

FSILG Facilities Renewal Planning

AILG Plenary
September 12, 2019

FSILG Facilities Renewal Committee

In Fall 2018, FSILG Facilities Renewal Committee formed to coordinate FSILG facilities improvements through collaboration with all stakeholders

- Pam Gannon '84, Director of FSILG Alumni Programs, DSL
- David Friedrich, Sr. Associate Dean, Housing and Residential Services, DSL
- Larry Stabile '74, AILG Facilities Committee Chair
- Tom Stohlman '76, '77, MAR '78, AILG Building Safety Facilitator
- Scott Klemm, Executive Director, FSILG Cooperative, Inc. (FCI)
- Brad Badgley, Associate Dean and Director of FSILGs, DSL
- Bob Ferrara '68, former Senior Director, DSL; AILG IT Committee Co-Chair

Cost Estimation for Life-Safety Upgrades

- Egress doors and hardware <\$1M (\$0-\$30K/house)
- Upgrade fire alarms ~\$3M (~\$90K/house)
- Upgrade sprinkler systems ~\$5M (>\$100K/house)

Total = ~\$9M

*Some houses have new systems in place already

FSILG Life-Safety Improvement Program (FLIP)

Phase 1: Egress doors and hardware

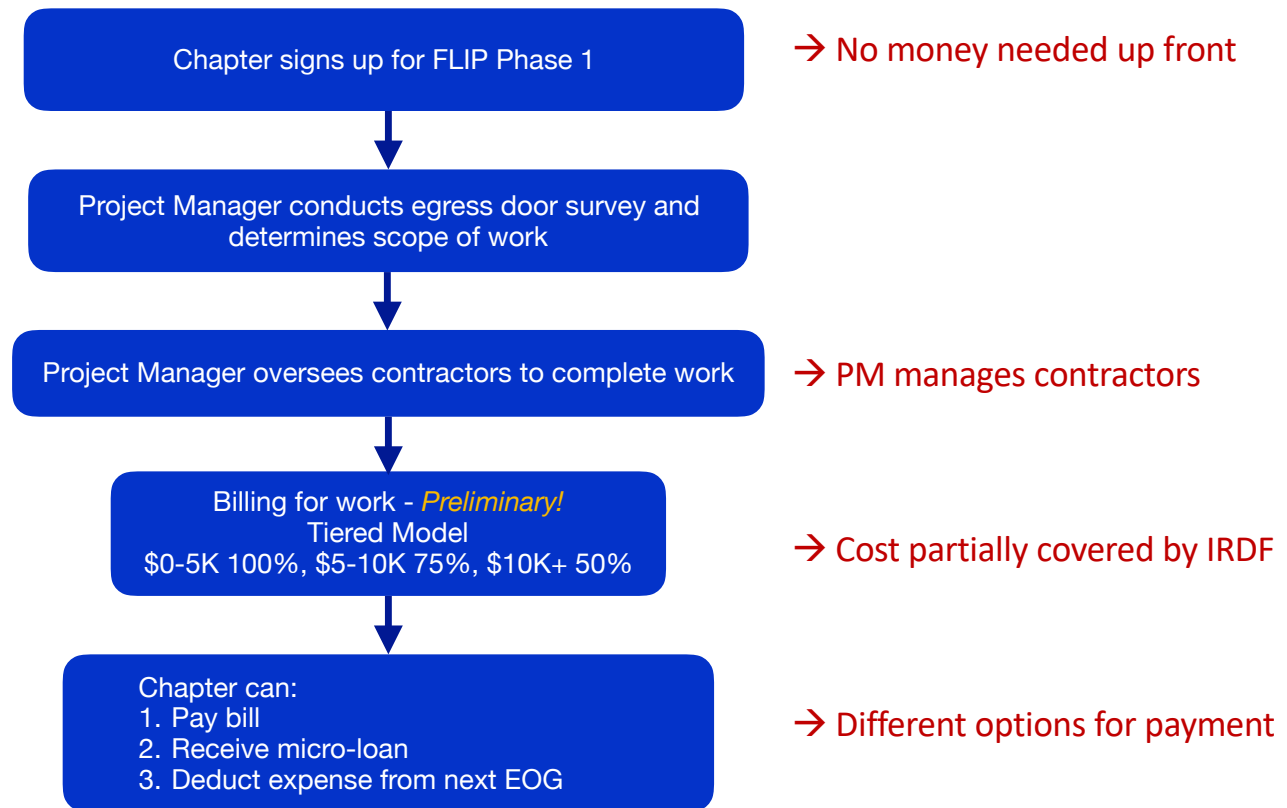
Phase 2: Upgrade fire alarms

Phase 3: Upgrade sprinkler systems

FSILG Life-Safety Improvement Program (FLIP) *Concept*

Project Timeline	PHASE 1 Egress doors and hardware 2019-2020 (Preliminary)	PHASE 2 Upgrade fire alarms 2020-2022 (Very Preliminary)	PHASE 3 Upgrade sprinkler systems 2022-2028 (Even More Preliminary)
Cost Estimate	<\$700K Total Average \$17K/house Range \$0-\$30K	<\$3M Total ~\$90K/house Several with new systems	>\$5M Total >\$100K/house Several with new systems
Project Manager (PM) - <i>Preliminary</i>	PM hired by AILG, Inc. PM overseen by FSILG Facilities Renewal Committee	PM hired by AILG, Inc. PM overseen by FSILG Facilities Renewal Committee	PM hired by AILG, Inc. PM overseen by FSILG Facilities Renewal Committee
Funding – <i>Preliminary</i>	PM: 75% IRDF, 25% AILG or 100% IRDF Chapter: Tiered: \$0-5K 100%, \$5-10K 75%, \$10K+ 50%	PM: 100% IRDF Chapter: IRDF loans – low interest, no interest, or micro-loans from DSL to IRDF?	PM: 100% IRDF IRDF loans – long term, low interest?
Outreach	Community emails FAQs AILG Plenary presentations 1:1 support for House Corporations	Community emails FAQs AILG Plenary presentations 1:1 support for House Corporations	Community emails FAQs AILG Plenary presentations 1:1 support for House Corporations

FLIP Phase 1: Process for Chapters *Concept*



FLIP Phase 1: Project Management *Proposal*

Need to retain a Project Manager (PM)

- FSILG Facilities Renewal Committee writes RFP and interviews PM candidates
- Association of Independent Living Groups, Inc. is hiring entity
- PM reports to the FSILG Facilities Renewal Committee
- AILG Facilities Committee, FSILG Facilities Renewal Committee, and PM specify standards and recommend vendors
- FSILG Facilities Renewal Committee and PM vet vendors
- PM implements standards and oversees vendors, in collaboration with chapters

FLIP Phase 1: Timeline - *DRAFT*

2019-2020	August	September	October	November	December	January	February	March	Final
AILG	AILG Board retreat	AILG Board meeting AILG Plenary	Board vote?	Board authorizes hiring of Project Manager (PM)					
		Support for concept? Support for funding?		AILG Plenary			AILG Plenary		AILG Plenary
IRDF		Review funding model	Approve funding model		Pay PM Pay contractors	Pay PM Pay contractors	Pay PM Pay contractors	Pay PM Pay contractors	Pay PM Bill chapters
FSILG Facilities Renewal Committee		Develop RFP	Issue RFP Interview candiates	Hire PM for AILG, Inc.	Oversee PM	Oversee PM	Oversee PM	Oversee PM	Assess model
Project Management			PM Hired	Determine scope of work	Complete work	Complete work	Complete work	Project complete	
				Survey of properties = mandatory				Final survey of properties = mandatory	
				Contractor selection					
Outreach	AILG Board Retreat	Plenary presentation FAQs	Info session?	Plenary update				Plenary update	
		Community email		Community email					
		1:1 support as needed	1:1 support as needed	1:1 support as needed				1:1 support as needed	
MIT		DSL Spaces and Resources Meeting		DSL Visiting Committee					