

ASA Bloomer Building Rutland, VT

Request:

\$850,000.00

Location:

88 Merchants Row
Rutland

For:

Planning, and Immediate Needs

For more information:

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The ASA Bloomer Building is a 4-story office building that was constructed circa 1995 by joining two circa 1910 buildings together with an infill structure. The building currently houses several important state departments and services to the community including the State's Attorney's Office, Disabilities Aging and Independent Living, Department of Children and Families, Office of Child Support, Department of Vermont Health Access, Vermont Department of Health, Department of Environmental Conservation, Natural Resources Board (Act 250), and a Department of Labor office.

The building came under state ownership on January 1, 2018 after being a lease to own property for 20 years. The building needs significant upgrades and improvements to bring it up to state standards for health and safety of state employees and the public who enter this building for state services. Many of the buildings system components are original and beyond their rated life including the fire alarm system, many vital heating and cooling components including heat pumps, heat recovery units, and the cooling tower. Most of the carpet is original, worn, and beyond its rated life. The building had a facility condition assessment completed which listed a conservative number of \$733,335.00 for "immediate needs", this number however does not include for flooring replacement, roof replacement, or the needed security enhancements.

Before we begin the process of making large repairs or upgrades, we need to conduct a feasibility study that assesses space utilization, incorporation of the new service delivery model for AHS, and building systems and components for need of repair or replacement. Placement of major components and security considerations will be highly dependent on future occupancy plans. Several existing non-state tenants have left or will be soon and rational planning and phasing of work requires completion of the planning and study. In addition to consolidating state employees, we also hope to lease unoccupied portions of the building to the private sector.