



To: Board of Trustees of the University of Vermont and State Agricultural College

From: The Multipurpose Center Work Group

Re: Report of the Multipurpose Center Work Group

Date: February 7, 2023

Summary:

At its October 2022 meeting, the Board of Trustees of the University of Vermont and State Agricultural College (the “Board”) constituted a Multipurpose Center Work Group (the “Group”) to consider the “the current status and remaining options for the Multipurpose Center previously approved by the Board.” The work group reviewed the Multipurpose Center (the “MPC”) project’s history and progress made to date toward the initially approved goals for the project.

The Group considered needs and opportunities for intercollegiate athletics, student recreation and wellness, student mental health, and sustainability, and reviewed the financial resources required and available for completing the project. The Group determined that the needs of the university to maintain well-balanced and competitive Division I athletics programs and to provide ample fitness and recreation space appropriate to its overall student wellness priorities remain essential goals of the project yet to be fulfilled.

Review of costs and resources demonstrated that approximately \$87 million is required to complete the project, with identified university resources available totaling \$39 million. Sources for the remaining \$48 million have not yet been identified, and would need to come through additional philanthropy, partnerships, and other alternative funding sources.

After considering the above topics and potential alternative means of accomplishing the project’s intended goals, the Group recommends that the best path forward is to pursue the originally approved plan, with additional individual fitness space included, should the additional financial resources be identified by the administration and the UVM Foundation, and approved by the Board. The Group recommends that the Board request the administration report back to the Board regarding financial resources and planning for the project by a date certain established by the Board.

Background

A. Work Group and Report Overview

On October 29, 2022, the Board appointed Trustees Otto Berkes, Frank Cioffi, Carolyn Dwyer, Kisha Kalra, Don McCree, Kristina Pisanelli, Shap Smith and Kitty Toll as well as administration liaisons Associate Director, Planning, Development and Construction Dave Blatchly, Special Assistant to the President Jonathan D’Amore, UVM Foundation President & CEO Monica Delisa, Vice President for

Legal Affairs and General Counsel Trent Klingerman and Director of Athletics Jeff Schulman to serve on the Group. The Board asked Ed Pagano to serve as the Group's leader and charged us with discussing "the current status and remaining options for the Multipurpose Center previously approved by the Board." The Board further asked the Group to "report on the advantages, disadvantages, financing, scope and impact of those options and provide an update at the February 2023 Board meeting."

The Group met nine (9) times over a three (3) month period beginning on November 10. Each meeting was duly warned and took place in executive session for the purpose of discussing contracts, premature public knowledge of which would place the university at a substantial disadvantage.¹ This report serves as the Group's formal update to the Board. It represents the consensus of the Group and is the result of the input of each of the Group's members as well as several other university leaders including Vice President Richard Cate, Vice Provost Erica Caloiero, Director of Campus Recreation Gregg Bates, and others who have contributed to the Group's understanding of the relevant factors relating to this important project. President Suresh Garimella, Provost Patty Prelock, Chief Communications and Marketing Officer Joel Seligman, and Director of University Communications Adam White each also attended some meetings of the Group.

The remainder of Part I of this report provides a brief overview of the history and status of the MPC project to orient the Board. Part II of this report summarizes the subject matters discussed by the Group. It defines the Group's view of the relevant factors that inform the Board's evaluation of the status and future scope of the Multipurpose Center. Part III of this report enumerates the Group's consensus findings and recommendations.

B. Project History

In May 2016, the Board appointed a Trustee Work Group to explore and discuss "options, terms and conditions related to emerging scenarios for a Multipurpose Events Center, as proposed by the cities of Burlington and/or South Burlington. Work Group members will be asked to share with the full Board pertinent issues, such as financing, facility scope and design, location, economic impact, advantages and disadvantages of the proposal(s), and projected timetables, in preparation for consideration of, and action on, the proposals."²

The 2016 review culminated in a February 2017 presentation to the Board of the original concept of the MPC. At that meeting, the Board authorized the administration to proceed with the schematic design phase and present a cost estimate and funding plan to the Budget, Finance & Investment Committee ("BFI").³ Also in February 2017, the Educational Policy & Institutional Resources Committee ("EPIR") approved the MPC project concept. The approved concept stated six (6) project goals:⁴

- Expand and upgrade fitness/recreation/wellness/intramural facilities for use by the entire University, including associated support facilities such as locker rooms

¹ The Multipurpose Center Work Group's Agendas and Materials are available at:
<https://www.uvm.edu/trustees/committees-work-groups-agendas-and-minutes>

² May 21, 2016 Board Minutes and Materials, Appendix A, available at:
<https://www.uvm.edu/sites/default/files/UVM-Board-of-Trustees/resolutions/2016.pdf>

³ February 2017 Board Minutes and Materials, available at:
<https://www.uvm.edu/sites/default/files/UVM-Board-of-Trustees/resolutions/2017.pdf>

⁴ Appendix 1 to this Report

- Create tangible academic support space (for example, classrooms and study space)
- Upgrade competitive venues for hockey and basketball, including practice facility availability and improved athlete support facilities such as locker rooms, training, meeting space, administrative staff and coaches' offices
- Upgraded, air-conditioned facility for other events (for example, speakers, concerts, other cultural events, community programs)
- Renovate and upgrade existing spaces in need of systems, safety, circulation, ADA compliance, as well as cosmetic improvements and reconfiguration
- Devise a longer-term phasing opportunity for issues such as an aquatic center, indoor turf, and outdoor tennis facilities

Later in 2017 and through early 2018, the Board approved incremental expenditures for the design and permitting phase of the MPC project.⁵ In October 2018, EPIR approved the conceptual project scope presented to it by the administration.⁶ The conceptual plan included an Events Center (later the “Tarrant Center”), upgrades to Gutterson Fieldhouse, a shared entry/connector between those two buildings, repurposing of Patrick Gymnasium for recreation and wellness, and significant facility improvements and deferred maintenance throughout the complex. The project aimed to address needs first identified as early as 2007: to “Upgrade and Expand our facilities to better accommodate UVM’s health, fitness, wellness, recreation, academic, athletic, events, and related programs.” At the same time, BFI and the full Board authorized total project expenditures in the amount of \$95,000,000 on the following conditions⁷:

- receipt and approval by the University by February 1, 2019 of signed commitments from donors that total at least \$30,000,000 in gifts directed exclusively for athletics or the Project
- at least \$15,000,000 of the \$30,000,000 in gifts for the Project must through signed commitments be scheduled to be received as cash no later than December 31, 2021
- the balance of the \$95,000,000 be drawn from a combination of “gifts, general funds, and up to \$75,000,000 of university debt”

On May 17, 2019, the UVM Foundation confirmed that it fulfilled all fundraising conditions articulated by the Board, and the administration presented a final financing and construction plan.⁸ Fundraising efforts yielded \$32 million in gifts and commitments from over 400 donors, which is the most gift funds ever raised by UVM for a capital project.

The Board approved the plan on May 18, 2019 and further approved an increase to the Athletics and Recreation Fee of \$400 per year to fund the debt service associated with the MPC project.⁹ The Board directed that the student fee increase be implemented in phases, with a \$260 per year increase effective

⁵ October 21, 2017 Resolution Authorizing Expenditures for the Design Development Phase, available at: <https://www.uvm.edu/sites/default/files/UVM-Board-of-Trustees/resolutions/2017.pdf>

February 3, 2018 Resolution Authorizing Expenditures for the Completion of the Multipurpose Center Design Development and Permitting, available at: <https://www.uvm.edu/sites/default/files/UVM-Board-of-Trustees/resolutions/2018.pdf>

⁶ Appendix 2 to this Report

⁷ October 27, 2018 Board Minutes and Materials, available at:

<https://www.uvm.edu/sites/default/files/UVM-Board-of-Trustees/resolutions/2018.pdf>

⁸ Appendix 3 to this Report

⁹ May 18, 2019 Board Minutes and Materials, available at: <https://www.uvm.edu/sites/default/files/UVM-Board-of-Trustees/resolutions/2019.pdf>

August 2020 and the remaining \$140 per year increase effective August 2021.¹⁰ All necessary and required permits were approved, and university leadership and project donors held a formal ground breaking ceremony on May 18, 2019, when construction on the project commenced.

Construction on the MPC project continued until March 2020 when, at the beginning of the COVID-19 pandemic, Vermont Governor Phil Scott issued a series of public health executive orders. These orders suspended in-person work activities including on all construction projects except those “necessary to support the COVID-19 response and maintain critical infrastructure.”¹¹ Shortly thereafter, the Board approved a series of budgetary recommendations from the administration in order to address the uncertainty of the financial impact of the pandemic on the university.¹² Based on information provided by the administration, the Executive Committee voted to delay securing the remaining \$30 million (of the previously approved \$75 million) in debt financing for the MPC project and delay assessing the \$140 per year (of the previously approved \$400 per year) student fee increase to service that debt. The Executive Committee also established a set of criteria that had to be met before the Board would again consider issuing the remaining \$30 million of debt.

In February 2021, the Board approved the administration’s request to resume construction on the MPC project.¹³ However, noting the critical need for the expansion of space for recreation and wellness, which was not included in the scope of the \$95 million project, based on information provided by the administration the Board elected that these elements be constructed next. Noting that \$42.5 million had already been expended on the project, and that further improvements to recreation and wellness facilities and Gutterson Fieldhouse could continue without the need for additional debt financing, the Board authorized continuing the project “at a cost not to exceed \$22,500,000, to be financed through gifts directed to the Project, funds available from the bond issuance in 2018 (sic), and University Reserves previously restricted for the project.” The Board revised its approval—authorizing the expenditure of an additional \$2.2 million from university reserves—in June 2021 due to higher-than-expected construction bids attributable to COVID-19 market conditions.¹⁴

Construction proceeded through the early fall of 2022. As necessary, the administration has taken appropriate steps to renew or extend all environmental and construction permits for the project.

The university has made progress toward some of the goals of the MPC project: by prioritizing recreation and wellness, UVM was able to open a new, modern Group Fitness Hub featuring cycling, dance, yoga, and fitness studios, completed construction of a multi-activity court (“MAC”) for club and intramural sports, and constructed a state-of-the-art bouldering wall for all students to use. In addition, the university

¹⁰ May 18, 2019 Board Minutes and Materials, available at:

<https://www.uvm.edu/sites/default/files/UVM-Board-of-Trustees/resolutions/2019.pdf>

¹¹ Addendum 6 to Executive Order 01-20, available at:

<https://governor.vermont.gov/sites/scott/files/documents/ADDENDUM%206%20TO%20EXECUTIVE%20ORDER%2001-20.pdf>

¹² April 6, 2020 Board Minutes and Materials, available at: <https://www.uvm.edu/sites/default/files/UVM-Board-of-Trustees/resolutions/2020.pdf>

¹³ February 5, 2021 Board Minutes and Materials, available at:

<https://www.uvm.edu/sites/default/files/UVM-Board-of-Trustees/resolutions/2021.pdf>

¹⁴ June 24, 2021 Executive Committee Minutes and Materials, available at:

<https://www.uvm.edu/sites/default/files/UVM-Board-of-Trustees/resolutions/2021.pdf>

has achieved many of the project's goals for addressing a significant amount of deferred maintenance and improving electrical and HVAC systems.¹⁵

II. Work Group Areas of Consideration

The Group reviewed the above history and further explored certain areas of the project to understand and evaluate the extent to which needs have been met or remain unmet since the project was initially authorized.

As part of its charge, the Group discussed options by which the goals of the project as initially approved might be accomplished through alternative construction and programming plans. Each option required the construction of improvements to Patrick Gymnasium so that it could continue to be utilized for intercollegiate athletics. These options did not address the need for additional fitness and recreation space.

The Group narrowed its focus to the originally approved plan as it remained the best option for meeting both the needs of the athletic program and the fitness and wellness space needs for the entire community.

This Part II provides an overview of the areas considered by the Group.

A. Athletics

The MPC project aims to achieve several goals related to UVM's intercollegiate athletics programs. Those goals, listed in Section I.B. of this report, have not changed since the project's initial approval.¹⁶

UVM's intercollegiate athletics facilities have fallen behind the facilities of other universities of similar size, including many of its closest competitors. Patrick Gymnasium was constructed in 1963, when undergraduate enrollment was slightly above 3000 students. While the project has significantly improved the locker rooms and other student athlete amenities in Gutterson Fieldhouse, the spectator spaces there remain unfinished. Given their age, the gymnasium and the student-athlete and staff spaces associated with men's and women's basketball create a competitive disadvantage for recruiting student athletes, coaches, and athletics staff. The facilities do not provide great comfort for spectators at athletics and other community events. A more modern, comfortable spectator environment could drive increased ticket revenues and attract concerts, speakers and other public events that cannot currently be accommodated.

The Group received information regarding several competitor facilities, including:

- University of Albany (multipurpose arena opening late 2023) – a 3,800-seat, \$12 million upgrade of existing facility funded entirely through philanthropy
- Bryant University (2023 groundbreaking) – a 3,900-seat arena funded by significant philanthropy, the full extent of which is not publicly available
- University of Connecticut (opening 2023) – a 2,600-seat, \$70 million hockey arena funded by a combination of philanthropy, university funds, and debt financing
- Fairfield University (2022 opening) – a 3,500-seat, \$51 million arena funded entirely through philanthropy

¹⁵ For a summary of progress through Phase 2 of the project, see the video available at <https://www.uvm.edu/facilities/athletics-multi-purpose-center>.

¹⁶ See Appendix 1 to this Report.

- Georgia Southern (2023 opening) – a 5,500-seat, \$65 million multipurpose arena funded through a combination of state funding and philanthropy
- University of Maine (2023 groundbreaking) – a 3,000-seat multipurpose arena as part of a \$110 million athletics master plan, fully funded by philanthropy
- University of Maryland, Baltimore County (2018 opening) – a 5,000-seat, \$85 million multipurpose arena, funded by a combination of state funding, debt financing, and a 15-year naming agreement with a corporate sponsor

B. Student Wellness

The MPC project also addresses the need to increase access to health and wellness for all students at the university. One goal of the original proposal was to “[e]xpand and upgrade fitness, recreation, wellness, and intramural facilities for use by the entire University, including associated support facilities such as locker rooms.” The administration and Board have consistently prioritized achieving this goal throughout the challenges imposed by the COVID-19 pandemic.

The Group considered three areas related to student wellness and assessed continued areas of need for the purposes of the Project: individual fitness; group fitness; and student mental health services.

1. Individual Fitness and Group Fitness

Prior to the project, fitness space was inadequate for the size of the student body and campus community and disjointedly spaced, impacting accessibility. From the outset, the project has sought to increase, modernize, and consolidate fitness and wellness space. Some of the project’s goal have been accomplished and are yielding many benefits for all students.

Group fitness areas, including cycling, dance, yoga, general fitness studios and the MAC were completed in time for the fall 2022 semester. The bouldering wall was finished and ready for use shortly thereafter. These new areas record more than 400 visits by students per day.¹⁷

There are two student health and wellness goals of the project related to individual fitness that are not yet realized. First, the project seeks to increase the amount of space dedicated to individual fitness (for example, weight training, treadmills and elliptical machines). Second, the project seeks to locate those individual fitness areas closer to the Group Fitness Hub and MAC to streamline accessibility. The Group reviewed the original conceptual plans for conversion of Patrick Gym for campus recreation use, including substantially increased space for individual fitness, and concluded that a streamlined approach to the original concept would fulfill the two outstanding goals stated above.

The Group received usage and benchmark information from Athletic Director Jeff Schulman and Director of Campus Recreation Gregg Bates, who informed the Group that:

- More than 80% of UVM students use campus fitness facilities (nearly 2,100 daily visits)
- Approximately 65% of daily visits (approximately 1,300 per day) are utilizing the individual fitness space in the Gucciardi Center
- The Gucciardi Center is 7,743 square feet and serves 11,326 students (0.66 sq. ft./student)

¹⁷ Usage information drawn from the last full week for which statistics are available when compiling this report, January 19-26, 2023.

- The average among 11 peer institutions' fitness centers is 1.33 sq. ft./student¹⁸
- To meet the average 1.33 sq. ft./student metric, UVM needs to add an additional 7,321 square feet of individual fitness space

The Group also noted the popularity of the Gucciardi Center, and members expressed their opinion that its future use and availability be closely considered as the project moves forward.

2. Student Mental Health

Recognizing that student mental health is an essential component of overall wellness, the Group considered whether and to what extent the project could directly contribute to improving UVM's delivery of mental health services for students. Vice Provost for Student Affairs Erica Caloiero spoke with the Group and provided an overview of current resources, space, and strategy for delivering this critically important student support.

Vice Provost Caloiero explained that services are now being provided at Jacobs House and at Wright Hall on the Redstone campus, with satellite services available at other locations including the Living Well facility inside the Davis Center, the Women and Gender Equity Center, the Mosaic Center, and the Prism Center. In addition, telehealth appointments are available. While the strategic vision for general student mental health at UVM does not require additional mental health space located within the MPC, the close connection between physical wellness and mental health is a key benefit of the fitness components of the MPC project and programming opportunities can be explored further.

C. *Sustainability*

The first guiding principle of UVM's Campus Plan (2022-2032) is sustainability. Each university capital project aims to support UVM's role as a sustainability leader by planning, designing, and implementing fiscally responsible improvements that incorporate responsible environmental practices. The MPC project, like all campus capital projects, aims to achieve LEED Silver Certification for the new construction in the Tarrant Center and "spine" connector areas. Associate Director for Design and Construction Dave Blatchly provided an overview of LEED Certification and other sustainability practices. The Group learned that:

- To achieve a higher level of LEED certification ("Gold" or "Platinum") generally adds from 7% to 9% cost as well as additional construction fees to a project
- It is unclear whether the overall project could achieve a certification above Silver because it is a hybrid project that includes improving existing facilities
- As always, UVM's commitment to sustainability requires careful post-construction monitoring of each building's mechanical, electrical, and plumbing systems

In addition, the Group discussed how to best promote both the MPC project's sustainability as well as UVM's overall commitment to sustainability.

¹⁸ Appendix 4 to this Report.

D. Project Financing

As described in Part I of this report, the Board previously authorized \$95 million total project expenditures, no more than \$75 million of which could be financed by debt. The Board previously authorized assessment of a \$400/year student fee to service the approved debt.

The following summarizes key project financial information considered by the Group:

- The university has raised \$32.4 million in philanthropic support for the project to date, of which \$16.5 million is in the form of future bequests
- The university has issued bonds in the amount of \$45 million (of the originally authorized \$75 million) for the MPC project
- The university has assessed the first phase of the authorized \$400/year student fee to service the debt associated with the bond issue
- The Board has authorized \$5 million in expenditures from university general reserves toward the project
- Overall, the university has spent \$67.2 million of the authorized \$95 million on the project¹⁹:
 - \$28.6 million on design, site preparation, deferred maintenance, refurbishment, and infrastructure improvements
 - \$16.3 million Tarrant Center foundation, infrastructure and steel
 - \$12.5 million on recreation and wellness
 - \$9.8 million on intercollegiate athletics spaces

The remaining \$27.8 million of the originally approved \$95 million project funds is insufficient to complete the project. A portion of the additional cost accounts for the inclusion of student fitness and recreation space not accounted for in the initial approved budget; changes in schedule, revised construction phasing and sequencing, and consequent rising costs attributable to the inflationary market conditions caused in part by the COVID-19 pandemic and general supply chain constraints, factor into the current cost differential.

Based on information received from the administration; the university's contractors, project engineers and architects; and UVM's athletics facilities consultants, the Group anticipates that it will cost \$87 million to achieve the full scope of the MPC project, an increase of \$59.2 million over the previously authorized budget.

The Group discussed funding options, including potential additional philanthropic sources, to help complete the project, with university leadership and UVM Foundation President Monica Delisa. University leadership also described their exploration and pursuit of new funding sources, including:

- Potential disposition of university real assets
- Pursuit of federal or state grants or other sources of external funding
- Discussions with entities that may have interest in partnering with UVM in the MPC Project
- Additional debt financing within the University's Debt Policy²⁰

The Group submits this illustration summarizing the financial resources available for the project:

¹⁹ Appendix 5 to this Report.

²⁰ Available at: https://www.uvm.edu/sites/default/files/UVM-Board-of-Trustees/policy_manual/VIII4c_debt_policy.pdf

Debt Funded by Implementing Remainder of Previously Approved Student Fee	\$ 26,000,000
Debt Funded by Present Value Savings from Refunding Existing Debt	\$ 8,000,000
UVM Cash Reserves	\$ 5,000,000
Subtotal of Available Resources	\$ 39,000,000
<i>Remaining Need</i>	<i>\$ 48,000,000</i>
Total Remaining Project Cost	\$ 87,000,000

III. Summary Findings and Recommendations

Based on the foregoing, the Group makes the following findings and recommendations, each of which represents the consensus of the Group.

A. Findings

- The most significant remaining aims of the MPC project are to increase the space available to all UVM students for individual fitness activities and to enhance the facilities that support and enable UVM's valued intercollegiate athletics programs.
- Intercollegiate athletics is a vitally important part of UVM's mission. Athletics enables UVM to recruit and retain a diverse and talented student body and creates significant interest and connections for alumni, the campus community, and surrounding areas. Constructing the Tarrant Center and completing the planned improvements to Gutterson and other remaining elements of the MPC project achieves the necessary improvements to support future competitive success as an NCAA Division I program.
- Further, the Tarrant Center would provide new space for UVM's varsity basketball teams, allowing the substantial space in Patrick Gym to be repurposed for campus recreation, particularly for individual fitness, and completing a true Recreation Center. Doing so enhances overall physical and mental wellness of UVM students. Prior construction phases have advanced student fitness, but this important goal of the project plan has not yet been fully achieved.
- Based on student wellness needs, the needs of our athletics programs, and the university's commitment to philanthropic supporters of the project, it is the Group's view that the best path forward is to pursue the originally approved plan, utilizing the construction of the new Tarrant Center to create additional individual fitness space in Patrick Gymnasium, should the additional financial resources be identified by the administration and the UVM Foundation, and approved by the Board of Trustees.

B. Recommendations

- The Group recommends that the Board request that the administration and the UVM Foundation continue to pursue all such sources of funding, including maximum available philanthropy, and report back to the Board by a date certain established by the Board regarding a financial plan for completing the project.
- The Group further recommends that the Board direct the administration that in all planning for the MPC Project, the university should adhere to UVM's Debt Policy, recognize UVM's affordability and accessibility mission, and reflect UVM's sustainability vision.

- Finally, the Group recommends that this report be a public record made readily available to the public and that the administration provide updates to the campus community and other key stakeholders about the status of the MPC project.



ON-CAMPUS MULTIPURPOSE FACILITY



The
UNIVERSITY
of **VERMONT**

January 17, 2017

CANNONDESIGN

AGENDA

INTRODUCTION

PROJECT GOALS

PROGRAM COMPONENTS

PLANNING CONCEPTS

COST MODEL

NEXT STEPS



INTRODUCTION

- (provided by UVM)

INTRODUCTION – STUDY OBJECTIVES

- Identify, articulate and assess campus needs relative to campus wellness and recreation, intercollegiate athletics and major events
- Develop a tabular program summarizing the program needs
- Develop recommendations and strategies that will help UVM more effectively meet these needs, improve campus life, and strengthen UVM's competitive position
- Create 3d massing concepts to support fundraising initiatives



INTRODUCTION – PROJECT GOALS

- Expand and upgrade fitness/recreation/wellness/intramural facilities for use by the entire University, including associated support facilities such as locker rooms
- Create tangible academic support space (e.g. classrooms, study space, etc)
- Upgrade competitive venues for hockey and basketball, including practice facility availability and improved athlete support facilities such as locker rooms, training, meeting space, administrative/coaches offices, etc)
- Upgraded/air conditioned facility (dual use of #3) for other events (speakers, concerts, other cultural events, community programs)
- Renovate and upgrade existing spaces in need of systems/ safety/ circulation/ ADA/ cosmetic improvements and reconfiguration
- Devise a longer term phasing opportunity for issues we cannot address at this time (e.g. aquatic center, indoor turf, and outdoor tennis)

EXISTING BUILDING CHALLENGES

- Facilities no longer meet current athletic or recreational planning standards
- Functioning at or beyond their full capacity
- Majority of spaces are undersized
- Wayfinding throughout complex is difficult thru multiple corridors
- Universal accessibility is limited
- Maintenance program has extended the lifespan of the facilities
- Building systems have reached the end of their typical useful life



PROGRAMMATIC GOALS

- (provided by UVM)

PROGRAM COMPONENTS

CAMPUS WELLNESS & RECREATION



SUPPORT SPACES



NEW EVENTS CENTER



GUTTERSON ARENA

PROGRAM COMPONENTS – CAMPUS WELLNESS & RECREATION

- New Entry/ Consolidated Space
- Gymnasium
 - ✓ 3-courts (convert Patrick Gym)
 - ✓ 1-court MAC (convert Strength Room)
- Fitness Center
 - ✓ Fitness Center (18,000 NSF)
- Multipurpose Rooms
 - ✓ 3-subdividable (1,400/2,000/4,000 NSF)
- Locker Rooms
 - ✓ Men's + Women's General (2,400 NSF)
 - ✓ Single-Use (300 NSF)
- Building Support



PROGRAM COMPONENTS – CAMPUS WELLNESS and RECREATION

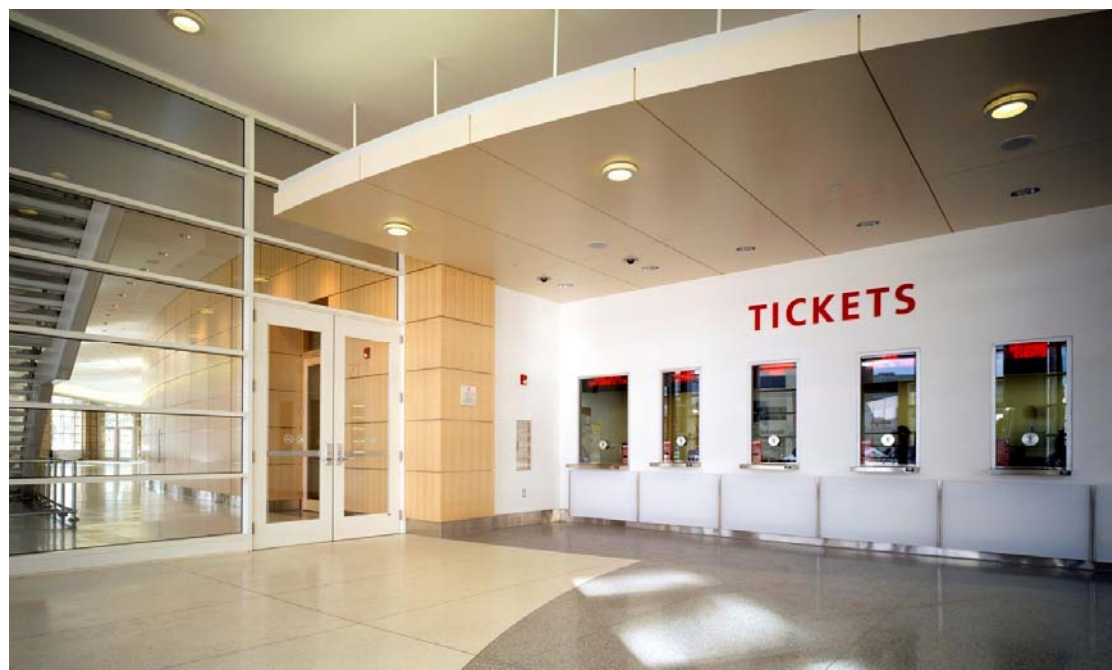


PROGRAM COMPONENTS – MULTIPURPOSE FACILITY

- Top-Fed Seating Bowl
 - ✓ 3,100 tiered seats
 - ✓ Additional 1,000 floor seats possible
- Spectator Support Spaces
 - ✓ Concessions
 - ✓ Restrooms
- Upper Level Overlook:
 - ✓ Victory Club
 - ✓ Press and Broadcast Support Spaces
- Building Support
 - ✓ Storage
 - ✓ Satellite Training



PROGRAM COMPONENTS – MULTIPURPOSE FACILITY



PROGRAM COMPONENTS – SHARED SUPPORT SPACES

- Spectator Support
 - ✓ Lobby / Ticketing / Concessions/ Public
 - ✓ Restrooms / Victory Club
- Team Locker Rooms
 - ✓ Men's and Women's Team Rooms
 - ✓ Visiting / Officials Locker Rooms
- Athletic Training
- Strength & Conditioning (convert Gucciardi)
- Administrative Space
- Classrooms / Meeting Space
- Building Support
 - ✓ Storage / Equipment / Laundry



PROGRAM COMPONENTS – SUPPORT SPACES

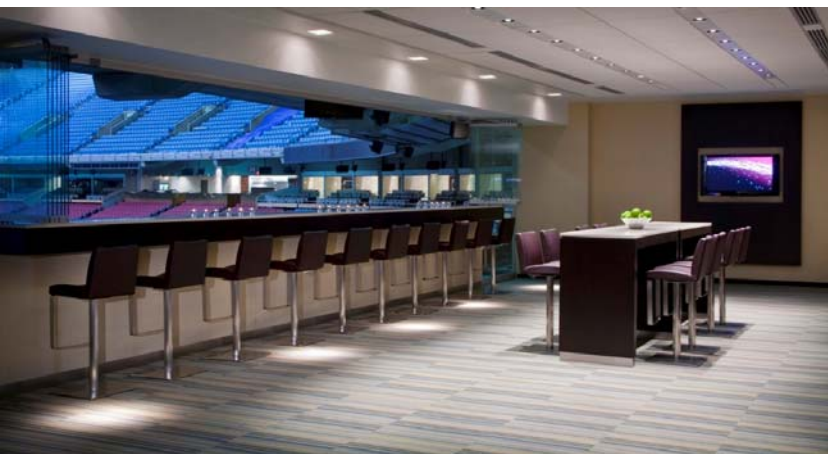


PROGRAM COMPONENTS – GUTTERSON ARENA

- Renovated Seating Bowl
 - ✓ New seating: 4,000 seats
 - ✓ Mix of bench and chair backs
 - ✓ New south concourse
- Cosmetic Improvements
- Shared Spectator Support Spaces
 - ✓ Concessions
 - ✓ Restrooms
- Upper Level Overlook:
 - ✓ Victory Club
 - ✓ Press and Broadcast Support Spaces



PROGRAM COMPONENTS – GUTTERSON ARENA



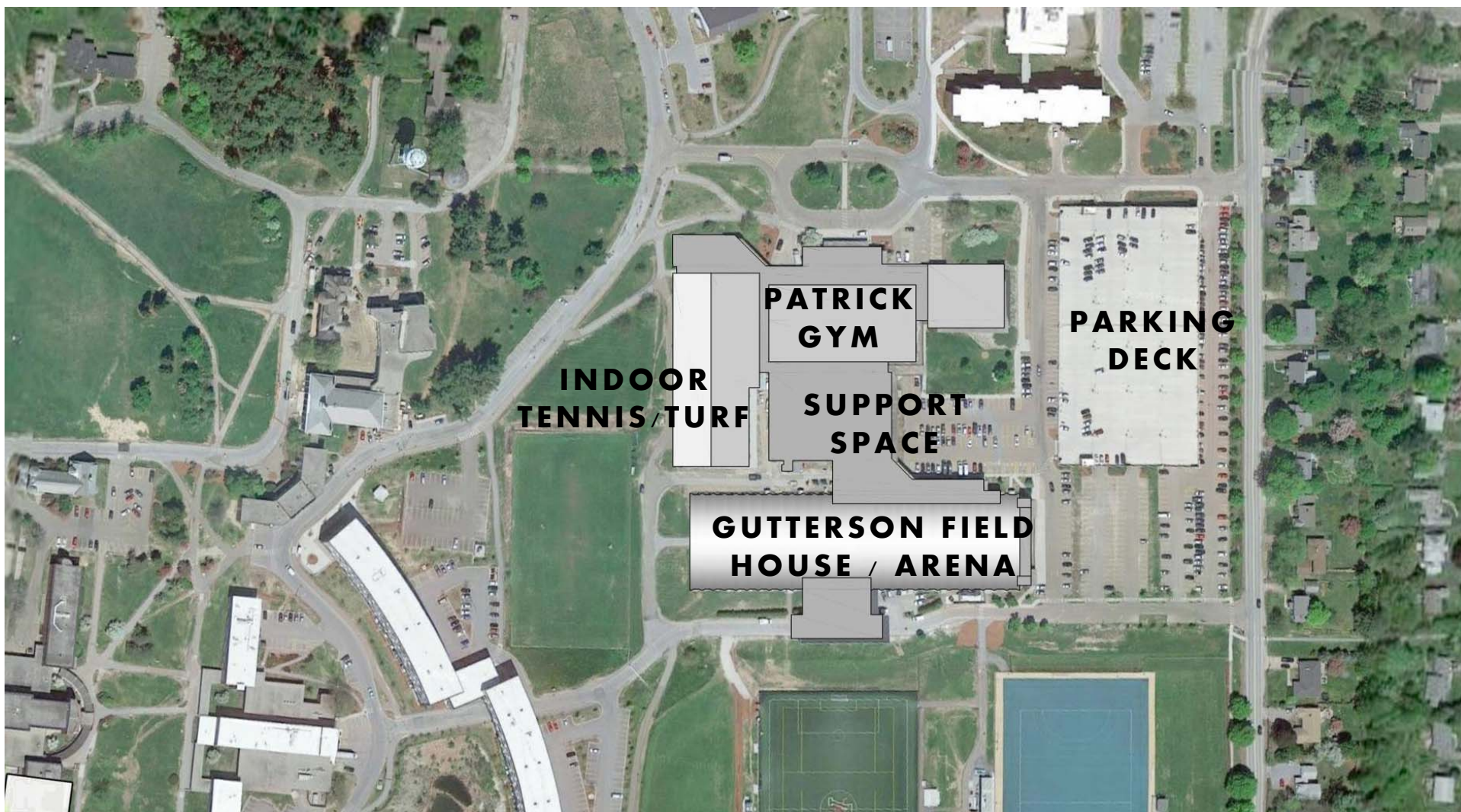


The
UNIVERSITY
of VERMONT

CANNONDESIGN

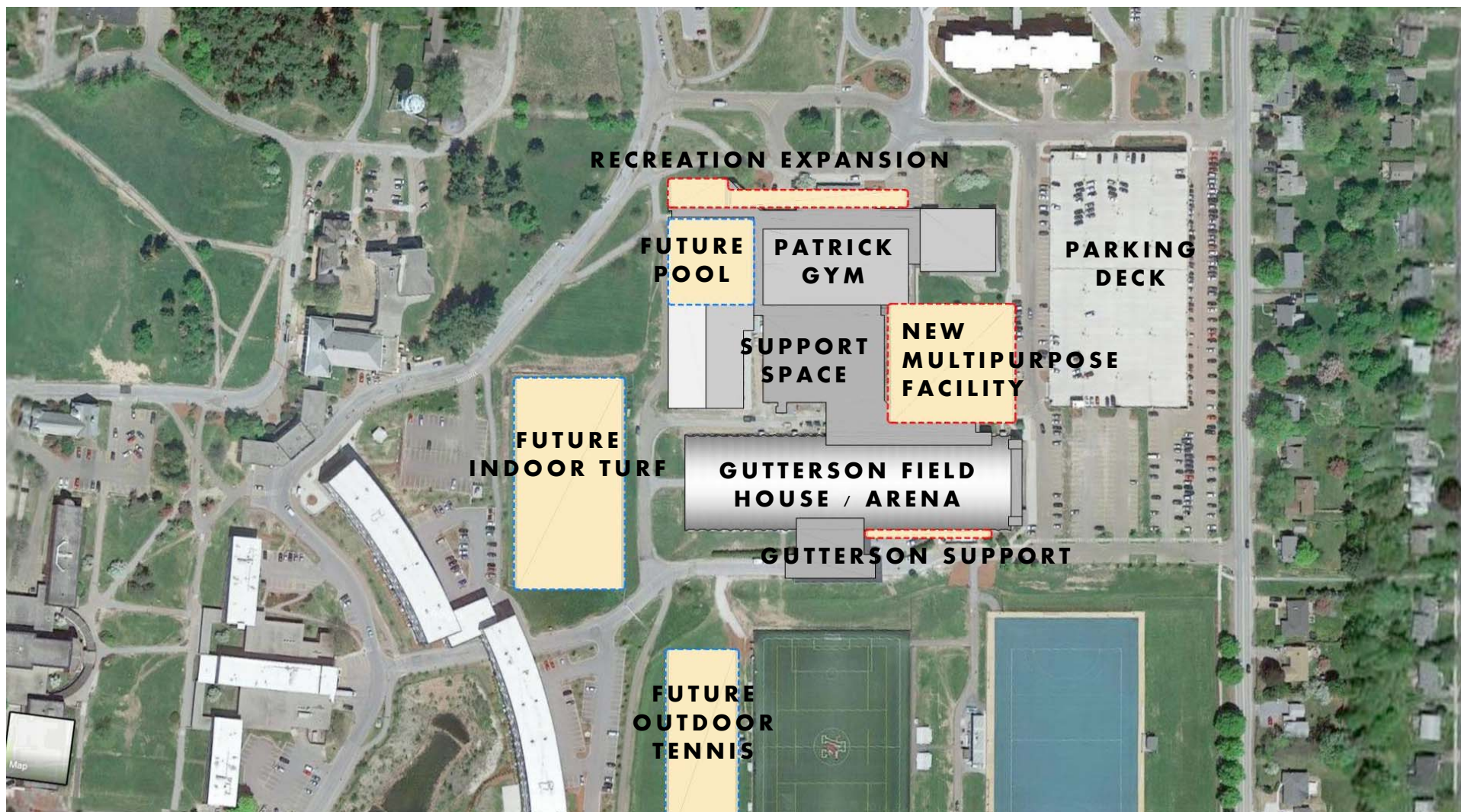
PLANNING CONCEPT

Existing Complex



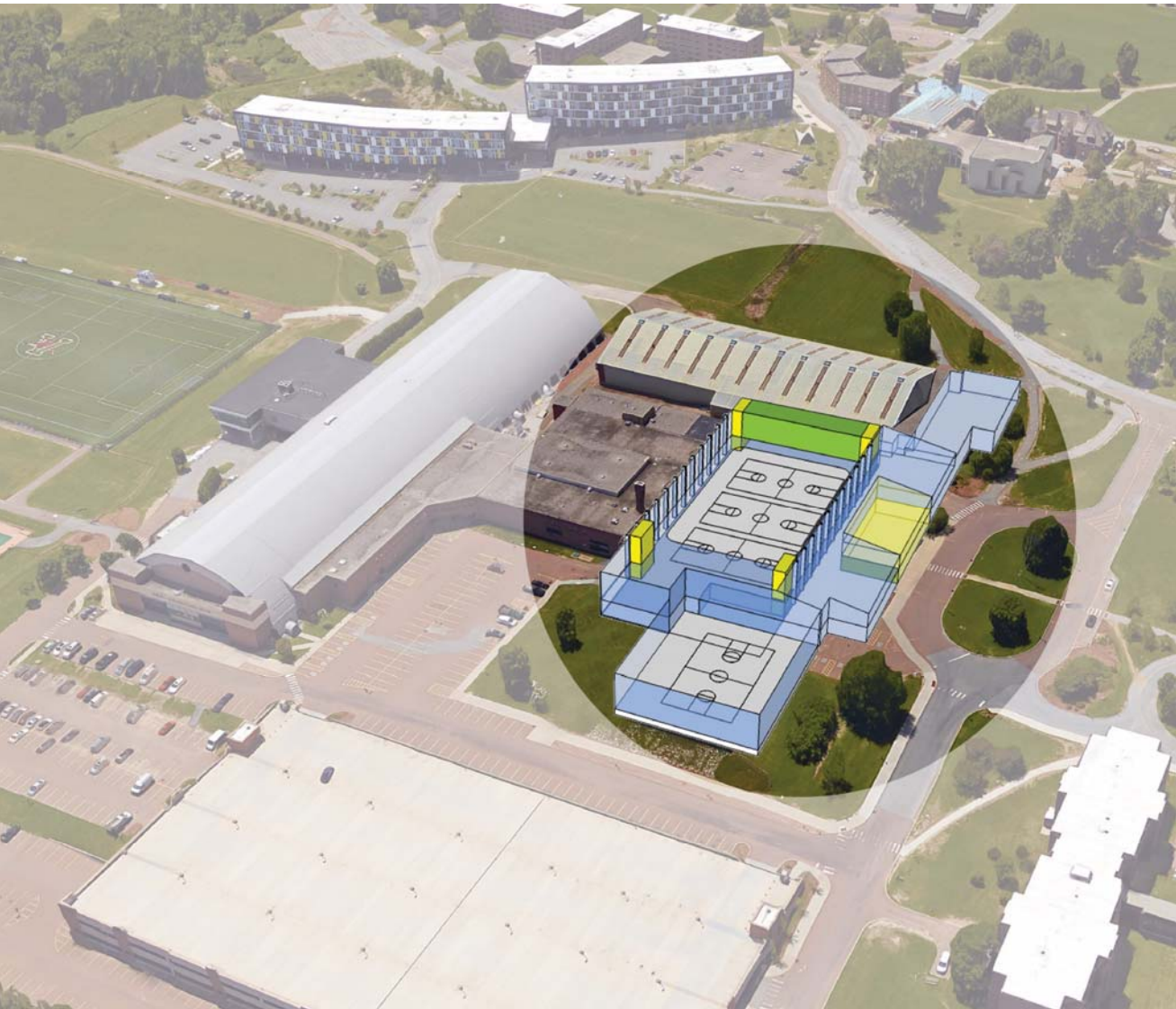
PLANNING CONCEPT

Proposed Complex



PLANNING CONCEPT

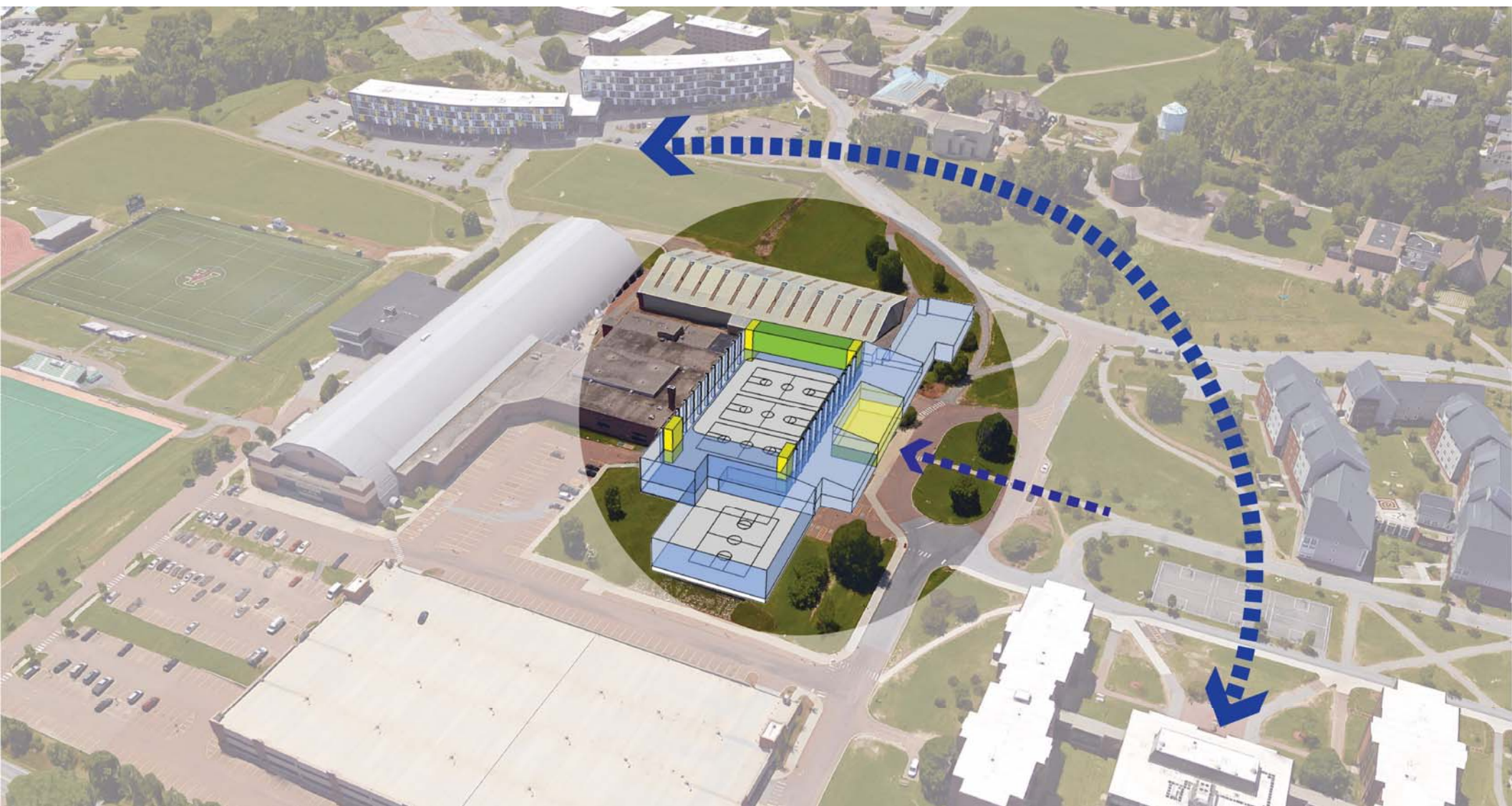
Campus Recreation & Wellness



- New front door
- Consolidate wellness and recreation programs
- Renovate Patrick Gym
- Renovate varsity strength into a single multipurpose court
- Create 86,000 SF of interconnected spaces thru adaptive re-use and new construction

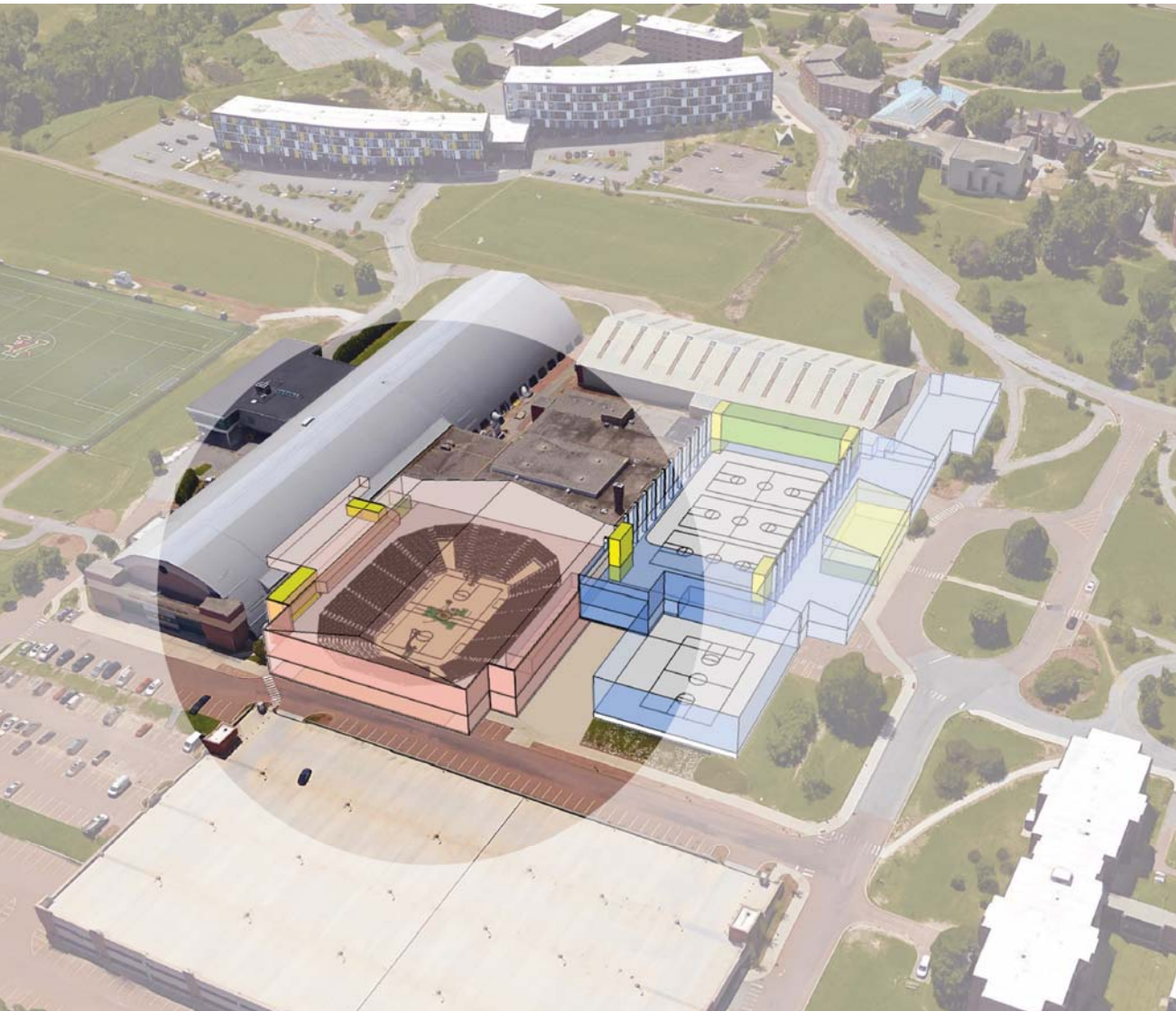
PLANNING CONCEPT

Campus Recreation & Wellness



PLANNING CONCEPT

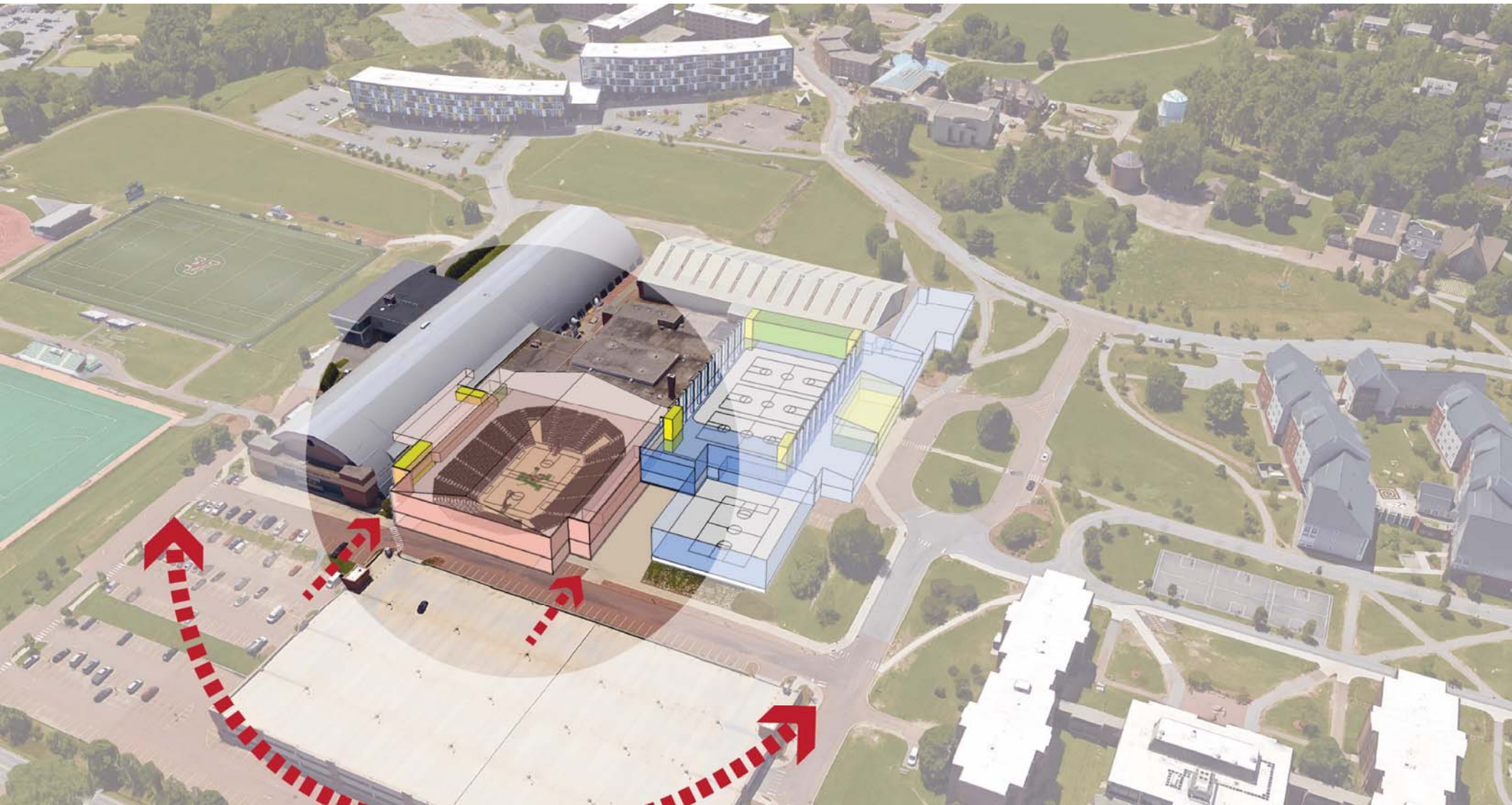
Multipurpose Facility



- Located adjacent to Gutterson Arena in the existing parking lot
- 3,000 – 4,000 seat capacity
- Shared use facility for a variety of activities
- Shared spectator and support space with Gutterson Arena
- Loading / delivery shifts to the north

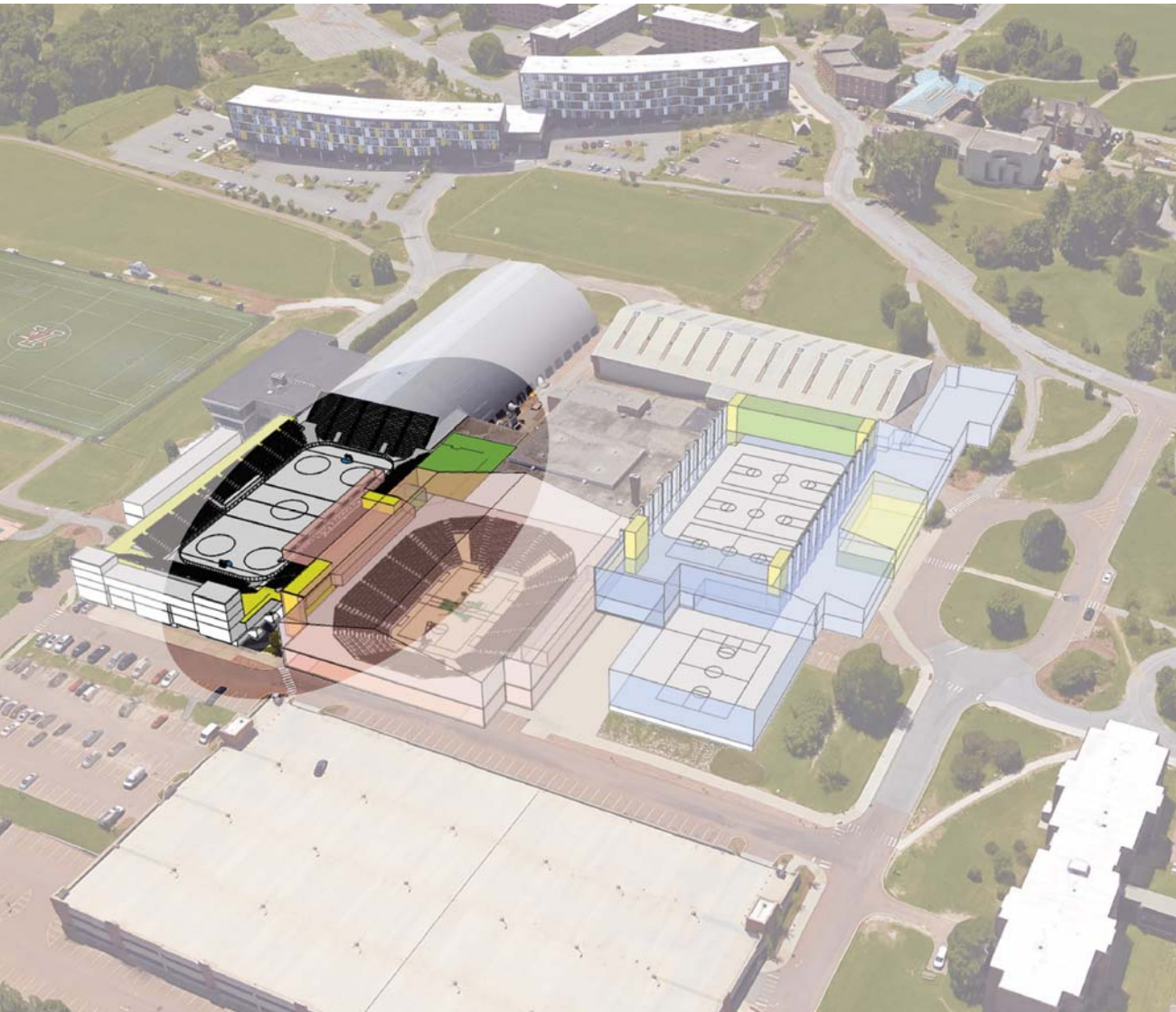
PLANNING CONCEPT

Multipurpose Facility



PLANNING CONCEPT

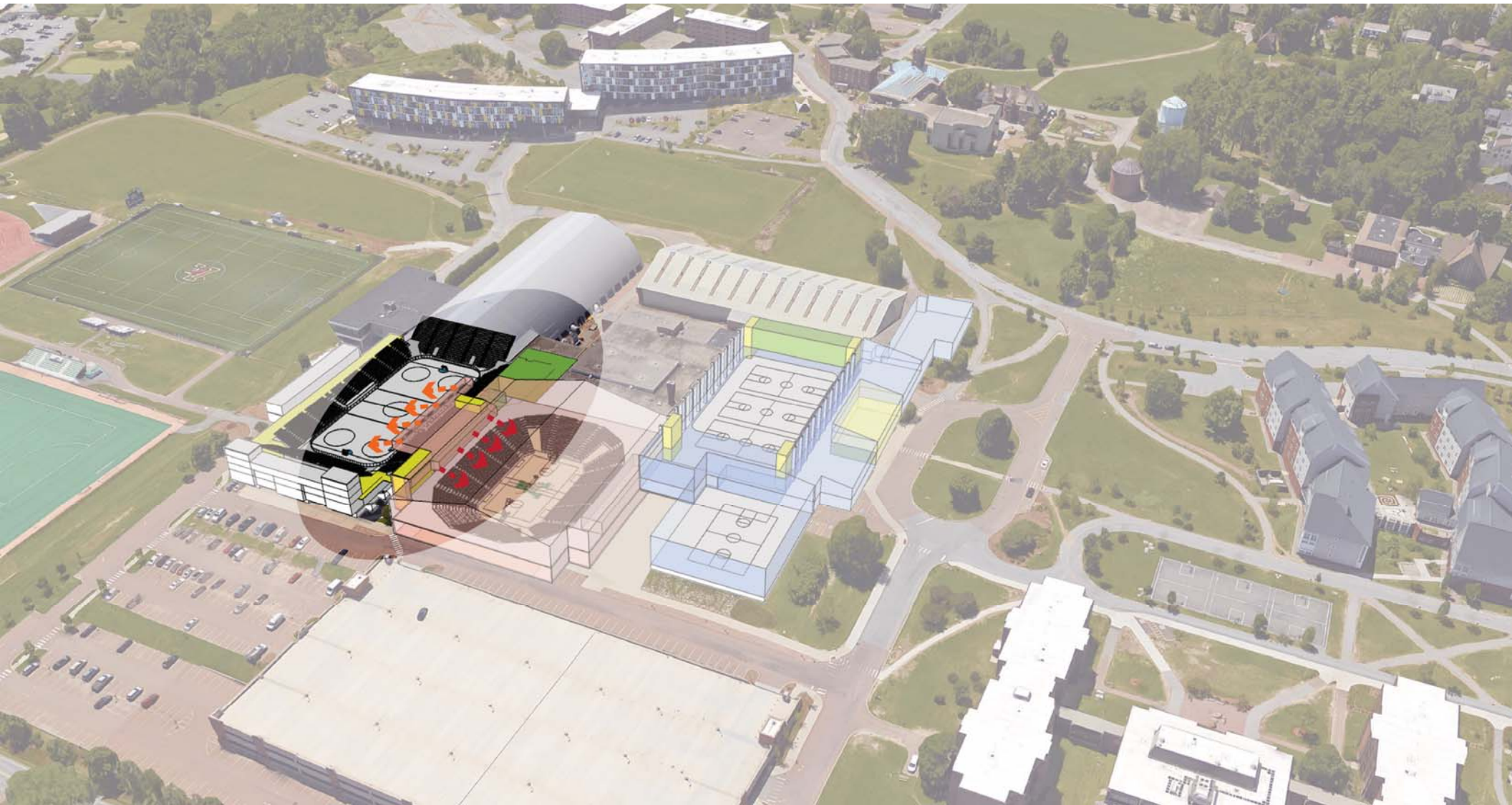
Shared Spaces



- Existing two-story administrative wing is removed and replaced
- New shared entry / connector
- Located in between Gutterson Arena and the New Multipurpose Facility
- Three levels of shared athletic and spectator support spaces
- New entry sequence for student athletes and spectators

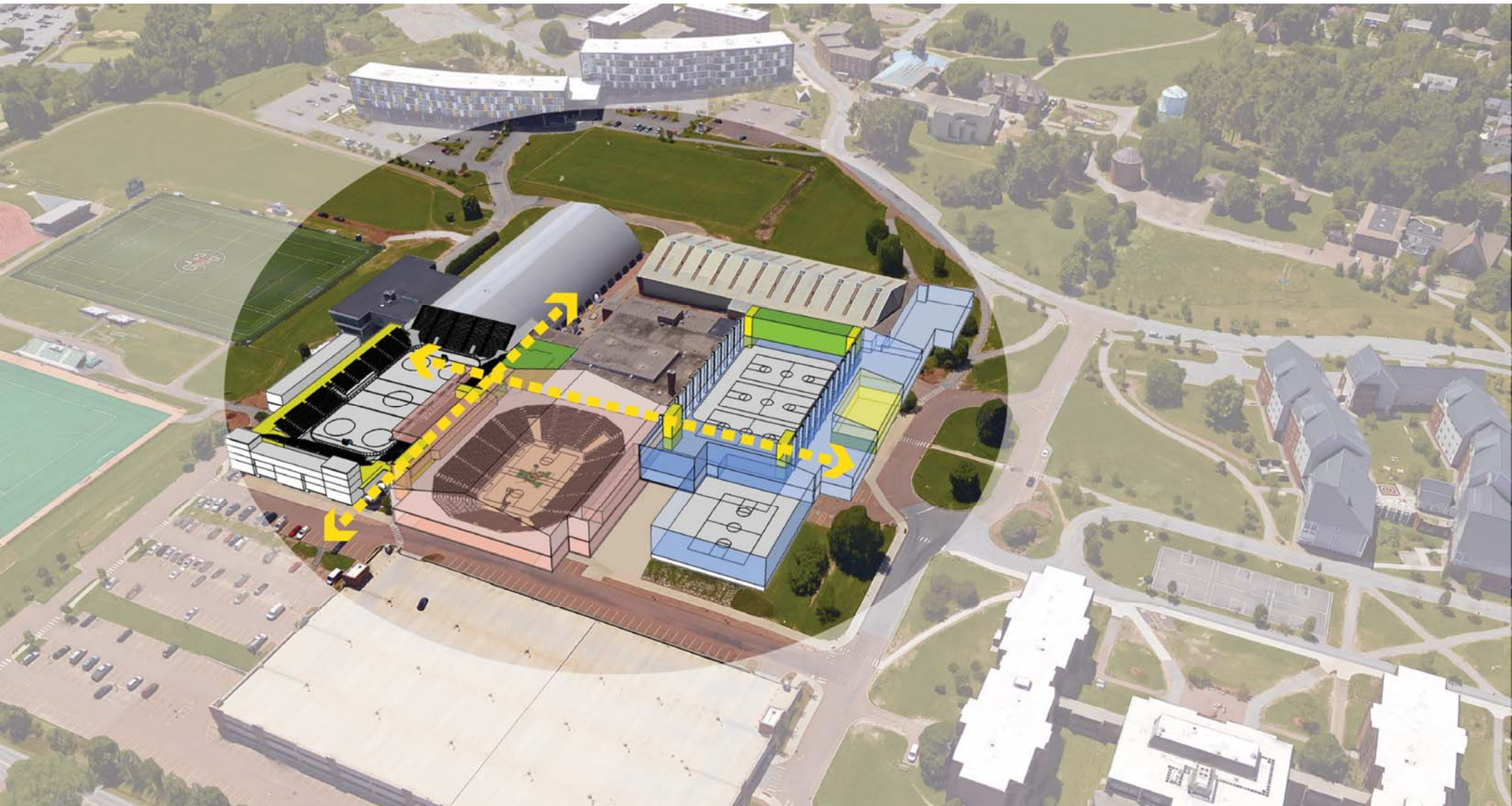
PLANNING CONCEPT

Shared Spaces



PLANNING CONCEPT

Shared Spaces



PLANNING CONCEPT

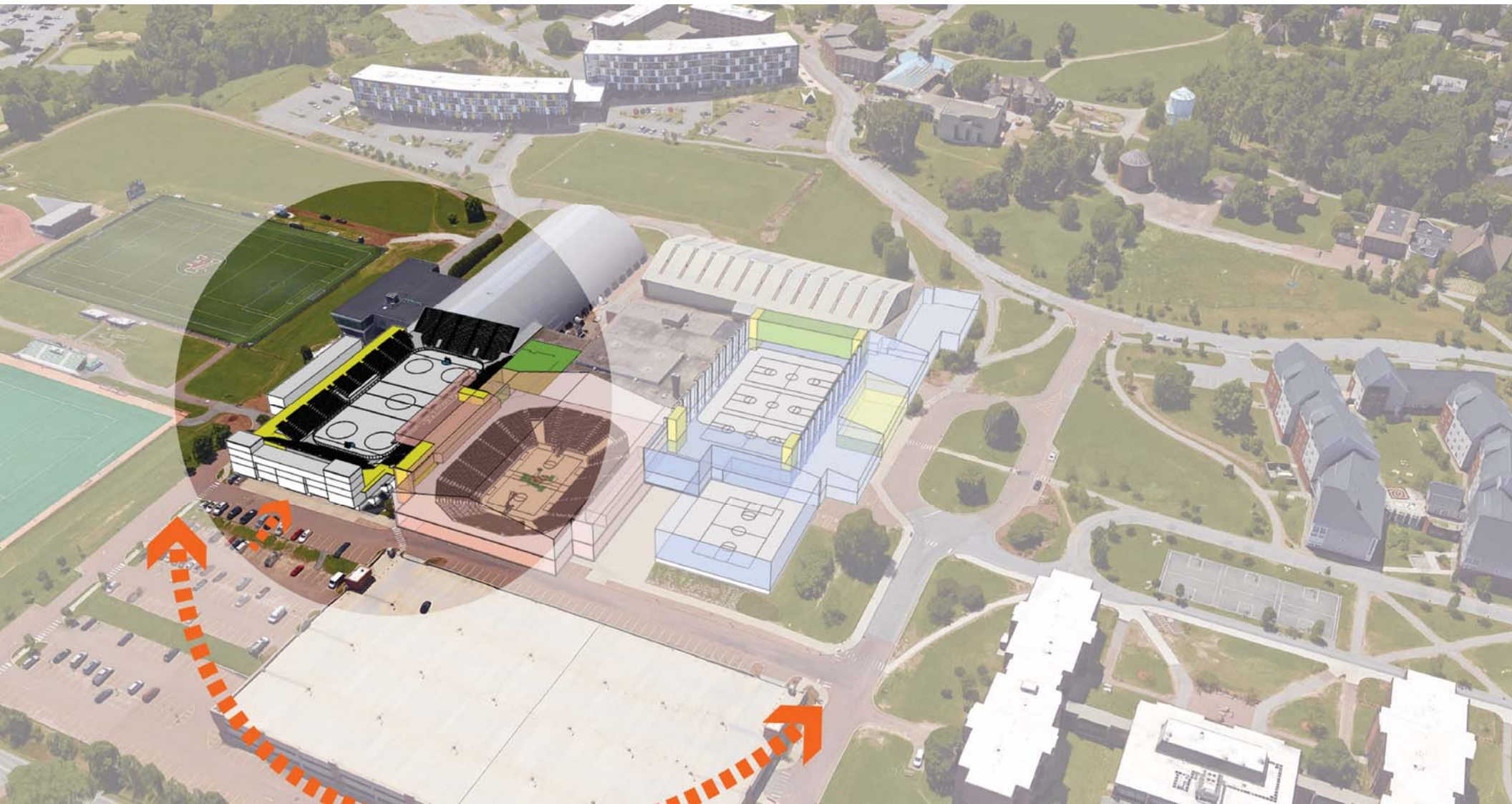
Gutterson Arena



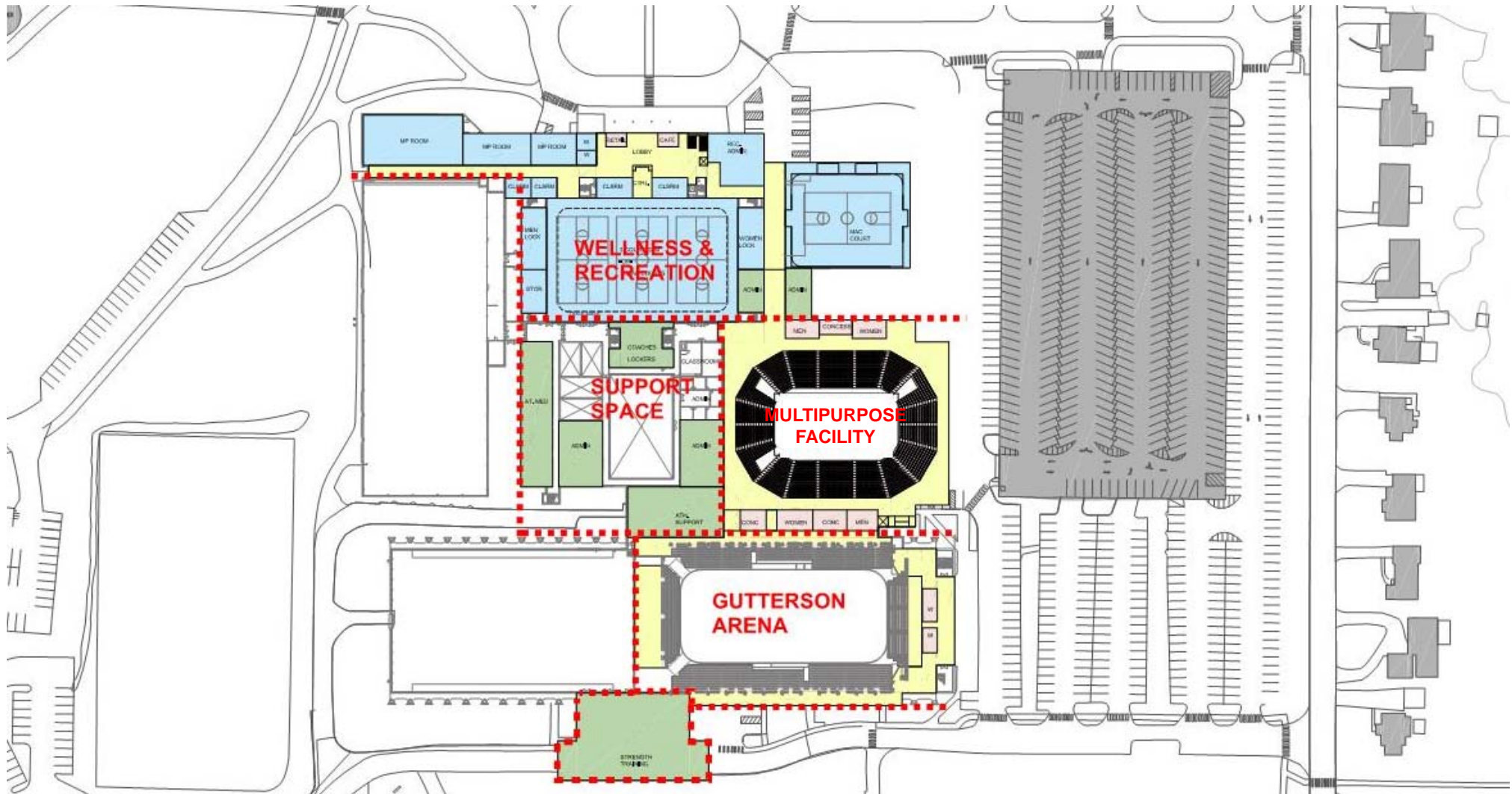
- Renovate Gutterson Arena w/ 4,000+ spectator seats
- New shared entry / connector w/ Multipurpose Facility
- New south concourse to improve spectator circulation
- Renovated entry and public support spaces
- Victory Club overlooking arena

PLANNING CONCEPT

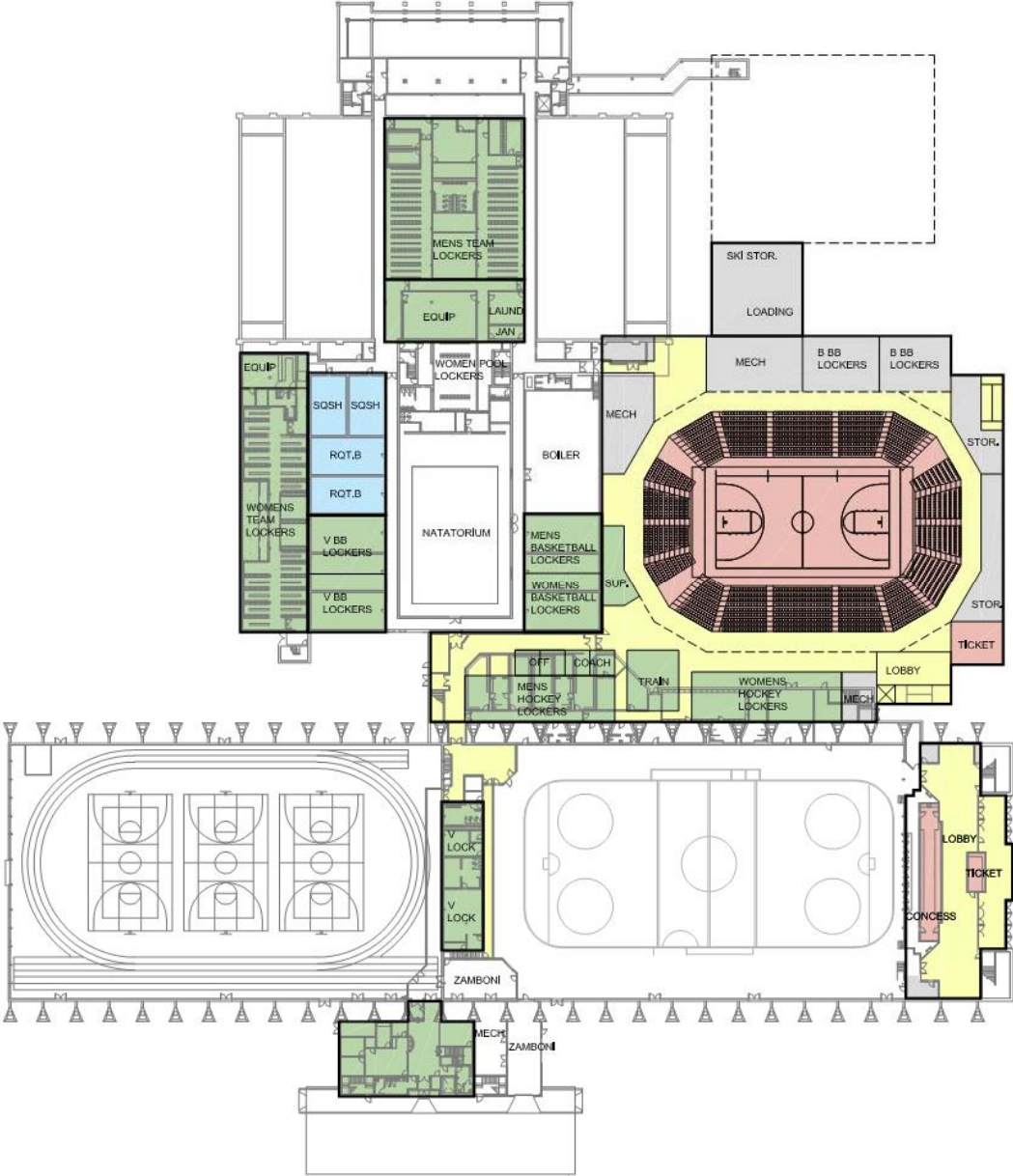
Gutterson Arena



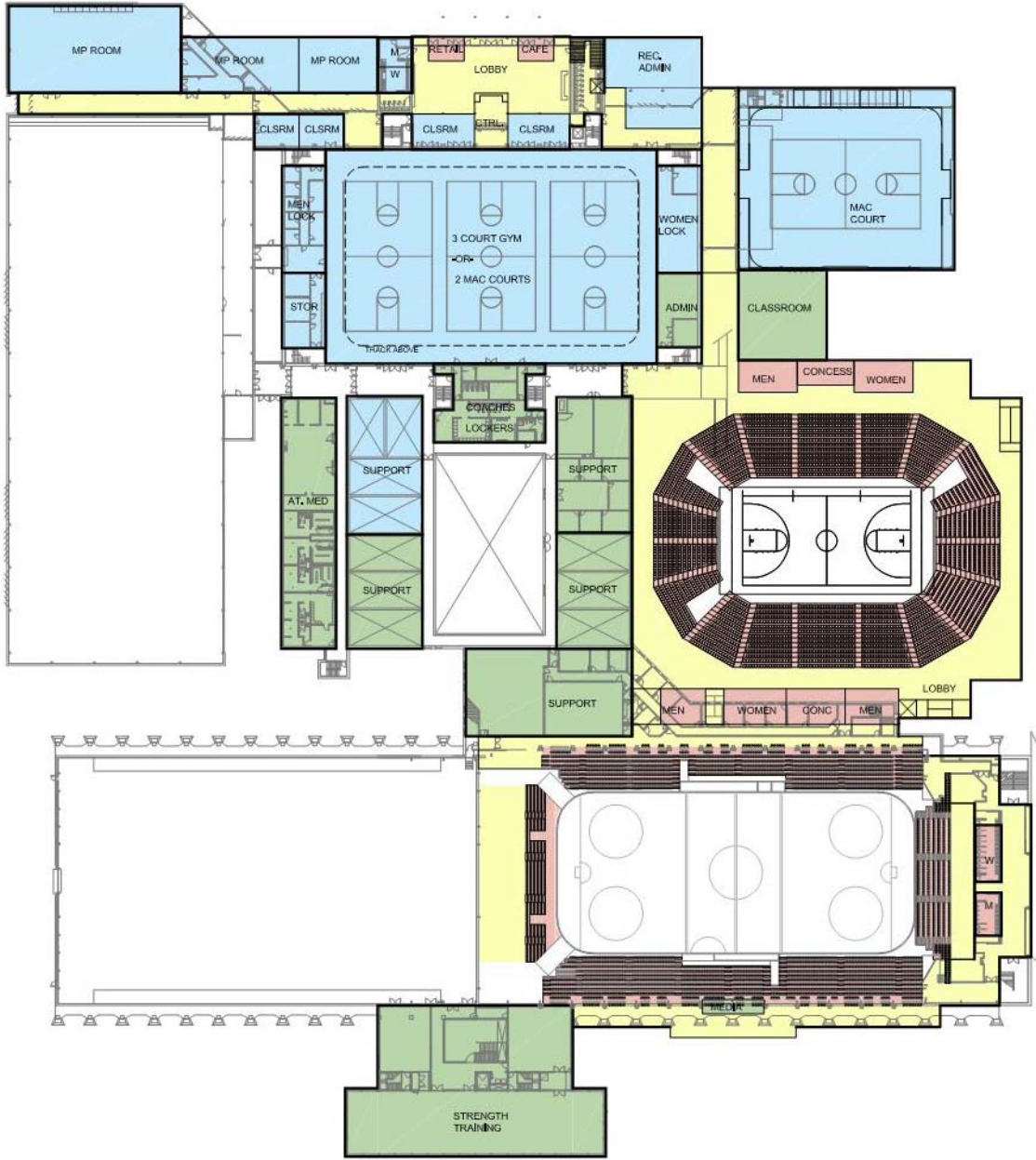
OVERALL PLAN



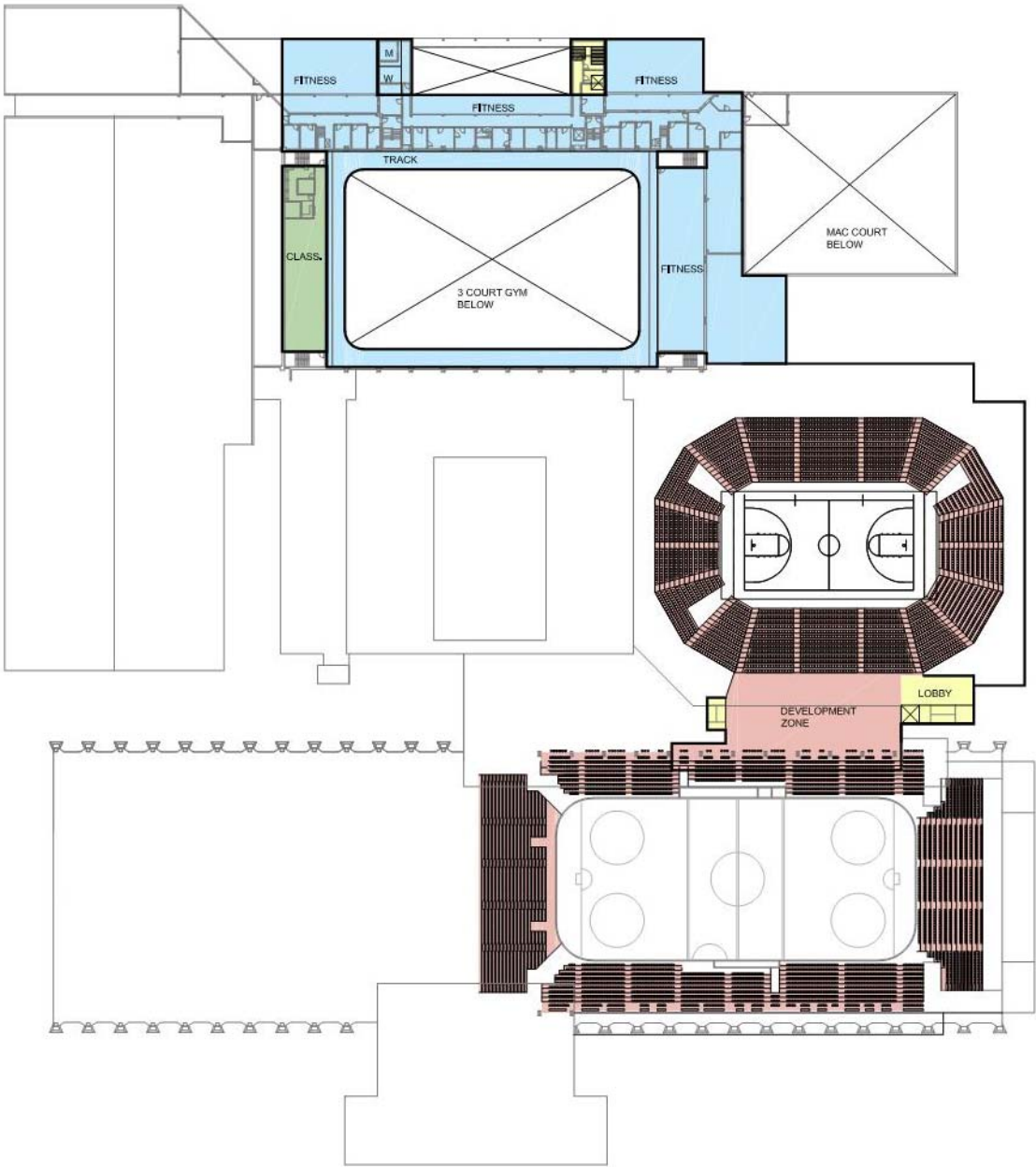
BUILDING LAYOUTS
LEVEL ONE



BUILDING LAYOUTS
LEVEL TWO

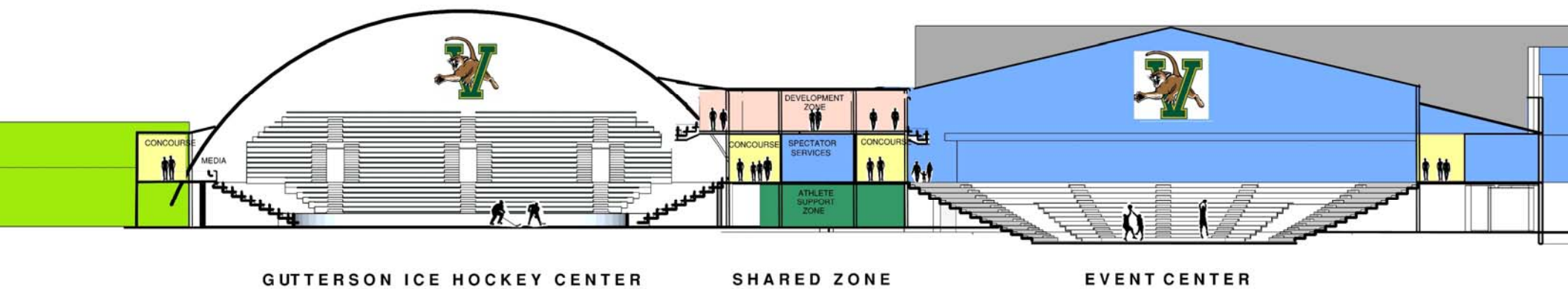


BUILDING LAYOUTS
LEVEL THREE



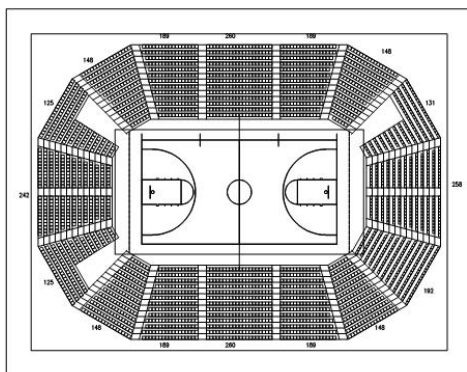
BUILDING LAYOUTS

BUILDING SECTION



BUILDING LAYOUTS

SEATING CAPACITY MULTIPURPOSE FACILITY



GAME LAYOUT

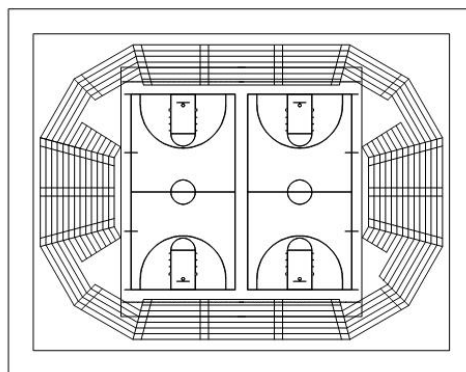
2360 seats

581 benches

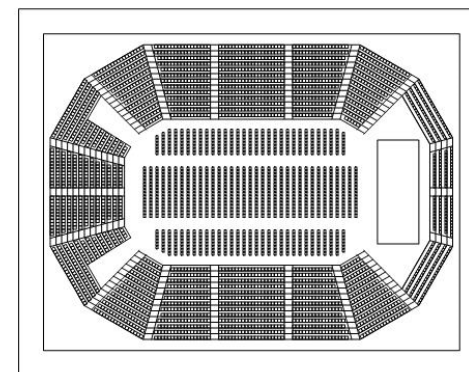
100 club

200 standing

3,241 total



PRACTICE LAYOUT



EVENT LAYOUT

2060 seats

581 benches

100 club

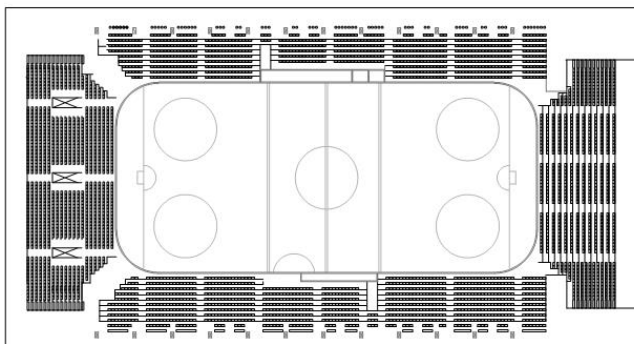
200 standing

1048 floor seating

3,989 total

BUILDING LAYOUTS

SEATING CAPACITY GUTTERSON ARENA



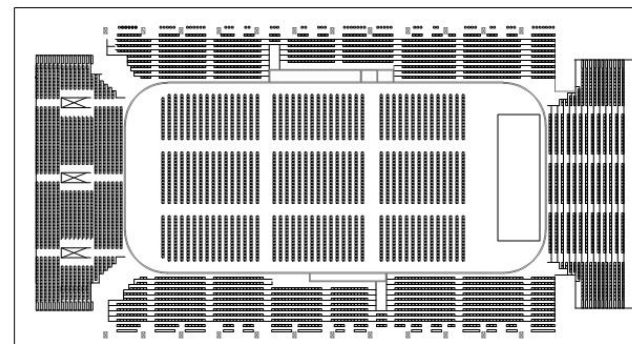
GAME LAYOUT

4000 seats

100 club

250 standing

4,350 total



EVENT LAYOUT

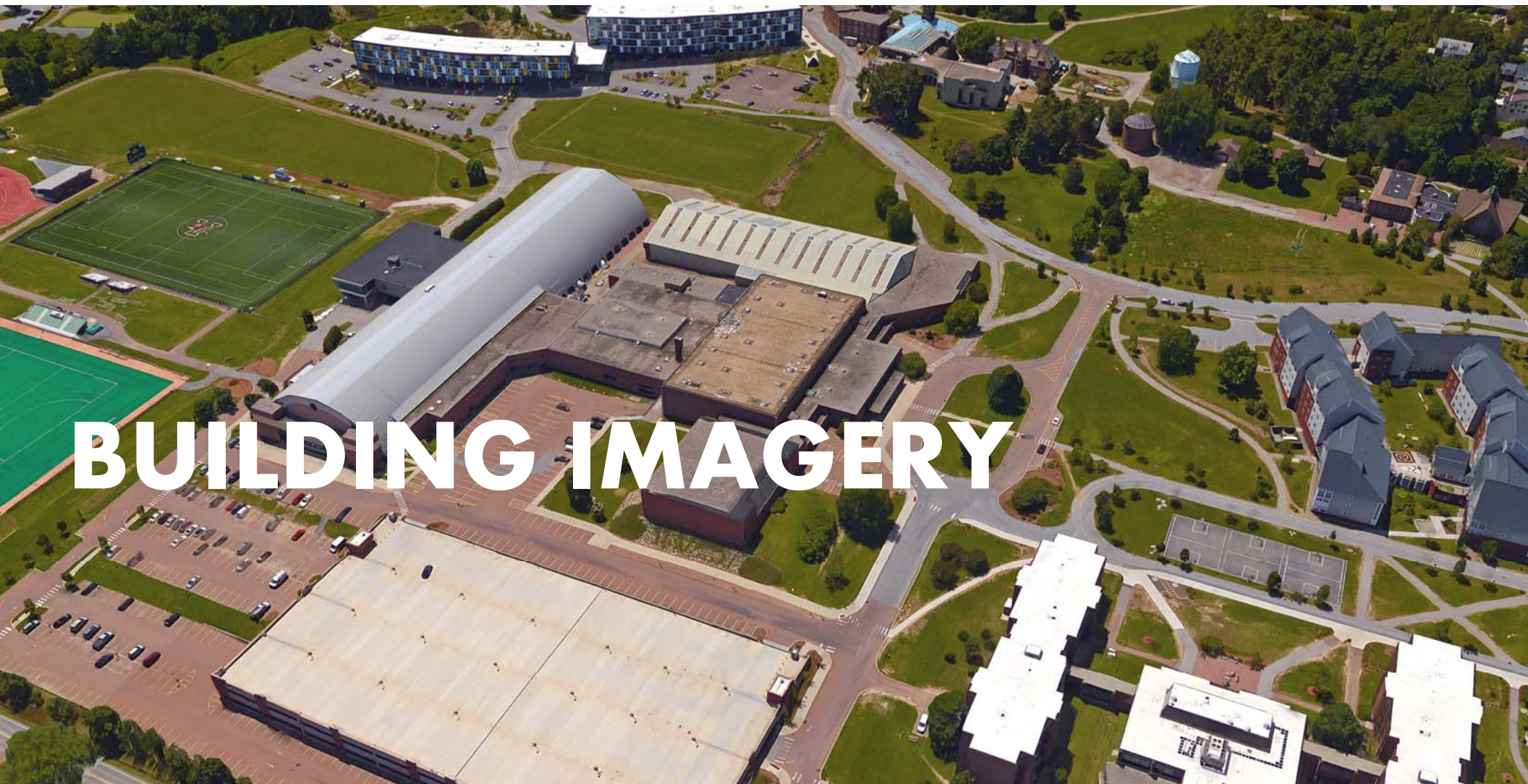
4000 seats

100 club

250 standing

1978 floor seating

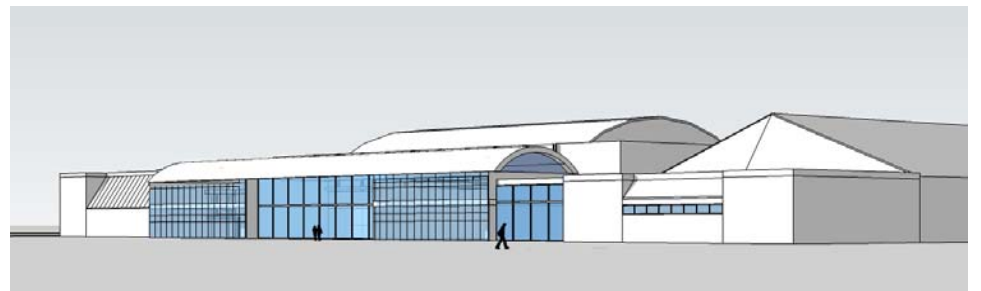
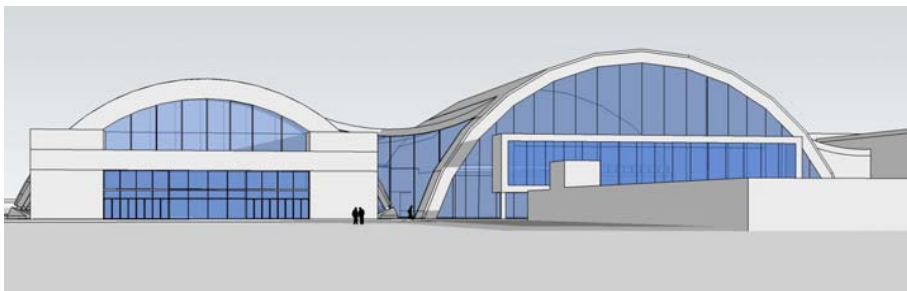
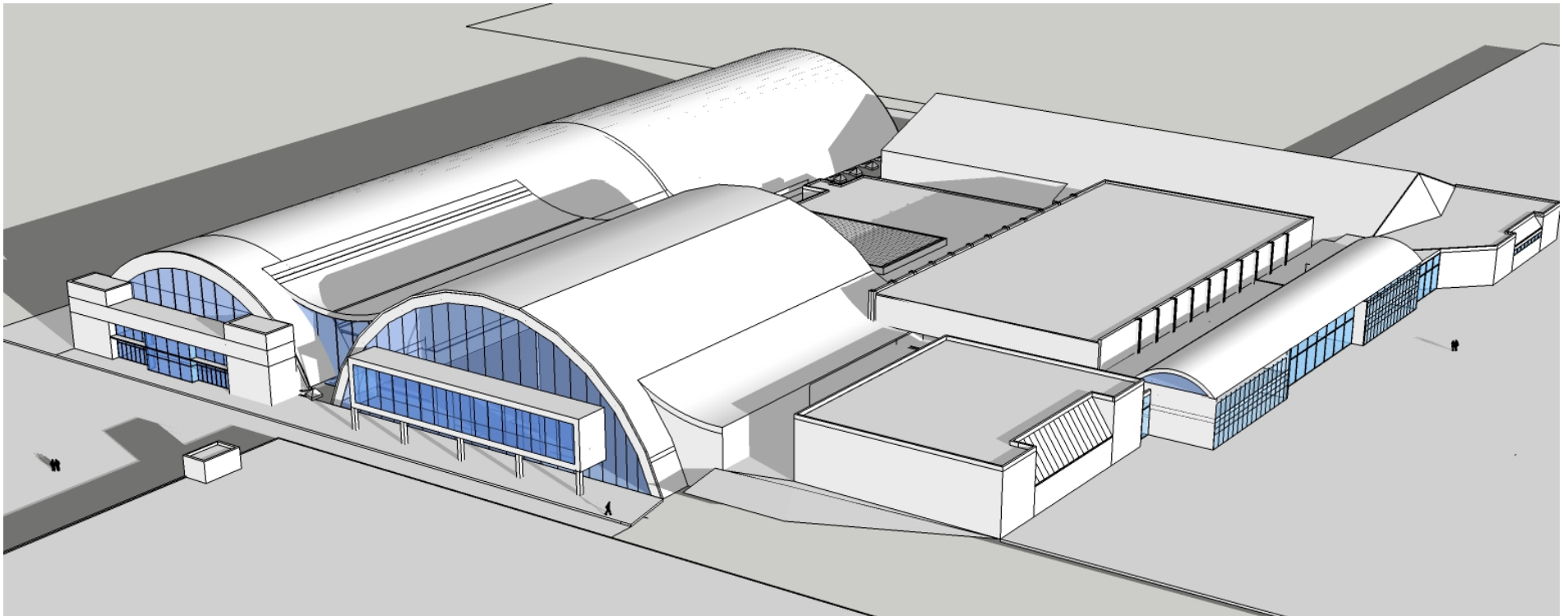
6,328 total



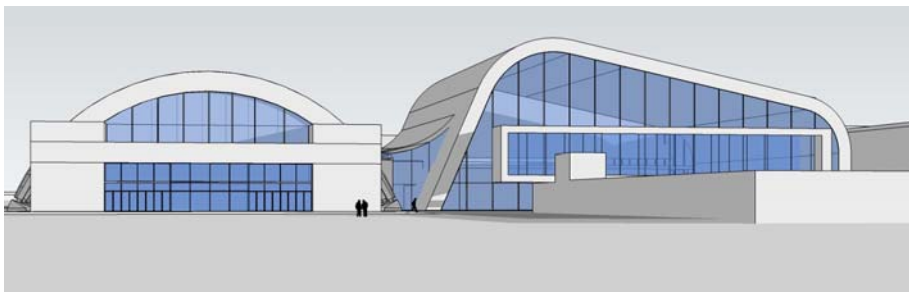
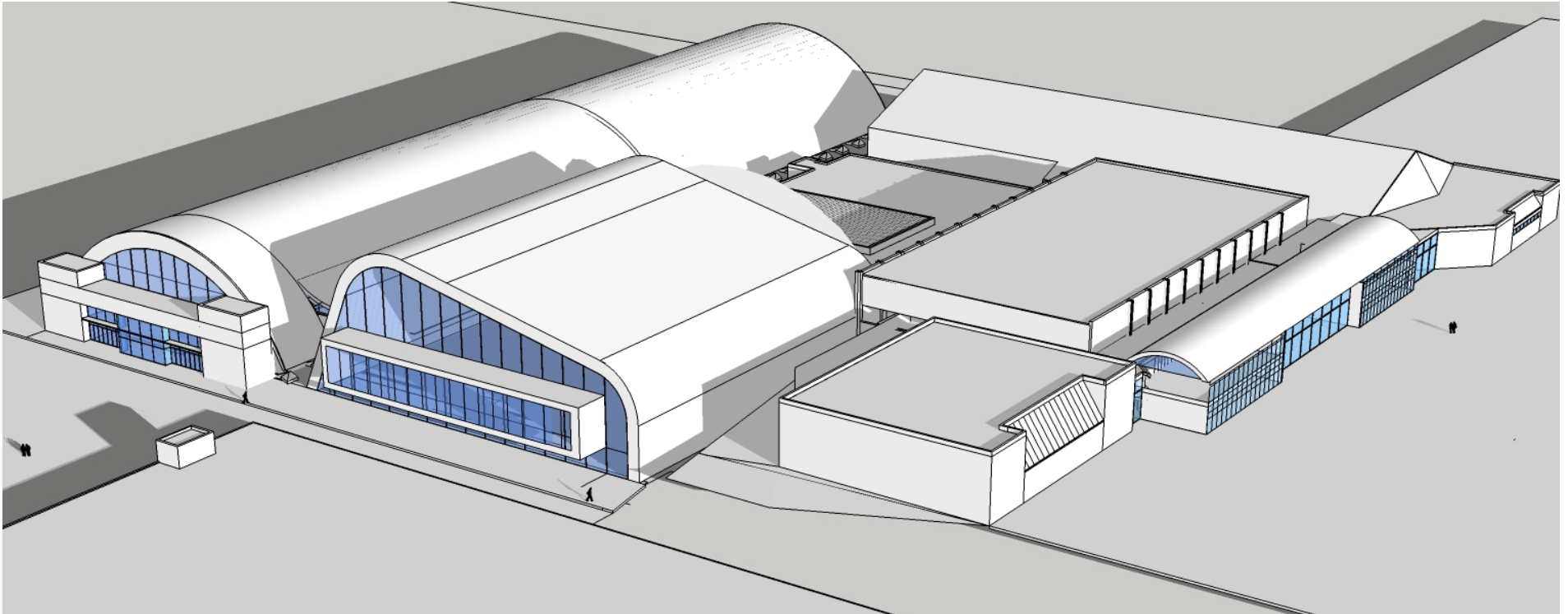
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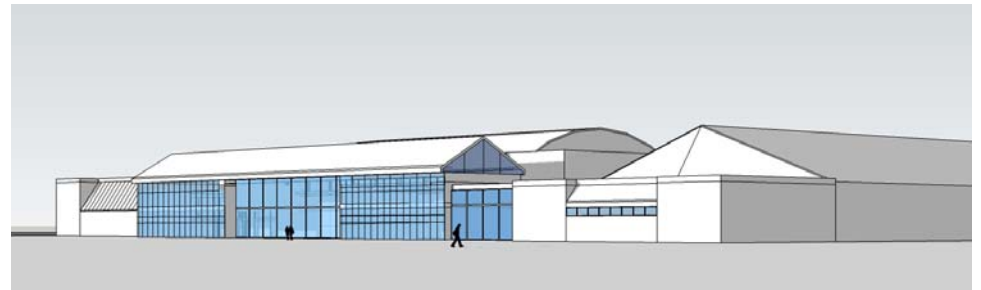
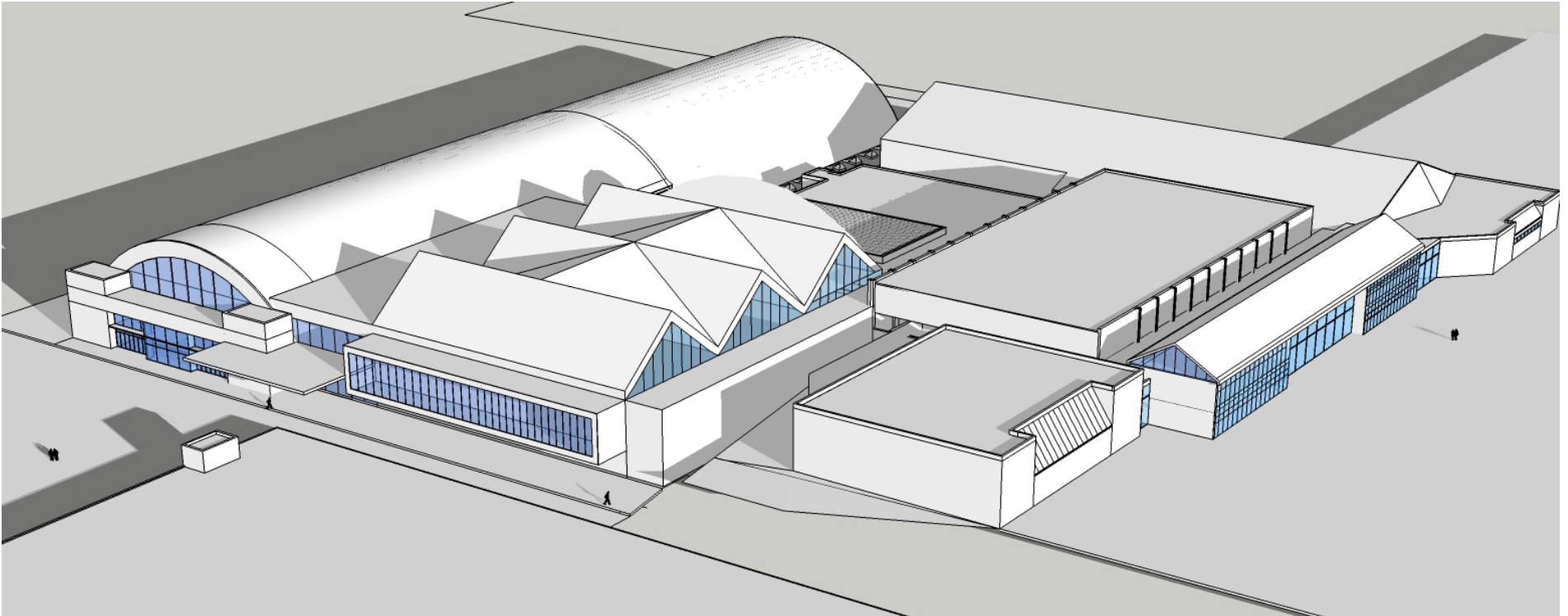
MASSING CONCEPTS



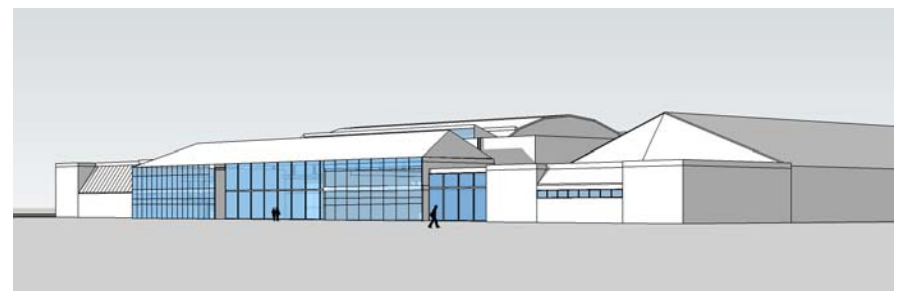
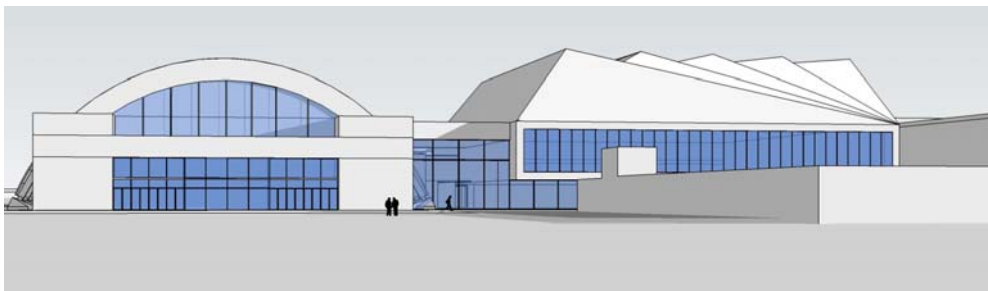
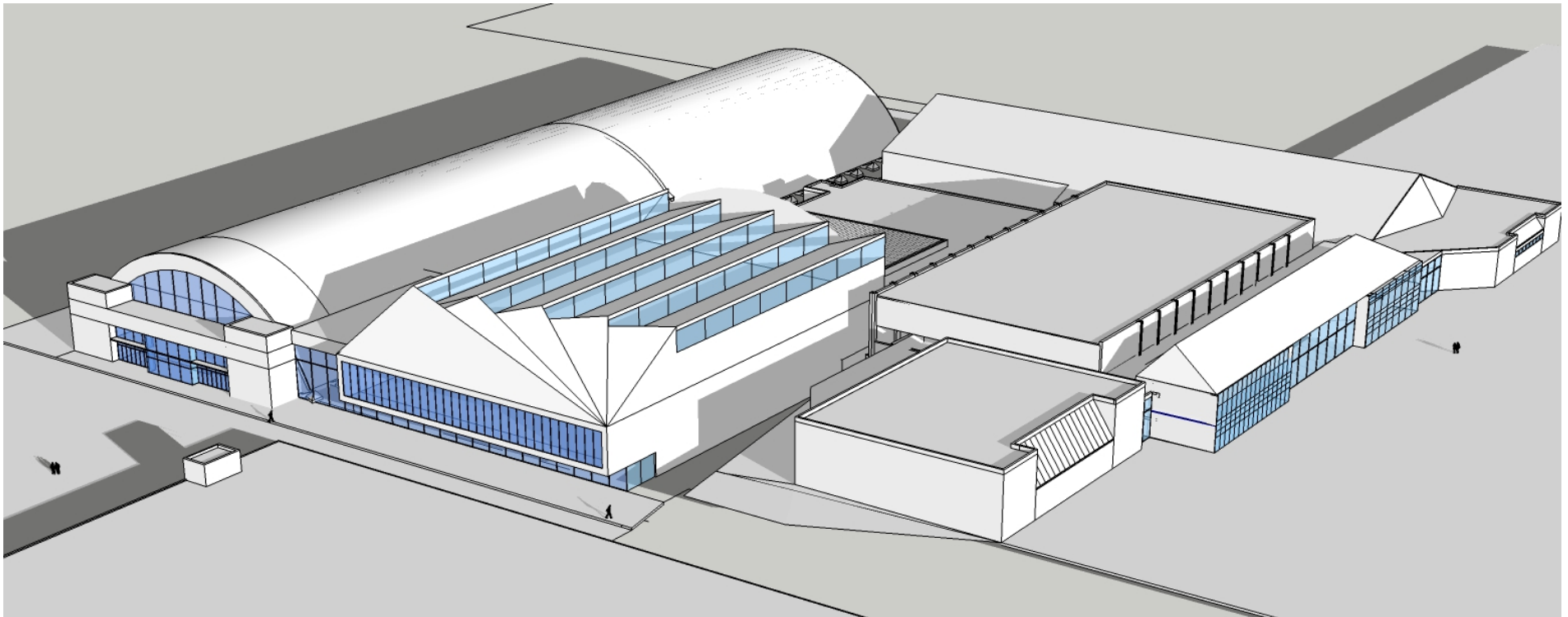
MASSING CONCEPTS



MASSING CONCEPTS

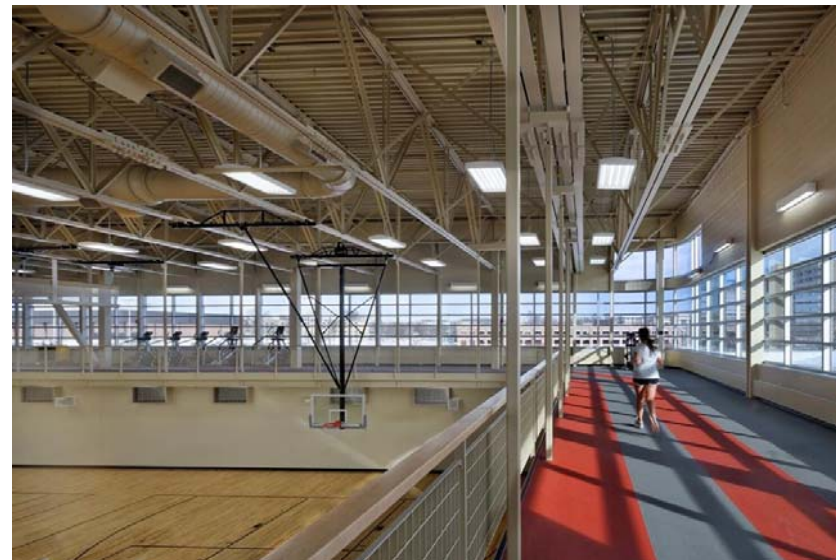


MASSING CONCEPTS



INTERIOR PERSPECTIVE

Campus Wellness & Recreation



INTERIOR PERSPECTIVE

Multipurpose Facility



INTERIOR PERSPECTIVE

Gutterson Arena



COST MODEL

I	CAMPUS WELLNESS & RECREATION ZONE	\$23,068,801
	Social, Cultural & Academic Spaces Classrooms Colaboration Spaces Multip Purpose Studios Fitness	New construction of 25,000 GSF and renovation of 61,000 GSF all to the north with dedicated use of Patrick Gym and new MAC for Wellness & Rec.
II	CAMPUS EVENT CENTER	\$27,485,037
	Intercollegiate Basketball Intramural Basketball Commencements Campus Life Events/Speakers Job Fairs/Trade Shows	New Construcion of 55,000 GSF with 3100 seats for basketball and other courtside events, with an additional 1000 floor seats for other events
III.	SHARED SPACES	\$18,665,913
	Athletic Support/Team Rooms Spectator Services Victory Club Zone	New construction of 22,500 GSF and Renovation of 16,000GSF on all levels to provide shared team support, and shared spectator services for Gutterson and Event Center
IV	SUPPORT SPACES	\$4,536,630
	Athletic Support/Team Rooms	Renovation of 21,000GSF on all levels to provide team support, classroom and admin spaces
V	GUTTERSON ARENA	\$8,520,400
	Intercollegiate Hockey Intramural Hockey Community Skate	New Construction of 3,000 GSF and rennovation of 27,000 GSF on all levels. New seating, south concourse, and cosmetic treatment of spectator services
SUB-TOTAL I-IV PROJECT COST		\$82,276,781
VI.	BURLINGTON ELECTRIC ALLOWANCE	\$2,000,000



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An aerial photograph of the University of Vermont campus, showing various buildings, parking lots, and green spaces. In the background, a large body of water (Lake Champlain) is visible under a cloudy sky.

ON-CAMPUS MULTIPURPOSE FACILITY



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On-Campus Multipurpose Center

A Presentation to the Board of Trustees

October 26, 2018

Tom Sullivan, President

Tom Gustafson, VP for University Relations and Administration

Robert Vaughan, Director of Capital Planning and Management

Jeff Schulman, Director of Athletics

Colleen McKenna, Principal, CannonDesign



ON-CAMPUS MULTIPURPOSE CENTER



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AGENDA

INTRODUCTION

PROJECT OVERVIEW

PLANNING + DESIGN CONCEPT

NEXT STEPS



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INTRODUCTION AND BACKGROUND

- Need: Upgrade and Expand our facilities to better accommodate UVM's health, fitness, wellness, recreation, academic, athletic, events, and related programs. Ongoing discussions for 15+ years
- 2007: Board appointed its own Campus Life Task Force
- 2007 projected cost: \$200 million; Today's project is true to 2007 principles at a cost of \$95 million.



INTRODUCTION AND BACKGROUND

Board Action to Date

- February, 2017 – Approved newly presented concept and \$750,000 for schematic design.
- October, 2017 – Approved \$1,000,000 for initial phase of design development.
- February 2018 – Approved \$1,500,000 for final phase of design development and permitting
- May 2018 – Approved \$2,000,000 for final full construction drawings.



CONTEXT/PROJECT HIGHLIGHTS

- Athletic Department encompasses full spectrum of health, wellness, recreation and varsity sports programming
- Dramatically enhances and consolidates health and wellness space.
 - ✓ New health/wellness zone is created
 - ✓ Dedicated student health/wellness space increases from 15,000 SF to 99,600 SF
 - ✓ Fitness center grows from 8,000 SF to 18,000 SF
- Creates a true multipurpose center that includes health, wellness, academic classrooms, social, cultural and athletic programming elements



CONTEXT/PROJECT HIGHLIGHTS

- Maintains two separate on-campus facilities for hockey and basketball
 - ✓ Gutterson is preserved, improved and remains the home of UVM Hockey
 - ✓ Events Center is built to house academic, social, cultural and entertainment events as well as basketball practice and competition
 - ✓ Events Center and Gutterson are integrated
- Address long-standing deferred maintenance issues
 - ✓ \$30-35M
- Improves internal circulation
- Highly efficient concept that includes significant re-use of existing space and limited new construction to dramatically enhance health/wellness/recreation and athletics



LONG-TERM MASTER PLANNING CONCEPT



PROGRAM COMPONENTS

CAMPUS HEALTH & WELLNESS



ACADEMIC/SOCIAL INTERFACE



NEW EVENTS CENTER



SHARED SUPPORT SPACES



SUPPORT SPACES



GUTTERSON FIELDHOUSE

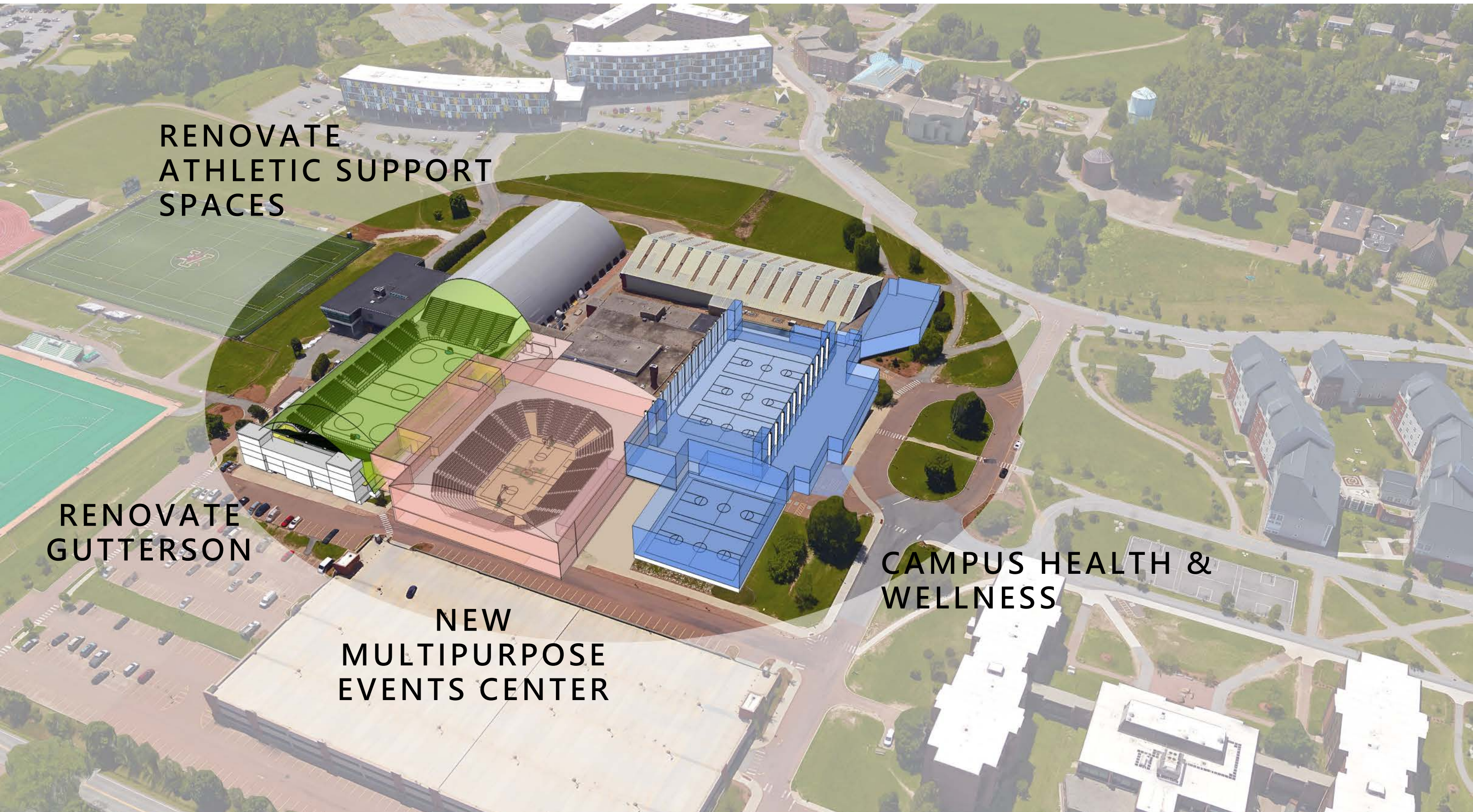
MASTER PLANNING CONCEPT

RENOVATE
ATHLETIC SUPPORT
SPACES

RENOVATE
GUTTERSON

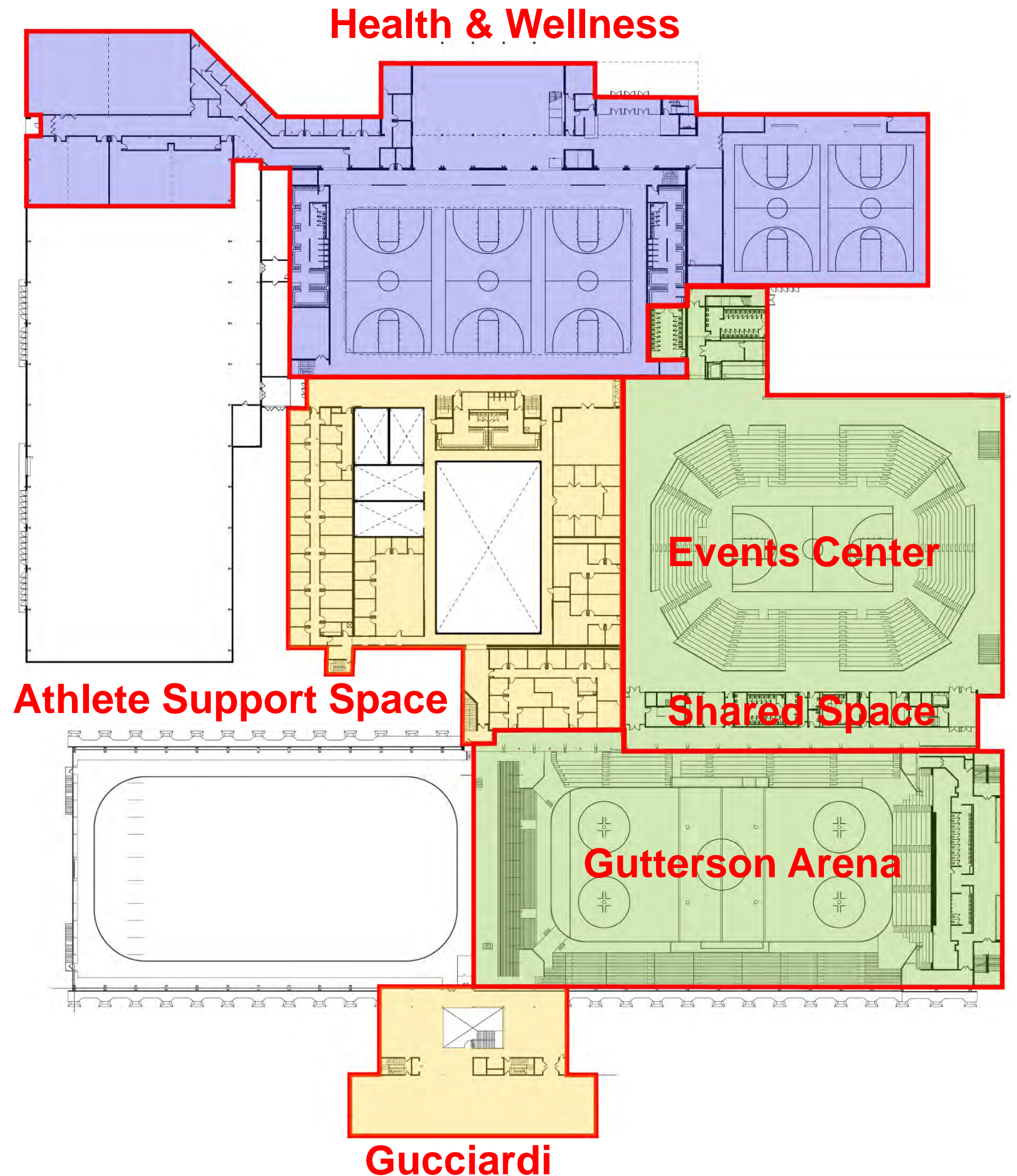
NEW
MULTIPURPOSE
EVENTS CENTER

CAMPUS HEALTH &
WELLNESS



PROJECT COMPONENTS

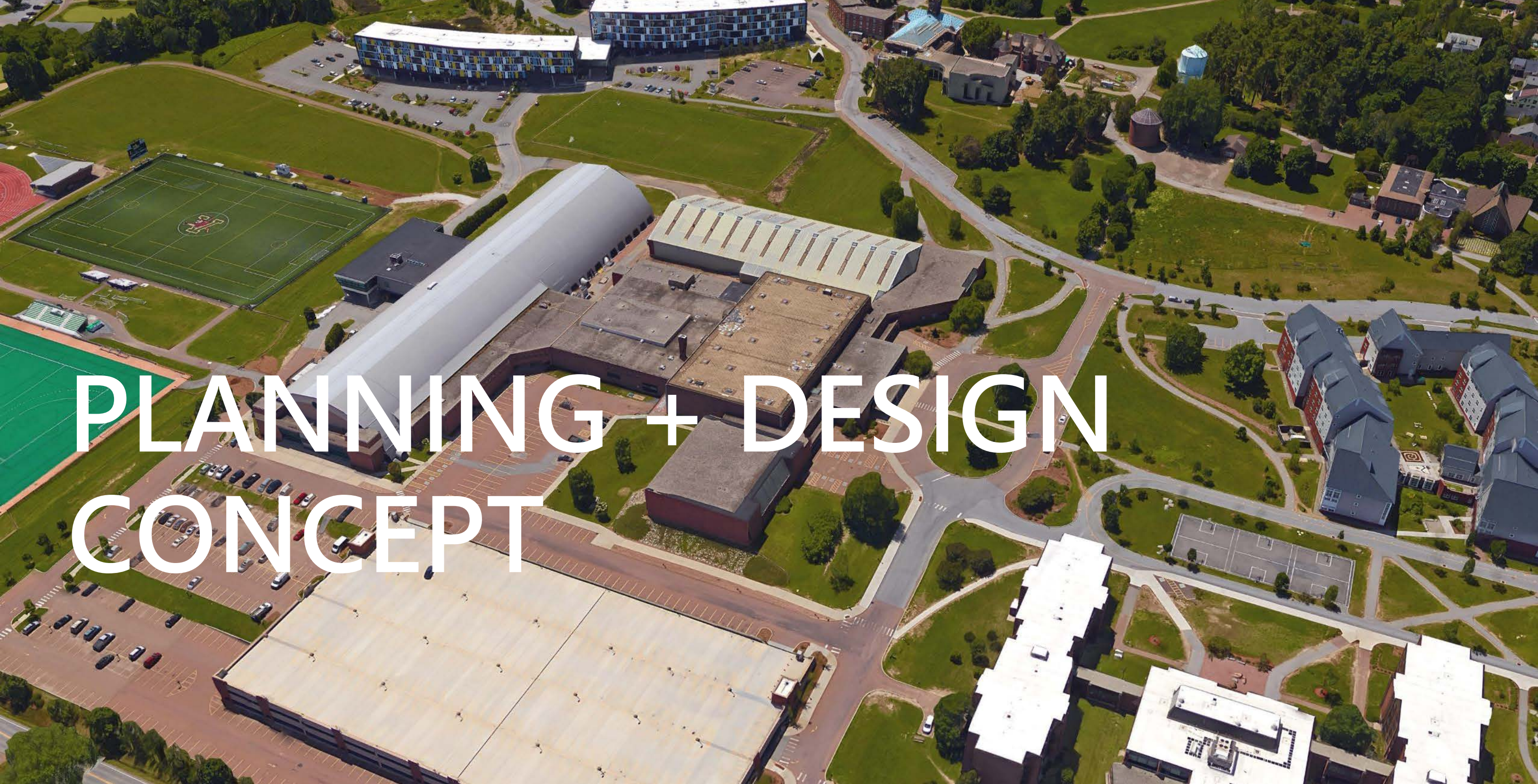
- ✓ Health & Wellness
 - 18,502 SF New & Infill Construction
 - 81,104 SF Renovated Space
- ✓ Events Center & Shared Space
 - 96,681 SF New Construction
- ✓ Gutterson Arena
 - 7,909 SF New South Concourse
 - 31,869 SF Renovation
 - 42,221 SF Light Renovation
- ✓ Athlete Support Space
 - 5,087 SF New Infill
 - 52,650 SF Renovation
- ✓ Gucciardi Strength & Conditioning
 - 4,730 SF Renovation
 - 11,670 SF Light Renovation



WHERE ARE WE NOW?

- Completing Construction Documents Phase (100% complete)
 - ✓ Preparation of Final Bid Documents
 - ✓ Final documentation and coordination among all trades
 - ✓ Finalizing building specifications
 - ✓ Finalizing building systems documentation (structural, mechanical, electrical, plumbing, fire protection)
 - ✓ Confirmation of LEED checklist
- Issuance of early Site Design Package
- Issuance of early Utility Enabling Package
- Issuance of Early Building Foundations Package





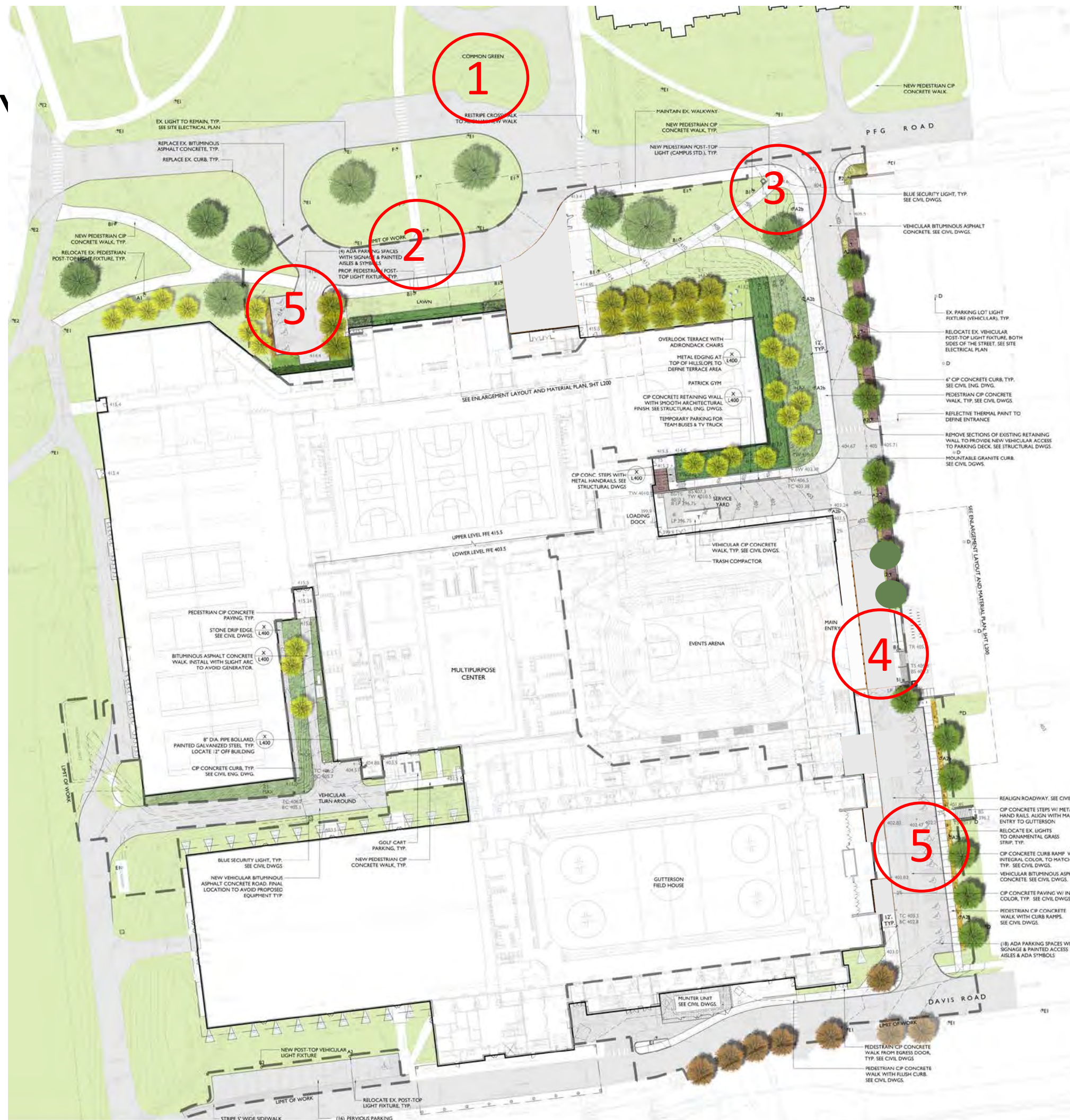
PLANNING + DESIGN CONCEPT



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1. Visual / Pedestrian connection across PFG Road (entry plaza)
2. Simplify bus / vehicular traffic circulation (long-term goal)
3. Improve the northeast corner (future outdoor plaza)
4. Provide game day pedestrian promenade to events
5. ADA parking



CURRENT MASTER PLANNING CONCEPT



RENOVATE
ATHLETIC SUPPORT
SPACES

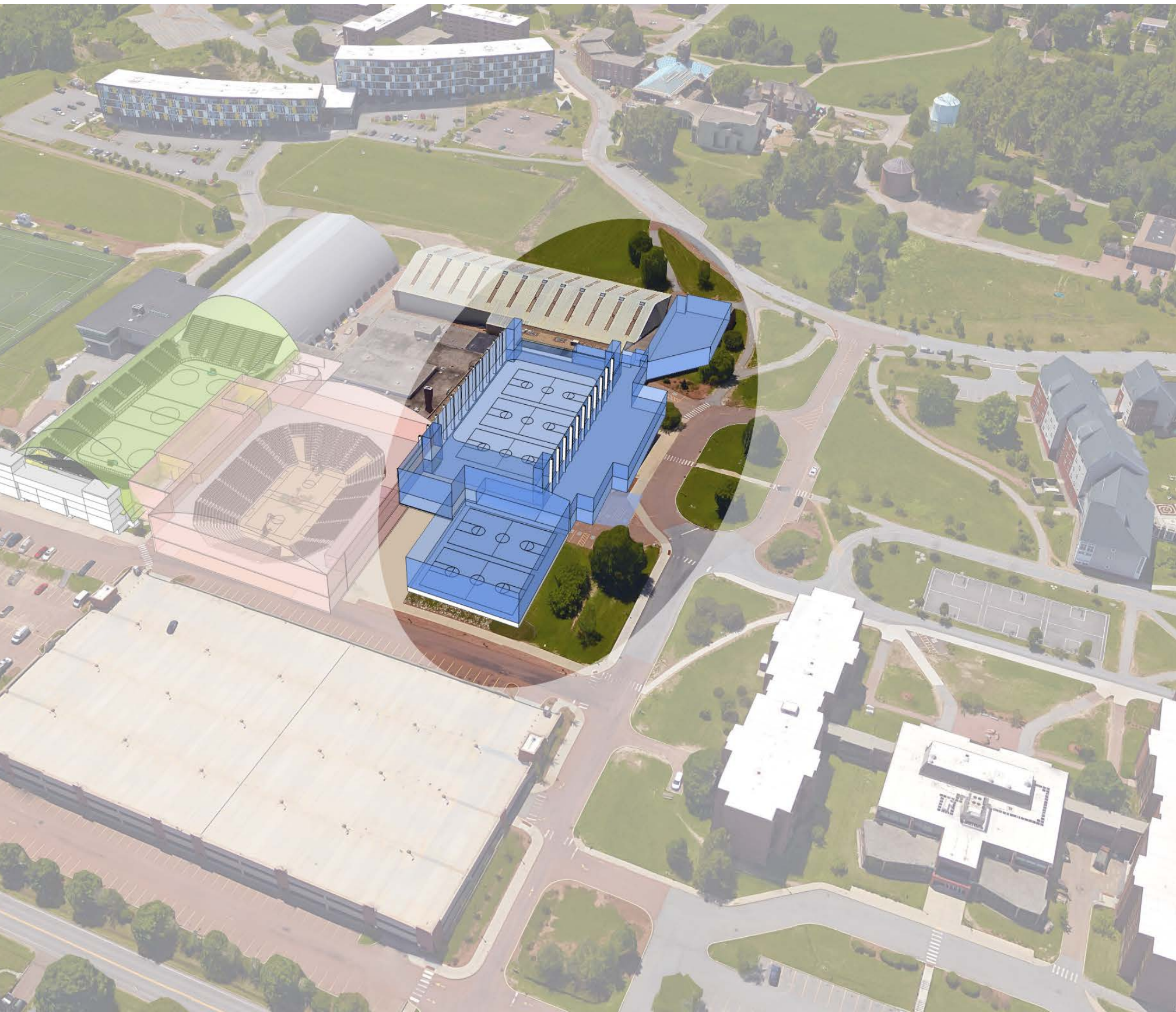
RENOVATE
GUTTERSON

NEW
MULTIPURPOS
E EVENTS
CENTER

CAMPUS HEALTH &
WELLNESS

PLANNING CONCEPT

Campus Health & Wellness



- New Front Door
- Academic Classroom (50p.)
- Social / Study Spaces
- Gymnasium
 - ✓ 3-courts (Patrick Gym)
 - ✓ 2-court MAC (Strength)
- Fitness Center
 - ✓ Fitness Center (18,000+ NSF)
- Multipurpose Rooms
 - ✓ 3-subdividable (1,000/2,300/4,200 NSF)
- Locker Rooms
 - ✓ Men's + Women's General
 - ✓ Gender Inclusive (300 NSF)
- Building Support

EXISTING CONDITIONS

Campus Health & Wellness



EXTERIOR PERSPECTIVE

Campus Health & Wellness



EXTERIOR PERSPECTIVE

Campus Health & Wellness



EXISTING CONDITIONS

Campus Health & Wellness



INTERIOR PERSPECTIVE

Campus Health & Wellness

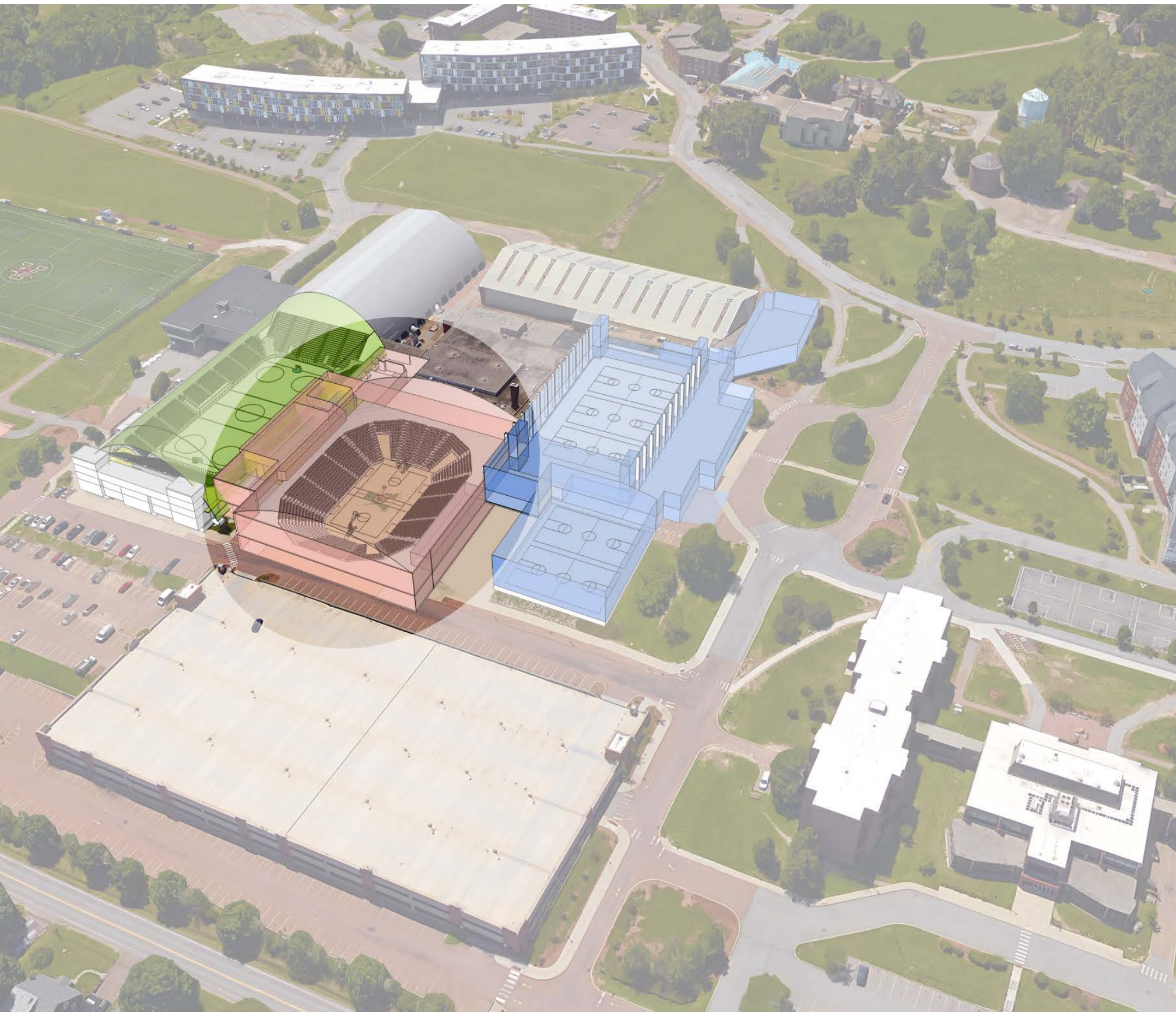


INTERIOR ANIMATION

<http://pano.autodesk.com/pano.html?mono=jpgs/5f7e20de-eeee-419a-b6b8-d48f23d7b0d1>

PLANNING CONCEPT

Multipurpose Events Center



- New shared use facility for a variety of activities
- Shared spectator and support space with Gutterson
- Service/loading to the north
- Top-Fed Seating Bowl
 - ✓ Capacity 3,300
 - ✓ Additional 620 floor seats possible
- Spectator Support Spaces
 - ✓ Concessions
 - ✓ Restrooms
 - ✓ Victory Club (shared)

EXTERIOR PERSPECTIVE

Events Center



EXISTING CONDITIONS

Events Center



EXTERIOR PERSPECTIVE

Events Center



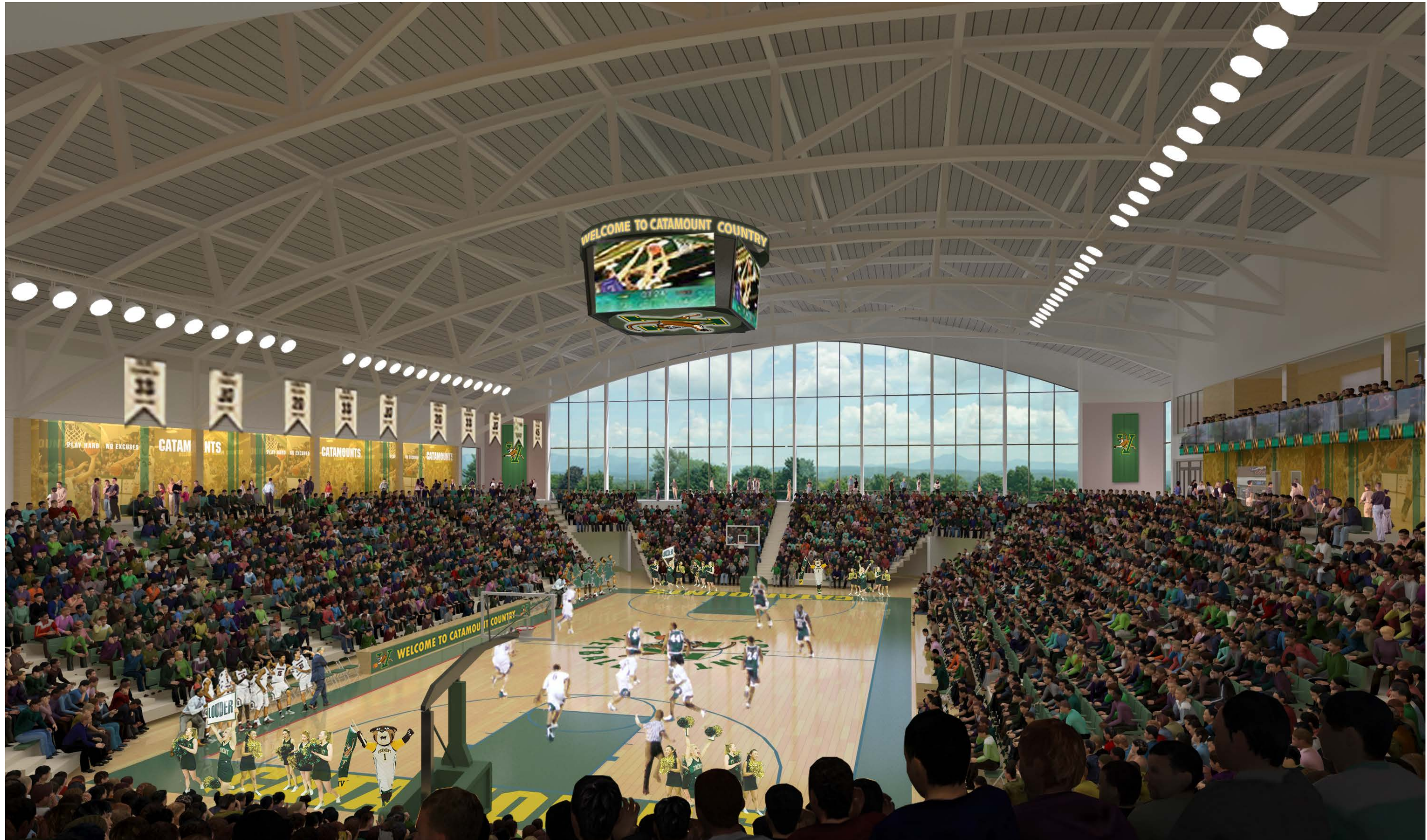
EXTERIOR PERSPECTIVE

Events Center



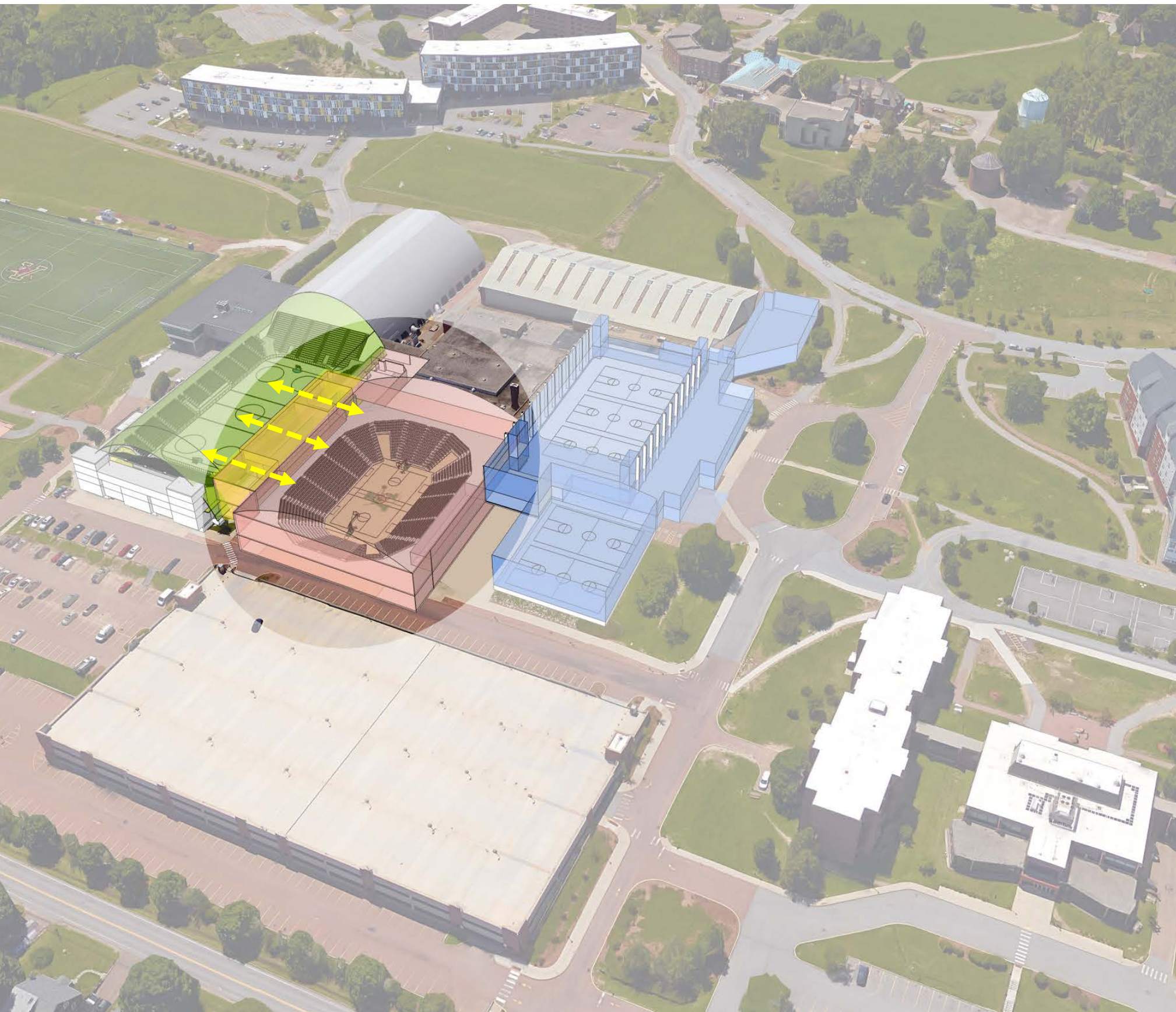
INTERIOR PERSPECTIVE

Events Center



PLANNING CONCEPT

Shared Spaces



- Existing two-story administrative wing is removed and replaced
- New shared entry/connector
- Located in between Gutterson Fieldhouse and the new multipurpose Events Center
- Three levels of shared athletic and spectator support spaces
- New entry sequence for student athletes and spectators

PROGRAM COMPONENTS

Shared Support Spaces

- Spectator Support
 - ✓ Lobby / Ticketing / Concessions/ Public
 - ✓ Restrooms / Victory Club
- Team Locker Rooms
 - ✓ Men's and Women's Team Rooms
 - ✓ Visiting / Officials Locker Rooms
- Athletic Training
- Strength & Conditioning (convert Gucciardi)
- Administrative Space
- Classrooms / Meeting Space
- Building Support
 - ✓ Storage / Equipment / Laundry



INTERIOR PERSPECTIVE

Victory Club

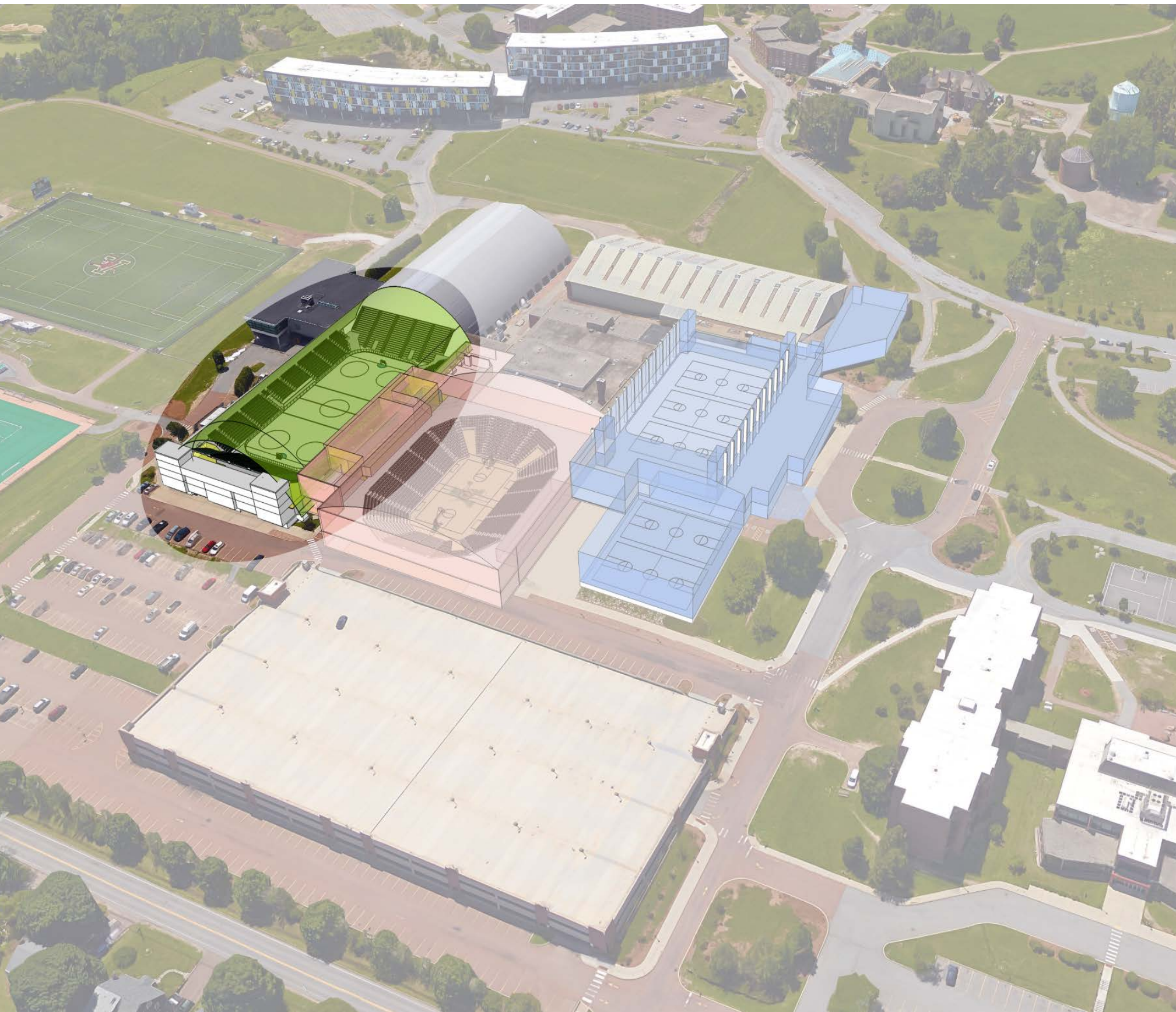


INTERIOR ANIMATION

<http://pano.autodesk.com/pano.html?mono=jpgs/ca34c7dd-27aa-4f2a-a482-0c848adb8c18>

PLANNING CONCEPT

Gutterson

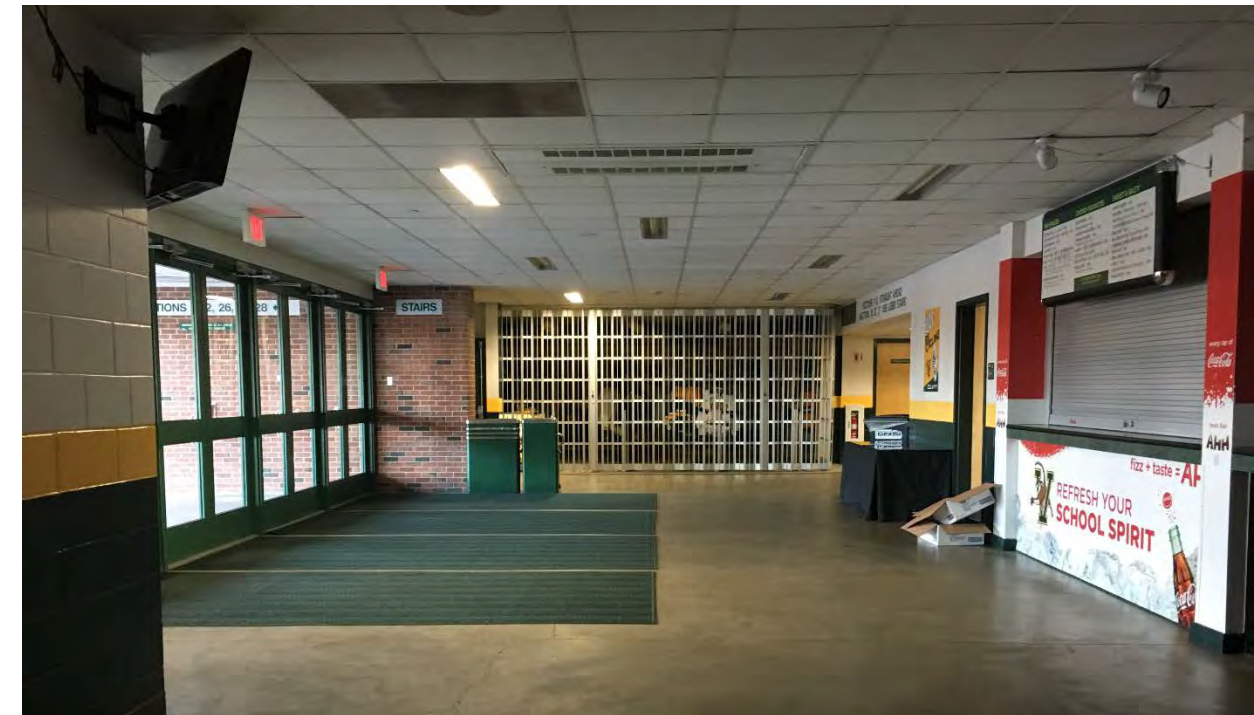


- Maintain and enhance historic quality of Gutterson
- Mix of bench and chair back seating options
- New shared entry/connector with Events Center
- New south seating
- Renovated entry and public support spaces
- Victory Club overlooking Hockey and Basketball

PROGRAM COMPONENTS

Gutterson

- Renovated Seating Bowl
 - ✓ Capacity 3,900
 - ✓ Additional 580 floor seats possible
 - ✓ Mix of bench and chair backs
 - ✓ New south seating
- Shared Spectator Support Spaces
 - ✓ Concessions
 - ✓ Public Restrooms
 - ✓ Gender Inclusive Restrooms
- Upper Level Overlook:
 - ✓ Victory Club
 - ✓ Press and Broadcast Support Spaces
- Cosmetic Improvements
- Code Upgrades



EXISTING CONDITIONS

Gutterson



INTERIOR PERSPECTIVE

Gutterson

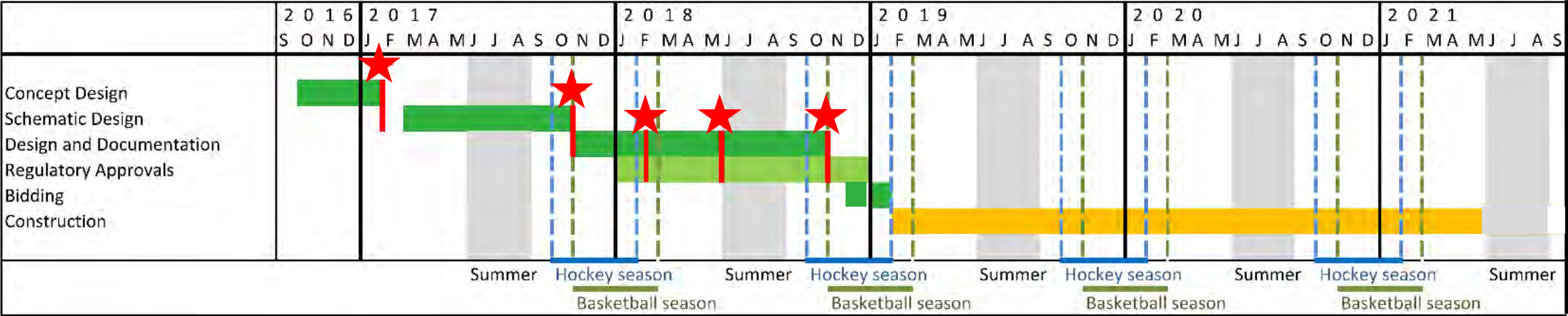


NEXT STEPS

- Authorization to approve construction at a project cost of \$95 million
- Burlington Zoning permit approved; Act 250 permit pending
- Pending project approval and permitting, site and utilities enabling construction to begin this winter
- Subcontractor Bid Packages scheduled for release in November 2018



PROJECT SCHEDULE



- ★ • Board of Trustee Action
- 2.5-year construction schedule
- Projected completion of Events Center in August 2020
- Projected completion of entire project May 2021
- Avoids hockey/basketball season interruptions



QUESTIONS & ANSWERS



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ON-CAMPUS MULTIPURPOSE CENTER



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CD



On-Campus Multipurpose Center Project Update Presentation

**A Presentation to the Committee of the Whole
May 17, 2019**

By

Richard H. Cate, VP Finance & Treasurer

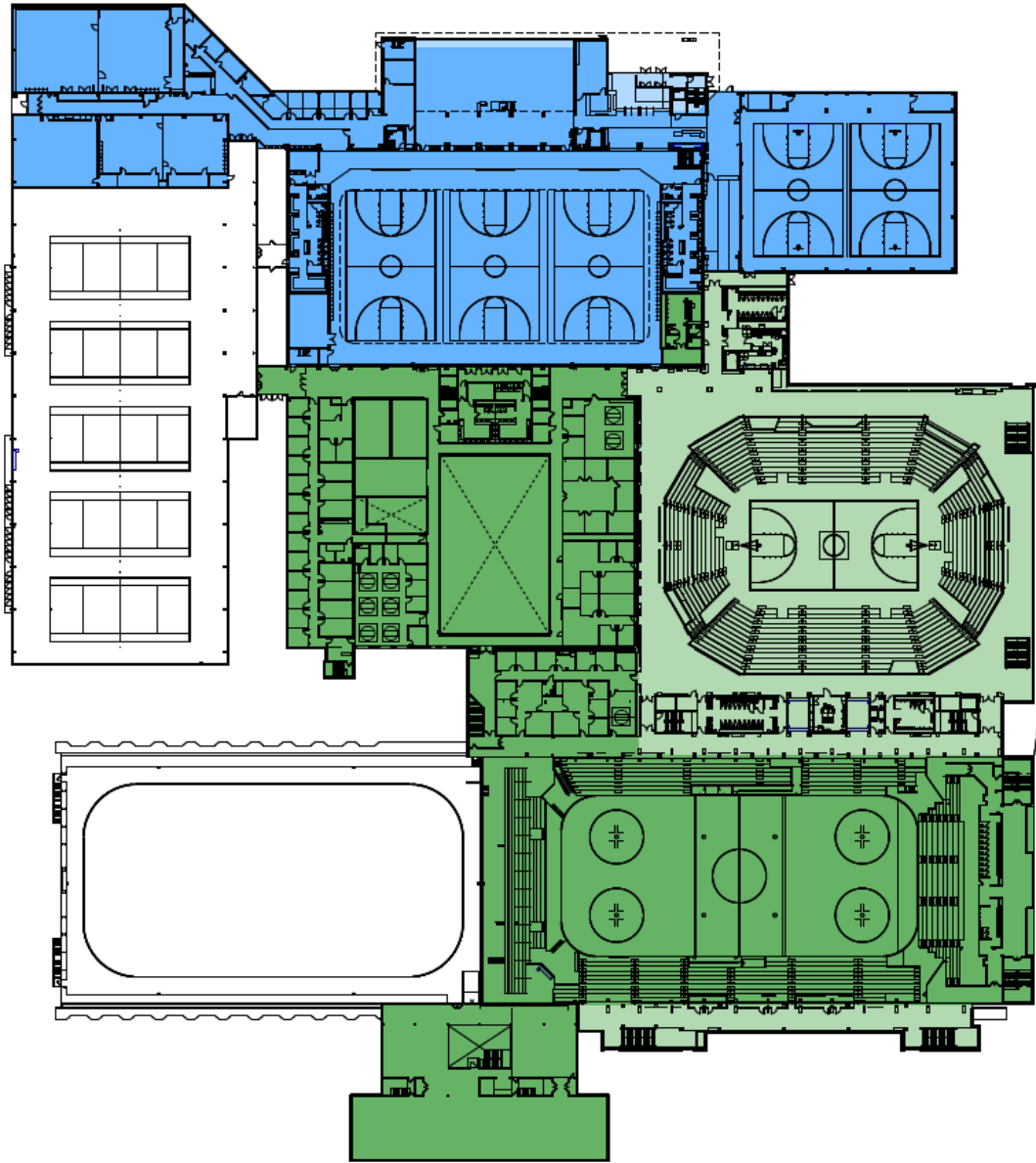
Thomas J. Gustafson, VP University Relations & Administration

Jeffrey L. Schulman, Athletic Director

Robert B. Vaughan, Director Capital Planning & Management








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ON-CAMPUS MULTIPURPOSE CENTER

SEQUENCED PROJECT APPROACH

-  PHASE 1: ATHLETICS - RENOVATION
-  PHASE 1: ATHLETICS - NEW CONSTRUCTION
-  PHASE 2: REC & WELLNESS - RENOVATION
-  PHASE 2: REC & WELLNESS - NEW CONSTRUCTION
-  NO PROJECT SCOPE

truexcollins 
ARCHITECTURE + INTERIOR DESIGN

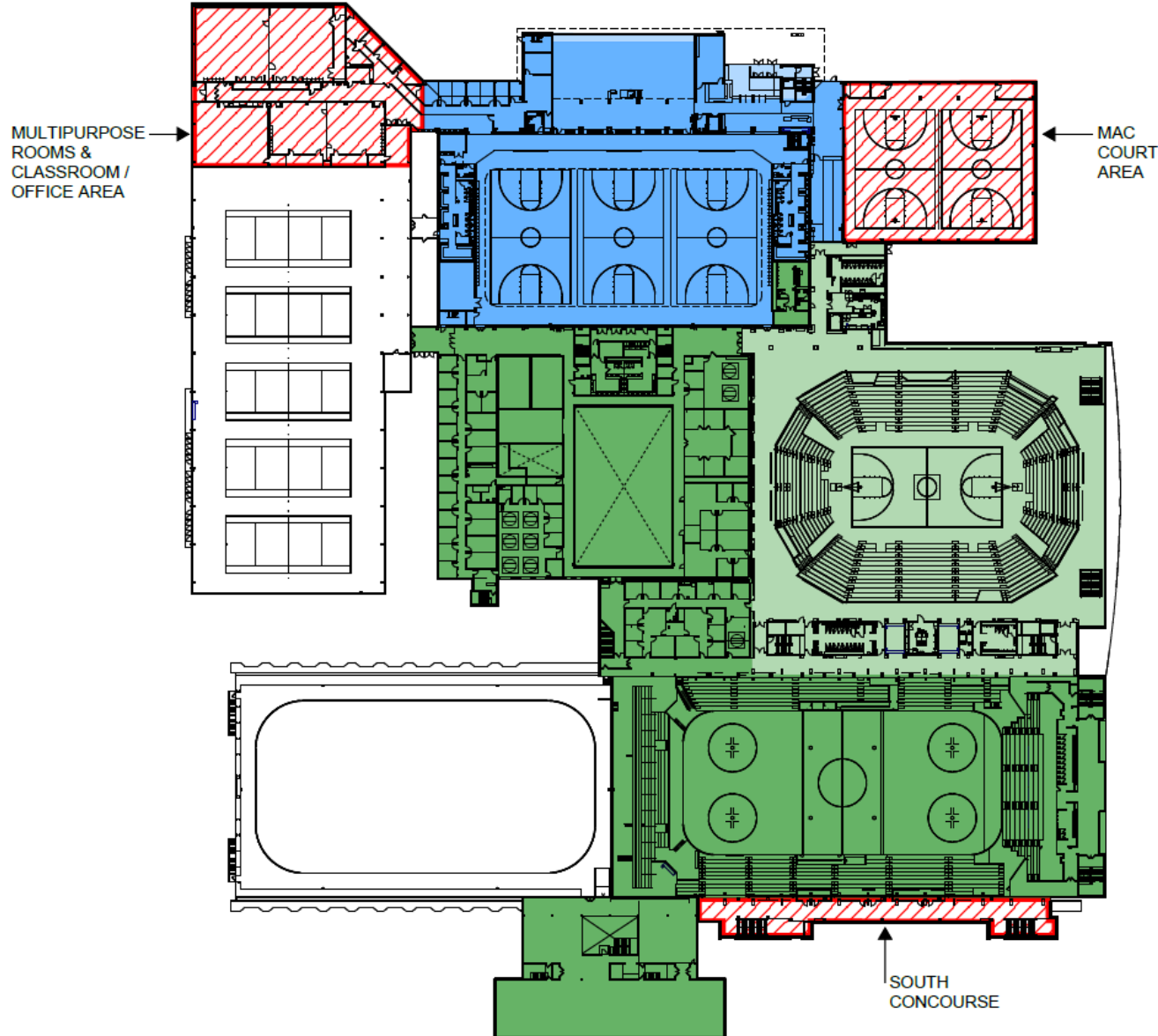


Date: 17 May, 2019

A



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THE UNIVERSITY OF VERMONT
ON-CAMPUS MULTIPURPOSE CENTER

SEQUENCED PROJECT APPROACH

- PHASE 1: ATHLETICS - RENOVATION
- PHASE 1: ATHLETICS - NEW CONSTRUCTION
- PHASE 2: REC & WELLNESS - RENOVATION
- PHASE 2: REC & WELLNESS - NEW CONSTRUCTION
- NO PROJECT SCOPE
- ALTERNATE

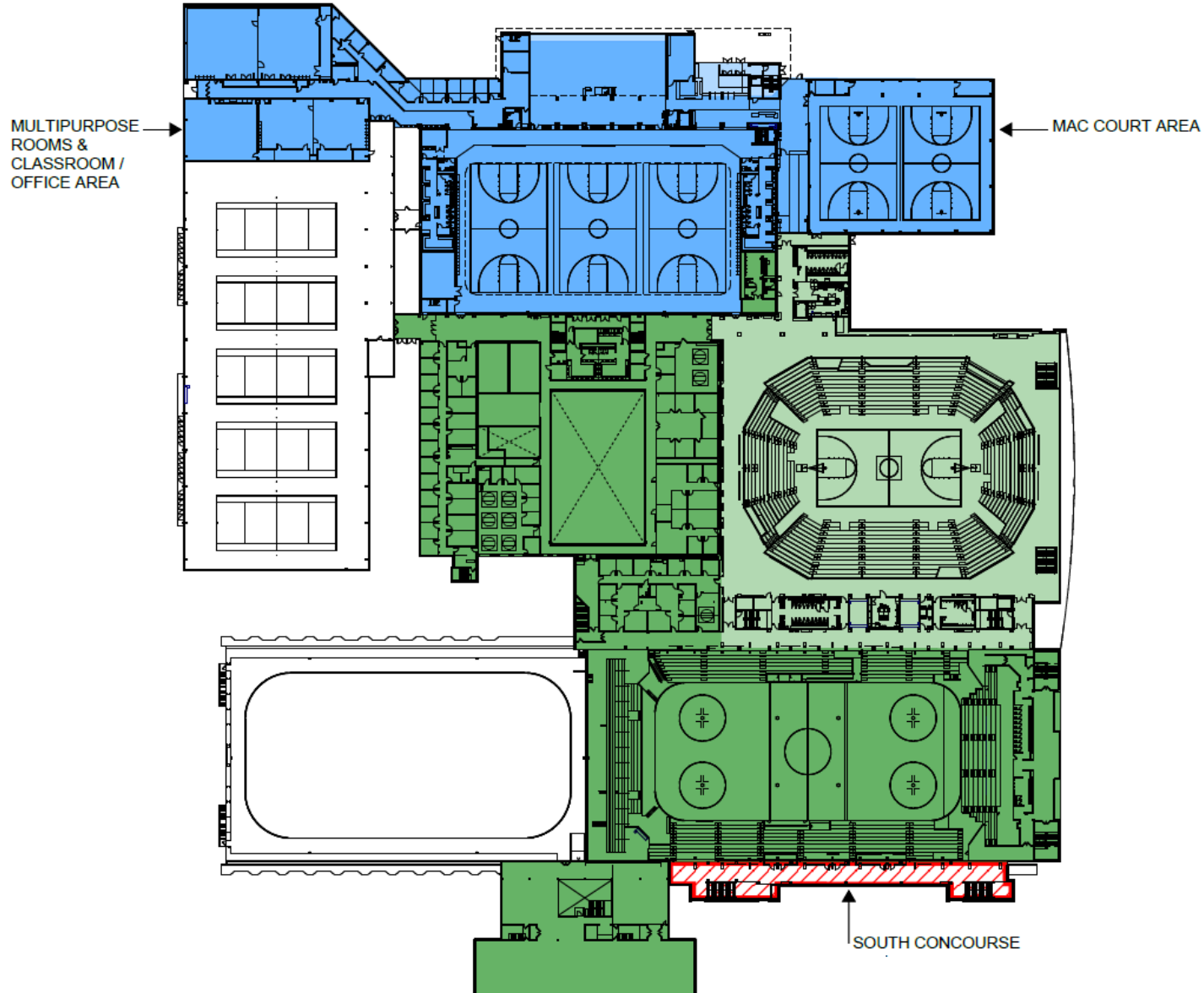
truexcullins **txc**
ARCHITECTURE + INTERIOR DESIGN

Date: 17 May, 2019

B



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THE UNIVERSITY OF VERMONT
ON-CAMPUS MULTIPURPOSE CENTER

SEQUENCED PROJECT APPROACH

- PHASE 1: ATHLETICS - RENOVATION
- PHASE 1: ATHLETICS - NEW CONSTRUCTION
- PHASE 2: REC & WELLNESS - RENOVATION
- PHASE 2: REC & WELLNESS - NEW CONSTRUCTION
- NO PROJECT SCOPE
- ALTERNATE

truexcullins **txc**
ARCHITECTURE + INTERIOR DESIGN



Date: 17 May, 2019





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EXTERIOR PERSPECTIVE

Campus Recreation & Wellness





The University of Vermont

INTERIOR PERSPECTIVE

Campus Recreation & Wellness

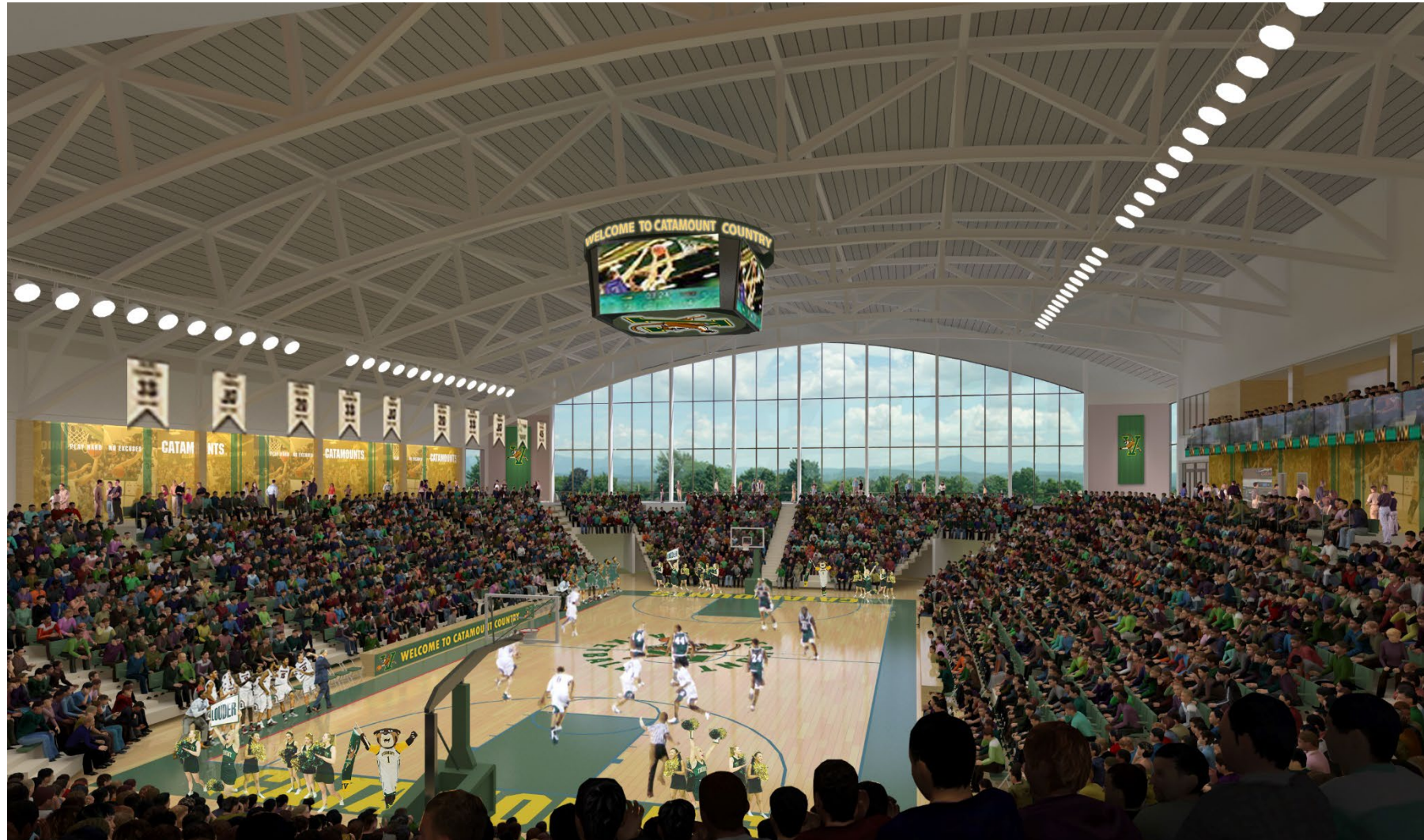




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INTERIOR PERSPECTIVE

Tarrant Center



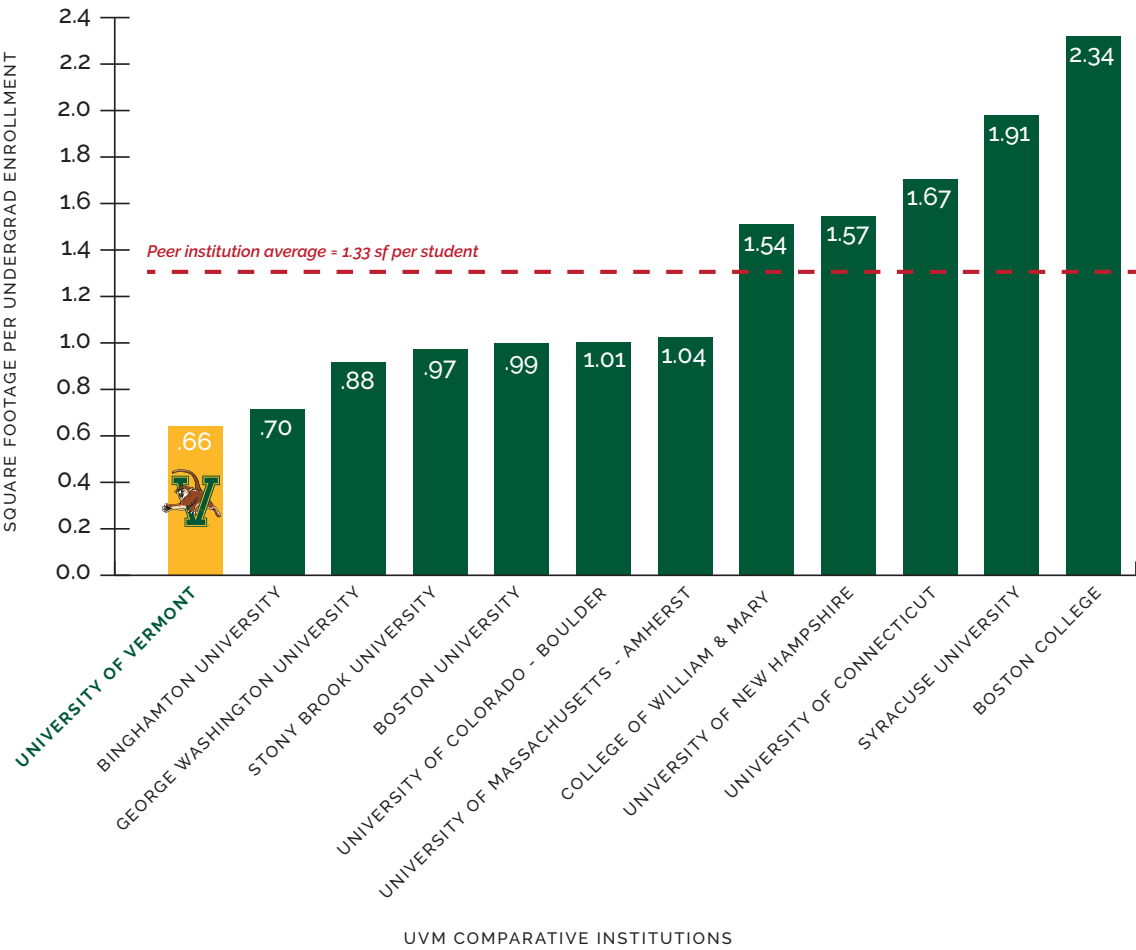


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INTERIOR PERSPECTIVE Gutterson

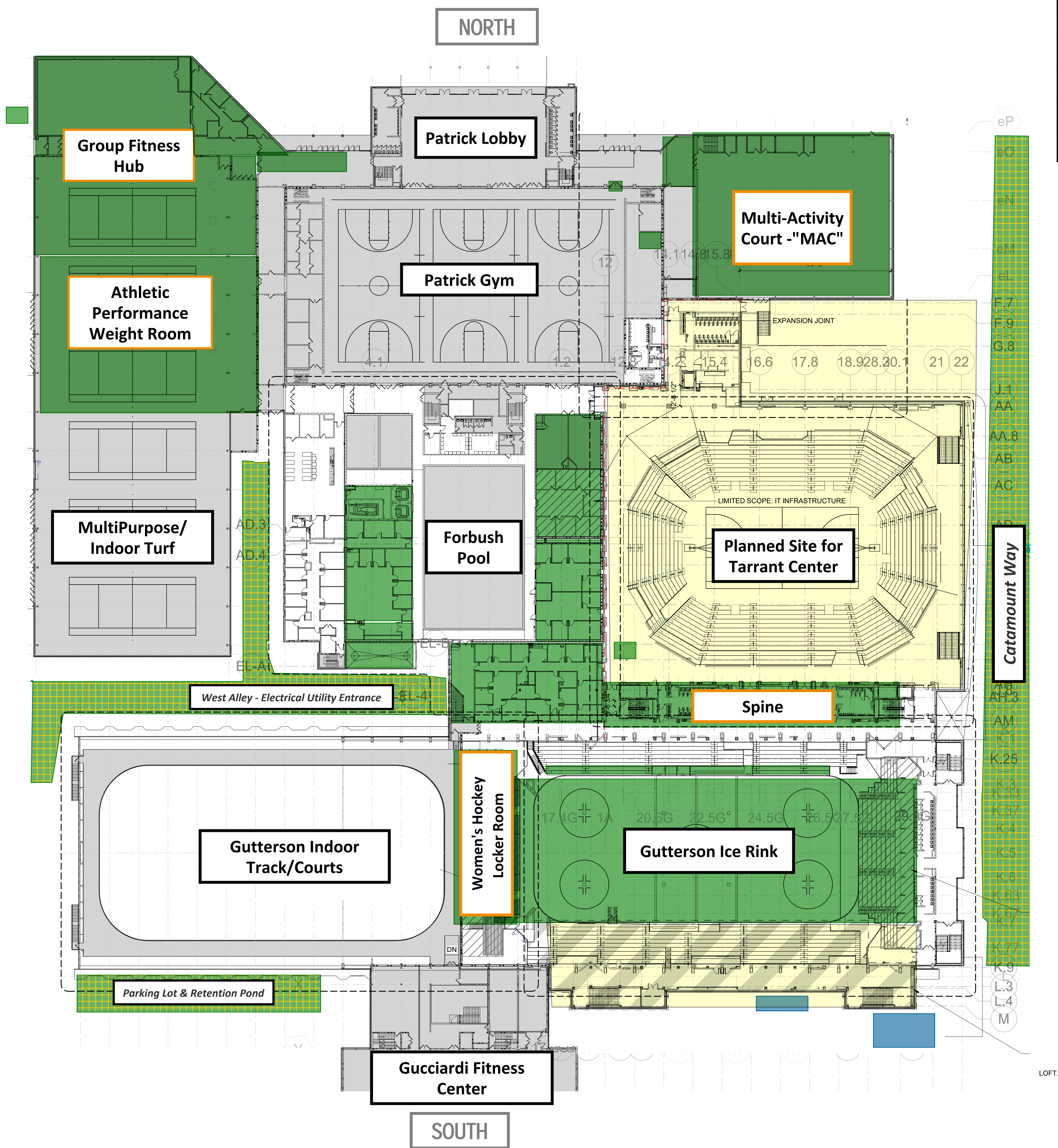


FITNESS CENTER SQUARE FEET PER UNDERGRAD ENROLLMENT



MPC Project Costs

Appendix 5



Areas of Investment (<i>Total Project Costs</i>)	
Recreation & Wellness	\$ 12.5 M
Varsity Athletics	\$ 9.8 M
Tarrant Preparation	\$ 16.3 M
Infrastructure, Deferred Maintenance, & Renovation	\$ 28.6 M
	\$67.2 M

BOT 2/5/21 Seq 1 Approved Budget: \$42,500,000
BOT 6/14/21 Seq 2 Approved Budget: \$24,700,000
Total Seq 1 and Seq 2 Budget: \$67,200,000