

CAPITAL BILL APPROPRIATIONS FY 2016-2017

PROJECT SUMMARIES

January 24, 2017

Barre Courthouse - Infrastructure Evaluation and Schematic Design

In the winter of 2016-2017 we bid for proposals for the Architectural Services for the Infrastructure Evaluation and Design of the Barre Superior Court & State Office Building. Black River Design was selected as the architect for a fee of \$40,077.00.



Bennington Monument Elevator

In the spring of 2016, upgrades were made to the Bennington Monument Elevator. The upgrades replaced all of the moving parts and the electrical system on the elevator. The total project cost was \$121,157.00.



Burlington - 32/108 Cherry St. HVAC

In winter of 2016, the cooling tower and steel base structure at the Costello Court was replaced. As part of the same larger overall project, 90 VAV boxes were replaced inside (not shown) in the spring of 2016. The new equipment will perform better with higher efficiencies. Total cost of this phase of the multi-year HVAC project was \$352,387.



Old Cooling Tower



New

Burlington - 108 Cherry Street Garage Structural Audit & Parking Garage Repairs

In the fall of 2015, Walker Parking Consultants completed a condition assessment of the parking garage at the John J. Zampieri Building, 108 Cherry Street, Burlington. The report assessed the existing conditions and provided options for repairs to extend the useful life of the garage for 20+ years. The total cost for the assessment was \$36,111.00.

The report recommends removing the top 3 ½ inches of concrete from the parking decks that have become de-bonded from the filigree pre-stressed deck panels, repairing the rebar and pouring a new layer of concrete. The method proposed is to hydro blast the 3 ½ in top layer of concrete off. The method produces a considerable amount of water, which will need to be removed. Currently the drainage on the lower level is nonfunctional.

We unsuccessfully tried to trace the lines to develop a plan for repairs. Unfortunately, these lines are filled with sediment and this has impeded this activity. New drawings are being developed to replace the existing nonfunctional lines and an alternative parking plan is being developed for construction in the spring of 2017.



Capital District Plan (“REALIGN”)

After the Capital District Plan was submitted in October 2015, BGS requested funds to continue the study. In FY’17, BGS has made significant progress on its #1 priority, 111 State Street. This is a core building in the Complex and nearly half vacant due to changes in the State Library. Using “REALIGN” funds, BGS will complete pre-design services by March 2017. This includes:

- Documentation of the building in 3D (Revit) format;
- Survey of existing conditions (structural, mechanical, envelope, historical, etc.);
- Space programming for potential user groups;
- 25-year strategic plan for both the building’s improvements and for its use; and
- Conceptual design and cost estimate.

This project addresses significant accessibility and security issues for both the Court and for Pavilion groups (including the Governor), and it will also address floodplain mitigation.

“REALIGN” has also funded space programming and planning for the Department of State Libraries. Each of these projects, 111 State and Dept. Libraries, are individual capital requests in the FY’18-19 budget.

There are many improvements left to study in the Capital District. Future Capital request will continue to support this objective.



Colchester - Woodside Juvenile Facility – Programming & Preliminary Design

We have completed the programming and preliminary design for a new Woodside facility. The report has been distributed, and reflects the needs of a modern treatment facility. It also outlines the problems and challenges of the current aging facility. The cost of this study and report was \$83,000.



Hyde Park - Lamoille County Courthouse Renovation & Additions

The project programming intent was to relieve overcrowding, improve security, better control building activities, address ADA accessibility issues, and to make necessary electrical, mechanical, energy upgrades, and fire protection/building code improvements. The project scope included renovation of the 14,542sf historic county courthouse and construction of two additions totaling 15,918sf. In July 2015 Engelberth Construction started construction. In ten months, the project was substantially complete, meeting an aggressive construction schedule and allowing the court to relocate back into the building in May 2016. The construction scope of work included: demolition and renovation of the interior of the historic courthouse, new insulation, electrical, mechanical and fire protection upgrades, window replacement/restoration, plaster and wood floor restoration. The existing building renovations included new ADA restrooms, a Jury Draw room for 60, new mechanical and fire protection systems. The one story "East" building addition houses new court administrative offices that tie nicely into the existing building with a new help counter and work area off of the historic central hall. The larger "South" addition, houses on its ground floor level a new maintenance shop/garage, a new security wing including a sheriff's office, three holding cells, attorney/client rooms, and a sallyport. The "South" addition 1st Floor level houses a new Family Courtroom and Judiciary Suite; the 2nd Floor level houses a new Judges Chambers and Jury Deliberation Suite; all three levels are tied into the back of the historic courthouse and serviced with a new code compliant emergency egress stair and elevator. The final project cost was \$8.75M.



Montpelier - 120 State St. Life Safety Improvements - Rear Entry Redesign

In the winter of 2016, we advertised for proposals for the Architectural Services for the Rear Entry Redesign Project, a part of the Life Safety Improvements at 120 State St. in Montpelier. Black River Design was selected as the architect for a fee of \$211,250.00. Construction is optimistically scheduled to start in the fall of 2017.



Montpelier - 115 State St. & 1 Baldwin St. Data Wiring

This project was funded in FY16 with \$40,000.

The Data Wiring Project included installing Cat 6 wiring in several areas at the State House and all of 1 Baldwin St. in Montpelier. The wiring has been completed on this project. There is still some demo to be done at 1 Baldwin St., but we are waiting until the phone lines are no longer needed, which will be done if/when 1 Baldwin St. goes to VOIP.



Newport – Northern State Correctional Facility Maintenance Building

Construction on the new Maintenance Building began in the fall of 2015 and was substantially complete in June 2016. Final landscaping was completed in late 2016. The new space houses administrative space for the Newport BGS Maintenance staff, as well as garage space, a work area, and tool storage, allowing the old shop located within the secure perimeter to be used for badly needed storage of items used in the daily operation of Northern State Correctional Facility (NSCF).

The total project cost was \$925,000. This included the following:

Design, permitting and wetlands work: \$69,000

Clerk of the Works: \$10,850

Site work, including water and sewer lines run over 800 feet and directional drilling under the truck trap access and main utility trench: \$228,000

BGS bought materials and self-performed all of the electrical, HVAC and plumbing work inside the building utilizing our licensed staff and also performed clerk-of-the-works services on the building portion of the project. This resulted in savings to the project of over \$110,000 from the CM's estimated cost to complete this work.



Middlesex - State Archives Renovations

Construction began on the VSARA offices' side in October 2017 and is now complete, allowing VSARA staff to move out of the Sanford Room. The Print/Postal Shop was combined and expanded into the Sanford Room allowing for reduction in staff and more efficient operations. The existing backup generator is also being incorporated into the project to allow for Print/Postal operations to continue during power outages. Project costs to date are \$452,000.



Newport - Orleans Courthouse - Building Analysis and Feasibility Study

In the winter of 2016, we bid for proposals for the Architectural Services for the Building Analysis and Feasibility Study at the Orleans Superior Court and State Office Building in Newport. Weimann Lamphere Architects was selected as the architect for a fee of \$86,251.00.



Pittsford Complex Electrical Upgrades

This project was funded in FY15 in the amount of \$120K and in FY 16 in the amount of \$500K. The knob and tube wiring has been removed from several areas. The East Cottage has had plaster and electrical removed and it is now ready to be put back together.

The photo shows how the studs were cut to straighten them before lath was installed. In this photo, the cut was a little too deep. We have found quite a few surprises since removing the plaster in the older buildings in the Pittsford Complex.



Pittsford Fire Academy Burn Building

This project was funded in FY15 with \$298,490. The town permit has been secured. The Act 250 permit has been submitted. The RFP for design services is currently advertised. Construction of the new Burn Building will hopefully begin in May and be completed in November 2017.

The photo below shows the area where the new burn building will be placed. Several existing burn pads will be removed to allow placement of the New Burn Building.



Randolph - Vermont Agriculture and Environmental Laboratory (VAEL)

Act 26 of 2015 Appropriated \$2,500,000 for finalizing design, construction documents, permitting, and receiving construction bids. It also appropriated \$14,048,174 to begin construction. The Randolph Development Review Board issued our permit, but it was appealed by an adjacent landowner and joined by two other interested parties. After several status hearings and a few brief filings, the appeal was dismissed since the original landowner had sold his property. Of the other two parties, one was deemed too far away to be directly impacted and the other was dismissed due to non-participation in the proceedings. We have submitted our application for the Act 250 permit and have gone through two hearings. It is our understanding the District Commission is ready to issue their findings as soon as the supporting permits from ANR/DEC are issued. This should allow for occupancy of the facility in November/December 2018. We have received a draft Ground Lease from our attorney. It is currently going through an internal review before sending on to the Vermont State Colleges for their comment with the hopes of finalizing the document in February 2017.



Randolph – Vermont Veterans’ Memorial Cemetery

In 2012 the Vermont Veterans’ Cemetery’s 5,480 burial plots were projected to be filled by the end of 2018. In FY’13 funding was appropriated for the Cemetery Advisory Board, in conjunction with the Office of Veterans Affairs and Buildings & General Services, to begin the development of a 100-year Master Plan for the 110 acre cemetery site. Upon completion of the Master Plan, a grant application was submitted in July 2014 to the National Cemetery Administration requesting phase one funding for the expansion of the cemetery. In early October 2014, Vermont was notified that the National Cemetery Administration had approved a \$4.57 million grant for phase one of the expansion. Upon receiving grant funding approval, development of project construction documents began immediately. As required by the grant, construction documents were fast tracked for a summer 2016 construction start date. In May 2015 construction documents were sent out for construction bids. Based on the minimum bid received, the grant application was amended. On July 7, 2015, the National Cemetery Administration accepted the amended total project cost of \$5,695,359 and construction started in August 2015. As of January 15, 2017, the project is substantially complete and the buildings are occupancy ready. A \$250K spring punch list remains to finish up the site work for paving, sodding, fencing, and signage. Below is a list of the construction work included in this project grant:

- The construction of a 1,200sf Public Information Center Building that functions as a visitor’s information center, with restroom facilities and an information kiosk for locating interment sites. It also houses an office for the Cemetery Director and a lounge/locker room for the Honor Guard.
- The construction of a 2,650sf Maintenance Building with four vehicle bays to allow storage for maintenance vehicles and supplies. The building also houses the Superintendent of Cemetery Office, a staff lunchroom, locker room, and shower/restroom facility.
- Cremains Columbarium consists of four freestanding granite veneer walls constructed with 840 precast niches for interring cremains.
- In-ground Cremains site that is designated with 390 plots for the interment of in-ground cremains.
- In-Ground Crypt Field for interring 410 caskets in double depth pre-cast concrete crypt vaults, allowing for all season internments. These pre-cast concrete crypt vaults are now topped with 2’ of soil.
- Site work includes a new 1/4 mile access road, related stormwater infrastructure, parking areas, landscaping, entry walls and fences.

The Office of Veterans Affairs anticipates opening these sections in the summer of 2017 and hopes to conduct year-round burials from that point forward.



Public Information Building



Maintenance Building



Cremains Columbarium



In-Ground Cremains



In-Ground Crypt Field



Entry Walls & Site Work

St. Johnsbury - Caledonia Courthouse Foundation Replacement

Caledonia Courthouse Foundation Replacement was completed in November 2015. Total project cost was \$1.35 million, approximately \$350,000 under budget. Savings are due largely to the knowledge and skill of the excellent team at HP Cummings Construction Company, who reduced the cost by implementing a design detail change in the field.



Springfield - Southern State Correctional Facility (SSCF) Steamline Replacement (Phase I)

The original steam and condensate piping was direct buried during construction of the facility in 2000/2001, and had started to corrode and leak. The replacement steam line system was bid in March 2015 and reached substantial completion on September 26, 2016. The new steam and condensate lines are installed in precast concrete trenches, have high efficiency insulation and stainless steel jacketing with precast concrete lids. This phase completed 80% of the steamline distribution system on the campus. The new piping system will eliminate the concerns about corrosion from contact with the soils and will allow for ready access in the event of the need for future maintenance. The final construction cost for this portion of the work was \$2,133,271.00.



Springfield - Southern State Correctional Facility (SSCF) Copper Waterline Replacement

The original copper waterlines in the three inmate housing units and the Core Facilities Building had been experiencing inordinate issues with pinholes leaks. A forensic study was done in 2012 on the failing copper piping systems and internal erosion corrosion was identified as the source of the numerous pinhole leaks. The majority of copper piping systems were replaced with corrosion resistant, pre-insulated PEX tubing. PEX tubing is a high density polyethelyene (HDPE) pipe that will not corrode and is pre-insulated with a high efficiency jacket. The Copper Waterline Replacement Project started in March 2015 and reached substantial completion on December 14, 2016. The final construction cost for the project was \$1,493,920.



Westminster Dept. of Public Safety Facility

The new Westminster DPS Facility was started in July 2015 and was substantially completed on May 18, 2016. This new facility created a modern state-of-the-art State Police outpost and allowed consolidation of staff and equipment from the aging and outdated Rockingham and Brattleboro Barracks. The final construction cost was \$5,678,368.00.



Williston Public Safety Field Station; Site Location Proposal

Act 160 of 2016 appropriated \$250,000 to evaluate site options to replace the existing facility. In response, BGS developed a preliminary program to determine the size of the site necessary. We reached out to VTrans and ANR to identify State-owned sites within Chittenden County, with VTrans identifying four (4) possible locations. We visited three of the sites that met DPS's access requirements. After the site visits, we performed an evaluation of the development and permitting potential of each site. One site was deemed to be acceptable for the State Police Barracks, but upon meeting with VTrans, it was found that they only had an option on the site; they were pursuing the purchase for their proposed park and ride, and that was the only portion of the site they would acquire. We then publicly advertised for privately-owned property and received proposals from twelve owners. We shortlisted the sites down to seven possible locations that could work to address the State Police access requirements. We again evaluated the sites to understand potential issues, received a prioritized list of the sites from DPS indicating which sites best addressed their requirements and presented our second report to the Chairs of the Institutions Committees. We received their approval to pursue an option on the selected site. We have negotiated the purchase price and have reached an option agreement. The proposed language was presented to the owners, they have agreed in principal and the issue is now with the attorneys finalizing the agreement for signature. We hope to proceed with a more thorough evaluation of the permit requirements before closing on the property and proceeding to design.



Correctional Facility 20-Year Capital Plan

Act 160 of 2016 created a Correctional Facility Planning Committee to develop a 20-year capital plan for assessing the population needs at VT State Correctional Facilities. BGS's portion of the assessment was to evaluate the use, condition, and maintenance needs of each facility, including potential closure, renovation, relocation, or repurpose. We have met regularly with the committee, provided updated maintenance requirements, collaborated with DOC on facility uses, and provided cost information to be incorporated into the report and recommendation due to the Legislature on February 1, 2017. We have reviewed the draft of the report, provided our comments, and await the submission of the report to the Legislature.

Secure Residential Facility; Plan for Siting and Design

Act 26 of 2015 required the Secretary of Human Services (AHS) to conduct an examination of the needs of AHS to analyze the operating of the facility, including the staffing, size of the facility, quality of care supported by the structure, and the broadest options available for the management and ownership of the facility. In response, AHS has issued a Request for Proposals for the operation and development of a proposed 16-bed secure residential facility. Proposals are due to the Department of Mental Health before 4:30 PM on Wednesday, January 25, 2017.



Waterbury State Office Complex Reconstruction

Since Tropical Storm Irene in August of 2011, the Waterbury State Office Complex has been undergoing an intensive cleanup, planning and reconstruction effort. The scope of the work approved by the Legislature included the: sale of 4 buildings, the demolition of 23 buildings, the reconstruction of 13 historic buildings, the construction of 1 new office building, the construction of 1 new central plant

building, the construction of all new site infrastructure (roads, parking lots, sewer, water, storm water, electrical power, data lines, primary heating and cooling lines, landscaping & sidewalks), and the tie-in of the new infrastructure to the Public Safety, Forensics, Hanks and Weeks buildings. The new and renovated buildings are now re-occupied and the main construction contract work is 99.9% complete. Total projected project cost is \$129,052,725 of which approximately \$128,004,373 has been spent to date. The Hanks & Weeks buildings are currently in design for reuse by the State in the next few years. The reuse of the Stanley and Wasson Hall building properties are under discussion.

Roxbury Fish Culture Station (Hatchery)

The Roxbury Fish Culture Station, built in 1891, is the State of Vermont's oldest fish hatchery. To bring the Roxbury Fish Hatchery back to its pre-Irene function, the facility needs significant capital funding to be rebuilt (\$5,350,000), for which we received \$2,209,692 in FY'17 and we've requested an additional \$2,720,000 in FY'18. This funding will go towards the rebuild and a series of upgrades that are required to put the facility in compliance with wastewater discharge codes and standards.

A partial capital investment was made regarding the Roxbury Hatchery rebuild with capital bill language that allows VTFWD to contract for the full rebuild amount. We are currently proceeding through the Construction Documents phase, as well as permitting for the facility. We did experience some issues during the permitting pertaining to wetlands issues with the Federal Army Corps of Engineers, but these have been resolved and we expect permission to proceed. We hope to proceed with the start of construction later this year with an anticipated completion date in late 2018.



Historic Photo of the Fish Hatchery in Roxbury.