

The Vermont Building

SHOWCASING THE BEST OF VERMONT AT THE BIG E FAIR IN
WEST SPRINGFIELD, MA



Goals and Opportunities

- ~ 1.5 Million Fairgoers Visit the VT Building
- Strong Partnerships with BGS, VDTM, and DOL
- Supports Diverse Businesses from Across the State
- Commission Revenue Supports Building Needs and Additional Marketing of VT Food, Forest and Agricultural Sectors



Provide a safe, positive experience for fairgoers and vendors



Offer a diversity of products that are unique, high-quality and representative of Vermont's culture, history and values



Support Vermont businesses in expanding market access and increasing brand recognition



Promote Vermont as a destination for tourists and people looking to relocate to the State

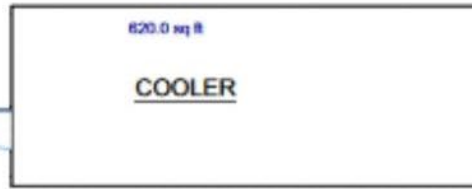


Meet or exceed commission revenue targets to support building management, maintenance and improvements



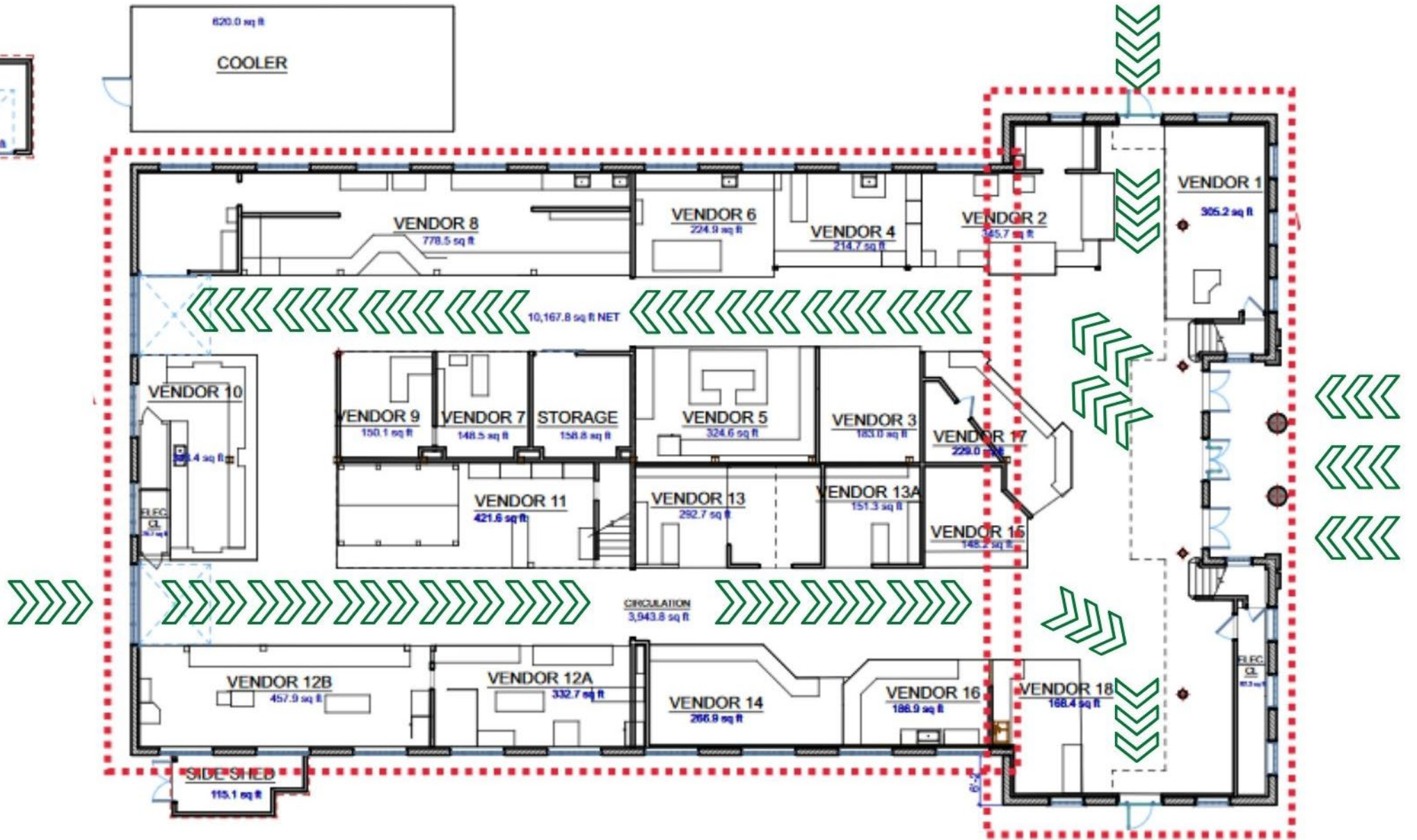
VT Building Sales Compared to Total Fair Attendance





Food Truck

Food Truck



Vermont Building Renovation

Project Scope:

Deferred maintenance with phased modernization:

- Windows & Doors
- Brick Masonry & Stone
- Wood Trim
- Slate Roof Replacement & Cupola
- Clerestory Window and Trim Replacement; Siding Repair and Painting
- Restore Windows & Doors to Rear
- Skylight Removal
- Site Improvements
- Basic / Enhanced Interior Work
- ADA
- Electrical Upgrades
- Heated closets for equipment

Project Status: Funded for major maintenance, renovation, and modernization planning and design using FY 22-24 funds. Planning complete, Phase 1 Design RFP.



Programmatic Challenges

Electrical

- **Undersized power service and over-taxed panels leads to significant limitations on vendors and serious safety issues.**

Roof Leaks and Plumbing

- **Leaky roof, cupola, and skylights disrupt event and exacerbates building conditions.**
- **Outdated plumbing limits programming and is not code compliant.**

ADA Accessibility

- **Older vendors are now struggling to access 2nd floor facilities. Several entrances not ADA compliant.**

Visible Decline

- **Trim, windows, brickwork and interior spaces are in obvious disrepair.**

Discordant Aesthetics

- **Poor sight lines, lack of natural light, traffic flow issues and incongruous booth designs.**

Vermont Building Renovation

Planning & Predesign
Urgent repairs

Phase 1: Exterior

Phase 2: Interior
Renovation

Phase 3: Site and
Continued Interior &
Exterior Reno



Vermont Building Renovation

Phase 1

Phase 1 Estimate: \$3,240,000

Design and Construction

FY22 Appropriations: \$260,000

Funds Expended: \$175,812

Deferred Maintenance

FY23 Appropriations: \$1,400,000

Funds Encumbered: \$15,125

Funds Expended: \$465,201

Deferred Maintenance, Planning, and Design

FY24 Appropriations: \$1,200,000

FY25 Request: \$1,040,000



Vermont Building Renovation

Phase 1

Exterior:

- Wood Trim/Siding
- Slate Roof
- Cupola
- Clerestory Windows
- Windows & Doors
- Brick & Stone



Vermont Building Renovation

Schedule

2029 is the Centennial!

Phase 1:

- A&E Contract: Spring 2024
- Construction Contract: Fall 2024
- Bid Documents: Spring 2025
- Substantial Completion: Summer 2027
- 11 months nonconsecutive

Phase 2:

- A&E Contract: Summer 2025
- Construction Contract: Fall 2025
- Bid Documents: Spring 2026
- Substantial Completion: Summer 2028

Phase 3:

- Bid Documents: Winter 2027
- Substantial Completion: Summer 2029



Vermont Building Renovation

Spending Profile

Vermont Building Renovation - Schedule

		2024				2025				2026				2027
Description		FY 24		FY 25		FY 26		FY 26		FY 26		FY 27		
PHASE 1	A&E Contracting	█		█										
	Construction Manager Contracting	█												
	Schematic Design			█	█									
	Design Development			█	█	█								
	Construction Documents				█	█								
	CM Services and Bidding				█	█	█	█	█	█	█	█	█	█
	Construction- 8-11 Months						█	█	█	█	█	█	█	█
PHASE 2	A&E Contracting													
	Construction Manager Contracting													
	Schematic Design													
	Design Development													
	Construction Documents													
	CM Services and Bidding													
	Construction													
Spending Profile	Design Encumbrance	\$330,000.00		\$220,000.00										
	Design Spending	\$0.00		\$330,000.00		\$220,000.00								
	Construction Encumbrance			\$2,650,000.00										
	Construction Spending			\$53,000.00		\$1,947,750.00		\$649,250.00						

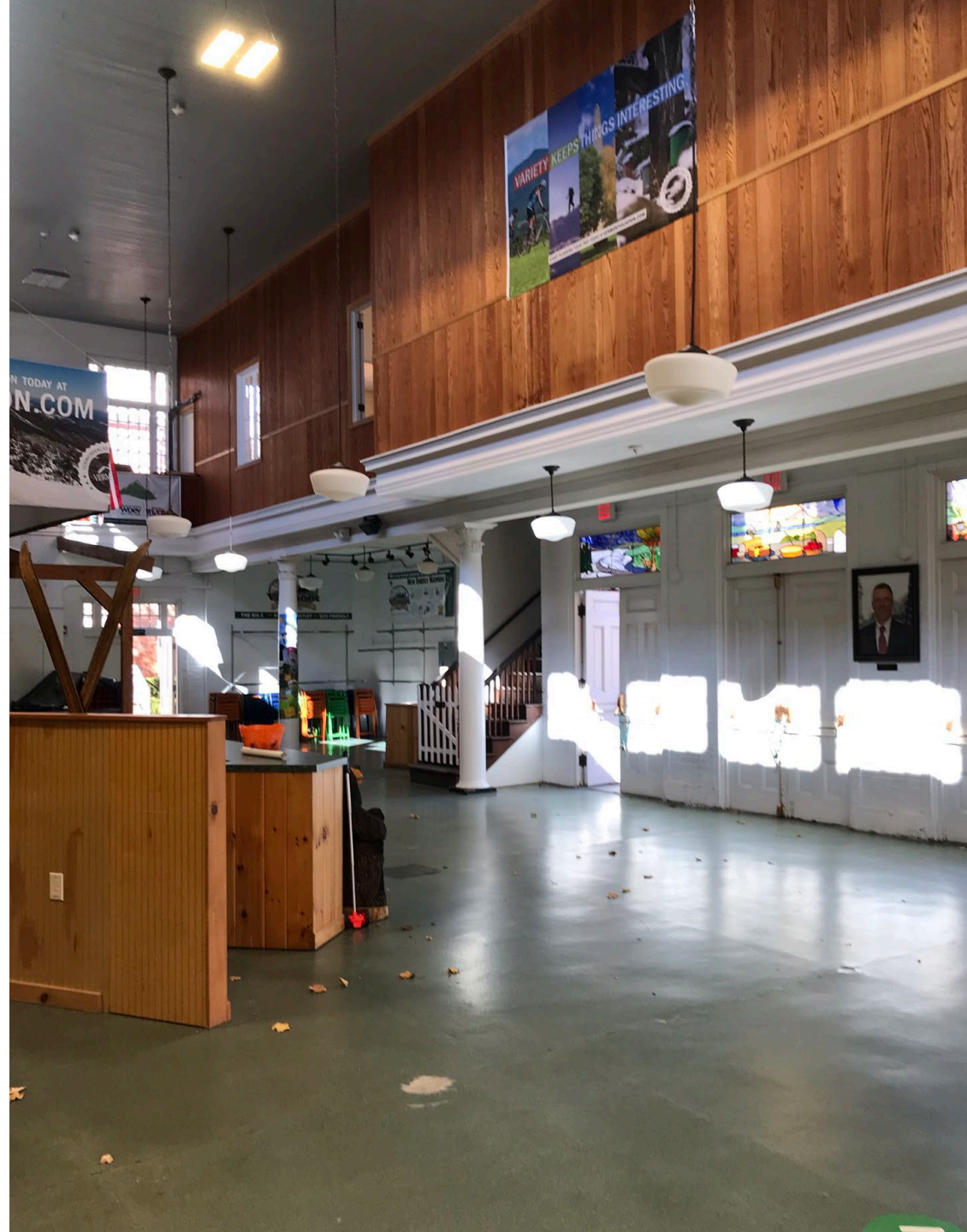
FY25 funds are contributing to planning and construction related to accelerating exterior deterioration, electrical deficiencies and tripped panels, ADA issues impacting staff, flooring failure, and code risks.

Vermont Building Renovation

Phase 2

Interior Basic Renovation

- ADA Restrooms, Breakroom, Counters
- Finishes
- Plumbing (cold water & drainage)
- Electrical
- Adding Heat to Building Equipment to address fire alarm



Vermont Building Renovation

Phase 3

Interior Improved Renovation

- Open exhibit hall front to back
- Provide more booths
- Booth size
- Anchor Vermont food vendors at the 4 main doors
- Lighting

Exterior Improvements

- Boarded windows
- Overhead doors
- Skylight removal
- Rear site improvements for food trucks



Questions?