Review

- Retained Applied Management Engineering to conduct facilities condition assessment (February 2001)

- Audit completed of all buildings (August 2001)

- Received $14.5 million from 2002 bond issue
  - ($5 Million DM, $8.1 Million Heat Line, $1.35 Million Lights/Signs)

- General Fund plant improvement/DM allocation $0.75 Million/Yr

- Received $5 Million 2005/06

- Requesting recurring/committed allocation up to $15 million/year as recommended by the Sightlines study
What Is Deferred Maintenance

Maintenance, system upgrades, or repairs that have been deferred on a planned or unplanned basis until funding becomes available.
What Is Planned Renewal and Replacement

The systematic replacement of building components and systems to extend the facilities useful life
Why Is Maintenance Deferred

- Maintenance interferes with business operations
- Repair/replacements parts are no longer available
- Building new is more glamorous
- Inadequate funding
Deferring Maintenance Is Costly

- Exponential increase in the cost of many of the projects
- Related damage as a result of deferring maintenance

Example

*Dewey Hall*

- Roof replacement deferred more than 15 years
- Entire cornice system needs rebuilding
- Over $2 Million in Repairs
What Has Been Our Philosophy

- Replace/upgrade safety systems
- Building envelope repair/replacement
  - Roofs
  - Foundations
  - Windows
  - Wall systems
- Improve reliability of utility systems
- Secure masonry and structural elements
Challenges

• Variety of building types/historical
• Finding exact component replacements
• Construction Scheduling - events (ex: Ira Allen)
• Limited downtime
• More research - utilities need to be running 24/7/365
• Mold/environmental concerns
• Average age of buildings is increasing
• All utilities have higher demand
• Higher expectations from everyone
Projects From The 2002 Bond

- PFG Re-roofing
- Dewey Re-roofing Design
- 481 Main Foundation/Drainage Imp
- 16 Colchester Foundation/Drainage Imp
- 460 S Prospect Foundation/Drainage Imp
- 194 S Prospect Foundation/Drainage Imp
- 146 S Williams Exterior Improvements
- Royal Tyler Foundation/Drainage Imp
- 475-479 Main Street Foundation/Drainage Imp
- 109 S Prospect Annex Foundation/Drainage Imp
- Trinity Catch Basin Improvements
- Morrill Hall Exterior
- Waterman Chimney Capping/Screening
- Miller Farm Drainage-Bond
- Dewey Hall Roof Cornice Investigation
- Ivy Removal
- PFG Concrete Entrance Pad Replacement
- Given Perimeter Drainage-South Side
- Marsh Life Penthouse
- CHP Controls Upgrade

- Perkins-Fleming Steam line design
- CHP Software Upgrade
- Blundell House Re-roofing
- 284 East Avenue Re-roofing
- 284 East Avenue Generator
- Stafford Hall Penthouse Flooring/Floor Drain
- Fleming Museum Re-roofing design
- Grasse-Mount exterior improvements
- Ira Allen School Asbestos removal
- CHP Electrical Upgrades
- CHP Fire Alarm Upgrades
- 601 Main Street Foundation
- Mansfield House Foundation
- Williams Hall Foundation Investigation
- Outing Club Porch
- CHP-Control Room Upgrades
- 109 So Prospect Foundation
- Wills/Rowell Site Plan Design
- Jacobs/Wheeler Drainage Design
Some Examples Of Projects From The ‘02 Bond Issue

• Morrill Hall
• Grasse-Mount
• Steam Line Replacements
• Foundation Leaks
Morrill Hall

146 University Place

Main Campus

Home of: College of Agriculture and Life Sciences and the UVM Agricultural Extension Service

Built: 1904-7

Listed on the National Register of Historic Places

History of Morrill Hall
Masonry falling from Morrill Hall
Grasse Mount

411 Main Street

Central Campus

Home of:
UVM Development and Alumni Relations

Built: 1804

Listed on the National Register of Historic Places

History of Grasse Mount
Grasse Mount
Deteriorating Structural Systems
Wood rot exists in many of the older structures that have not been maintained.
Properly reconstructed rear porch with sensitivity towards historic significance
Central Campus
481 Main Street
Home of:
Classics Department
Religion Department
Built: 1891
Architects: Wilson Brothers
Listed on the National Register of Historic Places

Adams Building
601 Main Street
East Campus
Home of: College of Agriculture and Life Sciences
Built: 1905 as the Burlington U. S. Weather Bureau Station
History of 601 Main Street

Central Campus
475 Main Street
Home of:
Speech & Debate
Asian Studies
Built: 1891
Listed on the National Register of Historic Places

Allen House
461 Main Street
Central Campus
Home of: Center for Cultural Pluralism
Built: 1839 - c.1886
Listed on the National Register of Historic Places
Foundation issues on Main Street
Some Examples Of Projects From The 2005 Bond Issue

- Bittersweet
- Bailey-Howe Library
- Ira Allen Chapel
- 601 Main (Adams House)
- Anatomy lab ventilation
- Rowell exterior circulation
Bittersweet

151 South Prospect St.

Central Campus

Home of:

UVM Environmental Program

Built: 1809

Listed on the National Register of Historic Places

History of Bittersweet
Mold, fungi and other water penetration issues
Bailey-Howe Library

538 Main Street

Central Campus

Home of: Main UVM Library

Guy W. Bailey Library:
built 1960
Roland M. Whittier, architect

David W. Howe addition:
designed 1978 by
Robert Burley Associates, architects

Bailey-Howe Library with Howe addition at left
photo 1999
Marble Distortion From Limited Expansion Allowance

Failing Soffit Section
IRA ALLEN CHAPEL

26 University Place

Central Campus

Built: 1925

Architect: McKim, Mead & White

Listed on the National Register of Historic Places

History of Ira Allen Chapel
Adams Building

601 Main Street

East Campus

Home of: College of Agriculture and Life Sciences
Built: 1905 as the Burlington U. S. Weather Bureau Station

History of 601 Main Street
Some Future Projects

• Dewey Exterior Repair
• Williams Hall
• Ira Allen Phase 2
• Trinity Electrical System
• Elevator Upgrades
• Given Switch Gear
• Given Boiler Replacements
Welcome to
the UVM Community

John Dewey Hall
2 Colchester Avenue
Main Campus District
Home of:
UVM Department of Psychology

Built: 1905
Architect: W. R. B. Wilcox
Listed on the National Register of Historic Places

History of Dewey Hall
Williams Hall

72 University Place

Central Campus

Home of: Art Department, Anthropology Department, Francis Colburn Art Gallery

Built: 1896

Listed on the National Register of Historic Places

History of Williams Hall
Original Given Boilers And Chimney
Why Are Recurring/Committed Funds So Important

• Planning and investigation
• Engineering and design
• Finding and/or manufacturing matching products
• Scheduling/ Event planning
• Relocations
• Staffing
• Departments could plan in advance
• Make sound decisions
• Group similar type work for bidding
• Ideally 2 years ahead of time
<table>
<thead>
<tr>
<th>BUILDING NAME</th>
<th>PROJECT DESCRIPTION</th>
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<th>PROJECT DESCRIPTION</th>
</tr>
</thead>
<tbody>
<tr>
<td>IRA ALLEN CHAPEL</td>
<td>Exterior</td>
<td>VOTEY BUILDING</td>
<td>Fire Systems Upgrade</td>
</tr>
<tr>
<td>BLUNDELL HOUSE</td>
<td>Window Replacement</td>
<td>VOTEY BUILDING</td>
<td>Electrical Service Upgrade</td>
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<tr>
<td>590 MAIN STREET</td>
<td>Window Replacement</td>
<td>WATERMAN BUILDING</td>
<td>Foundation Waterproofing</td>
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<tr>
<td>FLEMING MUSEUM</td>
<td>Roof Replacement</td>
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<td>Fire Systems Upgrade</td>
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<td>GIVEN</td>
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<td>Electrical Panel Upgrades</td>
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<tr>
<td>GIVVEN</td>
<td></td>
<td>WHEELER HOUSE</td>
<td>HVAC/Plumbing</td>
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<td>ROWELL</td>
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<td>Foundation Waterproofing</td>
</tr>
<tr>
<td>MARSH LIFE SCIENCE BUILDING</td>
<td>Window Replacement</td>
<td>ROWELL</td>
<td>Roof Replacement, Windows</td>
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<tr>
<td>MARRILL HALL</td>
<td>Electrical Service Upgrade</td>
<td>16 COLCHESTER AVENUE</td>
<td>Siding, Painting, Windows, Porch</td>
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<tr>
<td>70 SOUTH WILLIAMS STREET</td>
<td>Building Envelope (R,S,W)</td>
<td>31 SOUTH PROSPECT STREET</td>
<td>Window Replacement</td>
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<tr>
<td>PFG - PATRICK-MULTIPURPOSE</td>
<td>Roof Repairs</td>
<td>VARIOUS BUILDINGS</td>
<td>Small Boiler Replacement</td>
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<td>PFG - FITNESS CENTER</td>
<td>Rectify Snow Loading Problem</td>
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<td>PFG - PATRICK-MULTIPURPOSE</td>
<td>Emergency Egress/Overhang</td>
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<td>DEWEY HALL</td>
<td>Roof, Cornice, Exterior Repairs</td>
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<td>DEWEY HALL</td>
<td>Structural Column Repair</td>
<td>CAMPUS CENTER THEATRE</td>
<td>Sprinkler System Replacement</td>
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<td>DEWEY HALL</td>
<td>Boiler Replacement</td>
<td>CARRIAGE HOUSES, ENVELOP</td>
<td>Roofing, Siding, Painting</td>
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<td>Electrical Panel Dist/Upgrade</td>
<td>ROYAL TYLER THEATER/CHP</td>
<td>Building Control Systems Integration</td>
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<td>DEWEY HALL</td>
<td>Air Handler Replacements</td>
<td>SITE LIGHTING</td>
<td>Replace existing lighting with new</td>
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<td>Elevator Upgrades</td>
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<td>SOUTHWICK HALL</td>
<td>Window Replacement</td>
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<td>Key System Upgrades/Kaba Peaks</td>
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</table>
UNIVERSITY OF VERMONT

FACILITIES RENEWAL PROJECTIONS

THROUGH FISCAL YEAR 2016

(Calculated in current dollars)
Conclusion/Discussion

• Where do we go from here?
• Are we better off than we were 5 years ago?
• What more do we need to invest?
• Why is it important?
• What are the ramifications?