



State House HVAC Renovations

Montpelier, Vermont

The State House is a unique building within the State's real estate portfolio. It is both an historic building that contains valuable works of art and artifacts making it a destination attraction for tourists and school groups, and is also the building that, part of the year, houses the Vermont State Legislature, providing office space, hearing space, and the chambers for both the House and the Senate. This unique character, a modern office building inside a museum, requires a mechanical system capable of sustaining the required environment within the building. The climate in Vermont has changed since the existing systems were designed, the number of people and electronics have grown so that the heating, ventilation, and air conditioning (HVAC) systems no longer provide proper temperature regulation or ventilation (outside air) and were never intended to regulate humidity.

The building currently has eight air handling units (AHUs) located in four separate mechanical rooms. Four of these AHU's were installed in 1970, two in 1987 and two in 1995. At the time of installation, they were designed to provide temperature regulation and ventilation to the spaces which they serve. The climate in Vermont has grown hotter and more humid during the summer months and in 2018 these factors contributed to a mold outbreak that was costly to mitigate prior to the 2019 Legislative session. Since then, BGS uses 52 dehumidifiers in the summertime to regulate humidity at an additional utility cost of \$77,000 annually. The number of people in the building during the session has increased, which means the amount of ventilation air being brought in during the session is lacking.

Ventilation is expensive to heat and/or cool and the building currently has no energy recovery systems to mitigate that cost, and increasing the amount of ventilation to meet the current occupancy will simply exacerbate that problem.

As a result of the COVID-19 pandemic, we recognize the need to be able to significantly increase ventilation air above the code minimum requirements and to properly filter it, so the systems have to be designed to provide this added protection when needed.

PROJECT MILESTONES

State House HVAC Renovations

Currently evaluating architectural and engineering proposals to select a design team for the project.
\$400,000

Project Planning, Schematic Design and statement of probable cost due in the fall of 2021.

Design Development and Construction Documents statement of probable cost due in the fall of 2022.

Bidding and construction timeline is unknown until the design is completed, estimated one to two years to complete.

For More Information:
Teigh Southworth, Project Manager
(802) 828-5653
teigh.southworth@vermont.gov