

# ASSET REINVESTMENT PROGRAM CASE STUDY

University of Bridgeport  
Bridgeport, CT

KBE Building Corporation has worked with the University of Bridgeport since 2007 on the University's campus-wide **ASSET REINVESTMENT PROGRAM**. KBE has developed expertise in helping colleges and universities and develop and implement a maintenance/repair construction program that minimizes disruptions to academic and campus life. KBE works with the institution's facilities staff and administration to plan and manage a master schedule and budget that addresses the institutions' long-range planning, capital requirements and immediate repair needs.

The University's multi-year campus improvement plan is designed to improve the University's physical and technological infrastructure. The multi-phase project also includes renovations and upgrades to a number of campus facilities. Projects have been constructed concurrently in many instances, requiring complex phasing, intensive coordination, and stringent safety programs.

To date, these projects include:

**CAMPUS-WIDE ELECTRIC GRID REPLACEMENT** (\$1.8 million) Seven-month project to replace the entire high-voltage utility infrastructure at the 40-acre campus. The project affected nearly 50 building on the urban campus, and required intricate phasing to manage progressive power shut-downs and start-ups as the new systems were brought on-line.

**ELEVATOR MODERNIZATION PROJECT** (\$1.2 million) Upgrades to seven elevators in two campus buildings. The 10-month project was phased to allow ongoing operations.

**CAMPUS-WIDE IT INFRASTRUCTURE REPLACEMENT PROJECT**, phased update of all telecommunications systems.

**PRESIDENT'S OFFICES UPDATES:** (\$1 million) Interior renovation to the President's Executive Offices.

**WAHLSTROM LIBRARY UPGRADES** (\$1.9 million) Comprehensive interior renovation of the first floor of the Wahlstrom Library, which included new classrooms, student lounge & cafe, main circulation design, computer center with laptop stations, full M/E/P upgrades, IT infrastructure improvements, and interior fit-out. 20,000 sf

**FONES SCHOOL OF DENTAL HYGIENE:** (\$4.3 million) Renovation of two floors in existing campus facility to create a state-of-the-art 30-chair teaching dental clinic. The facility is fully ADA-accessible, allowing for more elderly patients to receive clinical services. Construction required the integration of new M/E/P systems to meet the clinic's operational requirements. The work was completed while the building was fully occupied and operational.

## THE PROJECT TEAM

CLIENT

University of Bridgeport

PRECONSTRUCTION MANAGER AND CONSTRUCTION  
MANAGER AT RISK/ADVISOR

**KBE Building Corporation**

ARCHITECT | ENGINEER

**Antinozzi Associates**



**ATHLETIC FIELDS:** (\$4.2 million) Conversion of a vacant campus lot into a multi-purpose athletic field with state-of-the-art stadium lighting and bleacher seating for over 1,000 spectators. The two-phased project also includes a new concession stand facility, press box, parking lots and landscaping plaza

**MANDEVILLE HALL:** (\$1.8 million) window replacement and installation of new HVAC systems in main classroom building.

**CHARLES DANA HALL:** (\$1.08 million) Renovation to the existing Anatomy Laboratory on two floors of Charles Dana Hall, including interior demolition and abatement, heavy M|E|P system upgrades, which required structural and roof modifications, interior renovation with finishes and new locker rooms.

**RESIDENCE HALL:** (\$17 million) New construction of four-story, 60,000 sf residence hall, which provides housing for 220 students in a variety of configurations, including suites and traditional bedrooms, along with common rooms and student support services

