

109 & 111 State Street Renovation/Restoration

Montpelier

Project Description:

Renovation of the building located at 111 State Street was identified as a potential project in the 2015 "Inventory and Evaluation of State of Vermont Building Occupancy in the Capital District" (District Plan) as the former stack space occupied by the Department of Libraries is significantly underutilized as more of our population is using electronic devices as opposed to physical books. In addition, the Supreme Court Building occupied by the Judicial Branch needs a significant renovation given the age of the facility and associated systems, several of them antiquated. In addition, it does not meet their programmatic needs. In 2016, the General Assembly supported the Department of Buildings and General Services (BGS) to identify potential user groups and determined the optimal floor plan for identified users.

In 2017, BGS Division of Planning and Property Management (PPM), produced an request for proposal (RFP) and selected Smith, Alvarez, Sienkiewicz Architects to develop a "Documentation, Analysis, and Feasibility Study" of 111 State Street. The study quantifies and identifies optimal floor plans for identified users. The study also proposes energy efficient updates to the building mechanical/electrical/data systems, based on a 25-year maintenance plan, and identifies and addresses building accessibility, security issues, and flood mitigation while adhering to the Division of Historic Preservation (DHP) requirements. The architectural firm developed four options for potential project scope within the study. Each option includes probable construction scope, related scope cost, and schedule. Based on BGS document review with potential stakeholders, a hybrid of Option "A" was selected to be pursued. This project scope includes, renovating/restoring 111 State Street Supreme Court Building and renovating the 1986 Connector and the Pavilion Addition at 109 State Street's basement and first floor. The project scope was developed as a phased approach enabling the Legislature to fund the project in phases.

The selected option proposes one secure public entrance for both buildings; the new entry shall be utilized for identification and scanning of visitors. The other existing entrances will be converted to emergency egress only, with just three employee/delivery entrances remaining. The historic south entrance of 111 is proposed as egress only, except for use during special occasions.

Lastly, the study option incorporates a District Plan goal of centralizing suites of meeting spaces and public art space in the basement of 111 State despite the space being a flood hazard. It is envisioned that the basement will host school groups, after-hours use of rooms like the Auditorium, and public meetings. This project also enables the Supreme Court to add 29 workstations to 111 State Street as well as move 14 workstations out of the floodplain. It also eliminates lease space use. The first floor is envisioned as a quieter, more elegant level with a gallery, formal conference rooms (including the Governor's press conference room), and places for visitors to meet with State employees. This reorganization also creates a public interface for 109 State Street staff to meet the public on the first floor of the Connector. The 2nd and 3rd floor of the 1986 Connector and the Pavilion Addition are envisioned to house the Treasurer's staff that interact with the public daily.



PROJECT MILESTONES

Project Scoping(*) Estimate:	\$20,611,000
A&E Services:	\$ 2,357,000
Commissioning:	\$ 937,000
Temporary Move:	\$ 800,000
Abatement:	\$ 80,000
Admin & Art:	\$ 473,000
Agency Fit-up:	\$ 877,000
Construction + Contg:	\$14,773,000
Escalation:	\$ 214,000
A&E Contract Award:	Summer 2018
Construction Start:	Summer/Fall 2019

* Cost estimate will be further refined during A&E design phases.

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