

APM

CLIENT

Wesley Theological Seminary
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ARCHITECT

SmithGroup Incorporated
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GENERAL CONTRACTOR

The Whiting-Turner
Contracting Company
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\$4.6 MILLION
MASTER BUDGET

6 MONTHS OF CONSTRUCTION

**RELIEVING DEPENDENCY OF
UTILITIES FROM AMERICAN
UNIVERSITY**



Wesley Theological Seminary Phase III Utility Relocation Washington, DC

Wesley Theological Seminary is a nonprofit seminary established in 1958 in NW, Washington, DC. WTS worked with APM to develop a Campus Master Plan to modernization the campus in multiple phases. Currently, Phase III is under construction.

- Currently the campus is supplied power and steam from American University (AU). While the steam source will continue to be provided by AU, the new power source will be provided by a new PEPCO. Both the existing steam and power are in very bad condition and little or none of the existing system will be sustained, thus providing a dual system of sorts while a change-over is made.
- The first step to achieving this modernized campus is relocating the utilities that cross the main campus and the installation of the infrastructure to support the new facilities that are planned to start construction in the spring of 2009. This will entail developing a new utility corridor consisting of a tunnel and branch feeds to and from the tunnel as well as developing a new Primary Electric Room.
- Other work includes new panels and transformers in existing electric rooms, minor mechanical upgrades in existing electric rooms, the development of electric rooms spaces, relocation and/or demolition of existing services to accommodate new work in existing spaces, resolution of utility conflicts and limited sections of construction of chilled water lines, and the installation of empty conduits and other services where future access be cost prohibitive.
- Phase IV: A three-story 219-bed dormitory and a Central Plant located in the basement of the Dormitory building, completion of the utilities and surface parking. Phase V: A state-of-the-art library, a new underground parking garage, and an expansion of the Chapel. Future phases of modernizing the rest of the campus are planned for 2010 and beyond.



*Temporary Pedestrian crossing
over the Utility Tunnel*



Interior of Utility Corridor