

SPECIAL COUNCIL MEETING
Tuesday, June 23, 2026 4:30pm
Zoom Meeting ID: 889 8252 5535 Passcode: 675736
One tap mobile 929-205-6099

Page	Agenda Item
	1. Call to Order – 4:30PM
	2. Adjustments to and Approval of the Agenda
	2-a. Executive session – real estate
	3. Visitors & Communications – anticipated 6:00PM
	4. Consent Agenda
4	A. Approval of Minutes
	i. Meeting of 6/16/26
	B. Clerk’s Office Licenses & Permits
	C. Approve purchase option for infill development of Merchant/Cleary St lots
9	D. Authorize the Manager to execute contract(s)
	4-a. Approve City Warrants
	i. Approve week of 6/24/26
	5. City Clerk Report
	6. Liquor/Cannabis Control Boards
	7. City Manager’s Report
	8. New Business
	A. Flood Resiliency Plan update - Hydrology model briefing (Gustin/SLR)
12	B. 143 N Main St campaign financial report (BADC)
13	C. Approve gap financing plan for DPW garage project
23	D. Select Prospect Heights developer
	9. Upcoming Business
	10. Round Table
	11. Executive Session – as needed
	12. Adjournment



City of Barre, Vermont

6 N. Main St., Suite 2
Barre, VT 05641
www.barrecity.org

R. Nicolas Storellicastro
City Manager
(802) 476-0240
citymanager@barrecity.org

MEMO

TO: City Council
FROM: The Manager
DATE: June 19, 2026
SUBJECT: Packet Memo re: 6/23/2026 Council Meeting Agenda Items

The following notes apply to packet support materials for the Subject Council Meeting Agenda. **Please note the meeting will begin at 4:30PM with an executive session to last through approximately 6:00PM.**

Adjustments to the Agenda

None at this time.

4(C) Approve purchase option for infill development of Merchant/Cleary St lots

As a follow up from the Council's June 16, 2026 approval of this infill development project, staff is awaiting a draft option from the City Attorney and it will be provided to the Council as soon as it is received.

4(D) Contract(s) for approval

There are contract(s) for approval/ratification as follows:

- Annual Supply Bid: Various vendors and various costs based on a competitive bid for the Department of Public Works annual supplies.

8(A) Flood Resiliency Plan Update – Hydrology model briefing (Gustin/SLR)

There is no item in the packet for this agenda topic. SLR will present the hydrology model that was commissioned. Any materials provided by SLR prior the meeting will be posted and sent to the Council.

8(B) 143 N Main St campaign financial report (BADC)

There is a memo from BADC in the packet to support this agenda item, which is a final financial report related to the 143 N Main St initiative.

8(C) Approve gap financing plan for DPW garage project

The packet includes a memo detailing the funding request to allow us to complete the core elements of the new Public Works garage. Like many projects, we have experienced delays (due to an appeal by an abutter, and general costs of construction). The packet includes the current finances of the project and the staff's recommended solution.

8(D) Select Prospect Heights developer

The packet includes the two developer proposals received in response to an RFP to build the homes as part of the Prospect Heights project. As part of our CDBG-DR award, the City committed to an accelerated timeline to select a developer to demonstrate ongoing progress. Please note the Council may wish to enter executive session prior to acting on this agenda item.

Ground Rules for Interaction with each other, staff, and the general public

- Rules may be reviewed periodically
- Practice mutual respect
 - Assume good intent and explain impact
 - Ask clarifying questions
 - If off course, interrupt and redirect
- Think, then A.C.T.
 - Alternatives – Identify all choices
 - Consequences – Project outcomes
 - Tell your story – Prepare your defense
- Ethics checks
 - Is it legal?
 - Is it in scope (Charter, ordinance, policy)?
 - Is it balanced?
- “ELMO” – Enough, Let’s Move On
 - Honor time limits
 - Be attentive, not repetitive
- Be open-minded to different solutions or ideas
 - Remarks must be relevant and appropriate to the discussion; stay on subject
 - Don’t leave with “silent disagreement”
 - Decisions agreed on by consensus when possible, majority when necessary
 - All decisions of Council are final
- No blame
 - Articulate expectations of each other
 - We all deeply care about the City in our own way
 - Debate issues, not personalities
- Electronics
 - No texting, email, or videogames during the meeting

To be approved at the next Barre City Council Meeting

**Regular Meeting of the Barre City Council -Draft
Held June 16th, 2026, at 6pm
Council Chambers-Barre City Hall**

The warned Regular Meeting of the Barre City Council was called to order in person and via video platform by Mayor Thomas Lauzon at 6:01 PM in the Council Chambers at City Hall, Barre, Vermont. In attendance were: From Ward I, Councilors Sonya Spaulding (remote) and Beth Hilgartner; from Ward II, Councilor Jeff Bergeron and Councilor Amanda Gustin; and from Ward III, Councilor Michael Deering and Don Routhier. City staff members present were City Manager Nicolas Storrellicastro, Clerk Cheryl Metivier, Carol Dawes

Adjustments to the Agenda – Remove item 8F from New Business
Swap 8A & 8B around.

Motion to approve of the agenda dated 6/2/2026 moved by Councilor Bergeron, Seconded by Councilor Gustin, approved.

Visitors & Communications –

Connie Godin- would like the Council to address the use of e-bike and mini-motorbikes on City sidewalks.

Merrill Creagh brought forth a complaint for the use of City property next to her house for business purposes. She bought the property with expectations of no activity on either side of her lot. Would like the City to explain and address the matter.

The Council will gather at the lots on July 14th at 430pm to investigate.

Consent Agenda

A. Approval of Minutes -CORRECTED
i. Meeting of 6/2/26

B. Clerk's Office Licenses & Permits

Capstone's Summer Celebration - Aug 22, 2026 - 11am-2pm on the Capstone Property (Gable Place)

Boyce Street Block Party - July 18th (rain date Aug 1st) - 12pm-8pm on Boyce St.

Faith Community Church/Enough Ministries - July 19th - 8am - 2pm - Currier Park

C. Approve Manager's separation agreement

D. Approve guidelines for awarding community micro-grants

The proposed parameters for the Parks & Rec Committee to use in its review of applications submitted under this program. If approved, the full application form and parameters will be shared with the Committee (one application has already been submitted for consideration). \$2,500 total budget;

- Micro-grants of up to \$250 for community building activities;
- Grant application developed by the Parks & Recreation Committee (approved by Council 5/19/26);

To be approved at the next Barre City Council Meeting

- Parks & Rec Committee screens applicants and makes recommendations to staff for funding to be awarded

E. Approve revolving loan fund application for headworks project

This will be the \$7.6 million bond debt incurred for construction of the Wastewater Treatment Facility's headworks project that was approved by the voters in November 2024. The project is currently in final design. We expect to go to bid by the end of the summer

F. Authorize the Manager to execute contract(s)

- Waters Excavation, Inc. - \$318,000 for the Seminary Street water main replacement
- Carol Dawes - \$45/hour for TIF administration
- Motorola - \$51,324.65 for portable radio

Motion to approve the Consent Agenda for 06/16/2026 was moved by Councilor Deering, seconded by Councilor Bergeron, approved.

4-a. Approve City Warrants

- i. Approve week of 6/17//26
- ii. Ratify week of 6/10/26

Motion to approve city warrants moved by Councilor Bergeron, seconded by Councilor Hilgartner – approved.

City Clerk & Treasurer Report –

The ballots for the Aug Primary will be delivered to the Clerk's office by June 26, hopefully, earlier. The State of Vermont does not mail ballots to all registered voters for the Primary, only the General.

For this election you will receive (3) ballots in your packet, one for each political party. You are to vote only one ballot and return the other (2) unmarked.

The Secretary of States office has put clear directions on the Certified Envelope to help you navigate on how to return your voted ballot and the (2) unvoted ballots in separate designated envelopes and then for all to be placed in the return envelope.

If you have received a ballot for the past elections for 2026, you will receive the August Primary.

There is still plenty of time to request absentee ballots. You may do so by calling the Clerk's office or sign up online in the voter portal.

Liquor/Cannabis Boards-

Cornerstone - 1st & 3rd Class liquor

Champlain Farms -169 Washington St./ 15 S. Main St. /475 N. Main St. - 2nd Class liquor – tobacco and tobacco sub.

Roscini LLC - N. Main St. 2nd Class liquor renewal

To be approved at the next Barre City Council Meeting

Barre Social Club - OCP (outside consumption permit)

Barre Elks Club - OCP (outside consumption permit)

Motion to approve Liquor/Cannabis licensures moved by Councilor Bergeron, seconded by Councilor Hilgartner, approved

Managers' Report-

- Recreation Dept has some cool camps this summer like a CSI and painting a Mural
- Pool is still on schedule to open June 26th with a Dive In movie
- The Assessors managed meetings with 132 residents to an informal discussion on the new assessments.
- The Grand List is on schedule for launching
- Third round of the CDBG-DR grant applications focus on the North End & elevations
- Charter changes passed at May election have passed.
- DPW will continue the repairs and upgrades for streets and infrastructure.

New Business;

~~B.~~ A. Increase size of the Planning Commission from 5 to 7 members

There is a memo in the packet for this item. Depending on how many of the potential Planning Commission applicants are approved by the Council under Agenda Item #8(A), the Council would need to act on this item to increase the size of the Commission as follows:

- 0-2 new candidates approved → no change needed or recommended
- 3-4 new candidates approved → increase membership from 5 to 7 members

Motion to approve to increase the size of the Planning Commission from 5 to 7 members was moved by Councilor Gustin seconded by Councilor Deering approved.

~~A.~~ B. Volunteer appointment – Planning Commission

Four candidates have submitted applications to be considered for appointment to the Planning Commission as follows:

- Wilson Ballantyne

Motion to approve Wilson Ballantyne to the volunteer appointments to the Planning Commission for a (3) year term ending 2029, was moved by Councilor Gustin seconded by Councilor Bergeron approved.

- Madeline Cobb

Motion to approve Maddy Cobb to the volunteer appointments to the Planning Commission for a (2) year term ending 2028, was moved by Councilor Gustin seconded by Councilor Hilgartner approved.

- Erica Rosset

To be approved at the next Barre City Council Meeting

Motion to approve Erica Rosset to the volunteer appointments to the Planning Commission for a (3) year term ending 2029, was moved by Councilor Deering seconded by Councilor Bergeron approved.

• Erica Smith

Motion to approve Erica Smith to the volunteer appointments to the Planning Commission for a (2) year term ending 2028, was moved by Councilor Gustin seconded by Councilor Bergeron approved.

With the previous vote to increase the membership roster these appointees will run staggering schedules to maintain a quorum.

- B. Approve purchase option/development agreement for Merchant/Cleary St lots for infill housing development Michael Zebrowski

These very modern and striking modular homes will be placed in lots that are difficult to fill. The company will work in (4) phases to complete the project. These 1-, 2-and 3-bedroom homes would build the grand list at no cost to the city. The developer would search for candidates and investors.

Robin Castle of Cleary St came forward with concerns of drainage issues from the brook and clogged culvert.

Move to authorize the City Manager to prepare a purchase option with Up End This for vacant lots on Merchant and Cleary Streets for infill development was moved by Councilor Deering, seconded by Councilor Bergeron approved.

- D. Approve Semprebon Fund allocations: Carol Dawes, City Treasurer outlined the root purpose of the gifted funds and how the City has used the funds for past projects.

- i. Friends of the Winooski – Jockey Hollow Falls Trail at Rotary Park

Michele Braun of Friends of the Winooski and Danielle Owczarski shared the planned trail construction leading to waterfalls and forest resting and relaxing areas. Having raised \$133,156 the committee is asking for \$70,000 from the Semprebon Funds.

Motion to approve the \$70,000 Semprebon Fund Allocations to Friends of the Winooski was moved by Councilor Gustin, seconded by Councilor Hilgartner, approved.

- ii. Cow Pasture Committee

Chris Russo-Fraysier and Janette Shaffer addressed the Council asking for additional funding for projects meant to improve walking and bike trails, bridges and signage in the Cow Pasture

Motion to approve \$25,000 of the Semprebon Fund Allocations to Cow Pasture Committee was moved by Councilor Gustin seconded by Councilor Bergeron, approved.

- E. Review FY27 Capital Improvement Plan

The City manager Nicolas Storellicastro outlined;

- End of use life assests & equipment; BOR roof, Stormwater infrastructure, streets

To be approved at the next Barre City Council Meeting

- Accomplishments; paving, cameras, DPW campus, Auditorium upgrades, new equipment for DPW-PD & Fire,
- New Zamboni
- 2027 priorities – new plows, paving, BOR roof, Cruisers, City Hall upgrades.

~~F. Flood Resiliency Plan annual review (Gustin).~~

G. City Manager search committee update

Phase 1 – Public input with meetings and surveys

Phase 2 – (July) dream candidate

Meetings; June 17th Currier Park 3pm-7pm

June 18th via ZOOM at noon

June 18th at Alumni Hall 6pm

Up Coming

Mayor Lauzon – Special Meeting – Monday at the Mutuo – 6pm

Councilor Deering-update on the DPW campus & paving schedule

Councilor Spaulding- address e-bike usage on sidewalks & jake break usage

Round Table

Councilor Routhier –Kudos to the DPW for the hard work.

Councilor Gustin- New exhibition at the VT Historical Center commemorating the 250th Birthday of the Constitution.

July 18th – Quilting Bee at the Barre Social club

Councilor Deering- End of the school year is Thursday!

Motion to adjourn was made by Councilor Bergeron, seconded by Councilor Gustin, approved.

Meeting adjourned at 9:10 pm

Next regular meeting is scheduled for July 14th, 2026, at 6pm.

The open portions of the meeting were recorded on the video platform.

Respectfully submitted,

Cheryl Metivier, City Clerk



City of Barre, Vermont

“Granite Center of the World”

ACTION ITEM BRIEFING MEMO CITY COUNCIL AGENDA: 6/23/26

Agenda Item No. 4-D

AGENDA ITEM DESCRIPTION: Authorize the Manager to execute contract(s)

SUBMITTING DEPARTMENT/PERSON: The Manager

STAFF RECCOMENDATION: Authorize the Manager to execute the contract(s) as described below

BACKGROUND INFORMATION:

We are requesting approval of the following contract(s) to provide or support critical City services.

Service/Material	Vendor	Cost and Funding Source	Notes
Annual Supply Bid	Various	Various rates, included in general, wastewater and water funds.	The City issues and awards an annual supply bid for materials related to standard operations. The supplies are competitively bid and awarded based on best value to the City.

ATTACHMENT: (1) Annual supply bid tabulation

LEGAL AUTHORITY/REQUIREMENTS:

RECOMMENDED ACTION/MOTION:

Move to authorize the City Manager to execute contract(s) as described above.



City of Barre, Vermont

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Brian Baker
Director of Public Works
(802) 476-0250
PWDirector@barrecity.org

Office Memorandum Department of Public Works

To: Barre City Council
Date: June 17, 2026
Subject: 2026 Annual Supplies Bid (FY27)

On Thursday June 4, 2026, we opened our annual supplies bid. We had 17 different bidders on 15 individual items. The following is our recommended vendors for the supply items for the term July 1, 2026 to June 30, 2027.

		Unit Price	Vendor
Item 1	Gasoline	\$3.1429	SB Collins
Item 2	Bulk Diesel Fuel	\$3.4728	SB Collins
Item 3	Diesel Fuel (Heating)	\$3.8388	Gillespie Fuels
Item 6	Sodium Hydroxide	\$1.6566	Borden & Remington
Item 7	American Cyanamid Magnifloc 985N	\$3.59	Slack Chemical
Item 8	Hydrofluorosilicic Acid	\$9.99	Slack Chemical
Item 9	Zinc Orthophosphate	\$7.07	Shannon Chemical
Item 10	Powdered Activated Carbon	\$1.19	Arq Purification
Item 11	Sodium Hypochlorite	\$2.1546	Borden & Remington
Item 12	Sodium Bisulfite	\$4.274	Slack Chemical
Item 13	Cationic Polymer	\$12.44	Solenis LLC
Item 14	Sodium Aluminate	\$4.79	Holland Chemical
Item 15	Polyaluminum Chloride (PCH-180)	\$2.99	Holland Chemical
Item 16	Sodium Permanaganate	\$9.76	Slack Chemical
Item 17	Riverclear 101 or Southern Water EC-461	\$12.77	Slack Chemical



BID TABULATION
CITY OF BARRE
Annual Supplies 2026

Date: 6/17/2026

Bidder Name		Shannon Chemical	Bordan- Remington	Holland Chemical	Univar Solutions	Carus LLC	Kemira	Slack Chemical	Gillespie Fuels	Solenis LLC	Arq Purification	Norit America	Coyne Chemical	Global Montello	Stewart Shops	Packard Fuels
ITEM 1	Gasoline													\$3.4590	\$3.1429	\$3.4021
ITEM 2	Bulk Diesel Fuel								\$4.1670					\$4.7498	\$3.4728	\$4.2375
ITEM 3	Diesel Fuel (Heating Oil)								\$3.8388							
ITEM 6	Sodium Hydroxide		\$1.6566		\$1.6980			\$3.3990								
ITEM 7	American Cyanamid Magnifloc 985N							\$3.59					\$3.37			
ITEM 8	Hydrofluorosilicic Acid							\$9.99								
ITEM 9	Zinc Orthophosphate	\$7.07				\$10.4500							\$7.50			
ITEM 10	Powdered Activated Carbon										\$1.19	\$1.40				
ITEM 11	Sodium Hypochlorite		\$2.1546					\$2.499								
ITEM 12	Sodium Bisulfite			\$4.32				\$4.274								
ITEM 13	Cationic Polymer							\$19.96		\$12.44						
ITEM 14	Sodium Aluminate			\$4.79			\$4.79									
ITEM 15	Polyaluminum Chloride (PCH-180)			\$2.99	\$2.79		\$2.89									
ITEM 16	Sodium Permanganate	\$12.37			\$19.97			\$9.76								
ITEM 17	Riverclear 101 or Southern Water EC-461							\$12.77								

Bids reviewed by City of Barre Public Works

Brian Balducci



Agenda Item #8-B June 23, 2026

MEMO

TO: Barre City Council, Nicolas Storellicastro
CC: BADC Board of Directors
FR: Steven Mackenzie, President
RE: 143 Main St. Campaign Financial Summary
DATE: June 19, 2026

Councilors:

As you know, the Barre Area Development Corporation successfully completed its 143 Main St. Campaign to acquire the old JJ Newberry building on behalf of the City in order to start the long overdue process of redevelopment of this property. That campaign resulted in the transfer of the property directly to the City on January 16th of this year.

We have since completed a Campaign Financial Summary, a copy of which is attached. This summary has been prepared by BADC's accountant, Salvatore & Babic PC. The campaign raised \$402,146.36 in direct individual donations, which ranged from \$50 to \$50,000! These donations included over \$75,000 from individual BADC Directors averaging over \$5,000 per Director. Combined with the City Council's \$400,000 foundation contribution, the total amount raised was \$802,146.36. The campaign was very efficient, as campaign expenses totaled \$8,520.95, or slightly more than 1% of the funds raised.

You may recall that BADC's pledge to Council was to donate to the City any residual funds raised net of acquisition, closing costs, and campaign expenses. We are pleased to advise the residual amount to be donated to the City is \$16,932.03. It is BADC's intent that these funds be used at the discretion of the City Council to either offset lost property taxes for approximately one (1) year or to help defray expenses associated with the redevelopment of the property.

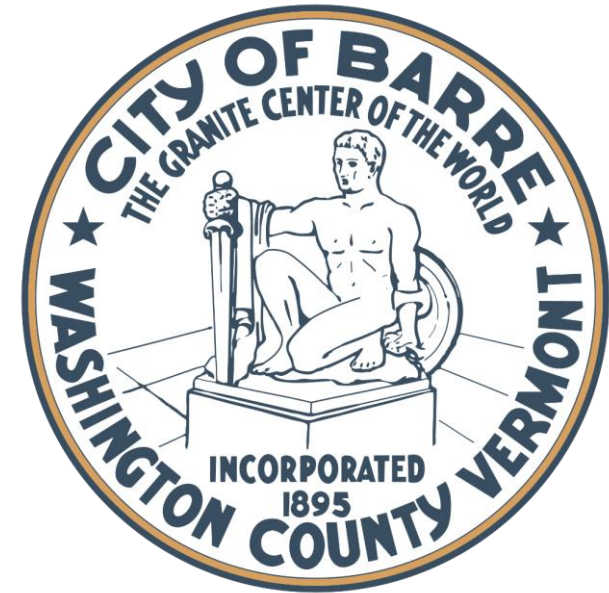
We appreciate that the development process is long term (3-5 years?), but it is a process that could not have started without the acquisition and transfer of the property to municipal ownership. In closing, BADC remains prepared to assist the City with the future redevelopment should the City request assistance from the organization.

MOVE YOUR BUSINESS TO BARRE

PO Box 265, 14 North Main Street, Barre, VT 05641 – 802.476.0660 – info@badc.com – badc.com

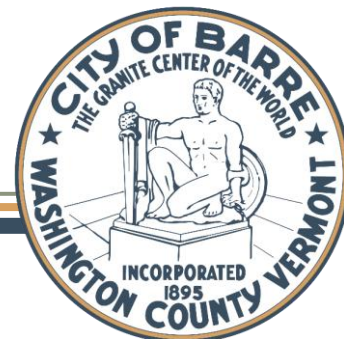
Agenda Item #8-C

June 23, 2026



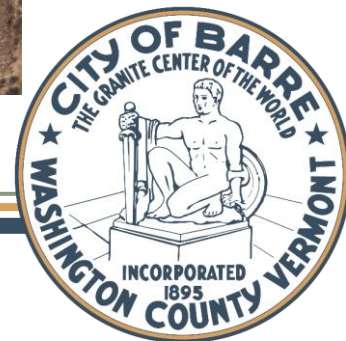
PUBLIC WORKS GARAGE GAP FINANCING PLAN

NICOLAS STORELLICASTRO
CITY MANAGER
JUNE 23, 2026



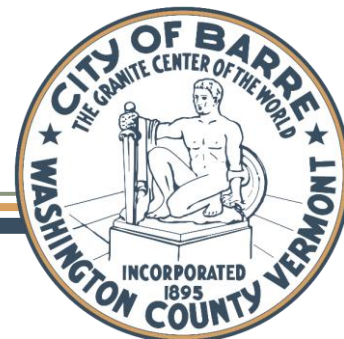
THE BASICS OF THE ACQUISITION

- City acquired 277 Morrison Road to serve as our new Public Works Garage.
- Purchase price was \$3M, with expected site modifications needed to transform this from a warehouse into a garage.
- City did not borrow or raise taxes for the acquisition.



PLANNED MODIFICATIONS

- Overhead doors
- Two new mechanic bay doors
- Exterior storage (i.e. salt/sand bunker, above ground fuel tanks)
- Interior drainage
- Office space renovation and create new walls/hallways for public access

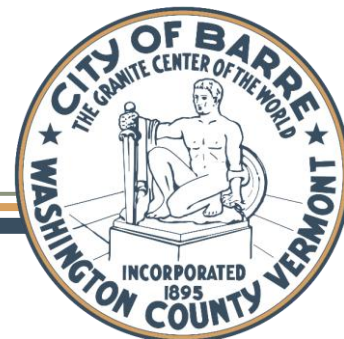




RENOVATION ESTIMATES/ACTUALS

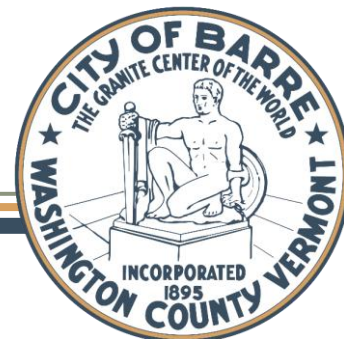
- Initial estimate was \$3.3 million based on contracted estimator
 - In November 2025, voters approved \$3.3 million bond
 - City earned \$257,000 from O'Reilly lease
 - Total available City resources is **\$3.5 million**
- Once construction company was hired, detailed estimates revealed an all-in cost of **\$5.9 million** for the full renovation
- City asked for value engineering and reduced project cost to **\$4.7 million**
 - Eliminated epoxy flooring, paving (deferred to City paving plan), new mechanics bay restroom, interior office renovations, break room expansion.

Our funding gap is **\$1.2 million**
\$4.7 million cost - \$3.5 million identified resources



WHY IS THERE A COST OVERRUN?

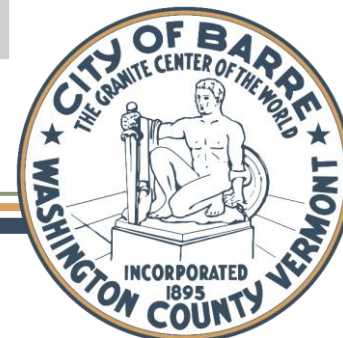
- We bonded based on an estimators projection, not the actual construction management firm that will complete the project.
- Construction estimates are increasing across the board
 - Auditorium, Stevens Branch Apartments...
- Project has faced delays due to challenge by property abutter
 - As a result of this challenge, construction could not begin this Spring as planned and delays result in increased costs.



FINANCING SOLUTION

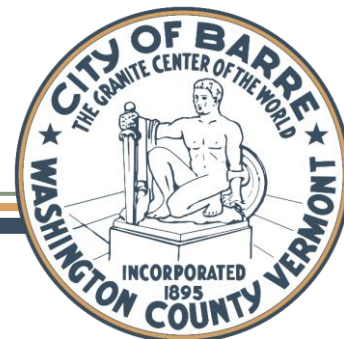
Expense	\$	Funding Source
Acquisition (<i>COMPLETE</i>)	\$3,000,000	Water Fund, Capital Improvement Fund, Special Projects Fund

Expense	\$	Funding Source
Renovations (<i>UNDERWAY</i>)	\$4,735,529	<u>\$3,557,000 Available Resources</u> \$3,300,000 bond (<i>APPROVED BYVOTERS</i>) \$257,000 in O'Reilly lease income (<i>IN HAND</i>) <u>\$1,200,000 Gap</u> \$341,000 in unexpended funds above fund balance \$379,000 from undesignated fund balance \$240,000 Water Enterprise Fund \$240,000 Cozzi Capital Fund



RATIONALE FOR FUNDING SOLUTION

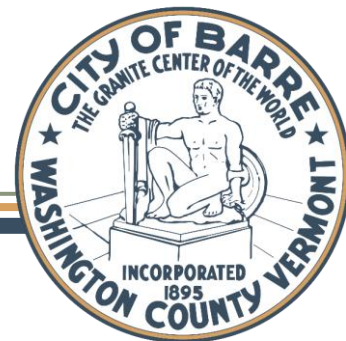
\$	Funding Source	Rationale
\$341,000	Unexpended funds above undesignated fund balance	Estimated cumulative unexpended funds: \$2.1M Amount to be retained by Charter: \$1.4M Amount remaining above charter limit: \$676,000 • \$255,000 used in FY27 budget for tax reduction • \$80,000 approved by Council for Auditorium project • \$341,000 available of original \$676,000
\$379,000	Undesignated fund balance	Amount to be retained by Charter: \$1.4M • ~\$1M remaining if \$379,000 allocated to DPW garage project
\$240,000	Water Enterprise Fund	This represents the amount of the \$1.2M funding gap that would otherwise be attributable to the Water Department
\$240,000	Cozzi Capital Fund	Current balance: \$2.1M • ~\$1.9M remaining if \$240,000 allocated to DPW garage project

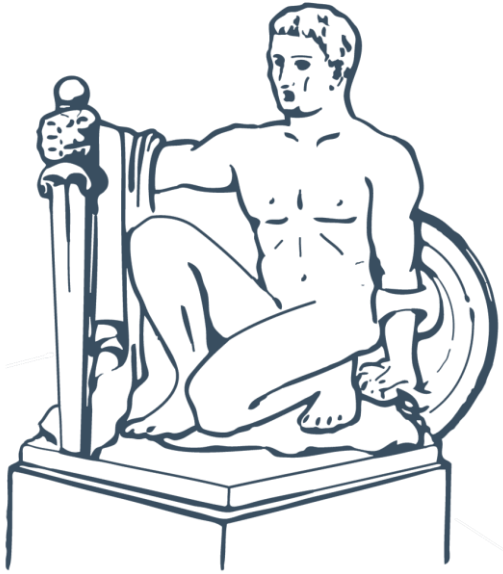


WHAT WOULD A SIMILAR BUILDING COST?

Measure	Estimated Cost	Notes
Milton, VT Garage	\$8.6 – \$10.8 million	Range is for 40,000 and 50,000 square foot building using \$216 cost per square foot estimate used for Milton’s garage project.
Albany, NY	\$13.3 - \$16.7 million	Range is for 40,000 and 50,000 square foot building using \$333 cost per square foot that Albany County paid for a new garage in 2024.
East Montpelier Garage	\$20.1 – \$25.1 million	Range is for 40,000 and 50,000 square foot building using \$502 cost per square foot estimate used for East Montpelier’s garage project.
Acton, MA	\$29.8 million	Acton, MA is budgeting \$700/square foot to build a 42,530 SF facility.

Project costs of \$7.7M is still a bargain based on several independent measures, and less than a quarter the \$30M price tag that we had been facing.





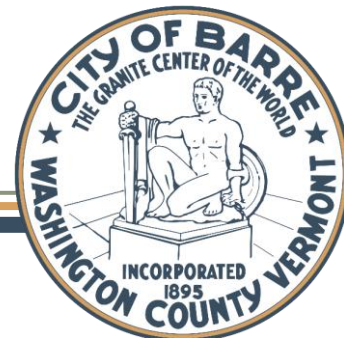
THANK YOU

QUESTIONS/DISCUSSION?

WWW.BARRECITY.ORG



@BARRECITYVT





DEVELOPER PROPOSAL

CITY OF BARRE, VT

DEVELOPMENT OF HOUSING AT PROSPECT HEIGHTS

Barre, VT | May 29, 2026

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COVER LETTER

A. Executive Summary

May 29, 2026

The City of Barre
ATTN: Nicolas Storellicastro, City Manager
citymanager@barrecity.org

RE: Developer RFP - Development of Housing at Prospect Heights

Dear Nicloas,

On behalf of DEW Properties, LLC (DEW Properties), I am pleased to submit our response to the City of Barre's Request for Proposals for the development of housing at Prospect Heights. We appreciate the opportunity to continue our engagement following the RFP phase and to advance a proposal that aligns with the City's vision for thoughtful, high-quality, and community-oriented housing.

DEW Properties brings a proven track record of delivering residential developments throughout Vermont, supported by the integrated capabilities of our affiliate, DEW Construction. This partnership allows us to approach development with a comprehensive perspective—combining site planning, cost control, constructability, and schedule management under a unified team. Our experience spans market-rate, workforce, and affordable housing, and includes working collaboratively with municipalities, housing organizations, and funding partners to successfully deliver projects that meet both community needs and financial objectives.

Our proposed team has been intentionally assembled to provide the City with the expertise and resources necessary for a successful project. We have engaged Wiemann Lamphere Architects to lead the design process, bringing a strong portfolio of context-sensitive and efficient residential design throughout Vermont. They are supported by Hardy Structural Engineering and VHB, whose combined experience in structural systems, site engineering and infrastructure coordination ensures a well-rounded and capable consultant team. Together, this group has a demonstrated history of collaboration and delivery, positioning the project for a smooth progression from concept through completion.

A key differentiator of DEW Properties is our ability to deliver projects with a high degree of certainty. By leveraging DEW Construction's preconstruction and construction management expertise early in the process, we are able to proactively address cost, constructability, and scheduling considerations. This integrated approach reduces risk, enhances efficiency, and allows us to make informed decisions alongside our partners and stakeholders throughout the development process.

Our commitment to communities like Barre is deeply rooted. DEW Properties and DEW Construction was founded by Donald (Don) Wells, who was raised in Vermont and has maintained a lifelong connection to the region. His local upbringing continues to influence our values—prioritizing long-term relationships, responsible development, and meaningful contributions to the communities we serve. This perspective remains central to how DEW Properties approaches each project, including Prospect Heights.

We believe DEW Properties is uniquely positioned to deliver a successful outcome for the City of Barre—bringing together the right experience, the right team, and a thoughtful, collaborative approach. We are committed to working closely with the City and its partners to refine and implement a development that meets the project's goals and provides lasting value to the community.

Thank you for your consideration. We look forward to the opportunity to continue this collaboration.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Donald Wells', is placed above the printed name and title.

Donald Wells
Chairman, Founder
DEW Properties, DEW Construction
dwells@dewconstruction.com
(802) 373-5600

EXECUTIVE SUMMARY

DEW Properties proposes a phased residential development at Prospect Heights that aligns with the City of Barre's housing objectives, CDBG-DR requirements, and long-term vision for sustainable growth. Our approach is centered on delivering a balanced, financially viable community development that meets immediate affordability targets while allowing for future expansion based on market demand.

We will advance an initial phase that delivers the required housing units, including the mandated low-to-moderate income component, through a neighborhood-scaled, clustered building approach that responds to the site and surrounding context. Complementing the affordable rental component, we intend to incorporate workforce and shared-equity homeownership opportunities to support long-term community stability and a diverse housing mix. To further expand homeownership opportunities and increase the number of single-family homes, DEW Properties intends to partner with Huntington Homes, a proven custom modular home builder based in East Montpelier, Vermont, as well as other local subcontractors as part of our delivery approach.

Our delivery strategy leverages an integrated development approach, aligning design, cost, and schedule early in the process to support informed decision-making and reduce project risk.

We have assembled a Vermont-based, highly experienced project team, including Wiemann Lamphere Architects, VHB, Hardy Structural Engineering, DEW Construction, and Downstreet Housing & Community Development, to ensure coordinated execution across design, permitting, construction, and long-term housing stewardship. Additional detail regarding our team structure, resources, and relevant project experience is provided in **Section 6. | Additional Information.**

We bring direct experience delivering housing throughout Vermont, including within Barre, along with a strong understanding of local permitting, funding programs, and stakeholder coordination required to advance projects efficiently. Representative project experience and team qualifications can be found in **Section 6. | Additional Information.**

Our approach is structured to meet the required development timeline, including delivery of the initial housing phase within the grant period, while maintaining flexibility for future phases beyond 2030.

Overall, we are committed to working collaboratively with the City and project partners to refine and deliver a housing development that is achievable, responsive to community needs, and positioned for long-term success.



1. | COMPANY INFORMATION

A. DEW Properties

B. DEW Construction (Affiliate)

BUILDING WHAT MATTERS MOST

FOR YOUR COMMERCIAL REAL ESTATE DEVELOPMENT NEEDS



DEW Properties offers full real estate development and property management services. We specialize in build-to-suit, turnkey solutions to fit your unique real estate needs.

DEW Properties was founded on the principles of creative and innovative solutions for medical and commercial buildings.

As your development, design and construction resource, we will assemble a team to fully understand all aspects of your real estate development needs. As a developer/builder, our collaborative approach allows for transparent communication between our team and our clients. Our experienced real estate team will be with you from project inception to completion.

During the design phase, we will ensure that the following requirements are met:

- *Site selection & validation*
- *Environmental testing and corrective action plans to insure the project site is clear for permitting and financing*
- *Consultation with the local municipality and involved utility providers*
- *All local and state permits as required*
- *Complete plans and specifications for bidding and construction*

We provide reliable budgeting, thus mitigating the uncertainties of real estate development. We are determined to secure the very best financing options and utilize alternative financing sources to maximize benefits resulting in competitive lease and purchase rates.

ALTERNATIVE FUNDING

DEW Properties is experienced in the successful navigation and acquisition process of New Market Tax Credits (NMTC). DEW, together with our legal/NMTC counsel have successfully acquired NMTCs for a combined project totalling \$150MM. DEW is one of only a few developers in the country to have successfully secured New Market Tax Credits combined with Recovery Zone Bond funds for our Rutland City project, CCV's new campus. More recently, we secured NMTCs for our \$16MM Barre City Place project, which allowed 50% occupancy by the State of Vermont. DEW is committed to working with our clients to secure these tax credits if applicable to the project.

OUR LOCATIONS



VERMONT

277 Blair Park Road, Suite 130
Williston, VT 05495
p 802.872.0505

MAINE

2 Market Street, 4th Floor
Portland, ME 04101
p 207.553.3569

NEW HAMPSHIRE

The MacMillin Building
17 Elm Street
Keene, NH 03431
p 603.352.3070

150 Dow Street
Tower 4, Suite 441
Manchester, NH 03101
p 603.932.7740

DEWconstruction.com

BUILDING WHAT MATTERS MOST

OUR STORY

1997 — DEW Construction founded — Chairman and Founder, Don Wells has always understood that the long-term success of DEW is dependent upon client satisfaction. He founded DEW on that guiding principle and a commitment to earn your trust, respect, and, ultimately, your partnership. Your satisfaction is the most important and fulfilling part of what all of us at DEW do every day.

2012 — DEW Acquires The MacMillin Company
The acquisition of MacMillin, a 66-year-old construction company based out of Keene, NH, allowed DEW to integrate resources, capabilities, and industry expertise while creating growth opportunities for our valued employees.

2026 — DEW employs over 100 people and has become one of the region's largest and most respected construction companies serving VT, NH, ME, MA, and upstate NY. Our services include construction management, general contracting, design/build, development and preconstruction planning.

Our people — At DEW, it's no secret that our people are a great source of pride. Their expertise, combined with a shared commitment to our core values, makes us the region's go-to construction firm. Our people possess an enviable track record of success in their specialty, and together they create a highly effective team that brings project after project to completion with remarkable results. They are the foundation for your vision, and the true strength of our company.

As your **trusted partner**, we will leverage our decades of experience, industry knowledge, and our steadfast commitment to finding the best solutions to each unique project. We listen intently, we plan meticulously, and we are accountable throughout the process, ensuring satisfaction and a superior building experience for our clients.

29 Years of Success

129 Dedicated Employees

1,000+ Successfully Completed Projects

\$100M Single Project Bonding Capacity

Industries We Serve

Education

Multifamily/Housing

Healthcare

Manufacturing

Commercial

FOUR LOCATIONS A SINGULAR FOCUS.



VERMONT

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Tower 4, Suite 441
Manchester, NH 03101
p 603.932.7740

DEWconstruction.com



OUR PHILOSOPHY

At DEW, we care about the quality of our work, our people and the partnerships we build.

DEW's proven construction management process maximizes the strengths, skills, and creativity of everyone involved. Committed to meeting our clients' needs, our project teams' focus is on maximizing efficiency by streamlining construction operations and improving communication across all departments, engineers, architects, and the skilled trades (subcontractors). In combination with leading project management and scheduling software, our solution-driven process guarantees predictable results and a successful project completion.

Experience and expertise are the hallmarks of our construction management work at DEW. Collaborative communication, attention to client services, and accountability are the qualities that have established DEW as a trusted CM. Our experienced people provide precise planning, expert project management, and superior workmanship to deliver the ultimate building experience to our clients. With construction projects throughout Northern New England, our focus on accountability and performance has resulted in a 100% project completion rate; we have never had to turn one of our projects over to another CM.

OUR VALUES DRIVE OUR SUCCESS



OPTIMISM

We share a positive mindset, believing in opportunities over obstacles.



ACCOUNTABILITY

We are committed to a culture of ownership, personal accountability, and safety.



INITIATIVE

We are self-motivated, proactive problem solvers.



COMPANY CULTURE

Since 1997, DEW has been building successful commercial construction projects and solid partnerships established on the values we bring to our work every day. Today, we express this simply as: Building What Matters Most. Our approach is guided by DEW's core values and built around three key initiatives that define our culture, **Optimism, Accountability and Initiative.**

Our Leadership Team comprises individuals who have risen through the ranks within DEW, bringing a wealth of hands-on experience to the table. They work closely with project teams, providing unwavering support to ensure the success of our employees who are at the forefront of our operations.

At the heart of DEW's success lies the expertise and dedication of our people. Each member of our team boasts a commendable track record in their respective fields, collectively forming a highly proficient unit that consistently delivers exceptional results. We recognize that our achievements are a direct result of our talented workforce.

DEW's philosophy revolves around investing in our employees and empowering them to unleash their full potential. Through ongoing opportunities for learning and development, both in technical skills and soft skills, we cultivate a culture of continuous growth and excellence. Our collaborative approach fosters trust, communication, and accountability among team members, driving our collective success.

We embrace a culture of autonomy and purpose, where employees are encouraged to innovate and excel in their roles. Our dynamic environment encourages adaptability and forward thinking, enabling us to stay ahead of industry trends and deliver unparalleled value to our clients.

Employee feedback is integral to our continuous improvement efforts. We actively solicit input from our team members and leverage their insights to refine our processes and enhance our culture. This collaborative approach ensures that every employee feels valued and empowered to contribute to our shared success.

THE DEW COMPANY CULTURE TEAM

At DEW, our dedication goes beyond excellence in construction; we are committed to positively impacting the communities we serve. This commitment also extends to creating an inclusive and supportive work environment, driven by our Company Culture Team. By implementing programs that reinforce our core values and enhance employee engagement, the team empowers everyone to contribute to our vibrant company culture.

The Company Culture Team offers employees opportunities to make a difference, enjoy fulfilling experiences, develop professionally, and expand their networks within DEW. Through collaboration and camaraderie, the team strives to create a workplace where everyone feels valued, motivated, and inspired to succeed.

WAYS IN WHICH DEW GIVES BACK:

- ✦ Special Olympics Annual Penguin Plunge (Keene Frozen Sections)
- ✦ Annual Giving Tuesday Donations:
 - * The Locker Project – ME
 - * Williston Community – VT
 - * Feeding Tiny Tummies – NH
- ✦ Green Up Vermont
- ✦ Ronald McDonald House Volunteers
- ✦ Monadnock Peer Support Floating Lanterns Festival
- ✦ Cheshire Health Foundation Annual Tribute Event
- ✦ Annual Keene Pumpkin Festival
- ✦ Donations & Sponsorships
We value our clients and building lasting partnerships. That's why we make donations and sponsorships part of our operations.
- ✦ Matching Gifts Program
We encourage our people to share the causes and activities they are involved with outside of work. Our Matching Gifts Program is designed to honor the diversity of DEW employee giving by supporting a broad spectrum of organizations and institutions. Dollar for dollar, DEW will match up to \$150 per calendar year, per employee in contributions made to funding federations, eligible charitable organizations, or educational institutions. Included in DEW's employee benefits is (8) hours of paid Community Service time per calendar year.

BUILDING WHAT MATTERS MOST



2. | COLLABORATION EXPERIENCE & EXPECTATIONS

Description of past experiences collaborating with public or private entities including expectations for collaborating with the City and VHB in the site design

COLLABORATION EXPERIENCE & EXPECTATIONS

DEW Properties brings extensive experience collaborating with both public municipalities and private stakeholders, with a strong emphasis on delivering housing projects that align with community priorities, funding requirements, and regulatory expectations. Our work frequently involves non-profit and mission-driven partners, where grant funding, public investment, and layered financing structures are critical to project viability. We understand the significant effort required to secure these resources and approach every project with a commitment to protecting that investment through disciplined cost control, schedule adherence, and proactive coordination.

Our team has an established and ongoing relationship with the City of Barre through multiple successful and active projects. This includes the Barre City Place where we have worked closely with City stakeholders to advance housing initiatives aligned with local needs. More recently, DEW Properties was awarded the Stevens Branch Apartments development, where DEW Construction is actively collaborating with the City of Barre and the broader consultant team to advance design, permitting, and preconstruction efforts. In addition, DEW Construction is currently engaged in preconstruction services for the City of Barre - Department of Public Works Garage Renovation Project, further reinforcing our familiarity with the City's processes, expectations, and collaborative approach.

Our experience extends to strong partnerships with key consultants, including VHB. DEW Construction has successfully partnered with VHB on projects such as Marek South in Lebanon, NH, and is currently working together on the New Hampshire Rochester Courthouse. These experiences have established a proven working relationship rooted in clear communication, technical coordination, and a shared commitment to resolving design and site challenges efficiently.

For the Prospect Heights development, DEW Properties will leverage these established relationships and our familiarity with the City of Barre's processes to support a highly collaborative and streamlined design effort. We anticipate working closely with the City and VHB from the earliest stages of site planning to ensure alignment on project goals, permitting strategy, infrastructure considerations, and community impact. Our approach emphasizes open communication, early identification of constraints, and practical, solution-oriented decision-making to maintain momentum and avoid delays.

Ultimately, our goal is to serve as a reliable and proactive partner—bringing together the City, VHB, and the full project team to deliver a well-coordinated, financially viable, and community-focused housing development.



3. | HOUSING PRODUCT DESCRIPTION

A. Development Approach

B. Project Timeline

C. Preliminary Site Plan

- » Description of the type of housing product(s) proposed i.e. multi-family, single-family, duplex etc.
- » Breakdown of units by rental and ownership options
- » Number of bedrooms in each unit expected

HOUSING PRODUCT DESCRIPTION

DEVELOPMENT APPROACH

Our preliminary concept envisions a series of two-story, 8-unit residential buildings, allowing for clustered development that is appropriately scaled for the site and sensitive to nearby residential character. A large building does not appear suitable for this location; therefore, a distributed, neighborhood-scaled site plan is preferred.

AFFORDABLE / WORKFORCE HOUSING COMPONENT (CDBG-DR REQUIREMENT)

To meet the City's CDBG-DR requirement to deliver 42 total units, including at least 32 units serving LMI households by December 31, 2030, DEW Properties proposes:

- ➡ Four two-story buildings (8–10 units each), totaling 32 LMI-restricted affordable/workforce units, with anticipated property management by Downstreet Housing & Community Development.
- ➡ Units would be a mix of 1- and 2-bedroom apartments, sized and priced to meet affordability guidelines and consistent with Downstreet's management standards.

This clustered approach satisfies the grant-mandated unit count, distributes density across the site, and supports long-term operational feasibility for the LMI component.

HOMEOWNERSHIP OPPORTUNITIES

Complementing the multi-family buildings, DEW Properties is also interested in delivering single-family homes, duplexes and /or triplexes on the site as part of a shared-equity homeownership model, targeting price point of approximately \$350,000.

DEW Properties does not expect to build market rate single family homes.

BEDROOM/UNIT BREAKDOWN: RENTAL & OWNERSHIP OPTIONS

HOUSING TYPE	# OF UNITS	# OF BEDROOMS PER UNIT
SINGLE FAMILY HOMES	30	2 - 3 BEDROOMS
8 - 10 PLEXES	7 (56 - 70 UNITS)	1 - 2 BEDROOMS
4 - 6 PLEXES/TOWNHOMES	4 (16 - 24 UNITS)	2 - 3 BEDROOMS

The final mix of unit types and bedroom configurations will be informed by market analysis and confirmed leasing commitments.

HOUSING PRODUCT DESCRIPTION

SCHEDULE / TIMELINE

The preliminary schedule below is structured to deliver 42 units (including at least 32 LMI-restricted units) with full construction and occupancy achieved by December 31, 2030.

ENTITLEMENT & PERMITTING PHASE (2026–2027)

During this period, DEW Properties will complete a market study, along with all municipal and state entitlement processes, including engineering, design coordination, and technical studies.

Key activities include:

- Coordination and management of all entitlements with design partners, including site planning, architectural development, environmental review, and engineering.
- Cost modeling and feasibility analysis, including detailed pro forma development, construction cost exercises, and incorporation of market study data to refine unit counts, pricing, and phasing.

This phase will establish a fully permitted, financially vetted development program ready for funding applications.

INFRASTRUCTURE PHASE (2027–2028)

With a one-year NBRC extension, the City will lead installation of required public infrastructure, beginning in early 2027 following initial permitting while funding is pursued.

Key activities include:

- Construction of core utilities, including water, sewer, and stormwater systems.
- Installation of electrical service and communications infrastructure.
- Construction of roads, sidewalks, curbing, street lighting and related streetscape elements.
- Installation of signage, traffic signaling, and other required civil improvements.

This phase will prepare fully serviced building sites and ensure that DEW Properties can advance directly into vertical construction once financing closes.

FINANCING PHASE (BEGINNING SUMMER 2028)

Upon securing entitlements, DEW Properties will initiate the project financing process. Given the affordability requirements and scale of the development, we anticipate a multi-layered capital stack, including:

- CHIP program resources
- VHFA financing and Low-Income Housing Tax Credits (LIHTC)
- Conventional bank financing
- Supplemental State and Federal funding, pursued collaboratively with the City
- Preconstruction activities, including value engineering, early procurement planning, and construction scheduling

This phase positions the project for an efficient construction start once financing commitments are secured.

CONSTRUCTION & DELIVERY (2029–2030)

Construction of the first phase, which includes the 42 required units and 32 LMI units, would begin immediately upon financial closing.

DEW Properties anticipates:

- **Construction Start:** Early–Mid 2028
- **Substantial Completion of the 42 required units:** Late 2029
- **Lease-up and LMI Occupancy Certification:** No later than December 31, 2030

This schedule ensures full compliance with CDBG-DR timing requirements while maintaining flexibility for additional phases post-2030.

In addition to the initial 42 funded units, and contingent upon findings from the market study and demonstrated public interest, DEW Properties will evaluate and determine the appropriate number of single-family homes and duplex units to be advanced as part of future phases of development.

ADDITIONAL PHASING (2031 & BEYOND)

Any units constructed after the grant period of performance will not be subject to LMI encumbrances.

These later phases may include:

- Mixed-income rental units
- Shared-equity single-family homes
- Market-rate homes or small multifamily buildings

Future phasing will be guided by the market study and demand absorption.

HOUSING PRODUCT DESCRIPTION



38 Eastwood Drive
Suite 301
South Burlington, VT 05403
802.655.5020
wla-vt.com

PROSPECT
HEIGHTS

BARRE, VERMONT



SCHEMATIC SITE
PLAN

PROJECT NO: 2019002
DATE: _____
CHECKED BY: _____
DRAWN BY: _____
SCALE: 1" = 80.0'

SDSP1



4. | CDBG LMI AFFORDABILITY REQUIREMENTS

Compliance and management description that ensures at least 32 housing units will benefit LMI households

CDBG LMI AFFORDABILITY REQUIREMENTS

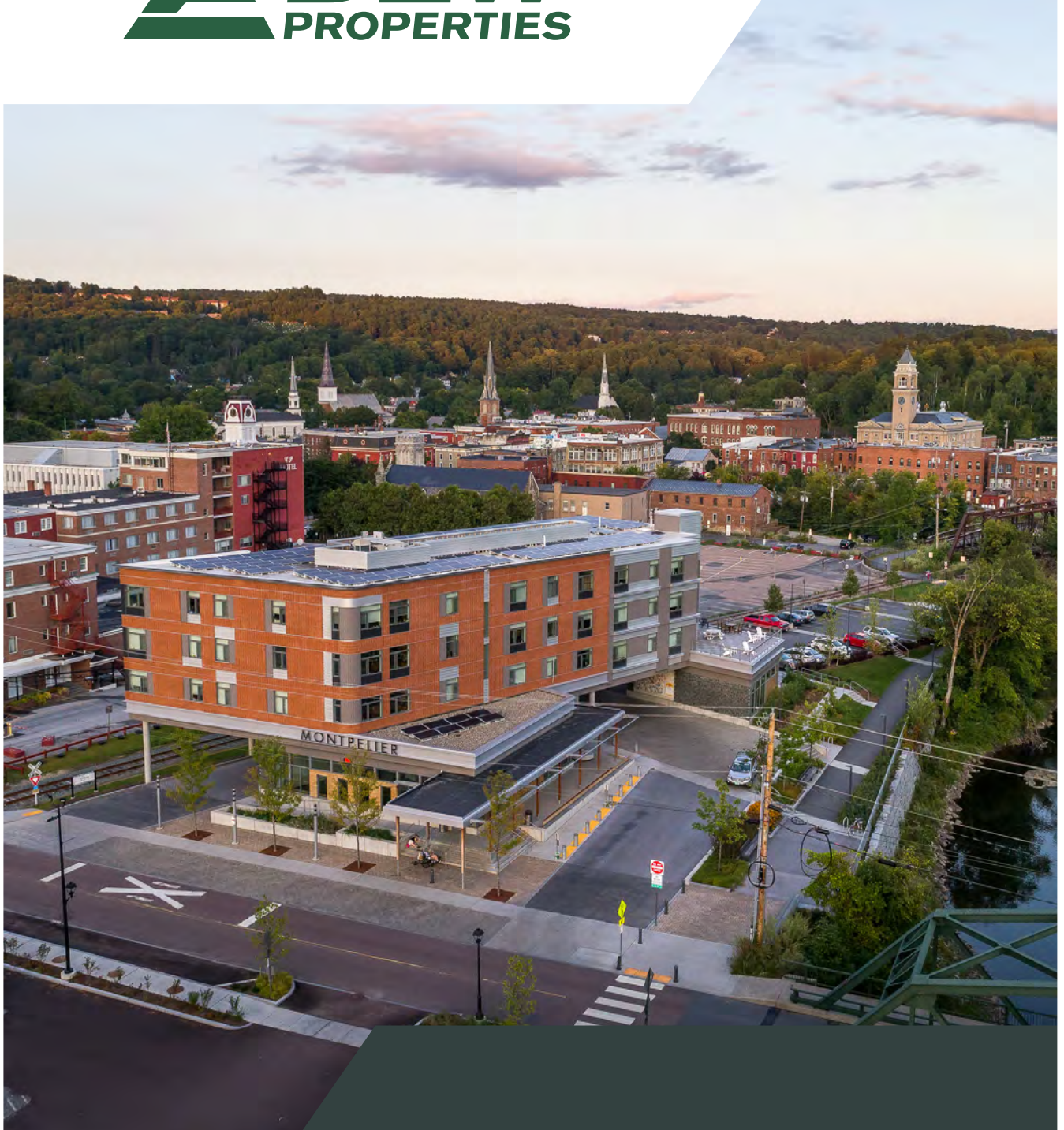
DEW Properties' approach is specifically structured to ensure both successful delivery of LMI units and full compliance with CDBG-DR timing requirements. The project's initial phase prioritizes construction of the required 42 units—including 32 income-restricted units (70%)—within the grant performance period, establishing a clear and achievable path to meeting all LMI obligations.

Our team brings direct, relevant experience delivering and supporting affordable and workforce housing developments across Vermont, including projects completed in partnership with organizations such as Downstreet Housing & Community Development and Evernorth. These collaborations demonstrate our ability to structure projects that meet income-restricted requirements, coordinate layered financing (including LIHTC), and align design, pricing, and unit mix with affordability standards.

Long-term compliance and successful LMI outcomes are accomplished through our established partnership with Downstreet, who will provide professional property management and ongoing program administration. Their expertise in income qualification, regulatory reporting, and stewardship ensures that LMI restrictions are not only achieved at delivery but maintained throughout the compliance period.

Equally important, DEW Properties has the capacity and track record to deliver projects on schedule under complex funding and regulatory conditions. Our integrated development and construction capabilities, combined with a disciplined phasing strategy, allow us to advance entitlement, infrastructure, financing, and vertical construction in a coordinated manner. The project schedule is intentionally structured to achieve full construction and occupancy of all required units—including the 32 LMI units—by December 31, 2030, in accordance with CDBG-DR requirements.

Together, this experience, partnership structure, and execution plan position DEW Properties to reliably deliver the required LMI units while meeting all program deadlines.



5. | ASSUMPTIONS, CONDITIONS, & REQUESTS OF THE CITY

Identify any assumptions, conditions, or requests for City actions, including additional incentives, regulatory changes, or timing considerations

ASSUMPTIONS, CONDITIONS, & REQUESTS OF THE CITY

CITY PARTICIPATION AND REQUESTED INCENTIVES

To ensure the project remains financially feasible—particularly given the affordability requirements and infrastructure needs—DEW Properties anticipates requesting the following support from the City:

- Property Conveyance at a Nominal Cost (\$1)
 - To help seed the project and reduce upfront capital burden.
- Infrastructure Grants
 - Support for roadway, utility, stormwater, and other civil improvements necessary to open the site for housing.
- NBRC Grant (Northern Border Regional Commission)
 - The City's partnership and sponsorship for NBRC infrastructure or housing-supportive grant applications.
- CDBG-DR Grant
 - Alignment with the City on administration, time extension and deployment of CDBG-DR funds targeting the required LMI housing units.
- Act 250 Waiver
 - Relief from Act 250 review to accelerate timeline and reduce pre-development costs.
- Waived Permit Fees
 - Including zoning, building, and stormwater permitting requirements.
- Waived Connection Fees
 - For water, wastewater, and other municipal services.
- Additional Funding Sources
 - Utilization of the CHIP program and/or tax deferement.
 - Any other funding sources available to the city (grants, Low Term Loans, etc.)

These City-supported incentives are expected to play a critical role in lowering development costs and ensuring the project can deliver the required number of income-restricted units by 2030.



6. | ADDITIONAL INFORMATION

A. Relevant Experience

B. Proposed Team

Include any additional information the developer believes would assist the City in evaluating the proposal

RELEVANT EXPERIENCE

Don Wells and Mike Francis are real estate investors and together, have developed over \$140M in properties. Current properties hold a fair market value of approximately \$61 million. Don and Mike collectively own 90% of the properties, while other investors own the remaining 10%. The properties vary in size, ranging from 8,000 square feet to 82,000 square feet.

OVER
\$140 MILLION
IN DEVELOPED
PROPERTIES

Below you will find a listing of our development experience, followed by profiles of projects comparable in scope and complexity to the proposed Development of Housing at Prospect Heights. These examples highlight a blend of successful housing communities completed by DEW Properties and construction projects delivered by DEW Construction. This demonstrates our ability to manage every phase of development—from planning and design through construction and long-term management, while meeting community goals and exceeding client expectations.

Our experience includes delivering LMI-compliant housing developments in partnership with mission-driven organizations, demonstrating our ability to meet applicable affordability requirements while maintaining project viability and long-term performance.

118 PROSPECT STREET STATE OFFICE BUILDING

White River Junction, VT

New four-story 44,000 SF office building. This building was designed to meet LEED® standards for Silver Certification.

150 DOW STREET OFFICE FIT-UP

Manchester, NH

2,500 SF interior office fit-up in a historic downtown mill property.

BARRE CITY PLACE

Barre, VT

New 81,000 SF mixed-use building on Main Street in downtown Barre. The building was built in conjunction with Efficiency Vermont as a high-performance building.

BARRE CITY PLACE - VERMONT TRANSIT FIT-UP

Barre, VT

Fit-up to 2 floors of an existing office building.

BARRE CITY PLACE SMALL PROJECTS

Barre, VT

Miscellaneous renovations performed at Barre City Place covering several floors of the building.

BLAIR PARK OFFICE BUILDING

Williston, VT

New construction of a 28,500 SF, two-story office building housing 4-5 tenants.

COMMUNITY COLLEGE OF VERMONT - RUTLAND ACADEMIC FACILITY

Rutland, VT

New Construction of 32,500 SF academic facility for the Community College of Vermont, Rutland.

CONCORD HOSPITAL - PENACOOK FAMILY PHYSICIANS MOB

Concord, NH

New 15,000 SF MOB for Concord Hospital. The interior fit-up has class A finishes in keeping with current hospital standards.

EAGLE MILL REDEVELOPMENT

Lee, MA

The Eagle Mill property transformed into the twenty-first century with modern amenities. The master plan includes commercial space, affordable housing, apartments, offices, restaurant, and retail space. Historic, Registered Brownfield Site.

EDWARD JONES FIT-UP

Barre, VT

1,700 SF Fit-Up of Barre City Place for Edward Jones.

FRISBIE MEMORIAL HOSPITAL - ROCHESTER PEDIATRICS MOB

Rochester, NH

New construction of an 8,000 SF pediatric medical office building for Frisbie Memorial Hospital.

FRISBIE SKYHAVEN AMBULATORY SURGERY CENTER

Rochester, NH

New construction of a 16,000 SF outpatient surgery center with four operating rooms.

RELEVANT EXPERIENCE

FRITO LAY - LEBANON, NH

Lebanon, NH

This project involved the new construction of a 5,738 square-foot pre-engineered metal building for Frito Lay, designed as a product distribution facility. The building primarily serves as a warehouse and distribution center. It includes check-in areas for drivers, one office, a restroom, and support rooms. The facility features five overhead doors to accommodate various truck sizes for both backloading and side loading.

GSA FIT-OUT 9 ELM STREET

Keene, NH

Renovations to 4,544 SF of former dance studio into offices for the GSA Social Security Office in Keene NH.

HOOKSICK FALLS MOB

Hoosick Falls, NY

Renovations to an existing single-story medical office building. The project reconfigured three rooms, new roof, new siding, new paint, new flooring, and sidewalk repairs.

HOOSICK FALLS MEDICAL CENTER

Hoosick Falls, NY

Interior renovation of an occupied hospital space. Scope includes new framing, drywall, taping, ceilings, flooring, painting, electrical, mechanical, doors/frames/hardware, and millwork.

MANCHESTER OFFICE RENOVATION 2021

Manchester, NH

Office fit-up to add to an existing office space, including (5) offices, (1) open concept area for (4) employees, an additional conference and bid room, reception area, printer/plotter/IT area, and all associated utility and data scopes.

MT. ASCUTNEY HOSPITAL - OTTAUQUECHEE MOB

Hartland, VT

15,500 SF renovation to an existing medical office building. Renovations were performed with no interruptions to medical services over seven phases.

OTTAUQUECHEE HEALTH CENTER RENOVATIONS

Woodstock, VT

3,100 SF renovations to an existing, occupied health center.

PENACOOK DRAW LAB

Concord, NH

Penacook Phase II tenant fit-up for a draw lab.

POSITIVE PIE

Barre, VT

New restaurant fit-up occupies 4,500 SF with seating for 90-100 people.

PROSPECT STREET PHASE II

Hartford, VT

A new two-story 16,690 SF office building for Visiting Nurse and Hospice of Vermont and New Hampshire.

REHAB GYM FIT-UP

Barre, VT

950 SF fit-up for the Rehab Gym within the Barre City Place.

RIG INSURANCE

Colchester, VT

New construction of an 8,400 SF two-story office building for RIG Insurance.

RIVERWALK APARTMENTS

White River Junction, VT

New construction of 42 units of affordable residential housing, 50,890 GSF. Four stories of wood-framed affordable housing above a sub-grade parking garage—apartments range from studios to two-bedroom units.

UVTP - MILTON RENTS

Lebanon, NH

New construction of a 10,016 SF pre-engineered metal building facility for Milton Rents. The building is divided into six different areas on the first floor including a showroom space, offices, employee locker rooms, parts storage area, equipment service area, and a wash bay. As part of the construction, an underground system was installed to collect and reuse wash water, and an oil/water separator tank was also included. Additionally, a mezzanine was built for an equipment area.

STEVEN'S BRANCH APARTMENTS

Barre, VT

New constructions featuring a ground-floor lobby with access from Seminary Street and rear parking, plus an office, tenant storage, community room, and support spaces. It includes 32 mixed-unit apartments—studios to three-bedrooms. The design leverages an easement to maintain rear access without compromising functionality. This mixed-income development will offer affordable housing within walking distance of downtown Barre



BARRE CITY PLACE

BARRE, VT

CONSTRUCTION DELIVERY METHOD

Construction Management (CM), MEPF Design Build

CONSTRUCTION COST

\$12,314,297

PROJECT SIZE

81,717 SF

SCHEDULE DURATION

February 2013 - March 2014

OWNER

DEW Barre City Place, LLC, City of Barre, VT

ARCHITECT

Banwell Architects

The City Place project was conceived, initiated and sponsored by the City of Barre, but was privately developed and constructed by DEW. City Place is a new, four-story, 81,717 SF mixed-use commercial building.

At the time of construction, tenants included the RehabGYM (with a therapy pool), the Positive Pie restaurant, and Edward Jones on the first floor. The second floor of the building houses offices for the State of Vermont; and the third-floor and fourth-floor house the VT Department of Education.

The Main Street facade is designed to blend into the historic streetscape with the use of brick and granite. The site was subject to EPA Brownfield Site Management conditions. The building was built in conjunction with Efficiency Vermont as a high-performance building.

PROJECT AWARDS

- 2014 - AGC-VT: Outstanding Quality of Work and Effort (New Building, Community Development Category)



Steven E. Mackenzie, P.E.
City Manager

City of Barre, Vermont

"Granite Center of the World"

6 N. Main St., Suite 2
Barre, VT 05641
Telephone (802) 476-0240
FAX (802) 476-0264
manager@barrecity.org

February 14, 2014

To Whom It May Concern

SUBJECT: Letter of Recommendation: DEW Properties, LLC & DEW Construction, Inc.

I am pleased to write this letter of recommendation for the above companies based on my recent experience with both relative to the "City Place Project" in Barre. The City Place project was conceived, initiated and sponsored by the City of Barre, but one that was privately developed in its implementation by DEW Properties, LLC. From proposal to completion, this project was developed in less than a remarkably short two years.

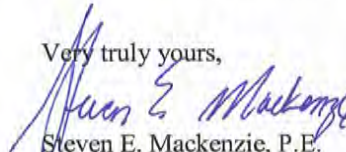
DEW Properties was competitively selected by the City, and has been a committed and responsive "partner" in this project with both the City of Barre and the State of Vermont Department of Buildings and General Services. City Place is a first class, mixed use office building that is an architecturally respectful addition to the fabric of the Barre community,

That is not to say a project of this complexity did not have its own unexpected issues. However, the DEW Team (Steve Morton, Michael Francis, and Don Wells) was able to work with the City team to satisfactorily resolve them and move ahead without any compromise to schedule. The City Place project was delivered to its tenants on time.

Along with our Main Street Reconstruction Project, the City Place Project by the DEW team has been instrumental in the revitalization of our Downtown. The timely and successful completion of this project fulfilled a commitment by the City Council and City Administration to the residents and taxpayers of the City. I can highly recommend the DEW team as a responsive and committed partner for your project.

If you have any questions or would like to discuss the DEW team further, please don't hesitate to contact me at 802-476-0240.

Very truly yours,



Steven E. Mackenzie, P.E.
City Manager



RIVERWALK APARTMENTS
WHITE RIVER JUNCTION, VT

LMI-COMPLIANT

CONSTRUCTION DELIVERY METHOD

Construction Management (CM)

CONSTRUCTION COST

\$13,518,143

PROJECT SIZE

50,890 SF

SCHEDULE DURATION

February 2023 - April 2024

OWNER

Evernorth, Twin Pines Housing Trust

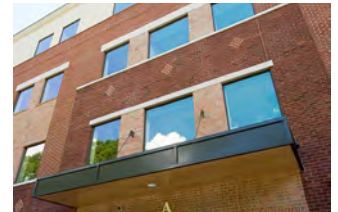
ARCHITECT

Jutras Architecture

New construction of a 50,890 SF wood-framed apartment building in White River Junction, VT on the corner of Prospect and Maple Street. The project site is located just off the Connecticut River, next to the Lyman Bridge, and provides excellent views overlooking the river and easy access to downtown amenities, schools, parks, and public services.

The four-story building offers a mix of studio to two-bedroom apartments, complemented by a sub-grade parking garage with 26 indoor spaces and an additional 30-space surface lot. Designed for energy efficiency, Riverwalk Apartments incorporate cold climate heat pumps, contributing to an annual reduction of 117 tons in CO2 emissions.

DEW Properties and The Braverman Company developed the building with an agreement to sell it to Twin Pines Housing and Evernorth.



118 PROSPECT STREET STATE OFFICE BUILDING

WHITE RIVER JUNCTION, VT

LMI-COMPLIANT

DELIVERY METHOD

Construction Management (CM), MEPF Design Build

CONSTRUCTION COST

\$9,600,750

PROJECT SIZE

44,000 SF

SCHEDULE DURATION

July 2014 - May 2015

OWNER

DEW Prospect Street, LLC

ARCHITECT

MAKE Architects, PC

The building is the first of several to be built as part of the Prospect Street Development Project in White River Junction. It is a new four-story 44,000 SF office building.

All four stories are comprised of offices for different tenant spaces (including The State of Vermont and The Veterans Administration). The scope of work includes but is not limited to earthwork, site utilities, concrete foundations, slab on grade, slab on deck, masonry, structural steel, misc metals, rough carpentry, finish carpentry, architectural millwork, thermal and moisture protection, fireproofing, insulated wall panels, metal wall panels, membrane roofing, aluminum entrances and storefront fiberglass windows, glass and glazing, metal studs and drywall, ACT, tile, resilient flooring, carpet, painting, specialties, and elevators.

The MEPF systems were design-build. This building is designed to meet the standards for LEED® Silver Certification.



PROSPECT STREET PHASE II

HARTFORD, VT

LMI-COMPLIANT

DELIVERY METHOD

Construction Management (CM), MEPF
Design Build

CONSTRUCTION COST

\$3,374,707

PROJECT SIZE

16,690 SF

SCHEDULE DURATION

April 2016 - November 2016

OWNER

DEW Prospect Street, LLC

ARCHITECT

Smith Buckley Architects, PLLC

A new two-story 16,690 SF office building. Both stories will be comprised of offices for tenant spaces. The scope of work includes but is not limited to earthwork, site utilities, concrete foundations, slab on grade, slab on deck, masonry, structural steel, misc. metals, rough carpentry, finish carpentry, architectural millwork, thermal and moisture protection, fire proofing, insulated wall panels, metal wall panels, membrane roofing, aluminum entrances and storefront, fiberglass windows, glass and glazing, metal studs and drywall, ACT, tile, resilient flooring, carpet, painting, specialties, elevators and MEP systems.



STEVENS BRANCH APARTMENTS
BARRE, VT | PRECONSTRUCTION PHASE

LMI-COMPLIANT

CONSTRUCTION DELIVERY METHOD

Design/Build (D/B)

CONSTRUCTION COST

\$13,000,000

OWNER

Stevens Branch Apartments Limited Partnership

ARCHITECT

Wiemann-Lamphere Architects

DEW Properties is working with Wiemann-Lamphere Architects on a new residential community for Downstreet Housing & Community Development and Evernorth in the City of Barre. The first floor includes a well organized lobby with easy access from the sidewalk along Seminary Street and from the parking at the back of the building, an administrative office, tenant storage, community room and other support spaces.

There are 32 apartments in a mix of studios, 1-bedroom, 2-bedroom and 3-bedroom units. The tight site has created some challenges but also architectural opportunities. Where there is an existing easement on the property, we've created an opening in the building for access to rear parking without impacting the program requirements.

The project is intended to be mixed-income affordable housing which will ensure that residents have a quality, affordable place to live within walking distance from the amenities in downtown Barre.



SAFFORD COMMONS

WOODSTOCK, VT

LMI-COMPLIANT

CONSTRUCTION DELIVERY METHOD

General Contractor (GC)

CONSTRUCTION COST

\$6,172,390

PROJECT SIZE

29,000 SF

SCHEDULE DURATION

October 2014 - August 2015

OWNER

Safford Commons Housing LP

ARCHITECT

Duncan Wisniewski Architecture

The project, located on an 8-acre site, included the construction of 10 buildings with 24 apartments and the redevelopment of a former Grange Hall/church building into four apartments. Twenty-three of the apartments are available for low-income households. Safford Commons consists of 10 one-bedroom, 16 two-bedroom, and 2 three-bedroom units. The apartments feature front porches and energy-efficient design and materials.

The Woodstock Community Trust, Twin Pines Housing Trust, and Housing Vermont partnered to develop Safford Commons. (Davis-Bacon and HUD Section 3, HUD HOME, Tax Credits)



BRIGHT STREET HOUSING COOPERATIVE

BURLINGTON, VT

LMI-COMPLIANT

CONSTRUCTION DELIVERY METHOD

General Contractor (GC)

CONSTRUCTION COST

\$7,969,623

PROJECT SIZE

49,900 SF

SCHEDULE DURATION

August 2015 - September 2016

OWNER

Bright Street Limited Partnership

ARCHITECT

Duncan Wisniewski Architecture

The project involved the demolition of three existing buildings located at 112-114 Archibald Street, 35-39 Bright Street, and 47 Bright Street, and the new construction of four buildings:

- One 35-plex that is three-stories and 44,000 SF
- Two duplexes, that are two-stories and 2,100 SF each
- One triplex, that is two-stories and 3,800 SF
- These buildings are on one consolidated parcel in Burlington, Vermont, and feature a total of 42 residential rental apartments. Site work involved excavation for a below building parking garage and footings, grading, seeding/mulching, trenching for utilities, sidewalks, paving and landscaping. The site footprint was tight and abutted several occupied apartments.

PROJECT AWARDS

- 2016 - AIA Excellence in Architecture Design Merit Award - Affordable Housing



ONE TAYLOR STREET - HOUSING, TRANSIT CENTER & MULTI-USE PATH | MONTPELIER, VT

LMI-COMPLIANT

CONSTRUCTION DELIVERY METHOD

Construction Management (CM)

CONSTRUCTION COST

\$11,965,248

PROJECT SIZE

32,000 SF

SCHEDULE DURATION

August 2018 - October 2019

OWNER

The City of Montpelier, Evernorth

ARCHITECT

gbA Architecture & Planning

This project is the result of a cooperative effort between the City of Montpelier, Vermont, and Housing Vermont to provide a transit center for the City of Montpelier and 30 units of affordable housing at One Taylor Street in Montpelier. The project is located on a contaminated Brown Field site.

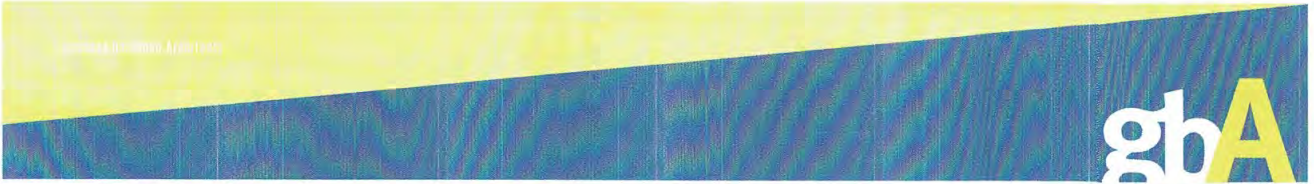
On the first level, the four-story project includes a covered passenger terminal, approximately 3,000 SF of enclosed transit space for ticketing, waiting areas, restrooms, staff kitchen, office and rental space along with a 1,100 SF lobby for the housing portion of the project.

The upper three levels include 30 units of one and two-bedroom housing along with a public roof deck that can be accessed from the second-floor hallway. Exterior finishes include brick veneer, metal panels, and stone and wood accents, storefront, windows and flat, membrane roof which will provide a modern, efficient looking building for the city.

- Affordable Housing, Brownfields Program (EPA), Davis Bacon, MBE, WBE, Section 3, Segregated Billing, State Housing Credits

PROJECT AWARDS

- 2021 - AIA-VT Annual Design Award
- 2020 - AGC-VT: Best Builders Award



October 15, 2020

Re: Letter of recommendation for DEW Construction – One Taylor Project

To Whom It May Concern:

It is my pleasure to write this letter of recommendation for DEW Construction for their performance on the One Taylor project located in Montpelier, VT. The One Taylor project was a significant effort for the Montpelier community. Integrating affordable housing and a multi-modal transit center in the heart of downtown has been a long-standing goal for the City. Creating these two uses with significant public amenity spaces was very important. The project was the culmination of over 10 years of intense effort with much public input, multiple funders and a wide variety of community goals. Because of this the expectations for the project were extremely high. The DEW team met those expectations with great success.

The project was made even more complicated by the fact there were three separate contracts in the construction management process with the resulting three different needs and contractual obligations and expectations. DEW's high level of project organization and coordination was invaluable in taking what could have been an administrative nightmare and making it a smooth and efficient construction effort.

The project is highly visible on a very restricted downtown brownfield site. The DEW construction team lead by Sara Bosworth and Matt Cadieux did an outstanding job of constructing the entire project and meeting every logistical challenge. They were also a pleasure to work with in all phases of the construction process. The overall construction quality is first rate. I appreciated Matt's high-quality standards and dedication to making sure all was done right. This includes constructing the building to meet the high energy efficiency goals for the building.

The result is a project all in the community are proud of and has been a great success. It would be a pleasure to work with the DEW team on another project and I look forward to doing so in the future.

Sincerely,
Gossens Bachman Architects

Gregg Gossens, AIA

gossens.bachman.Architects
85 granite shed lane
montpelier, vermont 05602
802.229.1664 • 802.229.4822 FAX
www.gbarchitecture.com



KING STREET CONDOMINIUMS

BURLINGTON, VT

LMI-COMPLIANT

CONSTRUCTION DELIVERY METHOD

Construction Management (CM)

CONSTRUCTION COST

\$5,933,000

PROJECT SIZE

38,402 SF

SCHEDULE DURATION

January 2008 - January 2009

OWNER

King Street Housing Limited Partnership
c/o Housing Vermont

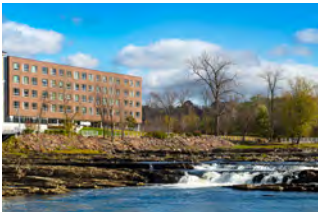
ARCHITECT

Lemay + Youkel Architects

This five-story, 40,000 square foot new building contains underground parking, two stories of retail space, and two stories (20 units) of residential space.

The project is contained on a restricted site, adjacent to occupied neighborhoods and businesses. The project included new walks and roads. This project has received LEED® Certification.





RIVERHOUSE

WINOOSKI, VT

CONSTRUCTION DELIVERY METHOD

Construction Management (CM)

CONSTRUCTION COST

\$11,688,040

PROJECT SIZE

67,000 SF

SCHEDULE DURATION

October 2012 - September 2013

OWNER

Redstone Development

ARCHITECT

Jutras Architecture

New construction of a four-story, 67,000 SF luxury apartment building features 72 units of one and two-bedroom residence with a fitness center, well-appointed lobby, riverside terrace, and vegetable gardens.

This multi-family midrise building features one below-grade parking level and one at grade, both located under the main building. Parking spans two levels - one below-grade open air and one at grade.

As part of sustainable building practices, this project's waste management plan addressed salvaging materials from the waste stream, designated an area on the construction site for recycled materials, and contracted with a certified hauler for all waste and recycling needs.

The aesthetic of the building design is a modern take on the classic mill building that the historic downtown of Winooski is known for. By speaking to the vernacular style of this area and embracing a modern feel, this luxury apartment building adds fitting character to the urban space.

Targeted as a LEED® Silver for Building Design and Construction: Multifamily Midrise, this project features Energy Star rated appliances and lighting; water-efficient appliances and plumbing fixtures; energy-efficient ductless mini-split AC; triple-glazed fiberglass windows; durable construction and finishes; enclosed recycling and garbage disposal; covered, secure bike parking; walkable neighborhood location with nearby public transportation; smoking is prohibited throughout the building; and white reflective roofing material.





BAY RIDGE APARTMENTS SHELBURNE, VT

CONSTRUCTION DELIVERY METHOD

Construction Management (CM)

CONSTRUCTION COST

\$25,057,161

PROJECT SIZE

84,820 SF

SCHEDULE DURATION

June 2024 - October 2025

OWNER

Champlain Housing Trust, Evernorth

ARCHITECT

Duncan Wisniewski Architecture

This project involves constructing a wood-frame residential housing complex with 48 units spread over two buildings that share a common foundation and a covered courtyard. The total area of the buildings is 84,000 square feet, featuring a podium slab over a parking garage.

All infrastructure is being replaced, except for one sewer line running through a wetland, which will be lined. Additionally, the project includes constructing a new road and emergency access routes.

The scope includes demolishing five buildings, two of which contain hazardous materials. This project is situated between two other ongoing projects being completed by different contractors.



BELLOWS FALLS GARAGE

BELLOWS FALLS, VT

LMI-COMPLIANT

CONSTRUCTION DELIVERY METHOD

Construction Management (CM)

CONSTRUCTION COST

\$7,920,735

PROJECT SIZE

31,879 SF

SCHEDULE DURATION

December 2021 - April 2023

OWNER

Windham & Windsor Housing Trust

ARCHITECT

gbA Architecture & Planning

PROJECT AWARDS

2024 - Town of Rockingham's Old House Award

2023 - AIA Excellence in Architecture Design Award - Commercial/Institutional/Multi-Family/Mixed Use

Situated on the Connecticut River, with views of Fall Mountain in New Hampshire, the Green Mountain Railway yard, and the historic Bellows Falls Canal, the new Bellows Falls Garage offers 27 affordable housing units in downtown Bellows Falls, Vermont.

This once-dilapidated building from the 1920s has housed a car dealership and garage, a maintenance shop, a sign shop, dry cleaners, and even a commune. The original intention was to renovate the 100-year-old building, but the high cost of converting the fragile concrete structure into housing necessitated its demolition and replacement with a new building.

DEW Construction collaborated with the Windham and Windsor Housing Trust in redeveloping this Brownfield site into a 31,879 GSF multifamily housing building. The structure, designed by Gossens Bachman Architects, contains five studio apartments, eighteen one-bedroom apartments, and four two-bedroom apartments. The first floor comprises a mailroom, resident reading room, and a for-rent retail space at the northern entrance to downtown Bellows Falls. Designed for high performance and energy efficiency, the structure employs an electric/propane heating system with active energy recovery ventilation, and a 30 kW solar photovoltaic array on the rooftop of the building that will generate approximately 35,000 kWh per year.

The building's design deviates from the typical rectangular box due to the irregular shape of the building lot. As a result, the apartments within it feature intriguing angles, giving the entire structure a distinct and unique appearance. This departure from the norm creates beautiful living spaces that offer a refreshing and unconventional experience.



November 2, 2023

DEW Construction
277 Blair Park Road, Suite 130
Williston, Vermont 05495

Attn: Wynter Edwards

Re: Bellows Falls Garage

Dear Wynter:

In December of 2021, Windham & Windsor Housing Trust entered into a construction contract with DEW on the Bellows Falls Garage project, a 27-unit affordable multifamily new construction building in Bellows Falls, VT. The completed \$7,920,734 project opened to residents in July 2023. This project was a major strategic initiative for Windham & Windsor Housing Trust to build a presence in northern Windham County, and we worked closely over this 18-month period with Project Superintendents Steve Hart and Nick Pease, and Project Manager Karl Bahrenburg. This proved to be an excellent team that approached this challenging project with professionalism and enthusiasm.

This project involved a complex demolition of an existing 4 story concrete structure in a tight urban setting, and zero-lot-line construction of the new building. This period in Vermont, and throughout the nation, saw unprecedented price increases, material delays and labor shortages. DEW managed these challenges in addition to the day-to-day challenges of constructing a highly detailed, zero-lot-line building.

The details of the project were managed very well, and the end result is 27 new affordable apartments in a town that has not seen new residential development in over 10 years. As I said, this was a major strategic initiative for Windham & Windsor Housing Trust, and the impact to downtown Bellows Falls is immense.

We highly recommend DEW Construction and look forward to our next project together.

Sincerely,

Peter Paggi
Director of Real Estate Development
Windham & Windsor Housing Trust

Windham & Windsor Housing Trust

68 BIRGE STREET
BRATTLEBORO, VT 05301
Ph/TTY (802) 254-4604
Fax (802) 254-4656

www.HomeMattersHere.org



Windham & Windsor Housing Trust

65 MAIN STREET STE 210
SPRINGFIELD, VT 05156
Ph/TTY (802) 885-3220
Fax (802) 885-5811



EAGLE MILL REDEVELOPMENT

LEE, MA

CONSTRUCTION DELIVERY METHOD

Construction Management (CM)

CONSTRUCTION COST

\$45,000,000

SCHEDULE DURATION

October 2021 - August 2026

OWNER

DEW Properties, LLC, Eagle Mill Redevelopment, LLC

ARCHITECT

DBVW Architects

This project, currently in the preconstruction phase sits on 8.4 acres of land on both sides of the Housatonic River in Lee, Massachusetts. Six of those acres sit on the south side of the river with multiple historic buildings occupying just over 192,000 SF of the site. The remaining 2.4 acres on the north side of the river are undeveloped and exist in their natural state. The now-vacant Eagle Mill property will be transformed into the twenty-first century with modern amenities. (Registered Brownfield Site)

Included in the master plan are residential units, retail/mercantile shops, and office suites. Future plans will include a 100-bed hotel and additional market-rate residential units.

Summary of Development Components:

River Front Commercial Building: A new 10,000 SF commercial professional office building with river terraces

The Union Mill: An adaptive re-use of the historic Eagle Mill building which will create 37 residential units. Of the 37 units in the Union Mill component of the project, nine units will be affordable at the 60% AMI level (some units will be further restricted at even lower income levels); and 28 units will be Workforce Housing units. Public financing for the residential building is likely to include State and Federal Historic Rehabilitation Tax Credits, Low Income Housing Tax Credits (LIHTC), other resources allocated by the Massachusetts Department of Housing and Community Development (DHCD), and funding from MassHousing.

The Eagle Mill Market: A 45,000 SF "public market" featuring multiple restaurants, 20+ food-related kiosks (10'x10'), microbrewery, coffee shop, and other vendors. A river terrace for dining and viewing is planned. State and Federal Historic Rehabilitation Tax Credits are being pursued.

Eagle Mill Housing II: A 43 unit new construction apartment building. Of the 43 units in the new construction component of the project, 34 units will be affordable at the 60% AMI level; and nine (9) units will be Workforce Housing units. Public financing for the residential building is likely to include State and Federal Historic Rehabilitation Tax Credits, Low Income Housing Tax Credits (LIHTC), other resources allocated by the Massachusetts Department of Housing and Community Development (DHCD), and funding from MassHousing.

Project Team and Resumes – Description of principals and key personnel to be involved in the proposal including name, address, and qualifications of each.

DONALD WELLS

Chairman, Founder

As Founder and Chairman of the Board of DEW Construction and Managing Member of DEW Properties, Don is significantly involved with every aspect of the business.

His primary focus is to provide the vision and guidance required for key members of management to clearly understand the goals and objectives set forth for the organization.

EXPERIENCE

Don's management style is to empower people to be self-starters, resulting in individual ownership and accountability. This allows him to be involved with every aspect of the business process from estimating to business development, marketing, safety and production. Don takes great pride in making sure that every employee at DEW understands how key their role is in the company's overall success.

Throughout his 40 plus years in the construction industry, Don has been involved with a vast portfolio of successfully completed projects, totaling over \$2 billion. Don's unique understanding of the entire construction delivery process is an asset that continues to greatly benefit DEW in finding creative solutions to the individual challenges on any given project.

Don began his career in the construction industry working at a lumber yard during his high school years. Throughout his career, he has performed almost every position in the construction industry including project ownership, laborer, carpenter, supervisor, estimator, project manager, Vice President of Business Development.

RELATED EXPERIENCE

*Please refer to **Section 6. | Additional Information**, Pages 22 - 39 for Relevant Experience.*



TIME IN INDUSTRY

- 49 years

AFFILIATIONS

- DEW Construction Board of Directors

MICHAEL FRANCIS CPA

Chief Financial Officer

Mike came aboard in 1999, leading the finance and accounting teams. With over 30 years of accounting and finance experience, including over 25 years of experience in the construction industry, Mike provides efficient financial leadership responsibilities essential for a healthy and growing construction company. His tax expertise allows for a full range of planning for the business and its shareholders. Mike is an expert in construction and real estate accounting, taxation, and financing and is involved with all facets of construction finance for DEW construction. He works with customers to assist with their needs in arranging financing for projects. This can involve verifying adequate funds are in place to ensure successful project completion, working with and introducing banks to provide financing, and working with owners to assist and ensure they meet financing criteria. His tax background also allows him to provide owners with the details and documentation to allow for maximizing of depreciation deductions for tax purposes.

EXPERIENCE

Mike served as the Tax Manager for Grippin, Donlan & Roche, PLC, balancing the responsibilities of the entire firm with the billing and collections for his own client base. He planned, supervised, and completed engagements of all sizes; performed research and review of complex tax returns, and prepared numerous business valuations. Mike also represented clients before the Internal Revenue Service, and was responsible for directing and instructing staff accountants. Prior to working for Grippin, Donlan and Roche, he worked in the audit and tax departments for Berry, Dunn, McNeil and Parker in Portland, Maine and in the accounting department for Green Mountain Power in South Burlington, Vermont.

Mike regularly attends industry group meetings and has hosted speaking engagements on topics such as tax issues and business valuations. He was also an expert speaker for Merrill Lynch in Burlington, Vermont.

RELATED EXPERIENCE

Please refer to **Section 6. | Additional Information**, Pages 22 - 39 for Relevant Experience.



TIME IN INDUSTRY

- 31 years

EDUCATION & TRAINING

- Champlain College A.S., Business Management
- St. Michaels College B.A., Accounting
- SHARP Team Member DEW Construction Corp.

AFFILIATIONS

- DEW Construction Board of Directors

ROBERT WELLS

Properties Development Coordinator

With over 17 years of industry experience, Robert is a valuable and highly skilled member of our team. His degree in Civil Engineering enables him to be proficient in all areas of construction management, cost estimating, and cost control. His primary responsibility is to serve as the main contact for DEW Properties, ensuring jobs and deadlines are meticulously tracked. Robert schedules meetings and prepares meeting minutes, oversees zoning and permitting processes, and maintains strong relations with design partners. He manages development invoices, drafts legal documents for review, and assists with project estimating as needed. Additionally, Robert prepares proforma forecasts, responds to RFPs, and handles property sales. His support extends to legal matters, including reading plans and specifications and providing comprehensive assistance to our Corporate General Counsel.



RELATED EXPERIENCE

RIVERWALK APARTMENTS

White River Junction, VT

New construction of 42 units of affordable residential housing, 50,890 GSF. Four stories of wood-framed affordable housing above a sub-grade parking garage—apartments range from studios to two-bedroom units.

CITY OF ST. ALBANS - CONGRESS & MAIN REDEVELOPMENT

St. Albans, VT

The first phase of the project consists of the site and building demolition. The second phase consisted of the new construction of two new buildings for tenants such as the Community College of Vermont and Northwestern Medical. The buildings include retail space and 40 units of market-rate housing.

SEMINARY STREET HOUSING - BARRE

Barre, VT

Develop a 32 unit housing project in collaboration with Downstreet Housing and Evernorth. The project will deliver fully completed, move-in-ready residential units, emphasizing quality, affordability, and community integration.

RIG INSURANCE

Colchester, VT

New construction of an 8,400 SF two-story office building for RIG Insurance.

UVTP - MILTON RENTS

Lebanon, NH

New construction of a 10,016 SF pre-engineered metal building facility for Milton Rents. The building is divided into six different areas on the first floor including a showroom space, offices, employee locker rooms, parts storage area, equipment service area, and a wash bay. As part of the construction, an underground system was installed to collect and reuse wash water, and an oil/water separator tank was also included. Additionally, a mezzanine was built for an equipment area.

OTTAUQUECHEE HEALTH CENTER RENOVATIONS

Woodstock, VT

3,100 SF renovations to an existing, occupied health center.

VERMONT STATE UNIVERSITY - RANDOLPH CAMPUS - MEAT PROCESSING FACILITY

Randolph Center, VT

2,600 SF of renovations to a former Fire Safety Lab Garage to convert it into a meat processing facility at Vermont State University's Randolph campus.

TIME IN INDUSTRY

- 17 years

EDUCATION & TRAINING

- The University of Vermont, B.S. Civil Engineering
- Future Leaders in Construction (ABC)

PAMELA MOREAU

Corporate General Counsel

Pam brings over 27 years of legal expertise to her role as General Counsel at DEW Construction and DEW Properties, making her an indispensable member of the team. Her broad experience spans construction law, contracts, permitting, real estate, financing, corporate governance, and litigation—giving her a comprehensive perspective that allows her to anticipate challenges and guide projects with strategic foresight. Known for her proactive approach and problem-solving mindset, Pam provides the senior management team with insightful legal counsel that supports a wide range of corporate goals and strategic initiatives.

EXPERIENCE

Pam's distinguished law career covers a broad variety, honing her legal skills from many different angles. She started her legal career in Boston, clerking for Federal District Judge Joseph L. Tauro. She then worked for nine years in Washington, D.C. as a trial attorney at the Department of Justice, focusing on environmental and administrative law. From there, she moved to Vermont to eventually become a partner in a boutique real estate development and construction law firm. Since joining DEW in 2013, Pam has played a key role in navigating complex legal and strategic matters, helping position both companies for long-term success.



TIME IN INDUSTRY

- 27 years

EDUCATION & TRAINING

- University of Virginia B.A., Government; with Distinction
- Cornell Law School J.D., Cum Laude
- American Jurisprudence Award – Civil Procedure
- Cornell Law Review – editor

AFFILIATIONS

- DEW Construction Leadership Team
- Chittenden County Bar Association – Past President of the Board
- Certified Yoga Instructor

WIEMANN-LAMPHERE ARCHITECTS

about us.



Wiemann-Lamphere Architects, Inc. (WLA) has been a leader and innovator in the architectural design community since 1971. We provide our clients with high quality, comprehensive architectural solutions to meet their building needs. We operate with the mind-set that everyone is entitled to live, work, learn, and play in spaces that are beautiful, functional, efficient, affordable, and sustainable.

We are dedicated to creating strong and enduring client relationships, always taking our client's philosophy, programmatic requirements, and specific site characteristics into consideration to shape the basis of our designs, lending each project its own unique identity. Every project is treated as an opportunity to exceed our client's expectations.

With a 54 year history of successful projects, we are now engaging a fourth generation of principals, with Kelley DesRoches becoming the newest partner in March 2023 and joining native Vermonters and brothers, David and Steven Roy. Together, they are building on a solid foundation of quality projects while focusing on providing leading edge, dynamic and sustainable architecture for today's world. Our staff of seventeen includes fifteen design professionals, five of whom are LEED Accredited.

Our Services Include:

- Feasibility Studies
- Programming
- Space Planning
- Schematic Design
- Interior Design
- Code Compliance Evaluation
- Master Planning
- Permitting
- Artistic Renderings
- Design Development
- Construction Documents
- Bidding and Negotiation
- Contract Administration
- Post-Occupancy Evaluation
- Computer Renderings
- Virtual Reality

Contact Information

President / Principal in Charge:

David Roy, droy@wla-vt.com, Direct Line: 802-861-0438

Vice President:

Steven Roy, sroy@wla-vt.com, Direct Line: 802-861-0436

Vice President:

Kelley DesRoches, kdesroches@wla-vt.com, Direct Line: 802-861-0444

Registered In:

Vermont, New Hampshire, Connecticut, Maine, New York, Massachusetts

www.wla-vt.com

Vermont Office:

38 Eastwood Drive Suite 301
South Burlington, VT 05403

New Hampshire Office:

150 Dow Street, 5th Floor
Manchester, NH 03101



WIEMANN-LAMPHERE ARCHITECTS

Sustainable Design

At Wiemann Lamphere, sustainability is a core part of our mission. As a firm, we have adopted the 2030 Challenge: a global initiative to lower energy use in the developed world until reaching 100% carbon neutral buildings by the year 2030. Our approach to sustainability includes eliminating the use of fossil fuels for heating and cooling, reducing the use of oil-based products used in the construction, and utilizing materials which have a lower carbon footprint.

Within the office, we have five LEED Accredited Professionals and have administrated over a dozen LEED projects using our own staff. As leaders of the firm, David and Steven Roy have built net-zero energy homes for themselves and Kelley DesRoches has solar installed at her home as well. They also all drive electric vehicles and we have an electric vehicle for other staff members to use as needed. We understand sustainability because we live it, and we have made it our focus to help our clients understand why it matters and how they can be part of the solution.

Most Recent Sustainability Awards:

- Efficiency Vermont's Best of the Best for OnLogic Headquarters, 2025
- Efficiency Vermont's Best of the Best for Bayview Crossing, 2025
- Efficiency Vermont's Best of the Best for South Burlington Public Library + City Hall, 2023
- Efficiency Vermont's Best of the Best for Worthen Library, 2020
- Efficiency Vermont's Commercial New Construction Partner of the Year Award, 2018
- Efficiency Vermont's Best of the Best for Vermont Public Radio Renovation and Addition, 2017
- AGCVT Best Builders Award for Sustainable Green Construction for Vermont Public Radio, 2016
- Sustainable Montpelier 2030 Design Competition Finalist, 2016
- Efficiency Vermont's Best of The Best for Essex Police Headquarters, 2015
- Presentation of Vermont Public Radio at Better Buildings by Design Conference



Award-Winning Sustainable Design: Vermont Public Radio

ALA Vermont's Merit for Excellence in Architecture, 2017

Efficiency Vermont's Best of the Best Award, 2017

AGCVT Best Builders Award for Sustainable Green Construction, 2016

www.wla-vt.com



WIEMANN-LAMPHERE ARCHITECTS

design philosophy at WLA.

The WLA Mission

At Wiemann Lamphere Architects, our mission is to craft visionary and award winning architecture that strengthens social, economic, and environmental values within our communities through active listening and embracing our clients' goals and aspirations.

Our Values

At WLA, we value the client's goals and aspirations and strive to create an end result that embodies your mission. By being active listeners, thoughtfully considering various alternatives, and becoming true partners with you throughout the design process, we work to ensure your complete satisfaction.

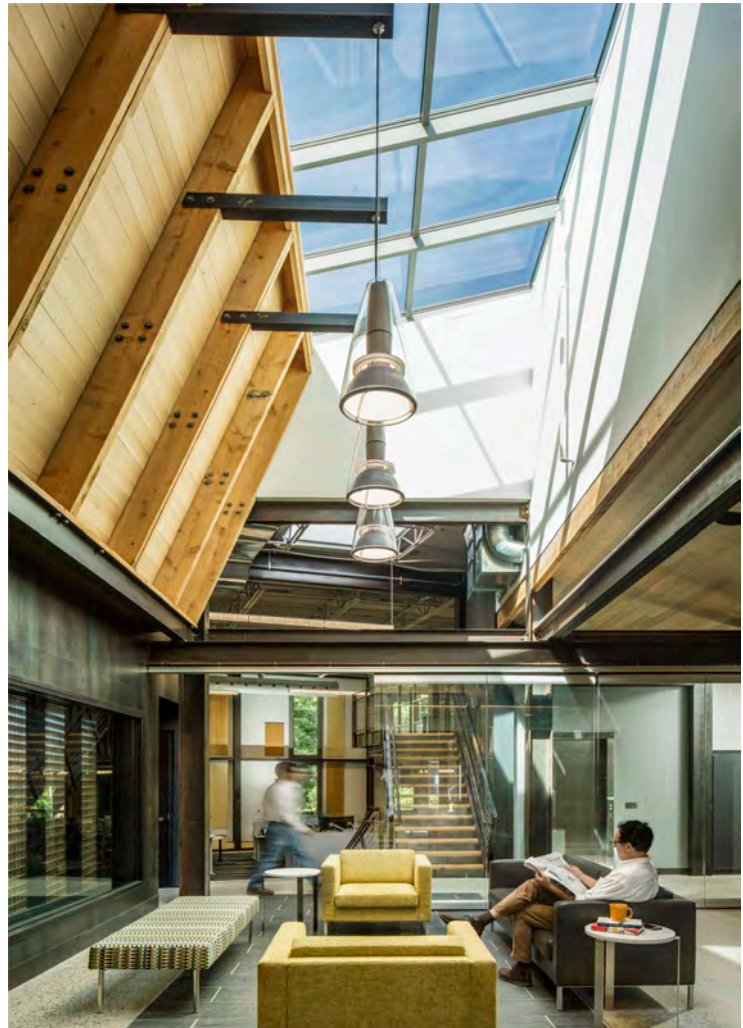
Our Beliefs

We believe that everyone is entitled to live and work in places that promote health and wellbeing. Designing based on the sun's orientation, incorporating biophilic design principals, and selecting materials and systems that are healthy and fossil fuel free, our team's design can play a great role in shaping spaces that are comfortable, familiar, healthy and loved.

Our Goals

Our goal as designers is to bring satisfaction to the occupants of the buildings we create, regardless of the type of facility or the type of occupant. Spaces need to function well according to their purpose, systems need to be simple enough to operate and maintain, and the project needs to meet the financial goals of the ownership team. Finding the right balance will be the key to success.

**The most
sustainable building
is the building
that is loved.**



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WIEMANN-LAMPHERE ARCHITECTS

award winning design.

OnLogic Headquarters

Efficiency Vermont's Best of the Best Award, 2025
Vermont Green Building Network Greenest Building Award, 2024



Bayview Crossing

Efficiency Vermont's Best of the Best Award, 2025



South Burlington Public Library + City Hall

Efficiency Vermont's Best of the Best Award, 2023
AIA Vermont's Merit for Excellence in Architecture, 2021



South Hero Worthen Public Library

Efficiency Vermont's Best of the Best Award, 2020



Caledonia Spirits

AIA Vermont's Citation for Excellence in Architecture, 2019



Vermont Public Radio Renovation and Addition

AIA Vermont's Merit for Excellence in Architecture, 2017
Efficiency Vermont's Best of the Best Award, 2017
AGCVT Best Builders Award for Sustainable Green Construction, 2016



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WIEMANN-LAMPHERE ARCHITECTS



David Roy

President
R.A., A.I.A., LEED AP

Academic Experience

Kansas State University
Bachelor of Architecture, 1992

Vermont Technical College
Associates Degree in Architecture & Building
Engineering Technology, 1988

Professional Experience

Wiemann Lamphere Architects
Colchester, VT
Principal, June 2001-Present
Architect, October 1994-May 2001

Gossen Livingston Associates
Wichita, KS
May 1992-October 1994
Intern, January-August 1991

Registrations

Vermont No. 2113
New Hampshire No. 4196
Massachusetts No. 32092
Connecticut No. ARI.0014838
NCARB No. 47188
LEED AP

Memberships

American Institute of Architects
South Hero Planning Commission

www.wla-vt.com

Selected Project Experience:

Housing

- Seminary Street Housing, Barre, VT
- The Bluffs Housing, Winooski, VT
- Windy Ridge Development, Hinesburg, VT
- Whitcomb Woods, Essex, VT
- 133 Forest Street Housing, Rutland, VT
- Mountain Green Condos, Killington, VT
- Fox Run Housing, Berlin, VT
- The Peaks, Lake Placid, NY
- Main Street Apartments, Winooski, VT
- Crombach Multi-family Housing, Shelburne, VT
- Bayview Crossing Senior Housing, South Hero, VT
- Berlin New Town Center Housing Master Planning, Berlin, VT
- Lee Housing Project, Lee, MA
- Main & Mansion Housing, Winooski, VT
- Stowe Mountain House, Stowe, VT
- Berkshire School - Spurr Dorm Addition & Renovation, Sheffield, MA
- Sugarbush Mountainside Building 3, Warren, VT
- Fayette Drive Micro Apartments, South Burlington, VT
- Gifford Retirement Community, Randolph Center, VT
- The Residence at Quarry Hill, South Burlington, VT
- Dartmouth College - Sachem Village, Lebanon, NH
- Winooski Community Development Project, Winooski, VT
- Sabourin Residence, South Hero, VT
- LaMarche Residence, Colchester, VT
- Vergennes Senior Housing, Vergennes, VT
- Middlebury South Village Cottages, Middlebury, VT
- Gifford Retirement Community, Randolph Center, VT

Government/Municipal

- Vermont DPS Regional Office & Garage, Colchester / Williston, VT
- East Montpelier Town Garage, East Montpelier, VT
- Middlesex State Office Complex, Middlesex, VT
- Urban Search and Rescue / Hazmat Planning Study, Colchester, VT
- Essex Town Office & Fire Station, Essex, VT
- Department of Health - Cherry Street, Burlington, VT
- NWSCF Roof Replacement, St Albans, VT
- St Johnsbury Police & Regional Dispatch, St Johnsbury, VT
- State House Battery Backup Building, Montpelier, VT
- Bayside Recreation Park, Colchester, VT
- CRCF Roof Replacement, South Burlington, VT
- Berlin Public Safety Complex, Berlin, VT
- Town of Georgia Highway Garage, Georgia, VT
- Saint Johnsbury Public Safety Facility Study, Saint Johnsbury, VT
- Grand Isle Library, Grand Isle, VT
- Grand Isle Public Works Building, Grand Isle, VT
- Grand Isle Fire Station, Grand Isle, VT
- South Hero Fire & Rescue, South Hero, VT
- Orleans Superior Court, Newport, VT
- Windsor District Court, White River Junction, VT
- Myers Park Pool, Winooski, VT



WIEMANN-LAMPHERE ARCHITECTS



Allen Spencer

Senior Project Manager
R.A.

Academic Experience

Vermont Technical College
Associates in Architectural & Building Engineering
Technology, 1994

Professional Experience

Wiemann Lamphere Architects
South Burlington, VT
Senior Project Manager, October 2024-Present

Rabideau Architects Inc
South Burlington, VT
Architect, 1994-October 2024

Registrations

Vermont No. 003.0092205

Memberships

American Institute of Architects

Selected Project Experience:

Housing

- Topham Residence, South Hero, VT
- Mill Street Apartments, Milford, NH
- Fonda Workforce Housing, St Albans, VT
- Riggs Meadow / Windy Ridge Development, Hinesburg, VT
- 133 Forest Street Housing, Rutland, VT
- 510 Shelburne Road Housing, South Burlington, VT*
- Amber Lantern Apartments, Essex Junction, VT*
- 111 Stuart Ave Apartments, Colchester, VT*
- 4 Pearl Street Apartments, Essex Junction, VT*
- Berlin Senior Housing, Berlin, VT*

Government/Municipal

- Richford Border Station, Richford, VT*

Commercial/Industrial

- Bourne Mixed Use, South Burlington, VT
- One Burlington Square Renovation, Burlington, VT*
- Gateway Office Building, Lebanon, NH*
- Gateway Office Building, Plattsburgh, NY*
- 30 Main Street Office, Burlington, VT*
- 40 Main Street Office, Burlington, VT*

Retail/Hospitality

- Residence Inn, Verona, NY
- Homewood Suites, South Burlington, VT*
- Fairfield Inn and Suites, Waterbury, VT*
- Holiday Inn Renovation, White River Junction, VT*

Healthcare

- Copley Emergency Room, Morrisville, VT*

Specialized Experience: LEED/Sustainable Design

- Battery and King Office Building - LEED Certification, Burlington, VT*

* at previous firm

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WIEMANN-LAMPHERE ARCHITECTS

**Robert Hoppe III**

Project Manager

R.A., A.I.A., LEED AP

Academic Experience

The State University of New York at Buffalo
 Bachelor of Science - Architecture, 2003
 Master of Architecture, 2005

Professional Experience

Wiemann Lamphere Architects
 South Burlington, VT
 June 2017-Present

AES Northeast
 Plattsburgh, NY
 November 2016-June 2017

Smith Buckley Architects
 Burlington, VT
 April 2015-August 2016

Bergmann Associates
 Rochester, NY (2 years)
 Jacksonville, FL (8 years)
 May 2005-March 2015

Registrations

Vermont No. 003.0111052
 New York No. 039760-1
 LEED AP

Memberships

American Institute of Architects

Selected Project Experience:**Housing**

- Bayview Crossing Senior Housing, South Hero, VT
- Fox Run Housing, Berlin, VT
- Lee Housing Project, Lee, MA
- Main & Mansion Housing, Winooski, VT
- Residences at The Essex, Essex, VT
- Fayette Drive Micro Apartments, South Burlington, VT
- Spurr Dorm Addition and Renovation, Berkshire School, Sheffield, MA
- Sugarbush Mountainside Condos, Warren, VT

Government/Municipal

- Essex Fire Station, Essex, VT
- NWSCF Door Replacement, St Albans, VT
- Middlesex State Office Complex, Middlesex, VT
- Urban Search and Rescue / Hazmat Planning Study, Colchester, VT
- Westford Town Office Feasibility Study, Westford, VT
- Essex Town Office, Essex, VT
- NWSCF Roof Replacement, St Albans, VT
- St Johnsbury Police & Regional Dispatch, St Johnsbury, VT
- State House Battery Backup Building, Montpelier, VT
- CRCF Roof Replacement, South Burlington, VT
- Berlin Public Safety Complex, Berlin, VT
- Saint Johnsbury Public Safety Facility Study, Saint Johnsbury, VT
- CRCF / SSCF Therapeutic Bed Renovations, S. Burlington & Springfield, VT
- Grand Isle Library and Town Office, Grand Isle, VT
- South Hero Worthen Library, South Hero, VT
- Orleans Superior Court & State Office Building, Newport, VT
- Windsor Courthouse, White River Junction, VT

Commercial/Industrial

- Casella, Montpelier, VT
- CVSWMD, Montpelier, VT
- Casella Headquarters Master Plan, Rutland, VT
- Courtland Construction Maintenance Facility, Milton, VT
- Tatro Office, Jeffersonville, VT
- OnLogic, South Burlington, VT
- Green Mountain Transit - Industrial Parkway Master Plan, Burlington VT
- Liquid Measurement Systems Testing Facility, Georgia, VT
- Lake Champlain Transportation - Offices, Grand Isle, VT
- Hungerford Paving - Code Review, St Albans, VT
- Champlain Water District - Admin Building, Burlington, VT
- RIG Insurance, Colchester, VT
- Mascoma Labs, Lebanon, NH
- Green Mountain Transit - Electric Bus Charging, Burlington VT
- Green Mountain Transit - Body Shop, Burlington, VT
- 3JT LLC, Williston, VT
- 2300 St George Road, Williston, VT
- Hickok and Boardman, Burlington, VT
- UTC Tank Retrofit, Vergennes, VT
- LED Dynamics, Randolph, VT
- Dealer Policy, Colchester, VT

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WIEMANN-LAMPHERE ARCHITECTS

**Caitlin Gordon**

Design Staff II

Academic Experience

Rensselaer Polytechnic Institute
Bachelor of Architecture, 2012

Professional Experience

Wiemann Lamphere Architects
South Burlington, VT
Designer, October 2024-Present

TruexCullins
Burlington, VT
Architectural Designer, Spring 2021- Oct. 2024

Phinney Design Group
Saratoga Springs, NY
Designer, 2018-2021

Gordon + Gordon Architecture
Garrett Park, MD
Co Founder and Designer, 2012-2018

Publications

Black Dog Bluff Residence featured in Architect Magazine: Designed to be a modern take on the Adirondack Camp, Black Dog Bluff takes key elements of this vernacular and re-interprets them into a contemporary high performance building. Built with structural insulated panels, the house relies on passive conditioning and renewable energy sources for heating and cooling.

Selected Project Experience:**Housing**

- South Main Street Housing, Stowe, VT
- Crombach Multi-family Housing, Shelburne, VT
- Windy Ridge Development, Hinesburg, VT
- Treehouse Multi-family, Stowe, VT*
- Sabbath Day Residence, Silver Bay, NY*
- 385 Broadway Mixed-use Residential, Saratoga Springs, NY
- Friends Lake Camp Residence, Friends Lake, NY*
- Black Dog Bluff Residence, Saranac Lake, NY*

Government/Municipal

- Grand Isle Library, Grand Isle, VT

Commercial/Industrial

- Nolato, South Royalton, VT
- Acrisure, Burlington, VT
- Nolato, Bethel, VT
- 180 Battery Street Interior Renovation, Burlington, VT*

Retail/Hospitality

- Savu, South Burlington, VT
- Hermitage Club - Ski Patrol, Wilmington, VT
- Sun & Ski Inn, Stowe, VT
- Common Roots Market, Bistro, & Daycare, South Burlington, VT
- Jordan Hotel - Crown Club Interior Renovation, Sunday River, Newry, ME*

Specialized Experience: LEED/Sustainable Design

- 180 Battery Street Interior Renovation, Burlington, VT*
- LEED Gold for Commercial Interiors

* at previous firm

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WIEMANN-LAMPHERE ARCHITECTS

selected works.



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WIEMANN-LAMPHERE ARCHITECTS



Maplewood Commons

Rutland, VT
27,000 s.f. Multi-family Residential Building



Rutland is undergoing a massive workforce housing shortage along with most VT communities. In 2023 Wiemann Lamphere was tasked with developing a new 30-unit housing project in a burgeoning area of Rutland with close access to community services. The site is a partially developed industrial zone, portions of which had been subdivided into a neighborhood. There are two structures, abandoned long ago, which will be razed to make room for the new corner lot 30-unit housing development. There will be a range of unit types from studio to three-bedroom units, providing a versatility for the Housing Trust of Rutland County to operate it.

The design features an entirely electrified system for all infrastructure and HVAC. There will be no use of fossil fuels on the project. Amenities include parking, with capability for level 2 charging in the future, as well as interior bike storage, community room, laundry facilities, and West facing outdoor patio with raised garden beds.

The project is slated for bid in January 2025 for construction to be completed in the early months of 2026.

Project Value:
\$10,542,000

Completion Date:
February 2026

Reference:
Ben Sturtz, Senior Developer for Evernorth
503.358.9671
Dan Caputo, Project Devel. Coord. for Housing Trust of Rutland County
802.775.3139 x210, DCaputo@housingrutland.org



www.wla-vt.com



WIEMANN-LAMPHERE ARCHITECTS



Photos by Sally McCay

Bayview Crossing

South Hero, VT
39,600 s.f. 30-unit Senior Housing

Bayview Crossing provides 30 units of housing, with community space and private offices for C.I.D.E.R. to provide transportation services for the community of South Hero. Structured parking is also included to help alleviate the constraints of the site.

South Hero is a wonderful place to live. The availability of affordable housing for an aging population has been an area of concern in the community for quite some time. Bayview Crossing, operated by Cathedral Square, seeks to remedy this housing concern by providing 30 units of one and two-bedroom dwelling units within walking distance of a number of community services, including the local health clinic, library, restaurants, banking, post office and convenience store. The building takes full advantage of a Southern exposure with a large solar photovoltaics array on the roof, to provide a significant amount of power to operate the building. There are indoor spaces for tenants to congregate in that include a comfortable lounge space appointed with a kitchen as well as amenities such as a fitness room, laundry and outdoor community gardens to provide for the tenants and engage the community.

Project Value:
\$8,348,868

Completion Date:
October 2022

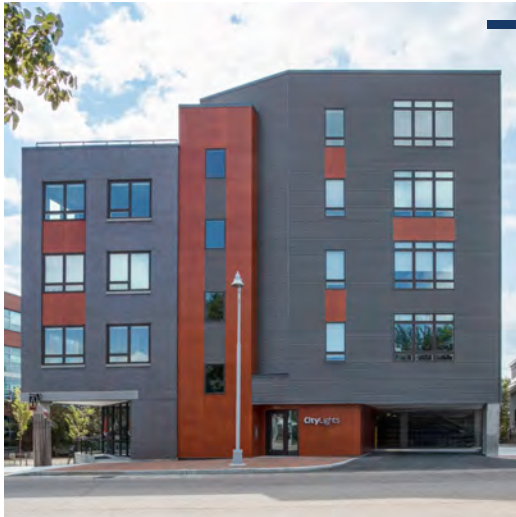
Reference:
Cindy Reid, Cathedral Square Director of Development
802.863.2224, Reid@cathedralsquare.org

Awards:
Efficiency Vermont's Best of the Best Award, 2025



www.wla-vt.com

WIEMANN-LAMPHERE ARCHITECTS



City Lights Urban Development

Winooski, VT
36,700 s.f. Multi-family Residential Building

In 2014, Wiemann Lamphere was hired to develop a master plan for the redevelopment of several lots in downtown Winooski. The master-plan represented a total build-out of 200,000 square feet including commercial and retail uses, hospitality, and various styles of residential housing. The first phase of this master-plan is the design and construction of the City Lights Project.

This 27-unit, multi-residential building features a two level parking garage, a roof terrace and a small tea shop on the ground floor. This project takes a small urban site and maximizes development potential in a cost effective manner. The design of the project features a unique saw tooth profile, creating an interesting architectural feature. The saw tooth profile was developed with the concept that the sloped roofs would be ideal for integrating a series of solar panels on the roof while also allowing for cathedral ceilings on the top floor units.

Project Value:
\$5,500,000

Completion Date:
June 2017

Reference:
Nathan Dagesse, Construction Manager
802.497.0061, ndagesse@eivtech.com

www.wla-vt.com



WIEMANN-LAMPHERE ARCHITECTS



Crombach Multi-Family Master Planning

Shelburne, VT
108 unit development, in varying unit types

The Crombach Property is an infill development project on 6.2 acres in Shelburne, VT, north of the Village. The Town of Shelburne has recently adopted a new Form-Based Code standard which allows for a diverse mix of housing, from single-family, townhouse and multi-family buildings, up to 24 units as well as a commercial / retail use along Shelburne Road, within the mixed use overlay zone. The development offered a neighborhood loop road, with common area amenities in the center along with streetscapes that featured sidewalks, tree-lined areas, with lighting and on-street parking. All within close proximity to Shelburne Road and services. The buildings, although having many units, have a characteristic feel that is more single-family residential through the use of porch and entry elements and courtyards between the buildings. The project is anticipated for 2024 Construction

Project Value:
\$28,000,000

Reference:
Stephen Brandon
stevebrandondc@gmail.com



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WIEMANN-LAMPHERE ARCHITECTS



Fox Run Housing

Berlin, VT
30,200 s.f. Residential

Downstreet Housing and Evernorth collaborated to provide 30 units of affordable, workforce housing for the local Berlin community, near to stores, hospital, schools, and dining, as well as a senior living facility across the street. The project is commonly referred to as Fox Run, as it resides in a heavily wooded area, on a gently sloping lot with a playground and community garden for its residents. The building features a common area lobby space as well as lounge and common area laundry facilities to support the residents. In addition, there will be EV car-charging and outdoor covered areas. The building met the Efficiency Vermont – High Performance Energy Standards and had a blower door test of .05 ACH @ 50Pa (a passive haus level rating). On the roof are solar photo-voltaics to reduce tenants' electrical bills.

Project Value:
\$10,700,000

Completion Date:
July 2025

Reference:
Matt Moore, Evernorth Senior Developer
802.861.3816, mmoore@evernorthus.org

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WIEMANN-LAMPHERE ARCHITECTS



Gifford Retirement Community

Randolph, VT
72,839 s.f. Independent Living Community

The goal for the new Gifford Retirement Community, located in Randolph Center, VT, is to create a thriving community of independent living seniors who will age-in-place with access to on-site health and dining services, physical fitness, garden amenities, health and beauty needs. The three-story, 49-unit apartment building will use internal common spaces including a dining room, library, fitness area, lounges, and sunroom, to encourage community interaction. External gathering spots, such as a proposed campus green, orchard, gardens, and extensive nature trails, will strengthen the neighborhood feel of the campus. The views to the West are also extraordinary.

Next steps:

The project will have a "Community" building with gathering, classroom, meeting and physical fitness spaces for the 130 units of housing being proposed for the project master plan. A 25 unit assisted living building will provide additional support for those with long-term care requirements, but who still desire a private apartment to live in. This will provide seniors the option to age-in-place with a truly pastoral setting.

Project Value:

\$12,317,685

Completion Date:

August 2017

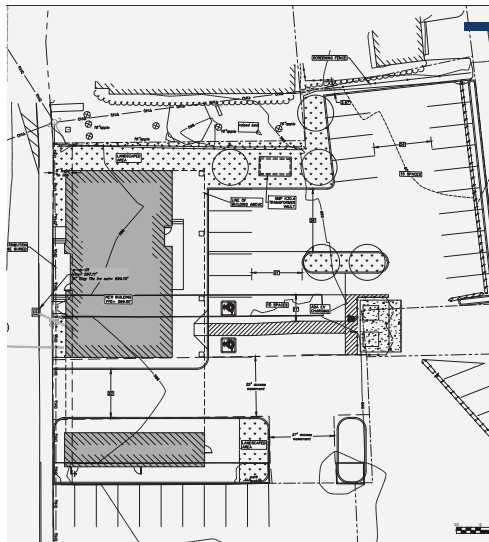
Reference:

Doug Pfohl, Vice President of Support Services
802.728.2240, DPfohl@GiffordMed.org

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Stevens Branch Apartments

33,000 s.f. Multi-family Residential Building
Barre City, VT

WLA is working with DEW Properties on a new residential community for Downstreet Housing & Community Development and Evernorth in the City of Barre. The first floor includes a well organized lobby with easy access from the sidewalk along Seminary Street and from the parking at the back of the building, an administrative office, tenant storage, community room and other support spaces. There are 32 apartments in a mix of studios, 1-bedroom, 2-bedroom and 3-bedroom units. The tight site has created some challenges but also architectural opportunities. Where there is an existing easement on the property, we've created an opening in the building for access to rear parking without impacting the program requirements. The project is intended to be mixed-income affordable housing which will ensure that residents have a quality, affordable place to live within walking distance from the amenities in downtown Barre.

Project Value:
\$13,000,000

Completion Date:
May 2026

References:
Don Wells, DEW Properties
802.764.2311, dwells@dewconstruction.com
Ben Sturtz, Senior Developer for Evernorth
503.358.9671



WIEMANN-LAMPHERE ARCHITECTS

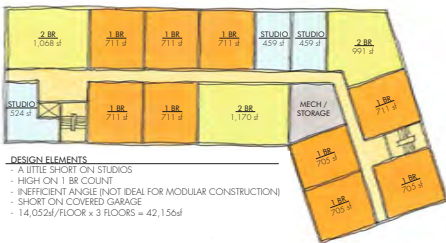


Shires Housing

Manchester, VT
Site Planning

Shires Housing is a 501(c)(3) not-for-profit housing development corporation serving Bennington County. Shires Housing's mission is to provide safe, decent, and perpetually affordable housing options for limited-income residents of Bennington County. Wiemann Lamphere was engaged by Shires Housing for design services related to the conceptual design of up to 40 senior, affordable, and market-rate multi-family housing units in a single building within a flood plain. Scope of work included conceptual development of three options for how to develop the site while factoring in the necessary requirements for work within the flood plain. WLA developed conceptual site plans, floor plans, and building massing diagrams to represent each of the options.

Completion Date:
2022



DESIGN ELEMENTS
- A LITTLE SHORT ON STUDIOS
- HIGH ON 1 BR COUNT
- INEFFICIENT ANGLE (NOT IDEAL FOR MODULAR CONSTRUCTION)
- SHORT ON COVERED GARAGE
- 14,052/sq ft x 3 FLOORS = 42,156/sq ft

UNIT COUNT		
TYPE	COUNT/FLOOR	TOTAL
STUDIO	3	9 (20%)
1BR	9	27 (60%)
2BR	3	9 (20%)
BUILDING		45

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WIEMANN-LAMPHERE ARCHITECTS



Hours after "Irene" came through

www.wla-vt.com

Waterbury Fire Station 1

Waterbury, VT
12,460 s.f. Public Safety Facility

In 2005, the Waterbury Fire Department began exploring options to replace their two fire stations. Each over 40 years old, the stations were poorly insulated, expensive to maintain and heat, no longer code compliant, and simply too small to adequately house the equipment of the Town Fire Department. Wiemann Lamphere, in conjunction with DEW Construction, submitted a design/build proposal that would provide the Town with two new energy- efficient fire stations and would meet the Town's needs for many years to come.

The Main Street Station is the larger of the two, at 12,460 sf. This station is a two story steel frame building and incorporates special detailing that provides adequate long term flood protection (since the building is within a flood plain). Located within historic Waterbury Village, the Main Street station is faced with Vermont Brick with limestone accents in a somewhat traditional fashion. The design also incorporates the existing bell tower (bell dates to 1901) which was salvaged from the old station and places it prominently on the corner for display.

Project Value:
\$2,000,000

Completion Date:
2011

Reference:
Alec Tuscany, former Town and Village Engineer
802.373.8710



WIEMANN-LAMPHERE ARCHITECTS



NRHP Listed Properties

WLA has worked on several National and State Registry of Historic Preservation properties, as well as non-listed properties over 40 years old and with historic significance throughout Vermont. Our experience includes working with various preservation planners and the State of Vermont to determine historic value and examine methods to improve elements of historic properties while maintaining their character and significance.

Projects of Historic Value

- Ilsley Public Library
- Orleans County Superior Court
- Orleans District Court Y State Office Building
- Norwich University Fine Arts Center / Hosset House
- University of Vermont Old Arts Center & Converse Hall
- St. Johnsbury Republican Block
- St. Johnsbury Armory Building
- Waterbury Historic Home Elevations
- East State Street Offices, Montpelier
- Vermont Public Radio
- Bellows Free Academy High School
- Mansion Street Housing
- Pine Forest Children's Center
- Burlington Savings Bank
- First Congregational Church
- Bobbin Mill Housing
- Flynn Theater
- Colchester Meeting House
- McKenzie House
- Hotel Vermont
- Richardson Place
- Vermont College, College Hall
- Park Village Apartments
- Smith Performing Arts Center
- One Church Street Offices
- Centennial Arcade
- Champlain Mill

www.wla-vt.com



VANASSE HANGEN BRUSTLIN (VHB)



VHB Overview

1979

year founded

2,000+

engineers, scientists,
planners, and designers

30+

locations on the
East Coast

#61

ENR Top 500 U.S.
Design Firms list



VHB's work helps improve mobility, enhance communities, build resilience, and contribute to economic vitality. Our cross-market, integrated approach leverages our comprehensive services so that each project considers environmental, social, and economic factors, resulting in sustainable solutions. We collaboratively apply technical skills anchored in this holistic approach to deliver lasting results that help communities thrive for generations to come.

We're a diverse team—2,000-plus strong and growing—eager to deliver value by embracing our clients' goals, anticipating challenges, and building lasting, trusted partnerships.

Our planning and design professionals commit to meeting project challenges with the highest level of quality, addressing client goals to achieve results that are implementable and sustainable. We work closely with our clients to understand each project's unique challenges by bringing a comprehensive approach to problem solving, drawing on our wide array of disciplines and skills to inform the stakeholder engagement, planning, and design processes. This approach enables a balance among project needs, site constraints, and sensitivity to context.

Relevant Services

Having access to the right services can make all the difference in achieving your goals. At VHB, we take pride in delivering a diverse array of customized solutions designed to meet the unique requirements of our clients. Below, you'll find detailed information about the services that are relevant to the Country Club Road Development project, showcasing how we can effectively support your endeavors and meet your specific needs.

Land Development

When it's time to grow, add, expand, or move, clients look for someone they can trust. At VHB, it's our priority to understand operating environments and infrastructure challenges so we can navigate site permitting and approvals. We provide solutions designed to get customers, visitors, and employees in and out with ease—so clients can focus on their business and their community. VHB leverages its extensive network of professionals across multiple offices, enabling us to efficiently pull in resources and experience to meet tight deadlines. This strategic approach makes sure that we have the capacity and flexibility to handle complex projects seamlessly, bringing together the right skills and experience to deliver creative and practical solutions.

Landscape Architecture/Planning

VHB landscape architects have a broad range of experience throughout New England in the planning and design of public streetscape, enhancement, transportation-related projects, bicycle and pedestrian facilities. Our staff members approach each project as a unique design opportunity, working closely with clients and public interest groups to better understand the local context and subsequently develop landscape design themes that create special experiences unique to the municipality. Drawing upon our breadth of experience in public and private projects, we often introduce innovative design approaches to realize a unifying vision, assuring high-quality results based on tested practical experience.

VANASSE HANGEN BRUSTLIN (VHB)

VHB's unique integrated multidisciplinary culture further allows our landscape architects to share their knowledge base with the engineering and environmental disciplines, and obtain their input in return. This enables VHB's landscape architects to identify each project's design potential early in the process and to quickly address design challenges as they arise during the design evolution. Furthermore, VHB landscape architects frequently look for opportunities to introduce low impact development (LID) and LEED® elements into projects where appropriate.

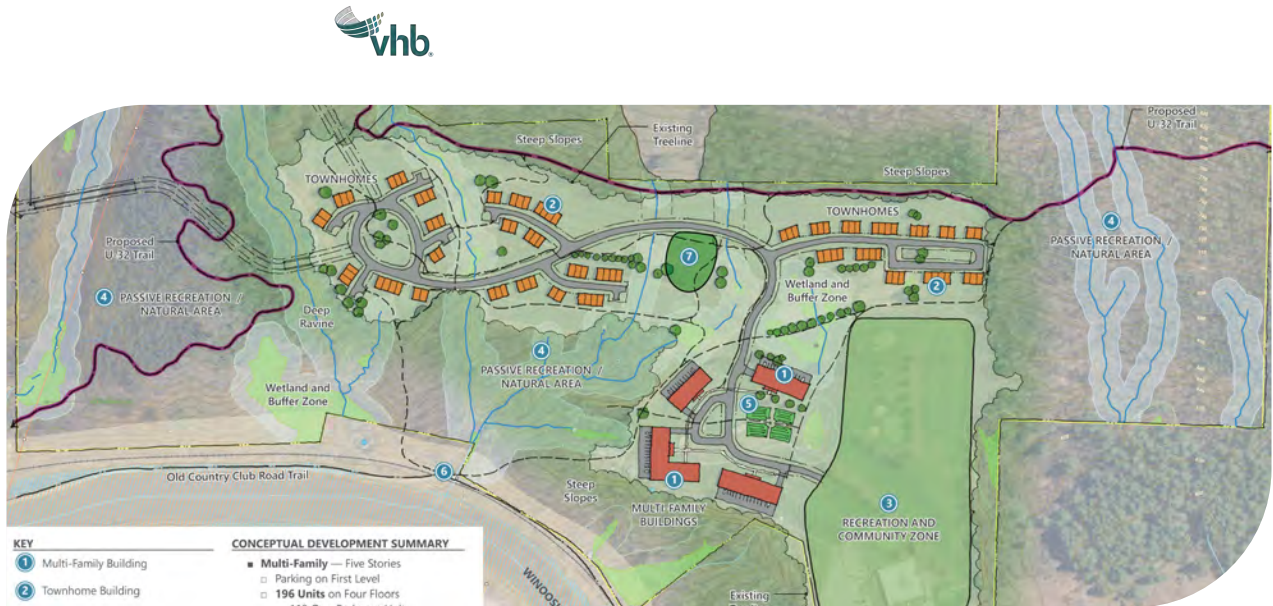
Traffic

VHB's Traffic group has demonstrable knowledge in providing traffic analysis, traffic signal design, signing and pavement marking designs, intelligent transportation systems (ITS), speed studies, and road safety audits. These local traffic professionals balance the needs of all users to create designs that operate both safely and efficiently. Over the years, the Traffic group has developed specific skill sets and high-quality working relationships with their peers at the Vermont Agency of Transportation (VTrans). This combined experience provides VTrans and municipalities with professionals that can perform tasks from routine design elements such as pavement markings and signing to complex coordinated signal systems, traffic control plans, and technically challenging ITS support. VHB's recent traffic signal designs have included six signals along Main Street in Burlington and two signals along Main Street in Winooski.

Permitting and Regulatory Compliance

VHB brings extensive experience navigating local, Department of Environmental Conservation (DEC), and Act 250 permitting processes, making sure that projects comply with all necessary regulations while advancing smoothly. Our team is well-versed in local municipal requirements, adept at coordinating with the Vermont DEC for water quality, stormwater, and natural resource permits, and skilled in preparing comprehensive Act 250 applications for development projects. By leveraging our deep understanding of these regulatory frameworks, we help clients anticipate challenges, streamline approvals, and achieve project goals efficiently without compromising environmental integrity or community interests.

VANASSE HANGEN BRUSTLIN (VHB)



Country Club Road Master Plan

Montpelier, VT

Client

City of Montpelier, Vermont

Project Dates

Started: 2022

Completed: 2023

Reference

Michael Miller

City of Montpelier

mmiller@

montpelier-vt.org

802.223.9506

VHB worked with the City of Montpelier and the community to reimagine the former Elk's Club property, an approximately 140-acre parcel currently home to a golf course and a variety of outdoor recreation uses. Through several stakeholder meetings, a shared vision is being developed for potential uses that include multi-family housing, and recreation uses. VHB led the way by preparing the site analysis mapping, generating concept alternative sketches, and developing order of magnitude cost estimates. The site analysis mapping was used to create an issues and opportunities plan which identifies developable areas. With this mapping in hand, VHB's designers have been exploring a variety of development scenarios with the community.

VANASSE HANGEN BRUSTLIN (VHB)



Stonewall Meadows (Capital Heights)

Montpelier, VT

Client

Stonewall Meadows

Project Dates

Started: September 2021

Completed: July 2025

Reference

Gabriel LaJeunesse
Aacred Development
Holdings, LLC
gabe@aacred.com
802.917.2526

VHB provided comprehensive planning, engineering design and permitting support for Stonewall Meadows, Montpelier's largest and most impactful subdivision in more than 15 years. This transformative project involved the subdivision and creation of 34 new lots and the development of 61 residential units, including both single-family homes and multi-family quadplexes to address the City's growing housing needs. With the site's challenging topography, VHB delivered innovative grading and drainage solutions that not only provided long-term stability and environmental stewardship but also prioritized accessibility for all future residents. VHB also conducted a detailed traffic impact study to assess and address the effects of increased traffic associated with the new homes.

VHB's experience in regulatory compliance was evident throughout the project, as the team successfully guided Stonewall Meadows through the rigorous local and State DEC, and Act 250 permitting processes. Through a collaborative approach and attention to stakeholder concerns, VHB helped deliver a thoughtfully designed, sustainable neighborhood that enhances Montpelier's housing options while promoting responsible growth and an improved quality of life.

VANASSE HANGEN BRUSTLIN (VHB)

**Holiday Inn Site Redevelopment**

South Burlington, VT

Client

Larkin Realty

Project Dates

Started: 2019

Completed: 2024

Reference

Joe Larkin

joelarkin@

larkinrealty.net

802.734.8337

Larkin Realty and VHB have partnered on an ambitious redevelopment project to transform an underused Holiday Inn site at a difficult intersection into a vibrant gateway to the City of South Burlington. VHB helped craft a master plan for the challenging site in keeping with the form-based code guiding the creation of City Center, South Burlington's new downtown. VHB's integrated team also provided landscape architecture services, site/civil design, traffic engineering, natural resources assessment, and soil investigations, and led local, state, and Act 250 permitting tasks. The project team realized the site's potential by constructing City Center's first five-story building, a 136,561-square-foot mixed-use property with 83 apartments and 5,800 square feet of retail space. Additionally, a second mixed-use building is in progress, and a future hotel is also being developed for the property.

Negotiating a partnership between Larkin Realty and the City, VHB helped transform the poorly aligned Dorset Street/Williston Road intersection—South Burlington's busiest—to accommodate the additional project trip demand while improving traffic patterns at the intersection. The project team's creative solution to site parking concerns added more than 60 parking spaces with a new 157-space underground garage. VHB's close coordination among the project owner, the City, and the architect has been paramount in keeping the redevelopment efforts consistent with Larkin Realty's vision and achieving the City's goals for this vital urban space.

VANASSE HANGEN BRUSTLIN (VHB)



Hard'ack Recreation Area Master Plan

St. Albans, VT

Client

City of St. Albans, Vermont

Project Dates

Started: December 2018

Completed: April 2023

Reference

Dominic Cloud

City of St. Albans d.cloud@

stalbansvt.com

802.309.1775

For the City of St. Albans, VHB provided planning and engineering services to develop a Master Plan for the Hard'ack Recreation Area. VHB performed site reconnaissance and reviewed existing information to develop a thorough understanding of site conditions. The VHB team worked closely with the Hard'ack Steering Committee to identify opportunities for future projects. Elements considered included vehicle circulation and parking, pedestrian circulation, ski hill layouts, potential locations for a skier's lodge and maintenance facility, stormwater treatment areas, and the potential for an ice-skating rink and additional athletic fields.

VANASSE HANGEN BRUSTLIN (VHB)

**Daniel J. Heil, PE**

Project Manager

Dan is a Project Manager and Engineer with wide-ranging land development experience in Vermont, as well as in Washington, DC, Maryland, and Virginia. Responsible for the design and management of land development projects throughout Vermont, he has been involved in projects from large-scale mixed-use developments to single-lot subdivisions. Dan has a strong technical engineering background and is well versed in the preparation of site drawings and local/state permitting requirements.

17 years of professional experience

Education

BS, Civil Engineering, Virginia Polytechnic Institute and State University, 2008

Registrations/Certifications

Professional Engineer (Civil), VT

Affiliations/Memberships

American Society of Civil Engineers, 2008

Aacred Development Holdings, LLC, Capital Heights, Montpelier, VT

Dan served as Project Manager and provided comprehensive engineering design support for Capital Heights, Montpelier's largest subdivision in more than 15 years—a transformative development featuring 34 newly created lots and 61 residential units, including both single-family homes and multi-family quadplexes. With challenging site topographical constraints, the project included complex grading and drainage solutions for long-term stability, environmental protection, and enhanced accessibility. A detailed traffic impact study was prepared to assess and address the impacts of increased traffic on the local roadway infrastructure. Dan successfully oversaw the project through the rigorous local, State DEC, and Act 250 permitting processes.

Larkin Realty, Holiday Inn Parcel Master Plan and Redevelopment, South Burlington, VT

Dan provided engineering design support for this project that includes overall master planning, landscape architecture, site/civil design, traffic engineering, natural resources assessment, soil investigations, and leading local, state, and Act 250 permitting tasks. VHB successfully negotiated an alliance between Larkin Realty and City staff to reconfigure the heavily trafficked Dorset Street/Williston Road intersection to accommodate the additional project trip demand while improving traffic patterns at the intersection. The project team coordinated significantly with the project owner, the City, and various architects to make sure the final development program was consistent with Larkin Realty's vision and achieved the City's goals for this major gateway into South Burlington.

O'Leary-Burke Civil Associates, Engineering and Project Management, Essex Junction, VT

Prior to joining VHB, Dan was a Project Engineer/Manager responsible for the preparation of construction drawings for both commercial and residential projects throughout Vermont. In his time at O'Leary-Burke, Dan served as the design engineer and project manager on numerous single-family and multi-unit subdivisions. Dan was responsible for successfully overseeing these projects through all phases of development, from design and permitting to construction completion.



VANASSE HANGEN BRUSTLIN (VHB)



Education

AA, Architecture, Vermont College, 1992

Registrations/Certifications

Professional Landscape Architect, VT

LEED Accredited Professional

Affiliations/Memberships

American Society of Landscape Architects

Vermont

Beekeepers Association

Michael Willard, PLA, LEED AP

Landscape Architecture/Planning

Michael heads VHB's Vermont Landscape Architecture practice, offering design guidance for intricate planning and design projects across New England. His extensive portfolio covers master planning, permitting, and site design for commercial, residential, institutional, and government developments, as well as streetscapes, parks, and energy projects. Michael designed planting plans for the South End Bumpouts and Waterfront Park Gravel Wetland. Michael combines strong design skills with technical proficiency in construction detailing and materials.

30 years of professional experience

City of St. Albans, Main Street Streetscapes, St. Albans, VT

Mike helped lead the streetscape design for the heart of downtown St. Albans. The design incorporated urban stormwater techniques and outdoor gathering areas. Highly successful, the streetscape is regarded as a key to the revitalization of the downtown.

Larkin Realty, Holiday Inn Redevelopment, South Burlington, VT

Mike provided landscape architecture services in support of this concept plan for the potential redevelopment of the Holiday Inn parcel on Williston Road South Burlington, VT. The project included overall master planning, landscape architecture, site/civil design, and traffic engineering.

Hard'ack Recreation Area Master Plan, St. Albans, VT

Hard'ack, a gem of the St Albans region, is long renowned for providing free skiing and sliding to Franklin County residents. Contiguous to the extensive Aldis Hill Park, the area also offers wilderness trails, sports fields, skating and a dog park. VHB provided invaluable master planning experience to the Steering Committee to maximize the recreation potential of the historic property.

Montpelier Country Club Road Master Plan, Montpelier, VT

Mike provided landscaping planning and concepts as part of the VHB team working with the City of Montpelier. VHB prepared the site analysis mapping, generating concept alternative sketches, and developing order-of-magnitude cost estimates. The site analysis mapping was used to create an issues and opportunities plan which identifies developable areas. With this mapping in hand, VHB's designers have been exploring a variety of development scenarios with the community.

Newport City Master Plan Update and Housing Assessment, Newport, VT

Michael was an integral member of the design team and visioning process for the Newport City Master Plan Update and Housing Assessment. Working with Newport Downtown Development and the City, VHB highlighted development potential within the downtown on existing parcels which took into consideration highest and best use for a mix of housing and commercial space. Potential uses were identified that could serve as catalyst projects to spur additional development and leverage potential TIF district financing.



VANASSE HANGEN BRUSTLIN (VHB)

**Education**

MLA, Landscape Architecture,
Harvard University, 1981

BS, Recreation Resource
Management, University of
Vermont, 1978

Registrations/Certifications

Certified Landscape Architect

Professional Landscape
Architect, VT, NH, ME, NY

Affiliations/Memberships

American Society of
Landscape Architects

American Planning Association

Mark Hamelin, CLARB

Landscape Architecture/Planning

Deriving inspiration from the physical and contextual nature of the site, Mark can quickly grasp a project's vision to create simple yet elegant solutions to highly complex land planning problems. He brings over 40 years of professional landscape architecture, land planning, and urban design experience to a wide range of public and private sector projects across Vermont, throughout the country, and internationally. Mark's work has been recognized by his peers with over 20 professional design/planning awards. Notable accomplishments include Burlington's Waterfront Park, the recently completed Waterbury State Office Complex, and the Village at Spruce Peak Master Plan at Stowe Mountain Resort.

*44 years of professional experience***City Center/Market Street Urban Planning, South Burlington, VT**

Mark and the VHB team have been providing long-range planning and design consultation services to assist the City of South Burlington to develop standards for public realm improvements to guide both private and public development within the new City Center area. Utilizing the newly adopted Form Based Code, we are currently engaged with the community on plans for the central roadways of Market Street, Williston Road and associated grid streets as well as storm water management, wetland permitting, stream restoration, and traffic management planning.

Montpelier Country Club Road Master Plan, Montpelier, VT

Mark led master planning effort as part of the VHB team working with the City of Montpelier. Based on the physical characteristics of land and natural resource restrictions, an issues and opportunities plan was developed which identified potential developable areas. With this mapping in hand, VHB's land planners have been exploring a variety of development scenarios with the community and order-of-magnitude cost estimates for the concept alternatives.

Hard'ack Recreation Area Master Plan, St. Albans, VT

Hard'ack, a gem of the St. Albans region, is long renowned for providing free skiing and sliding to Franklin County residents. Contiguous to the extensive Aldis Hill Park, the area also offers wilderness trails, sports fields, ice skating, and a dog park. VHB provided invaluable master planning experience to the City's Steering Committee to maximize the recreation potential of this historic property. Key improvements included the new Greg Brown Lodge, a chairlift, a magic carpet surface lift, a hockey arena, artificial and natural sports fields, expanded parking, and a casting pond.

Warren Village Main Street Improvement Project, Warren, VT

VHB is assisting the Town of Warren with the transformation of its Village Center into a pedestrian friendly space for all users. A first of its kind project in a small Vermont village, the plan features efficient use of vehicular space to create pedestrian nodes and safe circulation, reduces vehicular traffic speed and integrates state-of-the-art stormwater practices into the village streetscape. As project manager and lead designer Mark is instrumental in bringing together the divergent interests, both public and private, to achieve a successful design embraced by the community.



VANASSE HANGEN BRUSTLIN (VHB)

**Education**

MS, Civil Engineering,
University of Vermont, 2016

BS, Civil Engineering,
University of Vermont, 2005

Registrations/Certifications

Professional Engineer, ME

Peter Smiar, PE

Land Development and Permitting

Peter's wide-ranging portfolio of experience includes providing public- and private-sector clients the land use planning services, infrastructure design, stormwater design, hydrologic analysis, and state and federal permitting services to keep their projects moving forward. He has worked on projects ranging from high-density urban infill sites utilizing subsurface infiltration facilities, pervious pavers, and bioretention areas to larger land development projects utilizing a combination of stream buffers and other low-impact development strategies. Blending innovation and real-world strategies, his project approach involves using emerging stormwater management technologies while staying grounded in projects' practical aspects such as cost, feasibility, and long-term operational considerations.

20 years of professional experience

Cambrian Rise Master Plan—Burlington College Project, Burlington, VT

Peter is providing land use planning and ecological stormwater design services for this proposed 1,000-plus-unit mixed-use development on North Avenue in Burlington. The project is located on a 42-acre tract of land with 900 feet of Lake Champlain shoreline. Peter is incorporating green infrastructure practices into the development master plan and cooperatively teaming with the City Public Works department to implement infiltration retrofits within the City right of way to reduce stormwater flows to the existing combined sewer system.

266 College Street Redevelopment, Burlington, VT

Peter is leading the design of utility infrastructure improvements, site/civil and landscape design, permitting, preservation planning, and site related construction phase services for redevelopment of the historic Greater Burlington YMCA building in downtown Burlington. Faced with the challenge of preserving a portion of the National Register-listed property built in 1932, VHB is leading a multidisciplinary team to transform the site into a six-story apartment building, providing 79 essential housing units. The project involved extensive historic preservation efforts, coordination for local and state-level permitting, and innovative engineering solutions such as an underground stormwater system to comply with city codes. Work in a confined City right-of-way along College and South Union Street required extensive coordination with the Support of Excavation contractor and the Burlington Department of Public Works.

Killington Village Master Plan, Killington, VT

Peter is the project manager for the planning, design, permitting, and construction phase services for the Killington Village Master Plan which consists of a new base lodge, 2,300 residential units, multiple commercial spaces, nine day-skier parking lots, 4+ ski bridges, extensive natural resource field studies, Water Quality Remediation Plan and Riparian Buffer Management Plans for Roaring Brook, utility and site design, and local, state, and Act 250 permitting.



VANASSE HANGEN BRUSTLIN (VHB)

**Education**

BS, Civil Engineering,
The Pennsylvania State
University, 1984

BA, Liberal Arts, East
Stroudsburg University of
Pennsylvania, 1984

Registrations/Certifications

Professional Engineer (Civil), VT

Affiliations/Memberships

Institute of Transportation
Engineers, Vermont

Vermont Society of Engineers

Evan Detrick, PE

Traffic Engineering

Evan is Director of Transportation in VHB's Winooski office with over 40 years of experience supporting federal, state, municipal, and private sector projects. Evan's responsibilities include scoping and budgeting, personnel and work assignment scheduling, project management, and quality control. He has completed the planning and design of a wide array of projects, including a variety of sidewalks, pathways, and trails; highway projects such as four-lane, limited access highways on new alignments; arterial roadways on new alignments; roadway widening and rehabilitation; bridge construction and replacement; environmental assessments in accordance with the National Environmental Policy Act (NEPA); traffic signal improvements; property and topographic surveys; floodplain certifications; and numerous Safe Routes to School and Transportation Enhancement projects.

41 years of professional experience

City of Montpelier, Country Club Road Conceptual Design, Montpelier, VT

Evan was the Project Manager for the conceptual design of improvements to Country Club Road. The goal of the project was to identify and assess a range of alternatives to improve Country Club Road between US Route 2 (US 2) and the former Elks Club building. The preferred alternative, approved by City Council, would improve the roadway crossing of the existing Vermont Rail System tracks to provide a smoother transition for traffic crossing the tracks, raising the grade of US 2 at the Country Club Road intersection to further reduce the abrupt grade change at the railroad crossing, full depth reconstruction of the roadway pavement, minor realignment of the road to better fit within the existing right of way, the addition of an uphill bike lane, and the addition of a sidewalk on the west side of the road to accommodate pedestrian traffic. The project also included the 90% design of new water and sewer lines along the length of the road, developed by our subconsultant partner.

City of Montpelier, East State Street Reconstruction, Montpelier, VT

Evan was the Project Manager for the streetscape design of East State Street between Main Street and College Street. This project is a comprehensive rebuild of East State Street including full depth pavement reconstruction, replacement and extension of sidewalks, replacement of streetlights and street trees, construction of a new retaining wall to support the sidewalk extension, and relocation of GMP utility poles. The final design includes replacement of all water and sewer infrastructure and modifications to the storm drain systems (developed by the City's DPW staff). VHB is also working with City staff and University of Vermont to facilitate the design of tree wells and infiltration pits as part of a research project.

City of Burlington, Great Streets – Main Street Revitalization, Burlington, VT

Evan was Project Manager for the planning and design of a complete revitalization and reconstruction of Main Street in downtown Burlington. The \$24M project includes extensive community and stakeholder outreach, roadway reconstruction, landscaping amenities, the addition of dedicated bike lanes behind the curb lines, new stormwater treatment practices to control runoff to Lake Champlain, extensive water and sewer replacements, new signing and replacement of traffic signals.



HARDY STRUCTURAL ENGINEERING



Tim Hardy, PE
Owner

PROFESSIONAL DEVELOPMENT:**2003 to present -Hardy Structural Engineering, LLC, Colchester, VT- (Owner/Proprietor)**

Owner and proprietor of small structural engineering firm. Responsibilities include securing workload and providing structural design/drafting and construction administration services for projects ranging from small residential projects to multi-million dollar commercial, industrial and institutional projects.

2002 to 2003 -DuBois & King, Inc., Williston, VT- (Sr. Structural Engineer)

Responsibilities included design and management of structural projects for commercial, institutional, manufacturing and residential clients. Managed structural projects from development of proposals, monitoring and managing workload, maintaining client communications and facilitating construction administrating services.

1995 to 2002 -Hallam Associates, South Burlington, VT- (Structural Engineer)

Responsibilities included structural design of steel, reinforced concrete, wood and masonry along with project management and construction phase consultation.

RELATED SKILLS:

- Over 30 years of structural engineering and project management experience with strong client and contractor communication skills.
- Diverse experience with commercial, institutional, industrial and residential projects.
- Extensive experience with both Traditional Design/Bid and Design/Build project delivery approaches.
- Detailed knowledge of AutoCAD, Revit BIM Software and structural design software (RISA Floor, RISA 3-D, EneCalc, Woodworks,..etc).

EDUCATION:

Bachelor of Science Degree in Civil & Environmental Engineering (Concentration in Structures)
Clarkson University, Potsdam, NY (1995)

PROFESSIONAL ENGINEERING REGISTRATION:

Vermont, New York, Connecticut, Ohio, Virginia, Maryland, North Carolina

RELATED EXPERIENCE:

4 Pearl Street at Five Corners	Essex Junction, VT
Gardenside Development	Essex Junction, VT
Autumn Pond Development	Essex Junction, VT
Essex Senior Housing	Essex Junction, VT
Thatcher Hill Fairfield Inn & Suites	Waterbury, VT
UVM Residential Hall	Burlington, VT
O'Dell Apartments	South Burlington, VT
Marketplace Apartments	South Burlington, VT
St. Michael's College Residence Halls	Colchester, VT
City's Edge	South Burlington, VT
Eastwood Commons I & II	South Burlington, VT
River Station Apartments	Montpelier, VT
Cambrian Rise Development	Burlington, VT
Riverwalk Apartments	White River Junction, VT
CityPlace Development	Burlington, VT

HARDY STRUCTURAL ENGINEERING



Profile of the Firm

Hardy Structural Engineering, LLC (**HSE**) is an established and respected structural engineering firm located in Colchester, Vermont. Founded in 2003 by Tim Hardy, PE, a registered structural engineer who has practiced engineering in Vermont since 1995, HSE offers diverse professional experience for institutional, commercial, industrial, and residential projects with the structural design and renovation/rehabilitation of:

- structural steel
- aluminum
- light gage steel
- reinforced concrete
- reinforced masonry
- wood/heavy timber
- foundations & retaining walls
- Forensic/failure analysis and peer reviews.

HSE is a Revit/BIM office with all projects developed with the latest Revit Structure 3-D BIM Software that allows constant integration and coordination with the Architect, Design Consultants, Construction Managers and Sub-Contractors.

HSE prides itself in understanding client's needs and providing a responsive and high level of service by means of creative solutions to complex problems while maintaining an emphasis on economy, practicality, and constructability. **HSE** has been recognized by several contractors as a structural engineering firm willing to work through structural issues in the field with a keen eye for constructability while still maintaining the original structural design intent.



Pump House Waterpark (Jay Peak, VT)



City Place Burlington (Burlington, VT)



Eagles Landing (Burlington, VT)



Cambrian Rise (Burlington, VT)

BUILDING WHAT MATTERS MOST

277 Blair Park Road
Suite 130
Williston, VT 05495
p 802.872.0505

The MacMillin Building
17 Elm Street
Keene, NH 03431
p 603.352.3070

150 Dow Street
Tower 4, Suite 441
Manchester, NH 03101
p 603.932.7740

2 Market Street
4th Floor
Portland, ME 04101
p 207.553.3569

www.DEWconstruction.com

Elliott LLC

Response to:

REQUEST FOR PROPOSAL

Development of Community Housing at Prospect Heights

May 25, 2026





May 25, 2026

To: City of Barre Vermont and Prospect Heights Principles

Summary

Elliott LLC shares the city's objectives to create housing that is available, safe, and affordable. We believe our development process based on smart design and efficient construction methods match the needs of this project. Using factory-built construction we bring much needed housing to market and see a partnership as an opportunity to continue our work creating affordable housing.

We are excited to work in collaboration with the City of Barry, VHB, Barre Area Development, and other housing partners to make this project a timely success. We seek to create a functional community space that improves the lives of many. Our team is ready and motivated to help Prospect Heights become a win for the community of Barre. The proposal underscores our vision, but we look forward to creating plans collaboratively as the project solidifies.

Through this RFP we describe our vision for housing construction and the opportunities present. Elliott LLC puts forth a two-phase project that would see a mixed development of apartments, townhouses, and single-family homes. Phase 1 to include multiunit apartments on proposed drive A. Phase 2 to include townhouses along B1-B2 and Single-family homes across accessible lots.

Our background working with CDBG-DR funds gives us a clear understanding of the objectives assigned to the project and the reporting requirements attached. We come with an existing process designed for turnaround, well established building plans, a team experienced in federal/state housing funds and a desire to continue to create affordable housing in central Vermont.

Collaborative Project

Prospect Heights will be a great resource for the Barre Community and Elliott LLC would like to help where possible to address the housing needs. We strive to build and maintain housing that is safe, available, and affordable. To successfully accomplish our projects, we have worked in conjunction with many partners designing, funding, and building. Our proposed team shares experience in designing/engineering/planning for modular construction, execution of the development, and grant/funding management/reporting. We feel Prospect Heights is a natural succession to our current CDBG-DR funded 28-unit affordable housing project currently underway in Montpelier. Our goal would be to capitalize on our momentum and utilize as much of our existing process as possible to help address the timeline for the project.

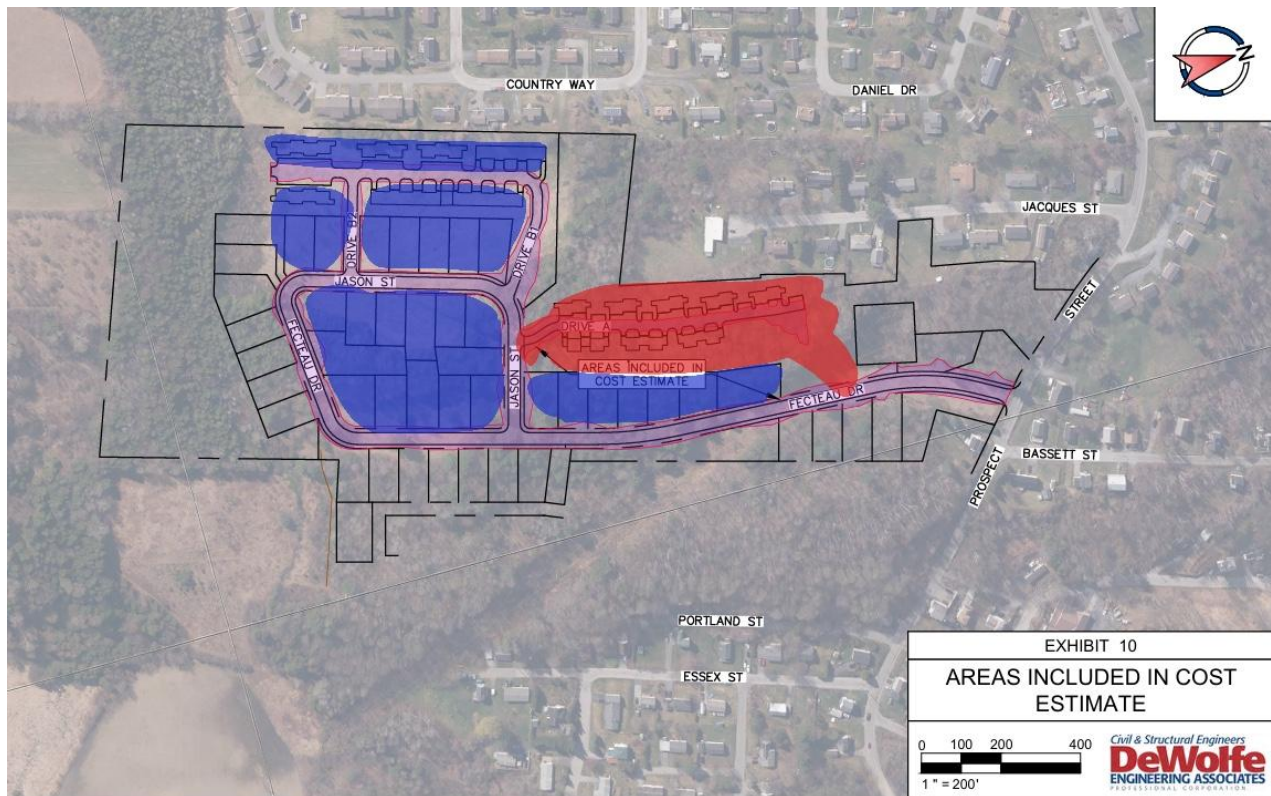
To be successful collaboration will be a necessity. As the project is further defined and more is known, communication will be the key to ensuring meaningful progress is made. Our first objective would be to establish dialogue between key stakeholders, and work to refine an operational plan for housing development that will coincide with existing planned work. It would also be important for all parties to discuss scopes, transitions of duty, and functional opportunities.

Elliott LLC would additionally like to note that we would be happy to discuss partnering with other developers to create housing on Prospect Heights. We feel a team approach is an option to deliver a successful project.

Proposed Project

The RFP is to develop the entire site across two development phases. We additionally want to allocate space for outdoor pet friendly recreation potentially overlapping with some wetland's remediation. Incorporating smart design with a balance of natural accessibility and density represented in pocket neighborhoods. We view a two-phase approach necessary for funding requirements and to minimize financial exposure for the City and Elliott LLC. The staged approach will allow for a priority check and ensure everything undertaken serves the community. Having similar designed buildings under development in Montpelier, we will have a proven design and won't need to start the design process from scratch. Having a process in place will allow us to capitalize on cost savings and achieving quality deliverables in a tight turnaround.

Image 1: Phase Map



Proposed Phase 1, (Image 1, Identified in Red)

Development of the identified priority zone with multifamily housing. Utilizing prefabrication, we'd construct 35-45 rental apartments housed in 9-14-unit buildings. There would be a total of three to four buildings constructed. These buildings would be delivered to site as roughly 14' wide by 50' long boxes and craned into place. Our initial plan would be to complete a building every five months until the zone is fully developed. Elliott LLC would retain ownership of the buildings and operate as property manager to ensure compliance with regulatory reporting requirements. Phase 1 addresses most to all the 42 units required by CDBG-DR and would have a proposed three building timeline of less than two years to occupancy.

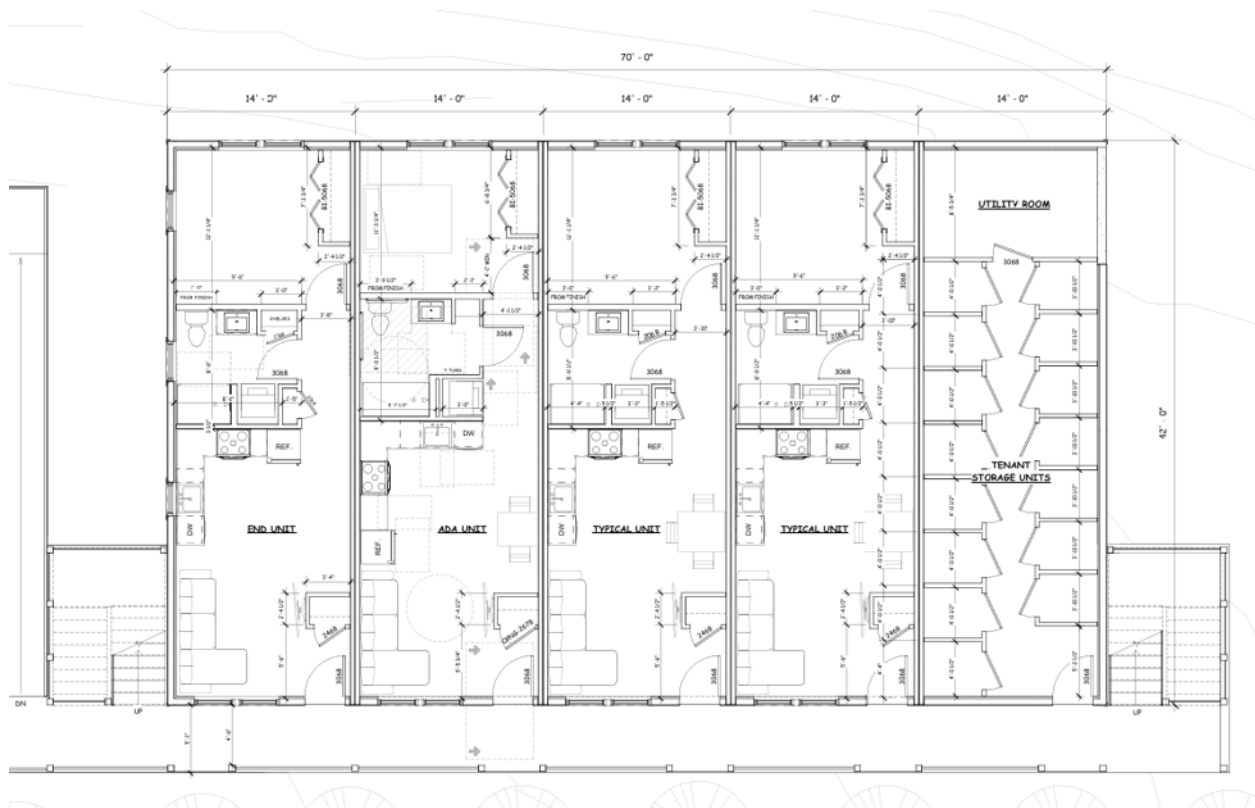
Image 2: 14-unit building



Image 3: 14-unit building



Image 4: Single bedroom unit layout with interior storage units



Proposed Phase 2, (Image 1, Identified in Blue)

Development of the single-family lots and construction of townhouses on the second higher density lot. Again, utilizing prefabricated modular construction where possible we would batch build houses and bring them to market as conditions allow. It would be our intent to construct and sell all single family and townhouse. Using Smart design and quantity building we anticipate most being designed for and selling as workforce affordable. Our target would be to create two-three-bedroom homes that feature functional design, many of which would be ranch style. We would like to draw design inspiration from pocket neighborhoods where we encourage accessibility while incorporating a flowing natural landscape.

Image 5: Example of a Pocket Neighborhood where roads are located on the perimeter and pedestrian access is accessed from the interior.



Image 6: Ranch Style Modular Home



Image 7: Ranch Style Modular Home Floorplan 1

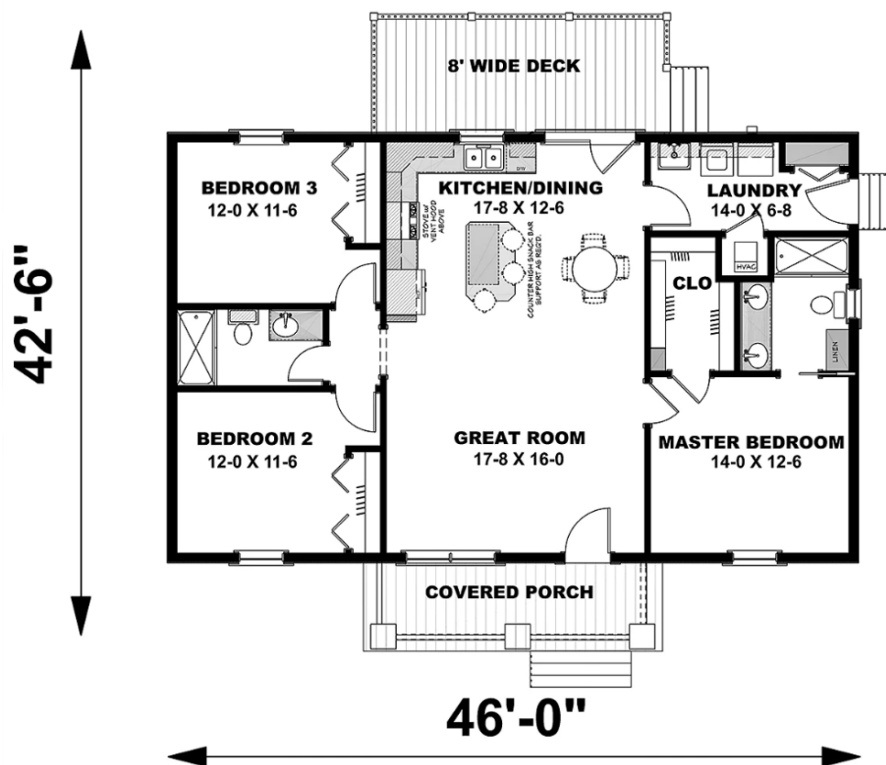
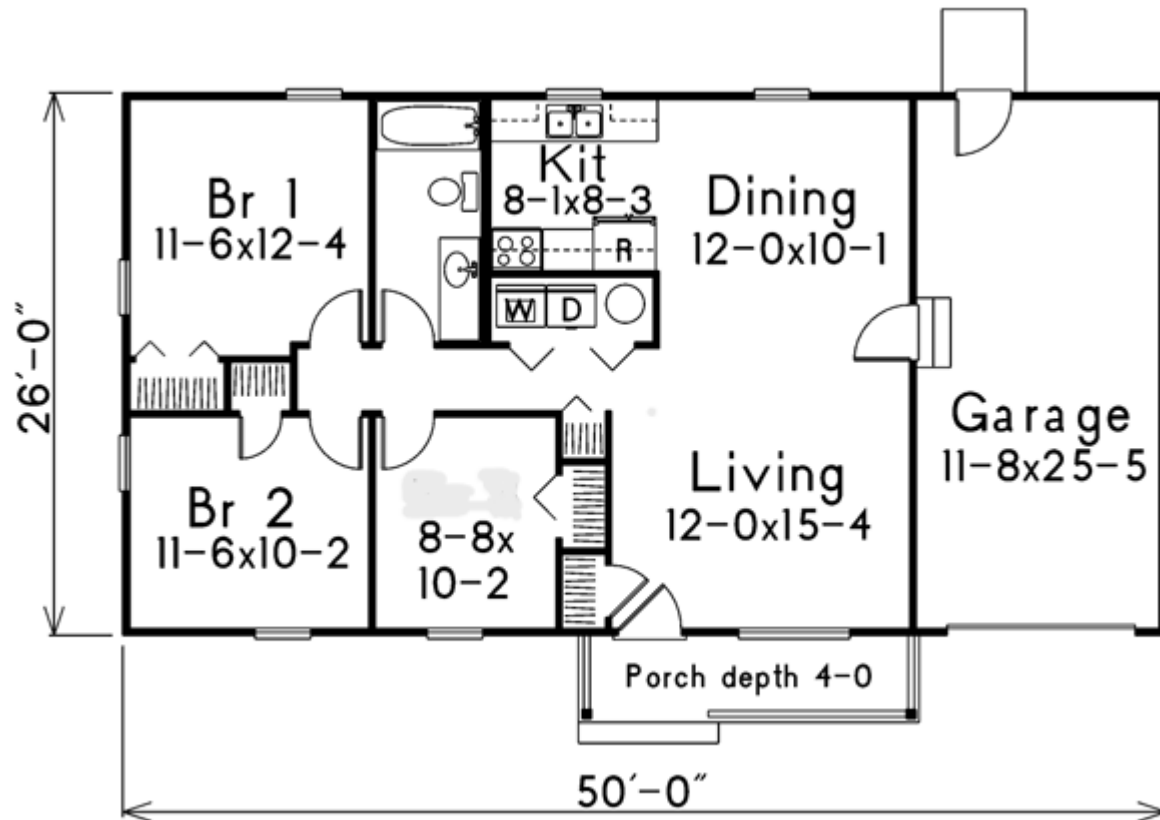


Image 8: Ranch Style Modular Home Floorplan 2



Schedule

Assuming Developer selection completes in August/September 2026, final designs and infrastructure work will then need to be completed in 2027-2028. With Modular construction it's possible to have buildings under construction and city infrastructure happening simultaneously. Best case scenario would be to place the first building in late 2028 and complete it early 2029. This is assuming Infrastructure takes roughly 15-24 months. Once the Buildings are erected onsite it will take roughly 4-5 months to complete and obtain an occupancy permit. At this pace we could complete 35-45 units prior to 2030. This would be subject to the permitting process and any unforeseen challenges.

Type Breakdown

Proposed Phase 1 would be the construction of 35-45 rented apartments.

60% Single bedroom units

25% Two-bedroom units

15% Three + Bedroom units

Proposed Phase 2 would be the construction of 20-25 single family homes and 25-35 townhouses.

60% Two bedrooms

40% Three + bedrooms

Purchase Price

The current market conditions show that there is a drastic need for housing of all types. Ageing apartments with higher rents have left many in challenging situations. This is another driver in our decision to start with the affordable apartments. Designing for owner occupied homes would also greatly benefit the area and offer a long-term impact. Our proposal would be to retain ownership of all mixed unit apartments, with everything else designed and constructed to be sold. Using HUD identified data we would design a range of \$150,000 for a one bedroom through \$400,000 for a three plus bedroom. The median sale price would be \$275,000 or less. Looking at current market conditions, the priority would be to fill the need for smaller 2–3-bedroom homes that offer the desired amenities in a refined space.

Ownership

Elliott LLC will retain ownership and manage all apartments constructed in the priority zone. Subject to market conditions and community need, the remaining townhouses and single-family homes would be constructed and sold to owner occupiers. The speed and type would be driven off market demand. Elliott LLC would also pursue relationships with local employers such as CVMC to identify and encourage home buying programs as well as rental housing credits.

Compliance

Elliott LLC is ready to meet the objectives of Prospect Heights and would plan to exceed the 32 affordable housing unit requirement. With our team's experience working with federally maintained affordable housing units, we have a good understanding of requirements to be in compliance. Our approach to affordable housing is to capitalize on process and planning mixed with hard work to ensure that the best possible project is completed at the lowest required cost.

Assumptions & Requests

A large part of this project is impacted by environmental and regulatory approvals. Elliott LLC put this RPF together assuming act 250 and wetlands permitting work are approved by the state.

Working with stakeholders, Elliott LLC would refine a timeline, scope, and massing for new construction.

Elliott LLC will seek to work with stakeholders on project planning, design, and offer assistance for grant/funding needs.

It would be Elliott LLCs intent to peruse available funding and incentives where possible to help maintain the affordability of the development.

It would also be recommended to stager the sale of lots from the city to the developer as work is completed.

For your consideration, Sincerely,

Jacob Walker

Owner - Elliott LLC

Elliott LLC – Jacob Walker, Founder

PO Box 1091 Morrisville, Vermont

Elliottpropertymanager@gmail.com

<https://www.elliottproperties.biz>



Jacob founded Elliott to help construct safe new housing stock in response to witnessing market conditions firsthand. He grew up as a Vermont maple sugar maker and has taken that work ethic to help improve our state's housing crisis. Elliott is currently developing land in the city of Montpelier that will feature designs and goals aligned with Prospect Heights. The development features two new modularly constructed multifamily buildings. Elliott received CDBG-DR funding for the project and has pledged that all new apartments will be made affordable, available, and occupied before a 2030 deadline.

We are excited for the opportunity of Prospect Heights as it aligns with our core values and is a progression of the work we are currently doing. Elliott has a team familiar with CDBG-DR funding and the requirements attached, working with housing affordability, and developing commercial modular multifamily housing on a timeline. Working with VHB, our team would bring building designs and a process capable of hitting the ground running.





Sue Cobb

Sue Cobb, owner of Red Bird Integrated Consulting, has 32 years of project management experience, working on affordable housing developments ranging in cost from \$1MM to \$15MM, with a total of over 50 properties and 1,500 apartments created. Sue's focus on energy efficient systems, thoughtful layout and sustainable design, help clients realize their goals efficiently and effectively while relieving the burden of the day-to-day responsibilities of project management. Sue's most recent work on homeless shelters, recovery housing, childcare centers, and farm worker housing has broadened her scope of experience and increased her passion for resilient, healthy and inclusive communities.

Red Bird Integrated Consulting

The decision to start RBIC embodies the company's core values of courage and collaboration - leaving a steady, reliable job after 32 years to launch a new business venture required vulnerability, recognition of possible failure and the courage to "just start". Collaboration is the heart and soul of this business and connects the dots - partnerships, relationships, team building. Working together to build the unexpected and unimaginable, with the resilience to persevere and the ability to find strength in the networks fostered over a successful career.



Todd Scheffer, P.G.

Principal

Certified Radon Professional - Licensed Professional Geologist (NH)

Todd started his professional career in 1992, working for an on-site thermal treatment remediation company in Londonderry, NH. Starting in sales and marketing, Todd advanced to site characterization and estimating. Since then, he has enjoyed working in small environmental consulting firms, performing Phase I and II Site Assessments, NEPA Environmental Reviews, Corrective Actions Investigations and Remediation, Remediation Planning and Implementation, Health and Safety Facility Inspections, and Hazard Communication Instruction. Todd earned his New Hampshire Professional Geologist License in July 2002. Todd is also a nationally certified radon measurement and mitigation professional. Not only does Todd enjoy the science of radon mitigation, but he also enjoys getting out of the office and "getting his hands dirty" installing radon mitigation systems.

Kate Fournier, M.S.

Senior Project Manager

She started her professional career in 1999 banding grassland sparrows in the Arizona desert, and she's held numerous positions across the country as a field biologist studying birds, including the Southwestern Willow Flycatcher, the American Redstart and the Cactus Ferruginous Pygmy Owl in northern Mexico and Arizona. After working for several years as an environmental consultant in Arizona where she performed a variety of due diligence environmental assessments, she earned her master's degree in Natural Resources (Environmental Policy) at the University of Vermont in 2012. Shortly after graduation, she was hired as the Environmental Officer for the State of Vermont Agency for Commerce and Community Development (ACCD) providing guidance, review, and approval of all HUD Environmental Reviews for the entire state (except Burlington). While at ACCD, Kate gained valuable training, insight and understanding of HUD regulations and policies which she used to help responsible entities achieve compliance with HUD regulations.



STEVE GUILD

Founder & Owner

Steve started Steve Guild Design in the fall of 2001 before the name was changed to G4 Design Studios in the spring of 2014. As the owner of the firm, he communicates with clients to provide a service that is exactly what they want while meeting a budget that fits them.

MARC DOWLING

Architect

Marc joined our team in the spring of 2018. A graduate of the University of Pennsylvania with a Master's degree in Architecture, Marc has gained numerous years of experience in the industry. Marc is a licensed architect in the state of Vermont and NCARB certified, allowing our team to work on projects outside of Vermont. He is able to help guide clients from initial meetings and conceptual design, through permitting, the building code process, construction documents, and project management.

BOBBY HARRIMAN

Designer

Bobby, a graduate from Vermont Technical College, began his time at G4 in the fall of 2014. Bobby works with clients to come up with aesthetically pleasing designs that satisfy both form and function. He uses our advanced modeling software to create detailed digital 3D models and renderings of client's projects.

WARREN IRISH

Designer

Warren joined G4 in the spring of 2015 after also graduating from Vermont Technical College with a bachelor's degree in Architectural Engineering and completing the Fundamentals of Engineering Exam. Due to his technical background, Warren helps clients with construction drawings, permitting, and project management.

REBEKAH BOSE

Head of Interiors

Rebekah is a Drexel University Alumni with a bachelor's degree in Interior Design who joined Steve Guild in 2013. Rebekah brings 25+ year's experience in creating, managing and completing interior and exterior spaces that are cohesive in form, function, light, color, texture and pattern.

MULTIFAMILY



Hillside Lofts
South Burlington, Vermont



City Gardens
Winooski, Vermont



Parc Terrace
Winooski, Vermont



Chittenden Crossing
Essex Junction, Vermont

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