

BENNINGTON COLLEGE
Bennington, VT 05201

April, 1985

REPORT TO THE TRUSTEES' BUILDINGS AND GROUNDS COMMITTEE

FROM: Paul Renzi, Director of Auxiliary Services

1. Student On-Campus Housing

During the FWT we continued to repair and refurbish Student Houses. All twelve old Houses were either totally repainted or touched up. The three new Houses still need extensive refurbishing. The bathroom renovations went well. Entrance-ways in ten of the Houses were renovated. Some exterior painting on the Houses was done in the Fall and will continue in the Spring. The Kitchen staff was used for all the above work. Thirty-five reconditioned mattresses have been ordered.

2. Commons Building

With the assistance of the Cycle 6 Energy Grant from the Vermont Department of Energy, the heating system has been rebuilt. Commons Lounge has been refurbished and an old infirmary ward room adjacent to the Commons Lounge has been made available to students for a recreation/TV space. A fire alarm system has been installed in the building. We have submitted revised plans to the State Fire Marshal's Office for refurbishing the third floor area as an academic space.

3. Dickinson Science Building

A new single-ply membran roof was installed in the Fall.

4. Exterior Painting

The Commons, the Library, the front of the Barn, Dickinson Science Building, and VAPA are all showing signs of paint deterioration, seriously affecting the appearance of the campus.

5. Budget Review

The Physical Plan operating budget is on course. It is approximately 2% under budget for this year. The underbudgeted capital and emergency repairs lines are causing serious budget overruns. These lines are difficult to estimate because of an aging plant and the magnitude of deferred maintenance.

6. Capital Requests for 1985-86

See attached February report to the Buildings and Grounds Committee of the Board of Trustees.

PROPOSAL A

At its meeting in February, the Buildings and Grounds Committee resolved to recommend to the Board the sale of all off-campus student housing. Estimates of value follow:

Welling Town House.....	\$100,000
Welling Hill House.....	75,000
VanBenthuyssen.....	75,000
Old President's House.....	50,000
McCullough Brick House.....	200,000
Manley House.....	100,000
Harlan & Mattison Rd Land.....	50,000
Ludlow Complex.....	100,000
TOTAL.....	<u>\$750,000</u>

With the sale of any combination of these properties, an investment fund could be created. If we place a priority on cost-efficient energy projects, the fund could renew itself from the energy savings. With proper conservation, the savings from #6 oil (used to heat the main campus) could be as much as \$50,000 annually. The annual costs for utilities for the above listed properties are \$40,000.

The College could also re-direct the \$30,000 spent annually on maintaining the above properties to the campus proper. With these additional funds, deferred maintenance could be kept to a minimum.

Faculty on-campus housing should gradually be reduced, so as enrollment increases, students from the off-campus properties could still be offered the alternate living style they desire, while still partaking in the Board Plan in the Dining Halls.

PROPOSAL B

Close the following buildings:

Paul Robeson House
Jennings Music Hall
The Old Carpenter's Shop

The Music Division could be relocated in Cricket Hill and other campus locations. The paint studios in the Old Carpenter Shop are not needed and a more efficient use of VAPA will eliminate the need for the Paul Robeson House. Music practice rooms could be located in Shingle Cottage, Faculty Row housing and Commons North Suite area. The annual savings, if we follow this proposal, would be as follows:

One housekeeper.....	\$18,000
Housekeeping supplies.....	3,000
Annual maintenance materials	2,500
Utilities.....	30,000
TOTAL.....	<u>\$53,500</u>

NOTE: As previously reported, the boiler at Jennings and Paul Robeson House are very old and will have to be replaced within three to five years. Capital expenditure for such a project would be approximately \$100,000 to \$150,000.

PROPOSAL C

The rescheduling of the FWT to the summer months:

Rentals and Programs could generate a profit of \$30,000 even after we account for the increased utilities for the FWT. This proposal would be advantageous to the students if we were able to offer them aid in finding suitable summer employment to help defer the expense of their education while receiving academic credit.

PROPOSAL D

Winter FWT shutdown:

If Proposal C is not acceptable, proper shutdown of the College Community during the FWT would save substantial amounts of money. Exactly how much money would depend upon the extent which a 10-month contract could be negotiated with the Staff employees and to what extent the campus is closed down. I estimate \$10,000 annually could be saved in heating costs if we were able to curtail building usage during the FWT. The Barn, Physical Plant, and the Switchboard would be the only buildings occupied during the FWT.

In summary, I feel that the above proposals would keep the campus intact, would not project us as a dying institution, and would not affect the educational standard of the institution. It would start us on a path of reinvesting in the campus, which will enable us to become more cost efficient. The annual savings derived from each proposal would be:

Proposal A.....	\$90,000
B.....	55,000
C.....	30,000
D.....	10,000