

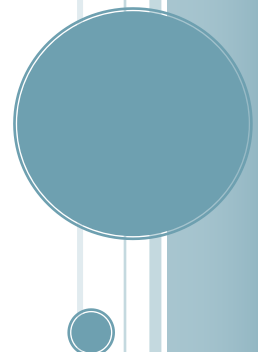
Reconstruction Projects Dedicated to the Renovation and Replacement of State- Owned Assets

Planning Process Update #11

In accordance with Act 51 Section 2 Irene Recovery: sec. (b)(15)(G) "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)."



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November 6, 2013 Update #11



OVERVIEW

Several Buildings & General Services construction projects are nearing completion, with the Berlin hospital facility and Montpelier District Heat plant deadlines set for the spring of 2014. The Bennington Welcome Center ribbon cutting ceremony is scheduled for November 13th with the Governor and several members of the legislature scheduled for attendance. Waterbury Complex reconstruction is progressing with the recent, completed, demolition of the Osgood building.

VERMONT STATE HOSPITALS

Total project expenditures for the Vermont State Hospitals are currently at \$42,917,223 this includes the projections for the Guaranteed Maximum Price at the Berlin facility. This remains within the total project budget of \$43,700,000.

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

The projected end date for substantial completion is scheduled for May 7, 2014. Patients are expected to move in late June of 2014. The project is currently under construction and progressing well. It is anticipated that the project will come in slightly under budget.

- Project budget: \$28,500,000
- Permitting: We are currently revising our town site plan. Trees that had been part of the original site plan were blown down during heavy winds. We are proposing to replace these trees to maintain the forested buffer to the West of the building. We will include the proposed site signage location and design for approval at the same time now that we have received acceptance from the focus groups. Public hearing for this revised site plan application is scheduled for November 5, 2013.
- Programming of services is complete. We are meeting every other week to address operational issues. Selections for furnishing purchases are underway.
- The Construction Management team at Engelberth Construction, Inc. has submitted the Guaranteed Maximum Price for the construction of the facility which is currently being reviewed for final processing.

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

The Joint Commission has certified the facility.

14 Bed Brattleboro Retreat Health Care – Brattleboro, VT:

The facility is currently occupied and operational. We are still working with the Retreat to determine final budget values for the work. It is anticipated we will come in slightly below budget.

6 Bed Rutland Regional Medical Center – Rutland, VT:

The facility is currently occupied and operational. We are still working with the RRMC to determine final budget values for the work. It is anticipated we will come in slightly below budget.

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

Occupancy is now at 7; the facility is full.

- We received an updated site plan permit with a landscaping condition. The landscaping has been completed.
- The “Site Improvements Project” bid results came in significantly higher than anticipated. BGS is exploring alternate options. The lighting portion may start this fall but the paving will be delayed until next spring/summer.
- The Gazebo has been set and is in use.
- The crawl space heating system will not be permitted as presently installed. BGS has investigated an alternative system –the Fire Safety Division can approve and is proceeding with this alternative system.

WATERBURY COMPLEX RECONSTRUCTION

The estimating teams from Freeman French Freeman and PC Construction have completed the estimate reconciliation process for the 65% Construction Documents. The end result of the reconciliation was that the total project cost was estimated at \$2,946,000 above that budget. Since the reconciliation the team has been assembling and evaluating value management suggestions and ideas. To date this has accounted for a \$1,864,000 in savings. This value management process will continue through bid time.

- Project Budget- \$124,655,000
- Encumbered and Paid to Date: \$14,826,880
- The Osgood building has been completely removed. See before

- and after picture located in attachment at end of report.
- The deconstruction has moved on to the Agriculture-Environmental lab this week.
 - The draft Act 250 permit and findings of fact are now in the hands of the Commission.
 - The design team is set to publish Issued for Bid drawings on November 1.
 - The construction team has established the week of November 7 at the target date for publishing bid packages.
 - The team has established a target date of 12-20-13 for submitting the GMP.

BENNINGTON STATE OFFICE BUILDING

- The Bennington District Court and State Office building is complete.

VERMONT VETERAN'S HOME, BENNINGTON

- Mold Remediation Project Status: Phase 1 remediation is nearly complete. Phase 2 /HVAC bids due in December. BGS is hopeful that the project will receive VA financial assistance but we won't have official notification until January of 2014.
- VVH Kitchen project design is approximately 50% completed for upgrade of kitchen and dietary storage areas but the project is on hold due to State and Federal funding limitations.

BENNINGTON WELCOME CENTER

- The Bennington Welcome Center grand opening is being held on November 13, 2013 at noon. The center is currently complete and has enjoyed a successful soft opening.

LAMOILLE COUNTY COURTHOUSE

The two proposals for construction management services have been received and are currently being reviewed by the selection committee. On 11/5 the committee will be meeting to evaluate the proposals and to conduct interviews. The monitoring well test results for the geothermal system have been provided by Manosh, currently the Engineer is reviewing and assessing the results for thermal conductivity and thermal

diffusivity for the geothermal system. On 10/30, Judge Williams, Judge Bradley, Steve Smith and Tricia Harper met with the village neighbors to present the project, neighbors voiced some concerns about the size of the building but no ongoing issues arose from the meeting. On 12/3 we anticipate meeting with the town Design Review Board for permit approval.

NORTHWEST STATE CORRECTIONAL FACILITY

The installation of the transfer switch went smoothly. All buildings were off generator and back on line power by 8:00 P.M. 10/31/2013.

MONTPELIER DISTRICT HEAT PLANT

- Construction of the heat plant is moving along quickly. The building foundations are complete, the structural steel has been erected and the block and brick walls are being constructed. The boilers and Electrostatic Precipitators (ESPs) have been set into place and the mechanical, electrical and delivery systems are being connected to them. Startup of the biomass boilers will begin in early February.
- The Guaranteed Maximum Price (GMP), \$12, 285,028 was submitted for the construction of the heat plant.
- The electrical and mechanical work is progressing on all levels, including the City Room.
- The site is being prepared for the installation of the base course of pavement next Monday and Tuesday. Once the paving is completed, the parking behind 126 and 128 State St. will be restored and the drive between 120 and 126 State St. will be opened.

BRATTLEBORO STATE OFFICES

The building is currently occupied and the punch-list work is being completed. Parking issues are being solved.

NATIONAL LIFE BUILDING

All the privacy film, signage and punch-list items are complete.

133 STATE STREET TUNNEL

- The paving has been completed and the west side of the parking lot will be opened for parking the first week of November as soon as the striping is complete.
- Still to complete are the canopies, electrical work in the tunnel and subbasement area.
- While the parking area is closed the rain gutter on the auditorium sloped roof will be replaced, this will prevent the ice damage that has occurred in the past due the gutter leaking. The roof gutter on the sloped roof of the auditorium along the north wing has failed causing large icicles to form creating a great hazard and causing serious damage.

WESTMINSTER PUBLIC SAFETY BARRACKS

- The present owner is still working on acquiring the ROW from AOT as required by an agreement with the Town of Westminster. The closing date has not been set. However, it is anticipated by the end of 2013.
- The Design Development estimate for construction is under budget; the design team has been given approval to start the construction documents.

SOUTHEAST STATE CORRECTIONAL FACILITY

The new waterline and storage tank project is almost completed. The Concrete tank is being sealed. A sprinkler line has been extended to North Country Dorm and work is ongoing toward the installation of a sprinkler system in the building.

SOUTHERN STATE CORRECTIONAL FACILITY

- The design for the steam line replacement is being done in house. The project is to be bid in January when contractors are lining up big projects for the summer, so that we can take advantage of the favorable bidding conditions. It is anticipated that construction will begin in the spring as soon as the frost is out of the ground. Coordination with the Department of Corrections will dictate actual start date.
- Salem Engineering is under contract to develop design documents for bidding the copper waterline repairs/replacements. Once the

design is completed, construction managers will be invited to bid on this project.

108 CHERRY STREET BURLINGTON

The fire pump control panel replacement estimate is coming in around \$15,000, the control panel has been ordered. The move of the transformer to the ground level is under design. The roof replacement is being done by AC Hawthorne, the roof is roughly 85 % complete, the total cost of the roof project is \$200,000. The next phase of HVAC replacement will be on the second floor conference rooms, the bid for this phase is due in December.

PITTSFORD POLICE & FIRE ACADEMY

The East Cottage bridge was bid out on 10/30 the low bid was Russell for \$92,600. The sewer main project plan is on hold until east cottage bridge decision is made.

- Paving of staff parking and the security lighting was awarded as well. The low bid was for \$69,751.
- The memorial entrance door structural inspection repair is planned for 4th quarter of 2013. Renovation of custodial closets bid was awarded and will be completed over the Academy's Christmas break. The electrical engineer is set to provide the design estimate dorm room door openers for Fire Safety by 4th quarter of 2013.
- The driver training pad safety ballards are out to bid and the design complete.
- Regrading of the topsoil and seeding of courtyard at the rear of gym is in progress.
- A 10 year master plan is being develop for this site, several meeting have taken place with the report due before the legislative session.

Attachments:

OSGOOD BUILDING WATERBURY PROJECT DEMO BEFORE & AFTER

OSGOOD BUILDING PRE-DEMOLITION



OSGOOD SITE POST-DEMOLITION

