

Vermont State Colleges System

House Committee on Corrections & Institutions

March 9, 2022

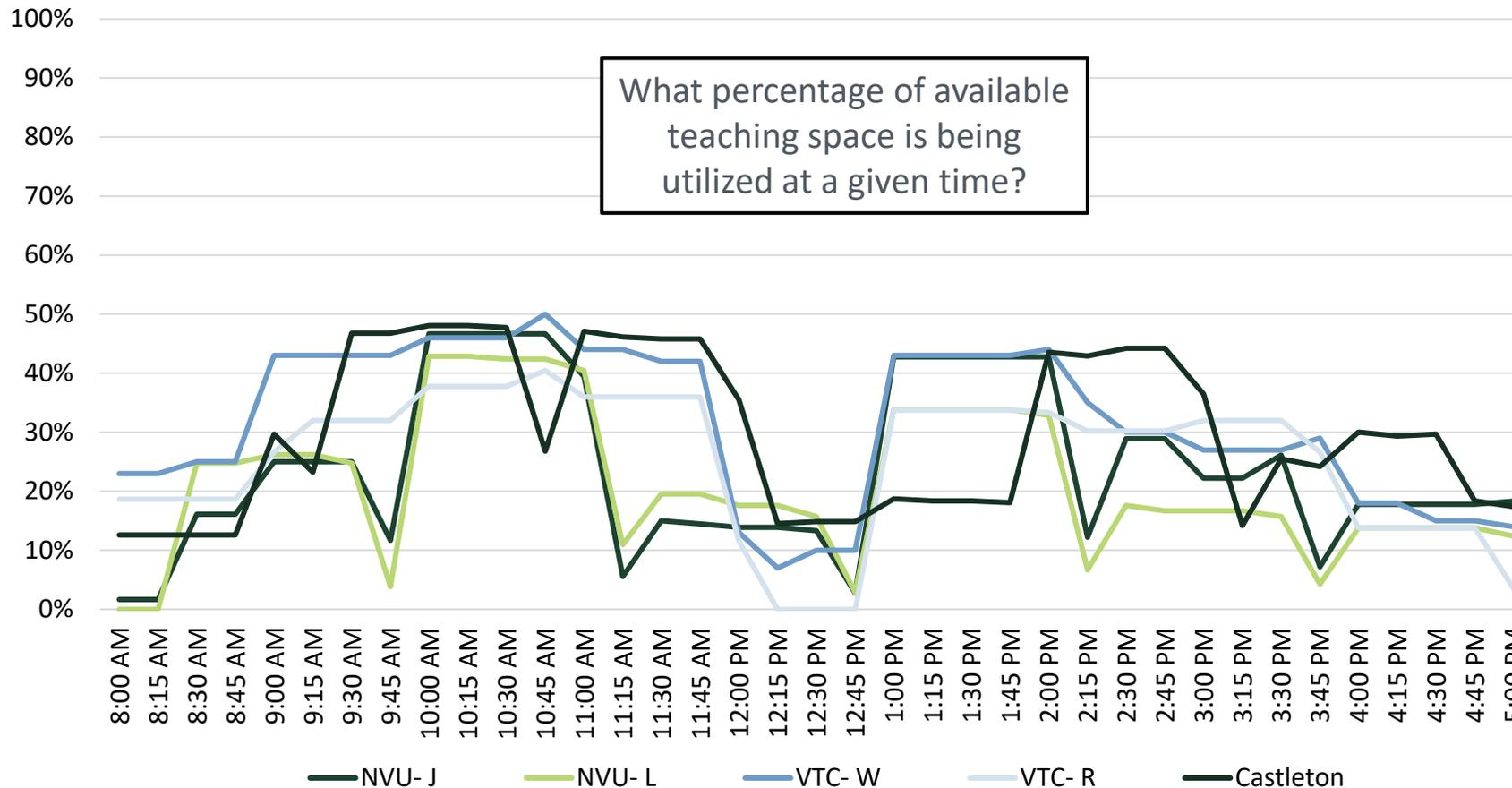
For the benefit of Vermont

Academic Space Utilization

Teaching Space Utilization

All VSC locations have a Room Utilization rate < 35%, with no more than 5 of 10 spaces used at a time

Fall 2021 VSC Room Utilization by Location



VSC Average:
8AM-5PM
Monday - Friday



Average by Location

NVU-Johnson: 24%
NVU-Lyndon: 21%
VTC-Williston: 32%
VTC-Randolph: 26%
Castleton: 30%

Low Space Utilization Across all Campuses

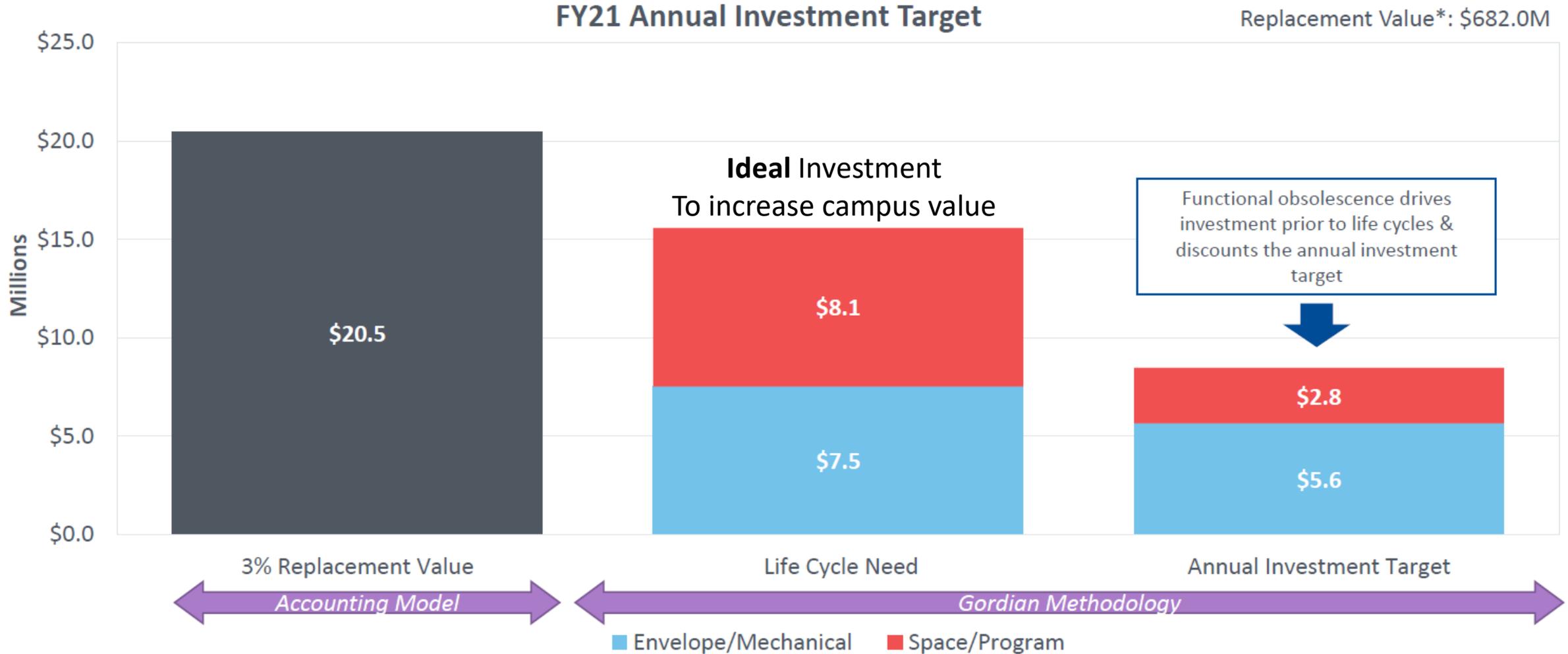


For the benefit of Vermont

Return on Physical Assets

Defining an Annual Investment Target

Gordian recommends an Annual Investment Target of **\$8.4M** into existing space for FY21



*Replacement Value is the cost of replacing a building in kind (same construction, systems, etc.) in today's current dollar value. This figure reflects the total project cost, including soft costs.

Facilities Planning

Castleton, NVU, Vermont Tech

26%

Average Classroom
Utilization Monday-
Friday 8:00 to 5:00

\$7M

Amount short of minimum
needed to maintain building
envelope & mechanical
systems

23%

Anticipated increase in
deferred maintenance cost
in 10 Years

D

Average classroom
technology grade

Facilities Planning – Near Term Work

<u>Beta Learning Environments</u>	3/2/2022	8/18/2023
<u>Procure Design Team</u>	3/2/2022	6/2/2022
<u>Design 1 to 3 spaces at each campus</u>	6/3/2022	9/5/2022
<u>Bid Work for Spaces</u>	9/6/2022	10/6/2022
<u>Fit Out Spaces</u>	10/7/2022	6/7/2023
<u>Test and Train</u>	6/8/2023	8/21/2023
<u>Right Sizing</u>	5/2/2022	5/14/2031
<u>Permitting of Subdivisions Phase 1</u>	5/2/2022	11/2/2022
<u>Divestment Phase 1</u>	11/3/2022	5/5/2023
<u>RFP for excess space</u>	5/8/2023	9/8/2023
<u>Divestment Phase 2</u>	9/11/2023	3/11/2024
<u>Divestment Phase 3</u>	8/6/2026	5/13/2027
<u>Divestment Phase 4</u>	8/8/2028	5/14/2029

Design Principles

Building Usage Principles

- The campus facility plan will be **grounded in data and financial analysis** that supports **financial sustainability** and **meets the academic, student life, and co-curricular needs** of the institution
- The facility master plan will **lower the total cost of ownership** of our facilities and/or **increase revenue potential**. This may include repurposing, selling, leasing, razing, or partnering with organizations
- Academic, student life, and co-curricular spaces will be designed to **enhance the experience of learners**
- Our buildings and spaces will be **accessible and inclusive** to all learners

Maintenance & Renovation Principles

- Campus facilities plan will **identify projects that reduce our deferred maintenance** and shift our daily operations from **reactionary to more preventative**. Budgetary saving will amplify by incorporating both strategies
- **Consistent systems** will be installed to allow for **better data** when budgets are allocated
- Seize the opportunity to **increase accessibility when implementing renovation**

Energy Consumption Principles

- An **Energy Management Plan** will set future goals and measures results
- A **Utilities Master Plan** that ensures systems are **upgraded prior to failure** and are driven by technological advances that bring efficiencies
- **Engage Efficiency Vermont** in a way that uses their industry knowledge to guide us in energy reduction steps as well as proper asset investment which provide better return on investment
- **Utilize the utility data** assembled by Gordian along with the detailed site assessments provided by SAS **to guide project selection**

Thank You

Sharron Scott

Chief Financial & Operating Officer

Sharron.Scott@vsc.edu

Katherine Levasseur

Director of External & Gov. Affairs

Katherine.Levasseur@vsc.edu

Transformation Project Timeline

AY2021-22

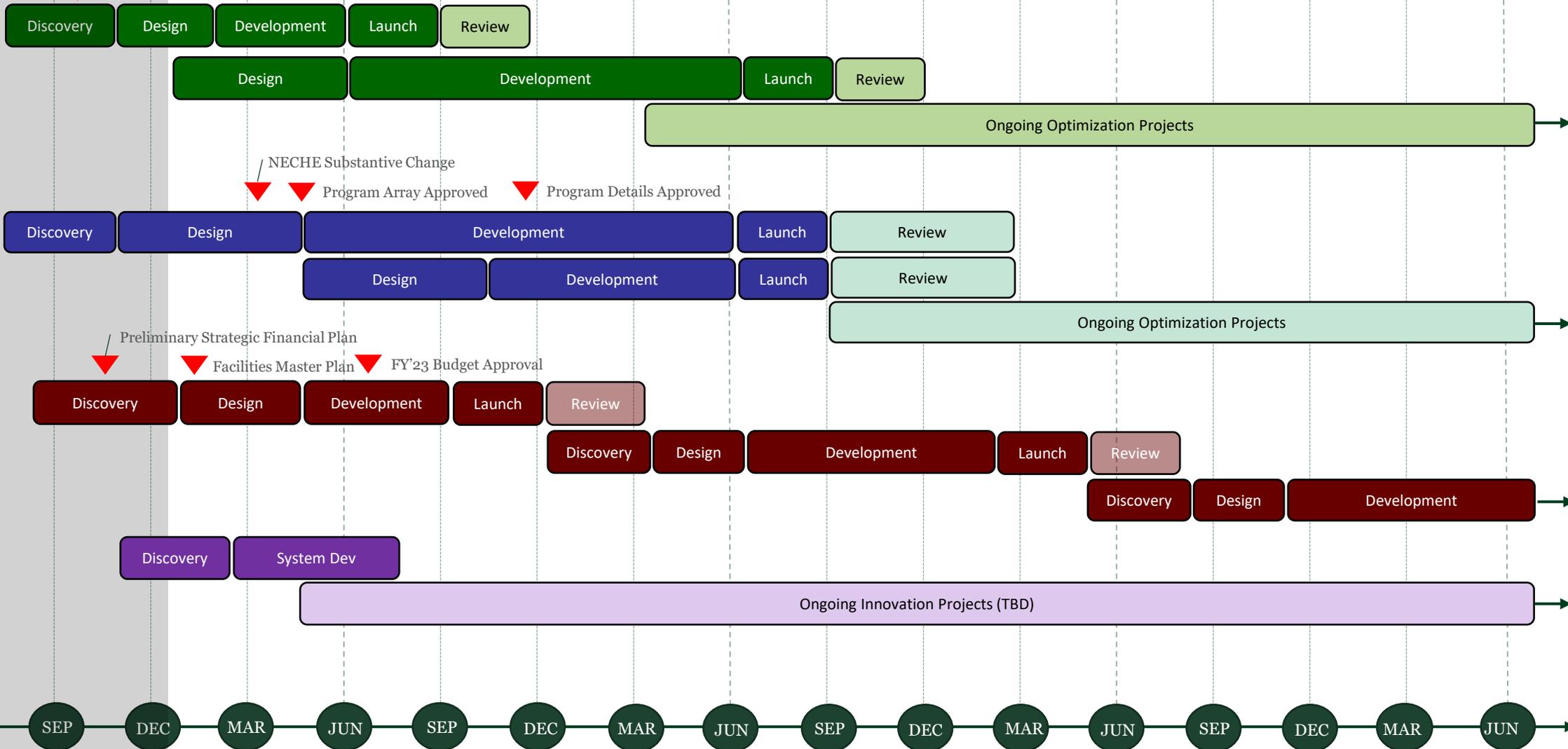
AY2022-23

AY2023-24

AY2024-25

Approved Name of Vermont State University

Students Start at Vermont State University



NECHE Substantive Change
Program Array Approved
Program Details Approved

Preliminary Strategic Financial Plan
Facilities Master Plan
FY'23 Budget Approval

Key

- Student Experience (VSU)
- Academic Operations (VSU)
- Administrative Operations
- Workforce Development
- Key Milestone

16

Accreditation Timeline

