

111 State Street Renovation of Stack Area

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) due to the Department of Libraries vacating the stack area. 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. However, this all-encompassing project required funding that was too high and the project did not proceed.

Today, we are proposing a similar project with a slimmer scope of work. This project will create two floors and up to 13,500 square feet of new office space in the stack area, which will allow for the consolidation of Judiciary into a single building. The additional space will require a larger HVAC system, which provides the opportunity to replace the aging existing HVAC system with new equipment that is more efficient and provides fresh air and cooling throughout the facility. Improving accessibility will also be addressed by installing a new elevator shaft. A new elevator is seriously needed as the existing original elevator is outdated, does not meet elevator or ADA code, and many parts are no longer available.

PROJECT MILESTONES

Project

Scoping(*) Estimate: \$11,254,000

A&E Services: \$ 158,452

Construction + Contg: \$11,096,000

A&E Contract Award: December 2022

Construction Start: December 2023

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

For More Information:

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