
<td>Hallway</td>
<td>B: 1 1/2 Hour</td>
<td>Lever</td>
<td>No</td>
<td>None</td>
<td>No</td>
<td>Yes</td>
<td>Closer</td>
<td>Satin Nickel</td>
<td>Metal</td>
<td>Not in Direction of Travel</td>
<td></td>
<td></td>
</tr>
<tr>
<td>005 ext</td>
<td>1</td>
<td></td>
<td>Metal</td>
<td>Entrance/Exit</td>
<td>None</td>
<td>Lever</td>
<td>Yes</td>
<td>Push Button</td>
<td>No</td>
<td>No</td>
<td>Closer</td>
<td>Satin Nickel</td>
<td>Metal</td>
<td>In Direction of Travel</td>
<td></td>
<td></td>
</tr>
<tr>
<td>006</td>
<td>1</td>
<td></td>
<td>Metal</td>
<td>Food Service</td>
<td>B: 1 1/2 Hour</td>
<td>Lever</td>
<td>No</td>
<td>None</td>
<td>No</td>
<td>Yes</td>
<td>Closer</td>
<td>Satin Nickel</td>
<td>Metal</td>
<td>In Allowed Direction</td>
<td></td>
<td></td>
</tr>
<tr>
<td>008</td>
<td>1</td>
<td></td>
<td>Wood - Solid Core</td>
<td>Bath</td>
<td>None</td>
<td>Knob</td>
<td>Yes</td>
<td>Turn Button</td>
<td>No</td>
<td>No</td>
<td>None</td>
<td>Brass</td>
<td>In Allowed Direction</td>
<td>Wood</td>
<td>loose knob, needs closer</td>
<td></td>
</tr>
</tbody>
</table>
Key notes from the Existing Conditions Survey

- Evacuation through locked sleeping rooms on the 3rd, 4th, and 5th floors poses the more significant and hardest issue to address.

- Egress stair is difficult to use for egress as it is narrow, door swings block egress, and there is no landing on the pull side of the one door.
Key notes from the Existing Conditions Survey

- Evacuation at the basement level goes through two areas used for storage, which is not allowed per current code.
- Many door handles and locksets are loose and worn.
Key notes from the Existing Conditions Survey

- The addition at the back of the building is not a rated assembly.
- Egress through the Kitchen is not allowed.
- Stair doors are required at the basement level.
What the codes say

Built in the 1800s as single-family houses, “grandfathered” with today’s code.

- As lawfully existing, non-conforming structures, do not need to meet today’s code requirements.
- Per IEBC, the residences must be maintained, at a minimum, to their current level of compliance or improved to meet basic safety levels.
- “Basic Safety Levels” arguably include remediation of issues that impede egress and safety to the extent feasible.
- Maintaining a facility to its “current level of compliance” implies that existing egress doors should maintain their level of fire resistance and safety.
What do we do first?

<table>
<thead>
<tr>
<th>I - More Urgent</th>
<th>Issues with the egress doors and hardware that pose the larger threat to safety and security that should be addressed as soon as possible (i.e., within one to three months).</th>
</tr>
</thead>
<tbody>
<tr>
<td>II – Necessary</td>
<td>Issues that should be addressed in the near future (within three months to a year).</td>
</tr>
<tr>
<td>III - Less Urgent</td>
<td>Issues that pose a less significant threat to safety and security, which have less or no urgency.</td>
</tr>
</tbody>
</table>
### More Urgent
- Doors that do not close or open, are missing, or remain open in a direction that impedes egress travel
- Locks on egress doors (excluding sleeping rooms) or any inoperable locks on sleeping rooms
- Deadbolts on any door except sleeping rooms and closets
- Latches and hasps on any doors on the push side except closet doors
- Thresholds that a tripping hazard, such as those that are broken or not beveled

### Necessary
- Doors that do not swing in the direction of egress travel that can be reversed or have minor damage that impact fire resistance
- Missing closers
- Magnetic Hold Back hardware where required
- Locks on doors to sleeping rooms that require repair

### Less Urgent
- Operable doors that require adjustment or repair
- Magnetic Hold Back hardware where desired but not required
- Operable doorknobs and levers that require tightening or adjusting
- Cosmetic Improvements
# Counting it all up

FSILG Facilities Renewal Committee

**LIFE SAFETY RENOVATIONS**

**Phase I - Repair/Replace Egress Doors and Hardware**

**APPENDIX B: Prioritized Recommended Improvements with Costs**

*Note: Estimates are based on current pricing and are subject to change.*

## Recommended Improvements By Priority

### Existing Conditions

<table>
<thead>
<tr>
<th>Room Type</th>
<th>Notes</th>
<th>Priority I - Most Urgent</th>
<th>Priority II - Necessary</th>
<th>Priority III - Less Urgent</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Total Estimated Cost</strong></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

### Priority I - Most Urgent

<table>
<thead>
<tr>
<th>Room Type</th>
<th>Notes</th>
<th>Priority I - Most Urgent</th>
<th>Priority II - Necessary</th>
<th>Priority III - Less Urgent</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Total Estimated Cost</strong></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

### Priority II - Necessary

<table>
<thead>
<tr>
<th>Room Type</th>
<th>Notes</th>
<th>Priority I - Most Urgent</th>
<th>Priority II - Necessary</th>
<th>Priority III - Less Urgent</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Total Estimated Cost</strong></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

### Priority III - Less Urgent

<table>
<thead>
<tr>
<th>Room Type</th>
<th>Notes</th>
<th>Priority I - Most Urgent</th>
<th>Priority II - Necessary</th>
<th>Priority III - Less Urgent</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Total Estimated Cost</strong></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>
## Priority Classification and Estimated Costs

<table>
<thead>
<tr>
<th>Priority I: Most Urgent</th>
<th>Priority II: Necessary</th>
<th>Priority III: Less Urgent</th>
</tr>
</thead>
<tbody>
<tr>
<td>$5,428</td>
<td>$15,903</td>
<td>$2,109</td>
</tr>
</tbody>
</table>

### Total Recommended Improvements at House 1

$23,439

### Potential Cost to House 1

$5,860

<table>
<thead>
<tr>
<th>Priority I: Most Urgent</th>
<th>Priority II: Necessary</th>
<th>Priority III: Less Urgent</th>
</tr>
</thead>
<tbody>
<tr>
<td>$1,757</td>
<td>$8,557</td>
<td>$2,994</td>
</tr>
</tbody>
</table>

### Total Recommended Improvements at House 2

$13,308

### Potential Cost to House 2

$3,327

<table>
<thead>
<tr>
<th>Priority I: Most Urgent</th>
<th>Priority II: Necessary</th>
<th>Priority III: Less Urgent</th>
</tr>
</thead>
<tbody>
<tr>
<td>$9,410</td>
<td>$10,973</td>
<td>$656</td>
</tr>
</tbody>
</table>

### Total Recommended Improvements at House 3

$21,039

### Potential Cost to House 3

$5,260

<table>
<thead>
<tr>
<th>Priority I: Most Urgent</th>
<th>Priority II: Necessary</th>
<th>Priority III: Less Urgent</th>
</tr>
</thead>
<tbody>
<tr>
<td>$16,595</td>
<td>$35,432</td>
<td>$5,758</td>
</tr>
</tbody>
</table>

### Total Priorities I, II, and III

$57,785

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Figures indicated are estimates based on today’s costs. Actual costs may vary due to market conditions and inflation.
Moving forward

- Existing conditions allowed to remain so long as they are maintained, at a minimum, to their current level of compliance, not made less in compliance, or improved to meet basic safety levels.

- Improvements must meet current IBC code standards to the extent feasible

- Perform upgrades by set prioritization
  - address the more serious safety issues immediately
  - perform necessary improvements within the next year
  - make less urgent improvements as circumstances allow
Next Steps

Complete house surveys (October 18 – November 10)

Pilot houses

• Review reports with organizations
• Bid projects
• Complete projects
What are your questions/concerns?