

# Updates on Status of FY 24-25 Capital Bill Building and General Services Project Review

*Vermont Department of Buildings and  
General Services*

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Joe Aja, Director  
*Design & Construction*  
January, 2025



# Statewide: Major Maintenance

## *Annual Appropriation*

Performs large repairs, major system replacements and emergency repairs in state-owned buildings. BGS is responsible for approximately 234 buildings statewide including:

- State House
- General Office Space
- Correctional Facilities
- Mental Health Care Facilities
- Vermont Information Centers
- Police Barracks
- Courthouses
- Laboratories

198 work orders of Deferred Maintenance for 2024 –  
Estimated cost: \$13,778,000

- Montpelier \$4,705,000 (66 work orders)
- Waterbury \$1,295,000 (14 work orders)
- Northwest \$621,000 (19 work orders)
- Northeast \$3,623,000 (48 work orders)
- Southwest \$2,469,000 (35 work orders)
- Southeast \$1,065,000 (14 work orders)



# Statewide: Major Maintenance

**FY24 Appropriation:** \$8,001,244  
Funds Expended: \$6,354,584  
Funds Encumbered: \$1,453,475  
Balance \$236,031

**FY25 Appropriation:** \$8,501,999  
Funds Expended: \$1,426,302  
Funds Encumbered: \$4,243,268  
Balance \$2,652,429



# Statewide: Physical Security Enhancements

## *Annual Appropriation*

Deployment and maintenance of the card access system, card readers, security cameras, lockdown and panic buttons.

<b>FY24 Appropriation:</b>	\$250,000
Funds Expended:	\$149,748
Funds Encumbered:	\$0
Balance	\$100,252
<b>FY25 Appropriation:</b>	\$250,000
Funds Expended:	\$247,258
Funds Encumbered:	\$2,742
Balance	\$0



# Statewide: Planning, Reuse, and Contingency

## *Annual Appropriation*

Used for the planning phase of projects to define project requirements and develop a conceptual level project schedule and cost estimate. Funds modifications for the reuse or repurposing of existing space. Provides contingency funding to ensure existing projects can continue in case of unforeseen construction overruns.

<b>FY24 Appropriation:</b>	\$425,000
Funds Expended:	\$0
Funds Encumbered:	\$0
Balance	\$425,000

<b>FY25 Appropriation:</b>	\$455,000
Funds Expended:	\$0
Funds Encumbered:	\$0
Balance	\$455,000

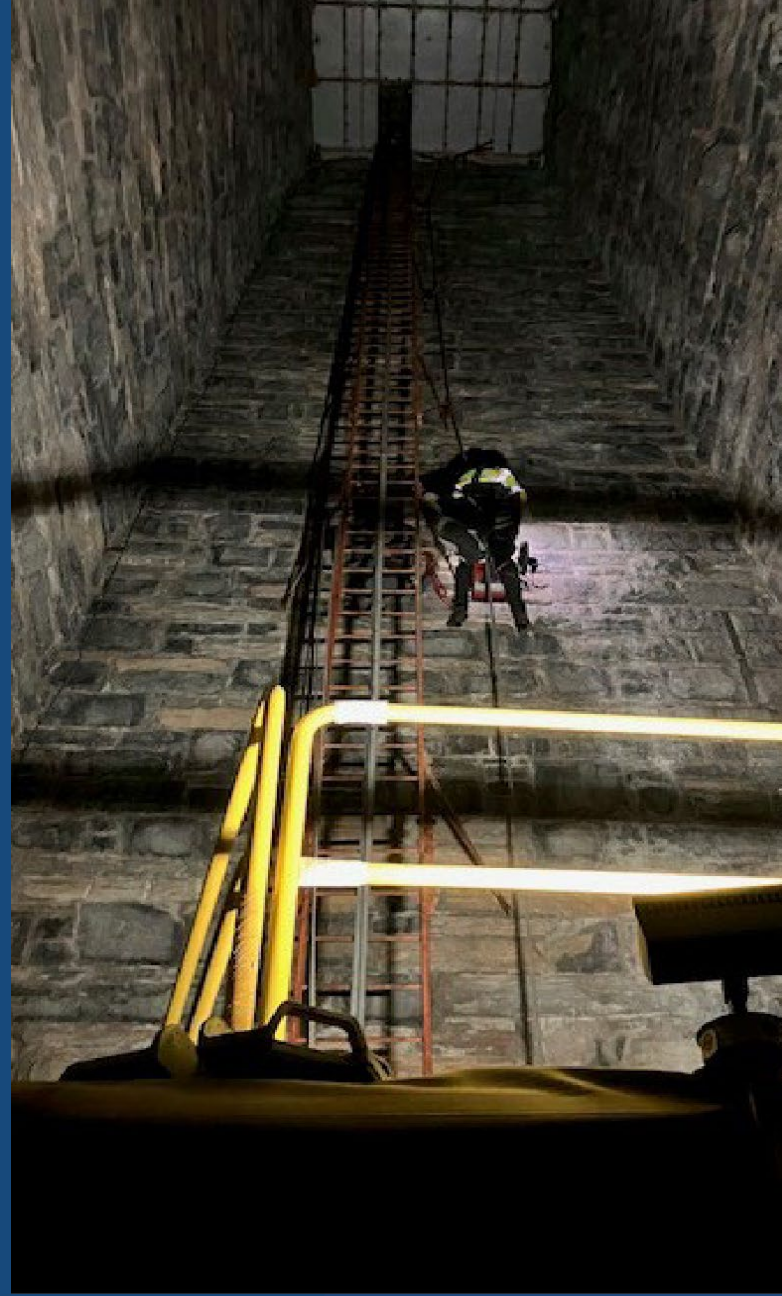


# Bennington: Bennington Battle Monument – Fence

**Project Scope:** Construct a fence to secure the monument.

**Project Status:** Completed in May of 2024.

<b>FY24 Appropriation:</b>	\$500,000
Funds Expended:	\$80,579
Funds Encumbered:	\$0
Balance	\$419,421
<b>FY25 Appropriation:</b>	\$0



# Brattleboro: Brattleboro Courthouse – Roof Replacement

**Project Scope:** Envelope repairs, including window and roof replacements; miscellaneous interior repairs to the flooring, drop ceilings, and walls; additionally, the fire alarm system has been experiencing mass equipment failure, necessitating full replacement of the fire alarm system.

**Project Status:** Roof replacement is almost complete, the remaining project will be completed in the Spring of 2025.

<b>FY24 Appropriation:</b>	\$2,750,000
Funds Expended:	\$1868,122
Funds Encumbered:	\$1,761,478
Balance	\$120,400
<b>FY25 Appropriation:</b>	\$0



# Middlesex: Master Plan, Design and Decommissioning MTCR

**Project Scope:** To decommission Middlesex Therapeutic Community Residence (MTCR) and develop a master plan for the site.

**Project Status:** The MTCR was renovated to serve as a temporary crisis stabilization facility for the Department of Children and Families and opened in October 2024.



<b>FY24 Appropriation:</b>	\$350,000
Funds Expended:	\$0
Funds Encumbered:	\$0
Balance	\$350,000

<b>FY25 Appropriation:</b>	\$50,000
Funds Expended:	\$0
Funds Encumbered:	\$0
Balance	\$50,000



# Montpelier: State House - Heating Venting and Air Conditioning (HVAC)

**Project Scope:** Replace HVAC equipment in the State House to provide proper temperature, ventilation, and humidity control.

**Project Status:** The air handling units (AHU) serving the 1859 State House and 1886 Annex have been replaced. The water-to-water heat exchanger is being installed this winter. The remaining work: replacement of the conduction units in the 1886 Annex, the Speaker's Addition and Cafeteria Addition. BGS currently holds a contract to complete the work as a stand alone project. If the State House Expansion project moves forward (Slide 25) we will need to align the Expansion project with the HVAC project.

**FY24 Appropriation:** \$3,725,000  
Funds Expended: \$146,178  
Funds Encumbered: \$3,578,822  
Balance \$0

**FY25 Appropriation:** \$3,900,000  
Funds Expended: \$0  
Funds Encumbered: \$0  
Balance \$3,900,000

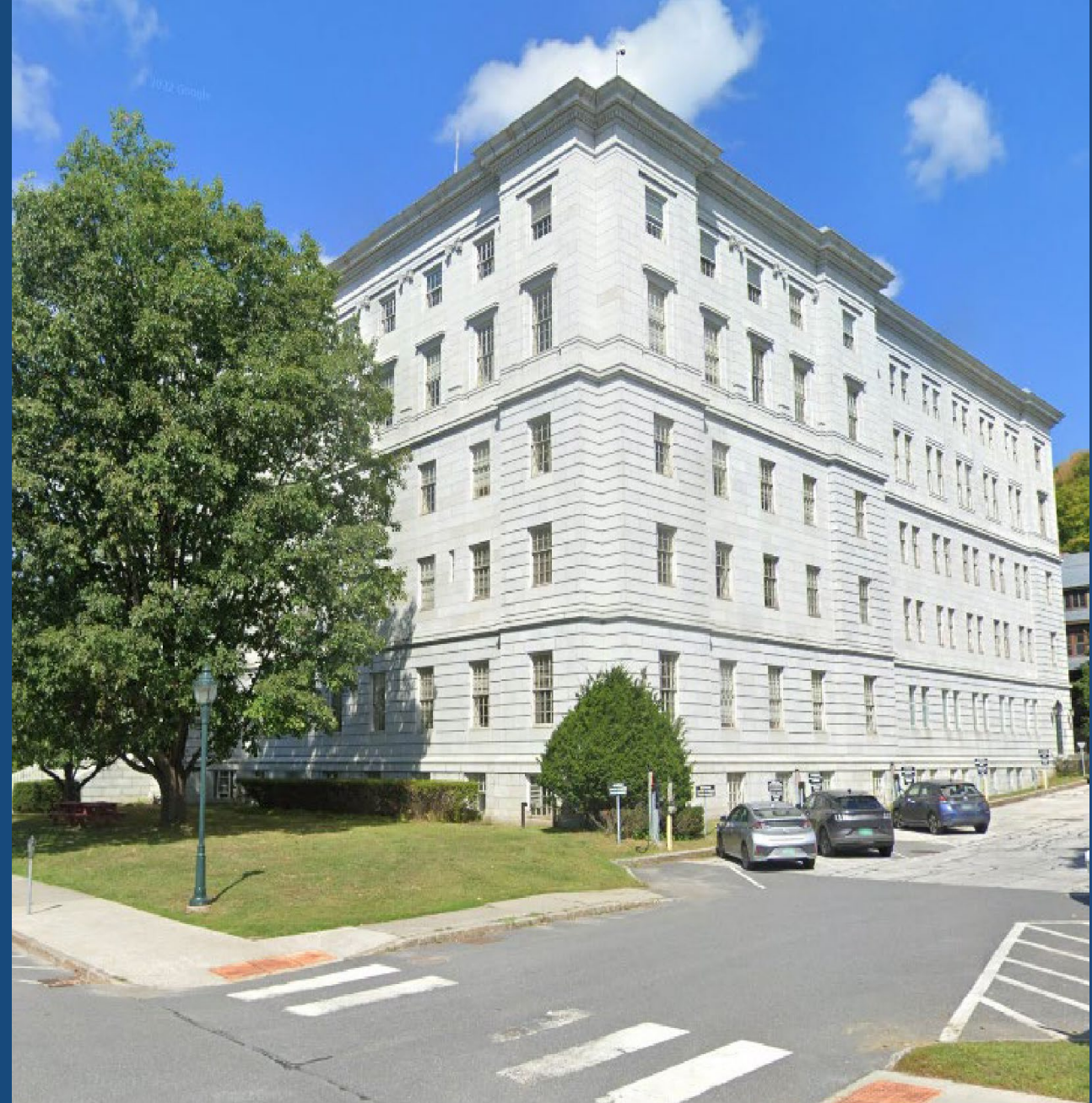


# Montpelier: 133 State Street – Renovations Legislature IT

**Project Scope:** Renovation of unused ADS space for Legislative Information Technology offices and server room.

**Project Status:** Substantially Complete in Fall of 2024

<b>FY24 Appropriation:</b>	\$200,000
Funds Expended:	\$162,292
Funds Encumbered:	\$0
Balance	\$ 37,708
 <b>FY25 Appropriation:</b>	 \$0



# BGS: Newport Courthouse Replacement – Planning And Design

**Project Scope:** Determine space needs for the Judicial Branch through programming and planning. Purchase land parcel and commence with design.

**Project Status:** Planning phase is complete; no viable properties have been found to date. Possible option is to engage in a design build lease.

<b>FY24 Appropriation:</b>	\$750,000
Funds Expended:	\$0
Funds Encumbered:	\$0
Balance	\$750,000
 <b>FY25 Appropriation:</b>	 \$0



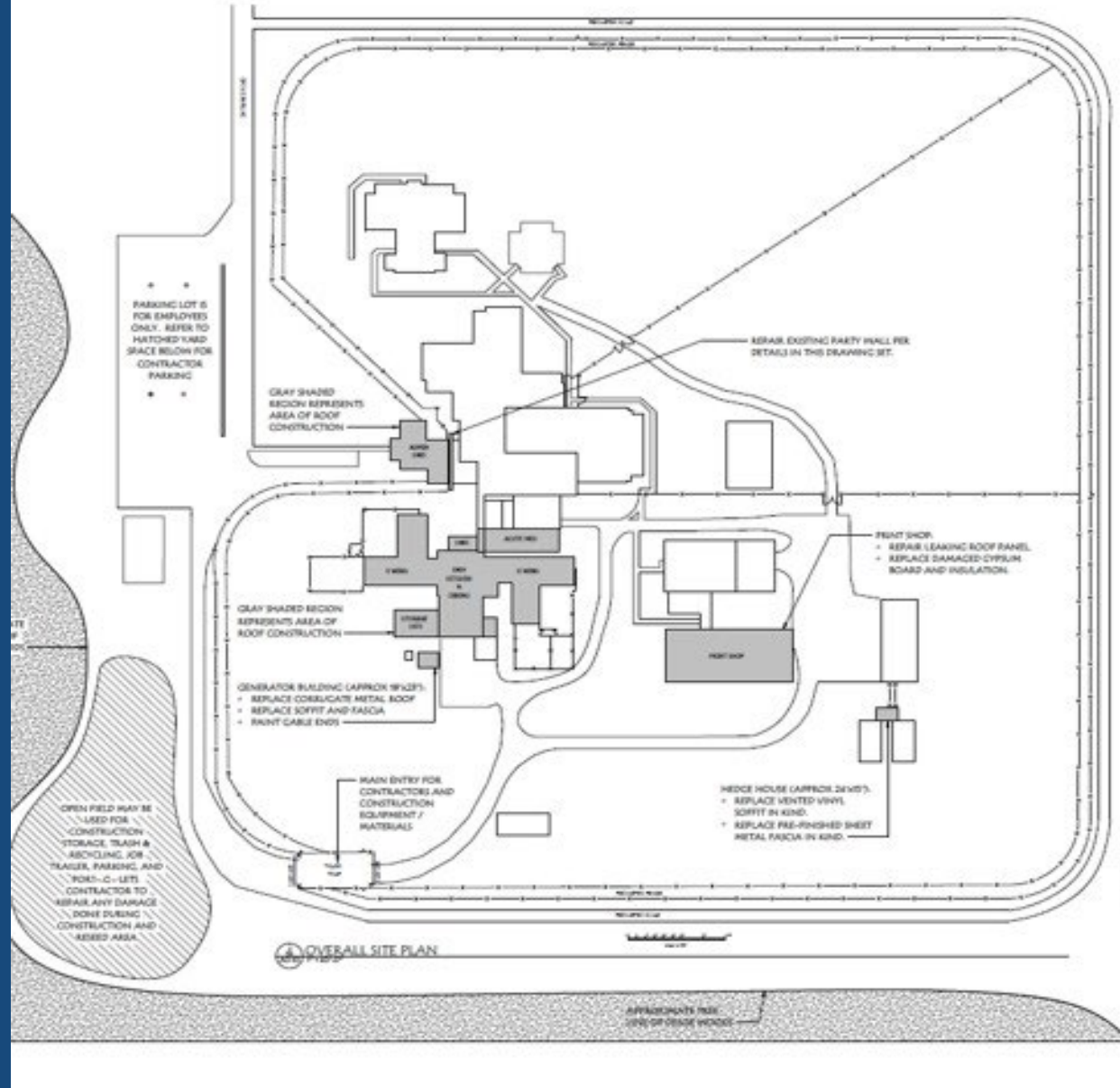
# St. Albans: Northwest State Correctional Facility – Roof Replacement

**Project Scope:** Remove existing roofing, insulation, and other parts of existing roof assembly down to structural deck. Replace with new insulation and roofing to meet current energy code. Repair the security wall at the administration wing, replace roof on the generator building, replace leaking roof panel at the print shop and repair water damaged materials, and replace damaged roof accessories at the hedge house.

**Project Status:** The project was bid in the spring of 2024. The bids came in higher than available funding. BGS is analyzing the scope of work to determine if alternatives can be considered.

**FY24 Appropriation:** \$1,300,000  
**Funds Expended:** \$251  
**Funds Encumbered:** \$0  
**Balance:** \$1,299,749

**FY25 Appropriation:** \$400,000  
**Funds Expended:** \$0  
**Funds Encumbered:** \$0  
**Balance:** \$400,000



# St. Johnsbury: Northeast State Correctional Facility and Caledonia Community Work Camp – Door Control Replacement

**Project Scope:** Design and construction of a new programmable login door control system.

**Project Status:** The schematic design will be completed by the end of January. After review and approval of the design and estimate, the project will move into the design development phase.

<b>FY24 Appropriation:</b>	\$1,000,000
Funds Expended	\$18,151
Funds Encumbered:	\$0
Balance	\$981,849

<b>FY25 Appropriation:</b>	\$1,750,000
Funds Expended:	\$0
Funds Encumbered:	\$0
Balance	\$1,750,000



# White River Junction: Courthouse Renovation

**Project Scope:** Upgrade entire mechanical system, electrical and plumbing to include new Direct Digital Controls, new fire alarm, building envelope upgrade, security enhancements, interior renovations to better Judiciary's program, site improvements, and riverbank stabilization.

**Project Status:** Judiciary has been relocated to temporary space and the change order for the Guaranteed Maximum Price is process. The demolition phase is almost complete. Completion is estimated for the fall of 2025.

<b>FY24 Appropriation:</b>	\$2,000,000
Funds Expended:	\$62,042
Funds Encumbered:	\$1,761,478
Balance	\$0
<b>FY25 Appropriation:</b>	\$4,000,000
Funds Expended:	\$37,706
Funds Encumbered:	\$0
Balance	\$3,962,294



# Statewide: Stormwater

**Project Scope:** Three-acre sites owned by BGS within the Lake Champlain and Memphremagog watersheds which do not meet the requirements in the Vermont Clean Water Act.

Sites:

- Central Services in Middlesex
- Capital Complex and the Department of Labor in Montpelier
- Northern State Correctional Facility in Newport
- Criminal Justice and Fire Service Training Center in Pittsford
- Northwest State Correctional Facility in St. Albans
- Northland Job Corps in Vergennes
- Waterbury State Office Complex

**Project Status:** Funded for design using American Rescue Plan Act (ARPA) in the big bill - \$600,000. Construction for Vergennes, Middlesex, and Waterbury will be bid in the spring of 2025.

<b>FY24 Appropriation:</b>	\$1,500,000
Funds Expended:	\$0
Funds Encumbered:	\$0
Balance	\$1,500,000

<b>FY25 Appropriation:</b>	\$1,500,000
Funds Expended:	\$0
Funds Encumbered:	\$0
Balance	\$1,500,000



# Statewide: R22 Refrigerant Phase Out

**Project Scope:** This project will replace the existing HVAC systems throughout the state that still use ozone-depleting R22 refrigerant.

**Project Status:** BGS staff has produced an inventory of the equipment and listed the condition of each piece of equipment so that equipment in the worst shape can be prioritized.

Note: 10 V.S.A. § 586 Regulation of hydrofluorocarbons (e) The Secretary of Administration shall include in Administrative Bulletin 3.5 a requirement that State procurement contracts shall not include products that contain hydrofluorocarbons, as prohibited in this section. Act 121 of 2022

<b>FY24 Appropriation:</b>	\$250,000
Funds Expended:	\$250,000
Funds Encumbered:	\$0
Balance	\$0
<b>FY25 Appropriation:</b>	\$750,000
Funds Expended:	\$127,788
Funds Encumbered:	\$0
Balance	\$622,212





# Statewide: Art in State Buildings

## *Annual Appropriation*

FY24: Booking Expansion Project – Northwest State Correctional Facility, St. Albans

FY25: Department of Children and Families - Vergennes Juvenile Facility

<b>FY24 Appropriation:</b>	\$75,000
Funds Expended:	\$75,000
Funds Encumbered:	\$0
Balance	\$0

<b>FY25 Appropriation:</b>	\$75,000
Funds Expended:	\$75,000
Funds Encumbered:	\$0
Balance	\$0



# Newport: Northern State Correctional Facility - Boiler Replacement

**Project Scope:** Replace wood boilers with a new and modern heating system(s) to reduce or eliminate the need for a fossil fuel heating system by converting to biomass, geothermal, or another clean renewable energy source.

**Project Status:** Design will begin in late January and is anticipated to be completed in fall of 2025. Construction is estimated to start in the Spring of 2026.

<b>FY24 Appropriation:</b>	\$0
Funds Expended:	\$0
Funds Encumbered:	\$0
Balance	\$0

<b>FY25 Appropriation:</b>	\$3,500,000
Funds Expended:	\$0
Funds Encumbered:	\$0
Balance	\$3,500,000



# Windsor: Former Southeast State Correctional Facility

**Scope:** Evaluate the potential future State use & potential to deactivate or winterize buildings.

**Status:** Under evaluation

<b>FY24 Appropriation:</b>	\$0
<b>FY25 Appropriation:</b>	\$100,000
Funds Expended:	\$0
Funds Encumbered:	\$0
Balance	\$100,000



# **Act 162 of 2024, Section 18**

## **Capital Expenditure Cash Fund Projects**

# Statewide: Planning, Reuse, and Contingency

## *Annual Appropriation*

Used for the planning phase of projects to define project requirements and develop a conceptual level project schedule and cost estimate. Funds modifications for the reuse or repurposing of existing space. Provides contingency funding to ensure existing projects can continue in case of unforeseen construction overruns.

<b>FY24 Appropriation:</b>	\$400,000
Funds Expended:	\$0
Funds Encumbered:	\$0
Balance	\$400,000

<b>FY25 Appropriation:</b>	\$220,000
Funds Expended:	\$0
Funds Encumbered:	\$0
Balance	\$220,000



# Barre: McFarland Building Re-Roof and Brick Façade Repair

**Original Project Scope:** Replace existing roof, upgrade insulation to meet code, repair interior water damage due to leaking roof, repointing major sections of the building to eliminate the cause of water damage and replace the heat recovery units.

**Project Status:** The main roof is complete, roof over the sun porches remain and the heat recovery units will be replaced in the spring.

<b>FY24 Appropriation:</b>	\$1,700,000
Funds Expended:	\$1,668,889
Funds Encumbered:	\$0
Balance	\$31,111

<b>FY25 Appropriation:</b>	\$1,000,000
Funds Expended:	\$260,731
Funds Encumbered:	\$0
Balance	\$739,269



# Burlington: 32 Cherry St. - Parking Garage Repairs

**Project Scope:** Structural repairs to the parking garage at 32 Cherry Street.

**Project Status:** Design development phase is complete, needs review by the Construction Manager and BGS. When approved, the construction document phase starts in mid February. Construction start is estimated for April 2025.

<b>FY24 Appropriation:</b>	\$135,000
Funds Expended:	\$0
Funds Encumbered:	\$0
Balance	\$135,000

<b>FY25 Appropriation:</b>	\$2,300,000
Funds Expended:	\$0
Funds Encumbered:	\$0
Balance	\$2,300,000



# Middlesex: Central Services – Roof Replacement

**Project Scope:** Replacement of the lower roofs, which leak over BGS print and postal.

**Project Status:** Design RFP in progress and it is anticipated that the project will be out to bid in the fall of 2025.

<b>FY24 Appropriation:</b>	\$1,000,000
Funds Expended:	\$22,170
Funds Encumbered:	\$036,580
Balance	\$941,250
 <b>FY25 Appropriation:</b>	 \$0





# State House Expansion Design

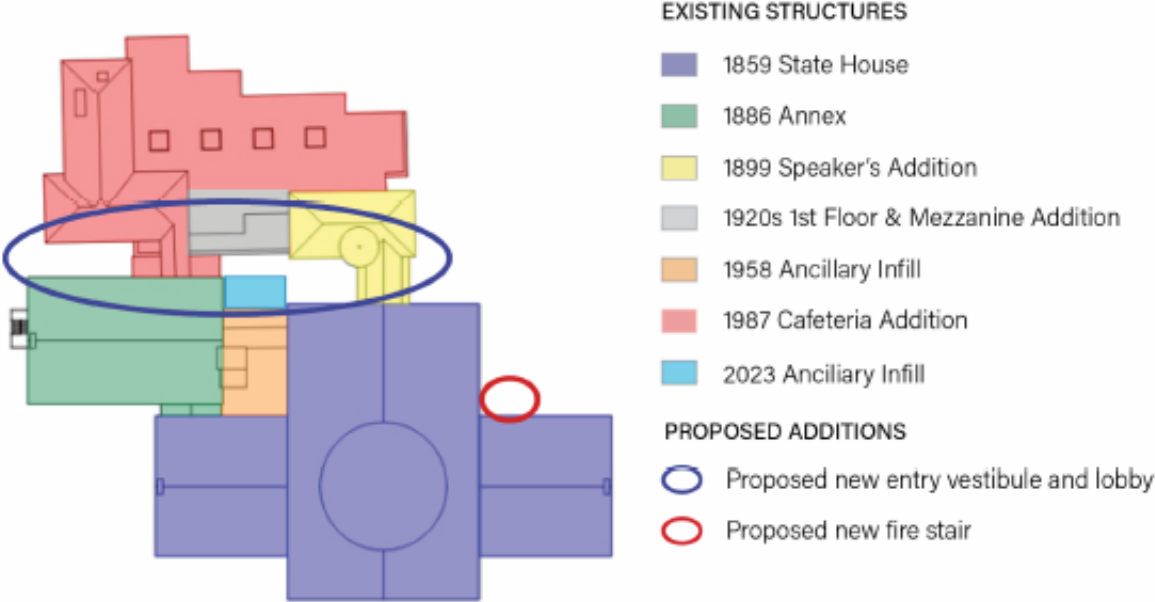
**Project Scope:** Funding for design that is not covered by ARPA funds.

**Project Status:** The draft schematic design needs review and approval from the Special Committee on State House Improvements in accordance with Act 162 of 2024, Section 28(b)(1).

<b>FY24 Appropriation:</b>	\$150,000
Funds Expended:	\$29,304
Funds Encumbered:	\$0
Balance	\$120,696

**FY25 Appropriation:** \$0

SCENARIO 1



# Montpelier: 120 State Street – HVAC/Steam Lines Interior Renovation

**Project Scope:** Replace the existing steam radiation heat, multiple air conditioning systems with a new HVAC system.

**Project Status:** Planning phase complete, estimated renovation cost are \$23M to \$31M. Opportunities for a phase approached.

<b>FY24 Appropriation:</b>	\$1,000,000
Funds Expended:	\$0
Funds Encumbered:	\$0
Balance	\$1,000,000

<b>FY25 Appropriation:</b>	\$1,500,000
Funds Expended:	\$0
Funds Encumbered:	\$0
Balance	\$1,500,000



# Pittsford Academy Major Renovations (Admin Building, West Cottage and Arcades)

**Project Scope:** Study improving the building's structure, mechanical systems, electrical, and plumbing; and investigate connecting to the town sewer system.

**Project Status:** Developing advertised Request for Proposal (RFP) for architectural and engineering services. The RFP will be advertised for bid in February 2025.

<b>FY24 Appropriation:</b>	\$750,000
Funds Expended:	\$0
Funds Encumbered:	\$0
Balance	\$750,000
<b>FY25 Appropriation:</b>	\$0



# DCF Short-Term Secure Stabilization

**Project Scope:** A juvenile facility with suitable and appropriate outdoor space as well as fully coordinated with the Department of Children and Families to create a normative therapeutic environment for effective intervention for juveniles.

**Project Status:** Currently under contract for a design build lease for our property in Vergennes. Filed a request for a change in use with the City. Once change of use is granted the detailed design and necessary permitting will continue.

<b>FY24 Appropriation:</b>	\$750,000
Funds Expended:	\$101,633
Funds Encumbered:	\$0
Balance	\$648,367
<b>FY25 Appropriation:</b>	\$0



# Barre: Washington County Superior Court - Renovations

**Project Scope:** Renovate or build new a building on a different location.

**Project Status:** Planning and programming is complete, looking for land or renovating the existing building.

<b>FY24 Appropriation:</b>	\$750,000
Funds Expended:	\$0
Funds Encumbered:	\$0
Balance	\$750,000

<b>FY25 Appropriation:</b>	\$850,000
Funds Expended:	\$0
Funds Encumbered:	\$0
Balance	\$850,000



# Special Teams Facilities and Storage

**Project Scope:** Plan and design a multi-use facility to house the Urban Search and Rescue (USAR) team, the State Haz-Mat team, the Marine unit with Vermont State Police (VSP), and the Department of Fire Safety's Williston Regional Office.

**Project Status:** Contracted with a Design Build contractor. The planning has been completed, and it is under review.

**FY24 Appropriation:** \$250,000  
Funds Expended: \$107,906  
Funds Encumbered: \$142,094  
Balance \$250,000

**FY25 Appropriation:** \$850,000  
Funds Expended: \$0  
Funds Encumbered: \$0  
Balance \$850,000



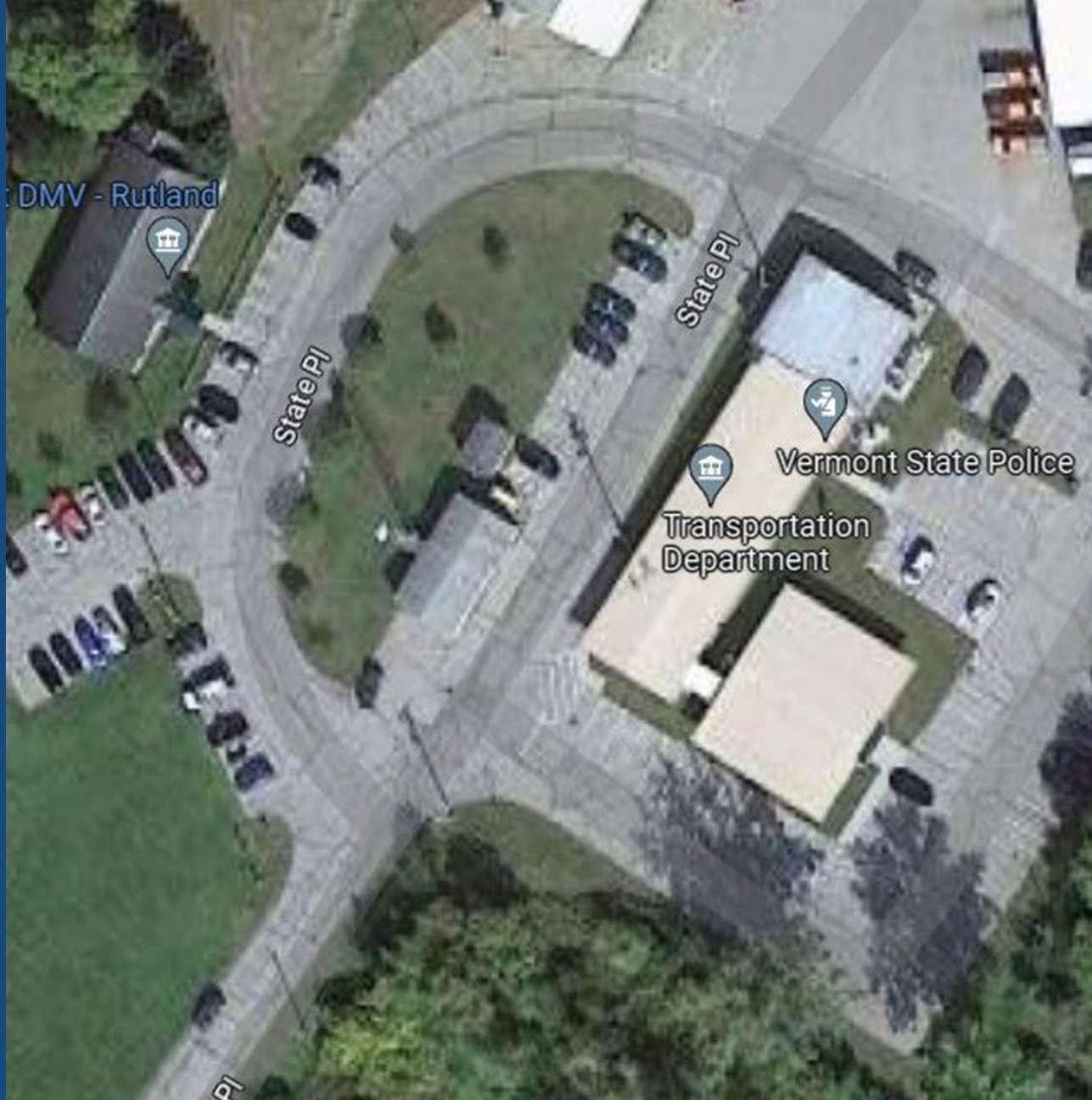
# Rutland Field Station (Public Safety)

**Project Scope:** Design new barracks to replace the outdated and aging Rutland facility.

**Project Status:** Developing an Request for Proposal (RFP) for architectural and engineering services. The RFP will be advertised for bid in February 2025.

<b>FY24 Appropriation:</b>	\$250,000
Funds Expended:	\$0
Funds Encumbered:	\$0
Balance	\$250,000

<b>FY25 Appropriation:</b>	\$850,000
Funds Expended:	\$0
Funds Encumbered:	\$0
Balance	\$850,000



# Randolph Center: VT Agriculture and Environmental Laboratory - Heat Plant

**Project Scope:** Conduct a code review of the original drawings, update as needed and construct the dedicated heat plant that was removed from the original project.

**Project Status:** In the selection process for an architectural firm.

## Cash Fund:

<b>FY24 Appropriation:</b>	\$300,000
Funds Expended:	\$0
Funds Encumbered:	\$0
Balance	\$300,000

<b>FY25 Appropriation Bond Funds:</b>	\$0
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## Bond Funds (Section 12)

<b>FY24 Appropriation:</b>	\$0
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<b>FY25 Appropriation :</b>	\$1,500,000
Funds Expended:	\$0
Funds Encumbered:	\$0
Balance	\$1,500,000





# Statewide: Electric Vehicle Charging Stations

**Project Scope:** Install electric vehicle (EV) charging stations at state buildings throughout the state for state employees commuting to state facilities.

**Project Status:** The Office of Purchasing and Contracting is in the process of executing statewide contracts companies that design and install EV charging stations.

<b>FY24 Appropriation:</b>	\$1,000,000
Funds Expended:	\$4,960
Funds Encumbered:	\$0
Balance	\$995,040
<b>FY25 Appropriation:</b>	\$0
Funds Expended:	\$0
Funds Encumbered:	\$0
Balance	\$0



# BGS: Montpelier 133-109 State - Planning for Tunnel Waterproofing/Aiken Repaving

**Project Scope:** Waterproof and repair the tunnel between 109 and 133. Reconstruct and repave Aiken Avenue.

**Project Status:** Developing the Request for Proposal for design.

<b>FY24 Appropriation:</b>	\$250,000
Funds Expended:	\$0
Funds Encumbered:	\$0
Balance	\$250,000

**FY25 Appropriation:** \$0



# BGS: Montpelier 111 State - Renovation of Stack Area, HVAC Upgrades, and Elevator Replacement

**Project Scope:** Removal of the existing stacks and construction of an additional floor.

**Project Status:** The stacks have been removed, and the space is being used for continuity of operation space. Developing an RFP for architectural and engineering services.

**FY24 Appropriation:** \$0

**FY25 Appropriation:** \$200,000

Funds Expended: \$0

Funds Encumbered: \$0

Balance \$200,000

