



111 STATE STREET MONTPELIER

RENOVATION *AND* CONVERSION OF THE STATE LAW LIBRARY TO OFFICE SPACE

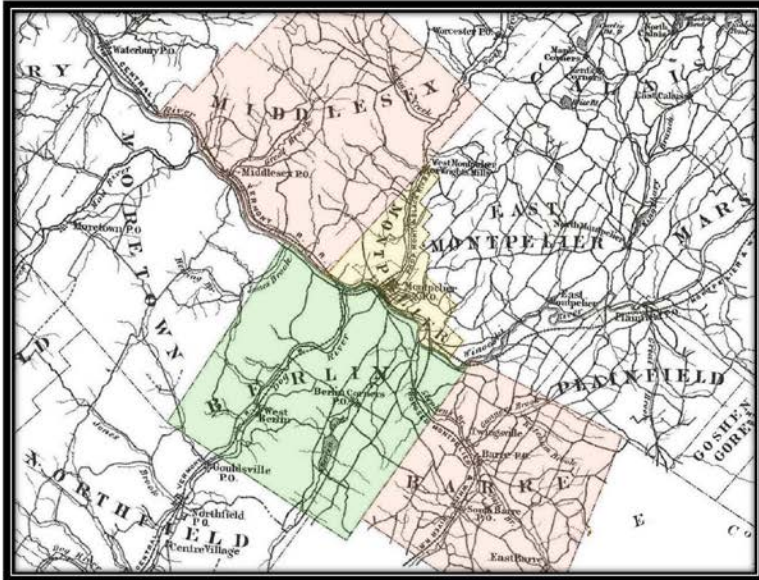
FY 18 - 20



2015 Capital District Plan: 10 Recommendations

INVENTORY AND EVALUATION OF STATE OF VERMONT BUILDING OCCUPANCY IN THE CAPITAL DISTRICT

OCTOBER 16, 2015



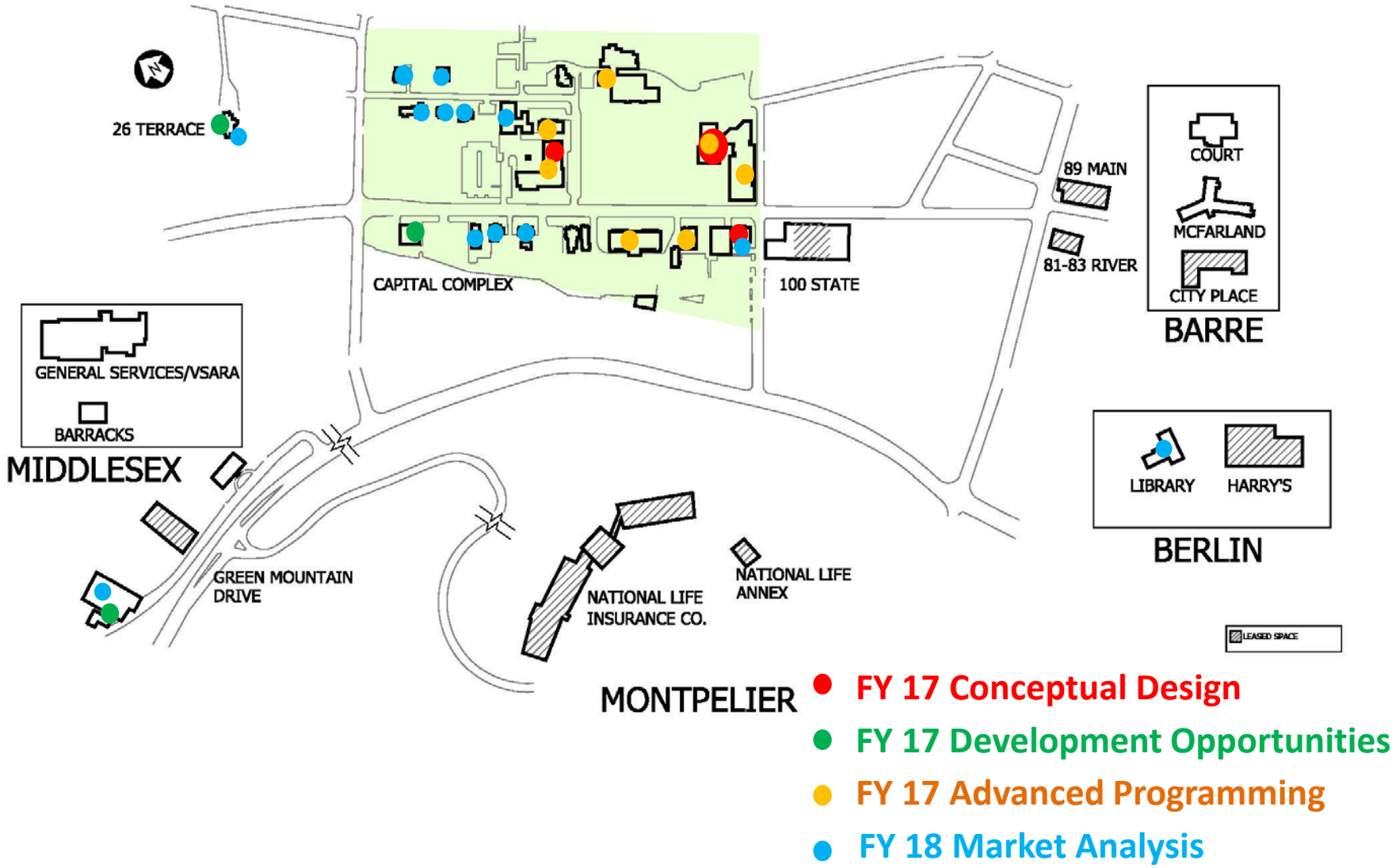
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- 1) START WITH THE CORE BUILDINGS OF THE CAPITOL COMPLEX AND ESSENTIAL STATE FUNCTIONS.
- 2) DETERMINE WHICH OTHER CAPITAL DISTRICT PROPERTIES CAN BE FULLY USABLE, AND WHAT CAPITAL INVESTMENT IS REQUIRED TO ACHIEVE OPTIMAL USE. DIVEST DISTRICT BUILDINGS AND LANDS THAT ARE NOT FULLY USABLE.
- 3) CLARIFY THE STATE'S STRATEGY FOR THE GATEWAYS OF THE COMPLEX.
- 4) SEPARATE VERMONT PRINCIPLES OF DEMOCRACY, SUCH AS A SIMPLE GOVERNMENT THAT IS EASILY VIEWED, FROM NOSTALGIA AND HABIT.
- 5) WHEREVER POSSIBLE, SHARE SUPPORT SPACES
- 6) CO-LOCATE ALLIED USER GROUPS WHEREVER POSSIBLE.
- 7) DEVELOP A CLEAR LONG TERM POLICY SO THAT SHORT TERM DECISIONS SUPPORT IT.
- 8) OVER TIME, MOVE LONG-TERM LEASED SPACE OCCUPANTS INTO OWNED SPACE.
- 9) IMPLEMENT NEW TECHNOLOGIES FOR UTILITIES, MAINTENANCE, AND LONG-TERM (CAPITAL) PLANNING.
- 10) INTEGRATE LIFE EXPECTANCY AND LIFE CYCLE COST INTO LONG-TERM (CAPITAL) PLANNING.

2015 Capital District Plan: Recommendations for the Capitol Complex



2015 Capital District Plan: Opportunities for 111 and 109 State Street



*(New) Consolidate public functions
at lower levels to improve security.*

109 State Street (Pavilion) --

- Convert the State Library's 9,000 sf in the Pavilion to general office space. (Adds 27 workstations) ✓
- Consolidate user groups who should be close to the Secretary and Governor. ✓
- Equip the Pavilion with adequate space (meeting rooms, conference rooms, and other necessary function) to support essential user groups. Some of these support spaces could be located in the basement level. ✓
- Consolidate tourist functions in the Pavilion, including possibly the Welcome Center. ✓
- Improve the accessibility of the front entrance. This would possibly allow the Davis Avenue entrance to be limited to State business. ✓

NEXT STEPS (FY 17 and further out):

- Assess 111 State's condition and determine its highest and best use.
- Create a scope of work and budget.



FY 17 "REALIGN" FUNDS

- Create an 3D model of the building that includes all systems as a platform for future design. **COMPLETE**
- Assess structure, toxins, energy use, flooding, mechanical systems, and materials, developing a 25-year strategic plan based on life-cycle costs. **75%**
- Conduct advanced programming for all potential user groups and develop a space program that optimizes flexible use. **25%**
- Develop a conceptual design for the building. **15%**
- Estimate total project cost. **0%**

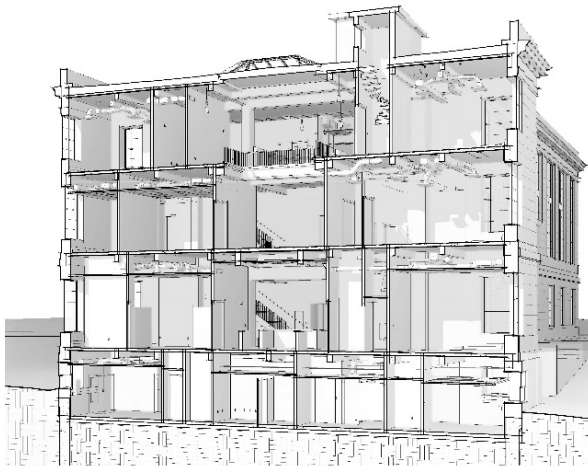
Completed: 3D (Revit) Model



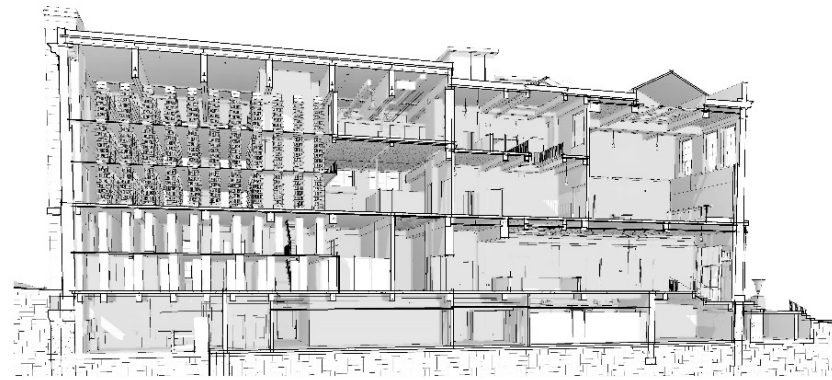
SOUTH ELEVATION
PERSPECTIVE



WEST ELEVATION
PERSPECTIVE



EAST-WEST SECTION



NORTH-SOUTH SECTION

01/30/2017
NOT FOR
CONSTRUCTION

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SAS PROJECT NO. 0542

PROJECT
SUPREME
COURT
BUILDING
111 STATE STREET
MONTPELIER,
VERMONT

DATE: 06/03/17
SCALE:
CHECKED BY:
DRAWN BY:

REVISIONS
NO. DESCRIPTION DATE

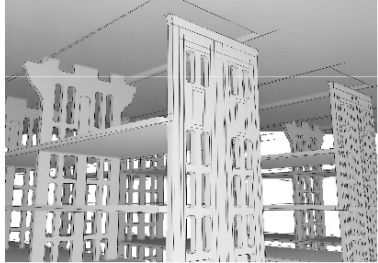
3D VIEWS

A-4

Completed: Historic Documentation



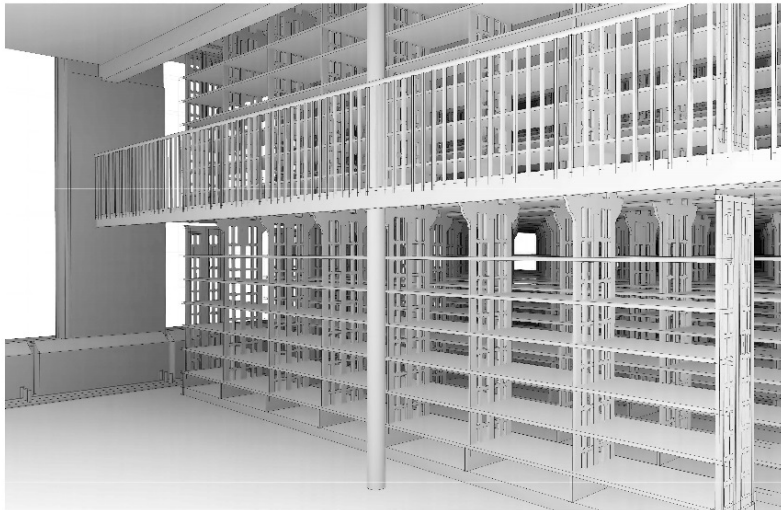
LIBRARY STACKS - VIEW AT CENTER AISLE



LIBRARY STACKS - DETAIL AT TOP



LIBRARY STACKS - VIEW AT SHELVING



LIBRARY STACKS - VIEW FROM SECOND FLOOR

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SAS PROJECT NO. 0542

PROJECT
SUPREME COURT BUILDING
111 STATE STREET
MONTPELIER, VERMONT

DATE: 06/03/17
SCALE:
DRAWN BY:
DATE: 06/03/17

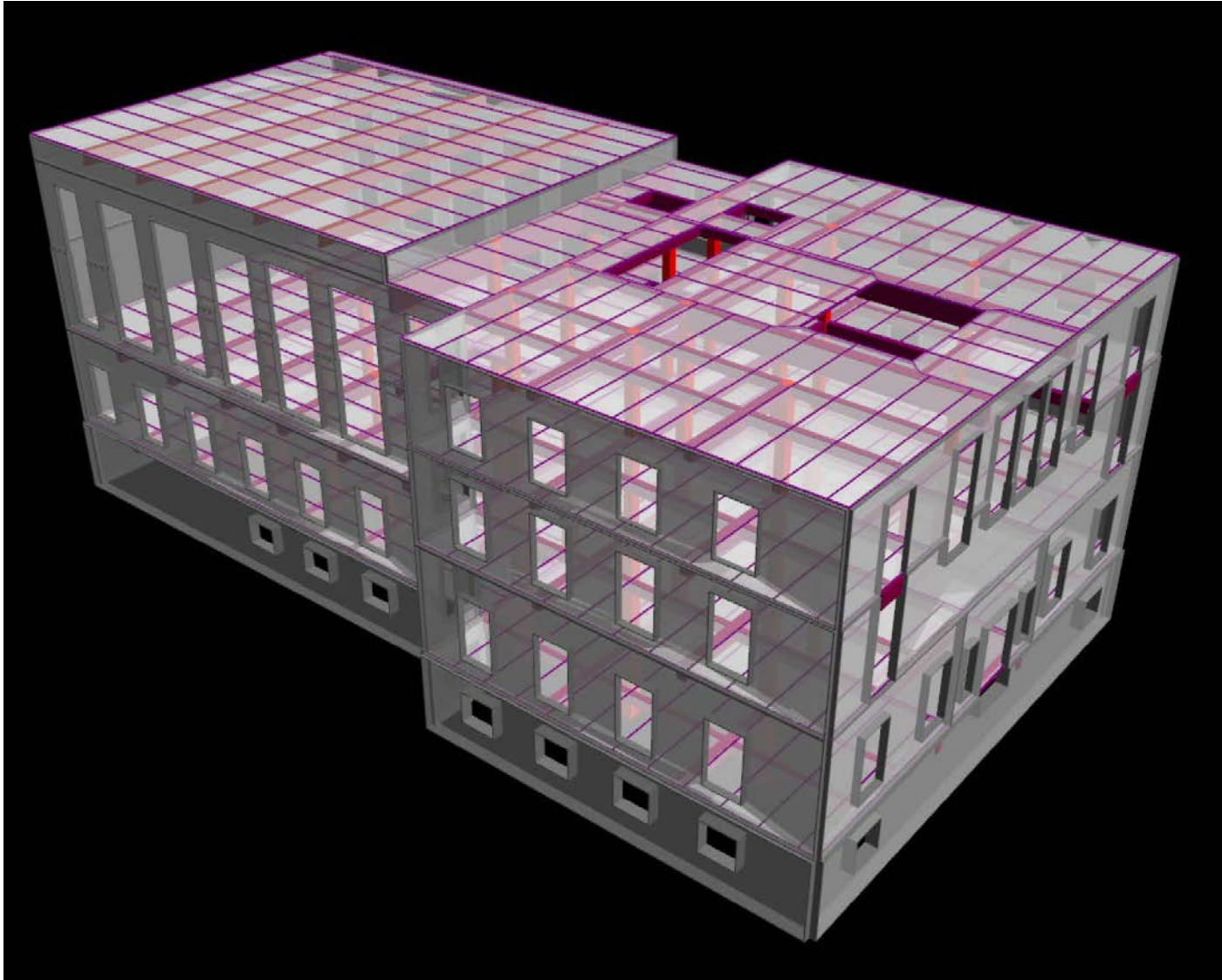
REVISIONS

NO.	DESCRIPTION	DATE

HISTORIC LIBRARY STACK SYSTEM

A-5

Completed: Integrating Systems into the Model



Completed: Existing Conditions Survey

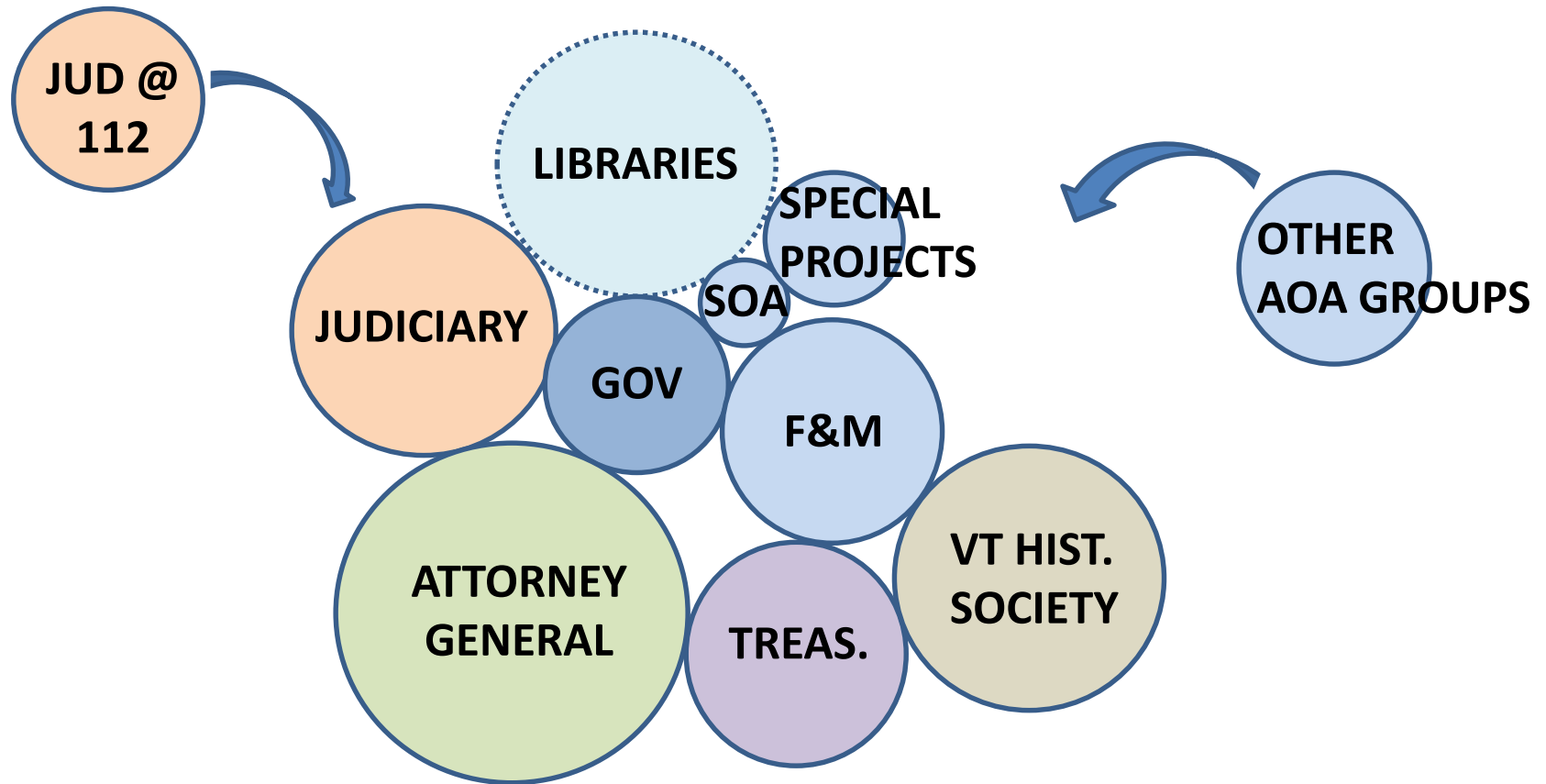


- Structure, including seismic
- Flood conditions*
- Building code*
- Accessibility*
- History and significant features
- ASHRAE Level II energy audit
- Mechanical systems*
- Envelope condition
- Toxins and contaminants



* Noted conditions are inseparable from 109 State Street. Where required, this study is assessing areas in 109 State Street as well.

Work in Progress: Space Planning



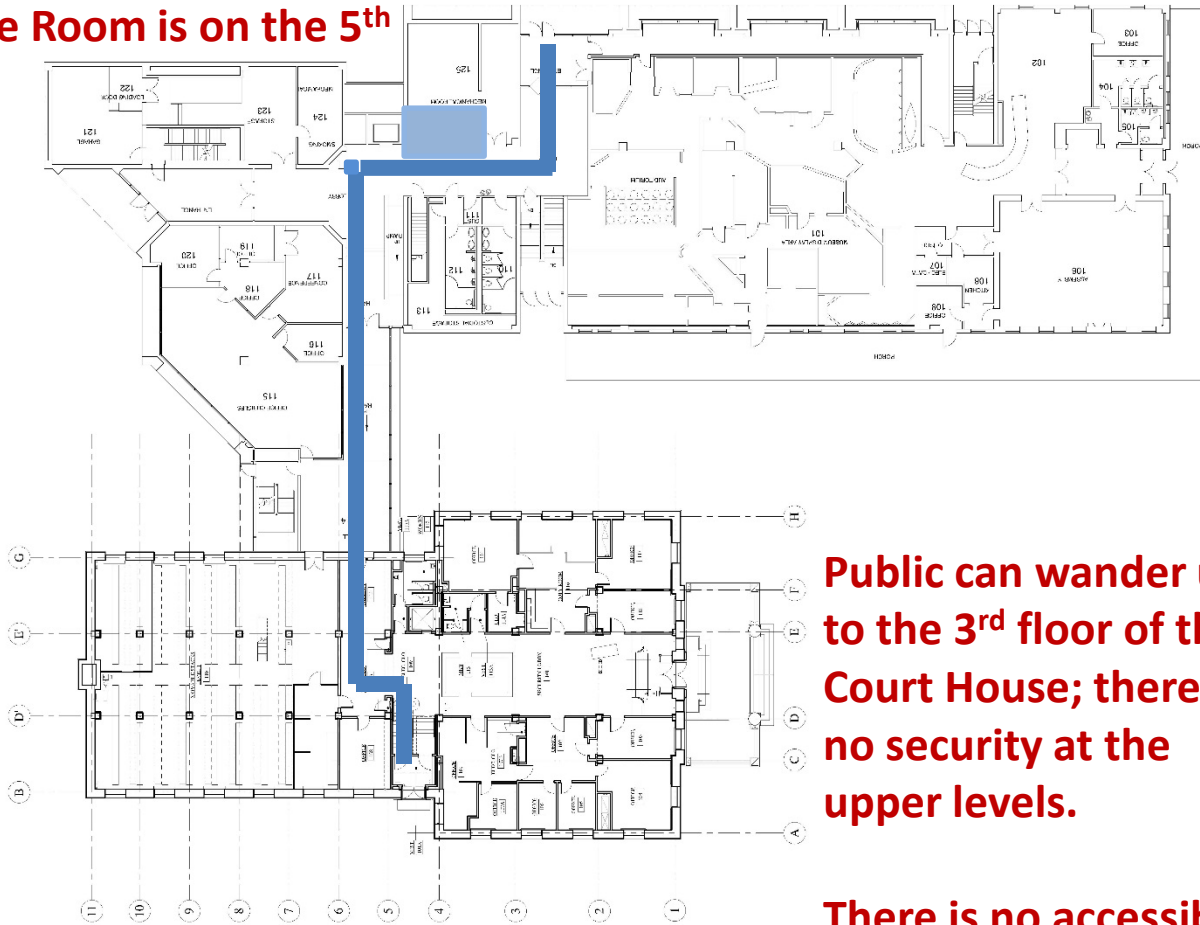
13,000 sf office space is being freed up in 111 and 109 State Street by LIBR's move.

4,500 sf meeting space is scattered throughout 109 State Street. Much of this could be consolidated elsewhere in a suite of meeting rooms.

Work in Progress: Concept Diagrams

Public must go to 3rd floor for Retirement Services & Purchasing. The Press Conference Room is on the 5th floor.

All accessible entrance here— if they can find it – with no parking nearby



Public can wander up to the 3rd floor of the Court House; there is no security at the upper levels.

There is no accessible elevator to upper levels in this building.

02/07/2017
NOT FOR
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PROTECTION

SAS PROJECT NO. 4047

PROJECT
SUPREME
COURT
BUILDING
111 STATE STREET
MUNICIPAL BLDG.
VERMONT

DATE: 02/07/17
SCALE: 1/8"=1'-0"
CHECKED: CMB
DRAWN: ALB
PROJECT NO. 4047

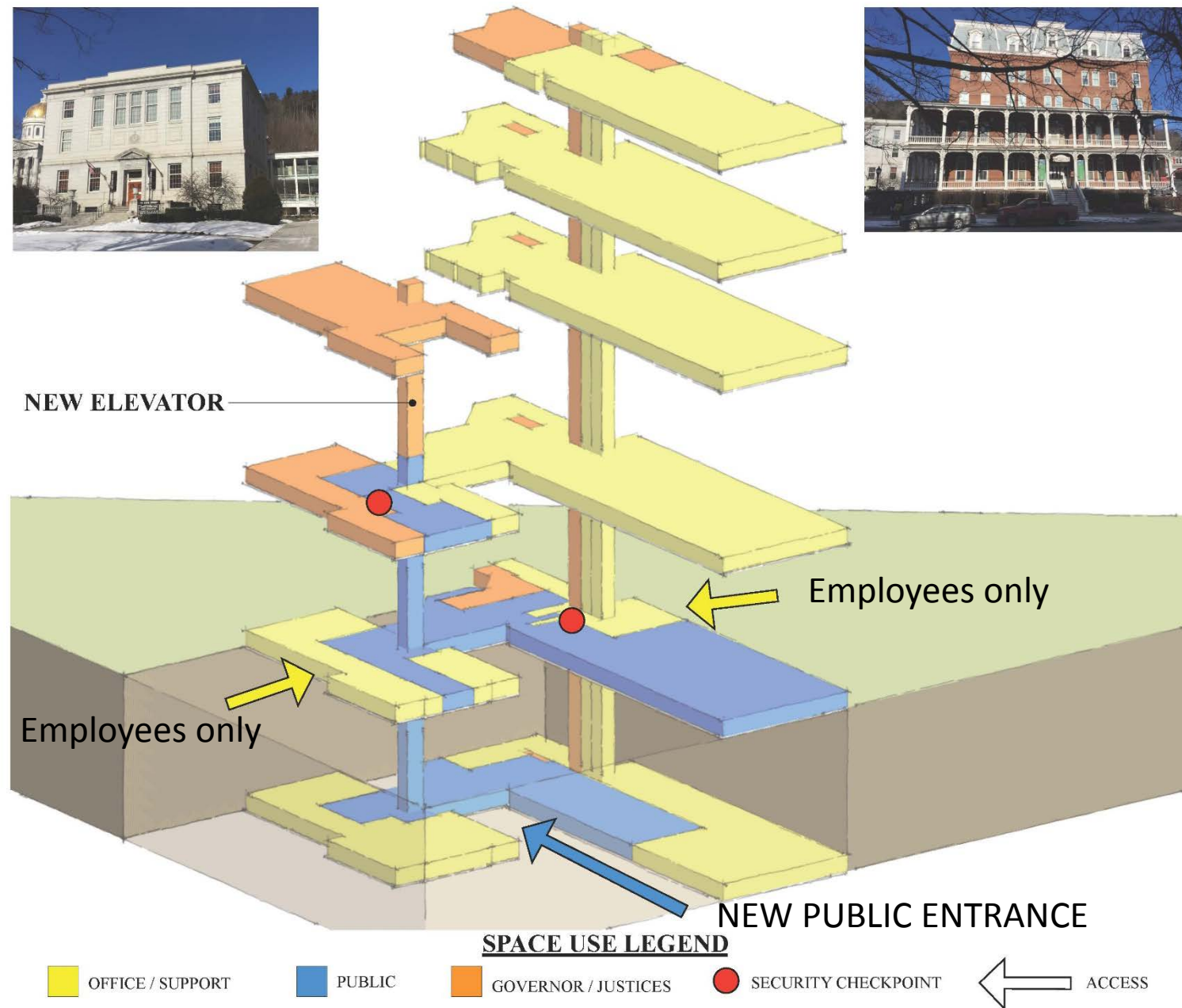
REVISIONS
NO. 02/07/17 01

LEVEL 1 (1st FLOOR) PLAN

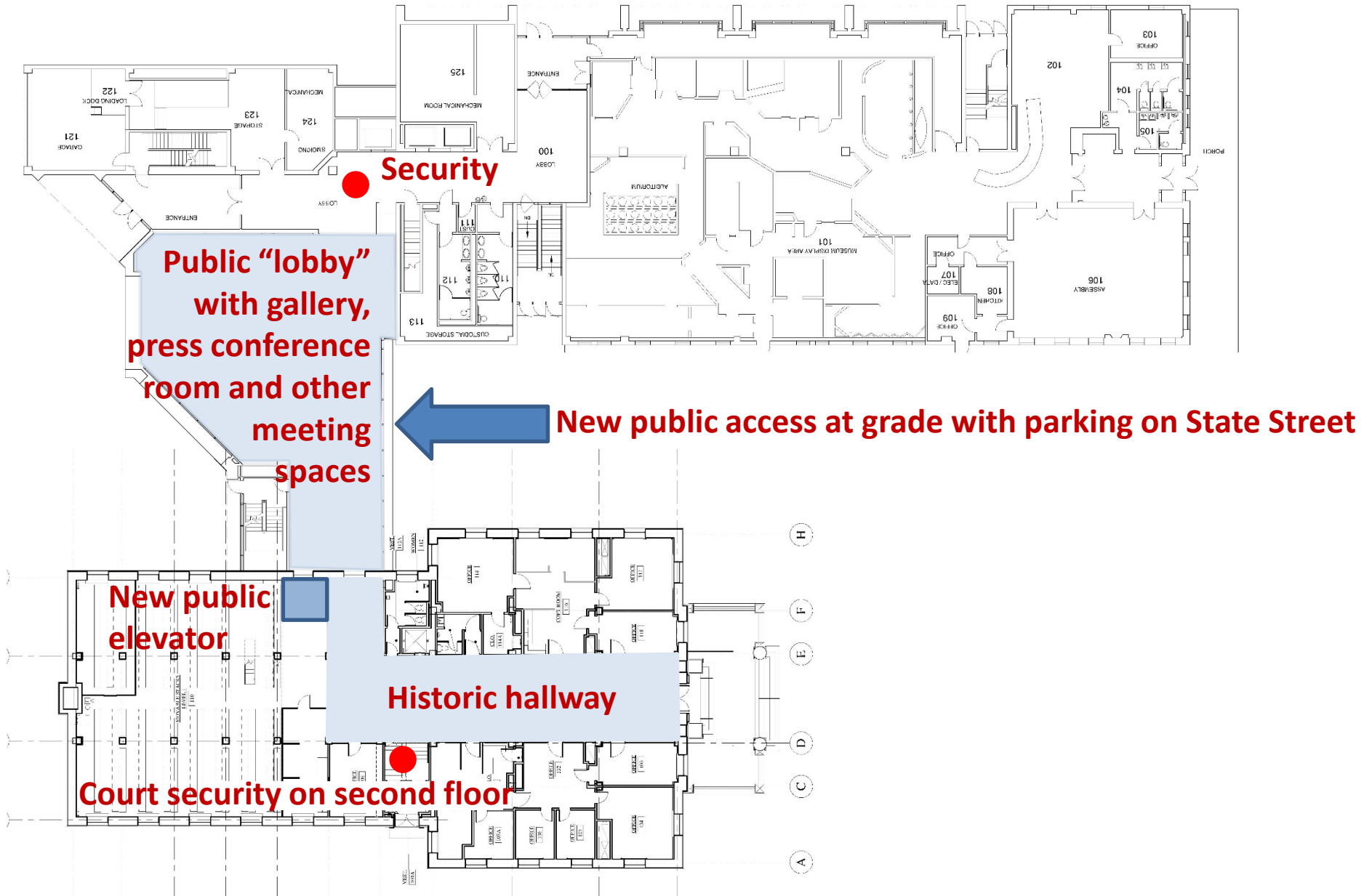
LEVEL 1 (1st FLOOR) PLAN

A-2.1

Work in Progress: Concept Diagrams



Work in Progress: Concept Diagrams



Next Steps

March 2017: Finish the Feasibility Study and determine the scope and phasing for both 111 and 109 State Street.