

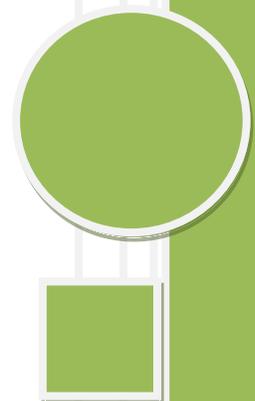
Reconstruction Projects Dedicated to the Renovation and Replacement of State- Owned Assets

Planning Process Update #14

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
July 24, 2014 Update #14



OVERVIEW

This is the first 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:

Following the Governor's direction after the emergency closing of the VT State Hospital, due to Tropical Storm Irene, work began to replace this facility under a fast-tracked schedule done in coordination with the Administration and concurrence of the 2012 Legislature, it was agreed to build a state-of-the-art Distributed Model to provide mental health services throughout the State of Vermont with regional facilities. Once the approach was decided, site selection was evaluated and determined, conceptual plans were developed between the program requirements and the site constraints and we began seeking Federal, State, and Local approvals for the project. All occurred in collaboration with the Department of Mental Health and members of the advocate community working together to develop program responsive design.

We worked together throughout the design process achieving approvals headed by Architecture Plus, to further develop the facility plans. A Construction Manager, Engelberth Construction, Inc., was hired to work on pre-construction services, develop project schedules and determine budgets. This led to early decisions to finalize the building limits and configuration and to begin construction prior to completion of the plans.

This provided for the start of construction in January 2013, challenges during winter construction required compromise and collaboration with all stakeholders to allow construction to proceed. Additionally, normal construction issues came up that were addressed collaboratively by BGS,

the design team, and construction team, even as late as last week, while trying to receive the Occupancy Certificate needed to accept patients.

Through the supportive, collaborative efforts of the Administration, the Department of Mental Health, BGS Administration, as well as the teams from design and construction the facility will open and be within the budget.

Additionally: Certificate of Occupancy for the facility was granted from the Division of Fire Safety on June 24, 2014. The License to Operate the hospital from the Vermont Board of Health was also received June 24, 2014. We received our Certificate of Substantial Completion from the Construction Manager on June 27, 2014. The Department of Mental Health Staff and Buildings and General Services has been training in preparation for patients to move in on July 2, 2014.

The Ribbon Cutting Ceremony, celebrating the opening of the facility, was Tuesday, July 1, 2014 at 10 a.m. – over 200 people attended.

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

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

CMS has certified the facility and we are working with them to transfer the certification to the new Berlin facility. BGS is preparing to return this facility to original use as in accordance with the lease; these expenses will be covered by FEMA/Insurance.

14 Bed Brattleboro Retreat Health Care – Brattleboro, VT:

The facility is currently occupied and operational for over one year.

6 Bed Rutland Regional Medical Center – Rutland, VT:

The facility is currently occupied and operational for over one year.

WATERBURY COMPLEX RECONSTRUCTION

The construction activities at the complex are currently proceeding as planned and are tracking the project schedule closely. Unforeseen soil and masonry conditions are still being identified but they are also being resolved within the base project budget. We continue to work on these unexpected conditions with hopes of solving them all without impact to schedule or budget but that is yet to be determined.

- Project Budget: \$124,655,000
- Encumbered to Date: \$101,358,963
- Paid to Date: \$ 22,560,035

Historic Core

- Selective demolition is 99% complete at the south end of the Historic Core and work is progressing in the North end at this time
- Concrete placements are taking place and the basements and subbasements are being filled a remarkable product call CLSM (controlled low-strength material) At the time of placement it is like shaving cream and after curing more like meringue
- Structural enhancements are underway
- Mechanical and electrical infrastructure has started
- Exterior masonry mock ups and cleaning procedures are in the approval process

New Office Building

- Concrete foundations are more than 50% complete
- Structural steel erection started the week of 6-23
- Mechanical and electrical infrastructure has started
- The comprehensive exterior envelope mock up is well underway

Central Plant

- Concrete is complete for the biomass plant wood chip bin
- Foundation waterproofing is currently taking place
- Backfill is in progress that will get us up to the slab on grade level of the central plant

- Biomass equipment submittals have been returned and the equipment is now in fabrication

Site

- New domestic water installation is approximately 75% complete
- Sanitary sewer is close to 80% complete
- Storm infrastructure is about 20% complete
- Sub base installation has started for some parking areas on the north side of the site

Misc

- To date over 93% of the waste generated from the job site has been diverted from the landfill
- The daily staffing number are tracking close to 160 workers at this point in time

OTHER PROJECTS OF INTEREST

VERMONT VETERAN'S HOME, BENNINGTON

- Mold Remediation: **Phase 1** Water Infiltration and Mold Remediation have been completed. **Phase 2** Water Infiltration and Mold Remediation bids were received on June 5, 2014. BGS is evaluating bids and preparing contract.
- VVH Kitchen: The kitchen has received a total of \$533,855 in State funding. It is planned to have a Federal VA Grant match of approximately \$1,500,000 (for a total project cost of \$2,000,000). The Federal Grant program has designated this project as a high priority, but has no funds to allocate to us. The design is about 35% complete, and is on hold waiting for the Federal Grant.

AG/ANR LAB

- SITE: A civil engineering firm has been hired to help with site analysis and cost estimating. We are preparing an analysis for each site that will include a simple site plan, analysis of permitting requirements (including NEPA), and rough site development costs. All sites will be compared for proximity to Montpelier and Burlington, as well as for ability to serve the entire program and future growth.

The engineer will begin with three State-owned locations (195 Colchester Ave, parking lot near Wasson/Stanley in Waterbury with and without demolition of Wasson, and the regional library site in Berlin). On July 7th we opened submissions for offered properties.

- A/E CONTRACT: This project has become a flagship in many ways. We have changed the terms of our architectural contract to reflect integrated commissioning in our buildings, and we have addressed energy modeling and life-cycle cost analysis. The RFP will be issued to the five candidate firms in the next few days and is due at the end of the month. The architectural design team will start work by early September. We intend to have very preliminary pricing for the Capital Bill by the end of November, and more refined numbers by January and March.

VERMONT DEPARTMENT OF HEALTH LABORATORY

Construction continues on the health lab project with equipment and systems start-up occurring during the months of June and July 2014. Testing and Balancing will be performed during July and August with Commissioning of the facility to happen in August and September 2014. The Certificate of Occupancy is targeted for early September 2014 and the Certificate of Substantial Completion in October 2014. The lab move in date is planned to occur the first two weeks in November 2014. We are currently at our budget of \$39,050,000.

CALEDONIA COURTHOUSE

- A/E contract is in place and design is ongoing. CM contract is moving through contract administration.
- Monitoring for movement of the foundation work has been ongoing since early May. The report dated 6/10 notes signs of minimal movement and is not a concern at this point. Monitoring will be increased to biweekly to see if the movement continues.
- Phase I construction is planned for later this summer. Phase I will test the foundation replacement design on a small stable portion of the foundation in order to help to better determine a design solution and a more accurate cost estimate. Phase I will also include building ties in the ceiling space of the first floor, tying the end wall through the building, in order to eliminate the risk of greater movement and contain construction cost.
- The court has started to make preparations in anticipation of the 2015 construction and their consolidation into the new portion of the building.

LAMOILLE COUNTY COURTHOUSE

A contract with Engleberth Construction Inc. (ECI) for pre-construction management services for the Renovation and Addition to the Lamoille County Courthouse has been completed. Guarantee Maximum Price (GMP) from ECI is expected by February 2015, in order to present it to the 2015 Legislature for preliminary approval. Planned construction is April 2015.

Currently there is legislation to appropriate \$3.5M for this project. The balance of construction cost requests is \$4.8M. Total Projected total estimate - \$8.5M.

After seven months, Hyde Park Design Review and Select Board meetings, the project has been granted a zoning permit with waivers (unless appealed in the next 30 days). Currently BGS is writing an MOU for the

post construction building management agreement between the County and the State.

BGS Property Management has been able to locate a temporary court facility in Morrisville. This facility requires minimal fit-up in order to move and accommodate the court functions during the building construction. Our intent is to enter into a one year lease starting February 2015, allowing time to install temporary phone/data service before relocating the court functions in April 2015. Planned preliminary construction schedule is expected to take 10 months, if we take advantage of the summer construction season.

WESTMINSTER PUBLIC SAFETY BARRACKS

- Closing on the property was delayed a month and took place in late February, shortly thereafter, all permits were submitted.
- The plans and specifications are 99% complete and ready to bid pending permit approvals.
- The Town Development Review Board (DRB) hearing was held on June 2. Additional information is required for the radio tower. Due to the height of the radio tower and its location near the property line a waiver of the setback or an easement on to the adjoining landowner (Green Mountain Power) will be needed. Both options are being investigated. The next DRB meeting is scheduled for July 7.
- The Act 250 hearing was on June 30. The outcome of the hearing was positive. The only concern was the scenic view, but it was approved as proposed.

FACILITIES CONDITIONS ASSESSMENTS

Contract extension work is being finalized with EMG to conduct the next list of building assessments. A list of buildings is being developed and will be supplied to EMG which will include 10% of buildings within the capital complex in Montpelier. Work will commence this summer and the final report will be ready by the end of the year.