

# Caledonia Courthouse Building Stabilization Action Plan

Tuesday, February 11, 2014



## History

The original Caledonia Courthouse is a historic building built in the 1850's. An addition was built on the eastern side in 1999, with EH Danson as the architect. Expanding gaps in the interior and bulges on the exterior of the original portion were documented in late November, indicating a worsening structural problem.

In December EH Danson was brought in to assess the situation. EH Danson, along with their sub consultant DeWolfe Engineering, provided investigatory work to create a preliminary structural report.

The preliminary structural report completed in mid-January indicated immediate action needed to be taken to ensure preservation of the historic building. The estimate for design and construction is \$1.1 Million.

## Actions

A sole source contract is being written with EH Danson and Dewolfe Engineering as their sub consultant. Dewolfe Engineering is writing a letter ensuring the safety of the occupants. In addition to the letter Dewolfe is submitting a monitoring proposal to periodically check for additional movement. Monitoring will be in place as soon as possible.

BGS is working closely with the courts to determine a solution to keep them operational while construction takes place.

Based on their operational challenges we are looking at three options:

- Moving the entire court to a temporary space. Estimated at \$1.5 million for relocation and fit up costs.
- Consolidating court operations to the addition and keeping public access through a safety corridor through the old portion during construction
- Consolidating court operations to the addition and creating a new public entrance in the new portion.

Design will begin as soon as the contract is signed. Construction documents should be ready by early summer. BGS is exploring options to hire a construction manager as soon as possible, allowing a construction plan to be in place in case accelerated movement begins to occur.

BGS is working on a total project budget.

### Estimated Budget to Date: Tuesday, February 11, 2014

Design and Construction Administration	\$62,745
Construction Estimate	\$788,492
Archeology Study Estimate	\$34,300
Contingency	\$210,527
Relocation and Fit Up Cost	N/A
Permits, Insurance, etc	N/A
Total to Date	\$1,096,004

## Timeline

End of February 2014

- Contract with EH Danson in place
- Monitoring plan for accelerated movement in place

April 2014

- Construction Manager contract in place

May 2014

- Construction Documents Complete

June 2014

- Gross maximum price from Construction Manager

Winter 2014

- Relocation of court operations
- Fit up of temporary court space
- Sub Bidding of construction trades

April 2015

- Construction begins

October 2015

- Construction complete
- Relocation of court operations to stabilized building

November 2015

- Project Complete

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February 11, 2014

Tabrena Karish  
Buildings & General Services  
2 Governor Aiken Ave.  
Montpelier, VT 05633-5801

Subject: **Caledonia County Courthouse**  
**1126 Main Street, St. Johnsbury, Vermont**

Dear Tabrena:

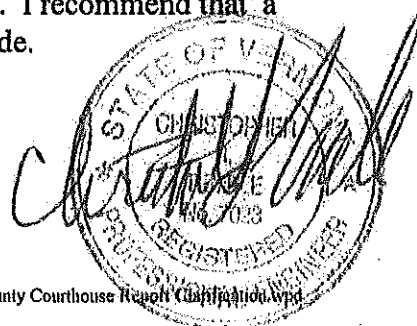
This letter is intended to clarify our reports dated November 27, 2013 and January 15, 2014. Both reports address concerns with the structure of the existing courthouse at the above referenced address. In our second report, we summarized the existing conditions and stated "repairs to the foundation must be made". It is our understanding that our recommendations have caused the general safety of the building to come into question.

As stated in our report "none of the issues noted during our inspection appear to be of an immediate life safety nature". In our opinion, the building structure as is does not jeopardize the safety of its occupants or visitors. If there were any life safety concerns, I would have recommended closure of the building or parts of the building as part of my prior reports. Instead, I recommended monitoring the building until repairs could be made. This is a common practice in older building that show signs of movement. A monitoring program allows the engineer and owner to determine how quickly the building is moving and develop the most appropriate action based upon this information. Reportedly, movement appears to be accelerating. This is common as portions of the building become damaged however the recorded damage is still well within structurally acceptable safety parameters. The intent of the recommended repairs is to arrest this ongoing damage before the costs of repair become insurmountable. Reinforcing this historic building now will be far less costly both financially and culturally than allowing the building to degrade to an unsafe condition prior to repair.

In summary, our recommendations made in our reports remain as indicated. It is my professional opinion that the building is safe to occupy. I recommend that a monitoring program be utilized until repairs can be made.

Sincerely,

  
Christopher J. Temple P. E.



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