



# The Story of the 2012 Renovation of Bader Hall

In the summer of 2012, historic Bader Hall underwent a complete renovation, managed by Tom Bonnette and the Champlain College Physical Plant team. This renovation was a “gut and rehab” similar to other residence hall renovations completed on campus over the past several summers. While the interior floor plan was modified to adhere to current codes and modern student life, care was taken to honor the elegant architectural history of the building.

One of the major goals of the renovation was to keep the building historically accurate and not infringe on the iconic style that the students had come to know and love about Bader Hall. Over the years, some changes had been made to the building, including the addition of a bulkhead and the conversion of a porch into a bathroom. During the renovation, the bulkhead was removed, as was the bathroom, which was converted back to a porch. The roof was also restored to its original material, slate, which was sourced from Vermont. The Physical Plant team did some very intricate custom woodworking to match the trim on the exterior and interior to the original design.

Another goal was to make the building as energy efficient as possible. The building and attic were reinsulated with high-density foam. Also installed were: LED lighting, high-efficiency power-flush toilets, low-flow showerheads, high-efficiency washers and dryers, an energy-efficient heat recovery unit, a high-efficiency air exchanger, a high-efficiency gas-fired heater, and high-efficiency windows. Also added was a temperature modulator with a digital controller that regulates the temperature of Bader Hall’s 98% efficient boiler based on the outside temperature.

Bader Hall has seen real savings since the renovation. First, the renovation came in under budget. Second, in February 2012, the gas and hot water bill cost Champlain College more than \$1,400, but because of the upgrades, the bill for February 2013 was just under \$450 – a 68% savings. Third, the building is capable of connecting to a geothermal heating and cooling system, already in use at Perry Hall, that would bring even more savings to the College. The renovation of Bader Hall is a fine demonstration of the commitment Champlain College has to environmental sustainability.

