

Stanley & Wasson Hall Study Waterbury State Office Complex

FY 2019 Funding Request

Project Description

On August 28, 2011, Tropical Storm Irene destroyed the Waterbury State Office Complex. Since that date, 90% of the campus has been reconstructed. Stanley and Wasson Halls have been mothballed since the Irene flood event [FEMA rules require the State to keep the buildings heated and safe until the State decides on their future use.] This requirement costs the State approximately \$37,526 annually in operating costs for boiler rentals, propane, fire alarm phone line and monitoring, security monitoring and maintenance.].

After Irene, as a gesture of goodwill to Waterbury, the State offered the Stanley-Wasson site to the Town of Waterbury for use as a site for a replacement Municipal Center. The Town studied the site for over a year but was unsuccessful in passing a bond vote in support of the site — eventually the Town was successful in moving the Town offices to the existing Waterbury library site for which a major addition was designed and constructed to solve all their town office, library, and historical society space needs.

Over the past six years the Department of Buildings and General Services (BGS) has come to realize that the Stanley-Wasson site is too valuable a State asset to sell and that it would be best utilized as a building site for a continued consolidation of Agency of Human Services central office functions at the Waterbury Campus. The current Weeks Building Renovation Project will save AHS approximately 1 million dollars a year in expensive Chittenden County lease costs. Greater savings are anticipated for the Stanley –Wasson site due to the larger potential size of the property.

Going forward, BGS seeks \$950,000 in FY 2019 funding. Approximately \$450,000 would be used to abate asbestos and to demolish Stanley Hall (which is poorly built and has an inefficient floor plan that is not economical to re-use). The remaining \$500,000 would be used for a planning, preliminary design, and cost estimate study to determine how best to redevelop the site. The Division for Historic Preservation is on board with the demolition of Stanley Hall and is in favor of saving Wasson Hall, which the State renovated in 2008-2009 to add a new slate roof, new energy efficient windows, and improved insulation.

Stanley Hall

Wasson Hall

