

January 13, 2017

Rep. Alice Emmons, Chair, and Members, House Committee on Corrections and Institutions
Sen. Peg Flory, Chair, and Members, Senate Committee on Institutions
State of Vermont General Assembly
115 State Street
Montpelier, VT 05633-5301

Re: Long-Term Strategic Plan for the Most Effective Use of Capital Funds

Dear Representative Emmons and Senator Flory,

Thank you for the opportunity for the Vermont State Colleges System to provide a long-term strategic plan for the use of capital funds.

Sec. 30a. of No. 160 of the Acts of 2016 stated in part:

On or before January 15, 2017, the Chancellor of the Vermont State Colleges and the President of the University of Vermont shall each submit a long-term strategic plan to the House Committee on Corrections and Institutions and the Senate Committee on Institutions for the most effective use of capital funds, including outlining priorities for whether to allocate future capital appropriations to general construction, maintenance, and renovation costs or to specific capital projects, and how to maximize the use of matching grant funds.

This memorandum responds to each element of this statutory charge, and proposes a framework for the System's future Capital Bill requests.

Overview of the Vermont State Colleges System

Strategic capital planning presents a challenge to the System for a number of reasons. Foremost, as we have consistently reported, is that the magnitude of need dwarfs the available resources. The System comprises five institutions – Castleton University, the Community College of Vermont, Johnson State College, Lyndon State College, and Vermont Technical College – in twenty locations spread across the geographic entirety of the State of Vermont, with 154

buildings and 2.34 million square feet of space, occupying over 1,700 acres, with \$563 million of insured property.

The System’s facilities and infrastructure are extensive, and aging. The average age of our buildings is almost 50 years, and major infrastructure such as underground electrical, water and sewer mains, and steam distribution systems range from 25 to 50 years old. A list of the System’s building inventory, with ages, is included as Attachment 1, and a narrative description of the System’s major infrastructure is included as Attachment 2.

As shown on the following table, our facilities directors estimate combined deferred maintenance of \$58.5 million, and our fiscal year 2016 audited financial report lists an annual depreciation expense of \$10.5 million.

Capital Funding Constraints

At the same time that aging facilities and infrastructure cause the System’s needs to grow, the System has struggled

financially. Since the peak of student enrollments in 2010, demographically driven decreases in the number of high school graduates in both Vermont and the northeastern United States have negatively impacted System revenues. State budget appropriations have remained essentially unchanged, and yet salary and benefit costs, especially employee healthcare, continued to rise, causing severe budget pressures and several years of deficits. As such, the System has been increasingly unable to fund adequately its capital needs from operations, and has increasingly

Vermont State Colleges System Locations



Legend:

- Orange Pin: Campuses and Academic Centers
- Red Plus Sign: VSCS Nursing Programs
- Blue Arrow: External Degree Program Sites
- Green Leaf: VT Small Business Development Center Sites
- Purple Star: VT Manufacturing Extension Center Sites

Color Key:
 Light Green: VSCS EMPLOYEES
 Dark Green: VSCS STUDENTS

Source: VSCS Institutional Research

needed to conserve and use its reserves just to balance budgets, further preventing needed capital investments.

Vermont State Colleges System Campus Facts

Campus/Location	Year Founded	Campus Acres	Buildings	Square Footage	Deferred Maintenance
Castleton University	1787	165	31	676,904	\$ 8,824,950
Spartan Arena		1	1	42,256	
Vermont Tech					9,594,350
Randolph Center Campus	1866	75	30	439,256	
VTC Farmstead		525	6	30,403	
Williston Campus		12	7	66,000	
Norwich Farm		350	9	31,000	
Lyndon State College	1866	200	27	496,010	15,726,030
Johnson State College	1866	380	39	440,079	23,717,700
Community College of Vermont	1970				600,000
CCV St. Albans		2.5	1	9,900	
CCV Upper Valley		2	1	15,000	
CCV Montpelier		8.3	1	34,000	
CCV Winooski		1.5	1	65,000	
Totals		1,722.3	154	2,345,808	\$ 58,463,030

Negative operating performance has also precluded the System from accessing the capital markets, owing to covenants related to a series of bank loans entered into in 2005, 2008 and 2009 that require net income to be at least 100% of annual debt service. The System last sold bonds to fund new construction in 2010.

Finally, while the Colleges all have diligent and hardworking staff devoted to fundraising, and while they are grateful to generous alumni, private individuals, foundations, and corporate donors for gifts and grants, this type of funding tends to occur in the tens and hundreds of thousands, and to be applied toward scholarship assistance. The System simply does not have a history of attracting multi-million dollar gifts typically associated with new construction and renovations.

Against this backdrop, for the four fiscal years from 2014 through 2017, the System has received a base annual capital appropriation from the State of \$1.4 million towards major and deferred

maintenance, every dollar of which is spent almost immediately. We also acknowledge and are grateful that the State has provided additional appropriations of \$1.5 million for Vermont Technical College, \$1 million for Castleton University, and \$150,000 for Lyndon State College during this timeframe. However, even with these additional investments, the current level of State funding simply does not lend itself to strategic capital planning in the sense of a System-wide, multi-year program of new construction, major renovations, upgrades, and service life extensions.

Current Capital Planning Process, and FY2018-19 Capital Request

Given the System's financial challenges and the recent history of State capital appropriations, the System has conducted its capital planning year by year, and focused on urgent needs. Each spring, the Colleges' facilities directors and staff review their overall list of projects, and in accordance with the System's policy, select a subset of projects ranked, in order, based upon life and safety, ADA and other compliance issues, major maintenance, and finally new construction. These lists are then reviewed by the System's facilities director, further reviewed by the Finance and Facilities Committee of the System's Board of Trustees, and finally approved by the full Board and submitted to the State.

For the FY2018-19 biennium, the System has requested a total of \$11 million, comprised of \$4 million in each year for major and deferred maintenance, and a supplemental \$3 million in FY2018 for replacement of the System's "Colleague" enterprise resource planning (ERP) software, which dates from 2003. A list of projects and accompanying narrative is included as Attachment 3, and for your information, the System's entire \$58.5 million list of deferred maintenance is included as Attachment 4.

Near-Term Debt Management to Enable Longer-Term Planning

The System plans to refinance its bank loans via an approximately \$80 million bond sale during FY2017. This refinancing will remove the restrictive loan covenants that currently prevent the System from borrowing additional funds, while also restructuring the System's principal and interest payments to provide for a more level amortization of the System's debt service. This restructuring, along with an increased budget appropriation from the State, and an accompanying improvement in financial operating performance, should enable the System within several years to access the capital markets again for modest new borrowing.

All of the Colleges have either formal strategic plans, or specific priorities for new construction or major upgrades to existing facilities, but these generally have been on hold for lack of financial resources. To cite just a few examples: Castleton University's success has caused it to outgrow its main campus footprint, necessitating expansion into downtown Rutland; CCV continually needs to invest in information technology to support its broad selection of online

course offerings; Johnson State needs to renovate its centerpiece Dibden Center for the Arts in support of its recent recognition as a premier, and Vermont's only, Council of Public Liberal Arts Colleges (COPLAC) member college; Lyndon State needs to enhance its information technology infrastructure to deliver its nationally-recognized professional programs, such as Atmospheric Sciences, to a wider cohort of students; and Vermont Tech needs to expand capacity for its very popular and over-subscribed nursing and aviation programs at its Williston campus.

With this large array of needs, all of which are essential to future success, the System intends to approach new construction and major renovations through a formal capital planning process that prioritizes projects through quantitative measures, such as return on investment, and qualitative measures, such as realization of broad strategic objectives. Over the course of calendar year 2017, senior staff will work with the Finance and Facilities and the Long Range Planning Committees of the System's Board of Trustees to develop a more thorough strategic capital planning process.

Proposal for Future Vermont State Colleges System Capital Bill Requests

In specific response to the Legislature's statutory charge, the System believes it can best utilize precious State capital allocations toward reducing its backlog of deferred maintenance, with the goal of targeting its own incremental borrowing capacity toward specific projects, both new construction and major renovations. While we are grateful for all allocations of State capital funds, we believe that an increased and consistent allocation of State capital funds, prioritized within the System's existing capital budgeting framework, will both help to insulate the System from year-to-year variations in operating performance, and best position the System to direct its limited borrowing capacity toward specific, prioritized new investments.

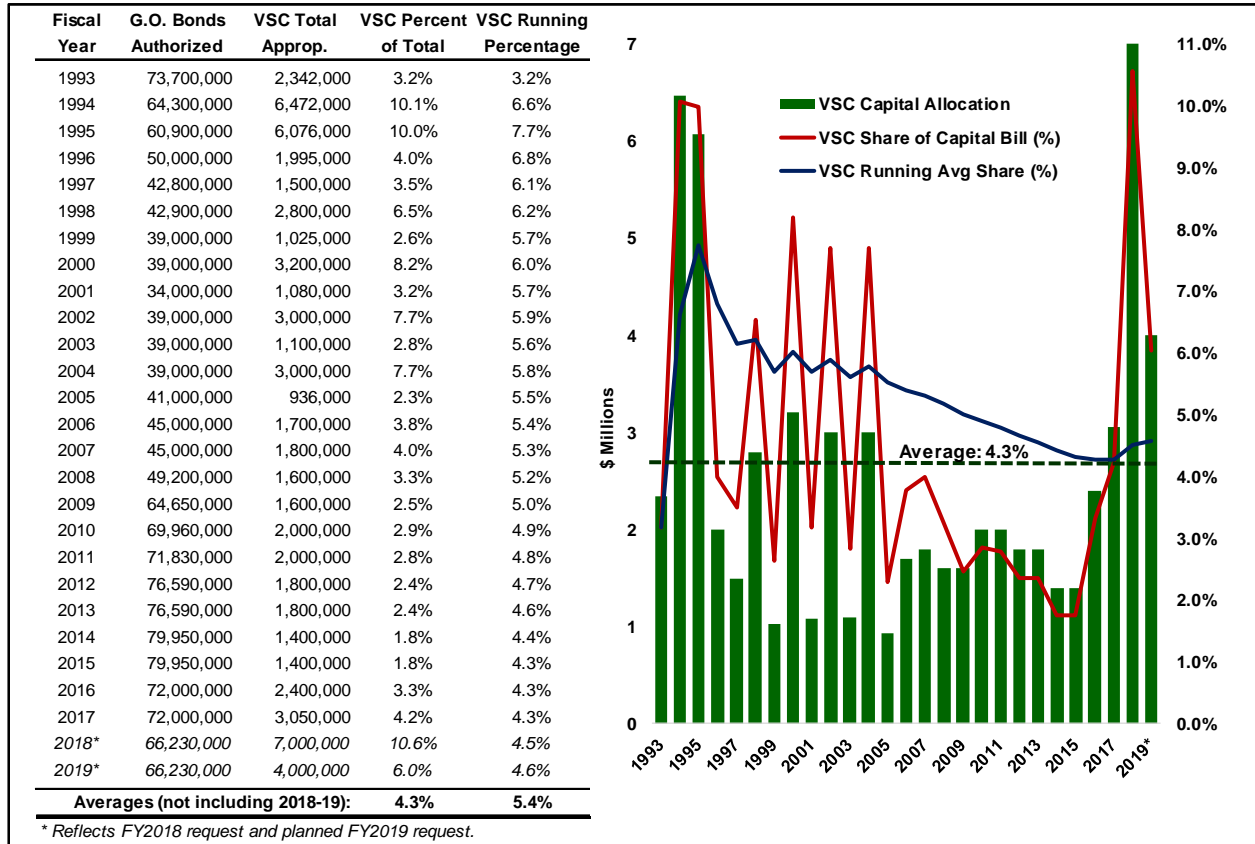
With respect to maximizing the use of matching grant funds, we have experienced mixed results. While we have used "challenge grants" to attempt to motivate additional giving, there is little evidence these grants assist the Colleges with raising additional funds. As a practical matter, Colleges are just as likely to redirect limited existing fundraising resources to avoid losing a capital allocation.

Going forward, we request that the State commit 6% of the Capital Bill allocation to the Vermont State Colleges System. As shown on the following chart, this corresponds the historical average that the System received throughout the 1990s.

It appears that when the State's general obligation bonding capacity steadily decreased through 2004, the dollar amount of the System's allocation shrunk accordingly. However, when general

obligation bonding increased thereafter, the System’s dollar amounts remained low, and its percentage of Capital Bill allocation correspondingly decreased.

History of Vermont State Colleges System Capital Bill Appropriations



A 6% allocation, which coincidentally corresponds to the System’s \$4 million capital allocation request for deferred maintenance in each of FY2018 and FY2019, makes sense for several reasons. Most importantly, a percentage allocation recognizes that the Capital Debt Affordability Advisory Committee’s (CDAAC) recommendation regarding the State’s prudent maximum debt issuance will vary from year to year, and that maintaining the State’s triple-A credit rating is paramount. The System is a direct and indirect beneficiary of the State’s excellent credit ratings and attendant strong financial management, and it therefore would not be appropriate to request an ongoing fixed dollar capital allocation each year at the expense of other critical State-supported programs.

At the same time, a 6% allocation targeted primarily toward the System’s deferred maintenance needs has an immediate and widely distributed impact on the State’s economy; the map on page 2 shows our locations spread throughout thirteen of Vermont’s fourteen counties. In addition,

given the immediacy of our needs, we spend our capital allocations right away. The System's only unspent capital bill dollars relate to challenge grants, and we are working overtime to identify matching gifts accordingly.

The State can demonstrate a meaningful commitment to the System with an ongoing 6% annual capital bill allocation, as this would begin to enable substantial progress toward addressing our critical maintenance backlog. This level of funding would invest in improving the System, while being flexible and responsive to the State's long-term capital budgeting process, and not overly burdening or pressuring myriad other State capital needs.

Should you have any questions regarding this report, please feel free to email me at jeb.spaulding@vsc.edu, or contact me by phone at 224-3001. I look forward to discussing the System's capital allocation request, and to working constructively with you in the coming Legislative session.

Sincerely,

A handwritten signature in black ink that reads "Jeb Spaulding". The signature is written in a cursive style with a long horizontal flourish at the end.

Jeb Spaulding
Chancellor

cc: Stephen Klein and Catherine Benham, Vermont Legislative Joint Fiscal Office

Attachments:

1. List of System buildings and ages
2. System major infrastructure narrative
3. FY2018 Capital Bill request and narrative
4. List of deferred maintenance

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



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Attachment 1: List of System Buildings and Ages

VSC Building Inventory

College, Location (Building Name)	Description	Year Built	Building Age	Construction
Community College of VT / 41 Harmony Place, Brattleboro, VT 05301	Classroom (Leased Space)	1860 / 2014	155	Brick / Wood Frame
Community College of VT, 1997 Main St, St. Johnsbury VT	Classroom	1869	146	Brick
Community College of VT, 10 Merchants Row, Middlebury, VT	Classroom	1900	115	Brick
Community College of VT, 324 Main St, Bennington VT	Classroom	1920	95	Brick
Community College of VT, 197 Harrel St, Morrisville, VT	Classroom	1984	31	Wood Frame
Community College of VT, 660 Elm Street , Montpelier, VT	Classroom Building	1987/ 2000/ 2012	28	Wood / Steel framed
Community College of VT, 142 So. Main St, St. Albans VT	Classroom	1992	23	Wood Frame
Community College of VT, 100 Main St, Newport VT 05855	Classroom	1998	17	Brick
Community College of VT, Billings Farm Industrial Park, Wilder VT	Classroom	2004	11	Brick/Steel
Community College of VT, 1 Abenaki Way, Winooski, VT	Classroom/Admin	2009	6	Masonry/NC
Community College of VT, 60 West Street, Rutland, VT 05701	Classroom	2011	4	Masonry/NC
Castleton University, Rutland, VT 05701 (leased Space)	Offices			Brick/Wood
Castleton University, Castleton, VT (30 Seminary Lane)	Offices	Pre 1900	115+	Wood Frame
Castleton University, Castleton, VT (36 Seminary Lane)	residence	Early 1900's	100+	Wood Frame
Castleton University, Castleton, VT (Old Chapel)	Seminar	1821/1987	194	Wood Frame
Castleton University, Castleton, VT (HopeHouse/Wellness Center)	Wellness Center	1850	165	Wood Frame
Castleton University, Castleton, VT (Wooldridge House)	Art Studio	1890	125	Wood Frame
Castleton University, Castleton, VT (Moriarty House)	Classroom/Office	1900	115	Wood Frame
Castleton University, Castleton, VT (Chris White House)	House	1900's	115	Wood Framed
Castleton University, Castleton, VT (Wright House)	Offices	1900	115	Wood Frame
Castleton University, Castleton, VT (Observatory)	Observatory	1919	96	Brick/Metal
Castleton University, Castleton, VT (Woodruff Hall)	Classroom/Administration	1927	88	Brick/Wood
Castleton University, Castleton, VT (Ellis Hall)	Dormitory	1950	65	Brick/Block
Castleton University, Castleton, VT (Glenbrook Gym)	Gymnasium	1959/2009	56	Brick/Block
Castleton University, Castleton, VT (Huden Hall)	Dining Hall	1965/1997	50	Brick/Wood
Castleton University, Castleton, VT (Adams Hall)	Dormitory	1965	50	Brick/Steel
Castleton University, Castleton, VT (Haskell Hall)	Dormitory	1965	50	Brick/Block
Castleton University, Castleton, VT (Morrill Hall)	Dormitory	1968	47	Brick/Block
Castleton University, Castleton, VT (Wheeler Hall)	Dormitory	1968	47	Brick/Block
Castleton University, Castleton, VT (Fine Arts Center)	Auditorium	1969	46	Brick/Steel
Castleton University, Castleton, VT (Superior Boiler Room)	Boiler Plant	1969	46	Brick/Block
Castleton University, Castleton, VT (Jeffords Science Center)	Classroom	1969/1993/2007	46	Brick/Block
Castleton University, Castleton, VT (President's House)	Residence	1972	43	Wood Frame
Castleton University, Castleton, VT (Leavenworth Hall)	Classroom	1974/2009	41	Brick/Block
Castleton University, Castleton, VT (Campus Center)	Student Union	1975/2009	40	Block/Steel
Castleton University, Castleton, VT (Babcock Hall)	Dormitory	1989	26	Brick/Steel
Castleton University, Castleton, VT (SHAPE (gym) Addition)	Gymnasium	1990	25	Brick/Block
Castleton University, Castleton, VT (Stafford Academic Ctr)	Classroom/Office	1999	16	Brick/Steel
Castleton University, Castleton, VT (Calvin Coolidge Library)	Library	1999	16	Brick/Steel
Castleton University, Rutland, Vt (Spartan Arena)	Ice Arena	2004	11	Prengeined Metal
Castleton University, Castleton, VT (Residence Hall and Fitness Center)	Residence/Fitness	2004	11	Brick/Steel
Castleton University, Castleton, VT (North, Center & South Halls) 3 buildings	Dormitory	2006	9	Wood Frame
Castleton University, castleton, Vt. (Green House)	Green House	2008	7	Steel / Glass
Castleton University, Behind 360 Street (Stadium/Bleachers)	Athletic Facility	2009	6	Steel / Wood

VSC Building Inventory

College, Location (Building Name)	Description	Year Built	Building Age	Construction
Castleton University, Castleton, VT (Maintenance Building)	Maintenance Building	2011	4	Wood/Prengeinered Metal
Castleton University (Residence Hall)	Dormitory	2012	3	Brick / Steel
Castleton University, Castleton, VT (Pavilion Building)	Pavilion	2012	3	Wood Frame
Johnson State College, Johnson, VT (Farm House Duranleau)	Farm House	1919	96	Wood Frame
Johnson State College, Johnson, VT (McClelland Hall)	Classrooms/Offices	1941	74	Brick/Steel
Johnson State College, Johnson, VT (Martinetti Hall)	Dormitory/Offices	1958	57	Brick/Block
Johnson State College, Johnson, VT (Arthur Hall)	Dormitory	1964/2012	51	Brick/Conc
Johnson State College, Johnson, VT (Dewey Campus Ctr)	Classrooms/Offices	1964	51	Brick/Steel
Johnson State College, Johnson, VT (Carter Gymnasium)	Gymnasium	1965/2009	50	Brick/Block
Johnson State College, Johnson, VT (President's House)	Residence	1967	48	Wood Frame
Johnson State College, Johnson, VT (Governors Hall)	Dormitory	1968	47	Brick/Block
Johnson State College, Johnson, VT (Stearns Dining Hall)	Dining Hall	1968/ 2008	47	Brick/Block
Johnson State College, Johnson, VT (Bentley Hall)	Classroom/Labs	1970/2010/2011	45	Brick/Block
Johnson State College, Johnson, VT (Dibden Auditorium)	Auditorium	1970	45	Brick/Block
Johnson State College, Johnson, VT (Duranleau Barn)	Barn	1970	45	Wood Frame
Johnson State College, Johnson, VT (Senators Hall)	Dormitory	1970	45	Brick/Block
Johnson State College, Johnson, VT (Water Tower)	Water Tower	1970	45	Steel
Johnson State College, Johnson, VT (Campus Apartments)	Apartments	1973	42	Wood Frame
Johnson State College, Johnson, VT (Visual Arts Ctr)	Classrooms	1976/2012	39	Brick/Block
Johnson State College, Johnson, VT (Maintenance Bldg)	Maintenance Shop	1978	37	Block/Wood
Johnson State College, Johnson, VT (House 1096 College Hill)	House	1980	35	Wood Framed
Johnson State College, Johnson, VT (Shop Storage)	Storage Building	1982	33	Wood Frame
Johnson State College, Johnson, VT (Garage)	Bus Shed	1983	32	Wood Frame
Johnson State College, Johnson, VT (Hazardous Material Storage Shed)	Haz Storage at Maint	1993	22	Wood Frame
Johnson State College, Johnson, VT (Library Learning Ctr)	Library	1995	20	Brick/Steel
Lyndon State College, Lyndonville, VT (McGoff Hill House (325k) & Barn (100k))	Residence	1860	155	Wood
Lyndon State College, Lyndonville, VT (Alumni House)	Offices	1910	105	Wood Frame
Lyndon State College, 173 York Street, Lyndon, VT 05849	Grange Building (Vacant)	1915	100	Masonry
Lyndon State College, Lyndonville, VT (Day Care Ctr)	Day Care Facility	1960	55	Wood Frame
Lyndon State College, Lyndonville, VT (Gray House)	Residence	1963	52	Wood Frame
Lyndon State College, Lyndonville, VT (Ball Field Service Bldg)	Residence	1963	52	Wood Frame
Lyndon State College, Lyndonville, VT (President's House)	Residence	1964	51	Wood Frame
Lyndon State College, Lyndonville, VT (Stevens Dining Hall)	Dining Hall	1965	50	Brick/Wood
Lyndon State College, Lyndonville, VT (Harvey Academic Ctr)	Classrooms/Offices	1965/2010	50	Brick/Steel
Lyndon State College, Lyndonville, VT (Wheelock Dormitory)	Dormitory	1965	50	Brick/Concrete
Lyndon State College, Lyndonville, VT (Arnold/Bayley Dorm Complex)	Dormitory	1967	48	Brick/Concrete
Lyndon State College, Lyndonville, VT (Rogers/Poland Dorm Complex)	Dormitory	1967	48	Brick/Concrete
Lyndon State College, Lyndonville, VT (Activities Building)	Thearter/Gym/Labs	1969/2011	46	Brick/Steel
Lyndon State College, Lyndonville, VT (Maintenance Shop)	Maintenance Shop	1970	45	Steel
Lyndon State College, Lyndonville, VT (Crevecoeur/Whitelaw Dorm Complex)	Dormitory	1970	45	Brick/Concrete
Lyndon State College, Lyndonville, VT (Samuel Reed Hall Library)	Library	1971	44	Block/Concrete
Lyndon State College, Lyndonville, VT (Theodore Vail Ctr)	Classrooms/Offices	1976	39	Brick/Concrete

VSC Building Inventory

College, Location (Building Name)	Description	Year Built	Building Age	Construction
Lyndon State College, Lyndonville, VT (Brown house)	Health Services	1978	37	Wood Frame
Lyndon State College, Lyndonville, VT (Bus Garage)	Storage Building	1983	32	Wood Frame
Lyndon State College, Lyndonville, VT (Storage Bldg)	Storage Building	1983	32	Wood Frame
Lyndon State College, Lyndonville, VT (Transmitter House)	Radio Equipment	1986	29	Block
Lyndon State College, Lyndonville, VT (Rita Bole Ctr Shape)	Gym/Pool	1990	25	Brick/Steel
Lyndon State College, Lyndonville, VT (New Student Housing Complex)	Dormitory	2005	10	Brick/Steel
Lyndon State College, Lyndonville, VT (Academic and Student Center)	Offices	2009	6	Brick / steel
Vermont Technical College, Randolph Center, VT (Langevin Hall)	Conference Ctr.	1803	212	Wood Frame
VTC Nursing Program, Thompson School, 41 Harmony Place, Brattleboro VT	Classrooms	1860 / 2014	155	Brick / Wood Frame
Vermont Technical College, Randolph Center, VT (Allen House)	Offices	1869/2012	146	Brick/Wood
Vermont Technical College, Randolph Center, VT (Red School House)	Classrooms/Offices	1901	114	Wood Frame
Vermont Technical College, Randolph Center, VT (Old Dorm)	Dormitory	1918	97	Wood F/Vinyl Side
Vermont Technical College, Randolph Center, VT (Nutting House)	Residence	1919	96	Wood Frame
VTC Nursing Program, Putnam Memorial, Bennington VT	Classrooms	1946	69	Brick
Vermont Technical College, Randolph Center, VT (Admin Ctr)	Offices	1950	65	Brick/Wood
Vermont Technical College, Randolph Center, VT (Judd Hall)	Gymnasium	1957	58	Brick/Steel
Vermont Technical College, Randolph Center, VT (Morrill Hall)	Classrooms/Labs	1963	52	Brick/Steel
Vermont Technical College, Randolph Center, VT (Conant Hall)	Classrooms/Offices	1964	51	Brick/Steel
VTC, 5689 Route 2, Williston, VT 05495	VT Sandwich Company	1964	51	Wood Frame
Vermont Technical College, Randolph Center, VT (Water Tower)	Water Tower	1965	50	Metal
Vermont Technical College, Randolph Center, VT (Morey Hall)	Dormitory/Cafeteria	1966	49	Brick/Block
Vermont Technical College, Randolph Center, VT (Hartness Library)	Library	1967 / 2011	48	Brick/Steel
Vermont Technical College, Randolph Center, VT (Keenan Hall)	Dormitory	1967	48	Brick/Block
Vermont Technical College, Randolph Center, VT (Main Barn)	Barn/Classroom/offices	1967	48	Wood Frame
Vermont Technical College, Randolph Center, VT (Heifer Barn)	Barn	1967	48	Wood Frame
Vermont Technical College, Randolph Center, VT (Machinery Shed)	Equipment Barn	1967	48	Wood Frame
Vermont Technical College, Randolph Center, VT (Sugar House)	Sugarhouse	1967	48	Wood Frame
Vermont Technical College, Randolph Center, VT (Silo-Cement)	Silo	1967	48	Concrete
Vermont Technical College, Randolph Center, VT (Silo-Fiberglass)	Silo	1967	48	Fiberglass
Vermont Technical College, Randolph Center, VT (Silo Shed)	Silo Unloading	1967	48	Wood Frame
Vermont Technical College, Randolph Center, VT (Barn - Pole)	Scale Building	1967	47	Wood Frame
VTC, 5667 Route 2, Williston, VT 05495	Vacant	1968	47	Wood Frame
Vermont Technical College, Randolph Center, VT (Green Hall)	Classrooms/Offices	1969	46	Brick/Steel
Vermont Technical College, Randolph Center, VT (Nutting Hall)	Dormitory	1969	46	Brick/Block
Vermont Technical College, Randolph Center, VT (Boiler Plant/ Maintenance)	Boiler Plant	1972	43	Brick/Block
Vermont Technical College, Randolph Center, VT (President's House)	Residence	1972	43	Wood Frame
Vermont Technical College, Randolph Center, VT (Generator Building)	Garage	1976	39	Brick/Block
Vermont Technical College, Randolph Center, VT (Silo H1 Harvester)	Silo	1982	33	Steel
Vermont Technical College, Randolph Center, VT (Silo H2 Harvester)	Silo	1982	33	Steel
Blair Park, VTC Site Williston VT Williston (Campus) North	Classrooms	1986	29	Prengeined Metal
Blair Park, VTC Site Williston VT Williston (Campus) South	Classrooms	1987	28	Prengeined Metal
Blair Park, VTC Site Williston VT Williston (Campus) East	Classrooms	1987	28	Prengeined Metal
Blair Park, VTC Site Williston VT Williston (Campus) West	Classrooms	1988	27	Prengeined Metal

VSC Building Inventory

College, Location (Building Name)	Description	Year Built	Building Age	Construction
Vermont Technical College, Randolph Center, VT (Livestock Barn)	Barn	1988	27	Wood Frame
Vermont Technical College, Randolph Center, VT (Auto Tech)	Classrooms/Labs	1989	26	Metal
Vermont Technical College, Randolph Center, Vt. (44 Water Street)	Student Housing	?	25+	Wood Frame
VTC, Route 66, Randolph Center, VT (VT Tech Enterprise Ctr, Storage Shed#1)	Storage	?	25+	Wood Frame
VTC, Route 66, Randolph Center, VT (VT Tech Enterprise Ctr, Storage Shed#2)	Storage	?	25+	Wood Frame
VTC, Route 66, Randolph Center, VT (VT Tech Enterprise Ctr, Storage Shed#3)	Storage	?	25+	Wood Frame
Vermont Technical College, Norwich Farm, Norwich, Vt. (Mobile Home)	Residence	?	25+	Wood Framed
Vermont Technical College, Norwich Farm, Norwich, Vt. (Ranch Style House)	Residence	?	25+	Wood Framed
VTC, Route 66, Randolph Center, VT (VT Tech Enterprise Center, bldg #2)	Offices	1990	25	Wood Frame
Vermont Technical College, Randolph Center, VT (SHAPE/Campus Center)	Gymnasium/Pool/Campus Center	1990/2007	25	Brick/Steel
Vermont Technical College, Randolph Center, VT (Building Trades)	Garage/Lab	1993	22	Wood/Frame
Vermont Technical College, Randolph Center, VT (Maintenance Storage)	Storage Building	1993	22	Wood Frame
Vermont Technical College, Randolph Center, VT (Redstone Lease)	Diesel Program	1993	22	Preengineered Metal
Vermont Technical College, Randolph Center, VT (Hay Barn)	Barn	1994	21	Wood Frame
VTC, 72 Helena Drive, Williston, VT	Classroom/ Dorm	1997/2009/2011	18	Steel/Brick
Vermont Technical College, Norwich Farm, Norwich, Vt. (Colonial House)	Residence	1998	17	Wood Framed
VTC Nursing School at VTC Campus Randolph Center VT	Classrooms	1999	16	Brick
Vermont Technical College, Randolph Center, VT (Morrill Addition)	Classrooms	2000	15	Brick/Steel
Vermont Technical College, Randolph Center, VT (Solar Barn)	Barn	2000	15	Metal/Plastic
Vermont Technical College, Norwich Farm, Norwich, Vt. (Old Barn)	Barn	2000	15	Wood Framed
Vermont Technical College, Norwich Farm, Norwich, Vt. (Heifer Barn)	Barn	2000	15	Wood Framed
Vermont Technical College, Norwich Farm, Norwich, Vt. (Sand Shed)	Shed	2000	15	Wood Framed
Vermont Technical College, Norwich Farm, Norwich, Vt. (Dry Cow Barn)	Barn	2000	15	Wood Framed
Vermont Technical College, Norwich Farm, Norwich, Vt. (Dairy Barn)	Barn	2000	15	Wood Framed
Vermont Technical College, Norwich Farm, Norwich, Vt. (Shop)	Shop	2000	15	Wood Framed
Vermont Technical College, Randolph Center, VT (Windmill)	Wind Mill	2003	12	Metal
Vermont Technical College, Randolph Center, Vt (Burn Simulator Building)	Training Facility	2009	6	Preengineered Metal
VTECH Building - 1540 Route 66, Randolph, VT	Office Space	2010	5	Wood Frame
Vermont Technical College, Randolph Center, Vt (Digester Building)	Digester Building	2014	1	Wood Frame
Vermont Technical College, Randolph Center, Vt (Digester Tank)	Digester Tank	2014	1	Steel
Vermont Technical College, Randolph Center, Vt (Hydrolyzer Tank)	Hydrolyzer Tank	2014	1	Steel
Vermont Technical College, Randolph Center, Vt (Effluent Tank)	Effluent Tank	2014	1	Steel
VSC Chancellors Office, 575 Stonecutters Way, Montpelier, Vt	Offices (Leased Space)	2012	3	Wood Framed
VSC Baker Road 1502-1735-1750 Eden, VT	Cabin	?	25+	Wood Framed
VSC Baker Road 1502-1735-1750 Eden, VT	Cabin	?	25+	Wood Framed

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



OFFICE OF THE CHANCELLOR
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Attachment 2: System Major Infrastructure Narrative

VSC Infrastructure Information

Each of the college campuses is made up of a number of systems that perform their functions very quietly and mostly without issues. These systems provide the electricity, water, heat, waste disposal for the buildings. Most of these systems are underground, unseen and unthought-of by most students, employees and visitors to the campuses but have a real impact on all these individuals when one of the systems fail. With the exception of infrastructure installed to support new construction a majority of the systems are 25 to 50 years old and have been operating with only minor issues. These systems do not operate forever and in the event of a major failure the campuses could possibly be faced with an extended interruption of services that would affect the daily operations. We are fortunate that most system failures can be repaired without extend interruptions but this is not always the case. For example, if we experience a failure of the underground high voltage electrical system in the vicinity of the interconnection point of the local utility there would not be any feasible work around to the failure short of repairing the failure. Equipment and contractor availability will determine the length of the outage.

1) Campus **underground electrical systems**: (2,400 to 12,500 volts depending upon the campus) many sections of underground and equipment are 25 to as much as 40 years old. A campus electrical system is made up of underground conduit and cables, high voltage switches and transformers. The cables and cable connections are most prone to failure. Cables degrade over time and eventually short to ground causing damage to conduits and equipment in the vicinity of the failure. These electrical systems should be evaluated, sections of underground critical to the campus operations should be scheduled for replacement as needed.

2) The **steam distribution systems** found on our campuses are constructed of insulated steel piping and valves, all installed in concrete vaults and tunnels. A majority of these systems were installed during the early to mid-80's because of premature failures of the original systems. These networks of piping move steam from the heating plants to the building where in most cases it is used to make hot water that is circulated around the building for heat purposes. The environmental conditions in which these streamlines exist is less than ideal for promoting longevity. A portion of the year the tunnels are excessively hot and possibly moist and during the times when the system has been shut down they subject to the moist air from ground water infiltration into the tunnels, thus causing corrosion both in and outside of the piping. The planned replacement of these systems should be part of the VSC long range plans.

3) Campus **water and sewer mains** were installed during the late 60's and 70's and 45-50 years old. With the exception of new lines installed as part of new construction the majority of the water mains were installed using ductile iron pipe and transite piping. Much of the older drainage lines are transite piping. A typical waterline system consists of piping and underground shutoff valves and a sewer system consist of piping and manholes. The interior of ductile piping in both systems, will over time either corrode or wear through from the movement of liquids and solids moving along the bottom of the pipe. The underground shutoff valves and the exterior of the piping will also corrode from being in contact with the corrosive elements found in ground water. The transite piping will typically fail due to ground movement which causes the pipe to break or collapse. Both systems should be evaluated, a replacement scheduled developed with priority given to the sections critical to the operation of the campuses.

4) Our college campuses have a number of **other systems** such as communications, site lighting, stormwater, all very important but not as critical to the operations as the ones listed above. We all understand that funds are limited and investments in updating buildings is very important to attract students but planned replacement of our campus infrastructure needs to be part of the VSC long range planning.

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Attachment 3:
FY2018 Capital Bill Request, with Narrative

**VERMONT STATE COLLEGES
FY 2018 CAPITAL APPROPRIATION REQUEST
SUMMARY OF ALL PROJECTS**

10/19/2016

<u>Deferred Maintenance 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	ADA Compliance Improvements	\$ 75,000
CU	Sidewalk/Roadway Replacement	\$ 350,000
CU	Coolidge Library Lighting Upgrade	\$ 40,000
CU	Science Window Replacement	\$ 75,000
CU	Campus Flooring Replacement	\$ 150,000
CU	Stafford A/C Phase I	\$ 122,500
JSC	Campus Walkway Reconstruction	\$ 235,000
JSC	Campus Safety Projects	\$ 25,000
JSC	Campus Security Surveillance System	\$ 75,000
JSC	Building Backflow Preventers	\$ 30,000
JSC	Dewey Window Replacement	\$ 200,000
JSC	Dibden Dressing Room Renovation	\$ 100,000
JSC	LLC Window Replacement	\$ 85,000
JSC	McClelland Fasica Repair	\$ 25,000
JSC	Campus Energy Conservation	\$ 37,500
LSC	Shape Pool Dehumidification Equipment Phase II	\$ 70,000
LSC	Alumni House Roof & Paint	\$ 37,000
LSC	Campus Acoustical Ceiling Upgrades	\$ 50,000
LSC	Activities Window Replacement Phase II	\$ 50,000
LSC	Boiler Burner Retrofits Phase I	\$ 30,000
LSC	Campus Ductwork Cleaning Phase I	\$ 44,000
LSC	Campus Exterior Door Replacements	\$ 20,000
LSC	Library Roof Replacement	\$ 100,000
LSC	McGoff House Window Replacement	\$ 36,500
LSC	Vail Window Replacement	\$ 190,000
LSC	Campus Stormwater Improvements	\$ 185,000
VTC	Randolph Site Light Upgrade Phase IV	\$ 75,000
VTC	Norwich Farm - Ext Paint & Repair	\$ 31,000
VTC	SHAPE Pool Flooring Repair Phase II	\$ 71,000
VTC	Judd Hall Roof Replacement	\$ 92,000
VTC	Conant Classroom Upgrades	\$ 35,000
VTC	Williston Bld 200 Roof	\$ 130,000
VTC	Window Replacement Project	\$ 178,000
VTC	Hartness Roof Replacement	\$ 86,000
VTC	Road & Walkway Repairs	<u>\$ 114,500</u>
Total Deferred Maintenance Projects		\$ 4,000,000
VSC	System-Wide Business Process Standardization and new Enterprise Resource Planning (ERP) System	\$ 3,000,000
Total Projects		<u><u>\$ 7,000,000</u></u>

VERMONT STATE COLLEGES
FY 2018 CAPITAL APPROPRIATION REQUEST
- STATE FUNDED PROJECTS -

Community College of Vermont

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

ADA Compliance Improvements Project \$75,000 The Castleton Disability and Access committee has evaluated the campus and has created a list of projects and improvements to help us comply with ADA requirements and to better serve students and the campus community. This project would fund campus wide improvements such as door openers, signage and cross walk identification.

Sidewalk / Roadway Replacement Project: \$350,000 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.

Coolidge Library Lighting Upgrade Project: \$40,000 The Library lighting system utilizes over 900 fluorescent bulbs. A number of years ago the lighting fixtures were upgraded to T-8 tubes and ballast. Since the last upgrade, lighting systems have evolved and we now have LED lighting technology. In the never ending quest for energy savings, it makes sense to convert to a LED lighting system which will yield significant energy savings.

Science Window Replacement Project: \$75,000 The Science Building was constructed in 1969 and still has the original windows. These window units are aluminum frames with single pane glass that are not thermally broken and are difficult to operate. 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.

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.

Stafford A/C Project Phase I: \$122,500 When Stafford was remodeled in 1998, air conditioning was removed from the project, with exception of the computer labs and Herrick Auditorium. Stafford Academic Center houses the Nursing program and the Center for Schools and is extensively used during the summer months. It is proposed that cooling coils be added to the HVAC roof top unit to provide the necessary cooling for the classrooms and offices.

Johnson State College

Campus Walkway Reconstruction Project: \$235,000 The campus walkways throughout the campus are in a deteriorated condition and are in need of replacement. The A&E for this project has been completed and the construction documents are ready to be released for bidding. The reconstruction will involve the complete removal of the existing walkway and the complete reconstructed the walkway base and walking surface. This approach will remove all conditions that could lead to premature failure of the walkways and insure a long useful life.

Campus Safety Projects: \$25,000 This project would fund a number of small safety related projects across the campus. A few examples of these types of projects would be the repairs of small sections of walkways, building entry repairs, mold or asbestos issues, and emergency repair to site lighting.

Campus Security Surveillance System project: \$75,000 Over the years JSC has installed 3 completely different video surveillance systems that do not communicate with each other. As a result of the non-communication issue, it is very cumbersome for Campus Security to review and follow up on incidences. It is proposed that a new centralized system be installed, one that will integrate as much of the existing hardware as possible including expanded coverage. This will allow Public Safety to retrieve data and monitor the campus more efficiently.

Building Backflow Protection Project: \$30,000 There are 5 buildings on campus that do not have back flow protection and pressure regulators. Building backflow protection insures that contaminants cannot be siphoned from a contaminated source back into the public water supply. This project would fund the required water line reconfigurations and the installation of the backflow preventers.

Dewey Window Replacement Project: \$200,000 Dewey Hall was constructed in 1964 and still have 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.

Dibden Dressing Room Renovation Project: \$100,000 The Dibden Theater was constructed in 1970. The dressing rooms and the associated restrooms have never been updated, the finishes and fixtures are worn and showing their age. This project would allow us to upgrade the finishes, replace the fixtures and improve the lighting. These improvements will greatly improve the appearance of the space.

LLC Window Replacement project: \$85,000 The LLC building was built in 1996 and we now have a situation where the windows have been losing their thermal seals thus decreasing their energy efficiency.

A number of units have been replaced over the years but at this time we have approximately 70 windows that require replacing. Replacement of these failed windows will help JSC's efforts to reduce campus energy costs.

McClelland Fascia Repair project: \$25,000 The McClelland Fascia is in need of repairs due to its exposure to the elements. This Fascia is not protected by the roof, it is attached directly to the building exterior and is totally exposed to the elements. This project would fund the repair or replacement of the fascia as needed.

Campus Electrical Energy Upgrades Project: \$37,500 Many of the campus building systems are original and by today's standards do not operate efficiently. This project would enable us to start updating these systems by installing energy efficient equipment that work reduce energy consumption, improve reliability and reduce maintenance repair costs.

Lyndon State College

Shape Pool Dehumidification Equipment Project Phase II: \$70,000 The SHAPE pool dehumidification and water heating systems are original equipment installed in 1990. These units have reached the end of their useful lives. Project funding for Phase I was received last year and now we are requesting funding for the second phase, which will allow us to complete the project. This funding will allow us to replace these units with energy efficient equipment, thus reducing operating and maintenance costs.

Alumni House Roof & Paint Project: \$37,000 The roofing and exterior of the Alumni House are in need of repairs. The asphalt roofing shingles are 19 years old, very close to the end of their design life. In a number of areas the shingles are starting to show signs of disintegration. The building exterior is also in need of repainting and minor trim repair. In a number of locations, paint is peeling and exposing the wood which will lead to further deterioration of the trim.

Campus Acoustical Ceiling Upgrades Phase I Project: \$65,000 There are numerous areas on campus where the ceilings are very poor condition and have become unsightly. Many of the ceiling tiles are water stained, dingy in appearance and have sagged. This project would fund the replacement of the tiles starting with the worst areas.

Activities Window Replacement Project Phase II: \$50,000 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 and thus causing them to collect moisture, and become unsightly. The scope of work for this project is to replace the existing windows and frames with energy efficient units thus improving the appearance and conserving energy. Funding was received for Phase I, funding for this phase would complete the project.

Boiler Burner Retrofit Project Phase I: \$30,000 a number of the campus boilers have a tendency to over fuel the boilers thus making it difficult to maintain these units at their peak efficiency. This project would retrofit the existing burners with the latest technology in fuel metering and combustion controllers.

Campus Ductwork Cleaning Project Phase I: \$44,000 Ductwork in all the HVAC systems are in need of cleaning. These ducts have collected over the years a significant amount of dust and dirt and when disturbed, these contaminants are distributed throughout buildings. These dirty ducts are also known to cause air quality issues if not cleaned periodically. This project will be the first of a number of future projects for HVAC systems duct cleaning.

Campus Exterior Door Replacement Project: \$20,000 A number of the exterior doors on building across campus are in need of replacement. The existing doors and hardware are worn, and do not function properly thus requiring a significant amount of maintenance. Replacement of these units with energy efficient models and having them operating correctly will also yield some energy saving for the college.

Library Roof Replacement Project: \$100,000 This building was constructed in 1997 and is now 19 years old. This EDPM membrane ballasted roofing has recently started having roof leaks on a regular bases. It is recommended that we replace the roofing on this building within the next 1-2 years.

McGoff House Window Replacement Project; \$32,000 The McGoff Hill House is approximately 150 years old and is believed to still have the original windows. These units are drafty, do not have storm sashes and do not operate very well. There are also units that have a considerable amount rot. It is proposed that the existing units be replaced with new energy efficient models that reasonably replicate the originals.

Vail Window Replacement Project Phase II: \$190,000 The Vail Center was constructed in the mid 70's 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 window would reduce heating and cooling costs by eliminating air infiltration.

Campus Stormwater Improvements Project: \$185,000 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 which 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 store water 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 IV: \$75,000 The site lighting system on the Randolph Center campus is approximately 20+ years old. The funding received from prior Capital requests has enabled us to replace the existing lighting system in phases. At this time we are requesting funding for Phase IV which will bring us very close to completing the replacement project. Only 75 of the original high pressure sodium fixtures remain. In addition to replacing the lighting fixture and poles the underground electrical is also being replaced.

Norwich Farm Exterior Painting & Repair Project: \$31,000 A number of the structures at the Norwich Farm are in need of painting and minor repairs. The southern exposure of some of these structures are in need of a fresh coat of paint. A couple structures will need to have some exterior trim replaced due to equipment incidences prior to repainting. Also, the Green House which now serves as a residence for students is in dire need of repainting.

Shape Pool Tile flooring Repair Phase II Project: \$71,000 The SHAPE pool has been in operation for over 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 and functionality of the pool. As part of the FY 17 request we completed Phase I of this project, we repaired the ceramic tile in a section of the pool deck. This year we are requesting funding for Phase II which will allow us to correct the situation where the HVAC air supply ducts located under the concrete pool deck slab is allowing sand to infiltrate into the supply ducts and being deposited on the pool deck. These ducts will be repaired and sealed to prevent this condition.

Judd Hall Roof Replacement Project: \$92,000 The current EDPM membrane roof on this building is 30+ years old. It was not replaced when the building underwent an interior renovation that was completed in 2009, and is close to the end of its useful life. Over the years a number of repairs have been made to this roof to extend its life, but in recent years leaks have become more commonplace. It is recommended that the roof be replaced within the next 1-2 years with a .060 EDPM membrane system.

Conant Classroom Upgrade Project: \$35,000 The finishes in the Conant classrooms are dated and are in need of being upgraded. This project would fund the replacement of the ceiling tile, the installation of new flooring, new energy efficient lighting and the repainting of these spaces.

Williston Building 200 Roof Replacement Project: \$130,000 The EDPM membrane roof on this building is 28 years old. It was not replaced when the building underwent an interior renovation approximately 7 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.

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 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: \$86,000 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.

Road & Walkway Repair Project: \$114,500 Sections of the Campus roadways are developing pot holes and cracks which allow moisture to penetrate the base material thus causing frost heaving. These areas will be shimmed and repaved to prevent further deterioration. We also have sections of walkways that have

deteriorated due to salt damage and harsh winter conditions, these areas will be evaluated and be replaced or repaired as needed.

System-Wide

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.

Enterprise Resource Planning (ERP) Software Replacement: \$3,000,000 To standardize system-wide business processes and replace existing Enterprise Resource Planning (ERP) system, whether as a single instance of Colleague or a new software program.

The System is looking to move toward a cloud-centric approach to application hosting and delivery. The overall goal is a total solution that is seamless and operates as a secure, single solution with the ability to configure the software appropriately to meet each of the college's needs. The current system is impeding the system's ability to meet future educational initiatives in a cost effective manner. The new system will increase security, be stable and scalable, with robust features and functionality. It will provide an intuitive and efficient user experience for all constituent groups. It will be accessible via any device and responsively designed. It will include flexible, web-accessible reporting, executive leadership dashboards and decision support capabilities. It will be user-friendly, easy to administer. It will allow the VSCS to improve support and meet the needs of online learning. In short, this investment by the State will be transformative in the VSCS' efforts to deliver a quality educational experience to Vermonters continuing on to college.

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Attachment 4: Full List of System Deferred Maintenance

Vermont State Colleges Deferred Maintenance Projects

Revised 8/16/2016

Community College of Vermont

St Albans HVAC Equipment Replacement	\$	150,000	
Leashold Invromvements	\$	450,000	
	\$	600,000	\$ 600,000

Castleton University

ADAMS HALL	REPLACE STAIR TREADS	\$	5,000
	RETUBE #3 BOILER	\$	15,000
	REPLACE PNEUMATIC AIR COMPRESSOR	\$	4,000
	REINSULATE BOILER ROOM CEILING	\$	20,000
	REPLACE DOMESTIC SUPPLY AND WASTE LINES	\$	300,000
	Replace Entry Steps	\$	15,000
AUDET HOUSE	REPLACE CEMENT BOARD TRIM AT COLUMNS AND FRONT T	\$	2,000
BABCOCK HALL	FIX EXHAUST FANS NOT WORKING (4)	\$	3,000
	CLEAN DUCTS	\$	5,000
	REPAIR ROTTEN EYEBROW ROOFS	\$	28,000
	CLEAN COILS FOR MAKEUP AIR	\$	2,000
	REPLACE STAIR TREADS	\$	5,000
	REPLACE CARPET HALLWAYS	\$	12,000
	EPOXY BATHROOM FLOORS	\$	85,000
CALVIN COOLIDGE LIBRARY	REPLACE BATHROOM DIVIDERS	\$	4,000
	REPLACE T-12 LIGHTING	\$	20,000
	REZONE HEAT MEDIA ROOM	\$	5,000
	REZONE HEAT SECOND FLOOR	\$	8,000
CAMPUS CENTER	FILTER CHANGE	\$	1,500
	TEST AND ADJUST LOOP ANTI FREEZE	\$	3,000
CASTLETON HALL	INTERIOR FILTER CHANGES	\$	1,500
	EPOXY BATHROOM FLOORS	\$	75,000
	DUCT CLEANING	\$	4,000
	REPLACE 3RD FLOOR DOORS	\$	2,000
ELLIS HALL	DOMESTIC WASTE LINES NEED TO BE REPLACED (ROTTEN)	\$	285,000
	EPOXY BATHROOM FLOORS	\$	50,000
Facilities Barn	Reset Perimeter Fences Posts	\$	3,000
	REPAIR GUTTER NORTH SIDE	\$	500
FINE ARTS CENTER	FINISH ROOF REPLACEMENT	\$	310,000
	SMOKE HATCH REPLACEMENT (ROTTEN)	\$	8,000
	REPAIR FOUNDATION @ S. ELEVATOR	\$	15,000
	REPLACE FAILED PNEUMATIC VALVES	\$	5,000
	REPLACE THEATER HOUSE LIGHTS	\$	15,000
GRAY HOUSE	ROOF REPLACEMENT	\$	9,750
HASKELL HALL	CLEAN DUCT WORK	\$	4,000
	REPLACE STAIR TREADS	\$	5,000
	ELEVATOR POWER HEAD REPLACEMENT	\$	15,000
	REPLACE DOMESTIC SUPPLY AND WASTE LINES	\$	300,000
	Replace Entry Steps	\$	15,000
HOPE HOUSE/PUBLIC SAFETY	REPAIR FRONT PORCH	\$	10,000
	REPAIR PATIO	\$	4,000
	REPLACE ROOFING (Addition)	\$	6,500
HOFF HALL	EPOXY BATHROOM FLOORS	\$	74,000
	INTERIOR FILTER CHANGE	\$	1,500
	REPLACE FREEZ STAT ON RTU 1&2	\$	500

Vermont State Colleges Deferred Maintenance Projects

Revised 8/16/2016

HUDEN DINING HALL	COOLER AND FREEZER SERVICE COILS	\$	2,000
	FIND AIR LEAK FOR BUILDING SYSTEM	\$	1,000
	REPLACE MISSING PIPE INSULATION	\$	5,000
	FIX BAD UNDERGROUND WIRE FOR WALKWAY LIGHTS	\$	2,000
JEFFORDS CENTER	REPLACE MISSING CEILING TILES (INTERLOCKING GRID SYS	\$	7,000
	INSTALL OCCUPANCY SENSORS	\$	2,000
	FIX HEATING IMBALANCE	\$	10,000
LEAVENWORTH HALL	REPLACE BROKEN ROOM DIVIDER	\$	10,000
	REPLACE WORN CARPET	\$	50,000
COFFEE COTTAGE	REPLACE FRONT RAMP	\$	3,000
MORRILL HALL	CLEAN DUCT WORK	\$	5,000
	EPOXY BATHROOM FLOORS	\$	102,000
	REPLACE DAMAGED OR MISSING CEILING TILES	\$	1,500
	IMPROVE BATHROOM VENTILATION	\$	8,000
NORTH HOUSE	SERVICE INSIDE UNIT VENTILATORS	\$	1,500
	REPLACE ROTTEN CEMENT BOARD TRIM AT ENTRANCE	\$	2,000
OLD CHAPEL	EXTERIOR PAINT	\$	20,000
	REPLACE RAMP	\$	15,000
PRESIDENT'S HOUSE	REPLACE CARPET	\$	5,000
	ROOF REPLACEMENT	\$	19,500
REINFURT HOUSE	NEW ROOF	\$	12,000
	REPAIR ROTTEN COLUMNS AT MAIN DOOR	\$	5,000
	PATCH AND PAINT WATER DAMAGE ON CEILINGS	\$	5,000
REINFURT COTTAGE	REPAIR ROTTEN DOOR FRAME ENTRANCE	\$	2,000
	REPLACE FAILED WINDOWS	\$	7,000
SOUTH HOUSE	SERVICE ROOM FAN COIL UNITS	\$	2,000
	REPLACE ROTTEN CEMENT BOARD TRIM ENTRANCE	\$	2,000
SPARTAN ATHLETIC COMPLEX	COMPLETE AIR HANDLER SERVICE	\$	2,500
	STEAM TRAP MAINTENANCE OLD SECTIONS	\$	2,000
	REPLACE SHAPE GYM DOORS	\$	3,000
	FIX OCCUPANCY SENSOR FOR GYM LIGHTS	\$	1,000
SPARTAN STADIUM	GRIND HEAVING CONCRETE	\$	2,000
	RECAULK EXPANSION JOINTS IN SLAB	\$	2,000
STAFFORD ACADEMIC CENTER	REPLACE CARPET THROUGHOUT	\$	15,000
	REPLACE DOORS HERRICK AUDITORIUM	\$	3,000
	REPLACE BAD ACTIVATOR ON REHEAT COILS	\$	2,000
WHEELER HALL	CLEAN DUCT WORK	\$	2,000
	EPOXY BATHROOM FLOORS	\$	102,000
	REPLACE MISSING DAMAGED CEILING TILES	\$	1,000
	IMPROVE BATHROOM VENTILATION	\$	2,000
WOODRUFF HALL	REPLACE CARPET	\$	10,000
	FIX SIDE ENTRANCES' STEPS, PAINT, ROTTEN WOOD	\$	4,000
	FIX HEAT IN SEVERAL CLASSROOMS	\$	2,000
	RESTROOM UPGRADES	\$	8,000
	REPLACE HEAT AND DOMESTIC SUPPLY AND WASTE LINES	\$	350,000
	REPLACE MEMBRANE ROOFING	\$	89,100
WOOLDRIDGE HOUSE	PUT IN ADDITIONAL SUB PANEL	\$	1,500
	ROOF REPAIRS	\$	10,000
	REPAIR MISSING OR BAD WINDOWS AND STORMS	\$	10,000
	REPAIR BACK STAIRS	\$	2,500

Vermont State Colleges Deferred Maintenance Projects

Revised 8/16/2016

WRIGHT HOUSE (ADMISSIONS)	PAINT HOUSE	\$	10,000
	REZONE HEAT	\$	3,000
	INSULATE WALLS	\$	4,000
	REPLACE WINDOWS	\$	6,000
	REPLACE ADDITION ROOF	\$	8,100
CAMPUS GENERAL	REPAIR OR REPLACE BAD SIDEWALK	\$	50,000
	START REPLACING UNDERGROUND STEAM LINES	\$	1,000,000
	START REPLACING 50 YEAR OLD BOILERS	\$	5,000,000
	CAMPUS STEAM TRAP MAPPING AND MAINTENANCE	\$	35,000
GROUNDS	FERTILIZATION AND WEED CONTROL SPORTS FIELDS	\$	10,000
	OVERSEED NORTH AND SOUTH FIELD	\$	4,000
	Castleton University Subtotal	\$	8,824,950
		\$	8,824,950

Lyndon State College

Wheelock Bathrooms	4 suites \$196,000 x 3	\$	600,000
Bleachers Gymnasium	Failed safety insp.	\$	120,000
Generator Arnold	Repairs almost equal to new	\$	36,000
Dinning Hall Tile	Quarry tiles in cooking and dish room	\$	12,500
Pool Dectrons	Operating life at Lifes end	\$	270,000
Repair Dectron (alternate to above)	New compressor and wiring - units are 35 yrs old	\$	35,000
<u>Roofs</u>			
Library Roof	Over 20 years old	\$	157,500
Stonehenge Roof (6) Building	Stonehenge 15 + years old	\$	110,000
Activities Roof	16 years old	\$	250,000
Wheelock Roof	25 years old	\$	61,880
Alumni House Roof	Near lifes end	\$	32,000
Stonehenge Entrance roofs	32 years old	\$	18,600
A/C in DATA Closets	Needs to be equipment specific	\$	12,000
Control Upgrades	Gym air handler run wild - occupancy controls	\$	30,000
Ceiling Upgrades	Campus wide acoustical ceilings outdated :		
Ceiling Upgrades	Theater Lobby w/ new lighting	\$	25,000
Ceiling Upgrades	Vail 4th floor w/ lighting	\$	22,000
Ceiling Upgrades	Science wing corridor	\$	23,000
Ceiling Upgrades	Shape corridor	\$	7,000
Ceiling Upgrades	Activities EJA corridor	\$	13,150
Ceiling Upgrades	Dinning Room East room	\$	29,000
Theater Lobby	New ceilings and Lighting	\$	25,000
Gas Pumps Maintenance	Controls and Pumps	\$	20,000
<u>Residence Hall Painting</u>			
Interior Painting	Wheelock 60,000 sq '	\$	87,300
Interior Painting	Stonehenge 6 buildings \$56000 ea.	\$	336,000
Alumni House Paint	Exterior of hose needs paint	\$	4,500
McGoff Hill house	Window replacement	\$	32,000
Brown House Sprinklers	Water line required	\$	79,000
Brown House structure	Foundation cracks and deck footers	\$	8,000
Windows Activities Building	Need replacement due to deterioration	\$	322,000
Vail stair tread / risers	Worn out	\$	20,000
Vail window replacement	Old and not efficient	\$	190,000
SHAPE foam and EFIS @ Foundation	Destroyed	\$	15,500
Rita Bole Window sills	All need refinishing	\$	9,500
Heat enclosures Stonehenge	rough Shape throughout	\$	180,000
Stonehenge Rubber Stair threads	Needed throughout	\$	93,000
Stonehenge Doors	Rough throughout	\$	685,000
Pond Dredging Dragon Pond	Silted in and over vegetated drain & dredge	\$	35,000
Veterens small fountain	new liner due to leak	\$	30,000
Added landscaping pond area	With fountain work	\$	10,000
<u>Wheelock:</u>			

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Electrical	Replace switch gear and panels	\$ 130,000
Fire Alarm	New fire alarms needed - Life Safety	\$ 84,000
<u>Storm Water Issues:</u>		
Rebuild catch basins	Campus wide see list in facilities assessment	\$ 15,000
Clean and flush catch Basins	28 campus wide	\$ 10,500
Storm water tie ins to pond	Harvey roofs in storm system pipe to pond	\$ 35,000
Add more retention below Skate	Continued wash outs below park- add pond	\$ 50,000
Swale below Wheelock	Clean & reshape add stone check dams	\$ 8,000
Repair Granite curbs Rita Bole	Need to keep water headed to Storm drain	\$ 2,500
Storm Water Issues:	Repairs and Upgrades per Engineer's report Master Plan	\$ 85,000
<u>Fire Safety</u>		
Vail	Install Sprinklers	\$ 260,000
Maintenance	Install Sprinklers	\$ 60,000
Stonehenge (6) Buildings	New Fire alarm system	\$ 180,000
Paving parking lots & walkways:	Wheelock w/ infrastructure	\$ 222,000
Paving parking lots & walkways:	Vail faculty	\$ 50,000
Paving parking lots & walkways:	Walks & rear drive Shape to Rotundra	\$ 25,000
Paving parking lots & walkways:	Maintenance & Brown House	\$ 201,000
<u>Campus wide due to age & inefficiencies</u>		
Retrofit Burners & Combustion Fans	Boiler efficiency increased greatly 3.5 yr. pay back	\$ 180,000
Circulating pumps to variable speed	Variable speed controls payback 5 yrs	\$ 176,100
<u>Alexander Twilight Theater</u>	Install a HVAC system w/ energy recovery	\$ 420,000
<u>Vail lower level</u>	Install a HVAC system w/ energy recovery	\$ 78,000
<u>Dining Hall</u>	Add more make up Air	\$ 10,000
<u>Architectual</u>		
Windows Activities	Single glazed and deteriorating	\$ 300,000
Hand rails non compliant	Redo area at Activities Mezzanine	\$ 23,000
ADA Bathroom in EJA area	Make Compliant	\$ 40,000
Carpet Campus wide	On going Budget	\$ 200,000
Egress Door 2nd floor library	Exterior grading included	\$ 90,000
Redo ceiling Dinning hall	bad condition as well as stained	\$ 30,000
Wheelock Railings	Railing need to be added existing not to code	\$ 270,000
Doors in Stonehenge	In poor Shape interior	\$ 500,000
ADA compliance Stonehenge	Per Architects assessment / 220,000/ building	\$ 1,320,000
Alumni House paint	w/ lead abatement	\$ 12,000
Alumni House	ADA compliance issues	\$ 42,000
McGoff Hill house ADA	ADA compliance issues	\$ 150,000
Day Care	Rear access has 7' drop need guard rails	\$ 24,000
<u>Boiler plants:</u>		
<u>Activities</u>		
Replace feed tank	Condensate Tank corroding (Replacement)	\$ 50,000
Replace fuel pumps	Old #6 pumps to #2(requires new lines to tank)	\$ 20,000
New Domestic hot water tank	Exterior corrosion and blistering on inside	\$ 15,000
Boiler Control Panels	Old and some pose a Arc fault threat too full	\$ 15,000
Perimeter drains	Water infiltration issues	\$ 5,000
Piping Throughout	Most over 45 yeats old leaks showing	\$ 25,000
Boiler replacement (???)	Inefficient and 47 years old - Strategizng	\$ 150,000
<u>Boilers continued</u>		
Vail Boilers	Replace two boilers and circ pumps	\$ 250,000
<u>Wheelock Boilers</u>	Replace heat exchanger	\$ 15,000
Isolation Valves & circ pumps	Isolation Valves associated piping and circ pumps	\$ 25,000
Boiler replacement	Nearly 50 years old	\$ 320,000
<u>Arnold Boilers</u>	Newfuel & circulator pumps	\$ 6,000
Hot water boiler	Domestic hot water boiler swing season use	\$ 30,000
Boilers replaced	Nearly 50 years old	\$ 300,000
<u>Rita Bole</u>	New circulator Pumps (ASAP)	\$ 3,500
<u>System automated controls</u>		
Graphics & Management	Legacy controllers obsolete very expensive to replace	\$ 150,000
	Energy management added & graphics added to system	\$ 35,000
<u>Plumbing code compliance</u>		

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Backflow preventers campus wide	Need to bring into compliance	\$ 30,000
Isolation Valves campus wide	Large % of valves need to be replaced	\$ 500,000
Underground piping upgrades	Piping and insulation replacement Stonehenge	\$ 40,000
Steam Piping	Piping leaks and upgrades Dinning Hall	\$ 100,000
Storm & Sewer piping replacemnet	Underground piping in bad shape (Need to start phasing In)	\$ 300,000

HVAC Upgrades

Make Up air Wheelock	Building in a extreme negative - No Make up Air	\$ 25,000
Energy recovery ventilation System	Wheelock Building has humidity problems during summer	\$ 300,000
Energy recovery ventilation System	Stonehenge Building humidity problems during summer	\$ 1,320,000
Library Ventilation system	Library humidity problems - have been using dehumidifiers	\$ 210,000
Vail 1st & 2nd floor	Lacks ventilation and a/c	\$ 80,000
Clean ductwork Campus wide	(15) builds at an average of \$22,000 / bldng	\$ 330,000

Electrical

Stonehenge replace power system	Distribution system 50 years old past life needs replacing	\$ 300,000
Stonehenge fire alarm	Replace w/ new addressable system	\$ 97,000
Dining Hall fire alarm system	Replace w/ new addressable system	\$ 50,000
Library fire alarm	Replace w/ new addressable system	\$ 97,000
Vail fire alarm	Replace w/ new addressable system	\$ 50,000
Generator for Stonehenge	Generator is in need of replacing - tie in battery emergency	\$ 97,000
Activities Electric distribution	Distribution system 50 years old past life needs replacing	\$ 180,000
Preisdent's House Electric	Old and beyond safe life	\$ 30,000
McGoff Hill Electric distribution	Old and beyond safe life	\$ 36,000
Lighting in Stonehenge & Wheelock	Energy use & quality of light	\$ 690,000

Building Structures

Brick Repair Campus wide	On going care of exterior bricks	\$ 50,000
Exterior Painting all exterior buildings	Grey House, Alumni House, Brown House	\$ 35,000
Exterior Doors	Old and rusting Activities, Wheelock, Maint.	\$ 35,000

Lyndon State College Subtotal

\$ 15,726,030 \$ 15,726,030

Johnson State College

Site	Bentley parking lot improvements	\$ 750,000
	Campus Sidewalk Replacement	\$ 400,000
	Campus Undergrnd Power Replacement	\$ 500,000
	Card Access and Hardware Upgrades	\$ 125,000
	Cross Country Trail improvement	\$ 29,000
	General site improvements	\$ 250,000
	Improve Clay Hill Entrance	\$ 75,000
	Install Building Back Flow Preventers & Pressure Regulators	\$ 35,000
	Landscape master plan/management plan	\$ 75,000
	Pave Parking Lot East of Gov's, Senators, Stearns, Arthurs	\$ 1,000,000
	Paver removal at Gov's Entrance and sidewalk from Parking (Pa	\$ 50,000
	Site lighting improvements	\$ 225,000
	Replacement of AC Water piping and valves on Campus	\$ 1,600,000
	Road Siding / Swale work	\$ 50,000
	Roadway & parking lot repaving	\$ 300,000
	Safety improvements to "Y" intersection	\$ 150,000
	Safety To Life Projects	\$ 50,000
	Sidewalks along loop road	\$ 75,000
	Signage and way finding	\$ 150,000

Barn

Electrical Service / Water and limited lighting	\$ 17,500
Road Grading	\$ 12,000

Library & Learning Center

ADA-compliant audio-visual booth	\$ 9,500
Key and Card Access System Replacement	\$ 50,000
Install back flow and pressure regulator at water service entrance	\$ 8,500
Carpet Replacement	\$ 100,000
Landscaping	\$ 15,000
Lighing systems Maintenance	\$ 75,000

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Modify/replace handrails for ADA	\$	6,000
Repaint decorative sunscreen metal work	\$	25,000
Replace drinking fountains with ADA "hi-low" fountains	\$	25,000
Replace failed entrance sidewalk	\$	50,000
Roof Replacement	\$	275,000
Replace windows with broken seals	\$	70,000
Seal and waterproof the building envelope	\$	65,000
Sump pumps/exhaust for steam pit	\$	13,500
Upgrade interior Finishes	\$	75,000

Dibden Center for the Arts

Backflow preventer/water meter	\$	7,000
Bring Stairs into Safety compliance	\$	100,000
Emergency Lighting System Improvements	\$	35,000
Enclose lobby stairs on second floor	\$	12,000
Exterior Painting / Sealing	\$	45,000
Fire-rated ADA-compliant doors	\$	118,000
Handrails at first floor and basement	\$	25,000
Loading dock handrail/guardrail	\$	13,000
Paint and interior upgrades in theatre proper	\$	75,000
Perimeter heating w/DDC controls	\$	202,500
Proscenium Curtain Replacement	\$	225,000
Renovate Dressing rooms and adjacent bathrooms	\$	75,000
Renovate dressing/toilet rooms	\$	181,500
Renovate dressing/toilet rooms for ADA	\$	32,000
Renovate gallery for 3 teaching spaces	\$	55,000
Renovate Hall ceiling and lighting system	\$	112,000
Replace AHUs and exhaust fans and controls	\$	150,000
Replace air handling units/exhaust fans	\$	267,500
Replace chiller	\$	135,000
Replace drinking fountains for ADA	\$	5,500
Replace entry doors/sidelights for ADA	\$	55,000
Replace FA system with point ID / voice notification/ Em Exit Sign	\$	30,000
Replace Failed Sidewalk	\$	15,000
Replace fire alarm system	\$	101,500
Replace incandescent lighting	\$	81,000
Replace Lower Roof	\$	100,000
Replace membrane roof	\$	222,000
Replace stage floor	\$	785,000
Sprinkler Entire Building	\$	115,000
Stage floor electrical receptacles	\$	2,500
Upgrade fluorescent lighting	\$	75,000
Upgrade House lighting	\$	125,000

Carter/SHAPE

ADA-compliant signs	\$	3,500
Exterior Landscaping	\$	15,000
HW Distribution system upgrades	\$	75,000
Improve Racquet Ball Ventilation	\$	45,000
Install water softener	\$	13,500
Lighting replacement Maintenance	\$	10,000
Locker Room Upgrades	\$	200,000
Paint Multi-Gym / Ceilings / FRP Sheetrock Walls	\$	30,000
Repair Paver entrance	\$	50,000
Replace AHU's	\$	75,000
Replace corridor floor	\$	18,000
Replace drinking fountains for ADA	\$	9,000
Replace electrical panels	\$	3,000
Replace lighting in pool	\$	13,500
Replace membrane roof (high roof)	\$	301,500
Upgrade heating controls to DDC	\$	34,000
Waterproof and Seal the building envelope	\$	84,000

McClelland Hall

Fire alarm System Replacement	\$	15,000
Flooring Upgrades	\$	75,000
Renovation Bathrooms	\$	150,000

Vermont State Colleges Deferred Maintenance Projects

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Install fire-rated doors	\$	7,000
Install handrails and guards	\$	20,500
Install occupancy sensors/controls	\$	20,500
Install sump alarms linked to DDC	\$	8,000
Interior Painting	\$	50,000
Lighting upgrade	\$	45,000
Modify boiler piping	\$	13,500
Parking upgrades	\$	125,000
Remove and relocate 2nd set of stairs	\$	125,000
Renovate HC entrance	\$	20,000
Repair / replace and paint rotten Fascia	\$	20,000
Repair boiler room wall	\$	4,000
Replace entrance vestibule doors	\$	28,500
Replace water service entrance	\$	20,500
Replacement of carpeting	\$	25,000
Restore fire escape	\$	14,000
Solar Hot Water	\$	75,000
Sprinkler Installation	\$	75,000
Upgrade elevator alarm interface	\$	7,000

Martinetti Hall

Asbestos abatement	\$	70,000
Construct new entry to Admissions / Parking and Addition	\$	150,000
Electrical Transformer Upgrade	\$	75,000
Improve safety & appearance of west stair	\$	33,000
Install sprinkler system	\$	216,000
Install unit ventilators - 2nd/3rd classrooms	\$	54,000
Install water meter at service entrance	\$	4,000
Lighting replacement Maintenance	\$	65,000
Lighting upgrade in dorm rooms	\$	60,000
Modify generator to prevent freeze-up	\$	27,000
Ramp/accessible entrance to Admissions	\$	57,500
Renovate 2nd/3rd toilet rooms for ADA	\$	284,000
Repaint and Repair Window Brick and Sills	\$	125,000
Repair exterior brick and entrances	\$	199,800
Repair planter and Academic Deans Entrance	\$	45,000
Replace 2nd & 3rd floor lighting	\$	54,000
Replace entire heating system	\$	540,000
Replace entrance doors for ADA	\$	4,400
Replace exhaust ventilation system	\$	40,500
Replace first floor drinking fountain for ADA	\$	2,000
Replace flooring on second floor north wing	\$	34,000
Replace four single-glazed windows on first	\$	34,900
Replace hot water heating equipment	\$	34,000
Replace non fire rated doors and em. hardware / mag holders	\$	55,000
Replace south elevation storefront	\$	153,500
Replace two egress doors for safety	\$	7,500
Replacement of dormitory doors	\$	17,000
Rewire 2nd & 3rd floors/devices	\$	34,000
Upgrade HVAC system (2nd and 3rd FL)	\$	450,000

Maintenance Building

Fire alarm system Upgrade	\$	10,000
Install accessible sidewalk to entrance	\$	18,500
Install backflow preventer	\$	10,000
Install emergency lighting	\$	4,000
Install exit signs	\$	3,000
Insulate exterior walls with EIFS	\$	120,500
Interior repainting	\$	50,000
Lighting replacement Maintenance	\$	12,000
New Doors and Windows	\$	40,000
New Salt/ Sand shed	\$	80,000
Pave the parking lot , drive , drain line	\$	85,000
Renovate hallway and toilet rooms for ADA	\$	52,000
Replace existing stair with steel	\$	12,000
Replace Fascia	\$	15,000
Replace heating system in office and shop	\$	67,500

Vermont State Colleges Deferred Maintenance Projects

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	Rework Leech Field	\$ 15,000
	Roof over Compactors / safety	\$ 35,000
	Sprinkler Building	\$ 28,000
Dewey Campus Center	Key System Replacement	\$ 20,000
	Exterior Painting / Sealing	\$ 20,000
	Flooring upgrades	\$ 20,000
	Lighing replacement	\$ 40,000
	Interior Painting	\$ 40,000
	Re-carpet Building	\$ 65,000
	Relocate hot water pumps/piping	\$ 4,000
	Renovate toilet rooms for ADA	\$ 110,000
	Replace drinking fountains for ADA	\$ 4,000
	Replace sump pumps	\$ 7,000
	Stair and Sidewalk constuction	\$ 25,000
	Window Replacement	\$ 320,000
Bentley Hall	Bentley Sound Entenuation (207)	\$ 38,000
	Duct System Cleaning	\$ 25,000
	New Electrical transfer switch and panel	\$ 67,500
	Perimeter heating w/DDC controls	\$ 405,000
	Repair Exterior brick and concrete walls	\$ 375,000
	Replace Dimmer system and lighting in 207	\$ 75,000
	Replace AHU's	\$ 110,000
	Roof Replacement	\$ 165,000
Presidents House	Drive Repair	\$ 48,000
	Exterior Painting	\$ 13,000
	Install Fire Alarm / Security System	\$ 10,000
	Interior Painting	\$ 12,000
	Landscaping	\$ 15,000
	Repair Foundation at Garage	\$ 20,000
	Sprinkler System	\$ 10,000
Governors	Bathroom Upgrades	\$ 270,000
	Complete Sprinklering of the building	\$ 125,000
	Electrical upgrades	\$ 200,000
	Fire Alarm upgrade	\$ 45,000
	Interior Painting	\$ 100,000
	Lighting	\$ 150,000
	New Stair Treads	\$ 20,000
	Remove Broken Pavers and Road Repair	\$ 100,000
	Repair decks	\$ 40,000
	Repair foundation and retaining walls	\$ 75,000
	Card Access upgrade	\$ 50,000
	Window replacement	\$ 15,000
	Membrane Roofing Replacement	\$ 172,800
Stearns	Exterior brick repair & Seal	\$ 450,000
	Domestic Hot Water System Upgrade	\$ 75,000
	Front Entrance Lighting	\$ 15,000
	Walk In Coolers Compressor Upgrade With Back Up	\$ 50,000
Senators	Asbestos removal	\$ 60,000
	Card Access upgrade	\$ 50,000
	Building Sprinkler System	\$ 150,000
	Domestic Hot Water System Upgrades	\$ 60,000
	Interior Painting	\$ 75,000
	Interior Finishes Upgrades	\$ 100,000
	Lighting Upgrades	\$ 135,000
	Stair Tread Replacement	\$ 20,000
	Repair decks	\$ 60,000
	Renovate Counseling Ctr and Health Center Bathrooms	\$ 35,000
	Electrical System upgrade	\$ 67,000

Vermont State Colleges Deferred Maintenance Projects

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	Fire alarm system Upgrade	\$	35,000
VAC	Exterior Wood Finish / replacement	\$	20,000
	Grounds Work / Drainage / Landscaping	\$	35,000
College Apartments	Construct Parking Lots / Drive / Sidewalk	\$	200,000
	Electrical system upgrade	\$	175,000
	Entrance Lock Replacement (Electronic)	\$	40,000
	Flooring upgrades	\$	143,000
	Heating System conversions	\$	172,000
	Kitchen Upgrades	\$	150,000
	Lighting replacement Maintenance	\$	30,000
	Sprinkle all apartments	\$	150,000
	Roofing Replacement (2 Units)	\$	23,400
Arthur Hall	ADA Compliance Hardware	\$	25,000
	Door replacement	\$	22,000
	Elevator/Replacement	\$	300,000
	Flooring upgrade	\$	13,000
	Front Door Replacement	\$	15,000
	Heating Control upgrades 2nd 3rd,	\$	65,000
	Heating system replacement	\$	500,000
	Improve boiler room safety	\$	25,000
	Interior painting	\$	30,000
	Interior Upgrades	\$	150,000
	Laundry room upgrades	\$	45,000
	Loading Dock Repair / Stair	\$	25,000
	Railing replacement	\$	12,500
	Replace #1 & #2 boilers	\$	472,000
	Replace chemical room ventilation system	\$	20,500
	Replace Window walls windows	\$	75,000
	Membrane Roof Replacement	\$	54,900
	Lyndon State Subtotal	\$	23,717,700 \$ 23,717,700
Vermont Technical College			
Campus Infrastructure	Campus South Water Installation	\$	250,000
	Center Campus Waterline Replacement	\$	400,000
	Parking Lot Repairs and Repaving	\$	450,000
	Power House Steamline Replacement	\$	75,000
	Sewer Pump Station Replacement	\$	175,000
	Underground Power Repairs and Replacement	\$	600,000
	Walkway Repairs and Replacement	\$	82,000
	Campus Steamline Repairs	\$	425,000
Maintenance Building / Central Heating Plant	Ramp and Stair Repairs	\$	12,000
	Heating Plant Repairs and Equipment Replacement	\$	850,000
Trades Building (Old Auto Tech)	Roof Replacement	\$	150,000
	Exterior STO Repairs	\$	50,000
	Entry Porch Roof	\$	2,700
Conant	Conant 102 (PIT) Renovation	\$	27,500
	Conant Window Replacement	\$	165,000
	Conant Roof Replacement	\$	81,000

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Green Hall	Green Hall a/c unit replacement	\$	175,000	
	Green Hall Floor & Ceiling Replacement	\$	100,000	
	Green Hall Recaulking	\$	30,000	
	Green Hall Roof Replacement	\$	160,000	
	Green Hall Window Replacement	\$	145,000	
	Green Hall Retaining Wall Replacement	\$	110,000	
	Green Hall Lower Roof Replacement	\$	18,200	
Hartness	Roof Replacement	\$	136,500	
Judd	Judd Hall Roof Replacement	\$	144,000	
Morey	Morey Entry Door Replacement	\$	25,500	
	Morey Kitchen HVAC Replacement	\$	400,000	
	Morey Kitchen Renovation	\$	600,000	
	Morey Kitchen Utility Infrastructure Replacement	\$	180,000	
	Morey Electrical System Upgrade	\$	350,000	
Morrill	Morrill Window Replacement	\$	225,000	
Norwich Farm (Green House)	Roof Replacement	\$	16,250	
Nutting	Nutting Mechanical Upgrade	\$	450,000	
	Nutting Plumbing Upgrade	\$	500,000	
	Nutting Restroom Renovations	\$	350,000	
	Nutting Windows Replacement	\$	225,000	
	Nutting Electrical Upgrade	\$	350,000	
Keenan	Plumbing infrastructure Replacement	\$	300,000	
	Electrical System Upgrades	\$	250,000	
Old Dorm	Porch Roof Replacement	\$	2,700	
	East Wing Roof Replacement	\$	22,500	
Shape	Pool Gutter Replacement	\$	35,000	
Farmstead	Farmstead Storage Barn Roof Replacement	\$	50,000	
	Building Repairs and Paint	\$	85,000	
	Barn infrastructure Repairs	\$	150,000	
VTEC (Lower Building)	Roof Replacement	\$	45,500	
Williston Building 200	Roof Replacement	\$	148,500	
Williston Building 5667	Roof Replacement	\$	9,750	
Williston Building 5689	Roof Replacement	\$	9,750	
	Vermont Tech Subtotal	\$	9,594,350	\$ 9,594,350
	System-Wide Deferred Maintenance Total			\$ 58,463,030