ARNOLD & SCANGAS

A R C H I T E C T S

Historic Preservation

Renovations

New Construction

Integrated Design Providing Efficient, Comfortable and Healthy Buildings

Proposal for

Architectural & Environmental Services

for Renovations of the

Old White Meeting House

South Hero, Vermont

802.782.8241

1 Federal St. Suite 201

St. Albans, Vermont 05478

ARNOLD & SCANGAS
A R C H I T E C T S

May 26, 2021

Ms. Emily Klofft
Northwest Regional Planning Commission
75 Fairfield St, St Albans City, VT 05478

Dear Ms. Klofft,

Arnold & Scangas Architects appreciates the opportunity to respond to your Request for Proposals for the Town of South Hero. We are pleased to submit our qualifications and cost proposal for architectural, engineering, historic and and environmental services for the restoration of the Old White Meeting House, a historic building located at 320 US-2, South Hero, Vermont.

We believe that our design team can best serve the Town of South Hero in meeting their objective to bring the building into year round use as a community space as well as ensure its continued use as a local benefit shop on the second floor.

As our portfolio shows, we specialize in the renovation and rehabilitation of historic buildings. We provide our clients with design solutions that respect the historic fabric of the building, while incorporating the modern amenities required in many buildings today. In addition, we also have the experience in developing the proper weatherization solutions that do not degrade the existing building and have brought historic building into ADA compliance without taking away from the historic fabric of the building.

Arnold & Scangas Architects is proud to provide personal service to our clients. We listen to you as the client and seek to solve your particular design problems. We have both the knowledge and experience necessary for this project and are confident that we can meet the project's needs and goals.

We appreciate you considering us for this project and invite you to contact our clients to discuss our qualifications and abilities. Should you have any further questions or if we can be of any assistance, please call us.

Thank you for your consideration.

Sincerely,

Rebecca Arnold, AIA
Principal

Laz Scangas, AIA
Principal

We are a full service architectural firm, established in 1994 and owned by two licensed architects. Rebecca Arnold, AIA and Lazarus Scangas, AIA, have over 60 years of combined experience in the practice of Architecture. We are proud to provide personal service to our clients. We listen to our clients and seek to solve their particular design problems with a solution that is both aesthetically pleasing and functional. We strive to complete projects on time and on budget. We are committed to providing buildings that meet and reflect the client's needs, ideas and budget, are environmentally responsible, and technologically innovative.

Arnold & Scangas Architects has diverse experience in a wide variety of projects. We provide design services for historic preservation and restoration, renovations and additions to existing buildings, and new construction ranging from small commercial projects to municipal complexes. Our experience includes academic, commercial, institutional and residential facilities and buildings. We work well with private and public clients, and federal and state agencies.

Being a small firm with big firm experience, each project receives professional and comprehensive attention from the partners. We have a strong background in project management, working on all phases of the design process, including programming, feasibility studies, schematic design, design development, construction documents, specifications, and construction administration.

We believe in an integrated, team approach to solving our client' needs. Each member is important, and contributes to the success of a project. The owner, the consultants, the building contractor, and the architect all bring their unique perspective and expertise to the building process. Rebecca Arnold, AIA and Lazarus Scangas, AIA, both have an excellent reputation within the industry, among consultants and contractors whom they have collaborated with, and past clients, for which they have met their specific needs and requirements and completed work to their clients' satisfaction. We feel one of the best ways to examine our past performance and capability is to contact our past and current clients.

Swanton Railroad Station

Experience with Historic Renovation and Restoration Projects

Arnold & Scangas Architects values the extraordinary architectural fabric of New England. From affordable housing and railroad stations to historic downtown buildings, most of our work involves restoring existing structures and updating them for today's needs through renovations and additions. Our designs provide clients and the community with new opportunities for their existing buildings. When a community loses an existing building, it is losing a piece of its community fabric. By creating viable solutions for existing buildings, we hope our work contributes to maintaining healthy downtowns and village communities.

Arnold & Scangas Architects specializes in historic restoration and adaptive reuse work. We have studied many buildings throughout Vermont, measuring and documenting existing conditions, evaluating building for potential uses, applying proposed programs to building constraints, preparing cost estimates, and preparing maintenance schedules for the long-term care of buildings by owners. Our work ranges from initial feasibility studies and diagnostic reports, to complete construction documents and construction administration for renovations.

We strive to be very creative in designing solutions within the confines of existing building walls. We have the ability to use the existing building footprint efficiently when designing program elements within the existing building perimeter walls. We have renovated buildings using materials and systems that are easy to maintain, energy efficient and durable. We feel that our portfolio best demonstrates our ability to balance form and function.

We have a strong working knowledge of the Secretary of the Interior's Standard for Rehabilitation and the three part Rehabilitation Investment Tax Credits application requirements, as well as the Section 106 Review requirements. Most of our historic renovation projects have had to meet one or more of these standards. Below is a list of some of our renovation projects. Many of these projects qualified for Historic Preservation tax credits and awards.

St. Albans City Hall St. Albans, VT	Feasibility study and renovations to historic City Hall. Project included phasing of work - $2,500,000.
Colchester Log Schoolhouse Colchester, VT	Historic restoration of a historic log schoolhouse for the Colchester Historic Society - $300,000
Waterbury Railroad Station Waterbury, VT	Historic restoration and renovation of an historic railroad station. Project included rebuilding a tower from historic photos - $1,200,000.
Helen Day Memorial Building Stowe, VT	Renovations and energy upgrades to historic library and art center. Project included phasing of work - $718,000.
Swanton Railroad Station Swanton, VT	Historic restoration and renovations to historic railroad station. Project included exhibit space and offices for the local historical society - $200,000.
Gordon-Center House Grand Isle, VT	Renovations of historic building for the VT Dept. of Fish & Wildlife after a fire destroyed the main building. Project included public exhibit space, offices and dormitories - $932,000.
Holley Hall Bristol, VT	Feasibility study and renovations to historic Town Hall. Project included providing accessibility to Hall and town offices - $580,000.
Colchester Needs Assessment Colchester, VT	Evaluation of existing town facilities and exploration of possible long term solutions through an “opportunities” assessment.

Helen Day Memorial Building

Holley Hall

Experience with Accessibility

Holly Hall chairlift access

We are well informed and knowledgeable regarding accessibility standards in regards to housing projects specifically. We have worked on projects that have had to meet ADA, UFAS and ANSI. Knowing the funders involved is critical in knowing which code to apply to projects.

Recently, new federal ADA Design Guidelines have been adopted. The guidelines do not apply to existing buildings but new additions and alterations would need to comply with the standards. All existing buildings are required to remove barriers to accessibility. We have evaluated many facilities, including State owned and educational, for meeting this requirement. We have completed ADA assessment studies for six courthouses for the State of Vermont and the Austine School for the Deaf. The goal of the evaluation was to identify accessibility problems and solutions for the Courthouses and at the campus of the Austine School for the Deaf in order to make recommendations to meet the requirements of the Americans with Disabilities Act (ADA), 28 CFR Part 36 and the ADA Accessibility Guidelines (ADAAG 2010). We are also familiar with the State of Vermont, Vermont Access Rules which are required for all buildings.

Firm's Ability To Meet the Client's Schedule

Our ability to meet schedules and work within construction cost limitations is well documented. Many of our projects are with the non-profit sector, which tends to have challenging rehabilitation and adaptive reuse projects with very limited budgets and time schedules. Having successfully completed a number of renovation and restoration projects over the past 20 years, we understand the complications inherent to the process of working with existing buildings, and are able to predict obstacles and determine appropriate schedules for meeting clients' goals.

At Arnold & Scangas Architects, schedule and budget go hand-in-hand. Unfortunately, on most construction projects, when the schedule slips the budget typically increases. We develop a reasonable schedule early in the process that meets the project's needs. Based on the project schedule and preliminary design, we develop an initial cost estimate. Construction costs are then monitored throughout the design process to make sure the project stays on target with its budget. If project costs start to exceed the budget, the project is reviewed with the owner and consultants for cost saving measures and/or adjustments to the budget. Through this collaborative approach, we are able to deliver a project that is both on time and on budget while still achieving the goals of the client

Bethel Town Hall

Watkins Avenue Apartments

Ability to Produce Realistic Estimates of Probable Construction Costs

We feel that the estimating of probable construction costs is critical with any project. Especially when assessing the feasibility of reusing an existing building, estimates of probable construction costs need to be as accurate as possible in order for the Owner to make informed decisions regarding the project's development. If hidden and potential issues are not identified, costs can spiral out of control. With our experience in existing and historic structures, we make every attempt to identify as many potential issues as we can and assign reasonable costs accordingly. Not all problems are foreseeable at the planning stages of rehabilitation projects and a reasonable contingency is recommended to cover future problems uncovered during the construction period.

It should be understood that an estimate is only a best guess based on current trends and a true cost is not known till the actual bids are received for the project. The project needs to be constantly monitored to ensure that costs are kept in line with established budgets. If a change occurs, the impact of that change, in terms of cost needs to be analyzed. It can't wait till the end of each phase. We pride ourselves on keeping project costs in line and not letting them get out of control. Our projects have consistently come within established budgets developed with the Owner and ourselves.

At Arnold & Scangas Architects, we are committed to providing as accurate an estimate of probable construction costs as possible. Our method is that each discipline does their own estimates and that an outside estimating consultant develops a separate estimate. Our estimating consultant knows current pricing of materials and labor rates giving a fairly accurate estimate of probable construction costs at that time. Our estimator has a working knowledge of the construction climate and applies current trends to his estimates. He has worked with us since we began our firm and has provided estimates on numerous new construction projects and rehabilitation projects and has the knowledge and experience to apply the appropriate costs of the work involved whether it involves new construction or whether it involves the renovation of a historic building, which is vastly different from new construction. He is the lead estimator for one of the largest contractors in the State of Vermont.

Both estimates are then discussed and reviewed by our consultants and ourselves. From these estimates, one estimate is developed and presented to the Owner for review and approval. We have

found on past projects this two-system review, provides a more realistic estimate of probable construction costs for our clients.

Waterbury Railroad Station

Stanislaus Apartments

Lyssa Papazian, Historic Preservation Consulting
Historic Building Renovation, Accessibility & Adaptive Re-Use Projects

- Worked on two successful and award-winning adaptive re-use projects with Arnold & Scangas Architects. These were historic schools converted into affordable apartments: **Stanislaus School & Convent** (1924) in West Rutland and the **Watkins School** (1897) in Rutland. Both projects used the federal historic tax credit and won state preservation awards. The Stanislaus project also won an award as an exemplary deep energy retro-fit of a historic building.
- Also with Arnold & Scangas, provided comprehensive regulatory assistance on three town hall/municipal building rehabilitation projects:
  - The **Bethel Town Hall** (2008) renovation project. The project for this 1891 brick Town Hall and Theater included upgrades to the systems, restoration of the exterior and theater, plans for office and meeting room spaces, and ADA improvements. I worked closely with you to ensure the plans met the Secretary of the Interior's Standards. Like the Old White Meeting House, the Bethel Town Hall had also been modified on the ground floor to serve as a garage but also had many remaining historic details.
  - The **Westminster Town Hall** (2017) renovation and accessibility project included providing ADA access to the second floor of the 1887 frame building which was a particular challenge in this relatively small and architecturally intact town hall building. The access was accomplished without any major changes for additions to the exterior.
  - The town-owned, 1853 **McIndoes Falls Academy Building** in Barnet, VT (2018) was used as a library and post office on the first floor but was largely vacant on the second floor. The municipal planning grant-funded feasibility study planned for expanded use by the town and included a sensitive, new two-story addition to the rear of the building while preserving and restoring its historic features.

Engineering Ventures
Historic Building Renovation, Accessibility & Adaptive Re-Use Projects

Muckross State Bow Bog Meeting House, Bow, NH – Structural engineering services were provided to evaluate the existing foundation, steeple and roof system of the Bow Bog Meeting House, built in 1835. Design was provided for repairs to the split stone foundation and steeple beams and trusses.

Waitsfield United Church Village Meeting House, Waitsfield, VT – Structural engineering for additions and renovations of the 140-year-old structure to improve ADA accessibility, energy efficiency, and flood damage mitigation.

Bristol Holley Hall, Bristol, VT – A structural conditions assessment and upgrades were performed on the entire building from the bell tower, roof, overhanging balcony, main floor and foundations. Work to the roof framing included upgrades to the heavy timber trusses and purlins. The main floor was upgraded to meet current Code requirements to hold public events. Three new additions were added to create handicap access to the lower Municipal offices and main level Town Hall.

Calais Town Hall Assessment, Calais, VT – Structural engineering services were provided for an assessment of the historic town hall located adjacent to a floodplain. Recommendations for rehabilitation, accessibility, and flood mitigation were provided.

Middlebury Town Hall Theater, Middlebury, VT – Structural analysis and design was performed for this former Knights of Columbus building for adaptive reuse as the Town Hall Theater. The lower level with new structural support was reconfigured to accommodate an elevator, art gallery, rehearsal space, and a new studio theater. A new wing houses administration and storage space.

Bethel Town Hall, Bethel, VT – Structural engineering was provided for an assessment for the Preservation Trust of Vermont to determine stabilization priorities and to provide an overview of the roof construction. Recommendations were made for prioritized repairs.

KAS
Historic Building Renovation, Accessibility & Adaptive Re-Use Projects

- 235 Lake Street, St Albans, VT.
- Hardwick Village Housing, Hardwick, VT
- John's River Project, Derby, VT.

Arnold and Scangas Architects understands that the Town of South Hero has obtained a Planning Grant from the Vermont Community Development Program (VCDP) to fund architectural and environmental services for the restoration of the Old White Meeting House, a historic building located at 320 US-2, South Hero, VT. The goal of the Town is to bring the building into year-round use as a community space and continue as a local benefit shop known as Granny's Attic. The Town seeks to restore and weatherize the existing structure, add a bathroom to the facility and make modifications necessary for ADA compliance.

Arnold and Scangas Architects will begin this project with a start-up meeting with the Old White Meeting House Committee, the Town of South Hero and the Northwest Regional Planning Commission to discuss project goals, building requirements and the specific needs for the restoration of the Old White Meeting House. We will then perform a site visit to inspect and assess the existing conditions of the building. This will also include site visits from the structural engineer, the civil engineer, the historic preservation consultant and the environmental consultant. We have previously measured the building and developed existing floor plans of the building from the 2019 Conditions Assessment and will verify current conditions. From this information, we will review Life Safety, ADA requirements for new work and Energy codes to determine improvements required to meet code requirements.

We can then develop potential design concepts for the building based on the information gathered at the start-up meeting, site assessment and building code requirements. This will include floor plans and elevations to illustrate the design concept. The structural engineer will augment the field information obtained from the 2019 Conditions Assessment and develop schematic designs for reinforcing the roof and floor framing and stabilizing the foundations. The civil engineer will review existing permits and explore a new wastewater disposal concepts including discharge to an existing system located on the nine acre parcel to the north. Designs that affect the existing site and building will be reviewed with the historic preservationist to make sure that the design does not negatively impact the historic significance of the building. A scope of work by Division can then be developed that will define the work and be used to prepare an estimate of probable construction costs. At this time, we will also explore and identify permit requirements. We will then meet with the Old White Meeting House Committee and other stakeholders to review the schematic design solutions and the scope of work. The potential design solutions presented will be further developed incorporating the changes discussed at the meeting. We will then work with our cost estimator to develop the estimate of probable construction costs. With all the information in hand, we will meet with the Old White Meeting House Committee and other stakeholders to review the final schematic design solutions, scope of work and construction costs. At the end, we will prepare an architectural rendering based on the final design solution.

While the design team is working on the design solutions for the site and building, KAS will be providing the environmental services. They will prepare a Phase I Environmental Site Assessment (ESA) report for the property. The Phase I ESA will be performed to the ASTM 1527-13 standard. The Phase I ESA will include a walkthrough of the building, visual examination of the property and surrounding properties for evidence of recognized environmental conditions (RECs), interviews with knowledgeable individuals, examination of environmental public records databases, examination of historical documentation, and preparation of a report.

KAS will also prepare a HUD environmental record review (ERR) in compliance with the requirements of the National Environmental Policy Act (NEPA), Council on Environmental Quality (CEQ) regulations and Title 24, Part 58 of the Code of Federal Regulations including the HUD Statutory Checklist and Environmental Review Assessment Checklist. KAS will respond to comments from the Vermont Agency of Commerce and Community Development. Upon client review and approval, KAS will draft public notices and will prepare a final ERR.

Arnold and Scangas Architects understand the issues that are inherent with renovations to existing buildings, especially historic buildings. Modern building code compliance is always a challenge. We have a strong working relationship with state and local building officials and will review the preliminary designs of this project to make sure the final design will meet building codes.

Communication is important with any project. With this project, open communication with all the stake holders, the Old White Meeting House Committee, the Town of South Hero and the Northwest Regional Planning Commission (NRPC), will be very important. We understand that the Town of South Hero will be the "client" and have the contractual obligations with our design team. The Town is the grant recipient and will be responsible for financial management and oversight of the Planning Grant with the help of the Old White Meeting House Committee. NRPC will be providing project management functions to assist the Town of South Hero. We see all stakeholders as being active participants in the design process and encourage attendance at all meetings. If this is not possible, then communication with meeting minutes, email and phone calls, etc., will be utilized to keep everyone informed. If large amounts of information need to be shared, a Dropbox file can be created to share documents easily.

Arnold and Scangas Architects has an extensive experience with renovations and adaptive reuse of historic buildings. Each project had its own unique challenges and needs. Over the years, we have met the challenge of coming up with creative solutions for our clients' needs and requirements. Please see the attached samples of work for our ability to work on renovations and adaptive reuse projects.

ARNOLD & SCANGAS
ARCHITECTS

HELEN DAY MEMORIAL BUILDING

Stowe, Vermont

Feasibility Study & Renovations

Interior Bath Renovation

Siding Replacement

Existing Railing Conditions

Arnold & Scangas Architects worked with the Town of Stowe to develop a comprehensive plan for the maintenance and long-term care of this historic landmark building in the Village of Stowe. A detailed diagnostic building survey was completed to assess the current state of the building and determine items that needed immediate attention and long-term goals for continued maintenance and preservation.

During Phase 1 of the renovations, attention was directed towards greater energy efficiency with window replacement, air sealing and insulation upgrades. Also, many of the original exterior wood siding components had began to fail and required replacement. A public restroom was also renovated. For Phase 2 the entry porch columns that were rotting were replaced and railings along the top and bottom of the porch were replaced. Low maintenance materials were chosen to minimize long-term costs to the town. Phase 3 involved upgrading and replacing interior finishes, and mechanical and electrical improvements to complete the project and provide the Town of Stowe with an energy efficient, healthy and comfortable public building while reducing long-term maintenance costs.

ARNOLD & SCANGAS
ARCHITECTS

HOLLEY HALL

Bristol, Vermont

Historic Renovation and Restoration Project

Interior New East Entry

Town Hall

Town Clerk's Offices

Arnold & Scangas Architects completed the feasibility study for a major renovation and historic restoration of Holley Hall. Phase I of the project included documenting existing conditions, spatial analysis, structural inspection and review, energy auditing and testing for radon gas. After collecting all the base information, Arnold & Scangas met with town officials and employees to assess the administrative needs of the building. From these meetings Arnold & Scangas architects produced a written program of space allocations and relationships. Arnold & Scangas met frequently with the Town's building committee to revise and shape the final architectural, electrical and mechanical vision. The Town then went to its citizens for bond approval.

During phase 2 of the project Arnold & Scangas produced construction documents for the project. Construction began in May 2010. The renovations to the Town's landmark building included new town offices on the lower level, two covered walkways to the lower level entrances and an addition to accommodate a new vertical lift and accessible facilities for the upper "Town Hall" level. Structural repairs to the wood roof trusses and the "Town Hall" balcony were also addressed. The renovated building also includes a new 250 SF records vault, Town Clerk's office, public research area and a community room. The existing Town Hall will remain as a major community function room.

ARNOLD & SCANGAS
CHITECTS

ST. ALBANS CITY HALL

St. Albans, Vermont

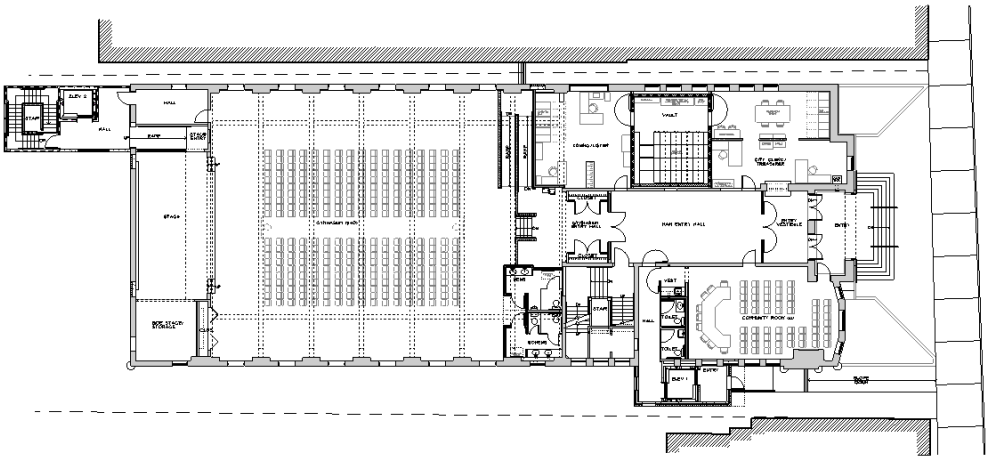
Historic Renovation And Restoration Project

Existing Exterior Conditions

Existing Gym Conditions

Exterior – After Construction

Gym- After Construction



Proposed Floor Plan

Arnold & Scangas Architects completed the feasibility study for a major renovation and historic restoration of St. Albans City Hall. The study for the project included documenting existing conditions, making the building accessible, making it energy efficient, improving the acoustics of the gym and increasing the size of the existing vault. The existing structural, mechanical and electrical systems were also reviewed. After collecting all the base information, Arnold & Scangas met with city officials and employees to assess the administrative needs of the building. From these meetings, Arnold & Scangas Architects developed a design to meet the accessibility needs, energy efficiency requirements and administrative needs for the building. The City then went to its citizens for bond approval and the bond passed.

Construction was completed in 2016. The renovations to historic City Hall included two new elevators, one for City Hall and one for the gym, new accessible facilities, a new larger vault to meet the current and future needs, new town offices and acoustical improvements to the gym, as well as, a new sprinkler system for the building. The building's thermal envelope was insulated, new insulated windows were installed replacing the original single pane windows and new energy efficient mechanical and electrical systems were installed.

The exterior brick and stone work was restored and cleaned using a restoration cleaner.

Scope of Services:

We understand that the project will consist of pre-development design services that will include development of a design program for improvements.

Below is the scope of work as indicated in the RFP, we have reviewed it and recommend a scope of services listed below that we feel will meet the needs of the project

Architectural Services
Part 1 Existing Conditions and Assessment

- Meet with Old White Meeting House Committee, Inc. to establish meeting dates, goals, project requirements and review program requirements.
- Perform a site visit to update the previous completed building assessment.
- Perform a preliminary Vermont Fire Prevention Code and NFPA Life Safety Code analysis analysis of the existing building to determine improvements required to meet applicable codes for the proposed uses of the building.
- Perform a preliminary Vermont Access Rules and ADA analysis of the existing building to determine improvements necessary to meet accessibility requirements.
- Perform a preliminary Vermont Commercial Energy Code analysis of the existing building to determine improvements necessary to meet energy code requirements.

Part 2 Schematic Design

- Develop recommendations for necessary modifications to the existing building.
- Develop a schematic floor plan design solutions per information provided by the Old White Meeting House Committee, life safety code requirements, accessibility requirements, commercial energy code and issues identified as part of the site visit building assessment.
- Meet with Old White Meeting House Committee to review existing building conditions, recommended modifications and proposed floor plan design solutions.
- Further development of schematic floor plan design solutions incorporating changes discussed at meeting.
- Develop architectural scope of work by Division.
- Meet with Old White Meeting House Committee to review revised design floor plan solutions and scope of work by Division.
- Provide estimator with existing drawings, proposed floor plan and scope of work by Division.
- Meet with Old White Meeting House Committee to review estimate of probable construction costs.
- Provide an architectural rendering based on the proposed design

Engineering Services
Structural

- Augment the field information obtained during the previous study through a site visit.
- Schematic designs will be produced to show the intent of remedies for roof and floor framing and foundation systems.
- Develop a written narrative of relevant site/permitting/utility issues and how they would be addressed in a renovation project.
- Coordinate with the architect to implement ADA accessiblility.

- Attend meeting(s) with the Old White Meeting House Committee and architect.
- Review construction costs in coordination with the architect and cost estimator.
- Develop a final report and set of drawings coordinated with the architectural work.

Civil:

- Attend kick-off meeting with Old White Meeting House Committee and architect
- Visit the site to review layout, drainage and utility considerations.
- Review of existing permits will be conducted including the existing ANR Wastewater permit (WW-6-0423) for a holding tank and garage bay floor drains.
- A new wastewater disposal concept will be explored including discharge to an existing system located on the 9 acre parcel to the north.

Historic Preservation Services:

Determination of Eligibility

- The first step in the regulatory process is to prepare and submit a Determination of Eligibility form (DOE) to the Division for Historic Preservation. Since the building has already been included on the State Register, the DOE form must assess its architectural integrity today to see if it should still be considered eligible for the State register and also determine if it also qualifies as eligible for the National Register. The 1984 listing on the State Register was for a historic district, so one step would be to quickly assess through a windshield survey whether the district still has integrity as either a State or potential National Register listing. If the district no longer appeared to be eligible, an additional step would be to assess whether the Old White Meeting House could qualify individually for either or both registers.
- This task will require a site visit, photography, research, and writing to prepare the DOE form as well as a Vermont Architectural Resource Inventory form that must accompany the DOE.

Design Consultation

- During the development of the schematic plans, consult with the architect to advise about how the proposed work can meet the Secretary of the Interior's Standards and to provide research and review data to help establish that the approach chosen is compatible with preservation of the buildings' historic character.

Preliminary Section 106 Review

- Prepare a preliminary Section 106/Historic Preservation Report submission for state and federal review of the proposed schematic plans. The illustrated letter report will describe the proposed work and decision making that was involved if relevant and assess the impact on the historic character of the resource. This report will be presented in a format that can be used or easily converted as material for multiple reviews under different programs and funding if needed.

Environmental Services:

- A Phase I Environmental Site Assessment (ESA) will be performed to the ASTM E 1527-13 standard. The Phase I ESA will include a walkthrough of the building, visual examination of the property and surrounding properties for evidence of recognized environmental conditions (RECs), interviews with knowledgeable individuals,

examination of environmental public records databases, examination of historical documentation, and preparation of a report.

- A HUD environmental record review (ERR) will be prepared in compliance with the requirements of the National Environmental Policy Act (NEPA), Council on Environmental Quality (CEQ) regulations and Title 24, Part 58 of the Code of Federal Regulations including the HUD Statutory Checklist and Environmental Review Assessment Checklist. The consultant will respond to comments from the Vermont Agency of Commerce and Community Development. Upon client review and approval, draft public notices and a final ERR will be prepared.

We believe the proposed scope of work and schedule is appropriate. The tasks listed in the scope of work are sufficient to create a feasibility study that will define the project and provide an estimate of probable construction costs. This will provide the basis for going forward to the next step of design development and construction without investing too much money upfront.

Proposed Timeline:

Date	**Action**
July 12, 2021	Contract executed
July 12-23	Initial startup meeting Survey existing conditions and update existing conditions drawings
July 26-August 20	Perform Code review, ADA review and Energy Code review Develop design solutions Develop architectural scope of work Identify permit requirements
August 20	Meet to review existing conditions, recommended modifications, upgrades and design solutions
August 23-September 3	Further develop design solutions based on meeting
September 3	Meet to review the revised design solutions
September 7-17	Develop architectural scope of work Develop estimate of probable construction costs
September 17	Meet to review scope of work and estimate of probable construction costs
September 23-October 1	Develop an architectural rendering

This schedule shows a timeline that is possible if decisions are made in a timely fashion and no unforeseen delays happen. The schedule can be modified and adjusted as the project progresses to meet the client's needs and requirements. This schedule does show that the project can easily meet the required completion date of February 28, 2022.

Note:

1. Lyssa Papazian, the Historic Consultant, would start with the site visit in July 2021 and begin doing her research for the project. It is anticipated that the DOE form submission can be completed by the end of August. Once a final design solution is developed, she can complete the Preliminary Section 106 Review Letter within three weeks.

2. KAS anticipates completing the Phase I ESA by August 31, 2021. They will then begin to work on the HUD Environmental Record Review and have the work completed by February 1, 2022.

Our project team consists of the following firms and key personnel:

Architects:	Arnold & Scangas Architects	Rebecca Arnold, AIA, Project Architect Laz Scangas, AIA, Jonathon Collin, Intern Architect
Historic Preservation:	Lyssa Papazian	Lyssa Papazian
Structural and Civil Engineers	Engineering Ventures	Bob Neeld, Hannah K. Wingate, Paul M. Boisvert, Jesse Johnson
Environmental:	KAS	Jeremy Roberts, PG, Principal/Manager Monica Ladago, Project Scientist

Arnold & Scangas Architects prides itself on providing high quality service to its clients. We use the team approach for every project, large or small. Each member plays a key role in the success of the project. The owner, the users, the consultants, and the architect, all bring their unique perspective and expertise to the building process. Throughout the years, we have found the most successful projects utilize an integrated team approach.

Rebecca Arnold, AIA, will be the Project Team Manager. She has more than 30 years of experience in the architectural field. She has a thorough understanding of the design process and extensive project management skills. Her responsibilities have included project scheduling, programming, design, project organization and coordination, estimating, preparing construction documents, writing specifications, and overseeing construction administration. She takes a very hands-on approach and is involved in all phases of the design process. Rebecca has experience with a wide range of construction and building types, including restoration and renovation work, additions, new construction, commercial, industrial, educational, institutional and residential. She has worked with private and public clients, including federal and state agencies.

Laz Scangas, AIA, brings over 30 years of experience in the practice of architecture. He has extensive experience in renovations and the ability to assess existing buildings as to their condition and what potential problems with their adaptive reuse and restoration may occur and how they should be resolved. His responsibilities include providing project management and coordination, design, quality assurance, technical direction, adherence to project schedules, and monitoring compliance to the project's budget.

Jonathon Collin, Intern Architect, has more than 20 years of construction and design experience. He has a thorough knowledge of building systems and design. His responsibilities have included programming, design, preparing construction documents, detailing, project coordination and writing specifications. Jonathon has worked on a variety of projects including historical restoration and renovation, multi-family housing, municipal, residential and commercial.

Lyssa Papazian, Historic Preservation Consulting, is a woman-owned sole proprietorship specializing in historic preservation planning, funding, regulation, documentation, and architectural history and has been operating in Vermont since 1998. planning, National Register of Historic Places nominations, historic site surveys, historic preserv.

Lyssa Papazian will be the Architectural Historian for the project. As an integral part of the team, Ms. Papazian will bring her experience in Historic Preservation consulting services for state agencies, municipalities and the private sector. She specializes in National Register nominations, survey and inventory of historic resources, review of impact of federal and state funded projects on historic resources, historic tax credit applications, historic structures reports and architectural conservation, regulatory review of state and federally funded projects, grant writing, history exhibits and architectural history.

Engineering Ventures
Engineering Ventures, PC is an experienced structural and civil consulting engineering firm established in 1994 and operating and licensed in the northeastern US and beyond.

Preserving historic structural building systems is a specialty of Engineering Ventures. We have developed a strong reputation for the evaluation and restoration or rehabilitation of many public and private structures. When developing remedial plans or renovation designs, we are sensitive to the historic fabric of a building and focus on minimizing remedial work. The firm is knowledgeable of the Secretary of the Interior's Standards for Rehabilitation and Tax Credits.

Engineering Ventures civil team provides every project with an exceptional depth and breadth of engineering knowledge and experience, as well as the ability to staff projects according to each client's requirements. We have experience using the newest methodologies, technologies and work practices and a significant record of solving challenges.

Bob Neeld passion for creative engineering solutions has carried through his cumulated 35 years of experience. His body of work encompasses everything from well-known, award winning projects to small jobs for direct clients. No matter what the job is, Bob is dedicated to his clients and strives to work within their parameters. He speacializes in solving structural issues with historic buildings.

Jessie Johnson has interest and experience in sustainability and structural design. She has structural experience in historic restoration, facade rehabilitation, and building envelope restoration.

Paul Boisvert has a wealth of experience in water quality engineering, site design and permitting. It includes site design, project management, contract administration, and permitting at the local, state and federal levels. He has a strong interest in sustainable design with an understanding of the operational implications that follow.

Hannah Wingate, P.E., has performed an extensive amount of surveying for engineering site work. Her experience includes site layout and grading, utility design, contaminated soils management assistance and construction cost estimating. Her knowledge and experience of site design, grading and stormwater treatment design has provided her with an ample understanding of the State of Vermont permitting process.

KAS will provide environmental assessment services. They are a certified woman-owned business enterprise (WBE) in Vermont and New York, conducting industrial hygiene, asbestos, environmental and engineering work. The firm routinely conducts transactional environmental services including Phase I ESAs with Tier 1 VES, asbestos inspections, mold inspections, radon testing, HUD Environmental Records Reviews and has established vendor relationships with qualified firms fore lead-based paint and laboratory testing services.

Jeremy Roberts manages KAS' Environmental Programs in Vermont and has performed numerous Phase I ESA and ERR projects. He has 19 years' experience in the environmental field.

Monica Ladago, KAS project scientist, will complete the Phase I ESA and ERR. Ms. Ladago has six years of experience in the environmental field and has completed several recent similar projects.

REBECCA ARNOLD, AIA
Principal

BACHELOR OF SCIENCE IN ARCHITECTURE
University of Texas at Arlington, 1979
REGISTERED ARCHITECT
State of Vermont
Commonwealth of Massachusetts

MEMBER, AMERICAN INSTITUTE OF ARCHITECTS (AIA)
MEMBER, AIA VERMONT
MEMBER, NATIONAL TRUST FOR HISTORIC PRESERVATION
MEMBER, COLCHESTER/MILTON ROTARY CLUB
MEMBER, CHARLOTTE/SHELBURNE ROTARY CLUB
President (1996-1997)
President Elect (1995-1996)
Secretary (1994-1995)
BURLINGTON DESIGN REVIEW BOARD
(1993 - 1995)
STATE OF VERMONT ARCHITECTURAL LICENSING BOARD
(1995- 2009)

AWARDS
Preservation Trust of Vermont Recognition Award
Holley Hall
Preservation Trust of Vermont Recognition Award
Colchester Log Schoolhouse
Preservation Trust of Vermont Recognition Award
American House Annex and Franklin Heights Building, City of St. Albans
Preservation Trust of Vermont Recognition Award
Highland Hill Apartment, Lamoille Housing Partnership
Preservation Trust of Vermont Recognition Award
Beckwith Block, National Bank of Middlebury
ACEC Grand Award
Gordon-Center House

PROJECTS
Almond Blossoms Schoolhouse
St. Albans, Vermont. *Renovations to existing childcare facility and design for new classroom building.*
Franklin Square Apartments
Montpelier, Vermont. *Renovations, finish upgrades and mechanical work to 6 elderly buildings.*
Montgomery Town Offices
Montgomery, Vermont. *Programming and feasibility study for new town offices.*
Town of Fletcher New Town Offices
Fletcher, Vermont. *Design and construction of new facility for new town offices.*
Town of Monkton New Town Offices & Library Feasibility Study
Monkton, Vermont. *Programming and feasibility study for new town offices and library.*
Holley Hall
Bristol, Vermont. *Restoration and renovations to historical town hall for new municipal offices.*

Helen Day Memorial Building
Stowe, Vermont. *Feasibility study and renovations and systems upgrades to a state-registered historic building.*
South Burlington Municipal Offices
South Burlington, Vermont. *Redesign of existing second floor office space and building entry for the municipal offices of South Burlington.*
National Bank of Middlebury, Brandon Branch
Brandon, Vermont. *Design of new branch office in existing building.*
Colchester Municipal Building
Colchester, Vermont. *Design and construction of new facility for the Colchester Town Offices.*
Colchester Log Schoolhouse
Colchester, Vermont. *Restoration and relocation of an original log schoolhouse for the Colchester Historical Society.*
Westminster Public Safety Facility
Westminster, Vermont. *Design of new facility for the Vermont State Police based on prototype designed for Derby, Vermont.*
St. Albans Public Safety Facility
St. Albans, Vermont. *Design and construction of new facility for the Vermont State Police based on prototype designed for Derby, Vermont and previous facilities with the addition of a wood pellet boiler system and tubular skylights.*
Royalton Public Safety Facility
Royalton, Vermont. *Design and construction of new facility for the Vermont State Police based on prototype designed for Derby, Vermont.*
New Haven Public Safety Facility
New Haven, Vermont. *Design and construction of new facility for the Vermont State Police based on prototype designed for Derby, Vermont.*
Derby Public Safety Facility
Derby, Vermont. *Design and construction of prototype facility for the Vermont State Police and Emergency 911.*
Holton Hall Renovations
Brattleboro, Vermont. *Design and renovations to existing, historic 4 story building for offices for the Austine School for the Deaf.*
Austine School for the Deaf ADA Assessment
Brattleboro, Vermont. *Campus assessment for ADA compliance.*
64 School Street
Rutland, Vermont. *Design and construction of an affordable 2-one bedroom, 4-two bedroom and 6-three bedroom units building for Rutland County Community Land Trust.*
194 Columbian Avenue
Rutland, Vermont. *Historic Renovation of a 2 story and a 3 story brick residential buildings on the National Register for the Rutland County Community Land Trust.*
259 Marble Street
West Rutland, Vermont. *Renovation of a 2-story brick commercial/residential building in the historic district of West Rutland*
Gordon-Center House
Grand Isle, Vermont. *Renovations and restoration of historic stone structure that was severely damaged by fire during the 1998 Ice Storm.*
Town Offices and Police Department
Brandon, Vermont. *Feasibility study to renovate the Town Offices Building and 4 Conant Square, an old car dealership building across the street, for the town offices and police department, respectively.*
Union and Barlow
Brandon, Vermont. *Renovation of an existing 2-unit residential building and the design and construction of a 4-unit and a 6-unit residential buildings.*
American House Annex and Franklin Heights
St. Albans, Vermont. *Renovations and restoration of downtown historical building for retail/commercial at lower two floors and housing at upper two floors.*

LAZARUS SCANGAS, AIA
Principal

BACHELOR OF ARCHITECTURE
Syracuse University, 1985
REGISTERED ARCHITECT
State of Vermont, 1731
NATIONAL COUNCIL of ARCHITECTURAL REGISTRATION BOARDS
NCARB Registration, 50379

MEMBER, AMERICAN INSTITUTE OF ARCHITECTS (AIA)
MEMBER, AIA VERMONT
MEMBER, NATIONAL TRUST FOR HISTORIC PRESERVATION
MEMBER, VERMONT GREEN BUILDING NETWORK
MEMBER, VERMONT HISTORICAL SOCIETY

BOARD OF TRUSTEES, ST. ALBANS MUSEUM
Board Member (2016-Present)
Vice President (2018- Present)

NORTHWEST REGIONAL PLANNING COMMISSION
Chair (2012-2015)
Vice Chair (2009-2011)
Personnel Committee Chair (1998-2011)
Executive Board (1998-Present)
Commissioner (1998-Present)

AWARDS
Preservation Trust of Vermont Award
Stanislaus School and Convent Apartments, Housing Trust of Rutland County
Efficiency Vermont - 2012 Major Renovation Honor Award
Stanislaus Housing – The School, Housing Trust of Rutland County
LEED Sliver
8 Laurel Street
Preservation Trust of Vermont Award
Waterbury Railroad Station, Revitalizing Waterbury
Efficiency Vermont - 2006 Excellence in Energy Conscious Building Design, Honorable Mention
64 School Street
2006 Outstanding Community Achievement Award - Vermont Depart of Housing & Community Affairs
Tuttle Block
Certificate of Appreciation USDA Rural Development
Preservation Trust of Vermont Award
American House Annex and Franklin Heights Building, City of St. Albans
Preservation Trust of Vermont Award
Highland Hill Apartments, Lamoille Housing Partnership
Preservation Trust of Vermont Award
Beckwith Block, National Bank of Middlebury

PROJECTS

St. Albans City Hall
St. Albans, Vermont. Renovation of City Hall located in the downtown historic district for improvements to accessibility, increased vault space, code compliance and energy efficiency

Watkins Avenue
Rutland, Vermont. Historic renovation of an existing brick and stone neighborhood school into 6 residential units and construction of a new 2 story 8 unit residential building

Arthur's Main Street Redevelopment
Morrisville, Vermont, Renovations and restoration of two three-story buildings, on the National Register in the downtown historic district, for retail/commercial and housing

Tim's House
St. Albans, Vermont. Renovations and systems upgrades to a homeless shelter building

Stanislaus Apartments
West Rutland, Vermont. Historic renovations and systems upgrades to three historic buildings

North Branch Apartments
Montpelier, Vermont. Renovations to four state-registered historic buildings for affordable housing for the Central Vermont Community Land Trust

Willard Mill
St. Albans, Vermont, Renovations of historic timber frame mill building, on the National Register, into 27 Units of affordable housing for Housing Vermont and Lake Champlain Housing

Bethel Town Hall
Bethel, Vermont. Restoration and renovations to historic Town Hall

One Franklin Park West, People's Trust Company
St. Albans, Vermont, Two-story bank branch and office building with drive-up teller and ATM.

Waterbury Railroad Station
Waterbury, Vermont, The historic restoration and renovation of the Waterbury Railroad Station.

Tuttle Building
Rutland, Vermont, Renovations and restoration of a four-story building, on the National Register in the downtown historic district, for retail/commercial and housing at the upper floors.

Bethel Town Hall
Swanton, Vermont The renovation of the first floor including expanded vault space and meeting space.

Swanton Town Hall
Swanton, Vermont The renovation of the first floor including expanded vault space and meeting space.

Swanton Railroad Station
Swanton, Vermont. The historic restoration and renovation of Swanton Railroad Station

Butler Building
St. Albans, Vermont, The historic renovation and restoration of a four story building, in the downtown historic district, for retail/commercial at the first floor and housing at upper three floors.

259 Marble Street
West Rutland, Vermont. Historic renovation of a 2-story brick commercial/residential building in the downtown historic district of West Rutland

American House Annex and Franklin Heights
St. Albans, Vermont, Renovations and restoration of downtown historical building for retail/commercial at lower two floors and housing at upper two floors.

JONATHON COLLIN
Intern Architect

BACHELOR OF ARCHITECTURE
Ohio State University, 1990

HARD'ACK RECREATION AREA TRUST
Building Committee (2006-Present)

AWARDS
Preservation Trust of Vermont Award
Holley Hall, Town of Bristol, Vermont
Preservation Trust of Vermont Award
Stanislaus School and Convent Apartments, Housing Trust of Rutland County
Efficiency Vermont - 2012 Major Renovation Honor Award
Stanislaus Housing – The School, Housing Trust of Rutland County
LEED Sliver
8 Laurel Street

PROJECTS
St. Albans City Hall
St. Albans, Vermont. Historic renovation of the St. Albans City Hall.
Montgomery Town Offices Feasibility Study
Montgomery, Vermont. Programming and feasibility study for new town offices.
Fletcher Town Offices
Fletcher, Vermont. New design and construction of town offices for the town of Fletcher.
Hardwick Town Offices & Police Department
Hardwick, Vermont. Feasibility Study and redesign of an existing medical facility into offices for the town and police department.
Monkton Town Hall
Monkton, Vermont. Feasibility Study and Design for relocating the original Historic Town hall and incorporating the town library into an addition to the original structure.
Samaritan House
St. Albans, Vermont. Renovations and energy efficiency upgrades to a homeless shelter located in a historic building in Downtown St. Albans.
Holley Hall
Bristol, Vermont. Historic renovation of the Bristol Town Hall.
Helen Day Memorial Arts Center
Stowe, Vermont. Renovation in 3 phases of a Historic library and art gallery for the Town of Stowe.
Bellows Free Academy Auditorium
St. Albans, Vermont. Historic Renovation and expansion of the existing BFA auditorium.
Colchester Municipal Offices
Colchester, Vermont. New construction of town offices to house the municipal services for the town of Colchester, Vermont.
Bethel Town Hall
Bethel, Vermont. Historic renovation of original town hall in downtown Bethel.

LYSSA PAPAZIAN

HISTORIC PRESERVATION CONSULTANT

13 DUSTY RIDGE ROAD, PUTNEY, VT 05346

www.lyssapapazian.com ~ lyssa@lyssapapazian.com

(802)536-5262 OR (802)579-3698(CELL)

EDUCATION

1992 M.S., Historic Preservation, University of Pennsylvania
1989/90 Preservation-related course work, Univ. of Vermont & Univ. of Massachusetts
1982 A.B., Art, Brown University

PROFESSIONAL EXPERIENCE

1998 - Current ***Historic Preservation Consultant – Architectural Historian,*** *Putney VT*
My services include preparation of environmental regulatory reviews, National Register nominations, tax credit applications for historic rehabilitation, grant applications, cultural resource surveys, historic structure reports, and preservation planning. I meet the qualification standards of the National Park Service (36 CFR Part 61) for architectural historian and historic preservation professional. I am currently included on the pre-approved lists of historic preservation consultants by the Vermont Division for Historic Preservation, New Hampshire Division of Historical Resources, Vermont Agency of Commerce and Community Development, Vermont Agency of Transportation, and the Preservation Trust of Vermont. I am a woman-owned business.

Selected Work Portfolio:

Regulatory Work: Historic Preservation Reports/Survey for Section 106, VT Acts 248 & 250

Community Development and Other Rehabilitation Projects

- *Bridgewater Village School rehabilitation,* Bridgewater, VT Section 106, (Client: Bridgewater Area Community Foundation)
- *Dr. Joseph Perrault House/Almond Blossom Day Care*, St. Albans, VT, (Client Arnold & Scangas Architects)
- *Putnam Block Redevelopment Project,* Bennington, VT, Section 106, (Client: Bennington Redevelopment Group)
- *Westminster Town Hall ADA and Renovation Project*, Westminster, VT, Section 106, (Client: Arnold & Scangas Architects & Town of Westminster)
- *Bryant Grinder Plant Stabilization & Redevelopment,* Springfield, VT, Section 106 and Act 250, (Client: Springfield Regional Development Corp.)
- *Royalton Memorial Library,* Royalton, VT, ADA upgrade and expansion, Section 106 (Client: Jay White Architect and Royalton Memorial Library)
- *Brattleboro Machine Works (former Tri-State Automotive) and Rockwell & Sherwin Carriage Barn brownfields remediation,* Brattleboro, VT, Section 106, (Client: New England Youth Theater)
- *Mylan Technology Expansion Project,* St. Albans, VT, Act 250, (Client: Cross Consulting Engineers & Mylan Technology)

Selected Work Portfolio

Regulatory Work (Continued)

- *Brattleboro Memorial Hospital*, Brattleboro, VT – expansion and upgrade, Act 250 (Client: Brattleboro Mem. Hospital & Stevens and Assoc.)
- *Brooks House,* Brattleboro, VT – multi-use commercial/residential downtown block rehabilitation after fire, Section 106 (Client: Stevens & Associates & Mesabi LLC)
- *Historic Preservation Reviews for multiple repair, planning & rehabilitation projects in the following State Parks with historic resources: Coolidge,* Plymouth, VT; *Ascutney,* Ascutney, VT; *Wilgus,* Weathersfield, VT; *Allis,* Brookfield, VT; *Townshend,* Townshend, VT; *Bomoseen,* Castleton, VT; *Quechee*, Quechee, VT, & *Smugglers Notch*, Stowe, VT, Section 106 and internal review under a programmatic agreement with the Vermont Division for Historic Preservation (Client: Vermont Department of Forestry, Parks & Rec.)
- *Freck Store, Old School Building & Pierce House Rehabilitation Projects,* South Royalton, VT, Section 106 and Act 250, (Client: Truex Cullins & Partners & Vermont Law School)
- *Bethel Town Hall Rehabilitation Project*, Bethel, VT, Section 106, (Client: Arnold & Scangas Architects & Town of Bethel)
- *Warren Town Hall Rehabilitation and ADA Improvement Project,* Warren. VT, Section 106, (Client: Town of Warren)

Transportation, Communications & Energy Projects

- *Champlain Parkway,* Burlington, VT, Act 250 Memo for Hearing (Client: City of Burlington)
- *Swanton Sidewalk Scoping Study,* Swanton, VT, Section 106 review (Client: Cross Consulting Engineers & Town of Swanton)
- *Longmeadow - Webster Road Bicycle/Pedestrian Path*, Shelburne, VT (Client: Hartgen Archaeological Assocs./ Wilbur Smith Assocs. & Town of Shelburne)
- *North Springfield Biomass Plant,* Springfield, VT, Act 248, (Client: N. Springfield Sustainable Energy Project)
- *Individual property solar installations,* (Saxtons River, Putney, Brattleboro, Whitingham, Westminster), Section 106, (Client: Integrated Solar Applications)
- *Windham County Courthouse* & *Windham County Sheriff's Office energy upgrade*, Newfane, VT, Section 106, (Client: Comprehensive Building Solutions & Windham Regional Comm.)
- Communications Antenna Co-location Installations at nine sites: Section 106 Reports & FCC Form 621 (Client: Rural Cellular Corp.)

National Register of Historic Places Nominations (those in bold are listed)

- ***Immaculate Heart of Mary School,*** Rutland, VT (Client: Housing Trust of Rutland County), Listed 10/22/20
- ***Mid-Century Modern Residential Architecture in Norwich, Vermont,*** Multiple Property Documentation Form (Client: Town of Norwich), Listed 9/23/20
- ***Brigham Hill Historic District,*** Norwich, VT (Client: Town of Norwich) Listed 3/5/20
- ***Mid-Century Modern Historic District,*** Norwich, VT (Client: Town of Norwich), Listed 6/25/18
- ***Vermont State Hospital Historic District,*** Waterbury, VT (Client: State of Vermont), Listed 11/17/16
- ***Beaver Meadow School*** and ***Root District School,*** Norwich, VT (Client: Town of Norwich), Both listed on 6/7/13

Selected Work Portfolio

National Register of Historic Places Nominations (continued)

- ***Central Vermont Railroad Headquarters Historic District - Update,*** St. Albans, VT (Client: Cross Consulting Engineers), Listed on 9/18/14
- ***Windsor Village Historic District – Update & Boundary Increase,*** Windsor, VT, (Client: Town of Windsor), Listed on 12/1/14
- ***Mad River Glen Ski Area Historic District,*** Fayston & Buels Gore, VT (Client: Mad River Valley Planning District), Listed on 7/5/12
- ***Holden-Leonard Worker's Housing Historic District,*** Bennington, VT (Client: Housing Vermont & Regional Affordable Housing Corp), Listed on 5/19/11
- ***St. Stanislaus School & Convent House,*** West Rutland, VT (Client: Arnold & Scangas Architects and Housing Trust of Rutland Area Community Land Trust), Listed on 6/18/10
- ***Montpelier Historic District – Additional Documentation & Boundary Increase,*** Montpelier, VT (Client: City of Montpelier), Listed on 2/9/18 & 2/20/18 respectively
- ***Homestead-Horton Neighborhood Historic District***, Brattleboro, VT (Client: Windham Housing Trust), Listed on 4/3/09
- ***Ascutney Mill Dam Historic District***, Windsor, VT, (Client: Town of Windsor), Listed 1/9/07
- ***Whitingham Village Historic District*** , Whitingham, VT**,** (Client: Brattleboro Area Community Land Trust & Town of Whitingham), Listed 3/15/06
- ***Dickinson Estate Historic District (World Learning Campus)***, Brattleboro, VT, (Client: World Learning), Listed on 11/9/05
- ***Essex Junction Commercial Historic District***, Essex Junction, VT, (Client: Village of Essex Junction), Listed 11/1/04

Tax Credit Applications: Federal (Historic Preservation Certification Application) & Vermont (Downtown & Village Center Tax Credit) programs

- *Immaculate Heart of Mary School,* Rutland, VT (in process), federal tax credit (Client: Arnold & Scangas Architects and Housing Trust of Rutland County)
- *Emerson-DeWitt Warehouse,* Brattleboro, VT (in process), federal and state tax credits (Client: 47 Flat Street LLC & Stevens & Associates)
- *Putnam Block Redevelopment Project: Putnam House, Winslow Block, & Former Bennington County Courthouse,* Bennington, VT, federal and state tax credit projects, (Client: Bennington Redevelopment Group & Stevens & Associates)
- *Franklin Co. Savings Bank & Trust Co. Building & Prior Block,* St. Albans, VT, commercial/residential, federal and state tax credit projects, (Client: Butterfield, Nedde, Youkel, LLC)
- *Carrigan Lane Housing (4 buildings with 17 units),* Bennington, VT, affordable housing, federal tax credit project (Client: Shires Housing)
- *Watkins School,* Rutland, VT, affordable housing, federal tax credit project (Client: Arnold & Scangas Architects and Housing Trust of Rutland County)
- *Adams- Stannard House and Carriage Barn*, Fair Haven VT, affordable housing, federal tax credit project (Client: Arnold & Scangas Architects and Housing Trust of Rutland County)
- *Benmont Apartments* (3 buildings), Bennington, VT – affordable housing rehabilitation, federal tax credit project (Client: Housing VT & Regional Affordable Housing Corp.)

Selected Work Portfolio

Tax Credit Applications (continued)

- *Brooks House,* Brattleboro, VT – multi-use commercial/residential downtown block rehabilitation after fire, federal and Vermont tax credit project (Client: Stevens & Associates & Mesabi LLC)
- *St. Stanislaus School & Convent House,* West Rutland, VT, affordable housing rehabilitation, federal tax credit project (Client: Arnold & Scangas Architects and Housing Trust of Rutland County , formerly Rutland County Area Community Land Trust [RACLT])
- *Fellows Gear Shaper Plant Complex*, Springfield, VT, commercial/industrial/institutional rehabilitation, federal tax credit project (Client: The Hamilton Group)
- *Fletcher Block,* Essex Junction, VT, commercial rehabilitation, federal tax credit project (Client: Essex Agency)

Cultural Resource Surveys

- *Lebanon City-Wide Reconnaissance Survey,* Lebanon, NH, comprehensive reconnaissance survey of all properties in town using modified NHDHR Historic District Area Forms (Client: City of Lebanon)
- *Norwich Windshield Survey,* Norwich VT, comprehensive reconnaissance survey of all properties in town (Client: Town of Norwich)
- *Hartford Phase 2 Historic Site and Structures Survey,* Hartford VT, reconnaissance survey of 350 resources from 1930-1960s and intensive level survey documenting 3 historic districts including 107 resources (Client: Town of Hartford)
- *Elkins Village Historic District,* New London, NH, NH Division for Historic Resources Area Inventory form for sidewalk project, (Client: Pathways Consulting and Town of New London)
- *Crafts Avenue Neighborhood Historic District: Phases 1 & 2,* Lebanon, NH, Preparation of NHDHR Historic District Area Form and publicity materials (Client: City of Lebanon, NH)

Consultation, Planning, Project Management, Grant Writing, and Studies

- *McIndoes Academy Adaptive Reuse Project*, Bethel, VT, consultation during design development, (Client: Arnold & Scangas Architects & Town of Bethel)
- *Three Historic Preservation Reports: Architectural Description, Significance & General Preservation Recommendations for Muckross State Park,* Springfield VT; *Lowell Lake State Park,* Londonderry VT; *Dutton Pines State Park*, Dummerston, VT (Client: Vermont Department of Forestry, Parks & Recreation [FPR])
- *Design Guidelines for Bellows Falls: Central Business District & Bellows Falls Island,* Rockingham, VT, preservation consultation (Client: Town of Rockingham & Landworks)
- *Historic Structure Report for New Gallery Complex, Saint-Gaudens National Historic Site,* Cornish, NH (Client: National Park Service & Saint-Gaudens Memorial)
- *Putney School Campus Master Plan*, Putney, VT, (Client: Maclay Architects & Putney School)
- *Next Stage Performing Arts Center at 15 Kimball Hill*, Putney VT, fundraising and project management for $1.6 million adaptive reuse of a former church. (Pro-bono Client: Putney Historical Soc. & Next Stage Arts Project)
- *Putney General Store Project*, Putney, VT, fundraising and project management for $1.4 million reconstruction project after two fires (Pro-bono Client: Putney Historical Society)
- *Historic Structure Report for Old Classroom Building,* South Royalton, VT, (Client: Vermont Law School)

Historic Documentation

- *Blacksmith Shop, Brattleboro Retreat Farm,* Brattleboro, VT, documentation prior to demolition or re-location (Client: Buzz Schmidt)
- *Three Water Street Properties*, Northfield, VT, documentation prior to demolition (Client: Town of Northfield.)
- *Salisbury Furniture Co. Boiler Plant*, Randolph, VT, Documentation prior to demolition (Client: Randolph Area Comm. Dev. Corp.)
- *Central Vermont Railroad Headquarters Complex: 2 listed structures,* St. Albans, VT, documentation prior to demolition (Client: Mylan Technologies, Inc.)
- *Brattleboro Machine Works & Rockwell & Sherwin Carriage Barn,* Brattleboro, VT, documentation prior to demolition (Client: New England Youth Theater)
- *Diesel #1 – Shed/barn*, Enosburg Falls, VT, documentation prior to demolition (Client: Northwest Regional Planning Commission)
- *Fonda Cup Plant,* St. Albans, VT, documentation prior to demolition (Client: City of St. Albans)
- *Brattleboro Retreat Farm*, Brattleboro, VT, Preparation of documentation for historic easement (Client: Vermont Housing & Conservation Board [VHCB] & Preservation Trust of Vermont)
- *Barn at Whetstone Housing,* Brattleboro, VT, Documentation prior to demolition (Client: Liz Pritchett Assocs.)

History and Exhibits

- *Sacketts Brook Conservation Site*, Putney, VT, research, writing, illustration, for permanent outdoor interpretive sign. (Client: Putney Conservation Commission)
- *History of Thwing's Grist Mill and Other Mills, Putney, VT*, an exhibit for the Putney Historical Society. Presented at the 2002 Vermont History Expo, Tunbridge, VT
- *American Precision Museum Exhibit,* Windsor, VT, June, 2004 Design and production of permanent exhibit on the historic building (Client: American Precision Museum)
- *Agriculture in Putney 1700 -2003,* Putney, VT, production of a portable, illustrated exhibit: research/writing/illustration/layout (Client: Strolling of the Heifers & Putney Hist. Soc.)
- *The Courthouse Project*, Co-coordinator/producer of a 3-year traveling exhibit & accompanying educational events about Vermont's county courthouses. Work included research, writing, illustration & design of 15 county exhibits (Client: VT Judicial History Soc.)

Previous Work Experience

1992-1998 ***Senior Historic Preservation Specialist****, New Jersey State Historic Preservation Office (HPO), Trenton, NJ*

36 CFR Part 61 qualified professional and architectural historian, specializing in Section 106 review (Primarily USHUD-funded projects statewide), housing, and regulatory review of state-funded preservation projects through the New Jersey Historic Trust. Work included regulatory review; producing workshops/publications on multiple preservation topics; membership on HPO eligibility committee; Advisory Committee developing NJ's Rehabilitation Building Sub-code; The Governor's Lead-Based Paint Hazard Task Force; Governor's Urban Enterprise Program

LECTURES/PRESENTATIONS

- *Maple Street Neighborhood History & Context*, Power-point presentation in West Lebanon, NH
- *Next Stage Performing Arts Center – Case Study of a State Tax Credit Project By a Non-Profit,* presentation at 2016 Vermont Historic Preservation & Downtown Conference, Waterbury, VT
- *Christmas On Crafts Avenue 1964* Power-point presentation hosted by the City and the Lebanon Heritage Commission to educate public on 2013 historic district work (2014)
- *Brighton and Vermont State Parks Mid-Century Modern Architecture*, joint presentation with Vermont State Architectural Historian, Devin Coleman for 2014 Vermont Historic Preservation Conference, Island Pond, VT
- *Farming in the Mad River Valley: Past, Present & Future,* Power-point presentation hosted by the Mad River Valley Rural Resource Commission (2013)
- *Deep Energy Retrofit on an Historic Building: The Stanislaus House,* presentation given at 2012 Better Buildings by Design Conference (Efficiency Vermont's annual conference)
- *Communicating with the Public in Good Times and Bad,* 2006 Annual VLCT Town Fair
- *The Architectural History of the Connecticut River Valley,* a lecture given for the Osher Institute for Lifelong Learning, Dummerston, VT (2005)
- *Cleaning Up Dirty History*, 2004 Annual Vermont Historic Preservation Conference

BOARDS & COMMUNITY SERVICE

- *Chair* (2020 – present), *Vice-Chair (2017-2020), Board Member* (2012 – 2017), Preservation Trust of Vermont
- *Treasurer (2016- present), Board Member (1998-present), Finance & Development Committees (2008-present):* Putney Historical Society
  - Project Manager for Putney General Store: development & rebuilding of the Putney General Store after two fires;
  - Co-Chair Capital Campaign & Project Advisor for Next Stage Performing Arts Center Project at 15 Kimball Hill;
- *Manager, 4 Kimball Hill Preservation L3C,* Putney, VT – (2008 – present)
- *Co-Manager*, Putney General Store for the Putney Historical Society (2017 - 2019)
- *Chair, Statewide Loan Committee,* Community Capital of Vermont (2012 – 2018)
- *Putney Town Service Officer* (2006 - 2016)
- *Chair*, Putney Affordable Housing Committee (2007 – 2017)
- *Chair, Putney Selectboard***,** Town of Putney (2004-2007)

AWARDS

- Town of Putney 2018 Community Service award
- Vermont Housing & Conservation Board 2017 Award for Community Stewardship
- Preservation Trust of Vermont Awards for Outstanding Work in Preserving Vermont's Architecture:
  - 2012 for Putney General Store
  - 2016 for Next Stage Performing Arts Center, Putney

Engineering Ventures, PC is an experienced structural and civil consulting engineering firm established in 1994 and operating and licensed in the northeastern US and beyond. Our team of 32 qualified professionals and technicians provide a broad range of services to meet the needs of our private and public clients from our offices in Burlington, VT, Lebanon, NH and Schenectady, NY.

Structural Engineering

Engineering Ventures structural team collaborates with their clients to ensure that structural considerations are incorporated into designs at the beginning of the project. This close cooperation translates into buildings that are efficient, effectively coordinated and cost effective. Services offered include building code compliance, new building system structural design, historic building evaluation and restoration, load analysis and design, rigid and braced frames for earthquake and wind, retaining walls, fire walls, trusses, foundations, composite systems, and roofs. The professionals at Engineering Ventures are well versed in heavy timber, lumber and manufactured wood, structural steel, light gauge steel, reinforced concrete (placed, precast, and fabric formed), and masonry.

Civil Engineering and Permitting

Engineering Ventures civil team provides every project with an exceptional depth and breadth of engineering knowledge and experience, as well as the ability to staff projects according to each client's requirements. We have experience using the newest methodologies, technologies and work practices and a significant record of solving challenges. We offer skill and experience in buried utilities, local roads and bridges, parks and recreation facilities, master planning, stormwater management, sanitary sewer, water supply and distribution, erosion and sediment control, grading and earthwork, storage and fire protection, marine and waterfront development, wetlands and other environmentally sensitive habitat areas. We execute all of our projects with paramount consideration for the health, safety, and environmental well-being of all current and future project participants and stakeholders.

Historic Preservation

Preserving historic structural building systems is a specialty of Engineering Ventures. We have developed a strong reputation for the evaluation and restoration or rehabilitation of many public and private structures. When developing remedial plans or renovation designs, we are sensitive to the historic fabric of a building and focus on minimizing remedial work. The firm is knowledgeable of the Secretary of the Interior's Standards for Rehabilitation and Tax Credits.

Sustainable Practices & Principles

Engineering Ventures is committed to the practices and principles of sustainable design and energy efficiency since the inception of the Firm. Our design process incorporates high performance thermal envelopes and locally manufactured and recycled materials, in the new construction or retrofit of existing buildings to create an environment that is efficient with resources, affordable to build and maintain, and a healthy space to inhabit. Our portfolio includes many LEED Certified and Registered, Green Globes Certified, and Net Zero projects. We are particularly well known for developing creative solutions to unusual challenges. We bring a wealth of experience, expertise, insight, and a willingness to use state of the art ideas and collaboration to push the limits in engineering to find unique solutions.

Municipal and State

Engineering Ventures is happy to serve our communities in Vermont, New Hampshire, and upstate New York. The relationships between our company and our local municipalities have grown over the course of our 25 years in business. We were the civil and structural engineering team for the Waterbury State Office Complex restoration and redesign, the largest municipal project in Vermont history. Our structural team assisted with the rehabilitation of the Vermont Statehouse dome, ensuring that the construction wouldn't damage the historical structure. We are currently assisting with the new construction of South Burlington's City Hall and Library.

Site Design Principles

In addition to a holistic approach to site design and collaboration with the architect and other team members, the civil team is engaged in Low Impact Development (LID) and innovative stormwater treatment methodologies. Our engineers focus on reducing imperviousness, conserving natural resources and areas, maintaining natural drainage courses, and minimizing site disruption.

Availability and Capacity

For the past 25 years, Engineering Ventures has committed to being a planning-oriented firm that closely tracks workload, staffing availability, and capability as far ahead as 12 months. Prior to agreeing to work on a project, EV has evaluated the availability and capability of the 32 staff members to work on the project and communicate clearly with the project owner to make sure the schedule is understood. Our teams meet weekly to discuss priorities and staff assignments to meet the various project goals and milestones.

ROBERT A. NEELD JR., P.E.

President

Education

University of Vermont –
Bachelor of Science in Civil Engineering
Professional Certificate in Leadership & Management

Professional Registrations

Vermont
Connecticut
Massachusetts
Maine
New Hampshire
New York
Rhode Island

Professional Societies

Structural Engineer's Society of Vermont (SEAVT) – Past President

American Society of Civil Engineers (ASCE)

National Trust for Historic Preservation

Affiliate Member American Institute of Architects

As the President of Engineering Ventures, Bob Neeld has been integral in making his company one of the most respected civil and structural engineering firms in Vermont. His passion for creative engineering solutions has carried through his cumulated 35 years of experience with consulting firms in the Northeast.

The body of Bob's work encompasses everything from well-known, award winning projects to small jobs for direct clients. No matter what the job is, Bob is dedicated to his clients and strives to work within their parameters.

His work with historic preservation has spanned his entire career. A portion of these projects is listed below.

- Clemmons Farm, Charlotte, VT
- Brandon Methodist Church, Brandon, VT
    - Roof review and foundation work
- Norwich Historical Society, Norwich, VT
- East Peacham School House, Peacham, VT
- Torrey Hall, UVM, Burlington, VT
    - Evaluation and renovation design
- Colonial Theater, Bethel NH
- Penfield Cottage, Lake George, NY
    - Evaluation and renovations
- Blossom Block Foundation, Bethel, VT
    - Evaluation and repairs
- Muckross State Park Complex, Springfield, VT
    - Evaluation of 6 buildings
- Vermont History Center, Barre, VT
    - Conversion to Library
- Memorial Auditorium, Burlington, VT
    - Evaluation
- Benson United Church, Benson, VT
- Camp Downer Dining Hall, Sharon, VT
- Newport Catholic Church, Newport, VT
- Pierce Hall, Rochester, VT
- Pearson Library, Shelburne, VT

HANNAH K. WINGATE, P.E.

Civil Project Engineer

Education

University of Vermont –
Bachelor of Science in Civil Engineering

Professional Registrations

Vermont

Hannah Wingate, P.E., has worked in Civil Engineering Consulting since obtaining a Bachelor's of Science degree in Civil Engineering from the University of Vermont. Hannah has a strong background in field work having performed an extensive amount of surveying for engineering site work, boundary plats and utility as-built surveys. Her qualifications also include construction & erosion prevention and sediment control oversight and stormwater inspection. Her experience at Engineering Ventures has facilitated growth of her skills set to include site layout and grading, utility design, contaminated soils management assistance and construction cost estimating.

Most recently, Hannah has obtained stormwater discharge permits through implementation of her knowledge of site design, grading and stormwater treatment design. This experience paired with the wide range of projects taken on at Engineering Ventures has provided Hannah with an ample understanding of the State of Vermont permitting process, specifically related to compliance with the 2017 Vermont Stormwater Management Rule. Hannah's permitting experience extends across Lake Champlain into New York, where she has assisted in gaining authorization from the Army Corps of Engineers to perform maintenance on existing marine structures within Lake Champlain.

Relevant Project Experience

- HULA Lakeside Campus Adaptive Re-Use, Burlington, VT
- CCC Stone Hut Rehabilitation, Stowe, VT
- Caledonia County Courthouse Parking Lot, St. Johnsbury, VT
-

PAUL M. BOISVERT, P.E., LEED AP

Senior Engineer/Principal

Education

University of Vermont –
Bachelor of Science in Civil Engineering

Professional Registrations

Vermont

Paul joined EV in 2007 bringing with him a wealth of experience in water quality engineering, site design and permitting. Since then, he has grown into a project management role, focusing on the whole project and client relationship. In 2012, Paul became a principal of the firm and senior engineer with supervisory responsibility for growing team members.

Paul's wide range of experience includes site design, project management, contract administration, and permitting at the local, state and federal levels. Paul's approach to projects combines a strong interest in sustainable design with an understanding of the operational implications that follow.

His recent projects include site design and lead on the Act 250 process for reconstruction of the Waterbury State Office Complex, stormwater and site design for Union Elementary School in Montpelier, and site design for the Community Sailing Center in Burlington. Other recent projects include grading, stormwater, and utility design for an extension of Lake Street, on the Burlington waterfront, and engineering for the King Street Center in Burlington.

Paul's expertise includes numerous stormwater design projects in Vermont, many within stormwater-impaired watersheds and involving offsets, municipal stormwater treatment easements, and sediment load reductions.

Relevant Project Experience

- Moran Plant FRAME, Burlington, VT
- Barnes Camp Visitor Center, Stowe, VT
- Community Center, Rochester, VT
- New Library & City Hall, South Burlington, VT
- Public Works Feasibility, St Albans, VT
- 61 Summit Street, UVM, Burlington, VT
- State Office Complex Restoration, Waterbury, VT

JESSIE JOHNSON, E.I.

Structural Staff Engineer

Education

University of Vermont –
Bachelor of Science in Civil Engineering

Professional Registrations

Vermont E.I.T.

Jessie joined EV in February of 2019. She has a Bachelor of Science in Civil Engineering from the University of Vermont. While she is a licensed engineering intern (EIT), her most recent position was a Senior Project Representative with an architecture firm located in New York City. It was there that her interest and experience in sustainability and structural design was met with her appreciation for historic restoration, facade rehabilitation, and building envelope standards.

Having grown up both in Vermont and in New York City, she provides a unique perspective of sustainability in urban environments. With her experience as an office engineer and knowledge of new building construction, she is versed in the construction industry – whether that be from the viewpoint as a project engineer, project architect, or construction manager.

Relevant Project Experience

- Colodny Building Façade Assessment, White River Junction, VT
- Garage Rehabilitation, Bellows Falls, VT
- Patrol Shed, Manchester, VT
- Mills Riverside Park Bridge, Jericho, VT
- Seyon Lodge, Groton, VT
- Bancroft State Building Addition, Concord, NH

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802 383.0490 f
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Plattsburgh, NY 12901
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518 563.9445 p
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Company Biography

KAS is a certified Woman-owned business enterprise in Vermont and New York State. KAS was established in 2004 to provide environmental and industrial hygiene consulting services. In 2009 KAS acquired ESPC Civil and Environmental Engineering which primarily focuses on design, permitting, and construction management of public and private infrastructure projects. As a result of this union, KAS now offers comprehensive design and management services for a wide variety of civil and environmental applications, as well as industrial hygiene consulting, health and safety training and consulting, environmental consulting and asbestos testing and consulting.

Our philosophy is rooted in innovation and flexibility. Because of our staff's highly diverse and extensive experience, we are able to offer the right services for a wide variety projects and clients.

With offices on either side of Lake Champlain, KAS is strategically positioned to serve a broad geographical area including all of Northern New York and New England.

In addition to being a creative design team, KAS staff members have strong working relationships with several federal, state, and local agencies and departments. This experience and the relationships developed with these agencies stream-lines the permitting process for projects. KAS prides itself on its ability to work with clients, regulators, and other stakeholders in providing creative, innovative, practical, and cost effective solutions.

Staff and Services

An experienced team of civil and environmental engineers, geologists, soil scientists, environmental scientists, and technicians work jointly to take on all types of environmental investigation and remediation projects. KAS' service lines include:

- Civil and Environmental Engineering Services
- Contaminated Sites Management
- Site Remediation / Cleanup
- Environmental Site Assessments, Brownfields and Industrial Site Redevelopment
- Property Assessment Services
- Asbestos Management and Consulting Services
- Health and Safety Training

KAS, INC.
PROFESSIONAL PROFILE

JEREMY P. ROBERTS, P.G.

TITLE **Environmental Program Manager / Senior Scientist**

EXPERTISE Environmental program project management. Collection of environmental samples and operation and maintenance of hazardous waste treatment systems. Project management, geological investigations, hazardous waste site assessments, water system monitoring and maintenance, groundwater and soil contamination, remedial system design, installation, and operation. Wetland delineation. Phase I and Phase II Environmental Site Assessments.

EXPERIENCE **KAS, Inc., Williston, VT October 2004 – Present.** Management of KAS' environmental projects/ programs, including environmental site assessments, UST removals, site investigations, and environmental clean up activities. Foster technical innovation, quality control and assurance on projects and written materials. Business development activities for environmental programs. Project Management.

Griffin International, Inc., Williston, VT January 2002 – October 2004. Project management. Technical report writing. Geological investigations. Hazardous waste site assessments. Phase I and Phase II environmental site assessments. Collection of groundwater, surface water, and soil samples, soil screening, and soil vapor extraction system monitoring and maintenance.

ACADEMIC BACKGROUND BS, Plant and Soil Science, University of Vermont. May 1999.

PROFESSIONAL QUALIFICATIONS
New York Licensed Geologist #000453-1
ASTM/EPA Environmental Professional
40 Hour OSHA 29CFR1910.120 Hazardous Worker Training
40 Hour Certification in Federal Wetland Delineation, Identification, and Classification.
Vermont Certified Asbestos Site Inspector
ASTM Phase I Environmental Site Assessment Practices For Commercial Real Estate: Transaction Screen & Phase I Site Assessment, April 2012
IAQ/IH Sampling Workshop, August 2012
Practical Guide to Vapor Intrusion Course, April 2016

KAS, INC.
PROFESSIONAL PROFILE

MONICA N. LADAGO

TITLE	**Project Scientist**
EXPERTISE	Environmental science and technical field work.
EXPERIENCE	**KAS, Inc., Williston, VT. April 2015 -Present.** Collection of environmental media samples and operation and maintenance of hazardous sites remediation systems. Hazardous sites investigations and cleanup. Quality Assurance and Quality Control **ECHO Lake Aquarium and Science Center 2009-2013.** Animal Care staff member. Water quality testing. Life support systems upkeep. Daily animal husbandry. Managed 20 volunteers per week. Creation and delivery of educational programming. **Insect Agroecology Lab, University of Vermont 2011-2012** Lab manager. Managed 3 laboratory technicians. Collected and managed insect samples from three research projects. Collaborated with organic farmers to conduct field trials.
ACADMEMIC BACKGROUND	B.S., Environmental Science concentrated in Conservation Biology and Biodiversity.
PROFESSIONAL QUALIFICATIONS	40 Hour OSHA 29CFR1910.120 Hazardous Worker Training

ARNOLD & SCANGAS **COST PROPOSAL**
A R C H I T E C T S

	Princ. Arch Hrs $125	Tech. Per. Hrs $90	Fees
Feasibility Study			
A. Architectural Services			
• Initial start-up meeting with the Old White Meeting House Committtee, the Town of South Hero and NRPC to discuss goals and project requirements	2		
• Perform a site visit to inspect and assess existing conditions of the building	2		
• Perform a preliminary Life Safety and ADA code analysis to determine improvements necessary to meet current code requirements	1	4	
• Perform a preliminary Energy Code review to determine improvements to meet the VT Commercial Building Energy Standards	1	2	
• Develop schematic design solutions based on site visit assessment, code review and information provided by the Old White Meeting House Committee.	8	24	
• Meet and review with Old White Meeting House Committee the existing conditions, recommended modifications, upgrades and design layouts	2		
• Further develop design solutions based on meeting	3	12	
• Meet and review with Old White Meeting House Committee the revised design solutions	2		
• Develop architectural scope of work by Division	2		
• Work with cost estimator to develop estimate of probable construction costs	2		
• Meet and review with Old White Meeting House Committee to review scope of work and estimate of probable construction costs	2		
• Develop an architectural rendering based on design solutions	2	8	
ESTIMATED HOURS/FEES FOR THIS PHASE	29	50	$8,125

CONSULTANTS' FEES	
Engineering Ventures - Civil Engineering	$5,138
Engineering Ventures - Structural Engineering	$5,882
Lyssa Pappazian, Historic Preservation Consultant	$4,600
KAS Consulting - Phase I ESA	$1,750
KAS Consulting - HUD Environmental Record Review	$3,400
Cost Estimator	$750
TOTAL FEE FOR CONSULTANTS	**$21,520**
TOTAL FEE INCLUDING ARCHITECT AND CONSULTANTS	**$29,645**

ESTIMATED REIMBURSABLE	
Arnold & Scangas Architects:	$200
Lyssa Papazian:	$282
KAS:	$200
	$682

Note: This proposal provides services for a feasablity study and does not include the following:
1. A formal boundary survey with plat, corner marker installation and documentation
2. Formal site plan
3. Topographic survey
4. Construction Documents for permitting or construction

Arnold and Scangas Architects
Client References:

- **St. Albans City Hall**, *St. Albans, Vermont*
  Mr. Dominic Cloud, City Manager**,** City of St. Albans**,** 100 N. Main St.**,** St. Albans, Vt. 05478**,** Tel: 802-524-1500, dcloud@Stalbansvt.com
- **Holley Hall,** *Bristol, Vermont*
  Mr. Joel Bouvier, National Bank of Middlebury**,** PO Box 189**,** Middlebury, VT 05753**,** Tel: 802-388-1983**,** jbouvier@NBMVT.com
- **South Burlington Municipal Offices**, *South Burlington, Vermont*
- **Helen Day Memorial Library**, *Stowe, Vermont*
  Mr. Justin Rabidoux, Director of Public Works, City of South Burlington, 575 Dorset Street, *South Burlington, VT. 05403, Tel: 802-658-7961, jrabidoux@sburl.com*

Lyssa Papazian, Historic Preservation Consulting
Client References:

- **Nancy Osgood, Chair, Norwich Historic Preservation Commission, (802) 649-3416**
- **Peter Brink, former Chair, Norwich Historic Preservation Commission (802) 649-7029; (peterhbrink@gmail.com)**
- **Eric Gilbertson**, former chair of Montpelier Historic Preservation Commission; eric@ptvermont.org or 802-272-8543
- **Kevin Casey, Community Development Specialist**, City of Montpelier Department of Planning and Community Development, KCasey@montpelier-vt.org or (802) 273-3266
- **Judy L. Hayward**, Executive Director, Historic Windsor, Inc. & Preservation Education Institute, PO Box 2, Windsor, VT 05089, 802.674.6752 office 802.356.4348 mobile; peihwi@gmail.com

Engineering Ventures
Client References:

- Jenna Lapachinski, Preservation Trust of Vermont (Numerous Vermont Assessments) 802-552-0659 jenna@ptvermont.org
- Bruce Buttrick, Town of Bow (Bow Bog Meeting House) 603-886-6008 bbuttrick@hudsonnh.gov
- Paul Wyncoop, Bread Loaf Corporation & PTV Lake House Committee (Grand Isle Lake House). 802-989-4189 PWyncoop@breadloaf.com

KAS
Client References:

- Matt Moore, Project Manager with Evernorth in Burlington, VT 802-863-3816, mmoore@evernorthus.org
- Bob Hansen, Senior Construction Manager with Rural Edge in Lyndonville, VT 802-535-3614, BobH@ruraledge.org
- Miranda Lecaze, Director of Real Estate Development with Champlain Housing Trust in Burlington, VT 802-861-7676, mlecaze@getahome.org

Arnold and Scangas Architects
Administrative Claims in excess of $ 25,000 per project

- None

Lyssa Papazian, Historic Preservation Consulting
Administrative Claims in excess of $ 25,000 per project

- None

Engineering Ventures
Administrative Claims in excess of $ 25,000 per project

- Engineering Ventures has been involved in six claims in its 25-year history. All have been settled by negotiation or in formal mediation without a suit being filed. A complete list of the incidents is available upon request.

KAS
Administrative Claims in excess of $ 25,000 per project

- None

ARNOLD & SCANGAS

ARCHITECTS

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