

Members of the MIT FSILG community,

We would appreciate it if you would fill out a short AILG Facilities Renewal Survey to help us get a sense of the community and provide input into possible community-wide initiatives.

The survey asks brief questions about:

- Potential FSILG community-wide facilities programs
- Facilities Renewal Plans (formerly FAPS)
- Facilities management program
- Sustainability of the IRDF

Multiple members from each organization may fill out the survey – feel free to forward to other alums or house corporation board members.

Please complete the survey **by November 26**.

Best regards,
AILG Board
FSILG Facilities Renewal Committee

Background Information:

In Fall 2018, the FSILG Facilities Renewal Committee was formed with a 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 by implementing the recommendations of the 2018 Facilities Assessments.” The committee is comprised of leaders of AILG facilities oversight and support plus representatives from the MIT Division of Student Life.

The Renewal Committee, in close collaboration with the AILG Facilities Committee and the AILG Building Safety Facilitator, has been identifying commonalities in the 2018 Arup facilities assessments. We have been reviewing information from the annual AILG Safety Licensing and Inspection (SLI) process and the national trends in insurance for fraternities and sororities.

We understand, based on the annual inspections conducted by their respective municipalities, that all FSILG residences are currently compliant with the applicable building codes and safety regulations. However, we know that many of our facilities have deferred maintenance and could use some system upgrades.

The Renewal Committee has identified three opportunities to update the life-safety systems in the FSILGs: doors and egress, fire alarms, and sprinklers. In order to support our member organizations more effectively, we have been investigating the possibility that these items could be addressed through community-wide programs. We have been working on cost estimation using the Arup reports, information from MIT Facilities, and data from recent renovations in the FSILGs.

A community-wide program would utilize economy of scale to keep costs down and increase efficiency. A dedicated project manager would make it easy for organizations to participate. We are working to secure funding through the Independent Residence Development Fund (IRDF) to support grants and loans for a multi-phase program. The program concept has been presented at AILG Plenaries and AILG Board meetings.

The Renewal Committee has conceptualized a community-wide program focused on life-safety system updates:

Phase 1: Repair/replace egress doors and hardware. The egress path is a continuous, unobstructed path from occupied portions of a building to a public way. All doors in the egress path should be fully functional in order to allow students to exit and prevent the spread of fire. We anticipate that the work of Phase 1 will include interior doors, knobs, closers and hinges. The work will not include magnetic holdbacks, emergency lights and historic front doors. We anticipate that the IRDF will fund 75% of the cost of the work, including the project manager's compensation; the house will cover 25% of the cost of the work. The estimated cost is ~\$15K per house BUT there is huge variability from house to house in our system. Phase 1 will also serve as a pilot to test the viability of the project manager model for FSILG facilities improvements. We are hoping to accomplish this work in 2020.

Phase 2: Upgrade fire alarm systems. Current fire alarm code requires both visible and audible notification in all occupiable spaces. We believe that our insurers will require that we achieve compliance with current code requirements and best practices in the near future. We anticipate that the IRDF will fund 75% of the cost of the work, including the project manager's compensation; the house will cover 25% of the cost of the work. The estimated cost per house is ~\$90K. We are estimating a timeline of 2020-2022 for this work.

Phase 3: Upgrade sprinkler systems. This is a long-term program to help houses secure resources and support necessary to bring sprinkler systems up to modern standards. These are custom systems designed for each house. Several houses have upgraded sprinkler protection when completing a major renovation. We are not expecting our houses to enclose historic stairways or install draftstop curtains (although draftstop curtains have been installed on the occasion of some major renovations). We anticipate that the cost of the work will be funded by IRDF loans, and the IRDF will fund the project manager's compensation. The estimated cost per house is ~\$110K. We are estimating this work would be done in 2022-2028 or when houses are undertaking a major renovation.

Our FSILGs are a diverse community, with a wide range of resources and needs. We would like to get a sense from the community of the status of each organization's renewal progress and interest in participating in community-wide programs. We are also looking to plan proactively to ensure the sustainability of the IRDF, a cornerstone of FSILG support.

More information is available on the AILG website. If you have further questions, please contact Pam Gannon at pmgannon@mit.edu.

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