



Vermont State Colleges
Testimony to the
House and Senate
Institutions Committees
February 18, 2016

Jeb Spaulding, Chancellor

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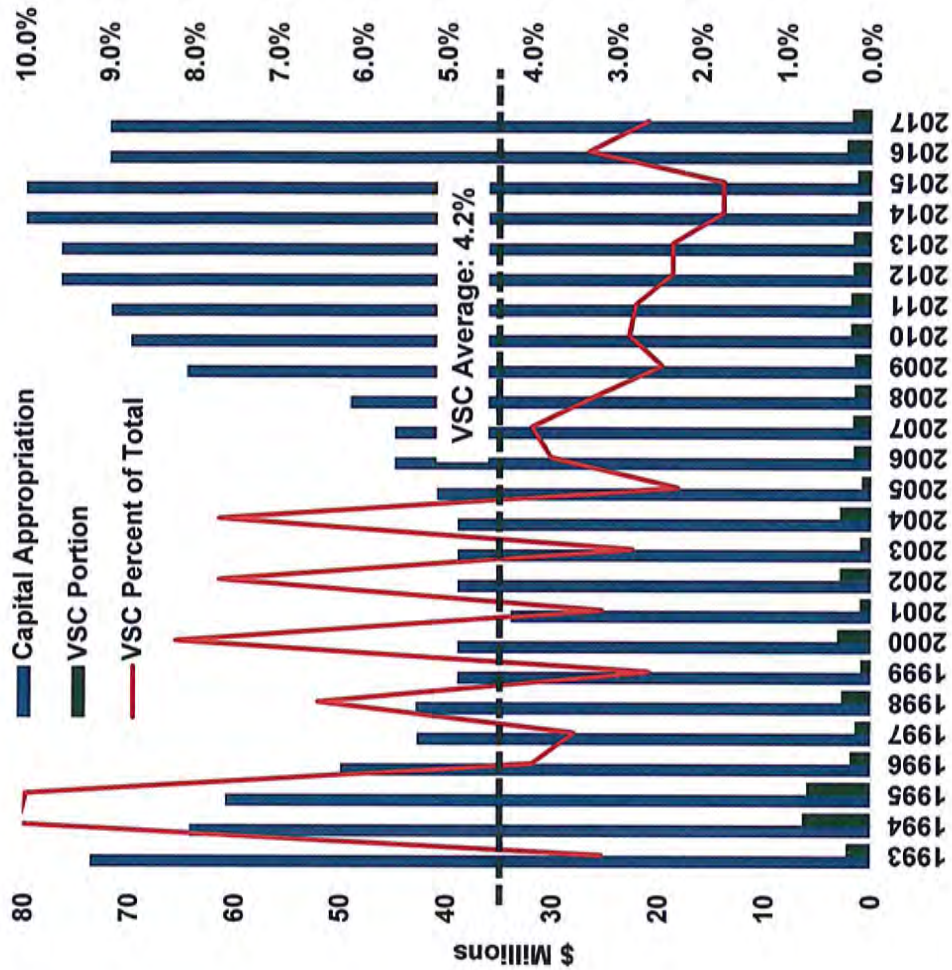
Table of Contents

1. VSC History of Capital Appropriations	<u>Page 3</u>
2. VSC FY2017 Capital Appropriation Request	<u>Page 4</u>
a. Summary of All Projects	<u>Page 5</u>
b. State Funded Projects Detail	<u>Page 6</u>
c. FY2017 Project Funding Matrix	<u>Page 13</u>
d. FY2016 Capital Approved Projects	<u>Page 14</u>
3. VSC Supplemental Funding Proposal	<u>Page 15</u>



Vermont State Colleges History of Capital Appropriations

Fiscal Year	Capital Appropriation	VSC Portion	VSC Percent of Total
1993	73,700,000	2,342,000	3.2%
1994	64,300,000	6,472,000	10.1%
1995	60,900,000	6,076,000	10.0%
1996	50,000,000	1,995,000	4.0%
1997	42,800,000	1,500,000	3.5%
1998	42,900,000	2,800,000	6.5%
1999	39,000,000	1,025,000	2.6%
2000	39,000,000	3,200,000	8.2%
2001	34,000,000	1,080,000	3.2%
2002	39,000,000	3,000,000	7.7%
2003	39,000,000	1,100,000	2.8%
2004	39,000,000	3,000,000	7.7%
2005	41,000,000	936,000	2.3%
2006	45,000,000	1,700,000	3.8%
2007	45,000,000	1,800,000	4.0%
2008	49,200,000	1,600,000	3.3%
2009	64,650,000	1,600,000	2.5%
2010	69,960,000	2,000,000	2.9%
2011	71,830,000	2,000,000	2.8%
2012	76,590,000	1,800,000	2.4%
2013	76,590,000	1,800,000	2.4%
2014	79,950,000	1,400,000	1.8%
2015	79,950,000	1,400,000	1.8%
2016	72,000,000	2,400,000	3.3%
2017	72,000,000	1,900,000	2.6%
Average VSC Percentage:			4.2%



November 4, 2015

Justin Johnson
Secretary, Agency of Administration
Pavilion Office Building
Montpelier, VT 05609

Dear Secretary Johnson,

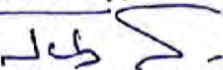
Here submitted is the material supporting the Vermont State Colleges FY2017 Capital Appropriation Request for \$4,000,000. The VSC Finance Committee reviewed the attached list of projects at their October 29th meeting and approval by the full board is anticipated at the December 2nd and 3rd, 2015 meeting.

Specifically, the VSC's FY 2017 State capital request continues to be essentially deferred maintenance in nature, consistent with the Board's desire to chip away at a large backlog of deferred maintenance issues. I feel obligated to say that at the appropriation levels received in recent years, we are essentially trading water at best.

As you know, we did prepare a supplemental capital request of \$2 million for sorely needed roof replacements, at the request of Senator Mazza. In addition, we are in the process of completing a safety and security assessment of our campuses and may need to ask for additional legislative support to address critical needs resulting from that assessment.

Please contact me if any further information is desired, and know that I look forward to talking about this FY2017 VSC capital request with our legislative colleagues in the coming General assembly session.

Sincerely,



Jeb Spaulding, Chancellor

cc: Governor, Peter Shumlin
Mike Obuchowski, Commissioner, Building and General Services
Wanda Minoli, Deputy Commissioner, Building and General Services
Martha O'Connor, Chair of the VSC Board of Trustees
Tom Robbins, VSC Vice President, Chief Financial officer
Richard Ethier, VSC Director of Facilities

**VERMONT STATE COLLEGES
FY 2017 CAPITAL APPROPRIATION REQUEST
SUMMARY OF ALL PROJECTS**

10/14/2015

<u>Projects Proposed</u>		VSC Request
VSC	Emergency Maintenance (Recurrent Need)	\$ 200,000
VSC	Roof Repair and Replacement (Recurrent Need)	\$ 300,000
CCV	Academic Facility Improvements	\$ 250,000
CU	Leavenworth Elevator Upgrades	\$ 175,000
CU	Coolidge Library Window Replacement	\$ 92,000
CU	SHAPE Boiler Replacement A&E	\$ 45,000
CU	Campus Flooring Replacement	\$ 150,000
CU	Roadway / Sidewalk Replacements	\$ 350,500
JSC	Campus Walkway A&E Project	\$ 35,000
JSC	Dibden Chiller Replacement	\$ 100,000
JSC	Tennis Court Repair and Resurfacing	\$ 65,000
JSC	Dewey Window Replacement A&E project	\$ 30,000
JSC	Limited Sidewalk Repairs	\$ 50,000
JSC	Campus Electrical Upgrades	\$ 25,000
JSC	Campus Walkway Reconstruction Phase I	\$ 210,000
JSC	Dewey Window Replacement Project	\$ 297,500
LSC	Shape Pool Dehumidification Equipment	\$ 125,000
LSC	Campus Pond and Fountain Repair	\$ 50,000
LSC	Vail Stairwell Upgrades	\$ 30,000
LSC	Activities Window Replacement	\$ 322,000
LSC	Wheelock Parking Lot Reconstruction	\$ 202,000
LSC	Campus Stormwater Improvements	\$ 83,500
VTC	Site Light Upgrade Phase III	\$ 80,000
VTC	Green Hall Elevator Replacement Phase II	\$ 62,000
VTC	Shape Pool Tile Flooring Replacement	\$ 85,000
VTC	Well Pump Generator	\$ 50,000
VTC	Williston Building 200 Roof Replacement	\$ 130,000
VTC	Site Light Upgrade Phase IV	\$ 116,000
VTC	Campus Window Replacement Project	\$ 178,000
VTC	Hartness Roof Replacement	\$ 111,500
Total Projects		\$ 4,000,000

**VERMONT STATE COLLEGES
FY 2017 CAPITAL APPROPRIATION REQUEST
- STATE FUNDED PROJECTS -**

CCV

Academic Facility Site Improvements: \$250,000

CCV owns or leases twelve academic facilities. Therefore the burden for interior maintenance and improvement falls within CCV's responsibilities, either through lease agreements or ownership. Significant increases for contract work necessitate an increase in requested funds.

Examples of candidate projects for FY17 site improvement funds are:

- Adaptation of facilities for new and revised programmatic offerings.
- Adaptation and expansion of facilities and equipment for changes in enrollment.
- Addressing workplace safety and accessibility issues.
- Continued fit-out of site-based science and art rooms, computer labs, libraries, and other non-standard classroom facilities.
- Replacement/upgrade of building support systems (HVAC, EMS, etc.)

Castleton University

Leavenworth Elevator Upgrades Project: \$175,000

As part of the FY16 capital request, we requested elevator upgrade funding for the Campus Center and Leavenworth. The Campus Center elevator was completed but there was not sufficient funding to upgrade the unit in Leavenworth. As noted last year, this is a 1970 vintage elevator and does not comply with current Life Safety and ADA codes. Bay State Elevator Company is recommending we upgrade this elevator to reduce liability exposure and to increase dependability. It is not uncommon for this elevator to be "out of service," which creates issues for students and staff in this heavily used building.

Coolidge Library Window Replacement Project: \$92,000

The Coolidge Library was constructed in 1965 and still has the original windows. These window units are single pane glass with aluminum frames and are not thermally broken. These single pane non-thermally broken units allow the cold and heat to infiltrate the building during the winter and summer months. New energy efficient replacement windows would reduce heating and cooling costs by eliminating air infiltration.

SHAPE Boiler Replacement Engineering Design Project: \$45,000

The York Shipley Boiler was installed in 1955 and refurbished in 1989. This boiler is one of two that supply steam to the Spartan Athletic Complex and Castleton Hall. This boiler is in relatively good condition, but is showing signs of aging and is once again in need of repairs. Significant refractory work was performed recently. There is evidence of rusting around the hand holds and the front of the boiler is in need of repairs. It has been estimated that replacing this unit with a newer, energy efficient boiler would reduce our oil consumption in this boiler plant by 30%.

Campus Flooring Replacement Project: \$150,000

There are numerous areas on campus where the carpet or tile needs to be replaced due to wear and tear. Funding of this project would allow Castleton to replace the carpet in the Stafford Academic Center hallways and offices, Herrick Auditorium, Fine Arts Center and Woodruff Hall.

Sidewalk / Roadway Replacement Project: \$350,500

Replacement of failing sidewalks and roadways around campus has been an ongoing project. The main loop through campus has substantial potholes and cracking which allow moisture to penetrate the base material, causing frost heaving. Repairs have been made; however there needs to be a more long-term solution. There are also several sidewalks on campus that need to be replaced and brought up to current standards. Funding of this project would allow Castleton to continue with replacing failing sidewalks, resurfacing parking lots and roadways around campus.

Johnson State College

Campus Walkway Replacement A&E Project: \$35,000

The campus walkways throughout the campus are in a deteriorated condition and are in need of replacement. The design of the walkway system also needs to be evaluated and updated. This project would provide the funds to redesign the walkway system, provide a construction estimate for phased construction and create the construction documents ready to be released for bidding.

Dibden Chiller Replacement Project: \$100,000

The air conditioning chiller unit is original equipment and currently is undependable. The Dibden Theater is used throughout the summer months hosting events and camps, so air conditioning is essential. It is proposed that a new unit be installed to increase the dependability of the building cooling system, and to reduce operating and maintenance costs.

Tennis Court Repair and Resurfacing Project: \$65,000

The asphalt base beneath these courts has failed in some locations and the existing playing surface is reflecting these asphalt base failures thus creating a poor playing surface. The scope of

this project would be to repair the asphalt base and recoat the playing surface to prolong the life of the courts.

Dewey Window Replacement A&E Project: \$25,000

Dewey Hall was constructed in 1964 and still has the original windows. These window units are single pane glass with aluminum frames and are not thermally broken. This project would provide the funding to select and design a new energy efficient window system, estimate the cost of installation, and create the construction documents so that the project can be released for bidding once the funding has been established.

Limited Sidewalk Repair Project: \$50,000

This project would temporarily repair deteriorated sections of walkways thus reducing the potential for slips and falls until the reconstruction project can be funded.

Campus Electrical Energy Upgrades Project: \$25,000

Many of the building systems are original and this project would enable us to provide more economical and dependable services to the campus. Equipment such as pumps would be replaced and variable frequency drives would be installed. Street lighting would be upgraded to LED fixtures. All these upgrades would yield energy savings and reductions in operational costs.

Campus Sidewalk Reconstruction Replacement Project Phase I: \$210,000

Funding of this project will allow us to start the reconstruction of the campus walkway system. We will start the reconstruction by releasing the construction documents created as part of the A&E project. The reconstruction will involve the complete removal of the existing walkway and the complete reconstruction of the walkway base and walking surface. This approach will remove all conditions that could lead to premature failure of the walkways and ensure a long useful life.

Dewey Window Replacement Project: \$297,500

Dewey Hall was constructed in 1964 and still has the original windows. These window units are single pane glass with aluminum frames that are not thermally broken, thus allowing the cold and heat to infiltrate the building during the winter and summer months. Funding of this project would allow us to release the construction documents create in the A&E project to install energy efficient windows units that would eliminate air infiltration thus reduce draft and conserve energy and reduce heating and cooling costs.

Lyndon State College

LSC SHAPE Pool Heating and Dehumidification Equipment Project: \$125,000

The SHAPE pool dehumidification and water heating systems are original equipment installed in 1990. These units have reached the end of their useful lives and now require substantial maintenance and repair. This project will replace these units with energy efficient equipment, reducing operating and maintenance costs.

Campus Pond and Fountain Repair Project: \$50,000

The pond which contains the fountain located in the center of campus has developed a leak and requires periodic addition of water to maintain its water level. This is a manmade pond that has been part of the campus culture for decades. This project would provide the funding to dredge the existing pond, install a new liner, update the plumbing associated with the fountain, and to also replace the auto fill and overflow systems.

Vail Stairwell Upgrades Project: \$30,000

The stairwells in Vail Hall are in dire need of an upgrade in finishes. This project would allow us to completely repaint the walls, ceilings and handrails as well as replace all stair treads and landing floor tile.

Activities Window Replacement Project: \$322,000

The windows located in the Activities Building are the original wood framed thermopane units. Over the years the seals in these thermopane units have failed, thus causing them to collect moisture and become unsightly. This project would replace these units with energy efficient units, improving the appearance and conserving energy.

Wheelock Parking Lot Reconstruction Project: \$202,000

This parking lot has deteriorated to the point where cracks, pot holes, and heaved portions can no longer be effectively "spot" repaired. We are proposing to reclaim the existing asphalt and reconstruct the base with 3" of additional gravel, and repave with 3 ½ inches of asphalt. All storm drains will be repaired and manhole covers will be adjusted accordingly. Parking spaces, crosswalks, and HC markings will be repainted.

Campus Stormwater Improvements Project: \$83,500

Recently LSC contracted with Krebs and Lansing Consulting Engineers to create a Campus Stormwater Management Plan. This plan identified a number of areas on campus that would benefit from improvements in stormwater management. This project would fund improvements in the following areas:

- Add retention pond to lower discharge area below Skateboard Park.
- Tie stormwater drains from Harvey and Wheelock into the storm system emptying into the Rita Bole retention pond.
- Upgrade rain gardens at Stonehenge by increasing holding capacity in all areas.
- Address all swales and upper rain garden and swales along Lower Campus Drive to retention area.

Vermont Technical College

Site Lighting Improvements, Phase III: \$80,000

The site lighting system on the Randolph Center campus is approximately 20 years old. There are 182 pole lights on the campus, 60 of which are currently LED fixtures. The remaining poles consist of metal halide or high pressure sodium fixtures. Because these poles and fixtures are showing their age and are in need of replacement, we would like install new LED fixtures and replace the poles on a phased project schedule over 3-4 years. Funding for the new LED fixtures and poles and underground electrical repairs were done in 2009/2012/2015 and have proved to be not only energy saving, but offer a truer color rendition for the public safety.

Green Hall Elevator Replacement Project Phase II: \$62,000

This project was partially funded by the FY16 capital appropriation. As part of the FY17 request we are requesting the balance of the funds required to complete this project. It is proposed to fully modernize the existing 40-year-old elevator in Green Hall. This two-stop unit will be updated to comply with current Life Safety and ADA code. Upgrades will include items such as:

- New ADA compliant surface mount hall stations, one at each floor, elevator opening.
- New complete submersible power unit with state of the art valve, pump, motor, and oil reservoir.
- New fully ADA compliant car operating panel complete with ADA push to talk hands free phone, LED Digital Position indicator, and Emergency Light and alarm unit.

SHAPE Pool Tile Flooring Repair and Replacement Project: \$85,000

The SHAPE pool has been in operation for 25 years. Pool environments are harsh on surrounding surfaces and mechanical systems. As a result of these harsh conditions a number of small projects are need to be funded to maintain the overall appearance of the pool and its functionality. The deck ceramic tile flooring is showing signs of wear and needs to be repaired or

replaced. The stainless steel pool deck perimeter drain is deteriorating in a few locations; sections will be removed and replaced as required. Also the HVAC air supply ducts located under the concrete pool deck slab are in need of repair, as sand is infiltrating into the supply ducts and being deposited on the pool deck. These ducts would be repaired and sealed to prevent this condition.

Campus Well Pump Emergency Generator Project: \$50,000

As part of the VTC utility plan, the addition of a generator for the water supply well pump would serve to provide uninterrupted electrical power supply for the campus and community water system. Currently a portable PTO driven unit is used to provide such power. However, the addition of a permanent standby generator would create a seamless operation of providing constant water supply for drinking and for fire suppression. The project consists of purchasing a small generator (on a concrete pad), switchgear, and associated electrical supplies to connect with the existing electrical supply and to the well pump to allow for uninterrupted power supply to operate the well pump.

Williston Building 200 Roof Replacement Project: \$130,000

This project is to replace the current EDPM membrane roof on this building, which is over 26 years old. It was not replaced when the building underwent an interior renovation approximately 6 years ago, and has reached the end of its useful life. Leaks have become more commonplace and, as this building houses a newly renovated interior, it is recommended that the roof be replaced within the next 1-2 years with a .060 EDPM membrane system.

Site Lighting Improvements, Phase IV Project: \$116,000

The site lighting system on the Randolph Center campus is approximately 20 years old. There are 182 pole lights on the campus. Previous projects have allowed us to replace existing high pressure sodium and metal halide fixtures with LED fixtures. With the funding of this final phase we will have replaced all the old fixtures with energy efficient LED lighting.

Window Replacement Project: \$178,000

Administration Building: We would like to replace the two storefront windows located on the north and south entries of this building. These windows were installed as part of the general building renovation in 1986. However, the metal support frame is deteriorating because of the use of salt, which in turn is then oxidizing (deteriorating) the aluminum window frames.

Conant: We would like to replace the existing original (1964) single pane hopper windows in this building. The storefront windows and entry doors have been replaced, are in good shape, hence they are not included in this project. There are 36 total windows in this building, and we would like to replace these windows with a more energy efficient Dual Pane/Low E model. We would also like to include new window treatment as well.

Morrill/Morrill Annex: We would like to replace the existing original (1964) single pane hopper windows in these buildings, as well as several original wood doors. There are 26 windows in Morrill, 18 doors in Morrill Annex, as well as two storefront and 6 exterior doors that we would like to replace. All windows will be replaced with a double pane Low E model. Doors will be replaced with energy efficient models as well.

Hartness Roof Replacement Project: \$111,500

The current EDPM membrane roof on this building is 20+ years old and is reaching the end of its expected life. This roof has been repaired numerous times. The lack of funding prevented us from replacing this roof when the building underwent a complete interior renovation in 2012. It is proposed that the roof be replaced with a new .060 EDPM fully adhered roofing system.

VSC

Emergency Maintenance: \$200,000

As in previous years, this is annual funding to provide the college system with a contingency that will be used to fund unplanned needs that inevitably arise across VSC's more than 100 buildings (approximately 1,700,000 sq ft) and over 1,400 acres of property, which combined have a replacement value approaching \$250,000,000.

Roof Repair and Replacement: \$300,000

To address the most serious roofing concerns as assessed from annual review of all structures throughout the college system.

FY 17 Project Funding Matrix

Scenario	1,400,000	2,000,000	3,000,000	4,000,000
CU	Leavesworth/Elevator Upgrade Coatlidge Library Windows Shape Boiler Replacement A&E Campus Flooring Replacement Roadway / Sidewalk Replacements	175,000 92,000 45,000 81,750	175,000 92,000 45,000 150,000 163,000	175,000 92,000 45,000 150,000 350,500
JSC	Campus Walkway Reconstruction A&E Diben Chiller Replacement Tennis Court Repair and Resurfacing Dewey Window Replacement A&E Limited Sidewalk Repairs	35,000 100,000 65,000 30,000 51,250	35,000 100,000 65,000 30,000 50,000 25,000 86,750	35,000 100,000 65,000 30,000 50,000 25,000 210,000 110,000
LSC	Shape Pool Dehumidification Equipment Campus Pond and Fountain Repair Vail Stairwell Upgrades Activities Window Replacement Phase I	125,000 50,000 30,000 76,250	125,000 50,000 30,000 188,750	125,000 50,000 30,000 332,000 88,000
VTC	Site Light Upgrade Phase III Green Hall Elevator Replacement Phase II Shape Pool Tile Flooring Replacement Well Pump Generator	80,000 62,000 85,000 54,250	80,000 62,000 85,000 50,000 116,750	80,000 62,000 85,000 50,000 130,000 116,000 178,000 111,500
CCV	Academic Facility Improvements	75,000	200,000	250,000
Emergency Maintenance Roof Repair /Replacement	100,000 100,000	125,000 150,000	150,000 150,000	200,000 300,000
Scenario Total	1,400,000 281,250	2,000,000 393,750	3,000,000 625,000	4,000,000 812,500

Note: Campus based split =

VERMONT STATE COLLEGES
FY 2016 CAPITAL APPROVED PROJECTS

6/4/2015

		Appropriation
VSC	Emergency Maintenance (Recurrent Need)	\$ 100,000.00
VSC	Roof Repair and Replacement (Recurrent Need)	\$ 150,000.00
CVC	Academic Facility Improvements	\$ 75,000.00
CSC	Leavenworth / Campus Center Elevator Upgrades	\$ 233,000.00
CSC	Campus Flooring Replacement	\$ 35,750.00
JSC	Duranleau Barn Foundation Repair	\$ 60,400.00
JSC	McClelland hill Road Reconstruction	\$ 115,000.00
JSC	Shape Pool Heating and Dehumidification Equipment	\$ 93,350.00
LSC	Campus Landscaping & Walkway Replacement	\$ 200,000.00
LSC	Vail Brick Repairs	\$ 50,000.00
LSC	Wheelock Parking Lot Reconstruction	\$ 18,750.00
VTC	Green Hall Flooring Replacement Project	\$ 95,000.00
VTC	Site Light Upgrade Phase II	\$ 79,000.00
VTC	Campus Pavement Repair	\$ 75,000.00
VTC	Green Hall Elevator Replacement	\$ 19,750.00
	FY16 Capital Appropriation	<u>\$ 1,400,000.00</u>
VTC	Lab Upgrades (One time funds)	\$ 1,000,000.00
	Total State Capital Funding	<u>\$ 2,400,000.00</u>



OFFICE OF THE CHANCELLOR
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MONTPELIER VT 05601

VERMONT STATE COLLEGES
CASTLETON STATE COLLEGE
COMMUNITY COLLEGE OF VERMONT
JOHNSON STATE COLLEGE
LYNDON STATE COLLEGE
VERMONT TECHNICAL COLLEGE

**Vermont State Colleges Supplemental Funding Proposal
System Wide Replacement of Antiquated Roofs
October 2015**

The Vermont State Colleges (VSC) system is made up of four campus-based colleges and the Community College of Vermont, which has 13 sites located throughout Vermont. There are approximately 200 roofs of different composition and size on VSC-owned buildings throughout the system. These roofs largely fall into three types: single ply membrane roofs, asphalt shingles, and metal roofing and range in age from 0 years to 55 years of age.

We have categorized these roofs into three categories: 0 to 10 years, 11 to 20 years, and 20 plus years of age. Replacement of the membrane and shingle roofs in the 20+ group is our most pressing need and the focus of this supplemental funding request. The metal roofs as a rule are in good condition and should provide good service for close to 50 years if maintained. Shingle roofs as a rule need replacing between the 20- and 25-year period. A number of factors will determine the life span of a shingle roof; environmental conditions and attic ventilation play an enormous part in determining the life span of asphalt shingle roofs. The membrane roofs throughout the VSC system all carry a 20-year warranty. When a membrane roof reaches 20 years old it has a tendency to start requiring significantly more maintenance. It is not uncommon to have to re-seam all the joints, rework flashings, and occasionally release tension due to membrane shrinkage. These are all repairs that very quickly become quite expensive and pose a heavy burden on the campuses' physical plant budgets.

The cost to replace these types of roofing systems range from \$5.50 to \$10.00 per square foot depending upon substrate repairs, the addition of additional insulation, and hazardous materials abatement. The cost to replace any given roof is difficult to establish until the old roof is removed and all hidden conditions are revealed.

In the 20 years plus category, there is 192,800 square feet of roofing that is out of warranty in varying conditions and in need of repairs and/or replacement. We also have another 22,500 square feet of asphalt shingle roofing that is essentially out of warranty and in need of replacement.

Using an average replacement cost of \$9.10 per square foot for single ply membrane roofing (which would cover some minor repairs to underlayment, and 2 additional inches of insulation) for the approximately 193,000 square feet of roofing would cost \$1,939,750. Replacement of the 22,500 square feet of shingle roofing at \$6.50 per square foot would cost another \$146,250, for a total of \$2,086,000.

This \$2,086,000 request for supplemental funding for the replacement of these roofs would bring us to a point where all membrane and asphalt shingle roofs across the VSC system over 20 years old will have been replaced.