

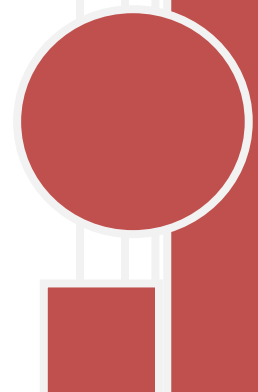
Reconstruction Projects Dedicated to the Renovation and Replacement of State- Owned Assets

Planning Process Update #13

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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January 23, 2014 Update #13



OVERVIEW

This is the final requested report for the legislature on status of 2013 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 \$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
- 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:

The facility remains at occupational capacity with 7 patients in residence.

The "Site Improvements Project" work continues:

- The 5 new lights have been installed and are operational.
- The crushed gravel has been placed for the 14 new parking spaces.

The crawl space heating system replacement has been completed and appears to be working properly. The Fire Safety Division needs to review the work. The electric heating system for the crawl space remains in place but is not being used now.

The plan to create one additional office space internally is in place and work should begin soon. This will be done entirely with BGS maintenance staff at no cost to DMH.

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 and the Agriculture-Environmental lab have been completely removed. See before and after picture located in attachment at end of report. Deconstruction work continues on the auditorium, 10 North, 10 South, and Cannery.
- The draft Act 250 permit and findings of fact are now in the hands of the Commission.
- The team received the Guaranteed Maximum Price on 1/10/14 and is meeting with the design team and PC construction on Tuesday 1/14/14.

BENNINGTON STATE OFFICE BUILDING

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

VERMONT VETERAN'S HOME, BENNINGTON

- Mold Remediation Project Status: Phase 1 remediation is complete. Phase 2 /HVAC bid has been delayed due to funding issues. BGS is hopeful that the project will receive VA financial assistance but the outlook is not optimistic.
- Phase 3 Mold and Moisture Protection has been combined with the phase 2 HVAC project.
- VVH Kitchen project design is now on hold due to State and Federal funding limitations. The State has to make a financial commitment first.

BENNINGTON WELCOME CENTER

- The Bennington Welcome Center has been opened. The opening ceremony was heavily attended by the citizens of Bennington. Daily traffic counts have been increasing as improved signs have been erected.

LAMOILLE COUNTY COURTHOUSE

The two proposals for construction management services have been received and have been reviewed by the selection committee. The selection committee has made the selection and we are working through the contract issues – mostly regarding the All Builders Risk insurance which on this particular project are somewhat unusual as there are two owners involved. The design team has attended the first public meeting for the town permit and that went well – a follow-up meeting has been scheduled for February 5, 2014.

MONTPELIER DISTRICT HEAT PLANT

- The Guaranteed Maximum Price (GMP), \$12, 285,028 was submitted for the construction of the heat plant and signed on January 13, 2014.
- The site work is complete for the season; final pavement, line striping and cleanup will be completed in the spring.
- Startup of the City Skid was postponed to the fall of 2014 by mutual agreement between the City and the State.
- The reused/relocated No. 3 boiler was converted from No. 6 fuel oil to No. 2 fuel oil and was started on December 13th to provide steam for the Montpelier complex. The temporary boiler remains connected and is idling to keep from freezing and to provide emergency backup and supplement the No. 3 boiler when the temperatures is 10 below zero and lower. These boilers will remain running until the biomass boilers come on line in March.
- The wall and roof construction continues on the fuel delivery area and boiler maintenance shop, this work will be completed by the end of January.
- The biomass delivery and storage system installation continues, this work should be complete by the end of January.
- Installation of the window walls on the biomass plant will be completed by the end of the month.
- The biomass boilers are schedule to startup in mid to late February with testing of the boilers and delivery system to follow. The Commercial operation of the biomass boilers is scheduled for the end of March 2014.

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 project was substantially complete on December 17, 2013.

WESTMINSTER PUBLIC SAFETY BARRACKS

- The closing date on the purchase of the property is scheduled for the last week of January 2014.
- Local and State permits will be filed in late January and early February.

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 was due in December.

PITTSFORD POLICE & FIRE ACADEMY

The East Cottage bridge is under construction with 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 being conducted this week. 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

