

State House Pandemic Mitigation/Renovation Project Update

Joe Aja

Director, Design & Construction

Department of Buildings and General Services (BGS)

Agatha Kessler

Sergeant at Arms



Legislative Background

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.

ARPA Eligibility

Final Rule

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

31 CFR Part 35

Coronavirus State and Local Fiscal Recovery Funds

Guidehouse provided the following information to help the State navigate the final rule for the use of ARPA funding:

- “...Capital expenditures should be a related and reasonably proportional response to a public health or negative economic impact of the pandemic”
- “...balance the effectiveness and costs of the proposed capital expenditure against alternatives and demonstrate that their proposed capital expenditure is superior”
- “choose the most cost effective option unless it substantively reduces the effectiveness of the capital investment in addressing the harm identified”
- New construction may not be a proportional response to mitigate or prevent COVID-19. New construction can be more expensive than alternative approaches that are equal to or more effective in decreasing the spread of COVID-19.

Planning, Programming, and Conceptual Design – Phase 1, Scenario 1

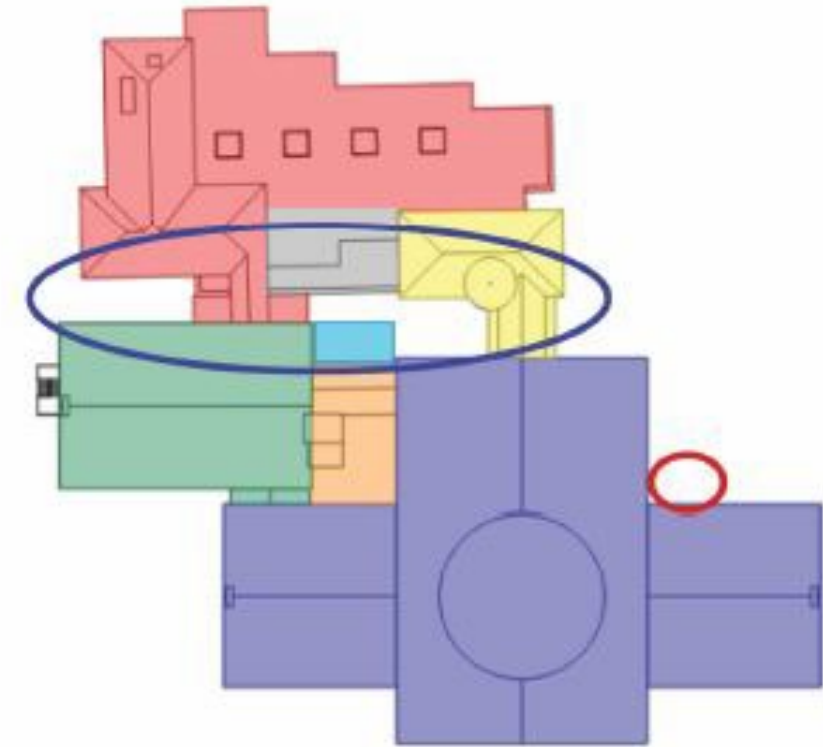
Pursuant to Act 162 of 2024, Freeman French Freeman (FFF) completed draft schematic design plans for Phase 1, Scenario 1 as outlined in a planning and programming report issued in December 2023. The scope includes:

- New entry at the northwest and infill lobby with accessible parking
- Removal of western fire stairs
- New egress stair at northeast corner for Senate Chamber
- New egress site path from the east
- New egress stairs and elevator at northwest corner
- Sprinkler system
- Adding code compliant restrooms
- Doorways to be widened
- Committee rooms
- Cafeteria and servery

Probable Cost Estimate (2023): \$11.6M

Approved by Joint Legislative Management Committee (JLMC) on December 15, 2023

SCENARIO 1



EXISTING STRUCTURES

- 1859 State House
- 1886 Annex
- 1899 Speaker's Addition
- 1920s 1st Floor & Mezzanine Addition
- 1958 Ancillary Infill
- 1987 Cafeteria Addition
- 2023 Ancillary Infill

PROPOSED ADDITIONS

- Proposed new entry vestibule and lobby
- Proposed new fire stair

Schematic Design (SD) Process:

(1) FFF, the Sergeant at Arms, and BGS have met bi-weekly to review sketches and provide feedback.

(2) In May 2024, the passage of the Capital Bill delineated the scope of work as excluding work that would impact committee rooms:

Act 162 of 2024, Sec. 28 - "...approve a schematic design plan for accessibility, life safety, and mechanical systems improvements to the State House identified in Scenario 1, as approved by the Joint Legislative Management Committee on December 15, 2023 and excluding any improvements that would impact committee rooms."

(2) The Commissioner of Buildings and General Services shall provide the Special Committee established pursuant to subsection (b) of this section with a draft schematic design plan for the work identified pursuant to subdivision (1) of this subsection on or before July 15, 2024 and a final schematic design plan on or before September 15, 2024.

(3) FFF was subsequently directed to add two additional permanent 11-person committee rooms.

(4) The project team has finalized draft schematic design and is awaiting approval to complete the schematic design and proceed with design development.



Schematic Design Details

The scope for the project includes:

- West Entry:
 - A 10,345 square foot, three-story glass addition
 - ADA access and indoor screening area
 - Egress stairs with a stretcher compliant elevator
 - Visible entryway
 - Two additional committee rooms above the entryway
- East Egress Stairs:
 - A three-story addition to provide fire egress to the House of Representatives and the Senate Chambers
 - Fire egress from the Speaker of the House office and the mezzanine level
- A new corridor and atrium:
 - Use innovative approaches to lighting
- Restrooms:
 - Restrooms will be added in various locations
- Cafeteria:
 - The existing egress stair will be made into storage for the kitchen
 - The servery will expand slightly into the seating area to allow for better flow







VERMONT STATE HOUSE
115 STATE STREET, MONTPELIER, VT

FRONT PERSPECTIVE

07/11/2024

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FRONT PERSPECTIVE

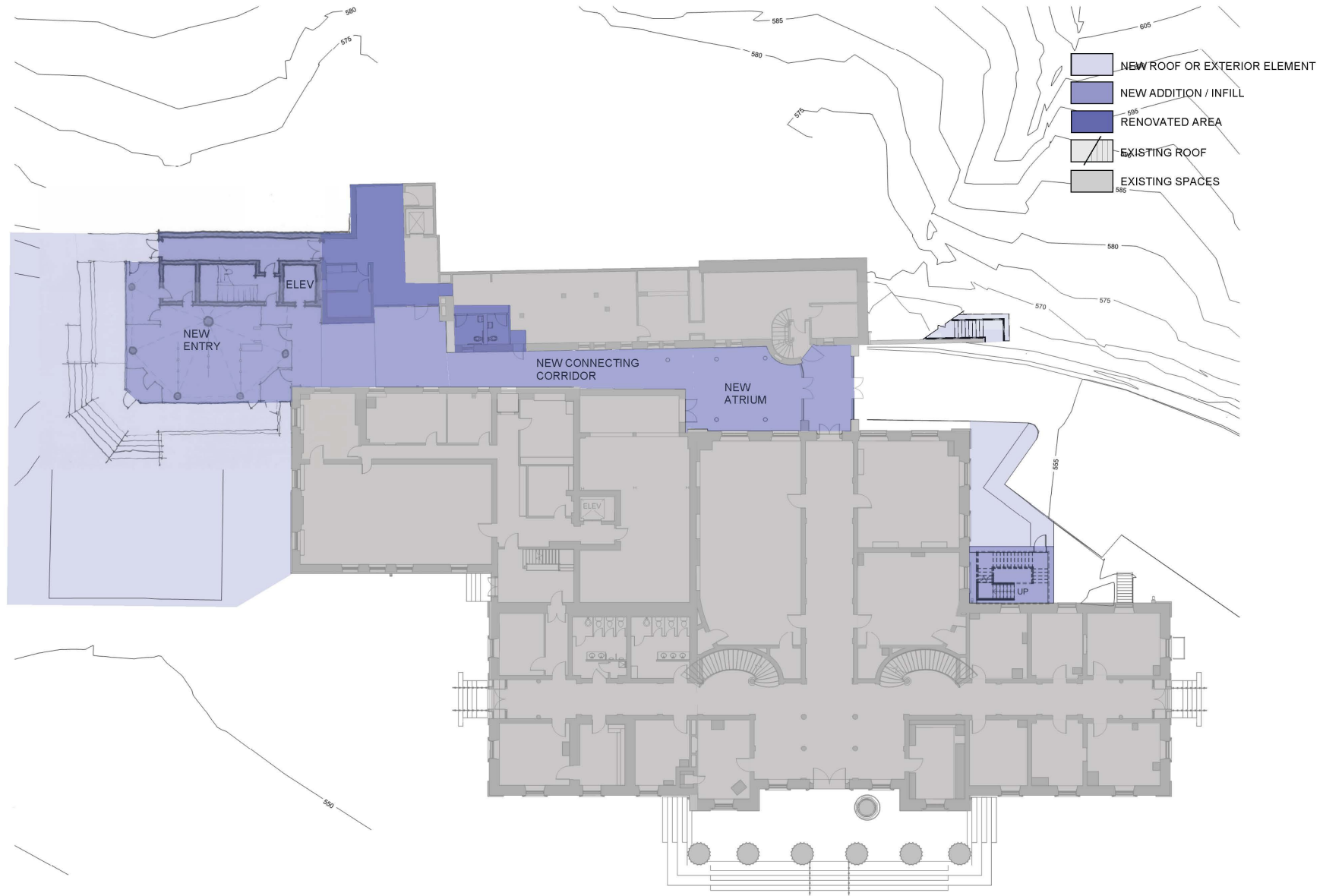
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FIRST FLOOR SKETCH

07/11/2024



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NEW
ENTRY

ELEV

NEW CONNECTING
CORRIDOR

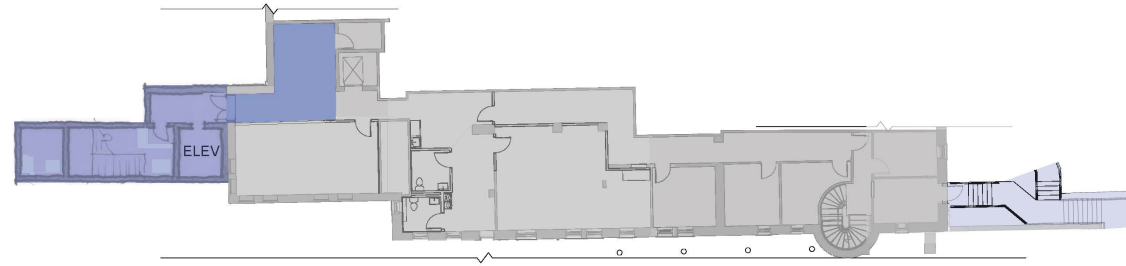
NEW
ATRIUM

ELEV

UP

570

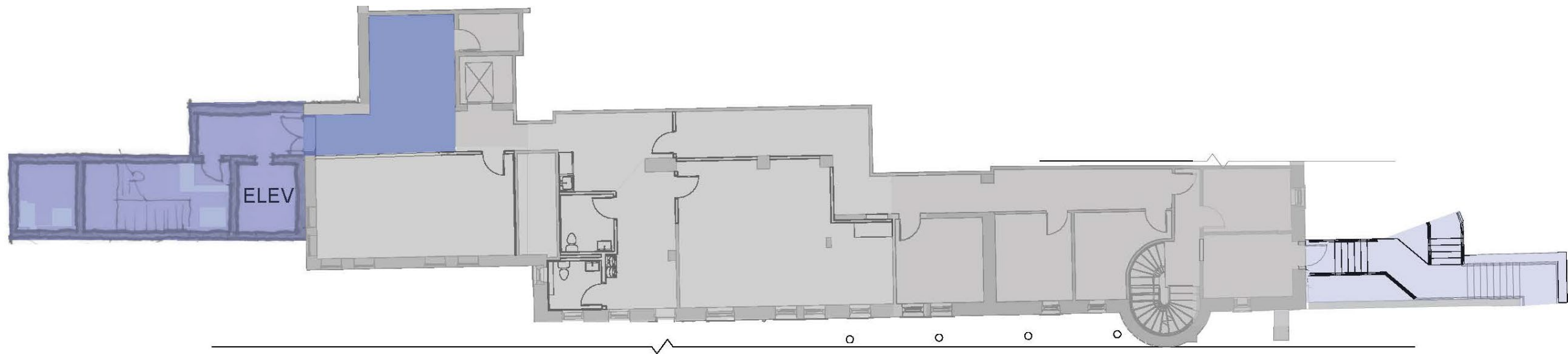
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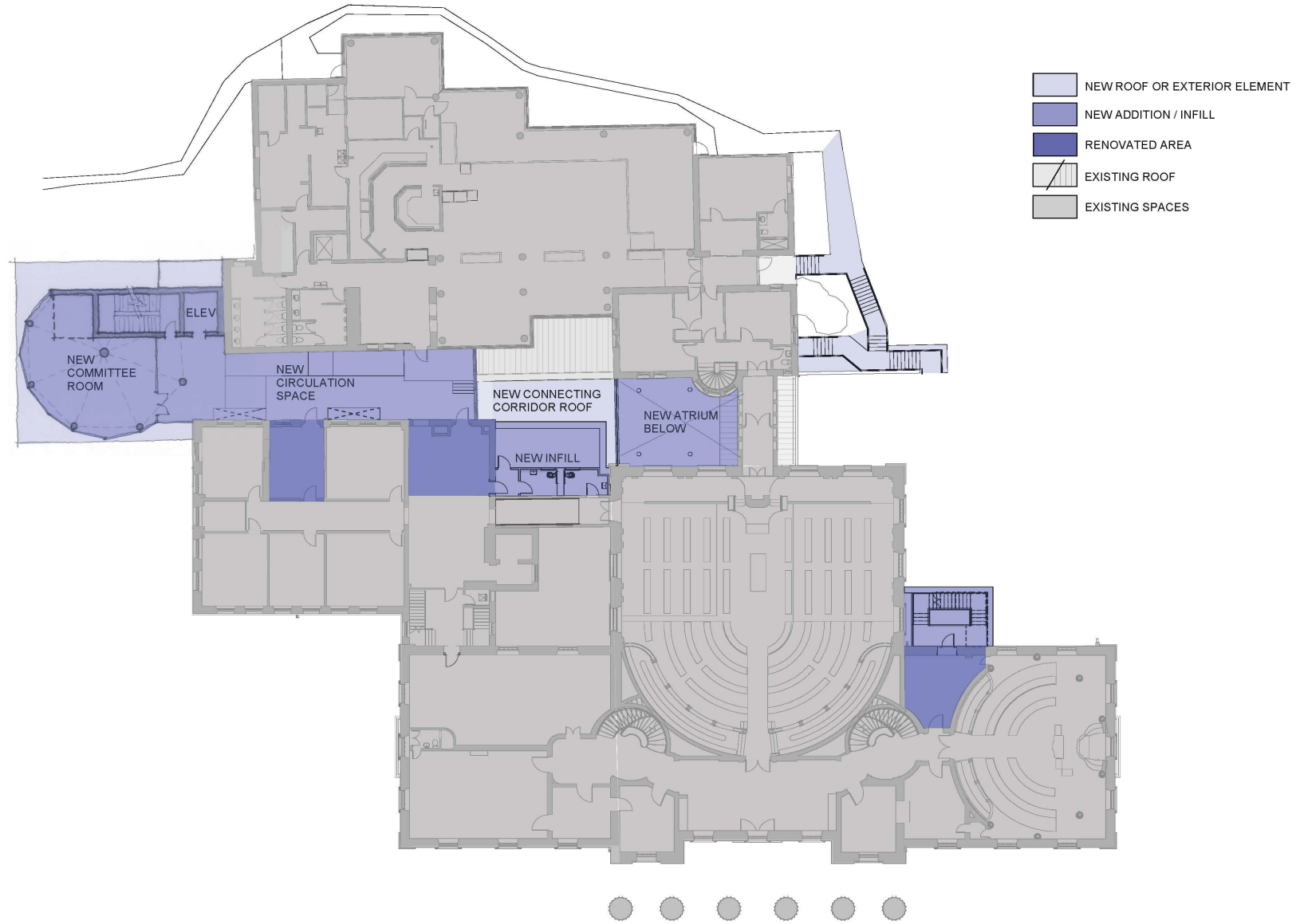


- NEW ROOF OR EXTERIOR ELEMENT
- NEW ADDITION / INFILL
- RENOVATED AREA
- EXISTING ROOF
- EXISTING SPACES

MEZZANINE SKETCH

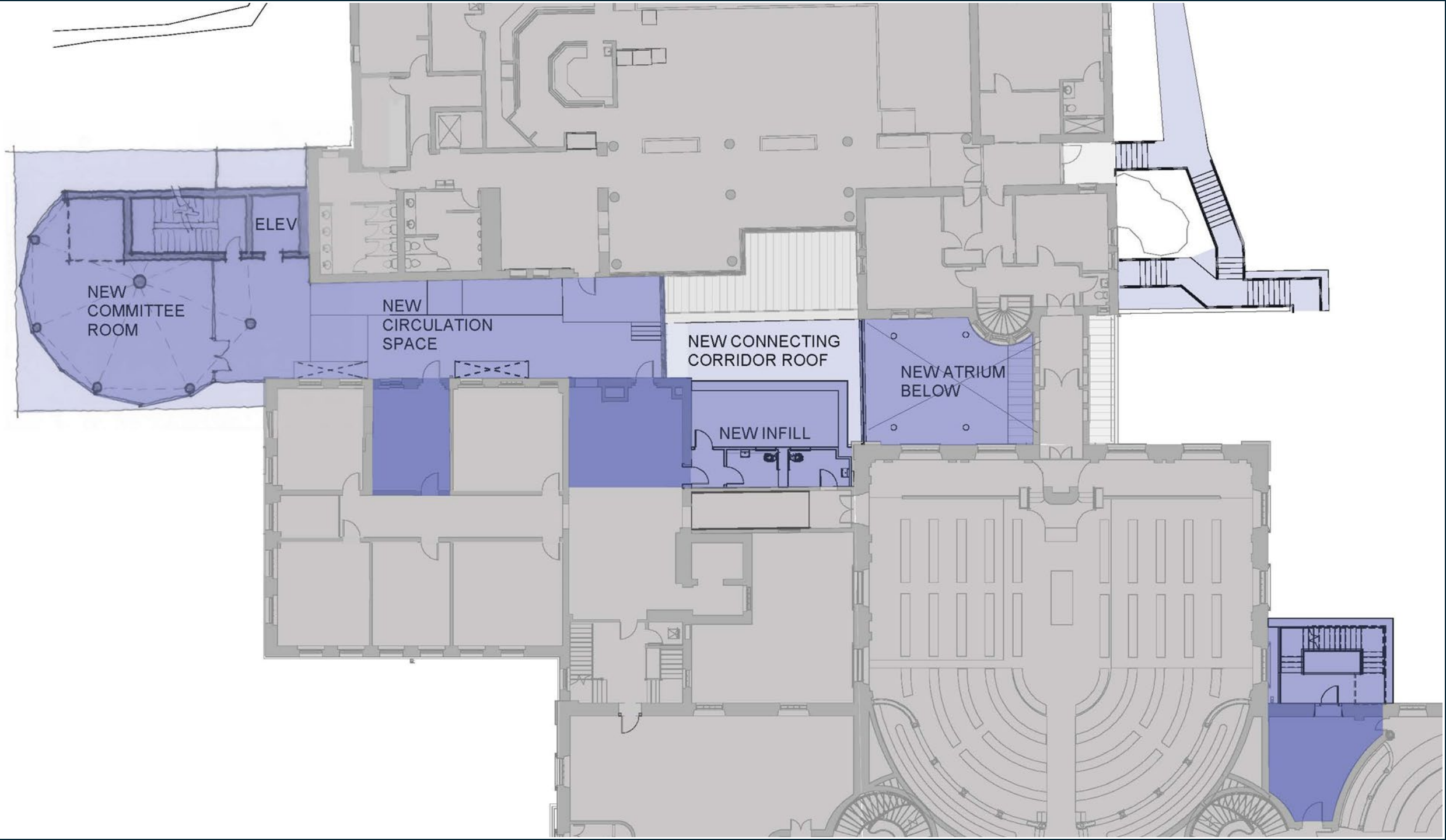
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SECOND FLOOR SKETCH

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ELEV

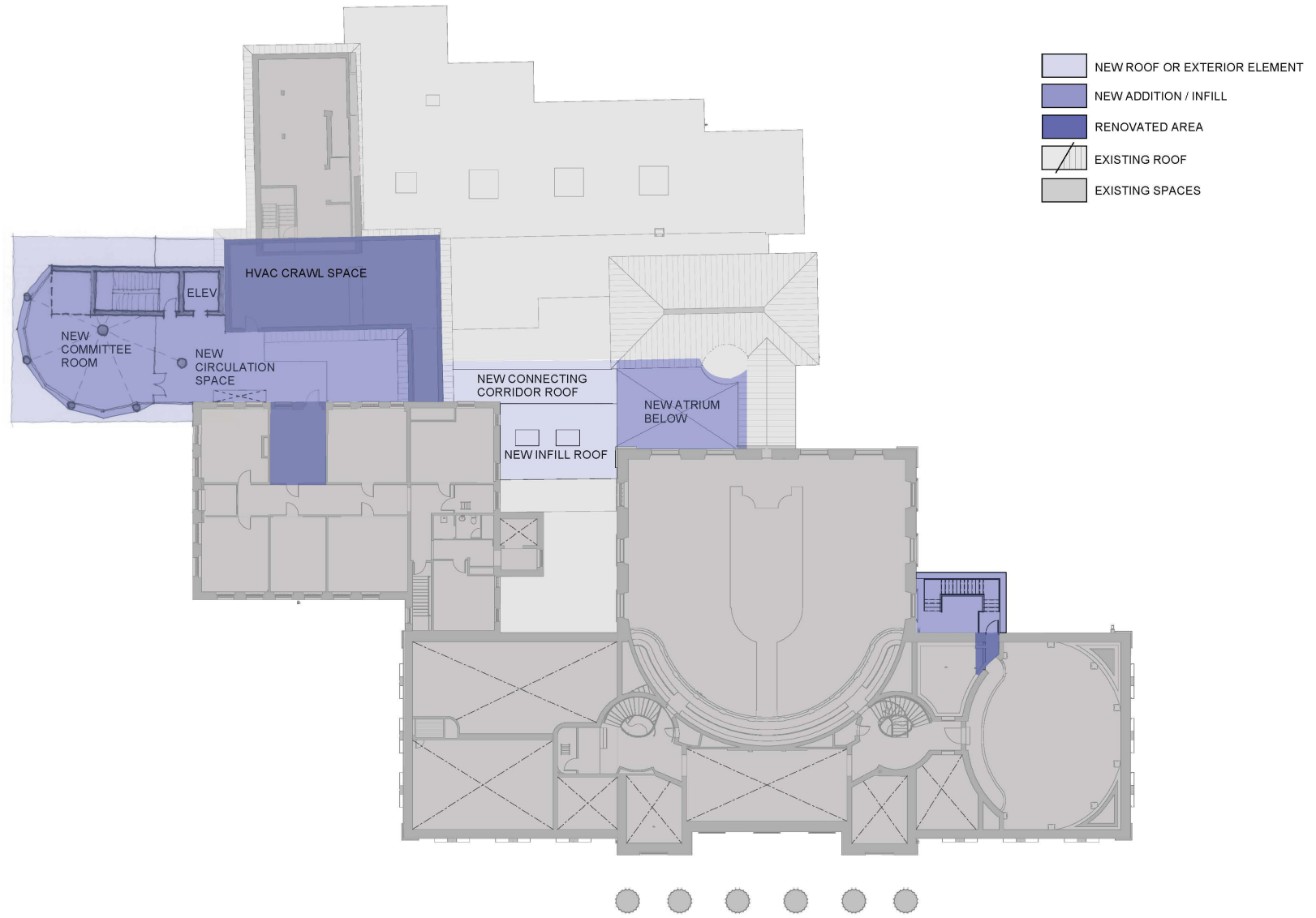
NEW
COMMITTEE
ROOM

NEW
CIRCULATION
SPACE

NEW CONNECTING
CORRIDOR ROOF

NEW ATRIUM
BELOW

NEW INFILL



THIRD FLOOR SKETCH

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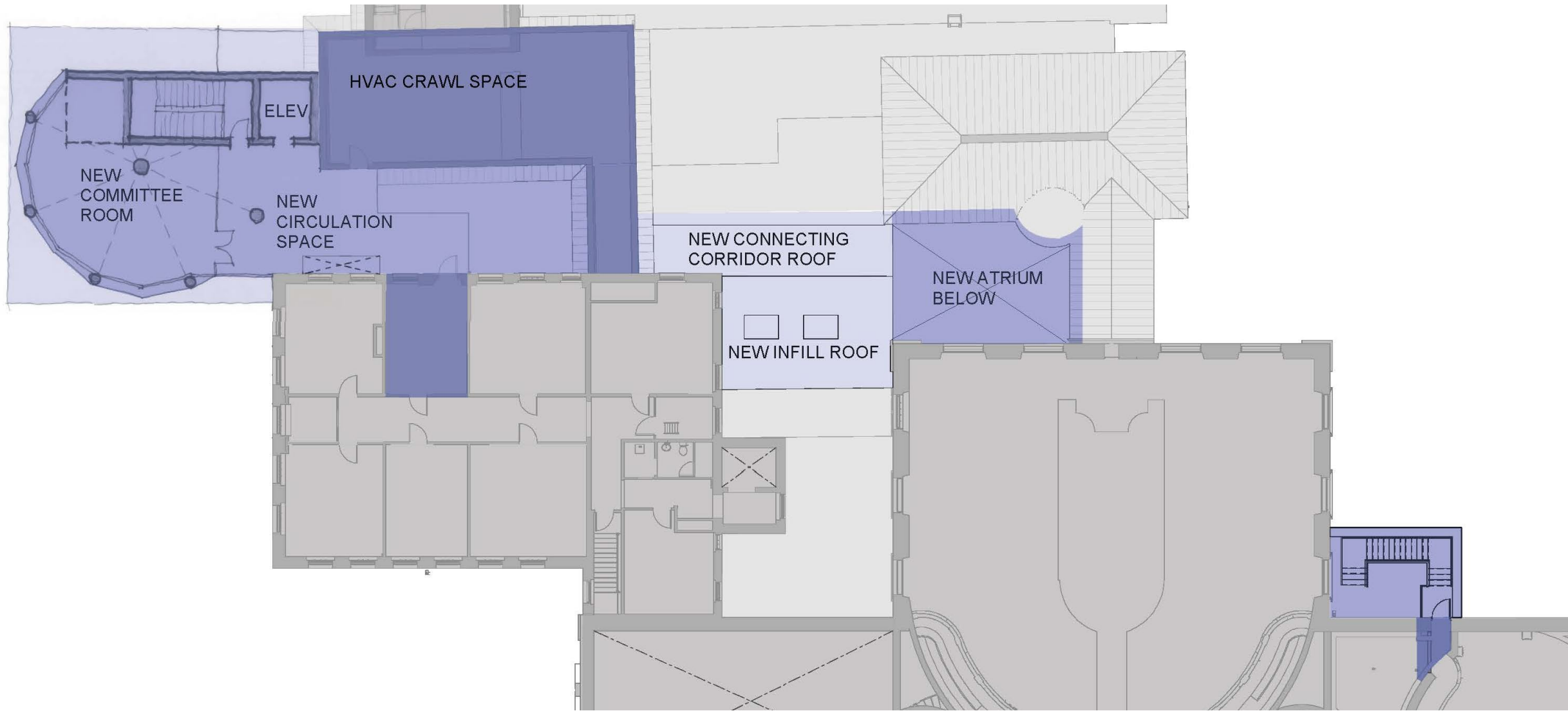
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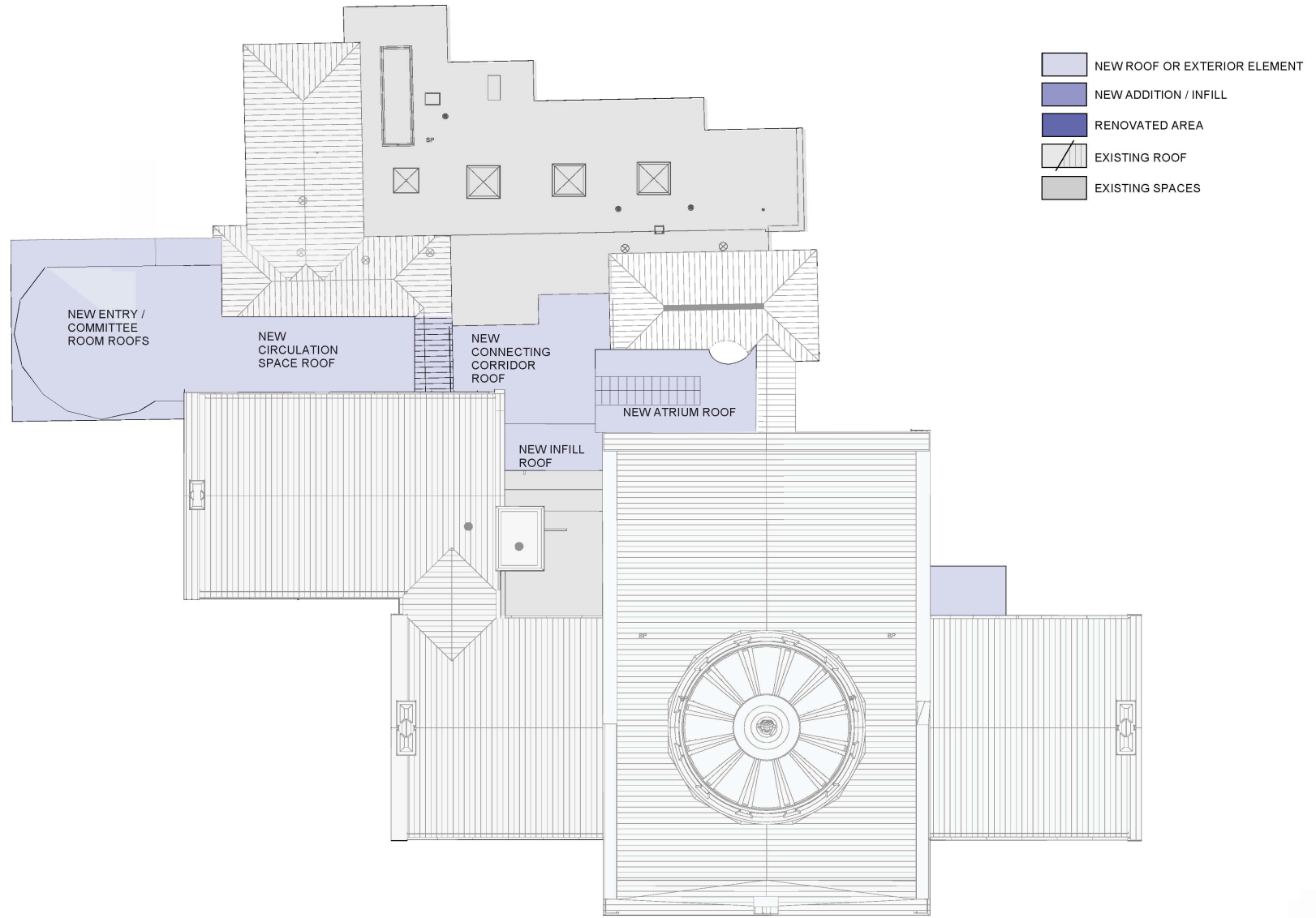
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ROOF SKETCH

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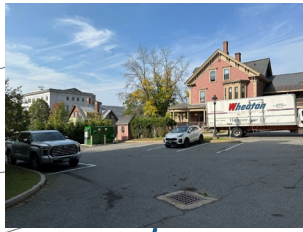
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ENTRY PERSPECTIVE

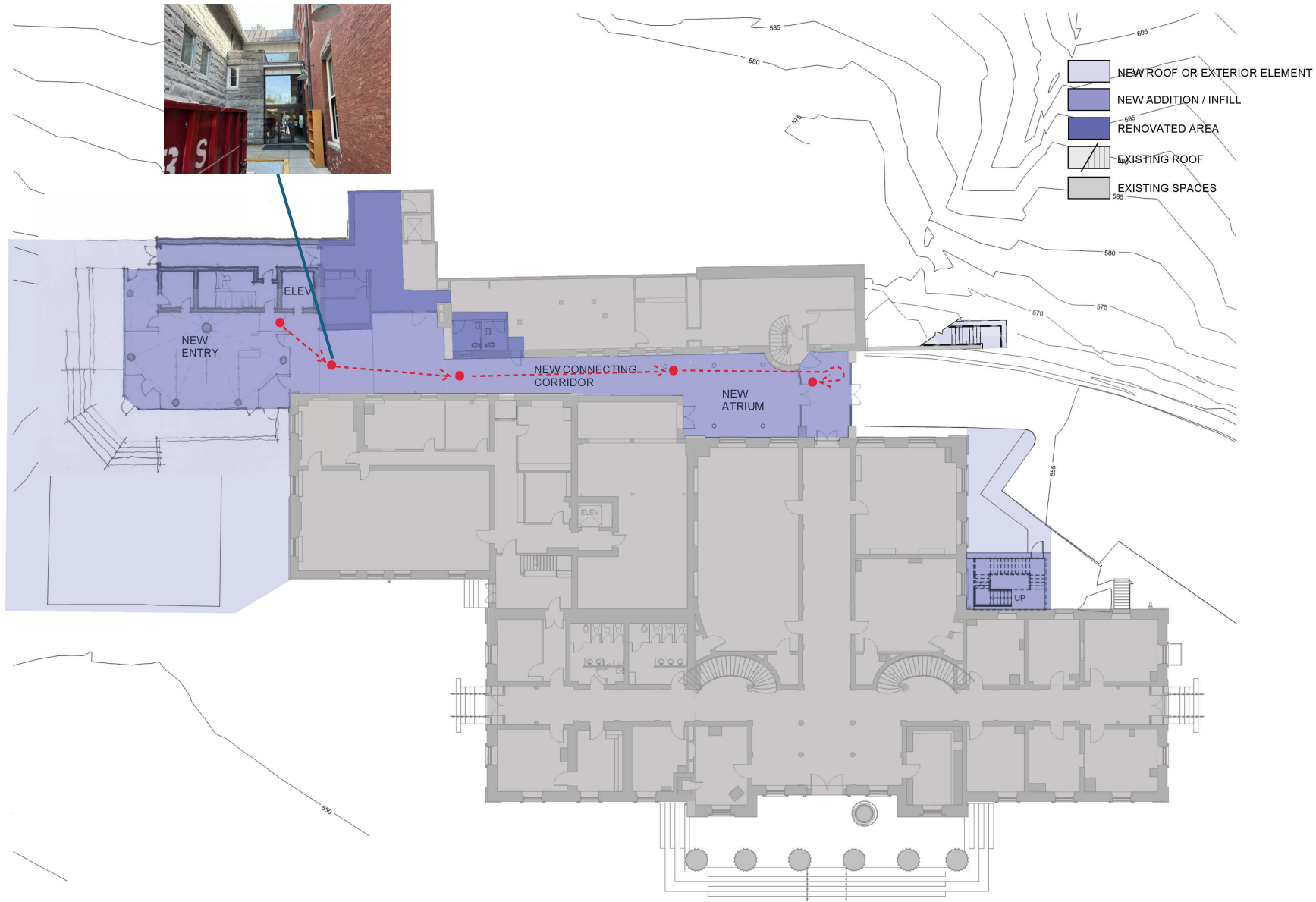
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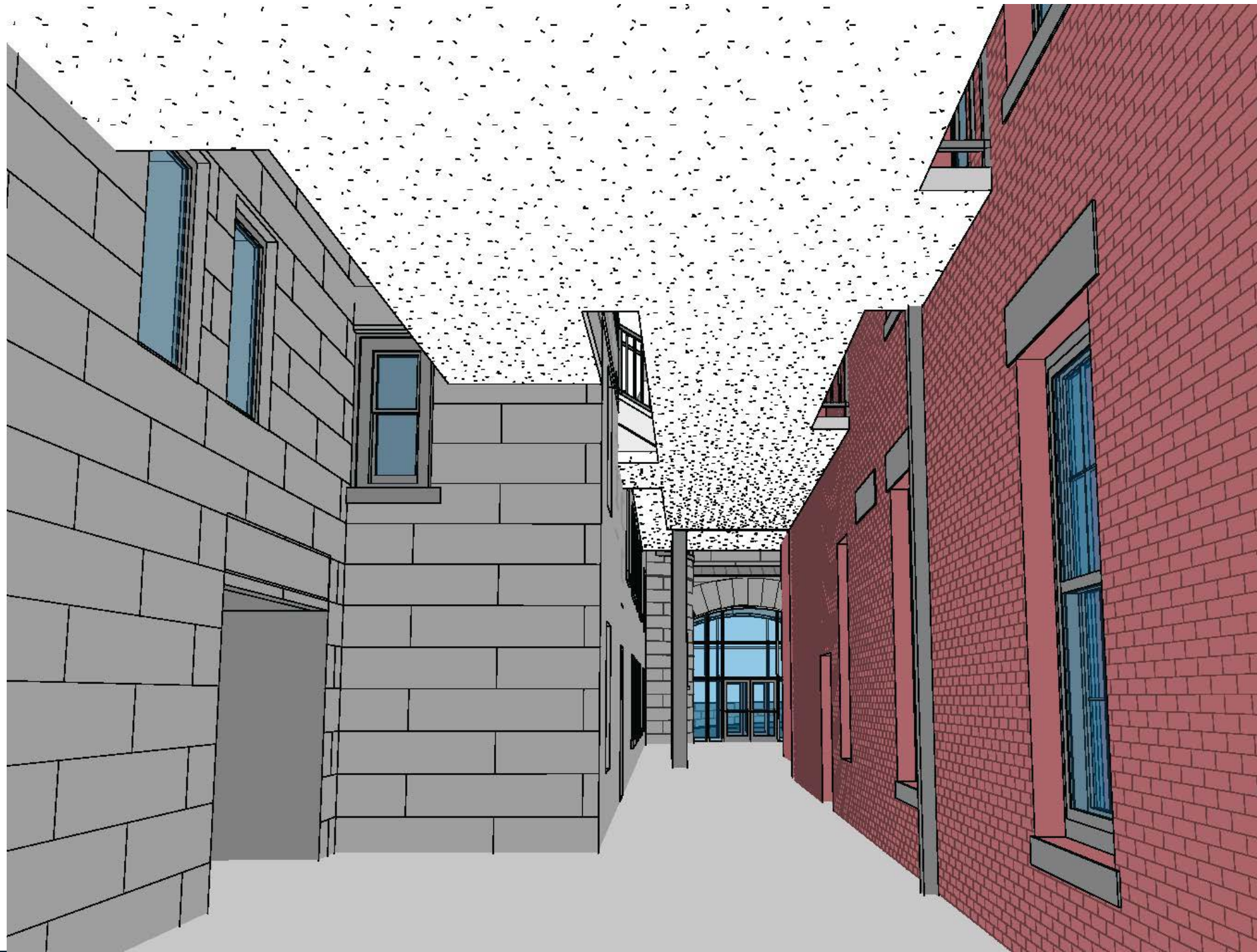


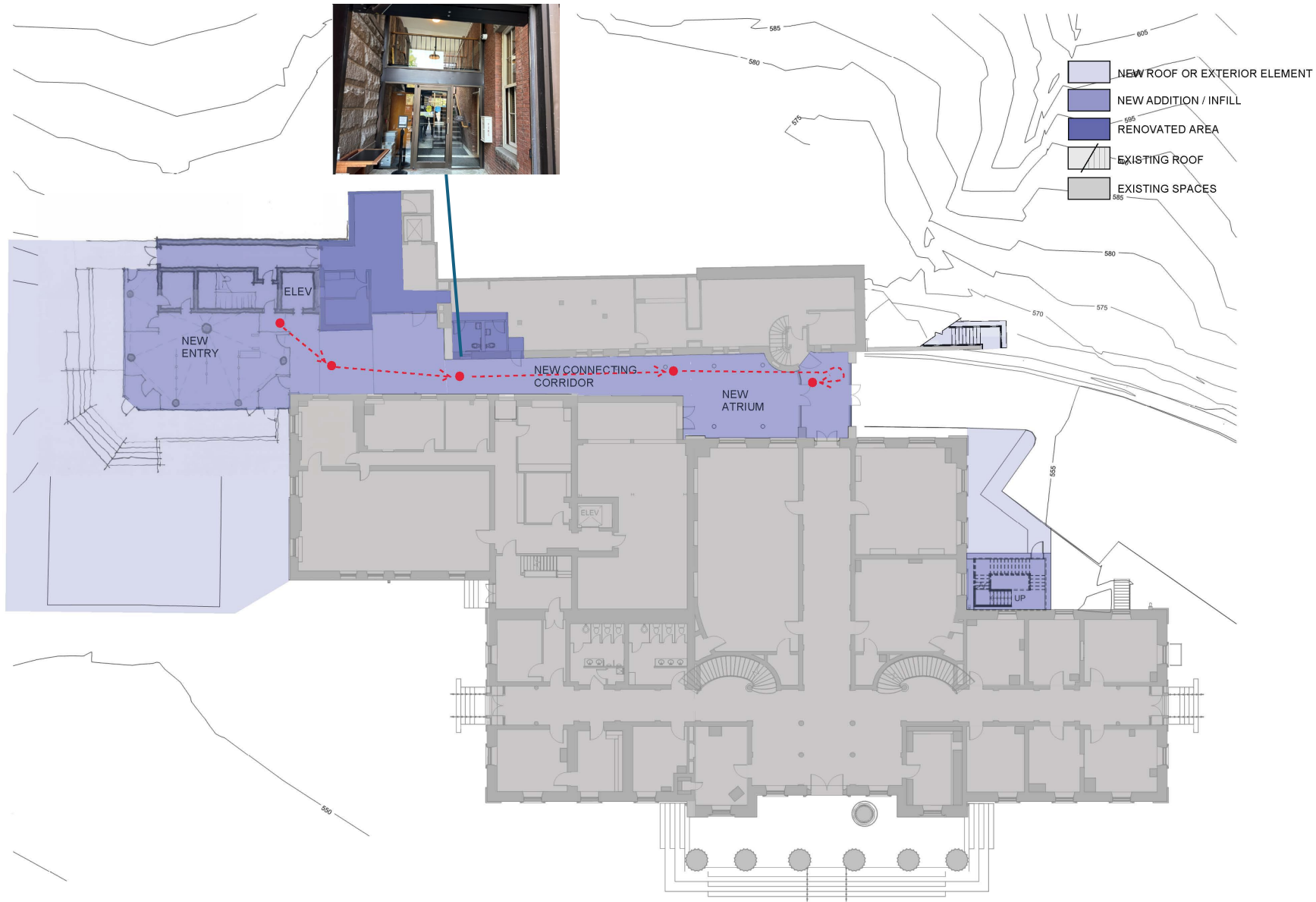
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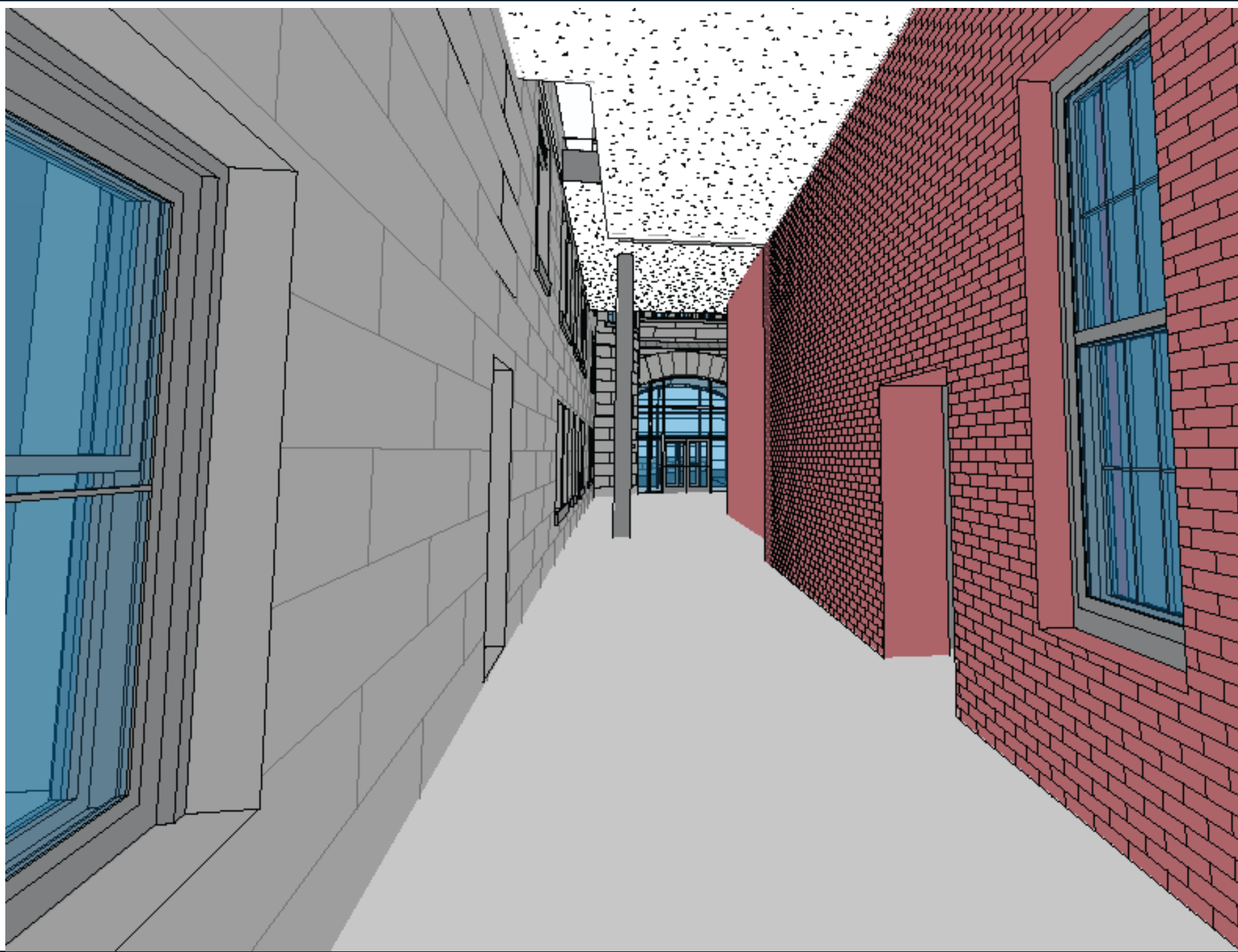


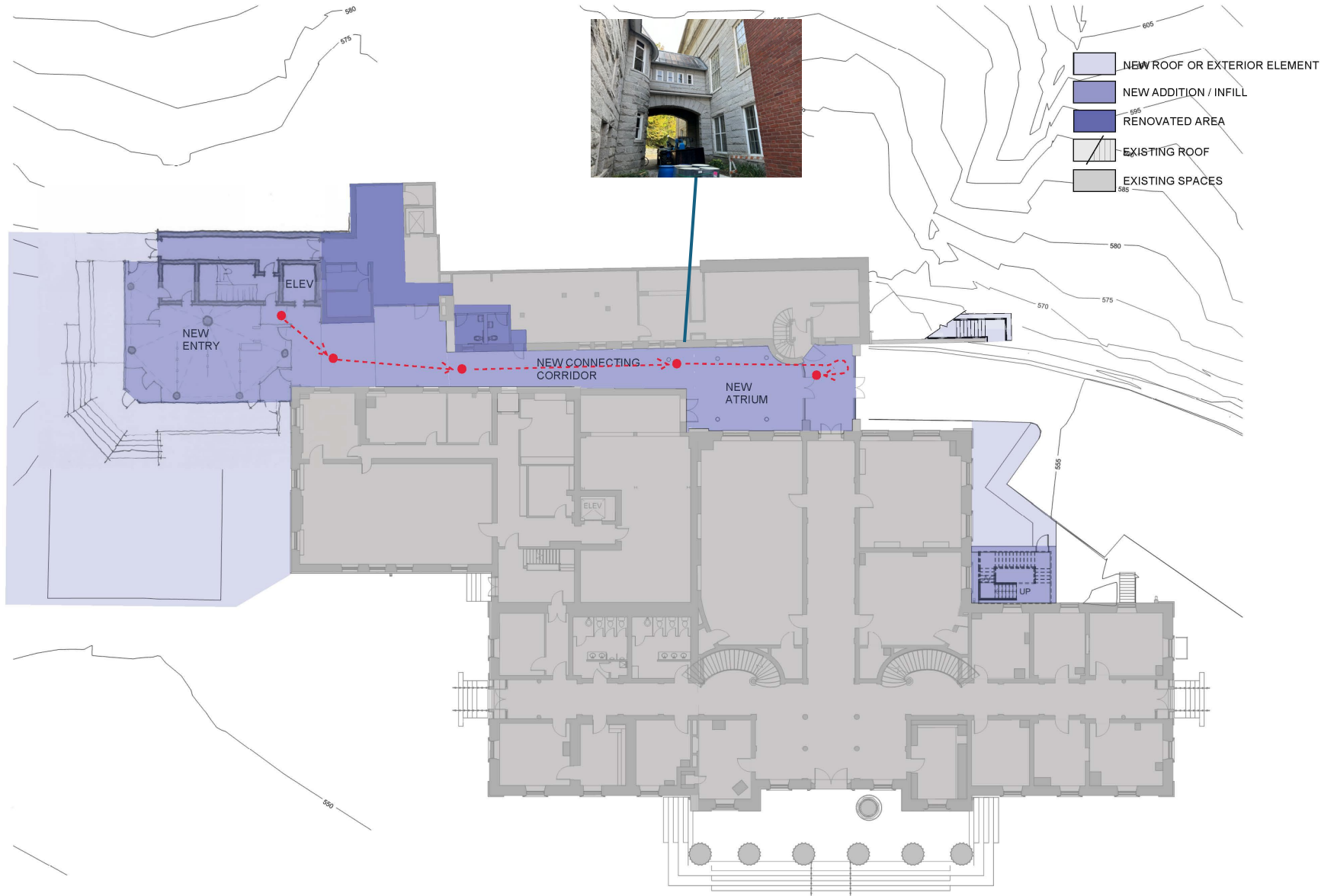
Start your tour
in the front
corridor
of the building.

AUTOMATIC
CAUTION
DOOR

MAIN LOBBY →
SECOND FLOOR →
YOU →
← LEGISLATIVE COUNCIL

FIRE





FIRST FLOOR SKETCH

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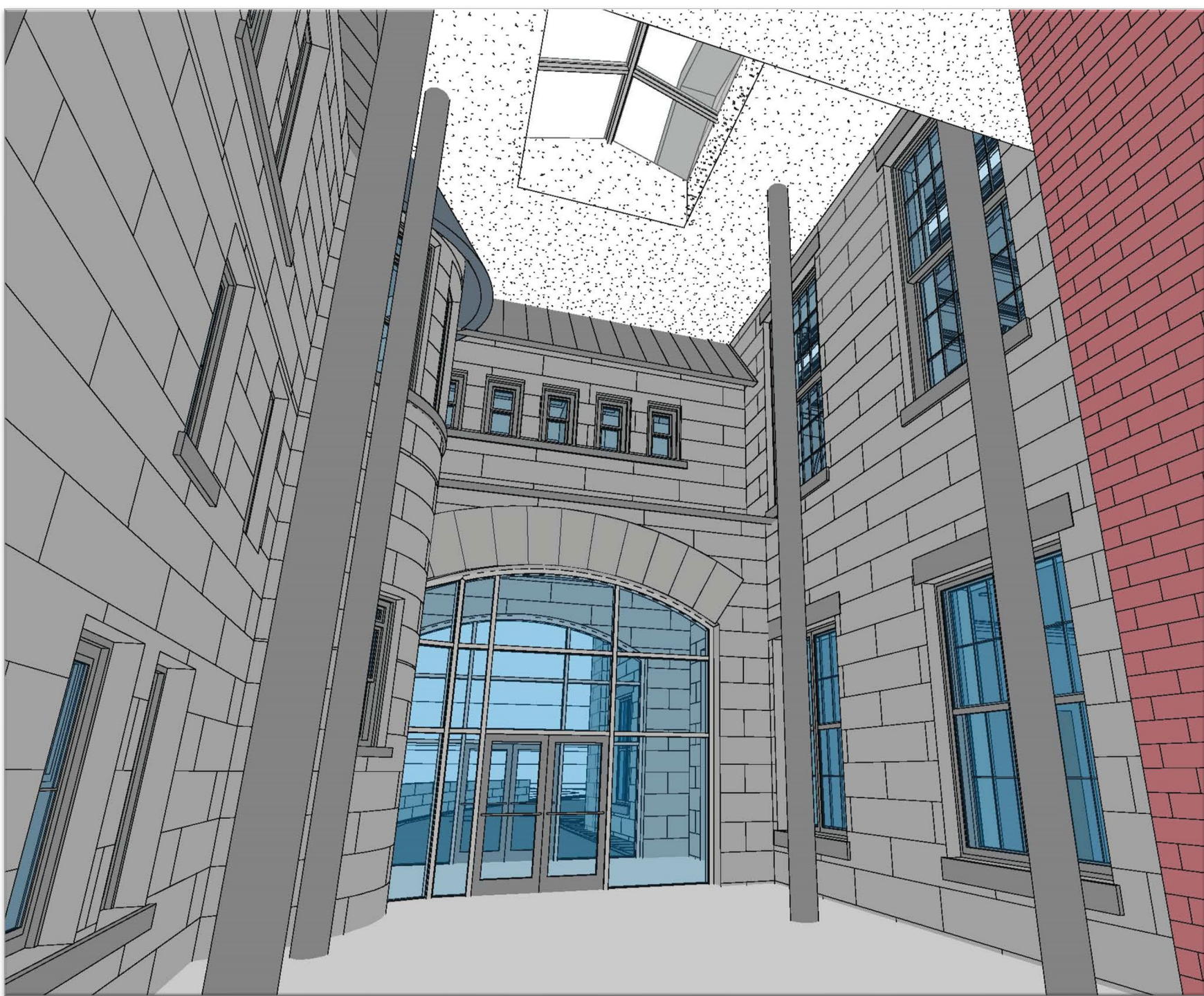
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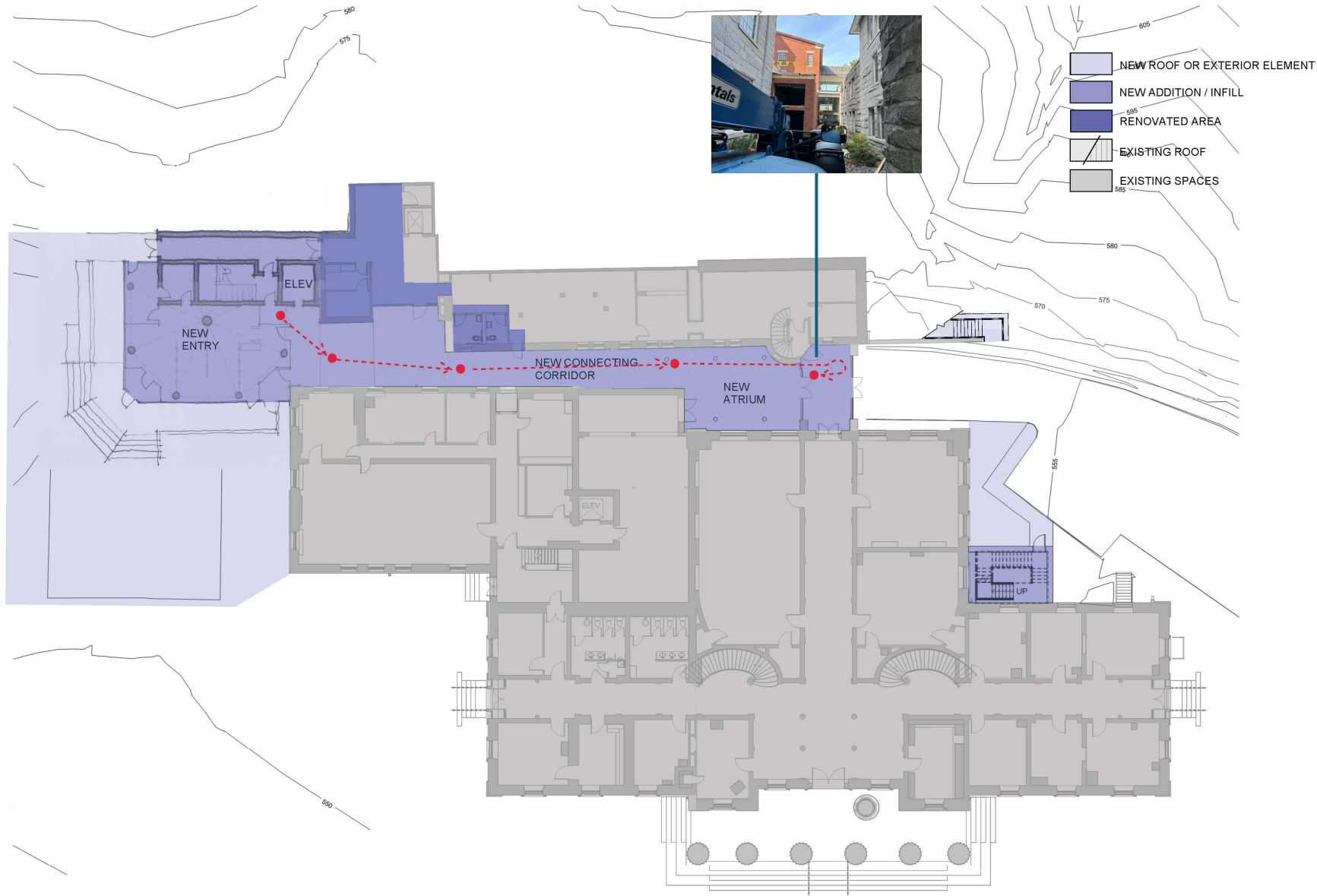
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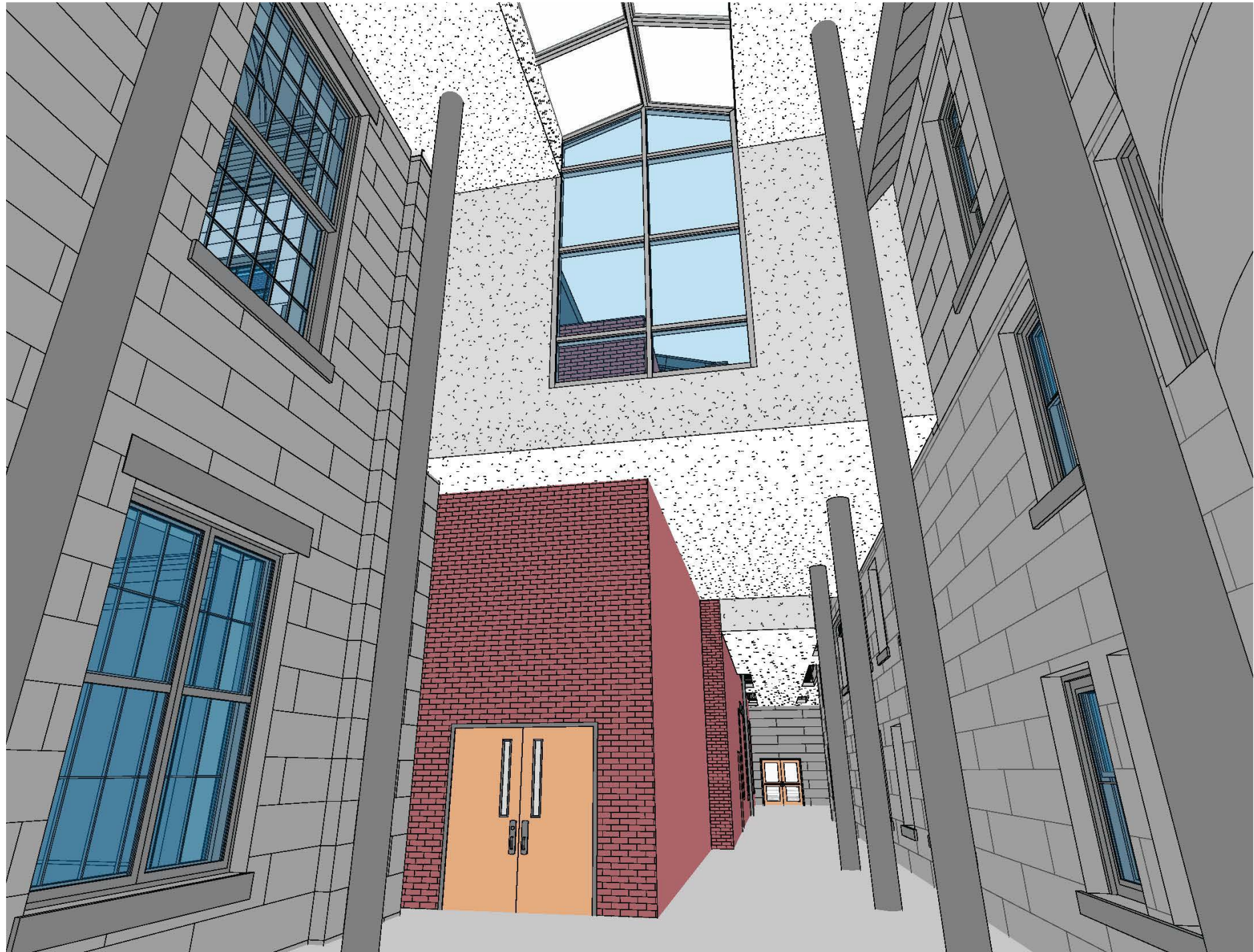
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Interplay with Other Ongoing Projects

Heating, Ventilation and Air Conditioning Project

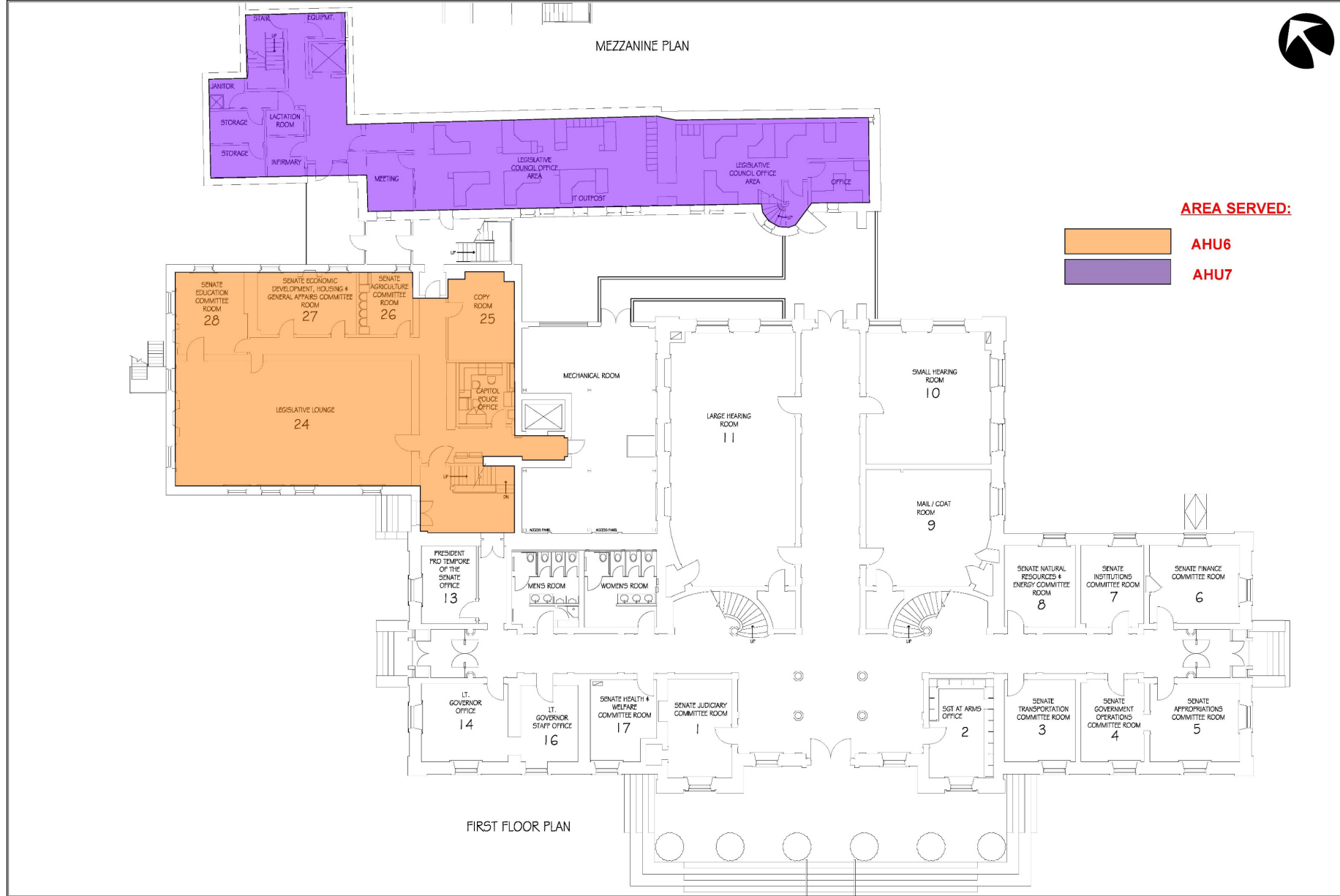
Air Handling Unit	Location	Planned Completion Date	Cost
AHU 1-5	1859 State House & AHUs for the 1886 Annex	Complete	\$6,721,739
AHU 6	New ductwork and distribution in 1886 Annex - 20's, 30's & 40's	Phase 1, December 2024 Phase 2, December 2025/2026	\$1,803,574
AHU 7	First Floor & Mezzanine 1920's Addition	December 2024 & December 2025	\$3,549,035*
AHU 8	Cafeteria	December 2025/2026	
Total			\$12,074,348

Mezzanine Committee Rooms Renovation (MCRR)

Location	Completion Date	Cost
Mezzanine 1920's Addition	December 2024	\$1,000,000*

* The MCRR project will install an HVAC system to the new areas. The HVAC Project will need to complete the remaining work in 2025. Capital Bill language will be required to reallocate approximately \$250,000 from the HVAC Project to the MCRR project for the HVAC work.

HVAC Project – Remaining Work



STATE OF VERMONT
 Department of Buildings
 and General Services
 Agency of Administration
 Montpelier, Vermont



VERMONT

115 STATE ST. - STATEHOUSE
 EXISTING FLOOR PLANS

MONTPELIER

REGIONS

SCALE: DATE: MAY 2011
 DRAWN BY: S. K. JAWORSKI
 APPR. BY:

FLOOR PLANS

A1
 2 OF 9



HVAC Project – Remaining Work



STATE OF VERMONT
 Department of Buildings
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 Agency of Administration
 Montpelier, Vermont



VERMONT

115 STATE ST. - STATEHOUSE
 EXISTING FLOOR PLANS

MONTPELIER

REVISIONS

SCALE: 1/16" = 1'-0"
 DATE: MAY 2011
 DRAWN BY: S.K. JENNICE
 APPR. BY:

115 STATE STREET
 STATEHOUSE

FLOOR
 PLANS

A1-2

3 OF 9

AREA SERVED:

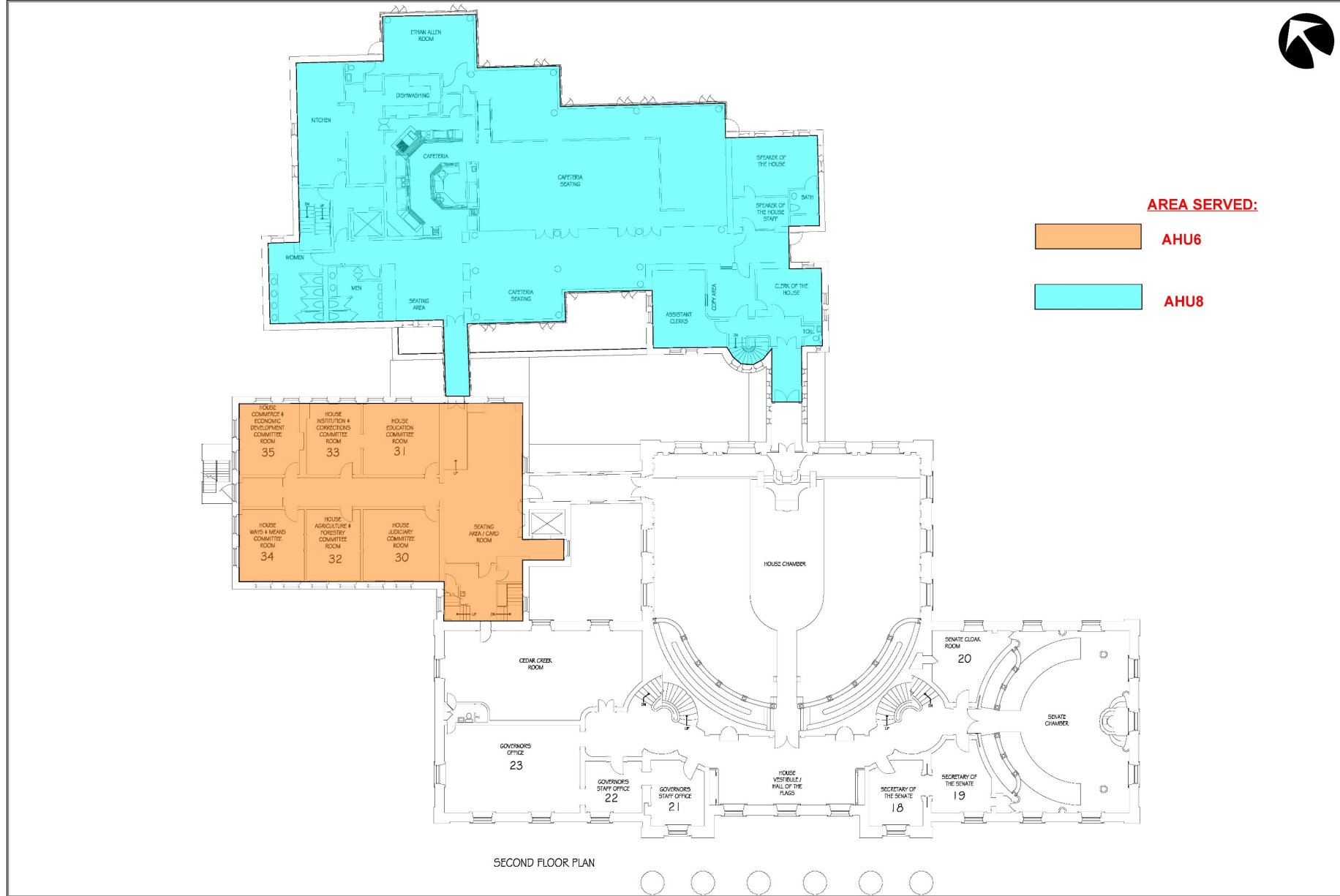


AHU7



MEZZANINE PLAN

HVAC Project – Remaining Work



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115 STATE ST. - STATEHOUSE
 EXISTING FLOOR PLANS

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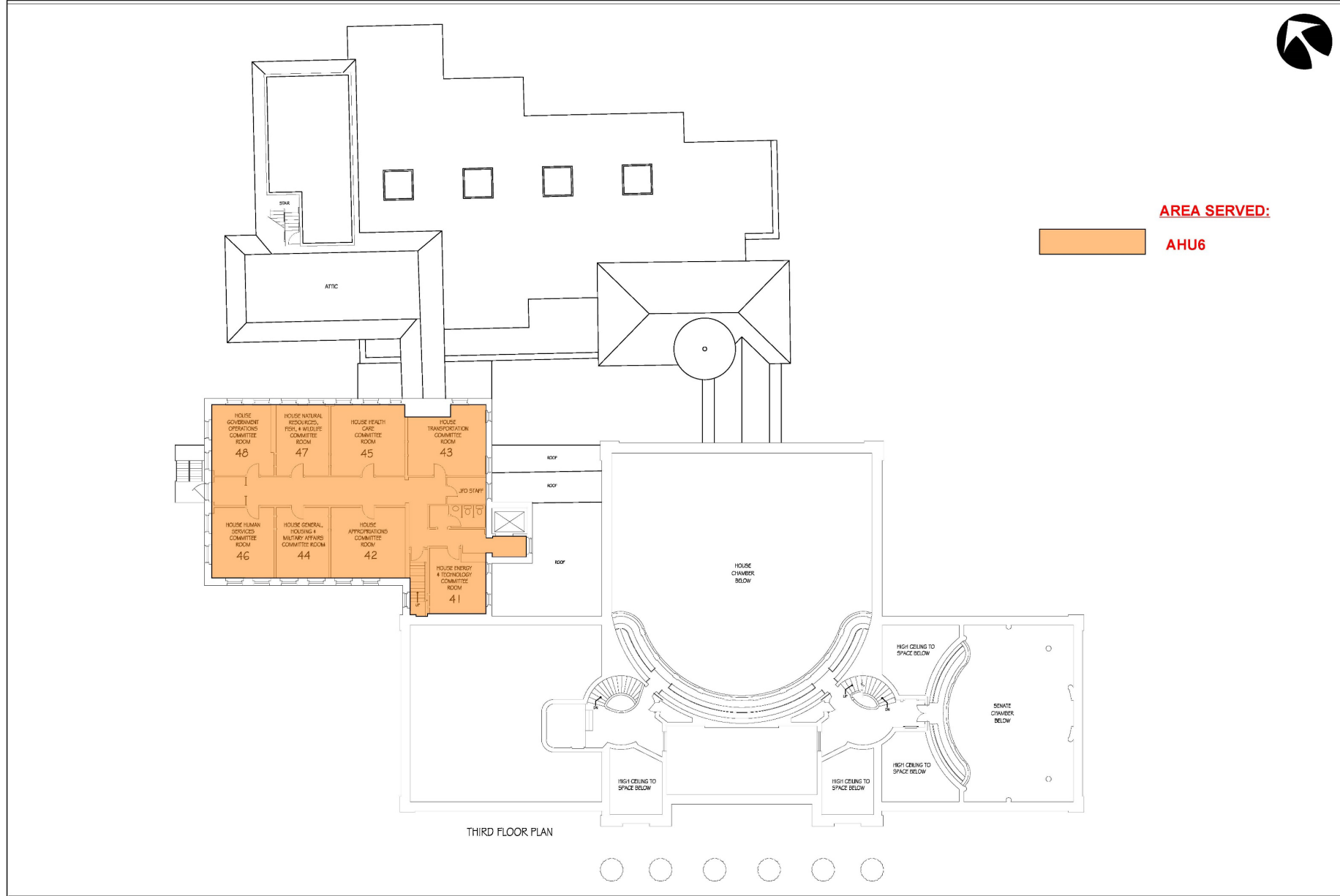
REVISIONS

SCALE:	1/16" = 1'-0"
DATE:	MAY 2011
DRAWN BY:	S. K. JAWORSKI
APPR. BY:	

115 STATE STREET
 STATEHOUSE

FLOOR
 PLANS

HVAC Project – Remaining Work



STATE OF VERMONT
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 Montpelier, Vermont



VERMONT

115 STATE ST. - STATEHOUSE
 EXISTING FLOOR PLANS

MONTELIOR

REVISIONS

SCALE:	1/16" = 1'-0"
DATE:	MAY 2011
DRAWN BY:	S.K. JENSEN
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115 STATE STREET
 STATEHOUSE

FLOOR
 PLANS

A3

6 OF 9

Schematic Design: Revised Cost Estimate and Timeline

Revised cost estimate: \$24,850,000 (*note: this does not include site work*)

Project Funding to Date:

Act	Appropriated	Obligated	Spent	Balance
Act 83 of 2022, Sec. 56 (ARPA Funds)	\$1,500,000	\$750,315	\$135,413	\$614,902
Act 69 of 2023, Sec. 18(c)(5)	\$150,000		\$29,304	\$120,696
Act 42 of 2020, Sec. 2(c) Planning/Use/Contingency			\$18,760	0.00

Timeline

Project Phases	Duration
Complete Schematic Design	4 Months
Design Development Addition & Atrium Code Review Mist Sprinkler System	6 Months
Construction Documents	5 Months
Construction	20 Months

Tour

Decision Points

1. Act 162 of 2024, Sec. 28 - "...approve a schematic design plan for accessibility, life safety, and mechanical systems improvements to the State House identified in Scenario 1, as approved by the Joint Legislative Management Committee on December 15, 2023 and excluding any improvements that would impact committee rooms."
 - **Does the JLMC authorize the Sergeant at Arms and BGS to proceed with design development documents for Scenario 1 as presented?**

Decision Points

2. Act 83 of 2022, Sec. 56 - "...including the infrastructure needs for any future expansion."

- **If the Legislature anticipates future expansion beyond the scope as currently presented, does the JLMC authorize the Sergeant at Arms and BGS to:**
 - **Proceed with the design for Phase 2 with attention to compatibility with current and future renovations.**
 - **Explore the scope and cost of extending utilities in anticipation of a future expansion.**

Decision Points

3. Does the JLMC authorize BGS to:

- **Coordinate remaining phases of the ongoing HVAC project in concert with future renovations. New air handlers will be installed but replacement of air ducts to increase air flow will be delayed.**

Questions