

Proposed Sale: Baldwins 9 & 14-16



Space Management Standards

Office Workspace Standards and Examples

- 2022 Vermont Department of Buildings and General Services (BGS) Space Standards (“Standards”) updates 2012 Space Standards.
- Establishes standards to provide productive, flexible, and comfortable work environments, assign space uniformly from agency to agency, and support alternative workplace strategies.
- A guiding document in the programming and planning of new projects, major remodeling, space reassignment, and leased space.
- **Average Square Feet per Person:**
 - An average of 150 Usable Square Feet (USF)/person (*General Services Administration*)

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9 Baldwin, Built in 1890 -1,862 Usable SF

BGS standard for usable square feet per user is 150

9 Baldwin usable square feet per person is **233**

BGS benchmark for annual billable cost per user ranges from **\$2,200 to \$3,300**

9 Baldwin billable cost per user **\$4,305**

Annual Billable Cost \$34,447.

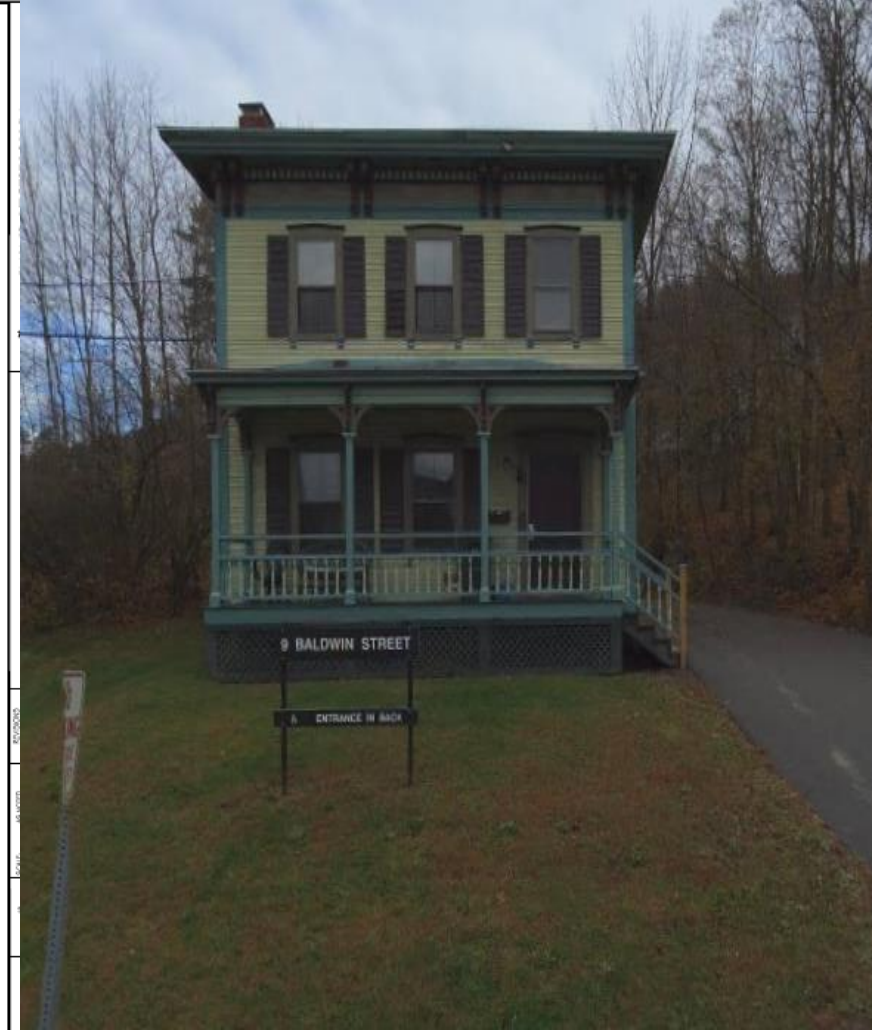
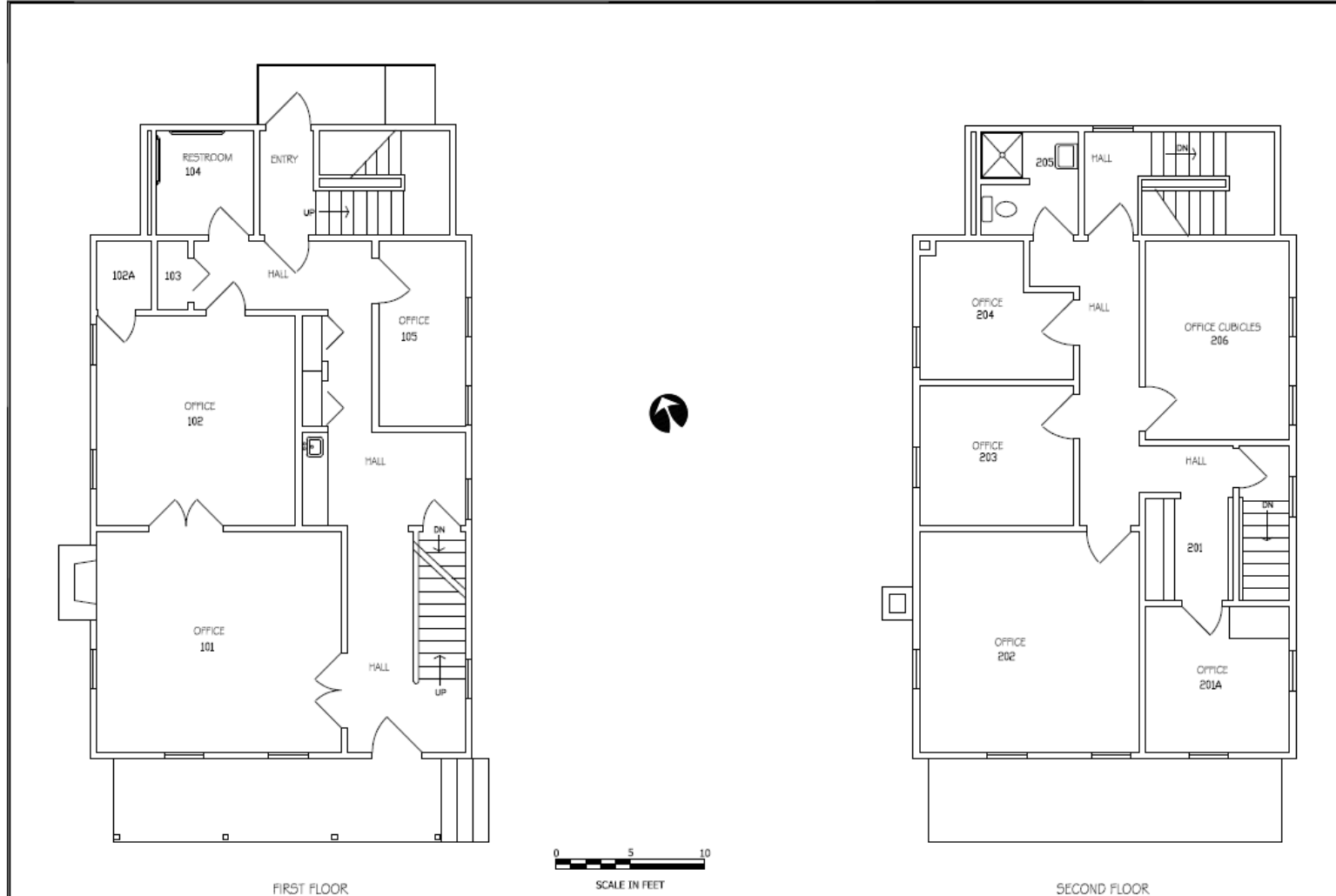
Facility Condition Assessment:

Estimated investment 1-5yrs \$108K

Major Maintenance:

Replace rotting decking, trim and support posts for front porch. Prime and paint.

Estimated \$40,000.



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14-16 Baldwin, Built in 1890 – 3,123 Usable SF

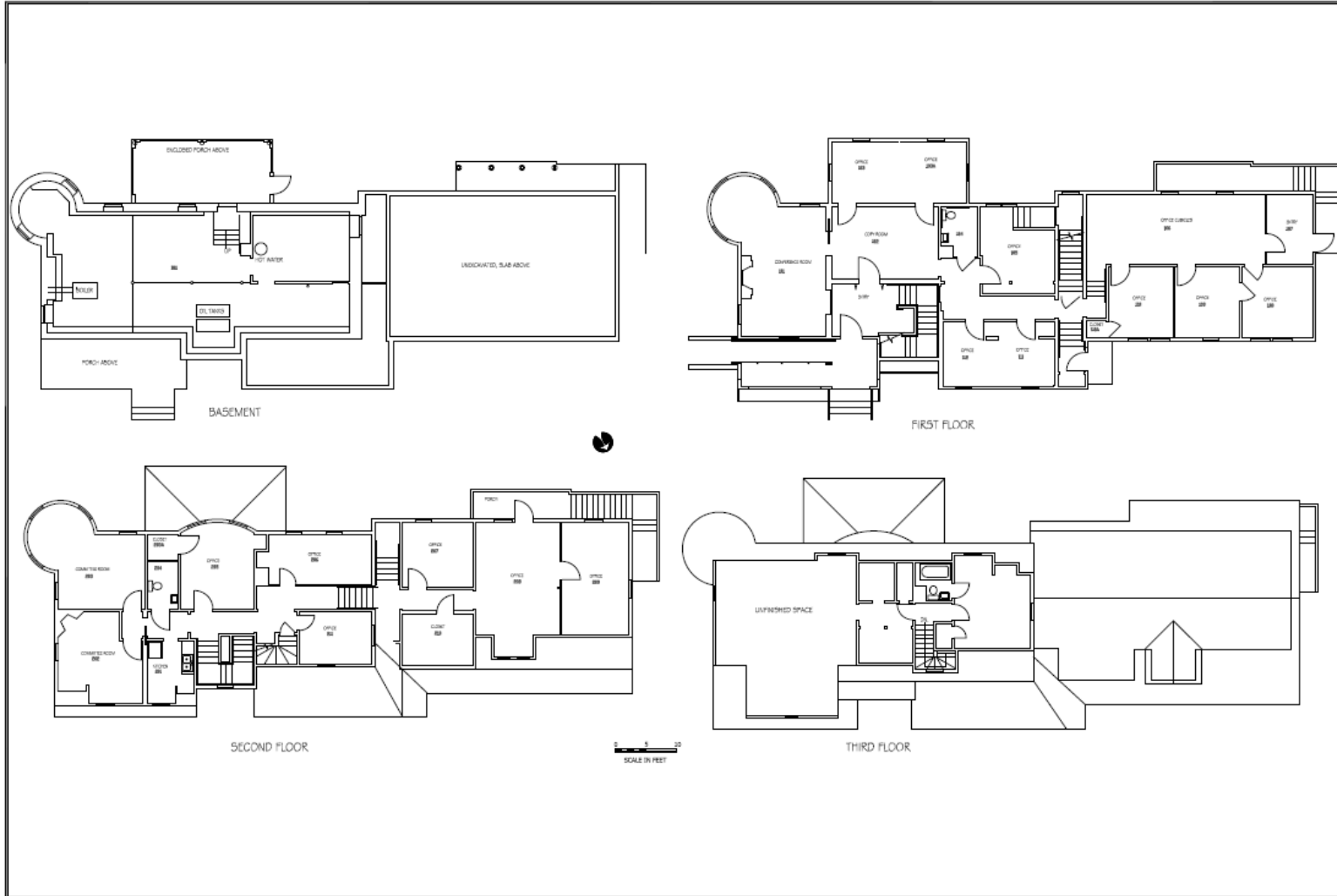
BGS standard for usable square feet per user is **150**

14-16 Baldwin usable square feet per person is **327**

BGS benchmark for annual billable cost per user ranges from **\$2,200 to \$3,300**

9 Baldwin billable cost per user **\$7,694**

Annual Billable Cost \$84,637.



Facility Condition Assessment:

Estimated investment 1-5yrs **\$158K**

Major Maintenance-

Repair and re-design of historic porch roof damaged by ice.

Install heat tape due to ice build up

Remove pavement and install cement walkway

Replace rotten wood and repaint porch.

Estimated \$60,000



Baldwin St < > Baldwin St

Part of a Larger Plan

Office Workspace Standards and Examples

- To divest in inefficient office space.
- Relinquish expensive leased space.
- Projected to save \$2M over a 10-year period and generate \$1.4M in proceeds from the divestment of 3 inefficient state-owned buildings (9, 13, and 14-16 Baldwin).
 - 13 Baldwin under contract. \$385,000.
 - 9 Baldwin will be vacated summer 2023. Appraised Value \$350,000.
 - 14-16 Baldwin is vacant. Appraised Value \$650,000.
- Requesting permission to sell 9 and 14-16 Baldwin.

**Please direct questions to:
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