

**STATE OF VERMONT
GREEN MOUNTAIN CARE BOARD**

**CONCEPTUAL DEVELOPMENT PHASE
CERTIFICATE OF NEED APPLICATION**
by
THE UNIVERSITY OF VERMONT MEDICAL CENTER INC.
for
**PLANNING EXPENDITURES RELATED TO CONSTRUCTION OF REPLACEMENT
PARKING GARAGE**

December 19, 2024

CONCEPTUAL DEVELOPMENT PHASE CERTIFICATE OF NEED APPLICATION

The University of Vermont Medical Center Inc. (“UVM Medical Center”) submits this Conceptual Development Phase Certificate of Need application to the Green Mountain Care Board (the “Board”) pursuant to 18 V.S.A. § 9434(c) and Board Rule 4.206. We request expedited issuance of a Conceptual Development Phase Certificate of Need (a “Conceptual CON”) approving the expenditure of up to \$2,426,831 on planning, design, and permitting activities in the conceptual development phase of a project to construct an employee parking garage to replace the hospital’s existing McClure Garage on its Main Campus in Burlington (the “Project”). A Conceptual CON is required because the cost of the Project is expected to exceed \$36.87 million based on upon preliminary estimates.¹

The Board “shall grant” a Conceptual CON if it finds that:

- (a) The cost of the proposed planning activities is reasonable and the applicant can afford such cost;
- (b) The project appears to meet an identifiable, existing or reasonably anticipated need which is appropriate for the applicant to provide; and
- (c) If the project includes or comprises the purchase or lease of health information technology, the project is consistent with the most current Vermont Health Information Technology Plan.²

Board Certificate of Need Rule 4.206.

The following Part I demonstrates that the contemplated replacement employee parking garage will “meet an identifiable, existing or reasonably anticipated need,” and Part II shows that the proposed costs for planning activities are reasonable and affordable.

I. The Project Meets an Identifiable Need

UVM Medical Center seeks a Conceptual CON to engage in planning, design, and permitting work for construction of a parking garage to replace the hospital’s existing McClure Garage. The McClure Garage is a two-level concrete structure, which UVM Medical Center uses for employee parking (physicians, residents, and other staff). It opened nearly forty years ago in 1985.

The work proposed in this application is needed to prepare a definitive CON application. The governing Board of UVM Health Network has reviewed and approved this Conceptual CON application as consistent with the long-term needs of the UVM Medical Center, its patients, and its providers.

¹ Green Mountain Care Board Certificate of Need Bulletin 004, Adjustments to Certificate of Need Monetary Jurisdictional Thresholds

² The Project does not involve the purchase or lease of health information technology. Rule 4.206(c) is therefore inapplicable.

UVM Medical Center routinely monitors the condition of the McClure Garage. Recent structural engineering studies concluded that the garage is substantially deteriorated and structurally deficient.³ UVM Medical Center must now undertake the planning process for construction of a replacement garage to meet its operational needs.

UVM Medical Center may site an above-ground replacement garage in the employees-only South Parking Lot on the Medical Center's Main Campus. Please see the attached Exhibit 1. UVM Medical Center would use the replacement garage in this location for employee parking. It would contain approximately 484 (+ 10 motorcycle) parking spaces, replacing 301 McClure Garage spaces (+ 10 motorcycle), 6 van parking spaces currently located outside the McClure Garage, and 167 additional surface parking spaces that would be displaced by the new parking structure and associated traffic circulation modifications. There will be no net increase in parking spaces.

The planning work performed pursuant to the Conceptual CON will inform a definitive CON application containing the information necessary to allow the Board to make an informed decision regarding the present and future need for the proposed Project.

II. The Costs of the Proposed Planning Activities are Reasonable and Affordable

Considerable further planning work is required to consider various options, conduct appropriate studies, obtain input from key stakeholders, develop designs, determine costs, secure permits, and prepare a definitive CON application. The proposed work under a Conceptual CON, which UVM Medical Center considers reasonable and necessary based on its experience with other substantial construction projects, is generally as follows:

Architectural Design and Planning: UVM Medical Center has retained the services of E4H Environments for Health Architecture to serve as the Architect and complete the programming and design for this project.

Land Use Impact Studies: Various consulting experts will be engaged to conduct studies relating to such matters as air pollution, traffic, storm water, wetlands, archeological surveys, and other land use planning issues that require evaluation.

Permitting: Local and state permitting for the project will be completed. Consultants will be engaged to assist in identifying all permitting issues that may affect the project and in securing all necessary land use and building permits.

³ Certain repairs were recommended to prevent a failure of the structure while it remains in use pending construction of a new garage, which UVM Medical Center completed in 2023. Nine steel plates were installed over holes that had formed in the elevated deck, and shoring posts were installed to support twelve deteriorated deck beams and prevent a possible sudden shear failure of those beams. Two additional shoring posts will be installed soon. It is possible that UVM Medical Center will need to close some portions of the garage due to hazardous deteriorating concrete.

Surveying: Surveys of the existing site will be conducted to establish boundaries, rights of way, easements, typography, grades and elevations.

Geotechnical Studies: The soils and substrates underlying the project area will be investigated. Several borings for soil samples will take place. Analysis will be completed to understand the types of materials underlying the site as well as an assessment of bearing capacities needed to design the foundation system for the building.

Code Compliance: A detailed evaluation of all building codes and regulations that will govern design development will be conducted by qualified experts.

Sustainable Design and Park Smart Certification: UVM Medical Center is committed to using sustainable best practices in its operations and construction projects to reduce or mitigate social and environmental impacts and will seek Park Smart certification for the Project. This certification is similar to LEED building certification. UVM Medical Center will also evaluate the feasibility of integrating solar pv array and net metering into the project, as well as maximizing EV charging potential.

Commissioning: A commissioning agent will facilitate the development of the “Owner’s Project Requirements” and develop and execute the commissioning plan to be executed during design, construction and the project’ final completion.

Pre-construction Services: A qualified Construction Manager will be retained to work with UVM Medical Center and the design team during planning and design development. The Construction Manager will advise UVM Medical Center and its architects on construction means and methods to be employed during construction as well as materials selection and construction logistics, scheduling and phasing. The Construction Manager will provide on-going construction cost estimating and value analysis, which will be an essential part of the planning and design process.

Cost Estimating: To ensure predictable and reliable project cost estimating, a qualified firm will be retained to independently review project cost estimates as they are developed by the Construction Manager. Each estimate will be compared and reconciled to ensure completeness and accuracy. The independent cost estimator will advise UVM Medical Center and the design team on materials and construction methods that can bring the most value to the design.

Building Envelope Design: A qualified building envelope consultant may be engaged to provide guidance on the design and performance of the building’s envelope with respect to thermal, moisture and water intrusion performance.

Wayfinding: A qualified consultant may be engaged to help design and integrate signs, directional devices and systems to enable patients and visitors to navigate buildings, facilities, roads and parking areas.

Equipment Planning: A qualified equipment planner will be engaged to work with UVM Medical Center Security and Parking Services to define equipment requirements and integrate components/systems into existing parking and revenue collection systems.

Acoustic Performance: A qualified acoustic consultant will be engaged to assist in understanding and mitigating the project's noise impacts to minimize noise intrusion into the surrounding neighborhoods.

The estimated costs of this work, totaling \$2,426,831, are set out in Exhibit 2 attached hereto. These costs are included and affordable within UVM Medical Center's operating and capital budgets

III. Conclusion

For all the foregoing reasons, the Board should approve UVM Medical Center's application and issue a Conceptual CON as requested.

EXHIBIT 1

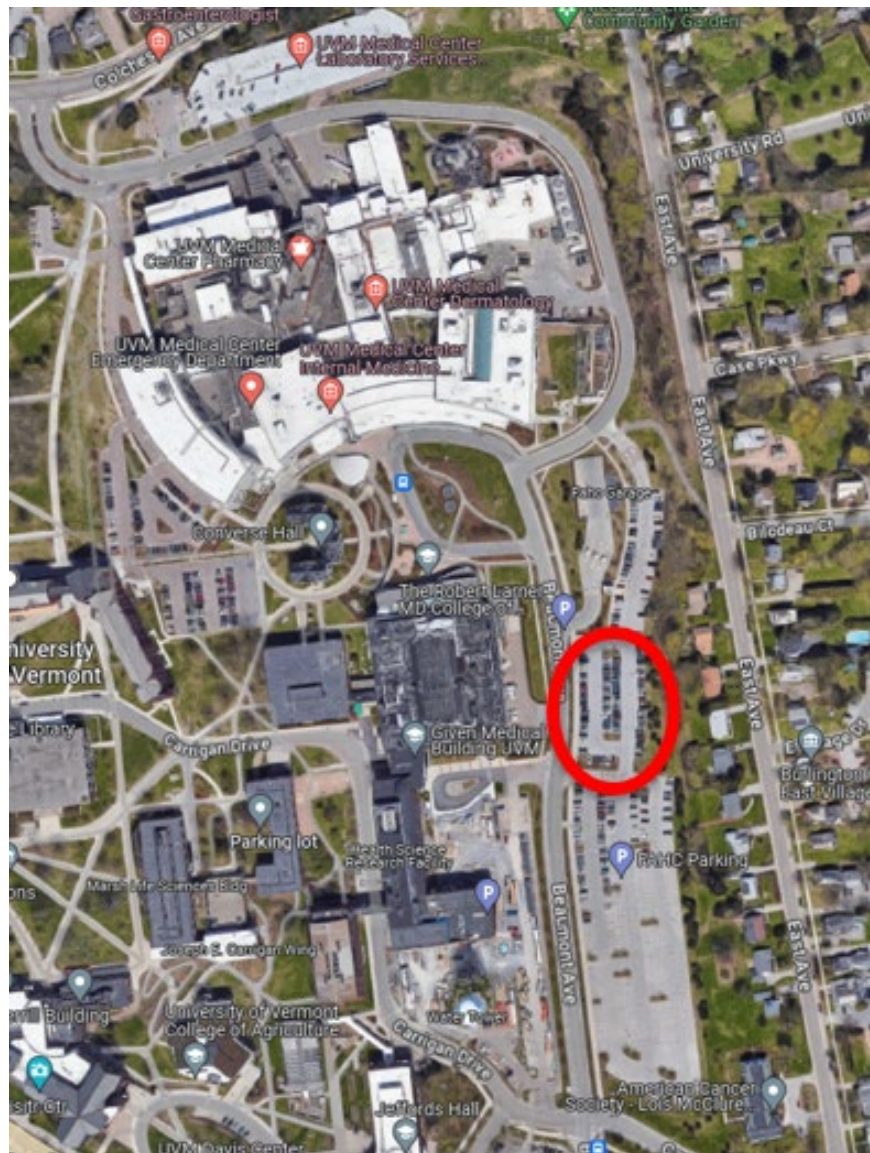


EXHIBIT 2

Parking Garage Planning Expenses Through Permitting and Bid Documents	
Cost	\$
Design Fees (Architectural, Engineering, Other Related Design Fees)	655,560
Permitting Fees	906,596
Owner Consultant Fees	473,352
Contingency (20%)	391,323
Total	2,426,831