

Green Mountain Youth Center Project Update

Joint Legislative Justice Oversight Committee

Wanda L. Minoli, Commissioner, Department of Buildings and General Services
Andrew Martin, Chief Executive Officer, Neagley & Chase Construction Company

Overview of Current Development Process

October 17, 2025, Open RFP for Build-to-Suit for State Youth Treatment Facility (now Green Mountain Youth Center)

- Developer to design, build and lease a secure treatment facility for justice-involved youth
- Developer owns and maintains facility and the land, and leases back to the State

November 19, 2025, Closed RFP Build-to-Suit. Bid proposal received

- Conceptual Estimate of \$27M based on previous project conceptual plans
- This proposal outlined key terms and estimated costs associated with a full-service lease

December 8, 2025, BGS and DCF selected the proposal submitted by Grandview Farms and Neagley & Chase Construction

March 13, 2026, Schematic Design Phase Started:

- Developer advanced conceptual design provided in November 19, 2025, proposal
- Major cost drivers of both construction and operational costs reviewed
- Group tasked with evaluating/testing the program/conceptual design to reduce cost

Project Update

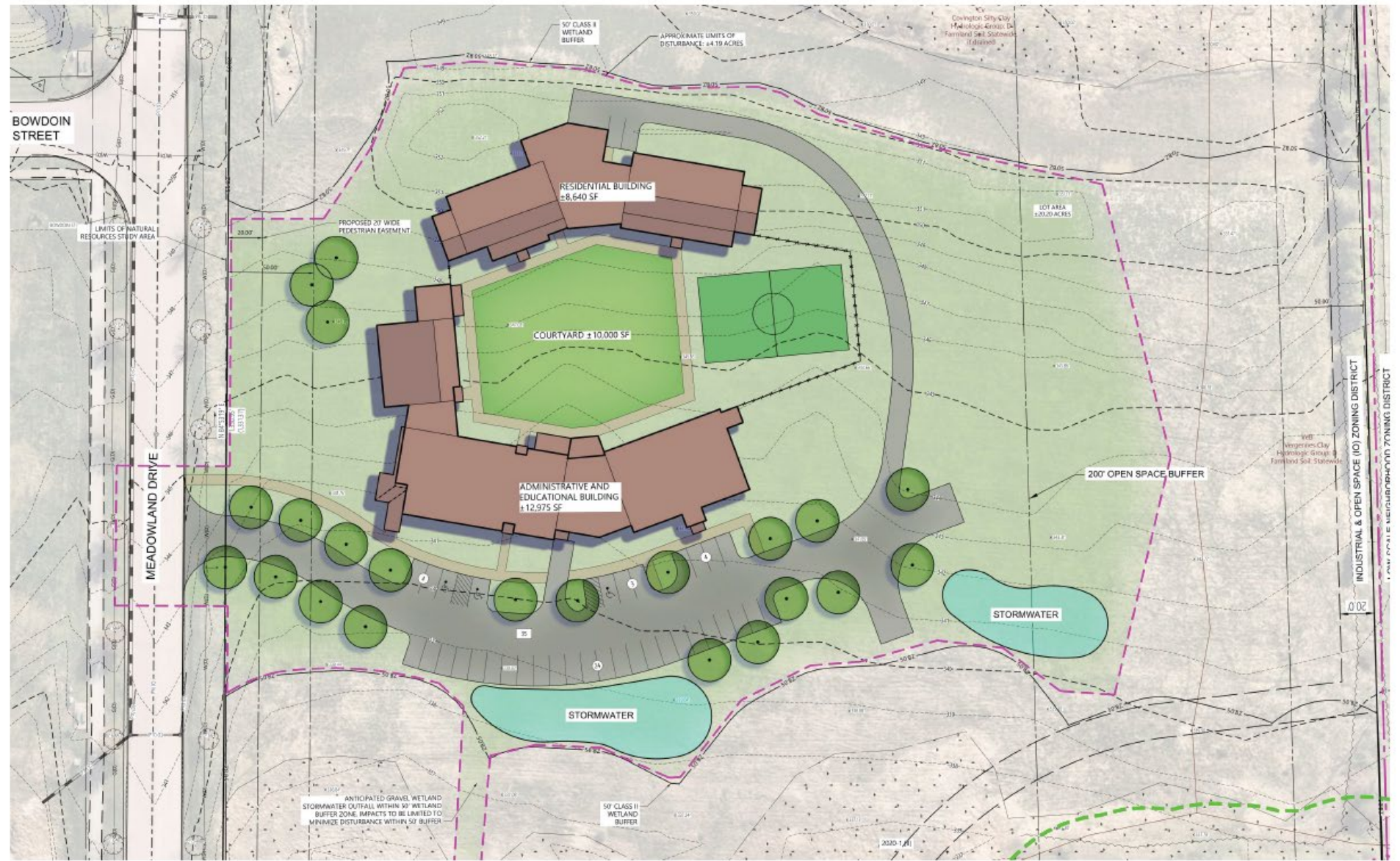
May 29, 2026, Schematic Design Phase Completed:

- Improved space efficiency of the required programs
- Reduced square footage, exterior wall area, improvements to site layout
- Reduced staffing through better adjacencies, staff flow, access, reduced redundancies
- Examples:
 - Provided central staffing area connected to the Treatment/Stabilization programs, in lieu of two separate buildings with separate staff for each program
 - Intake relocated adjacent to staff functions located in the Treatment/Stabilization blocks, reducing staffing redundancies

July 6, 2026, Updated Estimate Prepared based on completed Schematic Design Phase:

- Schematic Design Estimate total – \$25,900,000
- A reduction of \$1,400,000 from November 19, 2025, Conceptual Estimate

Site Plan



Rendering



Project Update

Construction Cost Drivers of Facility:

- Facility consists of a combination of physical security and therapeutic, trauma-informed design to support safety and rehabilitation
- Standard commercial construction materials cannot be used in a secure facility
- Specialized materials, equipment, heavy-duty components, rigorous safety compliance, and design details are required and substantially increase costs

Current Status

July 31, 2026, Design Development Process Started:

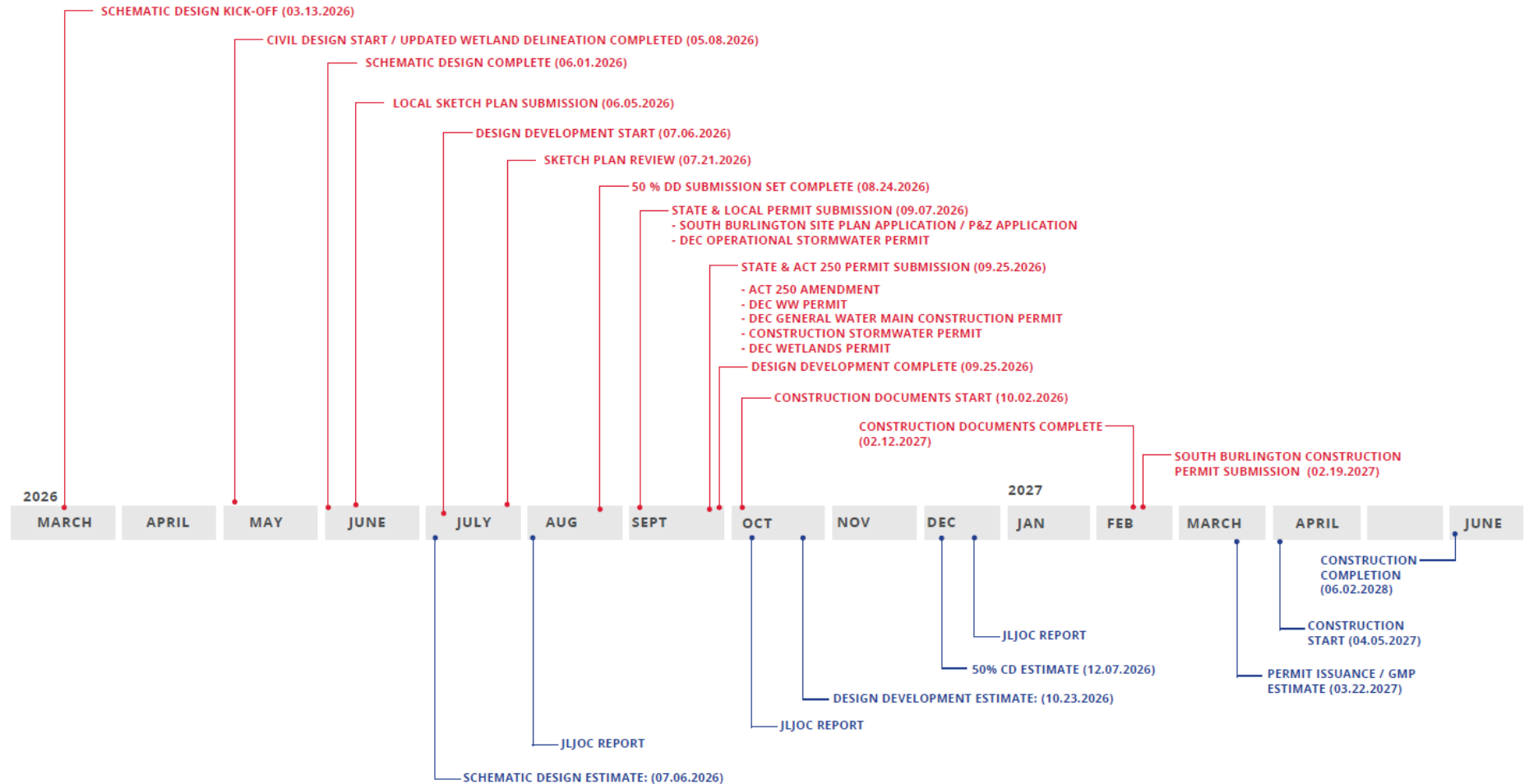
- Continue to review/identify potential savings in both the construction and operational costs throughout the Design Development phase
- Review options to reduce cost of services identified in the Full-Service Lease.

Community Outreach

- The project has utilized a consultant in the outreach to city leadership and associated governance
- A communications strategy was developed with the BGS and DCF teams and utilized in the interface with the media and the public, including core messaging, FAQs, and messaging materials
- Strategic community outreach and messaging will continue throughout the permitting process and beyond, as required.

GMYC Facility

PROJECT TIMELINE
AUGUST 5, 2026



Closing Thoughts & Next Steps

Project is on schedule

BGS, DCF, and the Developer are in strong collaboration to align design and programming needs, continue focus on cost reduction

Developer continues organized engagement with City of South Burlington leadership and officials on permitting process

Questions?