

# Montpelier – State House Pandemic Mitigation Project

Presented by:

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Vermont General Assembly



# Montpelier – State House Pandemic Mitigation Project

## Overview

**Project Status:** Approved funding for planning and design in March of 2022.

**Project Scope:** Evaluate the State House in relation to the needs of the General Assembly and their staff to identify and provide options for utilizing existing space and/or a possible expansion.

**Project Challenges:** Funding limitations, historic building, and property limitations.

Act 83 was approved by the Governor on March 16, 2022.

Sec. 56. FISCAL YEAR 2022; STATE HOUSE EXPANSION; REQUEST FOR PROPOSAL; SERGEANT AT ARMS; DEPARTMENT OF BUILDINGS AND GENERAL SERVICES; GENERAL FUND CARRYFORWARD

(a) On or before May 1, 2022, the Department of Buildings and General Services, in collaboration with the Sergeant at Arms, shall develop and issue a request for proposal (RFP) for programming, schematic design, and the initial phase of design development documents for an expansion of the State House, including the infrastructure needs for any future phases of expansion.

(b) Upon approval and funding from the General Assembly, it is the intent of the General Assembly that the Sergeant at Arms and the Department of Buildings and General Services will extend the RFP for architectural and engineering services to finalize design development and construction and bid documents.



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**Project Challenges:** Funding limitations, historic building, and property limitations.

**Current Project Funding:** \$1,650,000

- \$1,500,000 – ARPA
- \$150,000 – FY 24 Capital Bill

Act 180. Signed by Governor on June 7, 2022

Sec. 13. 2021 Acts and Resolves No. 50, Sec. 17b.

FY 2022 AND FY 2023; AMERICAN RESCUE PLAN ACT;  
STATE AND LOCAL FISCAL RECOVERY FUND; CAPITAL  
PROJECTS; AUTHORIZATIONS

(7) The Department of Buildings and General Services is authorized to begin design and construction for the expansion of the State House in Montpelier.

Act 69. Signed by Governor on June 14, 2023

Sec. 18. Acts and Resolves No.

FY 2024 AND 2025; CAPITAL PROJECTS; FY 2024  
APPROPRIATIONS ACT; INTENT; AUTHORIZATIONS

(c)(5) Montpelier, State House expansion, design documents:  
\$150,000.00



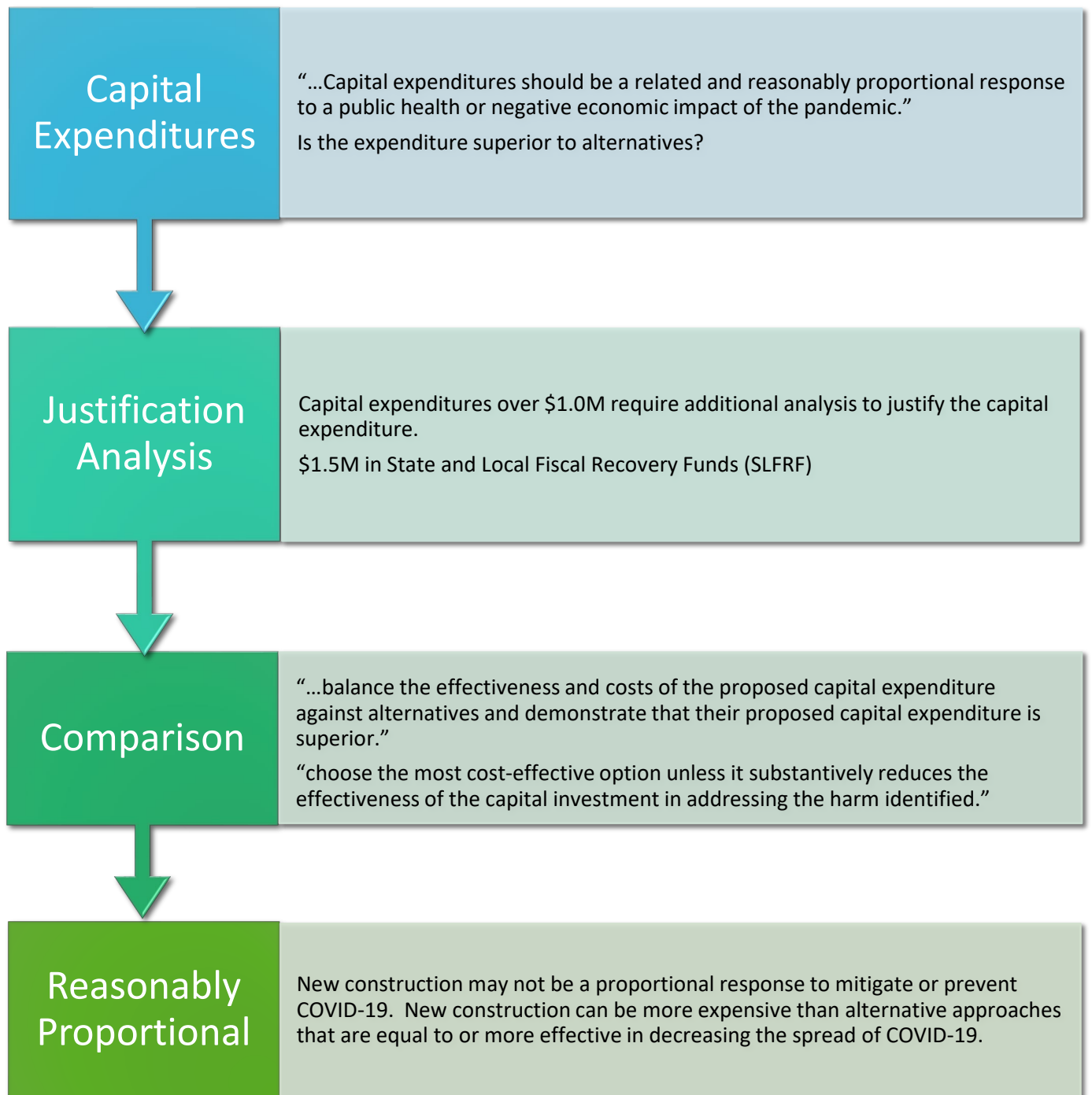
# Montpelier – State House Pandemic Mitigation Project

## Overview

American Rescue Plan Act of 2021 (ARPA)  
Funding Restrictions

Final Rule –

Federal Register / Vol. 87, No. 18. / Thursday, January  
27, 2022 / Rules and Regulations



# Montpelier – State House Pandemic Mitigation Project

## Overview

### American Rescue Plan Act of 2021 (ARPA) Funding Restrictions

BGS was directed to use the American Rescue Plan Act of 2021 (ARPA) funding as the primary source for the State House Pandemic Mitigation Project.

ARPA funding requires that the recipient make permanent any risk mitigation measures that were used to meet increased health and safety standards during the pandemic before investing in new construction or renovation.

In the case of the State House, ARPA funding for an expansion project would become available only after evaluating all building space controlled by the Legislature for possible use.

During the pandemic, in addition to mitigation measures such as masking and remote participation via Zoom, the following spaces were adopted for committee use:

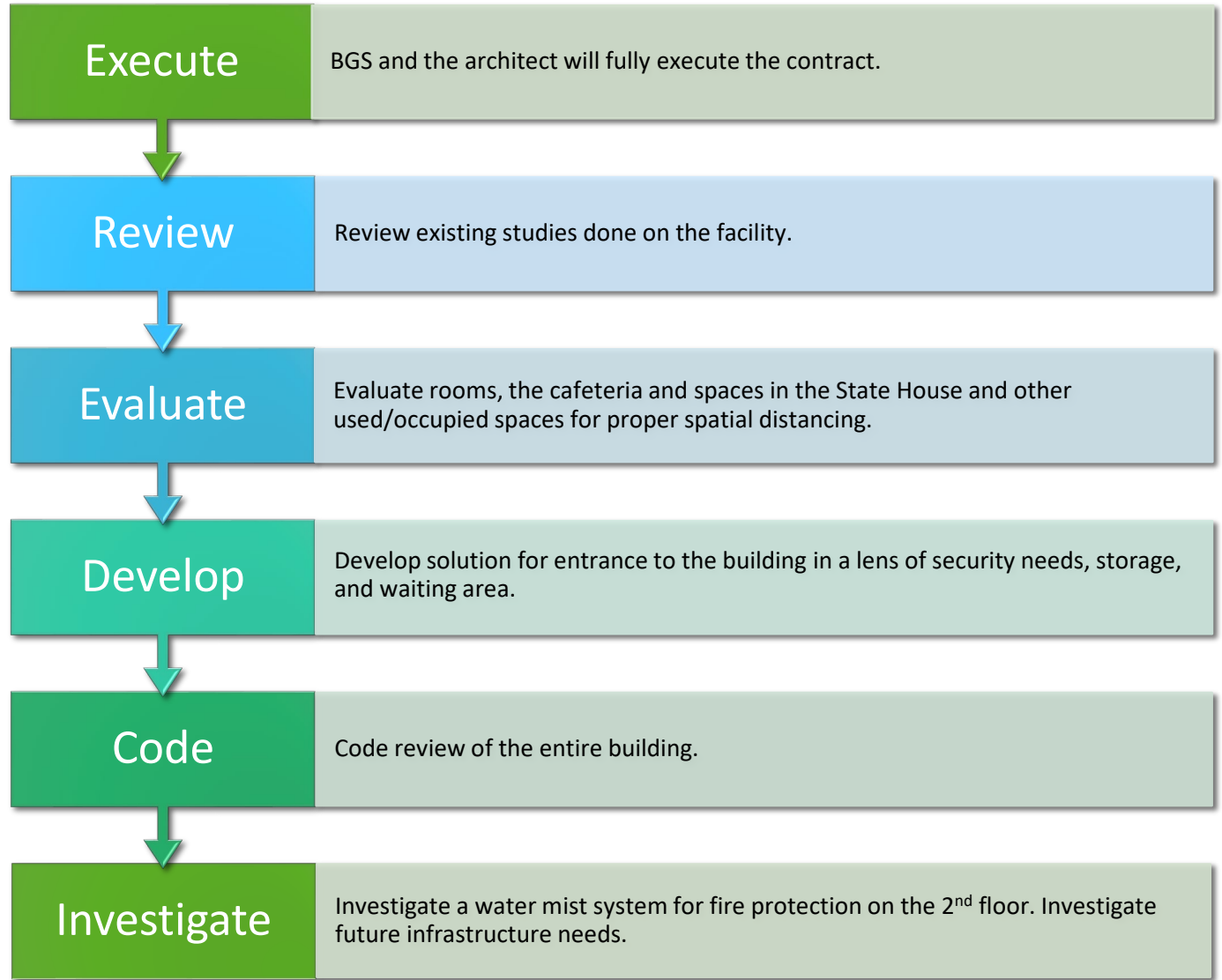
- 2 and 4 Aiken Avenue – Entire building
- 133 State Street – Rooms 015 and 022
- 109 State Street – Rooms B07, B015, 264, 267, 268, and 270



# Montpelier – State House Pandemic Mitigation Project

## Overview

### Summary of Work to Date



# Montpelier – State House Pandemic Mitigation Project

## Summary of Previous Studies

Space Assessment –  
January 15, 2020

- Determined that spaces within the State House are overcrowded.
- Shifting select programs to other buildings would alleviate some crowding and add program space.
- Possible solutions:
  - Adding capacity to 1 Baldwin.
  - Building a new office building.
  - Co-locating Senate committees or functions through scheduling.
  - Reconfiguring areas to provide additional flexibility.
- Historic spaces or those tailored to serve a specific purpose would be best left as-is.
- Lack of accessible single-use restrooms and lactation rooms impacts visitors.
- An updated HVAC system would benefit both the legislative and historic functions of the State House.



# Montpelier – State House Pandemic Mitigation Project

## Summary of Previous Studies

Legislative Space & Health & Safety Study –  
August 19, 2020

- Recommendations for legislative space needs in light of COVID-19 best practices.
- Examined how State House, buildings in the Capitol Complex, and buildings in vicinity of Montpelier may meet needs of legislature for 2021 legislative session and mitigate need for remote sessions in future.
- Short-term finding:
  - Using multiple state-owned / leased spaces around greater Montpelier meets requirements of House and Senate; no spectators and limited press.
  - Utilizing available space could accommodate committee meetings; spaces scattered in at least 5 buildings.
- Longer-term finding:
  - Many legislative support staff can work remotely.
  - Requires using buildings such as 133 State Street; existing spaces in other buildings can be reconfigured into committee rooms.





# Montpelier – State House Pandemic Mitigation Project

## Summary of Previous Studies

### Medium- and Long-Term Legislative Space Assessment

April 15, 2021

- Impacts of Covid-19 pandemic on space needs.
- Medium-term recommendations:
  - Have only legislators and staff return to State House; provide public access through technology.
  - Use larger spaces available in surrounding buildings.
- Long-term recommendation is to provide adequate space for current needs and future growth. Create a master plan to co-locate staff in buildings either connected to or immediately adjacent to State House.
  - Addition creates more public spaces, larger committee & hearing rooms, office space. Controlled public access while maintaining historical integrity of State House.
  - Significant upgrades to mechanical and electrical systems.
  - Long-term technology improvements.
  - Improvements in physical security requirements and policies.



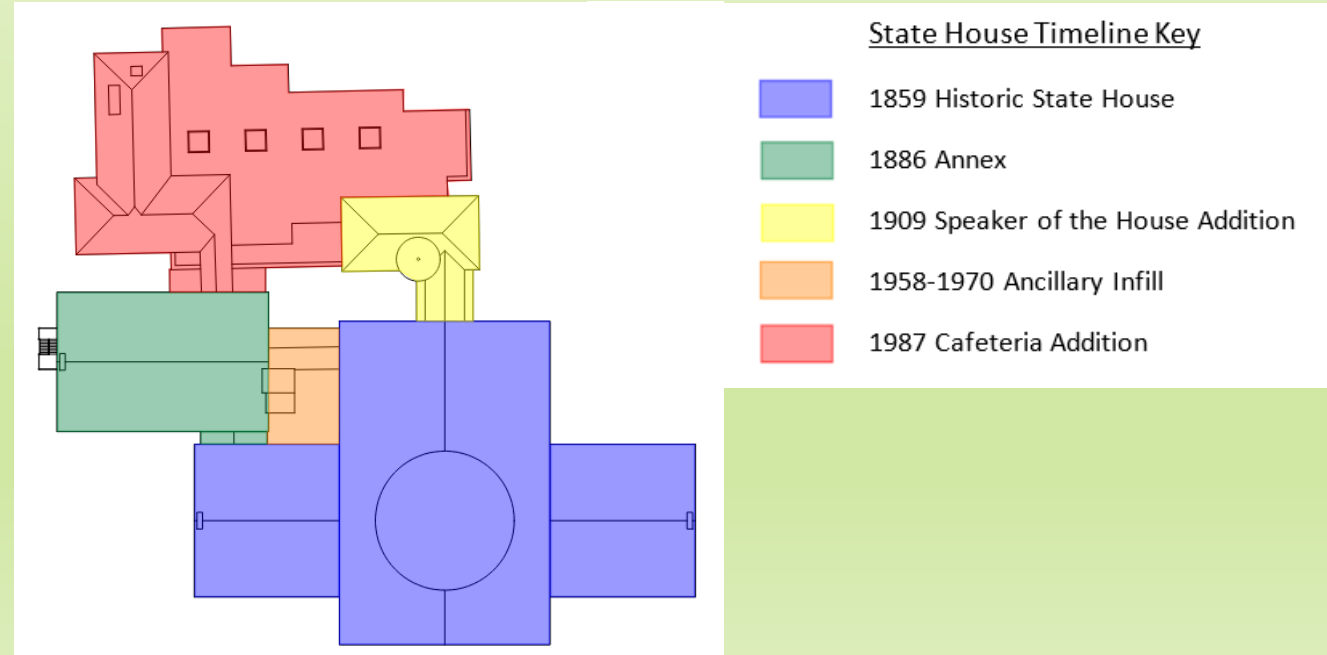
# Montpelier – State House Pandemic Mitigation Project

## The State House

### Construction History and Associated Limitations

The five primary structures of the State House in order of historical importance:

1. Historic State House – Most historically sensitive.
2. Annex – Historically significant; future changes a possibility due to previous renovations.
3. Speaker of the House Addition – Historically significant; limited opportunity for program change due to unique size/shape.
4. Cafeteria addition – Little historical significance; internal changes possible.
5. Ancillary Infill – Little historical significance.



# Montpelier – State House Pandemic Mitigation Project

Code Studies –  
Structural Analysis

## Cafeteria Addition Structural Analysis

- State House 1989 Cafeteria Addition documents indicate it cannot accommodate a future floor.
- A vertical addition would require extensive augmentation of vertical framing, bracing, and foundations or a “flyover” type structure.
- Renovations to upper level (including roof insulation upgrades) require analysis to determine if lateral stability system needs improvement.
- Without major alteration to framing or change of use, it is probable that structure will not need to be brought up to current code.



# Montpelier – State House Pandemic Mitigation Project

Code Studies –  
Access & Accessibility

## Access & Accessibility

- Several public doors are not ADA compliant.
- There is currently no entry with sheltered queueing space for health screening.
- The building currently is lacking half of plumbing fixtures required by code.
- Only level one and mezzanine restrooms are ADA compliant.
- Only one all-gender public restroom.
- Some doors and ramps are not ADA compliant.



# Montpelier – State House Pandemic Mitigation Project

Code Studies –  
Health and Safety

## Life Safety Code

- Building egress
  - Narrow exit corridors.
  - Insufficient exit doors.
  - Inadequate stairway enclosures.
  - Do not lead to public way.
  - Non-ADA compliant.
- Fire protection systems
  - Lack of fire sprinkler system in much of Historic State House.
  - Compromise solution of robust smoke detection helps people with limited mobility who require evacuation assistance.
- Fire-rated and smoke-rated construction
  - Exceed area limitations without separations and/or sprinklers.
  - Open grand stairways are unprotected vertical openings.
  - Any addition will require separation and/or sprinklers.

## Ventilation

- Ventilation system in progress is adequate for health and safety; however, dispersal limitations due to building structure affect comfort level.



# Montpelier – State House Pandemic Mitigation Project

## Committee Rooms – Occupant Count and Floor Area Assumptions

### Occupant counts

- Small committee rooms (capacity 10-12): 11
  - 5-7 committee members
  - Others = 1 legislative staff, 1 legal counsel, 3 public
- Large committee rooms (18-19): 13
  - 11-12 committee members
  - Others = 2 leg staff, 1 legal counsel, and 4 public

### Floor Area per Occupant

- Currently = 12 to 15 SF/person.
  - Senate Transportation 11.5 SF/person
- Future pandemic operation = 30 SF/person.
  - Based on 6 FT social distancing from CDC guidelines.
- Future normal operation = 20 SF/person.
  - Based on analogous occupant load factor from building code.



# Montpelier – State House Pandemic Mitigation Project

Health and Safety –  
Committee Rooms, continued

		Rooms Required	SF per person	Total SF
<b>Small (cap. 12)</b>	Existing	11	12	1584
	Future Pandemic	11	30	3960
	Future Normal	11	20	2640
<b>Large (cap. 19)</b>	Existing	13	12	2964
	Future Pandemic	13	30	7410
	Future Normal	13	20	4940
<b>Combined</b>	Existing	24	12	4548
	Future Pandemic	24	30	11370
	Future Normal	24	20	7580

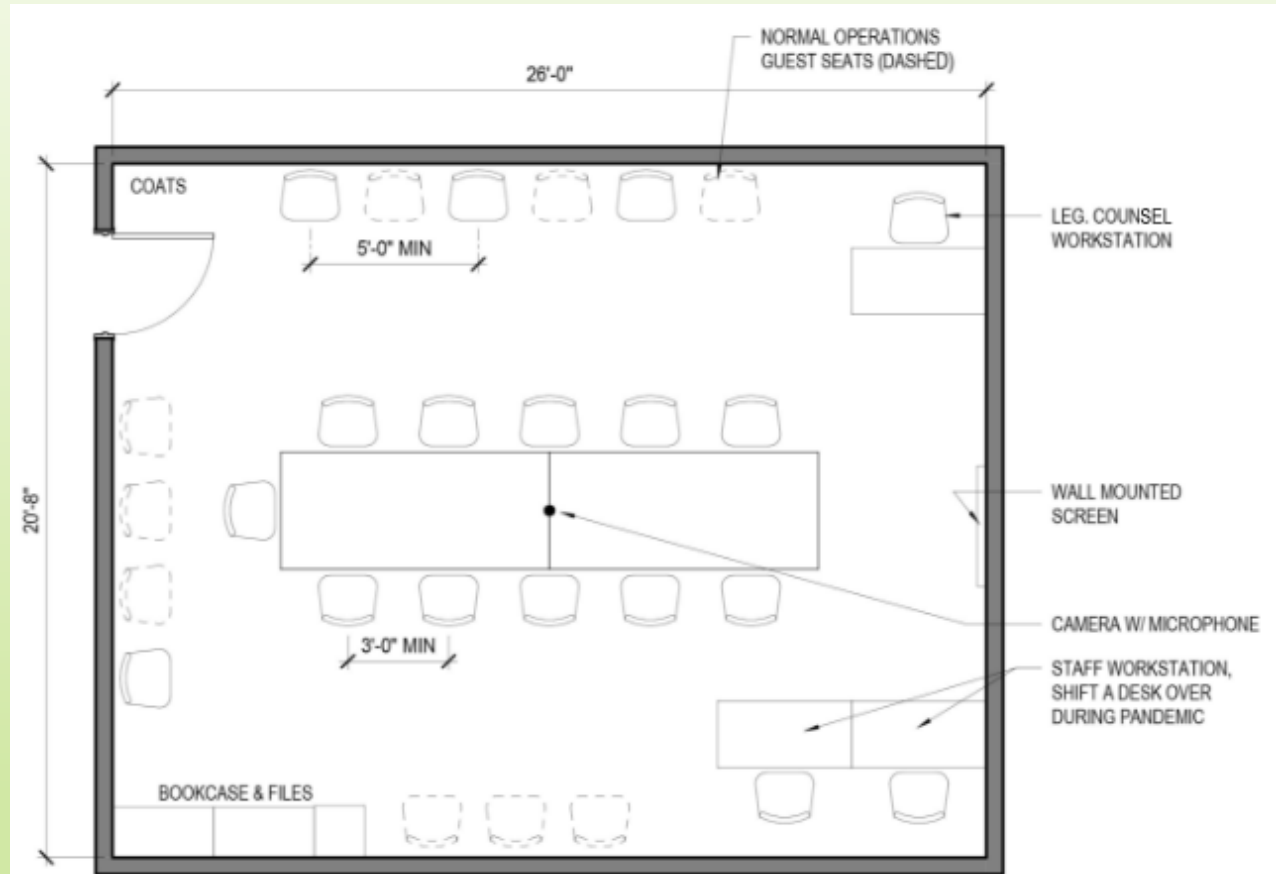


# Montpelier – State House Pandemic Mitigation Project

Health and Safety –  
Committee Rooms, continued

Sample Diagram for 11-Member Large Committee Room = 540 SF

- 7 occupants in addition to committee members: Legislative staff, legislative counsel, testifiers, witnesses, media, etc.



**30 SF PER PERSON = PANDEMIC**  
 11 COMMITTEE MEMBERS  
 2 COMMITTEE STAFF  
 1 LEGAL COUNSEL  
 4 ADDITIONAL SEATS (TESTIMONY, ATTORNEY, MEDIA)  
 18 OCCUPANTS  
 18 X 30 SF = 540 SF

**20 SF PER PERSON = NORMAL OPERATIONS**  
 11 COMMITTEE MEMBERS  
 2 COMMITTEE STAFF  
 1 LEGAL COUNSEL  
 13 ADDITIONAL SEATS (TESTIMONY, ATTORNEY, MEDIA)  
 27 OCCUPANTS  
 27 X 20 SF = 540 SF

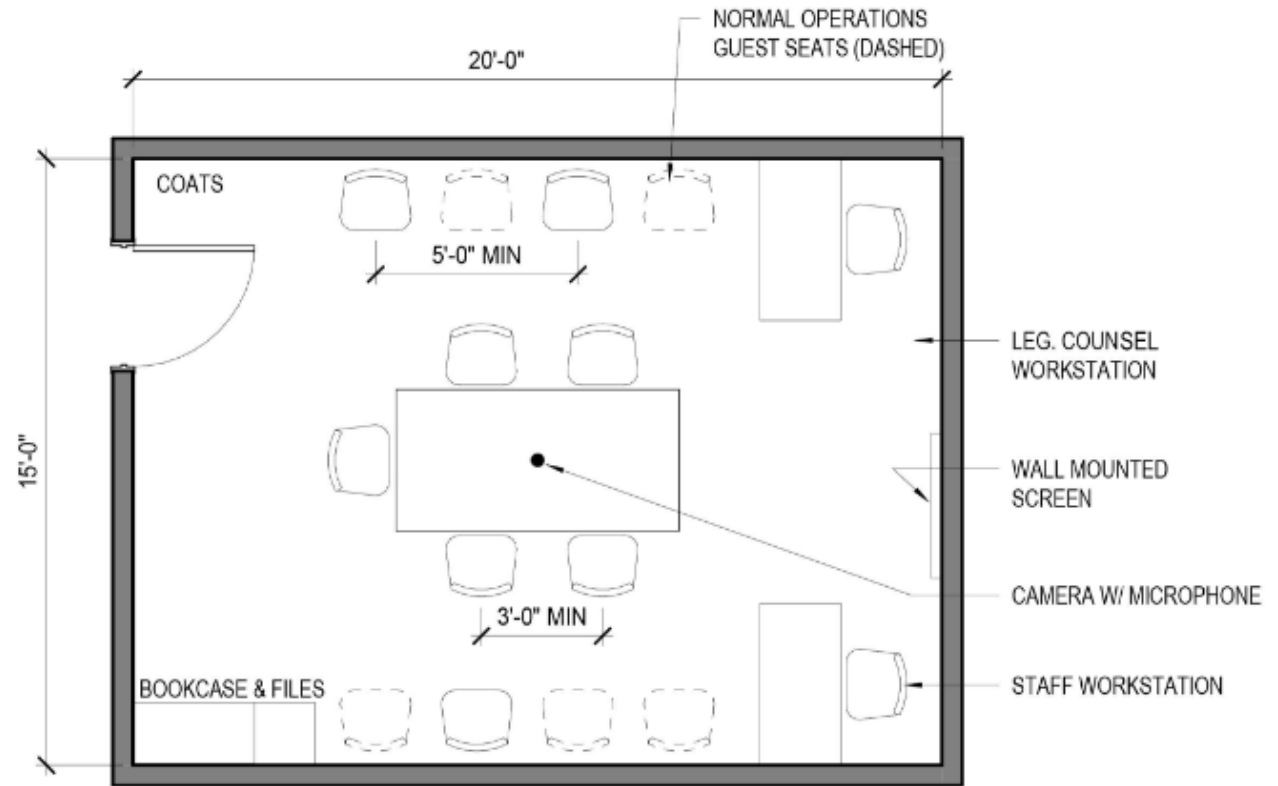


# Montpelier – State House Pandemic Mitigation Project

Health and Safety –  
Committee Rooms, continued

## Sample Diagram for 5-Member Small Committee Room = 300 SF

- 5 occupants in addition to committee members = Legislative staff, legislative counsel, testifiers, witnesses, media, etc.



**30 SF PER PERSON = PANDEMIC**  
 5 COMMITTEE MEMBERS  
 1 COMMITTEE STAFF  
 1 LEGAL COUNSEL  
3 ADDITIONAL SEATS (TESTIMONY, ATTORNEY, MEDIA)  
 10 OCCUPANTS  
 10 x 30 SF = 300 SF

**20 SF PER PERSON = NORMAL OPERATIONS**  
 5 COMMITTEE MEMBERS  
 1 COMMITTEE STAFF  
 1 LEGAL COUNSEL  
8 ADDITIONAL SEATS (TESTIMONY, ATTORNEY, MEDIA)  
 15 OCCUPANTS  
 15 X 20 SF = 300 SF

# Montpelier – State House Pandemic Mitigation Project

## Health and Safety – Committee Rooms, continued

Reuse of existing rooms at 30 square feet per person

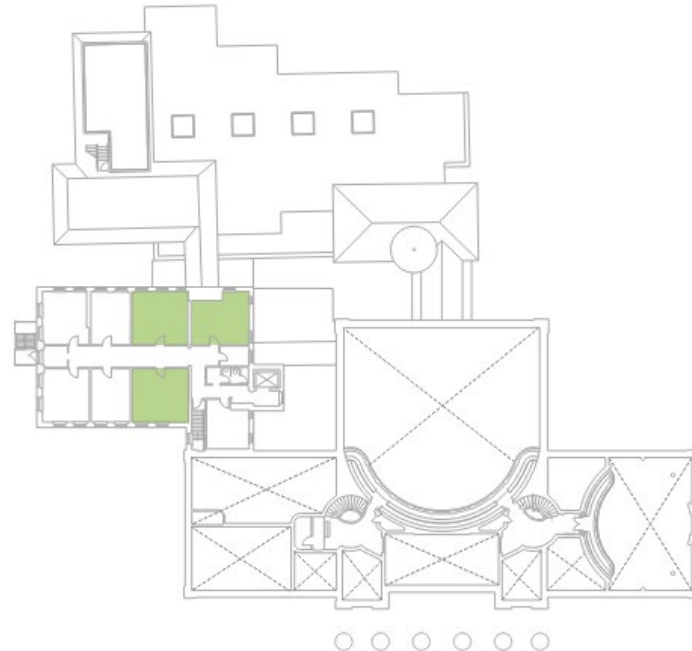
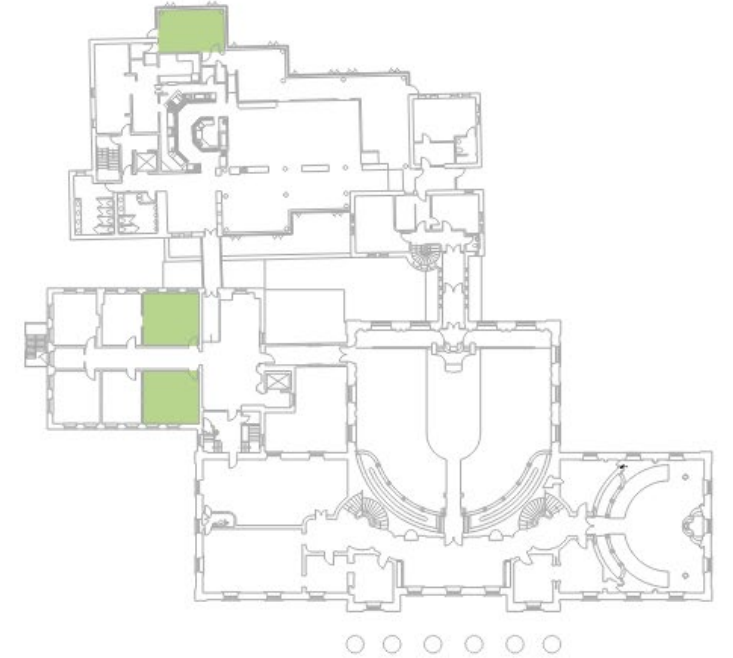
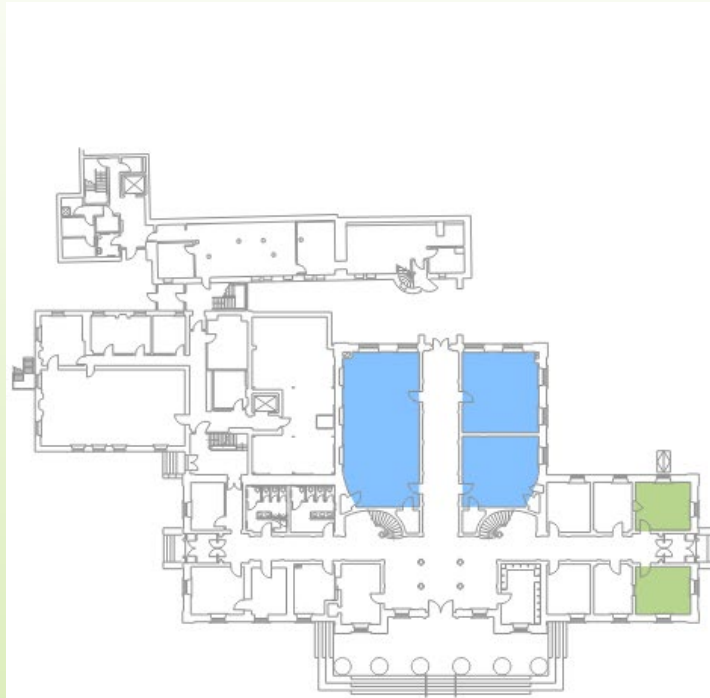
### Room counts:

Large Needed = 13



Large Available = 4

Small Needed = 11

Small Available = 8



### SPACE USE KEY - MINIMUM 30 SF / PERSON

-  LARGE COMMITTEE ROOM - MEMBERS, SUPPORT & PUBLIC - UP TO 19 PEOPLE TOTAL
-  SMALL COMMITTEE ROOM - MEMBERS, SUPPORT & PUBLIC - UP TO 12 PEOPLE TOTAL

**NOTE: CURRENT LEGISLATIVE COMMITTEES REQUIRE 11 SMALL & 13 LARGE ROOMS.**

# Montpelier – State House Pandemic Mitigation Project

## Health and Safety – Committee Rooms, continued

Reuse of existing rooms at 20 square feet per person

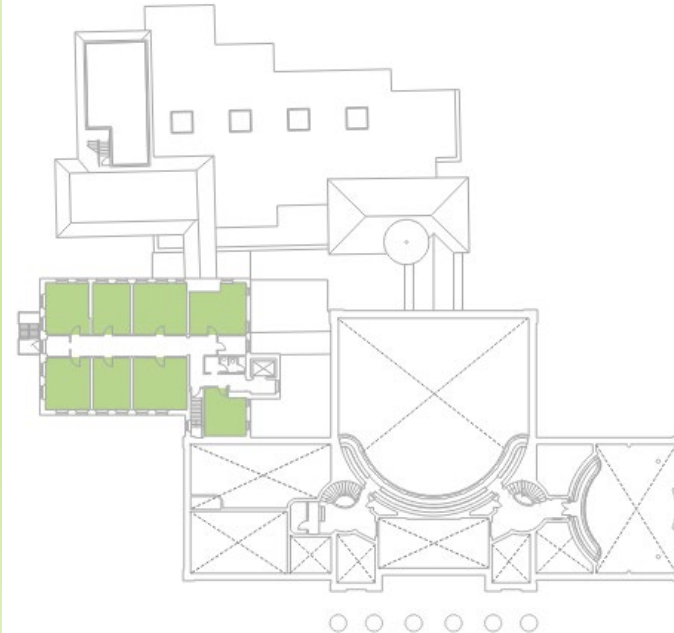
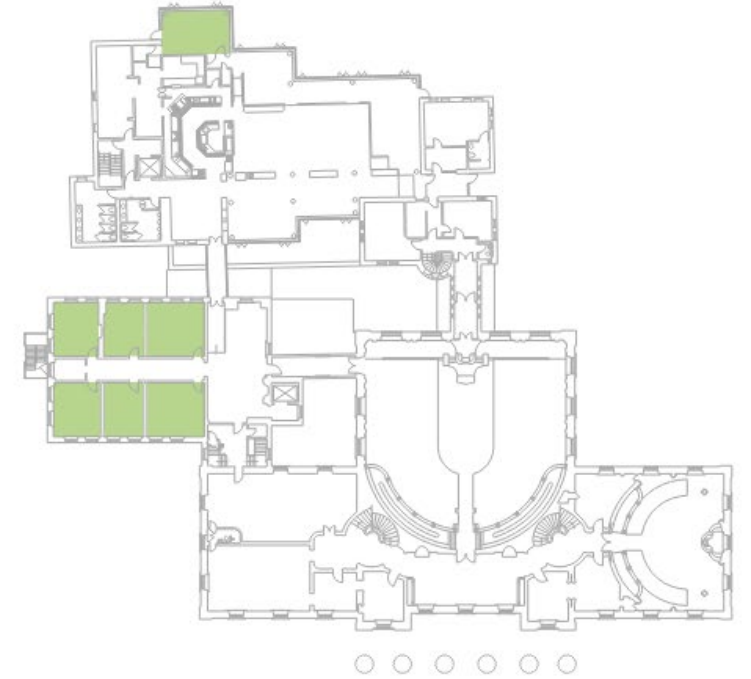
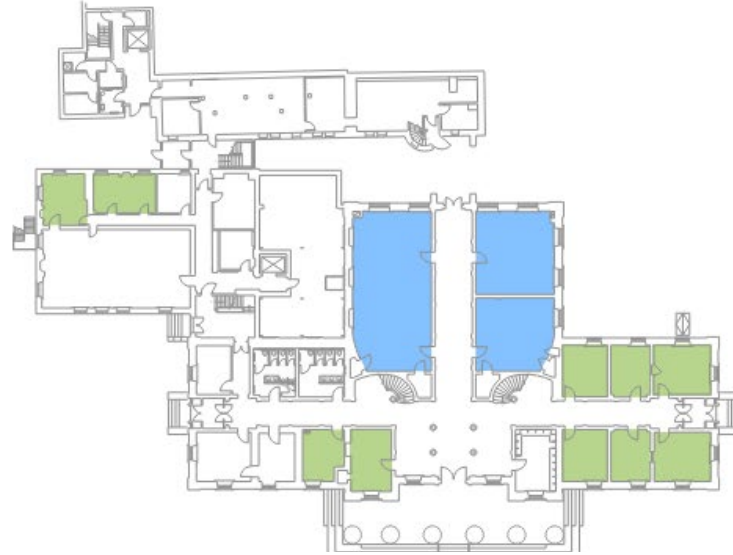
### Room counts:

Large Needed = 13



Large Available = 4

Small Needed = 11

Small Available = 25



### SPACE USE KEY - MINIMUM 20 SF / PERSON

-  LARGE COMMITTEE ROOM - MEMBERS, SUPPORT & PUBLIC - UP TO 19 PEOPLE TOTAL
-  SMALL COMMITTEE ROOM - MEMBERS, SUPPORT & PUBLIC - UP TO 12 PEOPLE TOTAL

**NOTE: CURRENT LEGISLATIVE COMMITTEES REQUIRE 11 SMALL & 13 LARGE ROOMS.**

# Montpelier – State House Pandemic Mitigation Project

## Findings and Recommendations – Four programmatic scenarios

Four programmatic scenarios were developed based on the information shown on previous slides.

These scenarios were developed to determine “order of magnitude” opinion of probable cost and do not represent actual designs. Design options will be developed in subsequent project phases.

These scenarios:

- Provide for new accessible entry with adequate queueing space for health screening at location preferred by Legislature.
- Use 30 SF/person for pandemic operation.
- Use 20 SF/person during normal operations to increase comfort level as desired by legislators.
- Size room based on 30 SF/person; using same room with reduction in SF/person allows greater occupant count.
- Show differing resolutions to cafeteria crowding.
- Assumes MEP/FP will be adjusted to account for each scenario.



# Montpelier – State House Pandemic Mitigation Project

## Findings and Recommendations –

Scenario 1

Scenario 1A

## Scenario 1

Opinion of Probable Cost: \$11.6M

Timeline: 1 year (non-consecutive)

- New entry at northwest corner and infill lobby
- New egress stair at northeast corner for Senate Chamber
- New egress site path from east
- New egress stairs and elevator at northwest corner
- Sprinklers in all new areas and mist system in Chambers
- Restrooms added throughout building
- Doorways widened
- Committee rooms where they fit, backfill others with program
- Cafeteria and servery not used for meetings



# Montpelier – State House Pandemic Mitigation Project

## Findings and Recommendations – Scenario 2

### Scenario 2

Opinion of Probable Cost: \$27.8M

Timeline: 2.5 years (non-consecutive)

- New entry at northwest corner and infill lobby
- New egress stair at northeast corner for Senate Chamber
- New egress site path from east
- New egress stairs and elevator at northwest corner
- Sprinklers in all new areas and mist system in Chambers
- Restrooms added throughout building
- Doorways widened
- Annex reno for small committees
- 1-story addition over cafeteria for large committees
- New egress path & stair from east
- Infill area of existing north stair and elevator



# Montpelier – State House Pandemic Mitigation Project

## Findings and Recommendations – Scenario 3

### Scenario 3

Opinion of Probable Cost: \$38.1M

Timeline: 3 years (non-consecutive)

- New entry at northwest corner and infill lobby
- New egress stair at northeast corner for Senate Chamber
- New egress site path from east
- New egress stairs and elevator at northwest corner
- Sprinklers in all new areas and mist system in Chambers
- Restrooms added throughout building
- Doorways widened
- Annex reno for small committees
- 2-story addition over cafeteria for large committees
- New egress path & stair from east
- Infill area of existing north stair and elevator
- Small committee rooms level 3
- New egress site path from east



# Montpelier – State House Pandemic Mitigation Project

## Findings and Recommendations – Scenario 4

### Scenario 4

Opinion of Probable Cost: \$23.7M

Timeline: 2 years (non-consecutive)

- New entry at northwest corner and infill lobby
- New egress stair at northeast corner for Senate Chamber
- New egress site path from east
- New egress stairs and elevator at northwest corner
- Sprinklers in all new areas and mist system in Chambers
- Restrooms added throughout building
- Doorways widened
- Annex reno for small committees
- 2.5-story addition to west
- New egress path & stair from east
- Infill area of existing north stair and elevator
- New egress site path from east





# Montpelier – State House Pandemic Mitigation Project

## Next Phase –

### Schematic Design

- Questions and direction

## Direction required:

- Square foot per person: 30, 20, or 15?
  - Apply to the House and Senate Chambers?
- Structures of the State House to renovate?
  - Historic State House
  - Annex
  - Speaker Addition
  - Ancillary Infill
  - Cafeteria Addition
- Continued evaluation of the West Entrance?

## Schematic Design Deliverables:

- Finalize the square footage for legislative committee
- Develop conceptual floor plans based on the approved square footage
- Revised project estimate



# State House Renovation Update

Presented by:

Jennifer M.V. Fitch, PE

*Commissioner*

Joe Aja

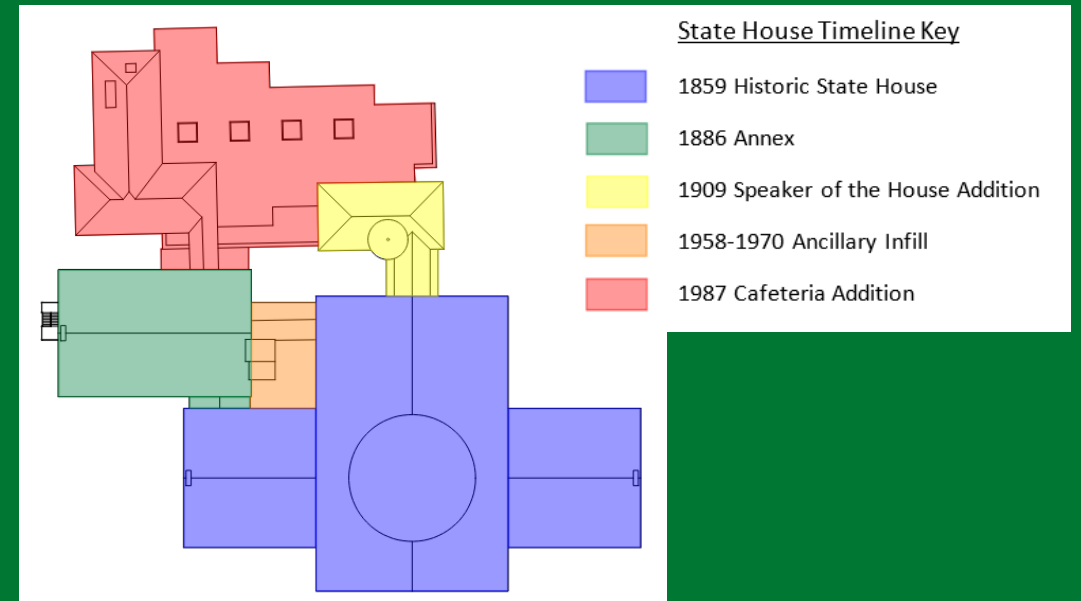
*Director, Design and  
Construction*

December 15, 2023



Decisions since last presentation

- 20 SF physical distancing model
- No alterations to the 1859 State House
- Evaluation of the West Entrance



Scenarios  
previously  
presented

- Scenarios 0-4
  - Scenario 0 = do nothing
  - Scenario 1A (entry vestibule at the west entrance) deleted



## STATE HOUSE PANDEMIC RENOVATION PROJECT

DEPARTMENT OF BUILDINGS & GENERAL SERVICES

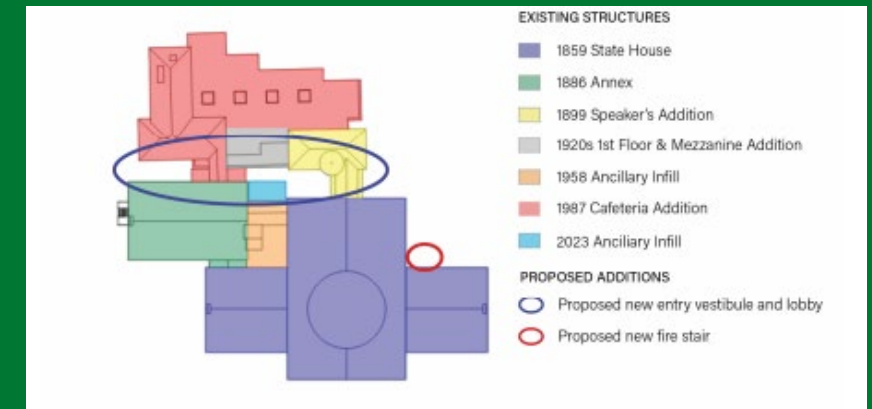
December 15, 2023



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Renovations  
should be done in  
phases

- Phase 1 – Short term
  - Scenario 1
    - i. New entry at northwest corner and infill lobby
    - ii. New egress stairs and elevator at northwest corner
    - iii. New restrooms in northwest corner
    - iv. New egress stair at northeast corner for the Senate Chamber
    - v. New egress site path from east
    - vi. Accessible parking and near west entrance
- Phase 2 – Long term
  - Scenarios 2-4



## Critical Decisions

- Approving Phase I and doing schematic design provides the information necessary to evaluate scenarios 2-4.
- BGS cannot advance to schematic design until the program has been approved.

## Next Steps



Approval of Program

JLMC  
Legislature



Public engagement  
process

Vermont State Historic  
Preservation Office (SHPO)  
The Capital Complex Commission  
General Public

Questions?