



Managing State Space
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Supporting Government Operations

The Department of Buildings and General Services (BGS) is responsible for:

- Providing space to all agencies, departments, and branches of government
- Maintaining an inventory of space
- Optimizing the use of space
- Utilizing existing space whenever possible

Space allocations are driven by the programmatic needs of the various agencies, departments, and branches of government

Our goal is to:

- Reduce disruption to agencies and departments
- Maximize programmatic synergies
- Be strategic in the use of state space

Deploying Space Management Strategies

BGS utilizes space standards to provide productive, flexible, and efficient workplaces

2025 BGS Space Standards include:

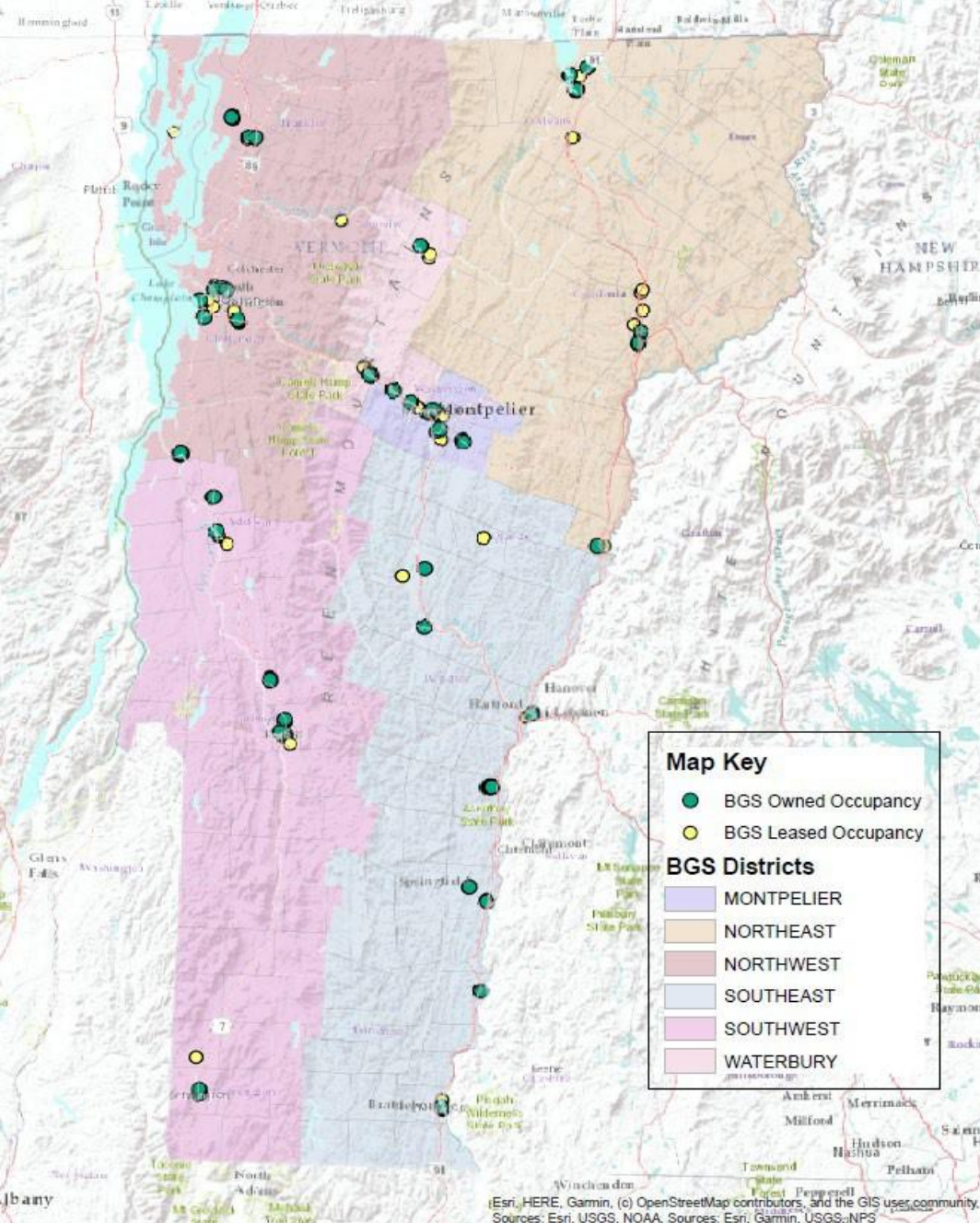
- Open office environment
- Private and semi-private offices
- Other flexible working and collaboration factor

Utilize state-owned space whenever possible

Building Portfolio Overview

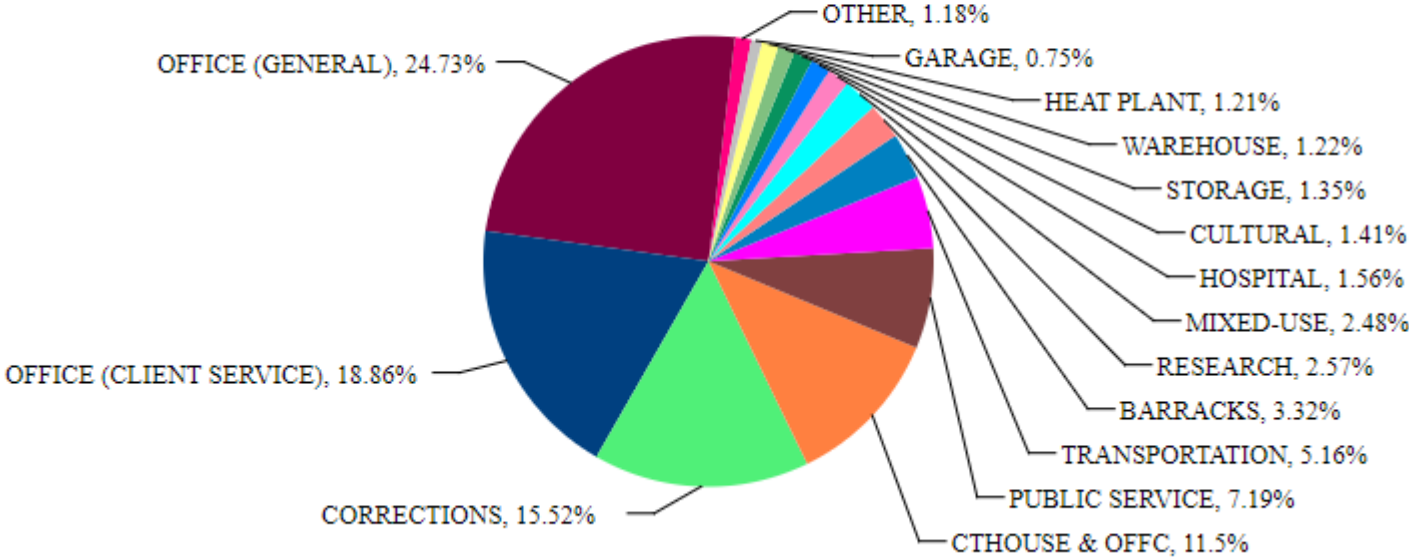
326 buildings statewide

- 234 State-owned; 3M square feet
- 94 leased-spaces; 866,948 square feet



Building Portfolio Demographic

GROSS SF BY PROPERTY TYPE



Ongoing Optimization Efforts

Montpelier Complex:

- Goal to sell antiquated, inefficient state-owned buildings and relinquish space
- Sell:
 - 9 Baldwin Street
 - 14-16 Baldwin Street
 - 110 State Street
- After selling 13 Baldwin, reduced footprint into 6 Baldwin, creating a Board & Commission focus with programmatic synergies
- 4 space optimizing and modernizing hybrid office projects (Treasurer's Office, Cannabis Control Board, Office of Professional Regulation, and the Secretary of State)

Ongoing Optimization Efforts (Continued)

2021, 2023, 2023, and 2024 notable achievements

- Selling 108 Cherry St. (Burlington), consolidating 435 Department of Health employees to Waterbury State Office Complex and Lakeside, optimizing WSOC
- Modernized and consolidated two Agency of Natural Resources District Office in Springfield and Rutland
- Consolidated BGS Offices with 65 staff into 133 State St, 5th floor from four separate buildings
- Consolidated Agency of Digital Services staff into National Life Building from multiple office in downtown Montpelier in 2020, then further consolidated within in 2024

Upcoming projects in 2025

- Reducing the Department of Financial Regulation's footprint by ~60% with new lease and hybrid office space
- Moving the Green Mountain Care Board from 112 State Street to renovated hybrid office due to 2023 flooding

Real Estate & Workplace Strategy

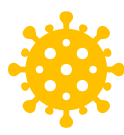
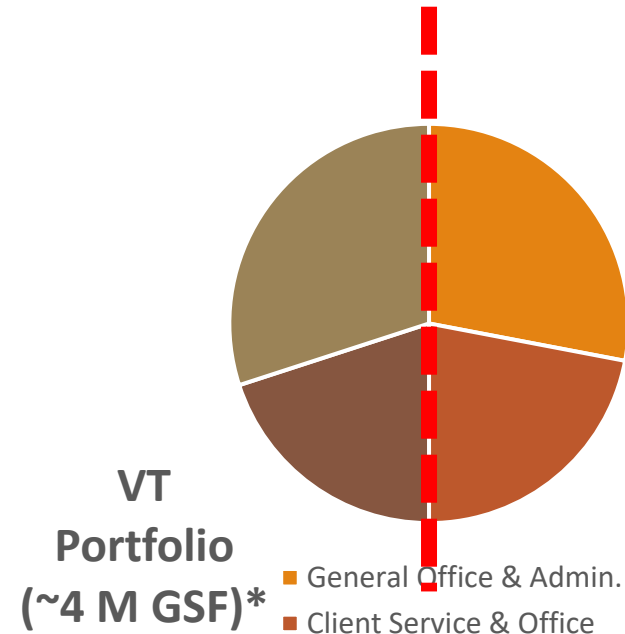
Be strategic.

KPI's and data driven decision-making, we do mobility profiles, project space use audits, collect occupancy data, focus on business case, not wants

Go slow, gravel to pavement changes over time, help to shift behaviors and mindsets about space use, and real estate

Change is easier in general office & admin space, not as easy in client-service office, specialty, lab, and public-safety spaces

10-year Capital Construction Planning with 2-year legislative cycle



Looking Ahead – Challenges We Face

Need to do optimization and conduct utilization of office space to support teleworking policies to aid in more equitable and predictable space management

Resiliency challenges to our portfolio due to floods, and other natural weather-related risks

