

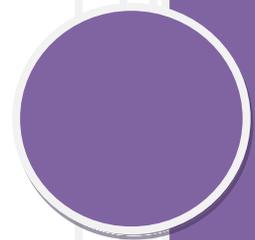
Reconstruction Projects Dedicated to the Renovation and Replacement of State- Owned Assets

Planning Process Update #15

In accordance with Act 178 (H. 864) as passed the House and Senate - Section 2 (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) including any updates on material changes to the planning or funding of the Waterbury State Office Complex."



Michael Obuchowski, Commissioner
Department of Buildings & General Services
Agency of Administration
Telephone: 802-828-3519
Email: mike.obuchowski@state.vt.us



OVERVIEW

This is the second requested report for the legislature on status of 2014 construction projects for the Department of Buildings & General Services. Progress is being made on all active projects with substantial completion of the majority by late 2014.

VERMONT STATE HOSPITALS

Total project expenditures for the Vermont State Hospitals are currently at \$43,234,984 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 facility is expecting to open the second unit for patients beginning in early August. There have been a few issues that have come up since the first unit has opened related to safety and security. Resolution of these issues is being pursued with the design and construction teams and will be implemented as soon as agreement on the proposed solution is achieved.

Total project expenditures and encumbrances are still \$28,395,000, within our project budget of \$28,500,000.

WATERBURY COMPLEX RECONSTRUCTION

Most elements of the project are proceeding exactly as planned. The team's biggest challenges at this point appear to be the discovery of unknown conditions and the exterior restoration elements of the Historic Core. As work progresses in both the Historic Core and the 43 acre site unexpected discoveries are occurring at a regular basis. It is also becoming more apparent that the scope of the exterior repairs will take us every bit of good weather and fortune that Mother Nature will give us over the next couple of seasons.

- Project Budget: \$124,655,000
- Encumbered to Date: \$110,470,246
- Paid to Date: \$ 25,623,989

Historic Core

- Selective demolition is complete at the south end of the Historic Core and is about 50% complete in the north end
- Extensive wall bracing and shoring is underway
- Concrete slab placements on top of the CLSM (controlled low strength material) have started
- Structural enhancements are still progressing
- Interior masonry repairs are now taking place at the north end of the complex. This is a large scope of work that was never predicted and was discovered after removal of the asbestos containing plaster was complete. There seems to be a series of factors that have led to this issue which include: poor workmanship during the initial installation, deteriorating mortar joints, the use of wood lintels that have since shrunk and no longer support the load above and the cumulative effects of many small alterations over the years.
- Mechanical and electrical infrastructure continues to progress
- Exterior cleaning of the granite is now approved. All other masonry related topics are still being vetted
- Exterior studs and spray foam installation is expected to start this month

New Office Building

- Concrete foundations are close to 90% complete
- Structural steel is progressing nicely. Two of the four major sequences have been erected. This activity will be substantially complete this month.
- Concrete placements have started on the second floor and slab on grade placements will start this week.
- Mechanical and electrical infrastructure continues
- The comprehensive exterior envelope mock up is now complete and exterior components will start this month

Central Plant

- Concrete work is about 60% complete
- Structural steel will be starting this month
- Foundation waterproofing continues
- Backfill is in now progressing rapidly and will be completed this month
- Biomass equipment is slated for delivery in October

Site

- New domestic water installation is approximately 85% complete
- Sanitary sewer is close to 90% complete
- Storm infrastructure is about 30% complete and shaping of the large treatment swales will take place over the next month
- The south entrance utility installations will start next month. This work will restrict access to the site and the DPS lot to one lane at times.
- Parking area preparation continues at the north end of the site

Misc

- The entire team is making great progress with the detailed design and fit up implementation. The layout of the various AHS department will be accomplished during the next month. The next step will be to identify groups (approximately 75 people) to enter into the actual furniture configurations and ordering.
- Monthly community tours appear to be a big hit. We have conducted three to date and the turnout was 18, 17, and 14 respectively. They take place on the first Saturday of each month and start at 9:30 am. They have been running anywhere from 1½ to 2½ hours. Each month has a slightly different focus and we are broadcasting these tours in various ways in order to reach as many folks as possible.