DEFERRED MAINTENANCE
2004
a.k.a. “can of worms”

presented by Luce Hillman,
All Hands Meeting 2004
University of Vermont
2004 Projects

- 601 Main Street
- Morrill Hall
- 109 Annex and 109 South Prospect
- 146 South Williams (Jacobs)
- Admission (194 South Prospect)
- 16 Colchester Avenue
- Mansfield House
- Grasse Mount Porch and Roof
601 MAIN STREET
FOUNDATION WATERPROOFING
Applying Waterproofing
Waterproofing West Wall
Lessons Learned

- Sometimes unknown utilities lie between two points. Reroute as needed.
- As built drawings don’t always indicate ledge elevations. (i.e.- no room between the bottom of the duct bank and the ledge)
- Solution- Provide tie-in for connection to storm system to be installed when tunnel is excavated as part of Commons.
- Be careful with landscaping
Morrill Hall Exterior Renovations
Maintenance Items
Drilling out Brick
(Headaches for occupants)
Cleaning Brick
Cutting out of the brick
Main Entrance
Porch Support (or non-support)
Interior Chimney Walls
Lessons Learned

- Very inconvenient to residents
- Electrical needs for contractor difficult to accommodate with old system
- Chimney Swifts are not bats
Is there a water problem?

Only when it rains.
How to Fix It

- Excavate around building and apply waterproofing and foundation drain
- Need to have outlet for water. City system on College Street.
- City system overtaxed. Therefore, need a holding tank.
- Property line at west edge of annex building.
New 5500 gallon storage tank
Waterproofing the Wall
What Happens When Utilities are Not Located
NaviTrack Underground Utilities Locator
146 South Williams
Exterior Renovations

- 25+ year old roof
- Shutters broken and mismatched
- Rotted Eaves
- Wet Basement
Weather Damage
Project Challenges

- Lower roof has asbestos
- Undetermined amount of rotted wood
- Zoning permit to replace shingles with slate
- Lead paint throughout
- No outlet to Main Street drainage system to install foundation drain
- Captain Jack
Removal of Lower Roofing
Lower Roof Non-Framing
Staging of Building
Admissions

Waterproofing and Foundation

- High lead levels in soils
- Requires certified lead excavators
- Soil needs to be stockpiled and tested prior to removal
- Currently under construction
16 Colchester Avenue
Foundation and Waterproofing
Coming Soon

Issues:
Connection to City storm system still to be verified.

Window Replacement:
Historic Building
Mansfield House
Waterproofing and Foundation

Issues: No City system to connect into.
Grasse Mount Porch and Roof

- Historic Building
- Lead paint and roofing
- Sensitive paintings in cupola
- Water damage
Porch Roof
Porch Decking
Investigation
Central Heating Plant Projects
2004

- Upgrading Delta V instrumentation for Boilers #3 and #4
- Main Electrical Panel replacement
- Upgrade of Fire Alarm
- O2 Probes (Energy Project)
Coming Attractions for 2005 Projects

- Wheeler House
- Southwick
- Fleming Museum