

FY 2024-2025 BGS Capital Project Request Overview

Presented by:
Jennifer M. V. Fitch, P.E.
Commissioner
Department of Buildings and General Services
January 25, 2023



Statewide – Major Maintenance (Annual Appropriation)

Performs large repairs and major system replacements in state-owned buildings.

BGS is responsible for approximately 240 buildings statewide including:

- General Office Space
- Courthouses
- Correctional Facilities
- Mental Health Care Facilities
- Laboratories
- Police Barracks
- The State House



Statewide – Physical Security Enhancements (Annual Appropriation)

Deployment and maintenance of card readers, cameras, lock down and panic buttons, and security cameras.



Statewide – Planning, Reuse and Contingency (Annual Appropriation)

Used for planning to evaluate varying levels of investment in facilities such as an alternatives analysis. Funds modifications for the reuse or repurposing of existing space. Provides contingency funding to ensure existing projects can continue in case of unforeseen construction overruns.



VERMONT POLICE ACADEMY REHABILITATION STUDY: SPACE ASSESSMENT – MAIN BUILDING & WEST COTTAGE

Pittsford, Vermont
December 2, 2022



FFF PROJECT # 2263



freeman | french | freeman

Freeman French Freeman Inc. | Architecture • Planning • Interiors
81 Maple Street - Burlington Vermont 05401
802-864-6444 - www.fffinc.com

Montpelier – State House Heating Venting and Air Conditioning (HVAC)

Project Status: Funded for construction and the first phase of construction has started.

Project Scope: Replace HVAC equipment in the State House and add dehumidification.

Project challenges: Phasing the work to avoid impacting the legislative session. Working in a historic building while modernizing existing systems and equipment.



Newport – Orleans County Superior Court Replacement

Project Status: Currently in planning.

Project Scope: Determine space needs for the Judicial Branch through programming and planning. Purchase land parcel and commence with design.

Project challenges: Existing court facilities are on the National Register of Historic Places and located on a small city lot. Expanding the existing facility is not a viable option and renovating will not achieve the programmatic needs of the Judicial Branch.



St. Johnsbury – Northeast State Correctional Facility and Caledonia Community Work Camp Door Controls

Project Status: Will go out to bid soon for design.

Project scope: Replace the existing door control system with a new programable login control system. Replace existing door locks with new low voltage locks.

Project challenges: The system is antiquated, and parts are harder to come by. Pneumatic door locks (compressed air), similar to NSCF and SSCF, do not require line voltage (110v) at the lock. Systems without line voltage at the lock are easier and safer to repair.



Montpelier – 120 State Street Steam Lines, Interior Renovation

Project Status: Funded through current year appropriation. Currently in planning.

Project Scope: Improving the building envelope to meet current energy codes, upgrading electrical systems, adding life safety systems such as fire alarms and fire suppression, installation of a new HVAC system to provide fresh air and eliminate need for window air conditioners.

Project challenges: Phasing of the project to limit the amount of temporary space required during construction.



Brattleboro – Courthouse Roof Replacement

Project Status: Funded for design using FY 23 Appropriation. Currently out to bid for design.

Project Scope: Replace the roof, add maintenance access to the flat roof, and upgrade the roof insulation to meet the current energy code.

Project challenges: Roof is actively leaking, access to the flat roof requires climbing over the steep metal roofing. This prevents BGS Operations and Maintenance staff from safely accessing the roof drains.



Burlington – 32 Cherry Street Parking Garage Repairs

Project Status: Project is currently in the planning phase.

Project Scope: Repair the parking garage structure.

Project challenges: Vehicles carry deicing salts into the garage which penetrate through the cracks in the concrete and attack the reinforcing steel in the structural elements. This causes corrosion of the steel and subsequent expansion of the reinforcing steel which causes delamination/spalling of the concrete.

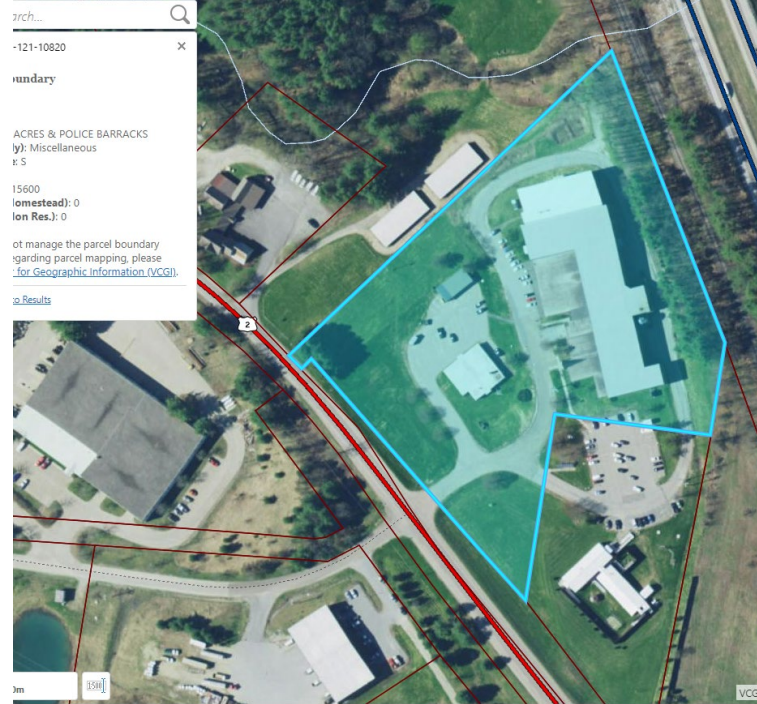


Statewide - Stormwater

Project Status: Funded for design using American Rescue Plan Act (ARPA) in the big bill.

Project scope: Three-acre sites owned by BGS include 8 sites within the Lake Champlain and Memphremagog watersheds which do not meet the requirements in the Vermont Clean Water Act. Sites include:

- Central Services in Middlesex
- Capital Complex in Montpelier
- Department of Labor in Montpelier
- Northern State Correctional Facility in Newport
- Robert H. Wood Jr. Criminal Justice and Fire Service Training Center of Vermont in Pittsford
- Northwest State Correctional Facility in St. Albans
- Northland Job Corps in Vergennes
- Waterbury State Office Complex, Waterbury.



Standardized Parcel: 552-174-11998

Standardized Parcel Boundary
SAINT ALBANS TOWN - 2022
SPAN: 552-174-11998
Map ID: 000000SA00
Property Description: 161.00A-OLD LASALLE FARM:
Category (Real Estate Only): Residential-2
Resident Ownership Code: C
Grand List Acres: 161
Listed Real Value (Full): 458000
Current Use Reduction (Homestead): 0
Current Use Reduction (Non Res.): 0

PLEASE NOTE: ANR does not manage the parcel boundary dataset. For **ALL** inquiries regarding parcel mapping, please contact the [Vermont Center for Geographic Information \(VCGI\)](#).

[View Additional Details](#) | [Add to Results](#)



Montpelier – 111 State Street Stack Area Renovation HVAC Upgrade, Elevator Replacement

Project Status: Currently in planning.

Project Scope: Removal of the existing stacks and construction of an additional floor.

Project challenges: Coordination of work with Supreme Court schedule. Updating of building systems within the existing space.



White River Jct – Courthouse Renovation

Project Status: Currently in design development.

Project Scope: Replacement of the HVAC equipment which is at end of life and address water infiltration through the exterior walls.

Project challenges: Coordination with the Judicial Branch for relocation of court operations during construction.



133 State Street
Montpelier, VT –
Renovations Legislature
IT

Project Status: Currently in design development.

Project Scope: To fit-up a portion of former server room for Leg IT including office spaces and associated common areas as well as host the Leg IT servers.



Newport – Northern State Correctional Facility Boiler Replacement

Project Status: Planning.

Project Scope: Replace existing boilers which are in poor condition. Consider all viable boiler options and the life cycle cost of those systems.

Project challenges: It has become difficult to identify incarcerated individuals to feed the wood chunk boilers 24/7.



Barre – McFarland Roof Replacement and Brick Façade Repairs

Project Status: Funded for Design using Major Maintenance (MM) funds. Currently in design development.

Project Scope: Replace existing roof, upgrade insulation to meet code, repair interior water damage due to leaking roof.

Project challenges: Roof is actively leaking, emergency repairs were made on a temporary basis. Coordination with removal of rooftop HVAC equipment is required.



St. Albans – Northwest State Correctional Facility Roof Replacement

Project Status: Funded for design using MM funds. Currently in design development.

Project Scope: Replace the roof and upgrade the insulation to meet the energy code.

Project Challenges: Increased insulation height requires modification to the mounting height of mechanical equipment on the roof.



Middlesex – Central Services Roof Replacement

Project Status: Funded for design using MM funds. Currently in design development.

Project Scope: Replace the roof.

Project Challenges: Ensure protection of high value print shop equipment inside.



Statewide – R22 Refrigerant Phase Out

Project Scope: Phase out R22 refrigerant units.

Project challenges: Quantity and variety of work, replacement of equipment before it fails. Harmonizing the scope of this work with other building needs.



Middlesex – Master Plan, Design and Decommissioning MTCR

Project Status: Planning.

Project Scope: Develop master plan for the site.



Pittsford – Academy Administration Building, West Cottage, and Arcades – Major Renovations

Project Status: Planning.

Project Scope: Plan/design the facility upgrades to meet programming needs of the governance committee and address deferred building needs.

Project challenges: The age and condition of the facility will make this project challenging as the space is upgraded to improve energy efficiency, add HVAC systems where they do not currently exist, and improve structural issues.



Montpelier – 133-109 State Street Tunnel Waterproofing and Aiken Avenue Reconstruction

Project Status: Planning.

Project Scope: Waterproof and repair the tunnel between 109 and 133. Reconstruct and repave Aiken Avenue.

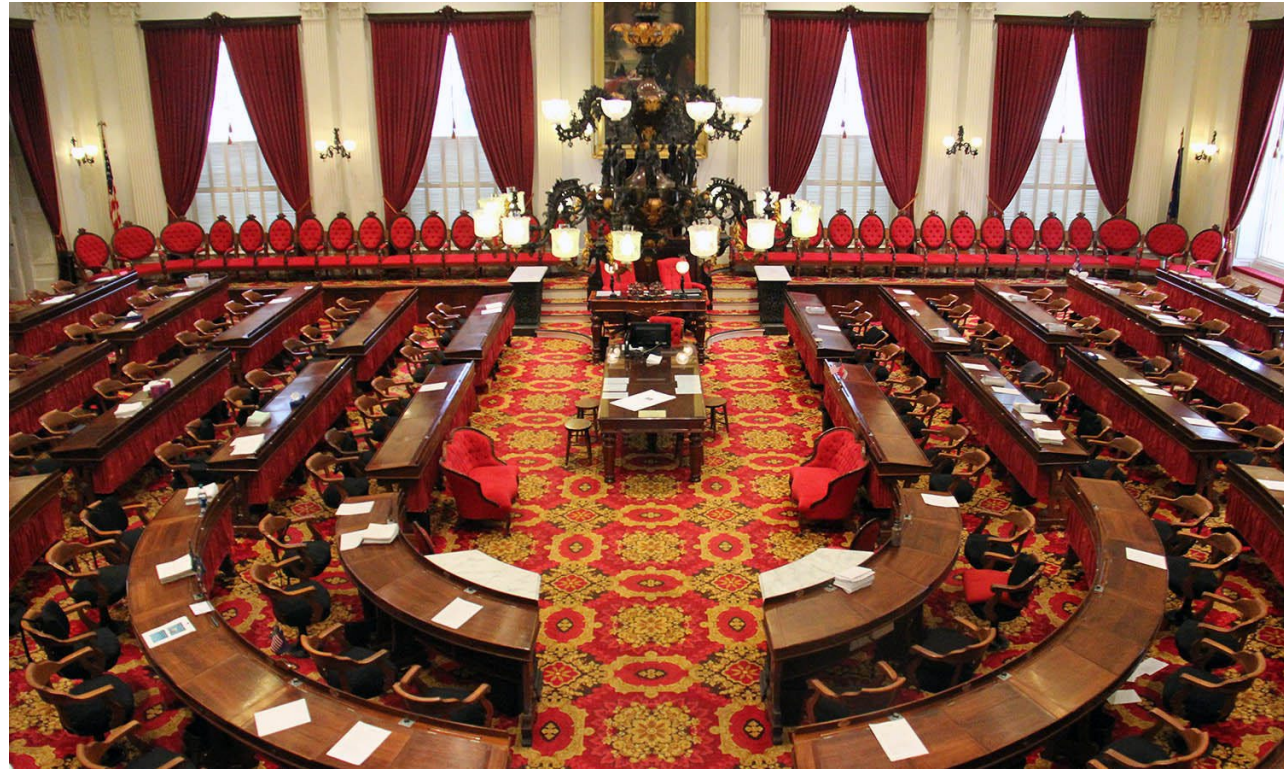
Project challenges: Groundwater is leaking into the tunnel causing premature failure of the piping in the tunnel. Proximity to the State House and impacts of construction on the State House lawn.



Montpelier – State House Replacement of Historic Interior Finishes (Annual Appropriation)

Project Status: Ongoing.

Project challenges: Uniqueness of material and craftsmanship, availability of historical accuracy.



Electric Vehicle Charging Stations for State buildings

Project Status: Ongoing.

Project Scope: Increase available charging and high-speed charging at State buildings.



Bennington Battle Monument – Fence

Project Status: Planning.

Project Scope: Construct a fence to secure the monument.

