

# The Vermont Building

SHOWCASING THE BEST OF VERMONT AT THE BIG E FAIR IN  
WEST SPRINGFIELD, MA

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# Goals and Opportunities

- ~ 1.5 Million Fairgoers Visit the VT Building
- Strong Partnerships with BGS, VDTM, and DOL
- Supports Diverse Businesses from Across the State
- Commission Revenue Supports Building Needs and Additional Marketing of VT Food, Forest and Agricultural Sectors



Provide a safe, positive experience for fairgoers and vendors



Offer a diversity of products that are unique, high-quality and representative of Vermont's culture, history and values



Support Vermont businesses in expanding market access and increasing brand recognition



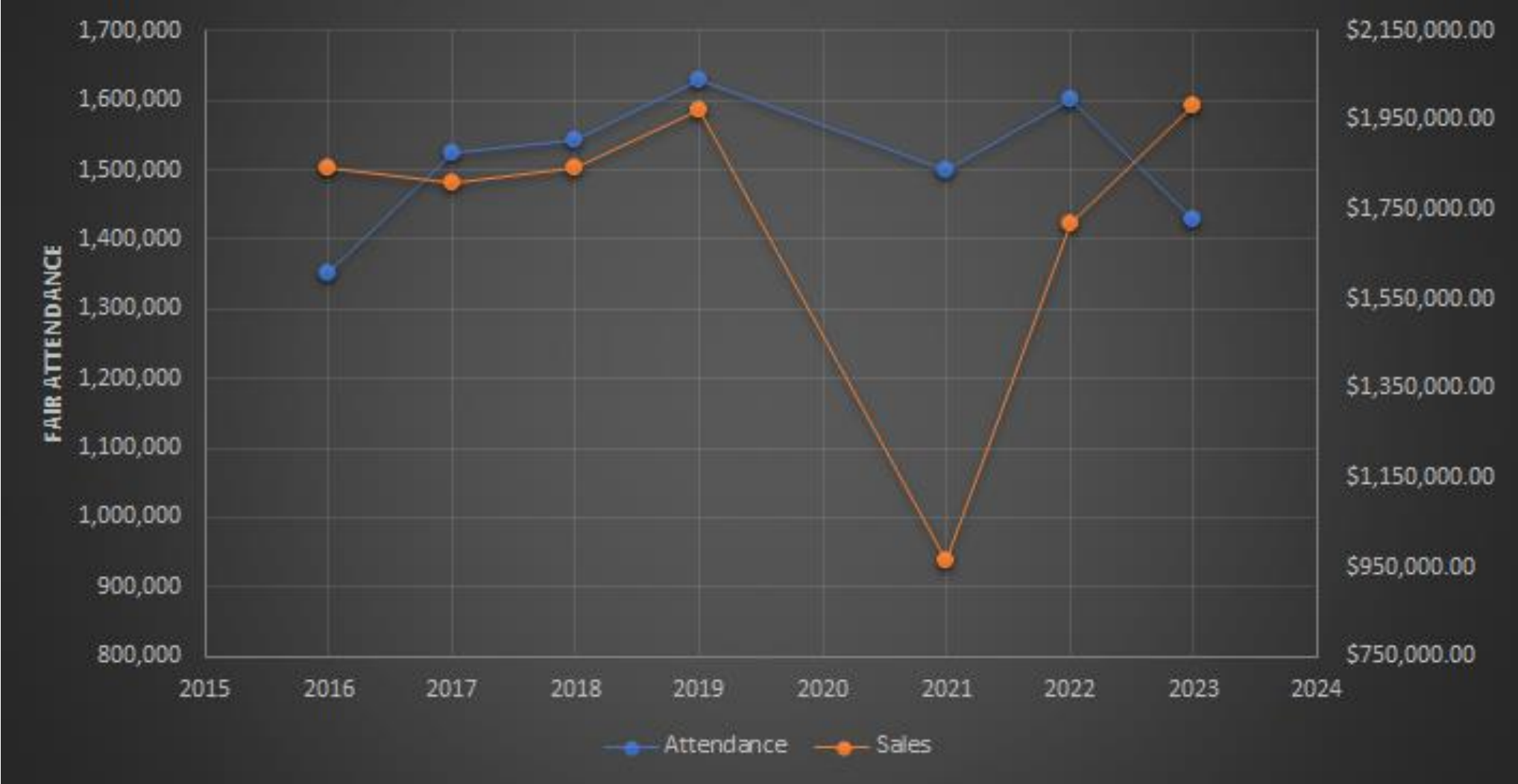
Promote Vermont as a destination for tourists and people looking to relocate to the State

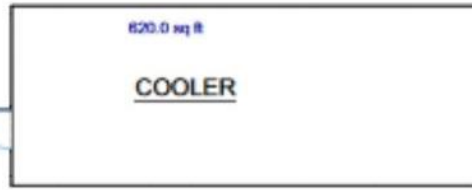


Meet or exceed commission revenue targets to support building management, maintenance and improvements



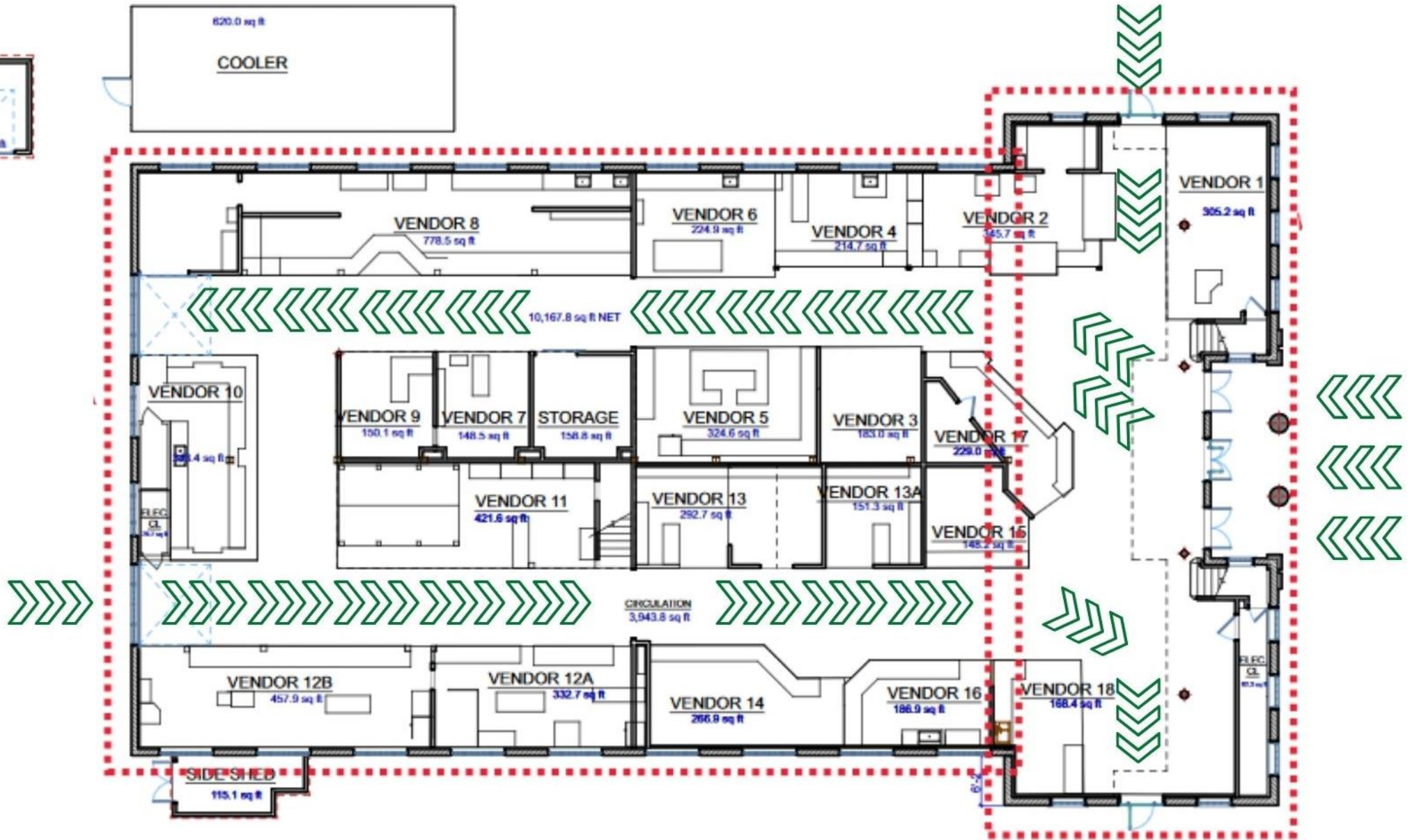
# VT Building Sales Compared to Total Fair Attendance





Food Truck

Food Truck



# Programmatic Challenges

## Electrical

- **Undersized power service and over-taxed panels leads to significant limitations on vendors and serious safety issues.**

## Roof Leaks and Plumbing

- **Leaky roof, cupola, and skylights disrupt event and exacerbates building conditions.**
- **Outdated plumbing limits programming and is not code compliant.**

## ADA Accessibility

- **Older vendors are now struggling to access 2nd floor facilities. Several entrances not ADA compliant.**

## Visible Decline

- **Trim, windows, brickwork and interior spaces are in obvious disrepair.**

## Discordant Aesthetics

- **Poor sight lines, lack of natural light, traffic flow issues and incongruous booth designs.**

# Vermont Building Renovation

## Project Scope:

Deferred maintenance with phased modernization:

- Windows & Doors
- Brick Masonry & Stone
- Wood Trim
- Slate Roof Replacement & Cupola
- Clerestory Window and Trim Replacement; Siding Repair and Painting
- Restore Windows & Doors to Rear
- Skylight Removal
- Site Improvements
- Basic/ Enhanced Interior Work
- ADA
- Electrical Upgrades
- Heated closets for equipment

**Project Status:** Funded for major maintenance, renovation, and modernization planning and design using FY 22-24 funds. Planning complete, Phase 1 Design RFP.



# Vermont Building Renovation

Planning & Predesign  
Urgent repairs

**Phase 1:** Exterior

**Phase 2:** Interior  
Renovation

**Phase 3:** Site and  
Continued Interior &  
Exterior Reno





# Vermont Building Renovation

## Phase 1

**Phase 1 Estimate:** \$3,240,000

*Design and Construction*

**FY22 Appropriations:** \$260,000

**Funds Expended:** \$175,812

*Deferred Maintenance*

**FY23 Appropriations:** \$1,400,000

**Funds Encumbered:** \$15,125

**Funds Expended:** \$465,201

*Deferred Maintenance, Planning,  
and Design*

**FY24 Appropriations:** \$1,200,000

**FY25 Request:** \$1,040,000



# Vermont Building Renovation

## Phase 1

**Exterior:**

- Wood Trim/Siding
- Slate Roof
- Cupola
- Clerestory Windows
- Windows & Doors
- Brick & Stone



# Vermont Building Renovation

## Schedule

### 2029 is the Centennial!

#### Phase 1:

- A&E Contract: Spring 2024
- Construction Contract: Fall 2024
- Bid Documents: Spring 2025
- Substantial Completion: Summer 2027
- 11 months nonconsecutive

#### Phase 2:

- A&E Contract: Summer 2025
- Construction Contract: Fall 2025
- Bid Documents: Spring 2026
- Substantial Completion: Summer 2028

#### Phase 3:

- Bid Documents: Winter 2027
- Substantial Completion: Summer 2029



# Vermont Building Renovation

## Spending Profile

Vermont Building Renovation - Schedule

		2024				2025				2026				2027
Description		FY 24		FY 25		FY 26		FY 26		FY 26		FY 27		
PHASE 1	A&E Contracting	■		■										
	Construction Manager Contracting	■		■										
	Schematic Design			■	■									
	Design Development			■	■	■								
	Construction Documents				■	■								
	CM Services and Bidding				■	■	■	■	■	■	■	■	■	■
	Construction- 8-11 Months						■	■	■	■	■	■	■	■
PHASE 2	A&E Contracting													
	Construction Manager Contracting													
	Schematic Design													
	Design Development													
	Construction Documents													
	CM Services and Bidding													
	Construction													
	Construction													
Spending Profile	Design Encumbrance	\$330,000.00		\$220,000.00										
	Design Spending	\$0.00		\$330,000.00		\$220,000.00								
	Construction Encumbrance			\$2,650,000.00										
	Construction Spending			\$53,000.00		\$1,947,750.00						\$649,250.00		

FY25 funds are contributing to planning and construction related to accelerating exterior deterioration, electrical deficiencies and tripped panels, ADA issues impacting staff, flooring failure, and code risks.

# Vermont Building Renovation

## Phase 2

### Interior Basic Renovation

- ADA Restrooms, Breakroom, Counters
- Finishes
- Plumbing (cold water & drainage)
- Electrical
- Adding Heat to Building Equipment to address fire alarm



# Vermont Building Renovation

## Phase 3

### Interior Improved Renovation

- Open exhibit hall front to back
- Provide more booths
- Booth size
- Anchor Vermont food vendors at the 4 main doors
- Lighting

### Exterior Improvements

- Boarded windows
- Overhead doors
- Skylight removal
- Rear site improvements for food trucks



Questions?