

**EDUCATIONAL POLICY & INSTITUTIONAL RESOURCES
and BUDGET FINANCE & INVESTMENT COMMITTEES
BOARD OF TRUSTEES
UNIVERSITY OF VERMONT AND STATE AGRICULTURAL COLLEGE**

A joint meeting of the Educational Policy and Institutional Resources (EPIR) and Budget, Finance and Investment (BFI) Committees of the Board of Trustees of the University of Vermont and State Agricultural College was held on Friday, February 3, 2017 at 11:30 a.m., in the Silver Maple Ballroom, 401 Dudley H. Davis Center.

EPIR MEMBERS PRESENT: Chair, Bill Botzow, Vice Chair Donna Sweaney, Briar Alpert, Frank Cioffi, Carolyn Dwyer, Ron Lumbra, Curt McCormack, Kesha Ram, Soraiya Thura, and Tristan Toleno

EPIR REPRESENTATIVES PRESENT: Faculty Representatives Laura Almstead and Chris Burns, Staff Representatives Amanda McIntire and Bryan McKinney, Alumni Representative Afi Ahmadi, Student Representatives Tyler Davis** and Alyssa Johnson, and Graduate Student Representatives Devin Champagne and Michelle DiPinto

BFI MEMBERS PRESENT: Chair Donald McCree, Vice Chair Robert Brennan, David Aronoff, David Brandt, Joan Lenes, Ed Pagano, Lisa Ventriss, and Jeff Wilson

BFI REPRESENTATIVES PRESENT: Faculty Representative Laura Gewissler, Foundation Representative Richard Ader* and Alumni Representative Myron Sopher, Staff Representative Sonya Stern, Student Representatives Jake Guarino and Andrew Dazzo, and Graduate Student Representatives Nikisha Patal and Roger DaGama

BFI REPRESENTATIVE ABSENT: Faculty Representative Andrew Barnaby

OTHER TRUSTEES PRESENT: Board of Trustees Chair David Daigle, President Thomas Sullivan and incoming Trustee Caitlin McHugh

ABSENT TRUSTEES: Cindy Barnhart, Richard Gamelli, Bernie Juskiewicz, and Anne O'Brien

PERSONS ALSO PARTICIPATING: Vice President for University Relations and Administration Thomas Gustafson, Director of Athletics Jeff Schulman, Colleen McKenna, Principal, Cannon Design and alumnus Peter Bernhardt

*participated by phone

**arrived at 11:45 a.m.

Committee Chairs Bill Botzow and Don McCree called the meeting to order at 11:35 a.m.

General Concept for Multipurpose Center

President Thomas Sullivan offered introductory remarks noting the intent of this joint meeting is to allow an opportunity for all Trustees to receive a presentation on a proposed Multipurpose Center from Vice President Thomas Gustafson, Athletic Director Jeff Schulman and Colleen McKenna, principal from Cannon Design who has been engaged with the University for a number of years regarding this particular project. Following lunch, each Committee will meet separately to discuss the project, with a focus on their respective financial and programmatic responsibilities. The Educational Policy and Institutional Resources Committee will be asked to endorse the initial project concept. Upon their endorsement, the Budget, Finance and Investment Committee will be asked to authorize the initiation of the schematic design phase and generation of an associated project cost estimate and funding plan. At the end of the day, the Committee of the Whole will reconvene to address any additional questions from Trustees. President Sullivan previewed that at the end of this morning's session, the Board will have an opportunity to hear from Peter Bernhardt, a 1972 graduate of UVM whom is highly qualified to weigh in on this issue given his background and relationship with the University. President Sullivan concluded his remarks by thanking Trustee Ed Pagano for his leadership and the members of the Multipurpose Events Center Work Group.

Vice President Gustafson restated that the issue of improved and expanded UVM facilities for health, fitness, recreation, wellness, campus events, and intercollegiate athletics has been considered and discussed in one form or another for many years. In 2007, the Board appointed its own Campus Life Task Force to conduct a detailed assessment of programmatic and student needs related to major events, health, fitness and recreation, and intercollegiate athletics. The Task Force Report was issued in 2009 and articulated the following principles that should guide a proposed project that remain relevant today, including:

- *Match the level of excellence required by UVM's Vision.*
- *Reflect and support the mission and values of the University.*
- *In a highly student-centered way, meet the breadth and depth of health, wellness, recreation, fitness, athletic, and event/activities needs of UVM's active and diverse community.*
- *Maximize cost savings through utilization of existing facilities and co-location of new ones.*
- *Build community in a creative and integrated way.*
- *Compare well with our peer institutions.*
- *Model exemplary environmental stewardship.*
- *Assist in the recruitment, retention, and success of students, faculty, and staff.*

- *Integrate academic components into the program.*
- *Embody the outdoor, natural spirit of Vermont.*
- *Allow the intercollegiate athletic program to compete, thrive, and enhance the experience and success of the student-athlete.*
- *Be planned and constructed within available resources (from sources internal and external), and in light of other institutional needs and priorities.*

Vice President Gustafson shared that the Task Force concluded that fully meeting the University's programmatic and facilities needs could cost approximately \$200 million. Today, the administration is presenting a concept that is true to the principles of the Campus Life Task Force Report and moves the University ahead significantly in terms of meeting the needs of the entire university community. The proposed concept offers a significantly lower cost than what was contemplated in 2009 and allows facilities on campus to remain in an imaginative, integrated and student-centered fashion.

Athletic Director Jeff Schulman next discussed the context and project goals. He began by thanking Trustees for taking time to discuss the proposed project at today's meetings. Director Schulman observed that the proposal is a very student centered model that fits well with the institution. He reminded Trustees that the athletic department encompasses a full spectrum of health, wellness, recreation and varsity sports programming. One of the project goals is to dramatically enhance and consolidate health and wellness space by creating a new health/wellness zone and increasing the size from 15,000 square feet to 86,000 square feet. Another goal is to create a true multipurpose center that includes health, wellness, academic, social, cultural and athletic programming elements.

Based on experience gained from other institutions, the project proposal recommends maintaining two separate on-campus facilities for hockey and basketball. Director Schulman spoke of the emotional connection to Gutterson Fieldhouse and the desire for that facility to be preserved, improved, and to remain the home of UVM hockey. A new, properly sized, Events Center is proposed to house academic, social, cultural and entertainment events as well as basketball practice and competition. The Events Center and Gutterson Fieldhouse would be integrated on the event, concourse and club levels.

Additional project goals include addressing long-standing deferred maintenance issues, improving internal circulation and significant re-use of existing space and limited new construction. Director Schulman concluded by expressing his enthusiasm for the project stating he believes it is achievable and will dramatically enhance health/wellness and athletics at the University of Vermont.

Colleen McKenna, principal with Cannon Design, noted that she was involved in the previous process with the Campus Life Task Force and introduced the design concept process noting it is a transformative approach intended to reuse existing facilities and to correct deferred maintenance issues. She cited three priorities areas in the design process. The first includes

creating a health and wellness zone that can be achieved by consolidating disparate functions and dramatically increasing area and moving this zone to the front door of the complex. It was noted that the latter would require an adaptive reuse of Patrick Gym into recreation courts. A second priority is to improve facilities for hockey and basketball and this can be achieved through separate playing surfaces requiring adjacent venues and shared common support spaces to increase efficiency and reduce building area. The third priority is to develop easy and clear circulation throughout the complex.

Ms. McKenna next reviewed existing building challenges. She reminded Trustees that the existing facilities opened in 1963 and are functioning at, or beyond, its full capacity and no longer meets the current athletic or recreational planning standards. She further noted that the majority of spaces are undersized, universal accessibility is limited, and wayfinding throughout the complex is difficult through multiple corridors. Furthermore, the maintenance program has extended the lifespan of the facilities and building systems have reached the end of their typical useful life. To demonstrate the difficulty of maneuvering from one end of the complex to the next, a brief video was shared.

Ms. McKenna next outlined desired outcomes for the proposed project including: expanding and upgrading fitness/recreation/wellness/intramural facilities for use by the entire campus community; creating tangible academic support space including five new classrooms and study space; upgrading competitive venues for hockey and basketball (including practice facility availability); and improved athlete support facilities (locker rooms, training, meeting space and administrative/coaches offices).

Additional desired outcomes include dual use of air conditioned venues for other events such as speakers, concerts, cultural events and community programs as well as renovation and upgrade of existing spaces in need of system/safety/circulation/ADA/cosmetic improvements and reconfiguration. Ms. McKenna cited the lack of elevators and the need to devise a longer time phasing opportunity for issues that cannot be addressed at this time including an aquatic center, indoor turf and outdoor tennis.

Ms. McKenna next reviewed a slide of the existing complex depicting the layout of Patrick Gym and Gutterson Fieldhouse, the indoor tennis facility, the Gucciardi Fitness Center and support space. The next slide depicted the proposed concept which would expand health and wellness and move that component to the front of the complex, the addition of a new Events Center built in the existing parking lot between Patrick Gym and Gutterson Fieldhouse with sites identified for components to be addressed in the future including a pool, outdoor tennis and indoor turf.

The six program components of the proposed project were introduced beginning with campus health and wellness. This component would become the new front door to the complex and consolidate wellness and recreation programs. It calls for the renovation of Patrick Gym for dedicated multipurpose courts and the creation of 86,000 square feet of interconnected spaces through adaptive re-use and new construction. The proposed fitness center would be two and a half times larger and, men's and women's locker rooms improved. A slide illustrating an exterior perspective of a new front entry to the complex with lots of glass, offering an open and inviting new front door.

The second program component addresses the academic and social interface including classrooms and study space, lounge spaces and spaces to foster interaction as well as concessions and a demonstration kitchen for nutritional and educational purposes.

The third program component in the planning concept is the Events Center. The Events Center is proposed to be located adjacent to Gutterson Fieldhouse in the existing parking lot with a seating capacity of 3,000-4,000 to function as a shared use facility for a variety of activities with shared spectator and support space with the Gutterson Fieldhouse. This location requires shifting loading and delivery to the north. Parking and public access would remain on the east side of the complex. Additional slides detailing the building layout for games, practice and events with associated seating were reviewed along with a proposed interior perspective as well as an aerial view of the existing complex and a potential redesign.

The fourth programming component shared by Ms. McKenna detailed plans for shared spaces including removing and replacing the existing two-story administrative wing, a new shared entry/connector located in between Gutterson Fieldhouse and the new Events Center, three levels of shared athletic and spectator support spaces and a new entry sequence for student athletes and spectators.

The fifth programming component addresses shared support spaces. Specifically, improvements to the lobby, ticketing, concessions, public restrooms, the Victory Club, as well as locker rooms for men's and women's teams and visiting teams and officials. The Gucciardi Fitness Center is recommended to be converted into strength and conditioning for intercollegiate athletes. Additionally, administrative spaces, classrooms, meeting space and building support facilities including storage, equipment and laundry would be upgraded. Slides illustrating the interior perspective for shared support space as well as the direct student and public circulation throughout the renovated complex were displayed and Trustees were reminded that an overall theme is to unify circulation throughout the complex.

The sixth and final programming component is the renovation of Gutterson Fieldhouse. Goals of the renovation include maintaining and enhancing the historic quality of the facility, achieving 4,000+ spectator seats (mix of bench and chair back seating), a new shared entry/connector with the Events Center, a new south concourse to improve spectator circulation, a renovated entry and public support spaces and the Victory Club overlooking Hockey and Basketball venues. Slides illustrating the game and event layouts with associated seating capacity were displayed, noting that additional floor seating of just under 2,000 would bring the total seating capacity to ~6,300. Slides illustrating the existing condition of the interior of Gutterson Fieldhouse and an interior perspective of a renovated facility were shared.

Ms. McKenna next reviewed an overall building layout highlighting the newly dedicated spaces for Health and Wellness, support and shared spaces, the addition of an Events Center, the renovated Gutterson Fieldhouse and Strength and Conditioning Facility (former Gucciardi Fitness Center). Illustrated in the slide was the much improved circulation through the entire complex.

The presentation concluded with an overview of the project schedule and cost. The concept design phase has been completed, the results of which are being shared with the Board throughout meetings today. The schematic design phase is estimated to be completed in fall 2017 at which time the Board will be asked to authorize expenditures for the completion of the project design. The remaining design and documentation phase is projected to be completed in fall 2018 at which time the Board will be asked to authorize final project expenditures. Regulatory approvals will occur during calendar year 2018, followed by bidding in early 2019. Construction would begin in 2019 and take three years utilizing summer construction windows and avoiding hockey and basketball season interruptions. The project is anticipated to be completed in early 2022. The estimated project cost is \$80 million.

President Sullivan invited Peter Bernhardt to address the Board. Mr. Bernhardt thanked President Sullivan for the opportunity to share his thoughts regarding this project. He offered a bit of background sharing that he is a 1972 graduate of UVM where he double majored in Civil Engineering and Forestry, and was a member of the varsity soccer team. Mr. Bernhardt had a long career in the construction field including 15 years as President of Pizzagalli Construction. He has served on the Board of Advisors for both the College of Engineering and Athletics, attends almost every home hockey and basketball game, and is a member of the Victory Club. Recently, Mr. Bernhardt has been assisting the University as an informal advisor on athletics facility projects including this one and Virtue Field which opened this past fall.

Mr. Bernhardt opined that the proposed Multipurpose Center project is well aligned with the University's aspirations and that he could not be more excited to see if come to fruition. When he was a student on campus in 1968, he recalled walking into Patrick Gym and thinking what a nice oversized high school gym. He has attended many events there over the years and recalled a couple including a commencement address, noting the lack of air conditioning, and a Janice Joplin concert. Over these many years, he has noticed three changes – the addition of a 30-second clock, beautiful banners hanging from the rafters, and the university now has a highly successful mid-major basketball program. He is very pleased with the direction the University is heading and the aspirations of the basketball program. He concluded by expressing his support for the proposed project stating he believes the location of the multipurpose center and scale makes sense from construction perspective and that he appreciates the money being saved by repurposing existing space.

Chair David Daigle thanked Mr. Bernhardt for his comments and the presenters for a very informative overview of the proposed project.

Adjournment

There being no further business, the meeting adjourned at 12:19 p.m.

Respectfully submitted,

Bill Botzow, EPIR Committee Chair
Don McCree, BFI Committee Chair