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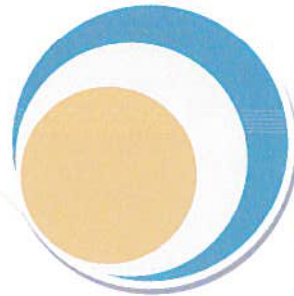
Reconstruction Projects Dedicated to the Renovation and Replacement of State- Owned Assets

Planning Process Update #7

In accordance with Act 51 Section 2 Irene Recovery:
subset (b)(15) "The Commissioner of Buildings and
General Services shall notify the House Committee on
Corrections and Institutions and the Senate
Committee on Institutions at least monthly of updates
to the planning process for the projects described in this
subdivision" (b)(15)(A-H)."



Michael Obuchowski, Commissioner
Agency of Administration
Department of Buildings & General Services
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June 28, 2013



Overview

In accordance with Act 51 Section 2, 2013 the following planning process update #7 is a continuation from the January 2013 report. Our goal is to continue providing progress reports on all the reconstruction projects dedicated to renovation and replacement of state owned assets resulting from Tropical Storm Irene. Please contact my office at 828-3519 or email: if you want more detailed information

Details

FEMA

Vermont State Hospital

- The State of Vermont has worked with FEMA in order to compile the financial reporting information required in order to start drawing down on these funds. The State of Vermont has substantiated and requested \$4,198,265.10 of draw-downs and is anticipating receipt of those funds.

Waterbury State Office Complex

- FEMA and the State of Vermont are working diligently to maximize all funding for the Waterbury State Office Complex. The Hurricane Sandy Legislation that came out of Congress encourages greater flexibility in regards to funding transfers which will allow us to recoup the greatest amounts of funds that are eligible. In the process additional FEMA funding sources have been identified (404 mitigation funding) that will assist us in capturing the greatest possible benefit.

STATE HOSPITALS

25 Bed Inpatient Facility – Vermont Psychiatric Care Hospital - Berlin, VT:

- Permitting for the project is complete. However, we need to revise our Town Site plan, due to blown-down trees that had been scheduled to remain. We are proposing to replace these trees to maintain the forested buffer to the West of the building.
- Programming of services is completed. We are now working on details with focus groups and DMH to address operational issues and finalize finishes, furnishings, and signage.
- The Construction Management Team at Engelberth Construction, Inc. has been very busy the past six months bidding and awarding multiple sub-contracts for construction of the facility. They have bid out and awarded almost all aspects of the project except for a few finish type contracts. They have verified the scope of work with the bidders

and recommended award to assure a complete project within the desired schedule for the work.

- Construction work started in early January 2013 and has continued on a fast-track with good progress such that the current targeted completion date is late May 2014 for June 2014 occupancy.
- The project is currently tracking on budget. We will have a better understanding of the final Guaranteed Maximum Price for construction once we have completed bidding the remaining sub-contracts.

8 Bed Temporary Inpatient Facility – Green Mountain Psychiatric Care Center - Morrisville, VT:

- The first two patients were admitted to the facility on January 2, 2013.
- The facility has been at full occupancy since February 2013.
- Revised project cost is \$2,116,596, with a few minor outstanding items to price to address operational issues.
- Request for certification by the Joint Commission has been submitted with an anticipated on-site survey planned for late July 2013.

14 Bed Brattleboro Retreat Health Care – Brattleboro, VT:

- Ribbon cutting ceremony was held on April 8, 2013.
- While patients had been being treated at the facility since Tropical Storm Irene, this is a major step forward in the delivery of mental health services in the State, freeing up other beds within the entire system of care.
- Work efforts continue on other portions of the facility made necessary by the renovations for the 14-bed unit.
- Construction contract still at \$5,415,909.

6 Bed Rutland Regional Medical Center – Rutland, VT:

- Ribbon cutting ceremony was held on April 4, 2013.
- Patients began moving into the 6-bed unit the following Monday.
- Construction contract still at \$5,522,606.
- From all accounts, the unit is operating nicely.

7 Bed Secure Recovery Residence – Middlesex Therapeutic Care Residence - Middlesex, VT:

- Town zoning permit appealed by the neighbor was successfully settled out of court and the court approved the settlement.
- Additional permitting requirements that came up during construction have been submitted to the Town. They are reviewing the documentation to determine if a public hearing is warranted or if they can issue an amendment to the original permit.

- Minor punch list work remains underway, but necessary occupancy and licensing permits have been received.
- The first two residents arrive at the facility on Wednesday, June 19, 2013.
- Current project cost is at \$2,045,345.

WATERBURY COMPLEX RECONSTRUCTION PROJECT

- The Design Development phase is complete and the Design Development Estimate indicates the project is on budget.
- Construction Documents: The design team is currently in the 'Construction Document' Phase of the project. The design is being finalized and modified as required to align it with the most current function and use requirements. In this phase we bring full definition to all elements of the project. The drawing will take a large leap by fully detailing how all the components come together and interface. The project specifications are adjusted to capture the nuances and site specific requirements of the project. This phase will take us through the end of September.
- Construction Management Services: BGS has issued a letter of intent to a Vermont firm to provide construction management services to the project. Release of this firm's name will be available once a signed contract is in place.
- Hazardous materials abatement activities are progressing across the campus. To date work has taken place in Osgood, 10 North, Brooks, and Old Annex. Work will start in the Ag./Env. Lab, 10 South, Repair and Maintenance, A Building and the West office building in July.
- Demolition: We have recently received word that we are free to move forward with demolition without putting our potential funding at risk. We will be working with the Construction Manager in order to bid and start this scope of work in the near future.
- Permits: We have applied for and received the Town of Waterbury DRB Decision on June 6, 2013. We have entered into the thirty (30) day appeal period and no such actions have been taken to date. The Act 250 Permit applications have also been filed and we have completed the public hearing portion of the process. The Board has published a recess memo and we are in process of compiling the responses to the additional information requested in that document. We are tracking to have an Act 250 permit in hand at least thirty (30) days prior to the design being completed.
- Art in State Buildings: The Waterbury State Office Complex has entered into the arts in state buildings selection process. Over 30 initial submissions were received and the team has pared those submissions down to a shortlist of 5 candidates. We will continue through the process to select an artist or teams of artists to ultimately award the contract.

NATIONAL LIFE OFFICE BUILDING

- The final phase of the move into the basement of Davis North was completed on May 17, 2013. All agencies and departments are in their new and final locations.
- Work continues on the installation of window film and the completion of the punch list items. This work is planned to be completed by the end of June.
- The only other remaining item is signage for all the agencies, departments and rooms. This work should be completed by the end of July.
- Merryn Rutledge, ED. D. of ReVisions LLC, is wrapping up her weekly meetings, guide team updates, and is providing final suggestions to all agencies and departments to maintain and reinforce the *Open Office Design*. Her work will be completed by the end of June.

Voluntary Status Updates for Additional State Projects

BRATTLEBORO STATE OFFICE BUILDING

- Baybutt Construction's bonding company is expected to complete the project by the 3rd week in July. Re-occupancy of the SOB scheduled for the last weekend of July and the lease is scheduled to terminate August 1.

133 STATE STREET TUNNEL

- The tunnel waterproofing is on schedule to be completed late fall of 2013. A structural concrete cap was placed over the basement mechanical rooms and deteriorated tunnel walls and ceilings are currently being replaced.

SOUTHERN STATE CORRECTIONAL FACILITY

- The design for the steam line replacement is being done in house. The project is to be bid late summer with possible fall construction schedule. Coordination with the Department of Corrections will dictate actual start date.
- The investigative report by SMRT Engineering regarding the Copper Waterline Replacement project is in process. The report by Salem Engineering appears to be more conclusive as to cause and recommended remedial work. BGS is considering seeking approval to sole source engineering and construction management services with Salem Engineering and Engelberth Construction.

BARRE DISTRICT COURTHOUSE

- The design of three pellet boilers to replace the current, electric, boiler is almost complete. This is expected to be bid in the fall with completion of the project occurring in summer of 2014.

DISTRICT HEAT PLANT

- Montpelier District Heat Plant construction began June 24th. Engelberth Construction is attempting to accelerate the schedule wherever possible to enable the City to tie in some time in November of 2013.

WESTMINSTER PUBLIC SAFETY BUILDING

- The purchase and sale agreement has been executed and the owner has started the permit process. The State is preparing for submission of permit applications once the title transfer is complete in the summer/fall of 2013. Construction is expected to start in April 2014.

CAPITOL COMPLEX

- The Preservation of Capitol Complex projects are now being prioritized. Offices at 13 Baldwin St. and 110 State St are to be painted this summer/fall. Additionally, there will be some spot painting of 2 Governor Alken in the summer of 2013.

BENNINGTON STATE OFFICE BUILDING

- The Courthouse Geothermal Energy Project is nearly complete. Heating and cooling terminal units are nearing full functionality.
- Landscaping projects are awaiting review.

NORTHEAST STATE CORRECTIONAL FACILITY

- The maintenance shop work has been completed.

LAMOILLE COUNTY COURTHOUSE

- Planning & design for renovation and structural additions to the courthouse are underway. This is currently in design development phase.

BURLINGTON OFFICE BUILDINGS

32 Cherry Street

- Bids are out for the Chiller, Domestic Hot Water heater, and Air Handler Unit projects.

108 Cherry Street

- The contract has started with AC Hawthorne. A preconstruction meeting was held in June.
- HVAC upgrades, Chiller, and the terminal unit projects have been completed.
- Controls system "Bus" is due to begin next month.
- The controls upgrade soil source request has been submitted to C/A.

CHITTENDEN REGIONAL CORRECTIONAL FACILITY

- The HVAC contract has started with the project team at Alliance Mechanical.

MAJOR MAINTENANCE WELCOME CENTERS

- Work is ongoing. Annual Appropriations is currently working with Merle and John to coordinate multiple projects at all information centers.
- Construction of the Bennington Welcome Center is in the design phase. The RFP and Design Project is 60% complete.

MAJOR MAINTENANCE HISTORIC SITES

- Multiple sites are slated for ongoing repairs. Merle Miller and John Dunville are coordinating on priority projects.

ADA COMPLIANCE UPGRADES

- The Bennington Superior Courthouse has been complete. Awaiting report publication.
- Various Sites (Judiciary): Currently audit reports are in review to determine scope of work necessary.
- The Rutland County Courthouse ADA review is complete

DIVESTMENT OF STATE PROPERTY

- Disposal of 20 Houghton St in St Albans - development agreement in review by involved parties, P & S for 20 Houghton drafted, Lease with Developer drafted, programming for the impacted agencies in final development
- Disposal of 62 Pierpoint Ave - P&S drafted, waiting on Rutland to execute.
- Duxbury Farm Disposal - Pending closing on the sale - Tied to WSOC project via GMP sub-station site

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Attachments: Waterbury State Office Complex 3-D Design Images, Most Recent Site Photo(s) of VSH -Berlin Hospital