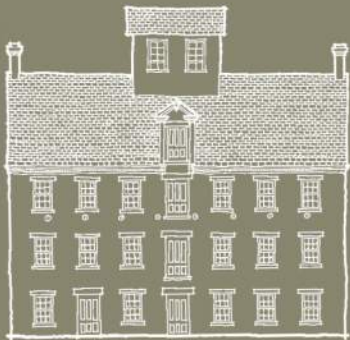


ARNOLD & SCANGAS
ARCHITECTS

Historic Preservation
Renovations
New Construction

Integrated Design
Providing Efficient,
Comfortable and Healthy
Buildings



Proposal for
Architectural
Services
for Renovations to the
McIndoe Falls Academy
For
The Town of Barnet
Barnet, Vermont

802.782.8241

1 Federal St. Suite 201
St. Albans, Vermont 05478

January 31, 2017

Mr. Dylan Ford
Selectboard
Town of Barnet
1743 US Route 5 South
Barnet, VT 05821

Re: Architectural Services for renovations to the Historic McIndoe Falls Academy

Dear Mr. Ford,

Arnold & Scangas Architects appreciates the opportunity to respond to your Request for Proposals. We are pleased to submit our qualifications and cost proposal for architectural services for renovations to the Historic McIndoe Falls Academy. We believe that our design team can best serve you and the Town of Barnet in meeting your objectives in renovating the Academy to provide space for your municipal offices, as well as, a community meeting space, a small village library and historical museum spaces. The Post Office will remain in its present location on the first floor. We are confident that our team will best serve the project in developing a comprehensive plan for the site and building renovations for this historic landmark building.

Arnold & Scangas Architects has broad experience in both municipal offices and historic renovations. We recently completed working with the Town of Fletcher on their new Town Offices. We started with analyzing their space needs and adapting it to various sites within the town that has resulted in finding a site and developing a building design that the Town supported. We also recently completed working with the City of St. Albans on the renovations and additions to their historic downtown city hall building. The project began with a programming study and the reorganizing of their existing spaces to allow for construction of a new vault and new elevator access and stair additions.

As our portfolio shows, we specialize in the restoration and renovation of historic buildings. We provide our clients with design solutions that respect the history of the building, while incorporating the modern amenities required in many buildings today. In addition, we provide complete construction administration services, providing our client's with support to navigate the construction process and to assure that the best product is delivered.

We will be working with Steve Beloin of Innovative Consulting Engineering for mechanical and plumbing services, Ann Pendleton of AMG Electrical Design for electrical design, Brian Douglas from Cross Consulting Engineers for civil and structural engineering services and Lyssa Papazian for historic preservation consultation. We have worked together with these consultants on many similar projects and we are confident in their ability to identify project needs, solve design issues and design simple systems that will work well, are easy to maintain and are energy efficient.

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

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

Thank you for your consideration.

Sincerely,



Rebecca Arnold, AIA
Principal
rarnold@arnoldandscangas.com



Laz Scangas, AIA
Principal
lscangas@arnoldandscangas.com

Arnold & Scangas Architects is a full service architectural firm owned by two licensed architects, Rebecca Arnold, AIA and Lazarus Scangas, AIA, with over 45 years of combined experience in the practice of architecture. Since its inception in 1994, our firm has been proud to provide personal service to our clients. We listen to the client and seek to solve their particular design problems with a solution that is both aesthetically pleasing and functional. We strive to bring projects on time and on budget. We are committed to providing buildings that meet and reflect the client's needs, ideas and budget, are environmentally responsible and technologically innovative.

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

Arnold & Scangas Architects is committed to sustainable design and creating high performance buildings for our clients. We believe in providing our clients with efficient, comfortable, and healthy working environments that are easy-to-use, easy-to-maintain, and beautiful. We are committed to balancing innovative green building technologies with long-standing good design practice, and understand that sustainability begins with an integrated team process early in the project. Green building strategies include optimizing building orientation, energy-efficient systems, daylighting, use of local, recycled, renewable and healthy materials, and building commissioning.

Arnold & Scangas Architects provides personal attention to each job. Being a small firm with big firm experience, each project receives the professional and thorough attention it deserves. We have a strong background in project administration, managing all phases of the design process, including programming, feasibility studies, schematic design, design development, construction documents, specifications, product research and construction administration. All of our projects are managed by one of the two partners in the firm.

Whether it's renovations of an existing building or new construction, Arnold & Scangas Architects provides a straight-forward design approach to the building design. We apply the project's needs and program to suit specific site and owner/user requirements. We believe that architectural design and creativity must be supported by the ability to implement a design into construction. At Arnold & Scangas Architects, we not only provide creative design solutions, we provide clear and concise construction documents and work closely with the construction team to see that a project is well built, on schedule and within budget.

Experience with Similar Projects Involving Public Buildings in Rural Locations

Colchester Town Offices

Colchester, Vermont

In 2008 Arnold & Scangas Architects completed work with the **Town of Colchester** on the design and construction administration for their new **Municipal Offices**. The former town offices were housed in a building shared with the **Colchester Police Department**. Both facilities were overcrowded and inadequate to allow the Town's Departments to effectively perform their required duties of meeting the current and future needs of the residents of



Colchester. After evaluating the present space conditions and future space requirements, Arnold & Scangas Architects developed a design for a new Town Municipal Offices facility located to the west of the existing building. The two-story building is designed to structurally and functionally support a third floor for future expansion. The new building provides the visitor easy access to the different Town departments, the Town Clerk, Planning & Zoning, Parks and Recreation, Public Works and the Town Manager. A large conference room accommodates public and staff meetings.



Interior View of Customer Window



Interior View of Offices

Holley Hall

Bristol, Vermont



We recently completed construction for restoring and renovating **Holley Hall** in **Bristol**, Vermont. The renovations to the Town's landmark building includes new town offices on the lower level, two covered entrances to the lower level and an addition to accommodate a new vertical lift and accessible toilet for the upper Town Hall level. Structural repairs to the wood roof trusses and the Town Hall balcony were also addressed. The renovated building includes a new 250 SF records vault, Town Clerk's office, public research area and a community room.



Town Office Reception



Meeting Room



Town Hall Great Room



New Side Entry to Offices

Fletcher Town Offices

Fletcher, Vermont



Parking-side Entrance



Street-side Entrance



Interior under Construction



Interior under Construction

Arnold & Scangas Architects has also completed feasibility studies for the **Town of Brandon**, **Town of Swanton**, **Town of Sheldon**, **Town of Addison** and **Town of Fletcher** for new town offices. In **Fletcher**, the project goal was to construct new **Town Offices** to replace their existing facility. The Town of Fletcher's existing two-room town office building was cramped, outdated and had a vault that no longer could hold the Town Records. As part of our work for the Town of Fletcher, Arnold & Scangas Architects worked with the Building Committee to develop a program and several schematic design options, finalizing a schematic design, and presenting the project at public meetings. When the original site for the proposed design was no longer an option, the design was used to look into the feasibility of another site. The site plan showed that a building sized to meet the Town's requirements could work on the site. The Town approved purchase of the property and broke ground on the new facility. The Town Offices were recently completed in May 2016.

Other Municipal Projects:

St. Albans City Hall
St. Albans, VT

Feasibility Study and Construction documents for renovation of Historic City Hall. Two new Handicap accessible entrances were provided to allow for greater community access. Interior spaces were reorganized for efficiency and to provide space for a desperately needed new records vault.

Montgomery Town Offices
Montgomery, VT

Feasibility study for new municipal offices for the Town of Montgomery. Three different sites were evaluated for possible relocation and expansion of their town offices. The study is currently being used for public comments and input.

Monkton Town Offices
Monkton, VT

We provided a feasibility study to expand town offices and combine it with the Town Library.

Addison Town Hall
Addison, VT

We provided a feasibility study and conceptual design for the historic Addison Town Hall. The design proposed relocating into the historic Town Hall which would allow for more sufficient space.

Sheldon Town Offices
Sheldon, VT

We provided a feasibility study for building a new municipal facility to house Town Offices and the Fire Department.

Brandon Town Offices
Sheldon, VT

We provided a feasibility study for renovating the existing Town Offices for expanded office space by moving the Police Department to another building across the street.

Ability to Produce Realistic Estimates of Probable Construction Costs

We feel that the estimating of probable construction costs is critical with any project. At Arnold & Scangas Architects, we are committed to providing as accurate an estimate of probable construction costs as possible. Our estimating consultant knows current pricing of materials and labor rates giving a fairly accurate estimate of probable construction costs. Our estimator has a working knowledge of the construction climate and applies current trends to his estimates. He has worked with us on numerous new construction projects and renovation projects and has the knowledge and experience to apply the appropriate costs of the work involved whether it involves new construction or renovations.

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

Experience of Key Staff Personnel Assigned to the Project

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

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

Laz Scangas, AIA, brings over 25 years of experience in the practice of architecture. He has extensive experience in renovations and the ability to assess existing buildings as to their condition and what potential problems with their adaptive reuse and restoration may occur and how they should be resolved. His responsibilities include providing project management and coordination, design, quality assurance, technical direction, adherence to project schedules, and monitoring compliance to the project's budget.

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



REBECCA ARNOLD, AIA
Principal

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

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

AWARDS

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

PROJECTS

Montgomery Town Offices

Montgomery, Vermont. *Programming and feasibility study for new town offices.*

Town of Fletcher New Town Offices Feasibility Study

Fletcher, Vermont. *Programming and feasibility study for new town offices.*

Town of Monkton New Town Offices & Library Feasibility Study

Monkton, Vermont. *Programming and feasibility study for new town offices and library.*

Holley Hall

Bristol, Vermont. *Restoration and renovations to historical town hall for new municipal offices.*

South Burlington Police Facility

South Burlington, Vermont. *Feasibility study for a new police facility.*

National Bank of Middlebury, Brandon Branch

Brandon, Vermont. *Design of new branch office in existing building.*

Colchester Municipal Building

Colchester, Vermont. *Design and construction of new facility for the Colchester Town Offices.*

Colchester Log Schoolhouse

Colchester, Vermont. *Restoration and relocation of an original log schoolhouse for the Colchester Historical Society.*

Westminster Public Safety Facility

Westminster, Vermont. *Design of new facility for the Vermont State Police based on prototype designed for Derby, Vermont.*

St. Albans Public Safety Facility

St. Albans, Vermont. *Design and construction of new facility for the Vermont State Police based on prototype designed for Derby, Vermont and previous facilities with the addition of a wood pellet boiler system and tubular skylights.*

Royalton Public Safety Facility

Royalton, Vermont. *Design and construction of new facility for the Vermont State Police based on prototype designed for Derby, Vermont.*

New Haven Public Safety Facility

New Haven, Vermont. *Design and construction of new facility for the Vermont State Police based on prototype designed for Derby, Vermont.*

Derby Public Safety Facility

Derby, Vermont. *Design and construction of prototype facility for the Vermont State Police and Emergency 911.*

Holton Hall Renovations

Battleboro, Vermont. *Design and renovations to existing, historic 4 story building for offices for the Austine School for the Deaf.*

Hartford Village School Feasibility Study

Hartford, Vermont. *Building evaluation and assessment for renovations of existing schoolhouse into health care offices for Health Care & Rehabilitation Services of Southeastern Vermont.*

64 School Street

Rutland, Vermont. *Design and construction of an affordable 2-one bedroom, 4-two bedroom and 6-three bedroom units building for Rutland County Community Land Trust.*

194 Columbian Avenue

Rutland, Vermont. *Historic Renovation of a 2 story and a 3 story brick residential buildings on the National Register for the Rutland County Community Land Trust.*

259 Marble Street

West Rutland, Vermont. *Renovation of a 2-story brick commercial/residential building in the historic district of West Rutland*

Gordon-Center House

Grand Isle, Vermont. *Renovations and restoration of historic stone structure that was severely damaged by fire during the 1998 Ice Storm.*

Replace Aircraft Maintenance Facility

Burlington, Vermont. *Feasibility study for the Vermont Air National Guard for a new 35,000 SF building to house four departments under one roof and provide a 4800 SF addition to an existing building.*

Town Offices and Police Department

Brandon, Vermont. *Feasibility study to renovate the Town Offices Building and 4 Conant Square, an old car dealership building across the street, for the town offices and police department, respectively.*

Union and Barlow

Brandon, Vermont. *Renovation of an existing 2-unit residential building and the design and construction of a 4-unit and a 6-unit residential buildings.*

American House Annex and Franklin Heights

St. Albans, Vermont. *Renovations and restoration of downtown historical building for retail/commercial at lower two floors and housing at upper two floors.*



LAZARUS SCANGAS, AIA
Principal

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

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

DOWNTOWN BOARD, CITY of St. Albans
Board Member (2009-Present)
Treasurer (2015- Present)
Streetscape Committee, Chair (2009-2010)

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

AWARDS

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

PROJECTS

St. Albans City Hall

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

Watkins Avenue

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

Arthur's Main Street Redevelopment

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

Brandon Administration Building and Thayer House

Brandon, Vermont. Renovations to the former Administration Building at the former Brandon Training School into 18 units of housing and renovations to an existing nine unit historic building

Samaritan House

St. Albans, Vermont. Renovations and systems upgrades to a homeless shelter building

Stanislaus Apartments

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

North Branch Apartments

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

Willard Mill

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

Bethel Town Hall

Bethel, Vermont. Restoration and renovations to historic Town Hall

One Franklin Park West, People's Trust Company

St. Albans, Vermont, Two-story bank branch and office building with drive-up teller and ATM.

Waterbury Railroad Station

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

Tuttle Building

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

Swanton Town Hall

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

Swanton Railroad Station

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

Butler Building

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

259 Marble Street

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

American House Annex and Franklin Heights

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



JONATHON COLLIN

Intern Architect

BACHELOR OF ARCHITECTURE

Ohio State University, 1990

HARD'ACK RECREATION AREA TRUST

Building Committee (2006-Present)

AWARDS

Preservation Trust of Vermont Award

Holley Hall, Town of Bristol, Vermont

Preservation Trust of Vermont Award

Stanislaus School and Convent Apartments, Housing Trust of Rutland County

Efficiency Vermont - 2012 Major Renovation Honor Award

Stanislaus Housing – The School, Housing Trust of Rutland County

LEED Sliver

8 Laurel Street

PROJECTS

St. Albans City Hall

St. Albans, Vermont. Historic Renovation of City Hall including accessibility, mechanical and weatherization upgrades.

Westminster Public Safety Facility

Westminster, Vermont. Design of new facility for the Vermont State Police based on prototype designed for Derby, Vermont.

Bellow Free Academy

St. Albans, Vermont. Master planning and feasibility study for the entire BFA Campus.

Vermont Hard Cider

Middlebury, Vermont. New construction of an industrial cider manufacturing plant including full staff offices and public production tour & tasting facility.

Fletcher New Town Offices

Fletcher, Vermont. Design and construction documents for new town offices for the town of Fletcher.

Watkins Ave Housing

Rutland, Vermont. Historic renovation of existing public school into multi-family residential units and New Construction of multi-family residential units for the Housing Trust of Rutland County.

Rail City Family Housing

St. Albans, Vermont. Renovations, mechanical efficiency upgrades and finish upgrades to 30 scattered residential units for the Champlain Housing Trust.

St. Albans Ace Hardware

St. Albans, Vermont. New construction of 12,000 SF retail hardware store in downtown St. Albans.

Bellows Free Academy Auditorium

St. Albans, Vermont. Historic Renovation and expansion of the existing BFA auditorium.

Holton Hall, Austine School for the Deaf

Brattleboro, Vermont Design and renovations to existing, historic 4 story building for offices for the Austine School for the Deaf.

WWHT Portfolio Enhancement

Brattleboro, Vermont. Renovations of 6 historic multi-family residential buildings for the Windham & Windsor Housing Trust.

Benson Heights Apartments

Brandon, Vermont. Renovations, energy efficiency upgrades and finish upgrades to 15 units of senior housing.

Jolley Alburgh Convenience Store

Alburgh, Vermont. New construction of a retail convenience store.

Brandon Administration Building and Thayer House Scattered Site Project

Brandon, Vermont. Renovations to the former Administration Building at the former Brandon Training School into 18 Units of housing and renovations to Thayer House, an existing 9 unit historic building.

Jolley Wagon Wheel Car Wash

St. Albans, Vermont New construction of commercial automated car washing facility.

Hardwick Town Offices

Hardwick, Vermont. Feasibility Study and redesign of an existing medical facility into offices for the town and police department.

Monkton Town Hall

Monkton, Vermont. Feasibility Study and Design for relocating the original Historic Town hall and incorporating the town library into an addition to the original structure.

Abenaki Acres

Swanton, Vermont. Renovation of 6 multi-family residential buildings for The Vermont State Housing Authority.

Jolley Rutland Convenience Store

Rutland, Vermont. New construction of a retail convenience store.

Arthur's Downtown

Morrisville, Vermont. Renovation of residential and commercial units in an existing Historic Block in downtown Morrisville.

NBT Bank

Essex, Vermont. New construction of commercial banking branch.

Helen Day Memorial Arts Center

Stowe, Vermont. Renovation in 3 phases of a Historic library and art gallery for the Town of Stowe.

Jolley Wagon Wheel Convenience Store

St. Albans, Vermont. New construction of a retail convenience store.

8 Laurel St Apartments

Barre, Vermont. Historic renovation of multi-family residential unit for the Central Vermont Community Land Trust.

Holley Hall

Bristol, Vermont. Historic renovation of the Bristol Town Hall.

Samaritan House

St. Albans, Vermont. Renovations and energy efficiency upgrades to a homeless shelter located in a historic building in Downtown St. Albans.

Stanislaus Housing

West Rutland, Vermont. Historic renovation of former school and convent into multi family residential units.

Milton Ace Hardware

Milton, Vermont. New construction of retail hardware store.

Kinney Drugs

Randolph, Vermont. New construction of retail drug store for the Kinney Drug Company.

Vermont Hall

Brattleboro, Vermont. Renovation of interior space for new tenant occupation.

Kinney Drugs

Lyndonville, Vermont. New construction of retail drug store for the Kinney Drug Company.

North Branch Apartments

Montpelier, Vermont. Renovation of four state-registered historic buildings for affordable housing for the Central Vermont Community Land Trust.

Salmon Run Housing

Burlington, Vermont. Renovation of multiple residential buildings for Champlain Housing Trust in collaboration with Housing Vermont.

South Burlington Police Facility

South Burlington, Vermont. Feasibility study for a new police facility.

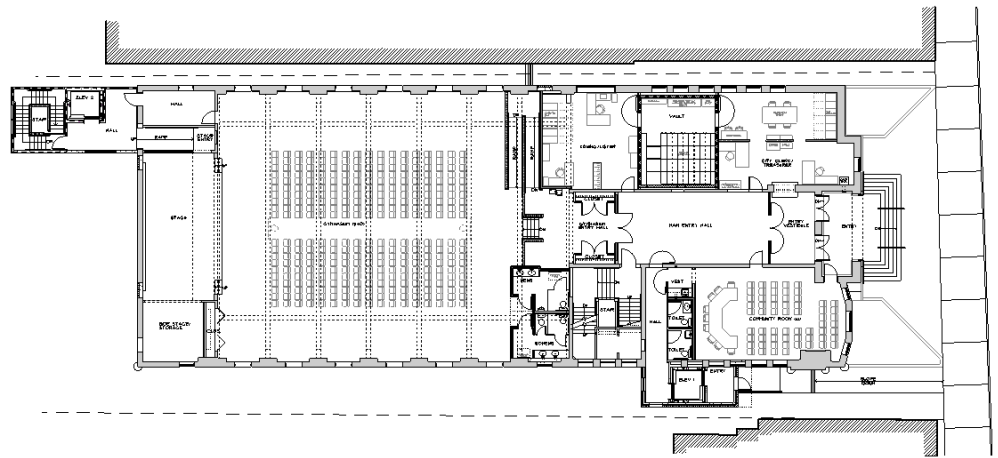
Colchester Municipal Offices

Colchester, Vermont. New construction of town offices to house the municipal services for the town of Colchester, Vermont.

ST. ALBANS CITY HALL

St. Albans, Vermont

Historic Renovation And Restoration Project



Proposed Floor Plan



Existing Conditions



Existing Conditions



Existing Conditions

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

Arnold & Scangas is currently completing bid documents for the project. Construction is scheduled to began in June 2015. The renovations to historic City Hall will included new elevators ,one for City Hall and one for the gym, new accessible facilities, a new larger vault to meet the current and future needs, new town offices and acoustical improvements to the gym, as well as a new sprinkler system for the building. The building's thermal envelope will be insulated, new insulated windows will be installed replacing original single pane windows and new energy efficient mechanical and electrical systems will be installed.

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

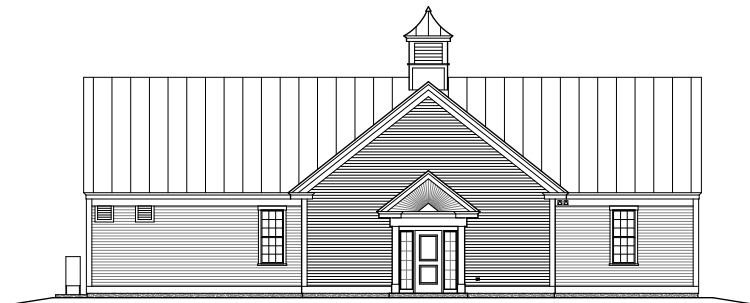
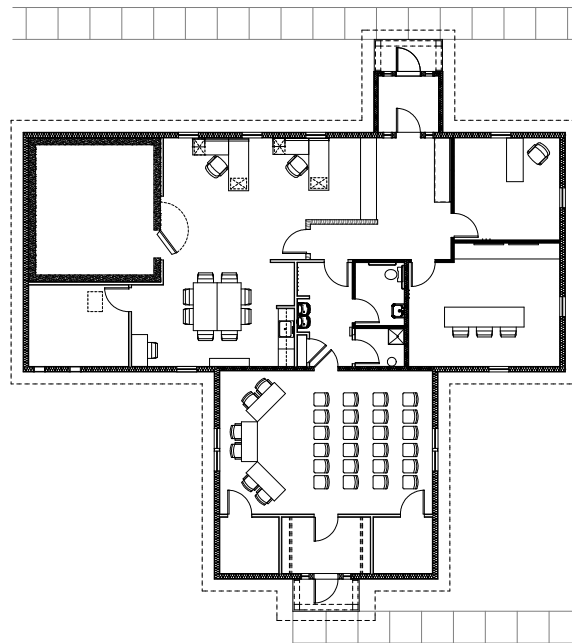
FLETCHER
TOWN OFFICES

Fletcher, Vermont

Feasibility Study
Conceptual Design
New Construction



Existing Facilities



Arnold and Scangas Architects provided a feasibility study, conceptual design and construction documents for the new Fletcher Town Offices. The existing Town offices are overcrowded into an 800 sq.ft. building that does not meet present code or accessibility requirements and has poor light and air quality.

The program requirements for a new compliant building include spaces for the Town Clerk, Zoning Administrator, Listers, a public research area, a large public meeting room with its own private entrance for meetings by the Select board and space for town residences to vote on town meeting day. The building will be fully ADA handicap compliant to allow all residents access to town services. The rear of the building will provide a vault which would be in compliance with the State of Vermont requirements for town record keeping. High efficiency mechanical and electrical systems were designed into the project to help keep future maintenance and operational costs down.

HOLLEY HALL

Bristol, Vermont

**Historic Renovation
and Restoration
Project**



Interior New East Entry



Town Hall



Town Clerk's Offices



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

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

HELEN DAY MEMORIAL BUILDING

Stowe, Vermont

Feasibility Study &
Renovations



Interior Bath Renovation



Siding Replacement



Existing Railing Conditions

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

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

Phase I—Estimated Cost: \$473,549 Final Construction Cost: \$452,995

Phase II—Estimated Cost: \$59,732 Final Construction Cost: \$56,914

Phase III—Estimated Cost: \$214,568 Final Construction Cost: \$207,892

BETHEL TOWN HALL

Bethel, Vermont

**Historic Renovation
And Revitalization
Project**



Original Wallpaper



Restored Staircase



Restored Great Hall



Pre-Construction Conditions

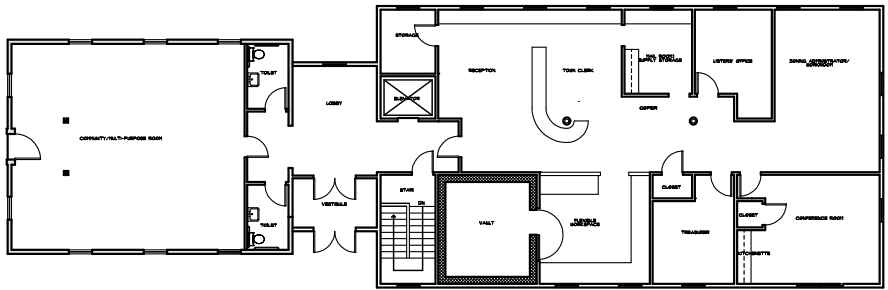


Arnold & Scangas Architects completed a feasibility study for restoration and renovation of “The Old Town Hall” in 1999. During the following decade the town pursued many different fundraising options and finally passed a bond in late 2009. This Historic Town Hall was originally built in 1892 and had served the community for decades before falling out of use and into disrepair in the 1990’s. The lower floor had been converted into vehicle storage for local fire and law enforcement agencies, while the great hall had been converted into meeting space for the local freemasons. During phase 2 of the project Arnold & Scangas Architects developed construction documents and provided construction administration. A full renovation of the lower level provides office space for the local historical society while the great hall has been restored to its original grandeur to provide public space for town gatherings. A significant part of the renovations included providing full access for disabled individuals. Energy efficient clad windows, additional insulation, standing seam metal roofing, exterior brick restoration and an energy efficient heating system were all included in the renovation in order for the building to provide years of service for the town.

MONKTON
TOWN OFFICES

Monkton, Vermont

Feasibility Study and
Conceptual Design



Proposed Floor Plan



Proposed Side Elevation

Arnold and Scangas Architects provided a feasibility study and conceptual design for the Monkton Town Offices. The Town of Monkton needed to expand from its existing historic town offices. The original town office was also located on a very small plot of land with no room for expansion. At the same time, the town library across the street was also suffering from a lack of expansion space. The proposal was to combine these separate entities into one. This included moving the historic Town offices to a new larger site location, integrating a new addition to the existing building to accommodate the current lack of office and vault space and incorporate the town library within the lower section of the building. The original Town Hall would become conference/lecture space while the addition would house the new town offices and library. The proposal also added an elevator and stair access to connect with the town library below. The town library was placed on the lower level to allow separate entry and access to the surrounding open space available on the proposed site.



Existing Front Elevation



Proposed Front Elevation

Mr. Jon Bondy

Town of Fletcher
215 Cambridge, Vermont 05444
Tel: 802-849-2782
Email: jon@jonbondy.com

Project: Fletcher Town Offices
Fletcher, Vermont

Ms. Therese Kirby

Town of Bristol
6 South St. Bristol, Vermont 05443
Tel: 802-453-2410
Email: bristoltown@gmavt.net

Project: Holley Hall
Bristol, Vermont

Mr. Justin Rabidoux

Director of Public Works
City of S. Burlington
Tel: 802-658-7961
Email: [jrabadoux@sburl.com](mailto:jrabidoux@sburl.com)

Projects: S. Burlington Municipal Offices
S. Burlington Police Facility
S. Burlington, Vermont
Helen Day Memorial Building
Stowe, Vermont

Mr. Dominic Cloud

City Manager
City of St. Albans
100 N. Main St.
St. Albans, Vt. 05478
Tel: 802-524-1500
Email: dcloud@Stalbansvt.com

Project: St. Albans City Hall
St. Albans, Vermont

Mr. Bryan Osborne, Director of Public Works

Town of Colchester
PO Box 55
Colchester, Vermont 05446
Tel: 802-654-0716
Email: bosborne@town.colchester.vt.us

Project: Colchester Town Offices
Colchester, Vermont

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

Architects:	Arnold & Scangas Architects	Rebecca Arnold, AIA Laz Scangas, AIA
Structural & Civil Engineers:	Cross Consulting Engineers	Peter Cross, P.E. Brian Douglas, P.E.
Mechanical Engineer:	Innovative Consulting Engineering	Steve Beloin
Electrical Engineer:	AMG Electrical Design	Ann M. Pendleton
Historic Preservation:	Lyssa Papazian	Lyssa Papazian
Environmental:	Clay Point Associates	Kyle Austin

We believe that we have assembled a design team who can best investigate, evaluate, and develop a strategic plan for renovations at the McIndoe Falls Academy. Arnold & Scangas Architects and our consultants have worked on many historic renovation and restoration projects together. We are confident in this team's ability to efficiently and accurately determine and prioritize the needs of a historic building and develop a plan for restoration and long-term durability. We have worked closely with many historic preservation consultants and understand the important role that they play in the success of our projects. Each principal of our team brings their own unique talents and experiences to the design process.

Arnold & Scangas Architects prides itself on providing high quality service to its clients. We use the team approach for every project, large or small. Each member plays a key role in the success of the project. The owner, the users, the consultants, and the architect, all bring their unique perspective and expertise to the building process. Throughout the years, we have found the most successful projects utilize an integrated team approach. Rebecca Arnold, AIA, and Laz Scangas, AIA, will work together providing joint leadership in the management and coordination of the project. We truly believe that working as a team results in the best solution for our client's problem.

Cross Consulting Engineers shall provide the engineering support for the civil/site design and structural disciplines for this project. Cross Consulting Engineers is well established in the engineering and surveying fields and has been providing engineering services since 1989. The firm is team oriented and committed to servicing the client. They incorporate safety, cost-effectiveness, ease of construction, availability of materials, design life, aesthetics of the structure and maintenance costs into their design solutions. Peter Cross will be the civil engineer and Brian Douglas will be the structural engineer for this project. Arnold & Scangas Architects and Cross Consulting Engineers have worked together on many projects including the Derby, New Haven, St. Albans, Royalton and Westminster Public Safety Facilities. We are currently working

together on the St. Albans City Hall Renovation and we recently completed the Fletcher Town Offices project this past summer.

Innovative Consulting Engineering (ICE) and AMG Electrical Design will provide the mechanical, and electrical engineering services. They have a wide variety of experience with historic preservation projects, and are highly qualified to design mechanical, plumbing and electrical systems unique to each project. We have worked with this engineering team on many historic preservation projects in the past.

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

Claypoint Associates will provide environmental assessment services. They provide high quality professional environmental consulting services. Their available services include comprehensive asbestos, lead-paint, indoor air quality (including mold), industrial hygiene and hazardous material management services. We have worked with Claypoint on many historic renovation and abatement projects throughout the state of Vermont.

Our project team will provide both the planning and design services to make this project a success. We have worked together on various projects throughout the past 20 years. We have a very good relationship with Cross Consulting Engineers working together on municipal and historical projects. Arnold & Scangas Architects have a very long standing relationship with Steve Beloin and Ann Pendleton who have provided mechanical and electrical design services for many of our projects since we started our business.



CROSS CONSULTING ENGINEERS, P.C.

103 Fairfax Road, St. Albans, Vermont 05478-6271 • Tel. : 802.524.2113 • Fax: 802.524.9681
E-mail: pcross@crossconsultingengineers.com

FIRM DESCRIPTION

Cross Consulting Engineers, P.C. is a civil and structural engineering and survey firm located in St. Albans, VT. The firm was established in February 1989 and is owned by Peter H. Cross, P.E., LS and Peter J. Garceau, P.E. Mr. Cross has worked as a civil engineer and land surveyor in Franklin County, VT for more than 39 years.

CCE has a great deal of experience in all aspects of design, engineering and permitting for residential, commercial, agriculture, institutional and industrial projects throughout Vermont. In addition to the traditional design services, we also have a great deal of experience applying for and obtaining municipal, State and Federal permits for projects within the State of Vermont. Each year we prepare dozens of permit applications for Act 250 Permits, Wastewater System and Potable Water Supply Permits, Stormwater Discharge Permits, local zoning permits and other site related permits. Our team of 12 staff members includes civil engineers, structural engineers, one architect, land surveyors and administrative personnel. We have experience designing buildings and sites with values up to \$30,000,000.

In addition to the traditional civil engineering services, Cross Consulting Engineers performs numerous boundary and topographic surveys each year. The firm maintains a full time field crew to provide survey work in support of our engineering practice. We routinely perform ALTA/ACSM Land Title Surveys, draft legal descriptions for incorporation into deeds, and provide construction layout.

We have been providing these services for over 25 years and have developed a good reputation for solid, cost effective engineering services. Our clients include municipalities, institutions, nonprofits, industries and private developers. Our projects range from small commercial developments such as subdivisions to large scale industrial building design. We typically provide complete engineering services from the conceptual phase through the completion of construction. Those services normally include schematic design, design development, construction documents, bid phase assistance and construction administration.



CROSS CONSULTING ENGINEERS, P.C.

103 Fairfax Road, St. Albans, Vermont 05478-6271 • Tel. : 802.524.2113 • Fax: 802.524.9681
E-mail: pcross@crossconsultingengineers.com

Cross Consulting Engineers has extensive history in the evaluation and rehabilitation of historic structures very similar to McIndoe Falls Academy. Some of our projects include:

- St. Albans City Hall, St. Albans
- Fletcher Town Offices
- Town of Addison, Town Hall
- St. Albans House, St. Albans
- Tuttle Building, Rutland City
- American House Annex, St. Albans City
- Willard Mill, St. Albans City
- Housing Trust of Rutland County- Numerous existing structure evaluations, rehabilitation and re-purpose, Rutland, VT
- Numerous building evaluations, re-purpose, designs and rehabilitations with Arnold and Scangas Architects, an architectural firm specializing in historic structure rehabilitation as well as new design.

Peter H. Cross, P.E., LS

Education

Master of Engineering (Civil), Cornell University, 1975
Bachelor of Science (Civil Engineering), University of Vermont, 1974

Employment Experience

President
Cross Consulting Engineers, P.C.
103 Fairfax Road
St. Albans, VT 05478
February 1989 to Present

Project Engineer
Camp, Dresser & McKee
Boston, MA
1974

Project Manager
Buck & Pierce, Ltd.
St. Albans, VT 05478
1975 to 1989

Membership in Professional Associations

American Society of Civil Engineers
International Code Council (ICC)
National Fire Protection Association (NFPA)
Vermont Society of Surveyors

Professional Registration

Professional Engineer, States of Vermont, Maine, New York & New Hampshire
Land Surveyor, State of Vermont #509

Honorary Societies and Awards

UVM Student Engineer of the Year
UVM Phelps Prize
Chi Epsilon, R.V. Milbank Award
Tau Beta Pi

Summary of Qualifications

Mr. Cross is responsible for managing and conducting a wide variety of Civil Engineering projects including site development, land use planning, water supply, wastewater disposal, structural design, surveying, and permit assistance. His 41 years of experience as a consulting engineer in Vermont includes all phases of project planning and execution including feasibility studies, site evaluations, project design, construction observation and permitting.

Brian A. Douglas, P.E.

Education

University of Vermont
Bachelor of Science (Civil Engineering), 1995

Employment Experience

Project Manager
Cross Consulting Engineers, P.C.
St. Albans, VT
September 1995 to Present

Engineer A
State of Vermont
Agency of Transportation
Montpelier, VT
1994 - 1995

Professional Registration

Professional Engineer, State of Vermont, Civil and Structural Disciplines
Member, American Society of Civil Engineers
Member, Structural Engineers Association of Vermont

Summary of Qualifications

Mr. Douglas holds both Civil Engineering and Structural Engineering licenses in the State of Vermont. Specializing in structural engineering, he's responsible for all design and management components of a wide variety of projects. His experience includes new construction of projects both small and up to \$35 million as well as review of existing structures. Brian's portfolio includes numerous existing, often historic, buildings that have been evaluated and rehabilitated across the region. Practicing for 19+ years, Brian is versed in all aspects of conceptual design, design development, construction documents and construction administration.



I N N O V A T I V E
C O N S U L T I N G
E N G I N E E R I N G

P. O. BOX 146, EAST CALAIS, VERMONT 05650

STEPHEN T. BELOIN

EDUCATION:

Vermont Technical College
Associates Degree in Applied Science - Architectural Building Technology, 1977

EMPLOYMENT:

1998 - Present: Mechanical Designer, Innovative Consulting Engineering, North Montpelier, Vermont.

1987 - 1998: Mechanical Designer, AVENGCO, Ltd., Waterbury, Vermont.

1986 - 1987: Plumbing Designer, James Architects & Engineers, Indianapolis, Indiana.

1977 - 1986: Mechanical Designer, AVENGCO, Ltd., Waterbury, Vermont.

PARTIAL LISTING OF HISTORICAL STRUCTURES EXPERIENCE:

Bethel "Old Town Hall", Bethel, Vermont
(Town hall renovation)

Holley Hall - Bristol Town Offices, Bristol, Vermont
(Town offices and hall renovation)

BFA - St. Albans Auditorium and Classrooms, St. Albans, VT.
(High school auditorium and classrooms addition)

Tuttle Building, Rutland, Vermont
(4 story existing building renovated for apartments, offices and retail spaces)

259 Marble Street Renovation, West Rutland, Vermont
(Existing structure renovated to affordable housing and art gallery)

St. Albans Historical Society Building, St. Albans, Vermont
(New stair tower and heating system)

Waterbury Railroad Station Renovations, Waterbury, Vermont
(Existing structure renovated for Green Mt Coffee Roasters and Waterbury Historical Visitor Center; and Amtrak Station)

National Bank of Middlebury - Duclos Block, Middlebury, VT.
(Renovated existing bank building)

Swanton Railroad Station, Swanton, VT.
(Renovated relocated existing structure)

PHONE: 802.454.4645

FAX: 802.454.4601

ANN M. PENDLETON

AMG ELECTRICAL DESIGN

310 Windywood Road
Barre, Vermont 05641
V: 802-476-9432
F: 802-476-4583
Email: amg@together.net

EDUCATION:

Paul Smiths College
Associates Degree in Hotel Management, 1977

EMPLOYMENT:

1998 to Present: Senior Electrical Designer, AMG Electrical Design, Barre, Vermont

1979 to 1998: Senior Electrical Designer, AVENGCO, Ltd., Waterbury, Vermont

Perform all aspects of electrical design in preparing complete Contract Documents including feasibility studies, design development, working drawings and specification for bidding and construction purposes which consist of lighting systems, primary and secondary electrical distribution systems, fire alarm and emergency lighting systems, emergency generator systems, service entrance, voltage drop and fault current calculations. Types of buildings completed include multi-family residences, commercial and retail buildings, medical facilities, churches, educational facilities, restaurants, hotels, municipal and government facilities.

Responsible for writing electrical specifications for each project, including all electrical equipment, methods and materials.

Responsible for coordination of all electrical aspects of projects with owners, contractors, utilities and state officials. Conversant with the National Electrical Code, NFPA 101 Life Safety Code, NFPA 72 Fire Alarm Code, Vermont Energy Codes (Commercial and Residential).

Assist in bidding and negotiation phase when necessary, perform shop drawing review, construction inspections and reports on a regular basis.

AMG Electrical Design

MUNICIPAL PROJECTS

Feasibility Studies:

Bethel Town Hall, Bethel, VT
Holley Hall, Bristol, VT
Swanton Town Hall, Swanton, VT
Morrisville Water & Light, Morrisville, VT
Sheldon Town Offices, Sheldon, VT
Addison Town Hall, Addison, VT
St. Albans City Hall, St. Albans, VT

Completed Projects:

Fletcher Town Offices, Fletcher, VT
Bethel Town Hall, Bethel, VT
Holley Hall, Bristol, VT
Alburgh Town Offices & Fire Station, Alburgh, VT
Morrisville Water & Light, Morrisville, VT
Pawlet Town Hall, Pawlet, VT
South Burlington Public Offices, South Burlington, VT
St. Albans City Hall, St. Albans, VT

LYSSA PAPAZIAN

HISTORIC PRESERVATION CONSULTANT

13 DUSTY RIDGE ROAD, PUTNEY, VT 05346

www.lyssapapazian.com ~ lyssa@lyssapapazian.com

(802)387-2878 [P]

(802)579-3698 [M]

PERSONAL

I believe in planning and partnerships to achieve historic preservation goals. I particularly hope to promote the rehabilitation of historic buildings for housing on all economic levels, the support of traditional neighborhoods and town centers, and the protection and enhancement of agricultural & commercial viability as a means to preserve both rural and urban historic resources.

EDUCATION

1992 M.S., Historic Preservation, University of Pennsylvania

1989/90 Preservation-related course work, Univ. of Vermont & Univ. of Massachusetts

1982 A.B., Art & American Studies, Brown University

PROFESSIONAL EXPERIENCE

1998 - Current ***Historic Preservation Consultant – Architectural Historian, Putney VT***

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

WORK PORTFOLIO:

Cultural Resource Surveys

- *Lebanon City-Wide Reconnaissance Survey*, Lebanon, NH, comprehensive reconnaissance survey of all properties in town (Client: City of Lebanon)
- *Norwich Windshield Survey*, Norwich VT, comprehensive reconnaissance survey of all properties in town (Client: Town of Norwich)
- *Hartford Phase 2 Historic Site and Structures Survey*, Hartford VT, reconnaissance survey of 350 resources from 1930-1960s and intensive level survey documenting 3 historic districts including 107 resources (Client: Town of Hartford)
- *Water Street-Pleasant Street Historic District*, Northfield, VT, updated evaluation of state registered historic district (Client: Town of Northfield)
- *Elkins Village Historic District*, New London, NH, NH Division for Historic Resources Area Inventory form for sidewalk project, (Client: Pathways Consulting and Town of New London)

WORK PORTFOLIO

Cultural Resource Surveys (Continued)

- *2 South Street*, Lebanon, NH, NH Division for Historic Resources Individual Inventory form for sidewalk project, (Client: Pathways Consulting and City of Lebanon)
- *Crafts Avenue Neighborhood Historic District: Phases 1 & 2*, Lebanon, NH, Preparation of NHDHR Historic District Area Form and publicity materials (Client: City of Lebanon, NH)
- *27 Londonderry Turnpike*, Hooksett, NH, NHDHR Individual Inventory Form for development project, (Client: Dignard Architectural Services)
- *Prospect Park – North & Middle*, Burlington, VT, Digital cultural resource survey (Client: City of Burlington, Planning Dept.)
- *Survey of Historic Resources of Windsor, VT: Phase III* (Client: Historic Windsor, Inc., Town of Windsor CLG, and Division for Historic Preservation)
- *Survey of Historic Industrial Resources of Windsor, VT*, Served as Coordinator/member of team of Historic Preservation Professionals, (Client: Historic Windsor, Inc., Town of Windsor CLG, and Division for Historic Preservation)

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

- *Vermont State Hospital Historic District*, Waterbury, VT (Client: State of Vermont), Listed 11/17/16
- *Hutchinson House*, Alstead, NH (Client: Sam & Peg Sutcliffe), listed 2/2/15
- *Vermont Academy Historic District*, Saxton's River (Rockingham) VT, review & consultation on nomination prepared by town, (Client: Town of Rockingham), listed 7/14/15
- *Watkins School*, Rutland, VT (Client: Housing Trust of Rutland County), Listed on 4/7/14
- *Beaver Meadow School*, Norwich, VT (Client: Town of Norwich), Listed on 6/7/13
- *Root School*, Norwich, VT (Client: Town of Norwich), Listed on 6/10/13
- *Central Vermont Railroad Headquarters Historic District - Update*, St. Albans, VT (Client: Cross Consulting Engineers), Listed on 9/18/14
- *Windsor Village Historic District – Update & Boundary Increase*, Windsor, VT, (Client: Town of Windsor), Listed on 12/1/14
- *Mad River Glen Ski Area Historic District*, Fayston & Buels Gore, VT (Client: Mad River Valley Planning District), Listed on 7/5/12
- *Broad Brook House*, Guilford, VT (Client: Friends of Algiers Village, Inc.), Listed on 8/4/11
- *Holden-Leonard Worker's Housing Historic District*, Bennington, VT (Client: Housing Vermont & Regional Affordable Housing Corp), Listed on 5/19/11
- *St. Stanislaus School & Convent House*, West Rutland, VT (Client: Arnold & Scangas Architects and Housing Trust of Rutland Area Community Land Trust), Listed on 6/18/10
- *Montpelier Historic District – Amendment & Boundary Increase*, Montpelier, VT (Client: City of Montpelier), Pending listing
- *Homestead-Horton Neighborhood Historic District*, Brattleboro, VT (Client: Windham Housing Trust), Listed on 4/3/09
- *The Tontine Building*, Guilford, VT, (Client: Brattleboro Area Community Land Trust), Listed on 5/2/08

WORK PORTFOLIO

National Register of Historic Places Nominations (Continued)

- *Brattleboro Machine Works Building*, Brattleboro, VT, (Client: Fulcrum Arts, Brattleboro), Draft nomination/Approved HPCA Part 1
- *Ascutney Mill Dam Historic District*, Windsor, VT, (Client: Town of Windsor), Listed 1/9/07
- *Whitingham Village Historic District*, Whitingham, VT, (Client: Brattleboro Area Community Land Trust & Town of Whitingham), Listed 3/15/06
- *Worcester Town Hall*, Worcester, VT, (Client: Town of Worcester), Listed 11/9/05
- *Worcester Village School*, Worcester, VT, (Client: Worcester Historical Society), Listed 11/9/05
- *Dickinson Estate Historic District (World Learning Campus)*, Brattleboro, VT, (Client: World Learning), Listed on 11/9/05
- *Essex Junction Commercial Historic District*, Essex Junction, VT, (Client: Village of Essex Junction), Listed 11/1/04
- *Brattleboro Downtown Historic District – Boundary Increase*, Brattleboro, VT, (Client: Town of Brattleboro); Listed 9/15/04
- *Sabin-Wheat Farm*, Putney, VT, (Client: Windmill Hill Properties), Listed 7/28/04
- *Park Farm*, Grafton, VT (Client: Richard and Martha Desrochers), Listed 8/3/03
- *Fessenden-Hanks House*, Royalton, VT (Client: Richard McGovern), Listed 9/6/02
- *West Brattleboro Village Green Historic District*, Brattleboro, VT (Client: Brattleboro Area Community Land Trust), Listed 6/24/02

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

Transportation, Communications & Energy Projects

- *Swanton Sidewalk Scoping Study*, Swanton, VT, Section 106 review (Client: Cross Consulting Engineers & Town of Swanton)
- *Johnson Main Street Project*, Johnson, VT, Section 106 review (Client: Hartgen Archaeological Assocs./ Lamoureux & Dickenson & Town of Johnson)
- *Longmeadow - Webster Road Bicycle/Pedestrian Path*, Shelburne, VT (Client: Hartgen Archaeological Assocs./ Wilbur Smith Assocs. & Town of Shelburne)
- *St. Johnsbury Center Path sidewalk project*, St. Johnsbury, VT, Section 106 review, (Client: Hartgen Archaeological Assocs./ESPC Consultants & Town of St. Johnsbury)
- *Depot Square Sidewalk Improvement Project*, Northfield, VT (Client: Hartgen Archaeological Assocs./ Dubois & King, Inc. & Town of Northfield)
- *Water System Improvement Project*, Fairhaven, VT, Section 106, (Client: Hartgen Archaeological Assocs./Forcier, Aldrich & Assocs., Inc. & Town of Fairhaven)
- *Sidewalk Improvement Project*, Essex, VT, Section 106 (Client: Hartgen Archaeological Assocs./Dubois & King, Inc. & Town of Essex)
- *Rail to Trail Project*, Swanton, VT, Section 106 (Client: Hartgen Archaeological Assocs./URS Corp. & Town of Swanton)
- *Champlain Parkway*, Burlington, VT, Act 250 Memo for Hearing (Client: City of Burlington)
- *Putney Sidewalk Project*, Putney, VT, Section 106 (Client: Hartgen Arch. Assocs. & RSG, Inc.)
- *North Springfield Biomass Plant*, Springfield, VT, Act 248, (Client: N. Springfield Sustainable Energy Project)

WORK PORTFOLIO

Regulatory Work (Continued)

Transportation, Communications & Energy Projects (continued)

- *Individual property solar installations*, (Saxtons River, Putney, Brattleboro, Whitingham, Westminster), Section 106, (Client: Integrated Solar Applications)
- *Heller Property solar installation*, Putney, VT Section 106, (Client: USA Solar Store)
- *Baltimore Road Solar installation*, Baltimore, VT, Section 106, (Client: Rebecca Lomachinsky)
- *Windham County Courthouse energy upgrade*, Newfane, VT, Section 106, (Client: Comprehensive Building Solutions & Windham Regional Commission)
- *Harlow Farm solar panel installation*, Westminster, VT, Section 106, (Client: Southern Vermont Renewable Energy)
- *Windham County Sheriff's Office energy upgrade*, Newfane, VT Section 106, (Client: Comprehensive Building Solutions & Windham Regional Commission)
- *Shenholm Farm solar panel installation*, Saxton's River, VT, Section 106, (Client: Shenholm Woodworking)
- *Solar Panel Installation, Private residence*, Wilmington, VT, Section 106 (Client: Integrated Solar)
- *Energy Upgrade Projects*, Warren, VT, Section 106 (Client: Town of Warren)
- *Energy Upgrade Project*, Townshend, VT Section 106 (Client: Town of Townshend)
- *Communications Antenna Installations at multiple locations:*
Magnan Farm Silo, Fairfield VT; *Stewart Ford Dealership*, Shrewsbury (Cuttingsville) VT; *Springfield Holy Trinity Church*, Springfield VT; *Jamaica Community Church*, Jamaica, VT; *Wilmington Congregational Church*, Wilmington, VT; *Waitsfield Inn*, Waitsfield, VT; *Richardson Building*, Burlington, VT; *Ames Hall, Green Mountain College*, Poultney, VT; *Federated Church of Rochester*, Rochester, VT : Section 106 Reports & FCC Form 621 (Client: Rural Cellular Corp.)

Community Development and Other Rehabilitation Projects

- *Bryant Grinder Plant Stabilization & Redevelopment*, Springfield, VT, Section 106 and Act 250, (Client: Springfield Regional Development Corp.)
- *Multiple Tropical Storm Irene Flood Recovery Projects* (Brattleboro, Cavendish, Ludlow, Rochester) Section 106, for several clients (Brattleboro Development Credit Corp., Springfield Regional Development Corp., & Two Rivers-Ottawaquechee Regional Commission)
- *Royalton Memorial Library*, Royalton, VT, ADA upgrade and expansion, Section 106 (Client: Jay White Architect and Royalton Memorial Library)
- *Rockwell & Sherwin Carriage Shop*, Brattleboro, VT, brownfields/EPA funding – potential demolition, (Client: New England Youth Theater)
- *Brooks House*, Brattleboro, VT – multi-use commercial/residential downtown block rehabilitation after fire, Section 106 (Client: Stevens & Associates & Mesabi LLC)
- *Mylan Technology Expansion Project*, St. Albans, VT, Act 250, (Client: Cross Consulting Engineers & Mylan Technology)
- *Peru Town Hall addition*, Peru, VT, Section 106, (Client: Town of Peru)
- *Thayer Block Rehabilitation*, Brandon, VT, Section 106, (Client: Housing Trust of Rutland Co.)

WORK PORTFOLIO

Regulatory Work (Continued)

Community Development and Other Rehabilitation Projects (continued)

- *Historic Preservation Reviews for multiple repair, planning & rehabilitation projects in the following State Parks with CCC and other historic resources: Coolidge, Plymouth, VT; Ascutney, Ascutney, VT; Wilgus, Weathersfield, VT; Allis, Brookfield, VT; Townshend, Townshend, VT; Bomoseen, Castleton, VT; Quechee, Quechee, VT, & Smugglers Notch, Stowe, VT, Section 106 and internal review under a programmatic agreement with the Vermont Division for Historic Preservation (Client: Vermont Department of Forestry, Parks & Rec.)*
- *Thayer Block Rehabilitation, Brandon, VT, Section 106, (Client: Housing Trust of Rutland Co.)*
- *Jacob House Rehabilitation, Windsor, VT, Section 106, (Client: Historic Windsor, Inc)*
- *Brattleboro Machine Works & Tri-State Automotive Buildings - brownfields remediation, Brattleboro, VT, Section 106, (Client: New England Youth Theater)*
- *West Rutland Library ADA improvement project, West Rutland, VT, Section 106, (Client: Robert Carl Williams Architects)*
- *Diesel #1 Building & Site, Enosburg Falls, VT, Section 106 (Client: Northwest Regional Planning Commission)*
- *Salisbury Square Affordable Housing Development, Randolph, VT, Section 106 and Act 250, (Client: Randolph Area Community Development Corp.)*
- *Putney General Store Stabilization and Rehabilitation Project, Putney, VT, Section 106, (Client: Putney Historical Society & Town of Putney)*
- *Freck Store, Old School Building & Pierce House Rehabilitation Projects, South Royalton, VT, Section 106 and Act 250, (Client: Truex Cullins & Partners & Vermont Law School)*
- *Bethel Town Hall Rehabilitation Project, Bethel, VT, Section 106, (Client: Arnold & Scangas Architects & Town of Bethel)*
- *Warren Town Hall Rehabilitation and ADA Improvement Project, Warren. VT, Section 106, (Client: Town of Warren)*
- *Taylor Park – Low Impact Development Demonstration Project, St. Albans, VT, historic preservation consultation & Section 106 review, (Client: Stantec & NW Reg. Planning Com.)*
- *Windsor Connection Project, Windsor VT, Section 106 (Client: Town of Windsor)*

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

- *Consultation for Marlow Town Hall Rehabilitation Project, Marlow NH (Client: Williams & Frehsee Architects)*
- *Consultation for Westminster Town Hall Rehabilitation Project, Westminster, VT (Client: Arnold & Scangas Architects)*
- *Consultation for Retreat Farm Redevelopment Project, Brattleboro, VT (Client: Buzz Schmidt)*
- *Development and Planning for Character Zones, Lebanon, NH, (Client: City of Lebanon, NH)*
- *Historic Preservation Report: Architectural Description, Significance & General Preservation Recommendations for Lowell Lake State Park, Londonderry VT (Client: Vermont Department of Forestry, Parks & Recreation [FPR])*
- *Façade & Window Project for Latchis Memorial Building, Brattleboro, VT, Preservation planning, project management, and funding/grant writing assistance, (Client: Latchis Arts, Inc.)*

WORK PORTFOLIO

Consultation, Planning, Project Management, Grant Writing, and Studies (Continued)

- *Design Guidelines for Bellows Falls*, Rockingham, VT, preservation consultation (Client: Town of Rockingham & Landworks)
- *Historic Preservation Consultation for Vermont State Parks*, multiple sites throughout southern Vermont, contract since 2009 (Client: Vermont Department of Forestry, Parks & Recreation [FPR])
- *Context Study of Mission 66 and Mid-Century Modern Style in the Development of Vermont's State Parks of the 1950s, 60s and 70s*, (Client: Vermont Dept. of FPR)
- *Historic Structure Report for New Gallery Complex, Saint-Gaudens National Historic Site*, Cornish, NH (Client: National Park Service & Saint-Gaudens Memorial)
- *Next Stage Performing Arts Center at 15 Kimball Hill*, Putney VT, Co-chair, Capital Campaign which has raised a total of 1.4 million to date and completed 2 of 3 construction phases. Assist with project management (Pro-bono Client: Putney Historical Soc.& Next Stage Arts Project)
- *Historic Preservation Report: Architectural Description, Significance & General Preservation Recommendations for Dutton Pines State Park, U.S. Route 5, Dummerston, Vermont*, March 13, 2014 (Client: Vermont Department of Forestry, Parks & Recreation)
- *Brooks House Feasibility Study*, Brattleboro, VT (Client: Stevens & Assocs.)
- *Putney School Campus Master Plan*, Putney, VT, (Client: Maclay Architects & Putney School)
- *Putney General Store Project*, Putney, VT, fundraising and project management for \$1.4 million reconstruction project after two fires including over \$550,000 in grants and several successful loan applications (Pro-bono Client: Putney Historical Society)
- *Brattleboro Riverfront Development*, Brattleboro, VT, Consultation regarding planning for historic structures in project area (Client: Windham Regional Commission)
- *Champlain Parkway*, Burlington, VT, Consultation regarding Act 250 and planning options (Client: City of Burlington)
- *Grosse Pointe*, Ferrisburgh, VT, preservation consultation (Client: Roundtree Construction)
- *Evaluation of Public Historic Resources*, Warren, VT, production of a documentation & planning report (Client: Mad River Valley Planning District)
- *Old Classroom Building (Debovoise Hall) Renovation Project*, South Royalton VT, Member of design team for renovation and energy upgrade project (Client: Vermont Law School)
- *Historic Structure Report for Old Classroom Building*, South Royalton, VT, (Client: Vermont Law School)
- *Feasibility Study for the Redevelopment of the Historic TLR complex*, Bellows Falls, VT, (Client: Town of Rockingham)

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

- *Franklin Co. Savings Bank & Trust Co. Building & Prior Block*, St. Albans, VT, commercial/residential, federal and state tax credit projects, (Client: Butterfield, Nedde, Youkel, LLC)
- *Adams-Stannard House & Carriage Barn*, Fairhaven, VT, affordable housing, federal tax credit project (Client: Arnold & Scangas Architects & Housing Trust of Rutland Co.)

WORK PORTFOLIO

Tax Credit Applications (Continued)

- *Carrigan Lane Housing (4 Buildings)*, Bennington, VT, affordable housing, federal tax credit project (Client: Shires Housing)
- *Watkins School*, Rutland, VT, affordable housing, federal tax credit project (Client: Arnold & Scangas Architects and Housing Trust of Rutland County)
- *Cobblestone House & 24 E. Main Street*, Brattleboro & Wilmington, VT, affordable housing, federal tax credit project (Client: Windham & Windsor Housing Trust)
- *Next Stage Performing Arts Center at 15 Kimball Hill*, Putney, VT, Vermont tax credit project (Pro-bono Client: Putney Historical Society)
- *Catamount School*, Bennington, VT, multi-use commercial rehabilitation, federal & Vermont tax credit project (Client: Vermont Premier Suites & Vermont Voltage)
- *Brooks House*, Brattleboro, VT – multi-use commercial/residential downtown block rehabilitation after fire, federal and Vermont tax credit project (Client: Stevens & Associates & Mesabi LLC)
- *Benmont Apartments (3 buildings)*, Bennington, VT – affordable housing rehabilitation, federal tax credit project (Client: Housing VT & Regional Affordable Housing Corp.)
- *St. Stanislaus School & Convent House*, West Rutland, VT, affordable housing rehabilitation, federal tax credit project (Client: Arnold & Scangas Architects and Housing Trust of Rutland County , formerly Rutland County Area Community Land Trust [RACLT])
- *Putney General Store*, Putney, VT, commercial stabilization & rehabilitation, federal & Vermont tax credit project (Client: Putney Historical Soc./Four Kimball Hill Preservation L3C)
- *Barber Building*, Brattleboro, VT, code compliance and mechanical upgrade, federal & Vermont tax credit project (Client: Barber Realty)
- *Fellows Gear Shaper Plant Complex*, Springfield, VT, commercial/industrial/institutional rehabilitation, federal tax credit project (Client: The Hamilton Group)
- *Brattleboro Machine Works*, Brattleboro, VT, commercial/arts rehabilitation project, federal tax credit project (Client: Fulcrum Arts)
- *The Tontine Building*, Guilford, VT, historic affordable housing rehabilitation, federal tax credit project (Client: Windham Housing Trust, formerly Brattleboro Area Community Land Trust)
- *30 Conant Square*, Brandon, VT, senior, affordable housing rehabilitation, federal tax credit project (Client: Arnold & Scangas Architects and Rutland County Comm. Land Trust)
- *Sadawga Springs Hotel*, Whitingham, VT, affordable housing rehabilitation, federal tax credit project (Client: BACLT & Town of Whitingham)
- *Whetstone Housing Project: 50, 58, & 64 Canal Street*, Brattleboro, VT, affordable housing rehabilitation, federal tax credit project (Client: BACLT)
- *Fletcher Block*, Essex Junction, VT, commercial rehabilitation, federal tax credit project (Client: Essex Agency)
- *4 properties in Clark Street –Canal Street Neighborhood Historic District*, Brattleboro, VT affordable housing rehabilitation, federal tax credit project (Client: BACLT)
- *259 Marble Street*, West Rutland, VT, affordable housing rehabilitation, federal tax credit project (Client: Rutland County Community Land Trust)
- *Victoria Apartments*, Brattleboro, VT, affordable housing rehabilitation, federal tax credit project (Client: BACLT)

WORK PORTFOLIO

Tax Credit Applications (Continued)

- *Sabin-Wheat Farm*, Putney, VT, housing rehabilitation, federal tax credit project (Client: Windmill Hill Properties)
- *Northfield Graded and High School*, Northfield, VT, federal tax credit project - Part 1 only (Client: Painemountain.com)
- *Lawrence Block (Clark Street - Canal Street Neighborhood Historic District extension)*, Brattleboro, VT, housing rehabilitation, federal tax credit project - Part 1 only (Client: Cay Consulting, Brattleboro)
- *West Brattleboro Village Green – 925, 929, & 935 Western Avenue*, Brattleboro, VT, federal tax credit project (Client: BACLT)
- *Brandon Training School*, Brandon VT, affordable housing rehabilitation, federal tax credit project (Client: Holmberg Properties, So. Burlington)

Historic Documentation

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

History and Exhibits

- *Scott-Farrar Nursing Home & Neighborhood History*, Peterborough, NH (Client: Scott-Farrar)
- *Historic Vignettes*, Windsor, VT, text on 14 regional subjects for outdoor signage serving the Connecticut River Byway and Waypoint Center (Client: Town of Windsor)
- *Sacketts Brook Conservation Site*, Putney, VT, research, writing, illustration, for permanent outdoor interpretive sign. (Client: Putney Conservation Commission)
- *History of Thwing's Grist Mill and Other Mills, Putney, VT*, an exhibit for the Putney Historical Society. Presented at the 2002 Vermont History Expo, Tunbridge, VT

WORK PORTFOLIO

History and Exhibits (continued)

- *American Precision Museum Exhibit*, Windsor, VT, June, 2004 Design and production of permanent exhibit on the historic building (Client: American Precision Museum)
- *Agriculture in Putney 1700 -2003*, Putney, VT, production of a portable, illustrated exhibit: research/writing/illustration/layout (Client: Strolling of the Heifers & Putney Hist. Soc.)
- *The Courthouse Project*, Co-coordinator/producer of a 3-year traveling exhibit & accompanying educational events about Vermont's county courthouses. Work included research, writing, illustration & design of 15 county exhibits (Client: VT Judicial History Soc.)

PREVIOUS WORK EXPERIENCE

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

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

PUBLICATIONS

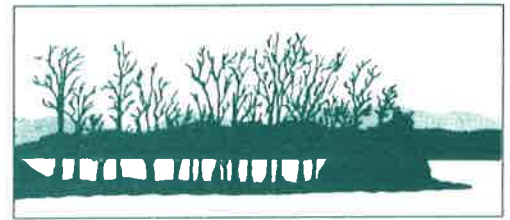
- *Historic Structure Report for New Gallery Complex, Saint-Gaudens National Historic Site*, Cornish, NH (Client: National Park Service & Saint-Gaudens Memorial)
- *Homestead-Horton Neighborhood Historic District* was featured by the National Park Service in their online "Weekly List" for April 10, 2009: <http://www.nps.gov/history/nr/nrlist.htm>
- "Surrounding an Artifact with Context: *The 1802 VT Supreme Court Case: Selectmen of Windsor v. Stephen Jacob, Esq.*" article in *The Flow of History*, (SE VT Community Learning Collaborative), Summer 2004, pg 5
- *Thwing Grist Mill & Sacketts Brook Conservation Site*, Putney brochures, 2003
- *History of Putney's Ridgelines*, Putney Historical Society newsletter, 2002
- "George Guernsey," article in *The Vermont Encyclopedia*, ed. by John J. Duffy, Samuel B. Hand, and Ralph H. Orth. Hanover, NH: University Press of New England, 2003.
- Editor, *Historic Structure Reports and Preservation Plans: A Preparation Guide*, by Dominique Hawkins, RA, 1998, Pub. by the Historic Preservation Office (HPO), Trenton, NJ
- *The New Rehabilitation Subcode and Historic Preservation: Great News for New Jersey's Older Building Stock, Even Better News for Historic Properties*, 1998 Preservation Planning Bulletin, Published by the HPO, Trenton, NJ

LECTURES/PRESENTATIONS

- *Next Stage Performing Arts Center – Case Study of a State Tax Credit Project By a Non-Profit*, presentation at 2016 Vermont Historic Preservation & Downtown Conference, Waterbury, VT
- *Norwich Windshield Survey* Power-point presentation hosted by the Norwich Historic Preservation Commission & Norwich Historical Society to educate public on 2015 survey (2016)
- *Hartford Intensive Survey: Historic Resources 1930-1960s*, Power-point presentation for the Hartford Historic Preservation Commission on 2015 survey (2015)
- *Lebanon's Historic Neighborhoods: Character Zones – What Are They?*, Power-point presentation hosted by the City and the Lebanon Heritage Commission to educate public on 2014-15 character zone work (2015)
- *Christmas On Crafts Avenue 1964* Power-point presentation hosted by the City and the Lebanon Heritage Commission to educate public on 2013 historic district work (2014)
- *Brighton and Vermont State Parks Mid-Century Modern Architecture*, joint presentation with Vermont State Architectural Historian, Devin Coleman for 2014 Vermont Historic Preservation Conference, Island Pond, VT
- *Farming in the Mad River Valley: Past, Present & Future*, Power-point presentation with question and answer session hosted by the Mad River Valley Rural Resource Commission to present preliminary research and solicit information about farming and its history from local residents. Many of the comments and discussion led to follow up interviews with former and present farmers which in turn informed the final written essay on farming. (2013)
- *Beaver Meadow and Root Schools, Norwich Vermont*, Power-point presentation hosted by the Norwich Historical Society to educate public on draft National Register nominations (2012)
- *Deep Energy Retrofit on an Historic Building: The Stanislaus House*, presentation given at 2012 Better Buildings By Design Conference (Efficiency Vermont's annual conference)
- *Holden-Leonard Worker's Housing Historic District*, Power-Point presentation hosted by Bennington Historic Preservation Commission and Regional Affordable Housing Corp. to educate public about draft National Register nomination (2011)
- *Montpelier Historic District – History and Nomination Update*, presentations (2006 & 2009)
- *Homestead-Horton Neighborhood Historic District*, Brattleboro, VT, Power-point presentation hosted by Windham Housing Trust to educate public on National Register nomination (2009)
- *Communicating with the Public in Good Times and Bad*, 2006 Annual VLCT Town Fair
- *The Architectural History of the Connecticut River Valley*, a lecture given for the Osher Institute for Lifelong Learning, Dummerston, VT (2005)
- *Cleaning Up Dirty History*, 2004 Annual Vermont Historic Preservation Conference
- *Downtown Buildings Then and Now*, a guided tour and interactive program for young children in Putney, Vermont. (2000)
- *Historic Architecture and Adaptive Reuse in Southeastern Vermont*, slide lecture and walking tour, Leadership Southeast Vermont workshop in Windsor VT. (2000)
- *Windsor's Industrial Heritage*, walking tour, Windsor's Heritage Days festival (1999)

BOARDS & COMMUNITY SERVICE

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



SUMMARY OF SERVICES

Clay Point Associates, Inc. (CPAI) provides high quality professional environmental consulting services. CPAI is a Vermont owned corporation and has conducted business operations for twenty seven and three quarter (27 3/4) years. CPAI has a diverse clientele in Vermont and New Hampshire including residential, commercial, medical, industrial, and government entities. We carry professional liability insurance (errors and omissions) that covers all of our professional environmental activities.

CPAI provides comprehensive asbestos, lead-based paint, indoor air quality (including mold), industrial hygiene and hazardous materials management services. Typically, clients first retain CPAI to conduct an on-site evaluation or formal building inspection. This activity can range from a brief walkthrough of a building to identify suspect materials to performance of a comprehensive building inspection. For asbestos, the inspection includes collection/analysis of representative bulk samples. For lead-based paint, the inspection involves use of our X-Ray Fluorescence Analyzer (XRF) that provides immediate, non-destructive identification of lead-based paint. For other contaminants, samples may be collected as necessary.

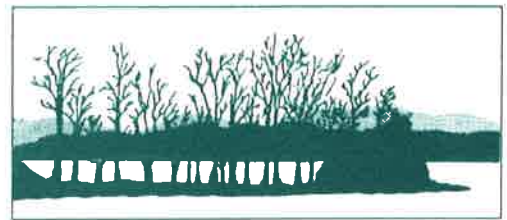
If hazardous materials are found to be present, CPAI can provide the Owner with abatement recommendations for in-place management or removal. Budget estimates for management activities can also be generated to assist with the planning process. If abatement is necessary, CPAI provides project planning, project design, and project management services as well as administration of the abatement contractor bid process. Once an abatement project begins, CPAI performs on-site monitoring of the abatement contractor's activities. This may include performance of the required project completion (clearance) activity (visual inspection, air sample collection/analysis and dust sample collection/analysis as appropriate). Upon completion of professional services, CPAI generates detailed technical reports that document the activities performed.

CPAI also provides general environmental evaluation services involving other hazardous materials (petroleum products, heavy metals, PCBs in building materials, etc.). One type of evaluation is a Phase 1 Environmental Site Assessment at the time of commercial property transfer or refinancing. CPAI provides this activity in accordance with ASTM (American Society for Testing & Materials) standards and EPA's All Appropriate Inquiry rule. Another evaluation service is the environmental home audit. At the time of residential property transfer, the buyer/seller may require an evaluation of the building/property to determine potential environmental liability involving lead-based paint, asbestos, radon, petroleum products, mold/fungi or other environmental issues. This activity may range from a general screening to a comprehensive evaluation.

All CPAI consultants are highly qualified to perform professional environmental management services. All activities are performed in accordance with applicable regulations and state of the art practices. CPAI provides price quotations to potential clients at no cost.

Clay Point Associates, Inc.

www.claypointassociates.com



Statement of Qualification

Kyle B. Austin
Environmental Associate

Professional Summary

Mr. Austin is an Environmental Associate and Laboratory Manager for Clay Point Associates, Inc. He is responsible for providing technical management/consulting services for various hazardous waste operations, Phase 1 Environmental Site Assessments, mold investigations/remediation projects and asbestos building surveys/abatement projects. Laboratory management responsibilities include administration of Quality Assurance/Quality Control Programs, analysis of airborne asbestos fibers by Phase Contrast Microscopy, and management of laboratory materials and personnel. Mr. Austin has been providing these services for CPAI since March 1994.

Formal Education

B.S., Recreation Management, University of Vermont, Burlington, Vermont, May, 1990.

Professional Development

"Asbestos Inspection Training", Institute for Environmental Education, Woburn, MA, March 23, 1994, Accreditation Number: 94-206-102-108.

"Asbestos Inspection Training", Annual Refresher, Institute for Environmental Education, Woburn, MA, March 15, 1995, Accreditation Number: 95-722-106-114.

"Asbestos Inspector" Annual Refresher, Institute for Environmental Education, Inc., Woburn MA, February 27, 1996, Accreditation Number: 96-340-106-105.

"Asbestos Inspector" Annual Refresher, Institute for Environmental Education, Inc., Woburn, MA, February 7, 1997, Accreditation Number: 97-210-106-111.

"Asbestos Inspector Refresher", Annual Training, Institute for Environmental Education, Inc., Woburn, MA, February 9, 1998, Accreditation Number: 98038010613421.

"Asbestos Inspector Refresher", Annual Training, Institute for Environmental Education, Inc., Woburn, MA, February 10, 1999, Accreditation Number: 9915031063292.

"Asbestos Inspector Refresher", Annual Training, Institute for Environmental Education, Inc., Woburn, MA, February 18, 2000, Accreditation Number: 0026011063292.

Professional
Development
(cont.)

"Asbestos Inspector Refresher", Annual Training, Institute for Environmental Education, Inc., Wilmington, MA, February 8, 2001, Accreditation Number: 0134761063292.

"Asbestos Inspector Refresher", Annual Training, Institute for Environmental Education, Inc., Wilmington, MA, February 11, 2002, Accreditation Number: 0243941063292.

"Asbestos Inspector Refresher", Annual Training, Institute for Environmental Education, Inc., Wilmington, MA, February 28, 2003, Accreditation Number: 0351771063292.

"Asbestos Inspector Refresher", Annual Training, Institute for Environmental Education, Inc., Wilmington, MA, March 12, 2004, Accreditation Number: 0461831063292.

"Asbestos Inspector Refresher", Annual Training, Institute for Environmental Education, Inc., Wilmington, MA, March 10, 2005, Accreditation Number: 0571831063292.

"Asbestos Inspector Refresher", Annual Training, Institute for Environmental Education, Inc., Wilmington, MA, March 13, 2006, Accreditation Number: 0611541063292.

"Asbestos Inspector Refresher", Annual Training, Institute for Environmental Education, Inc., Wilmington, MA, March 13, 2007, Accreditation Number: 07-2129-106-201145.

"Asbestos Inspector Refresher", Annual Training, Institute for Environmental Education, Inc., Wilmington, MA, March 13, 2008, Accreditation Number: 08-3042-106-201145.

"Asbestos Inspector Refresher", Annual Training, Institute for Environmental Education, Inc., Wilmington, MA, March 13, 2009, Accreditation Number: 09-3978-106-201145.

"Asbestos Inspector Refresher", Annual Training, Institute for Environmental Education, Inc., Wilmington, MA, March 12, 2010, Accreditation Number: 10-4736-106-201145.

"Asbestos Inspector Refresher", Annual Training, Institute for Environmental Education, Inc., Wilmington, MA, March 11, 2011, Accreditation Number: 11-6131-106-201145.

"Asbestos Inspector Refresher", Annual Training, Institute for Environmental Education, Inc., Wilmington, MA, March 12, 2012, Accreditation Number: 12-6997-106-201145.

Professional
Development
(cont.)

"Asbestos Inspector Refresher", Annual Training, Institute for Environmental Education, Inc., Wilmington, MA, March 12, 2013, Accreditation Number: 13-8022-106-201145.

"Asbestos Inspector Refresher", Annual Training, Institute for Environmental Education, Inc., Wilmington, MA, March 12, 2014, Accreditation Number: 14-8956-106-201145.

"Asbestos Inspector Refresher", Annual Training, Institute for Environmental Education, Inc., Wilmington, MA, March 12, 2015, Accreditation Number: 15-0110-106-201145.

"Asbestos Inspector Refresher", Annual Training, Institute for Environmental Education, Inc., Wilmington, MA, March 14, 2016, Accreditation Number: 16-0247-106-201145.

"Asbestos Contractor/Supervisor", Institute for Environmental Education, Woburn, MA, September 16, 1994, Accreditation Number: 94-471-101-101.

"Asbestos Contractor/Supervisor", Annual Training, Institute for Environmental Education, Woburn, MA, September 12, 1995, Accreditation Number: 95-010-104-106.

"Asbestos Contractor/Supervisor", Annual Training, Institute for Environmental Education, Woburn, MA, September 10, 1996, Accreditation Number: 96-840-104-122.

"Asbestos Contractor/Supervisor", Annual Training, Institute for Environmental Education, Woburn, MA, September 8, 1997, Accreditation Number: 97-868-104-102.

"Asbestos Contractor/Supervisor", Annual Training, Institute for Environmental Education, Woburn, MA, September 3, 1998, Accreditation Number: 9809091043292.

"Asbestos Project Monitor Refresher", Annual Training, Institute for Environmental Education, Woburn, MA, August 27, 1999, Accreditation Number: 9921681743292.

"Asbestos Project Monitor Refresher", Annual Training, Institute for Environmental Education, Wilmington, MA, August 25, 2000, Accreditation Number: 0030311743292.

"Asbestos Project Monitor Refresher", Annual Training, Institute for Environmental Education, Wilmington, MA, August 24, 2001, Accreditation Number: 0139111743292.

Professional
Development
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"Asbestos Project Monitor Refresher", Annual Training, Institute for Environmental Education, Wilmington, MA, August 13, 2002, Accreditation Number: 0247641743292.

"8 Hour Asbestos Project Monitors Refresher Training", Annual Training ATC Associates, Inc., East Longmeadow, MA, September 4, 2003, Certificate Number: PMR-0485.

"Asbestos Project Monitor Refresher", Annual Training, Institute for Environmental Education, Wilmington, MA, September 13, 2004, Accreditation Number: 0466931743292.

"Asbestos Project Monitor Refresher", Annual Training, Institute for Environmental Education, Wilmington, MA, September 16, 2005, Accreditation Number: 0576311743292.

"Asbestos Project Monitor Refresher", Annual Training, Institute for Environmental Education, Wilmington, MA, September 18, 2006, Accreditation Number: 06-1666-174-201145.

"Asbestos Project Monitor Refresher", Annual Training, Institute for Environmental Education, Wilmington, MA, September 18, 2007, Accreditation Number: 07-2593-174-201145.

"Asbestos Project Monitor Refresher", Annual Training, Institute for Environmental Education, Wilmington, MA, September 18, 2008, Accreditation Number: 08-3510-174-201145.

"Asbestos Project Monitor Refresher", Annual Training, Institute for Environmental Education, Wilmington, MA, September 17, 2009, Accreditation Number: 09-4297-174-201145.

"Asbestos Project Monitor Refresher", Annual Training, Institute for Environmental Education, Wilmington, MA, September 20, 2010, Accreditation Number: 10-5531-174-201145.

"Asbestos Project Monitor Refresher", Annual Training, Institute for Environmental Education, Wilmington, MA, September 23, 2011, Accreditation Number: 11-6663-174-201145.

"Asbestos Project Monitor Refresher", Annual Training, Institute for Environmental Education, Wilmington, MA, September 24, 2012, Accreditation Number: 12-7551-174-201145.

"Asbestos Project Monitor Refresher", Annual Training, Institute for Environmental Education, Wilmington, MA, September 25, 2013, Accreditation Number: 13-8475-174-201145.

Professional
Development
(cont.)

"Asbestos Project Monitor Refresher", Annual Training, Institute for Environmental Education, Wilmington, MA, September 25, 2014, Accreditation Number: 14-9194-174-201145.

"Asbestos Project Monitor Refresher", Annual Training, Institute for Environmental Education, Wilmington, MA, September 30, 2015, Accreditation Number: 15-0406-174-201145.

"Asbestos Project Monitor Refresher", Annual Training, Institute for Environmental Education, Wilmington, MA, September 21, 2016, Accreditation Number: 16-0377-174-201145.

"Project Monitoring for Asbestos Abatement Projects", 8-hour in-house training provided by Clay Point Associates, Inc., September 19, 1994.
"Sampling and Evaluating Airborne Asbestos Dust", NIOSH 582 Equivalent, Institute for Environmental Education, Woburn, MA, December 13, 1996, Certificate Number: 96-032-133-104.

"Warrington, Inc. Training for use of the Microlead 1, X-Ray Fluorescence Analyzer & Basic Radiation Safety", Burlington, Massachusetts, February 2, 1995, Certificate Number: 2639.

"Environmental Site Assessments for Commercial Real Estate", American Society for Testing and Materials (ASTM) Technical and Professional Training, Boston, MA, September 19 - 20, 1995.

OSHA 40-Hour (29 CFR 1910.120) "Hazardous Waste Operations and Emergency Response" Health & Safety Class, Industrial Hygienics Corporation, Williston, Vermont, December 14 - 18, 1998, Certificate Number: 3513.

OSHA "Eight-Hour Hazwoper Refresher", Wild Apple Enterprises, Ltd., Granville, Vermont, December 30, 1999, Certificate Number: 99123012.

OSHA "8 Hour Health & Safety Refresher Training for Hazardous Waste Site Activities per 29 CFR 1910.120", ATC Associates, Inc., 39 Spruce Street, Longmeadow, MA, January 2, 2001, Certificate Number: 8HMR-5942.

OSHA 8-hr. "Annual Refresher Training for 40-hr. Hazardous Waste Operations and Emergency Response Course 29 CFR 1910.120", Industrial Hygienics Corporation, Williston, Vermont, May 15, 2002, Certificate Number: 6062.

OSHA 8 Hour "Hazardous Waste Operations and Emergency Response Refresher" (29 CFR 1910-120, Environmental Compliance Services, Inc., 588 Silver Street, Agawam, MA, March 28, 2003, Certificate Number: 80070.20-1541.

Professional Development (cont.)	<p>OSHA 8 Hour "Health & Safety Refresher Training for Hazardous Waste Site Activities" per 29 CFR 1910.120, Hazards Management, Inc., P.O. Box 785, Williston, Vermont, March 16, 2007.</p> <p>OSHA 8-Hour "Annual Refresher Training for Hazardous Waste Operations and Emergency Response (29 CFR 1910.120)", Industrial Hygienics Corporation, 131 Dorset Lane, Williston, Vermont, December 8, 2010, Certificate Number: 12995.</p> <p>OSHA 8-Hour "Hazardous Waste Operations and Emergency Response Annual Refresher Training (29 CFR 1910.120)", Institute for Environmental Education, Wilmington, MA, October 29, 2013, Certificate #13-8402-182-201145.</p> <p>OSHA 8-Hour "Hazardous Waste Operations and Emergency Response Annual Refresher Training (29 CFR 1910.120)", Industrial Hygienics Corporation, 131 Dorset Lane, Williston, Vermont, January 5, 2012, Certificate #13777.</p> <p>OSHA (29 CFR 1910.146) "Confined Space Entry and Rescue" Training Course, Griffin International, Plattsburgh, NY, July 16, 1999, Certificate Number: 99884.</p> <p>OSHA 10-Hour "Construction Standard" Training, ATC Associates, Inc., West Springfield, MA, March 27-28, 2012, Certificate Number: OSHA-1060.</p>
Continuing Education	<p>"Mold, Moisture & Remediation Workshop", American Conference of Governmental Industrial Hygienists (ACGIH), Cincinnati, OH, November 18 - 21, 2002, Approval #02-892.</p> <p>"Building Science for Today's Homes", Joseph Lstiburke, B.A.Sc, M. Eng., Ph.D., P. E., discussion of topics including prevention of mold, mildew & condensation, use of drainage planes in construction, water management in structures, ventilation of structures and more. Montpelier, VT, December 2, 2004.</p> <p>"2009 Johnson Conference: Standardization of Mold Response Procedures", American Society for Testing and Materials, July 13 - 15, 2010.</p>
Professional Registration	<p>Accredited as an Asbestos Inspector and Asbestos Project Monitor under 40 CFR Part 763, Asbestos Containing Materials in Schools; Final Rule and Notice.</p> <p>Certified as a State of Vermont Asbestos Site Inspector (AI166830), Asbestos Project Monitor (PM166830), Asbestos PCM Analyst (PA166830), and Asbestos Field PCM Analyst (FA166830).</p>

Professional
Registration
(cont.)

Member of American Society for Testing and Materials, 1998 to present,
Member #000144816.

Member of American Society for Testing and Materials Committee E-50
on Environmental Assessment, 1998 to present.

PROJECT APPROACH

Arnold and Scangas Architects will begin this project with a start-up meeting with the Town of Barnet to discuss project goals, building requirements and other needs of the Town of Barnet regarding the renovations to the McIndoe Falls Academy building for multi-purpose use including the Town Offices, Historical Society, Library and Public Meeting space. We will then begin compiling and reviewing the necessary background data and documents available through the Town of Barnet Building Committee. We will then assemble a package of base data for evaluating the existing conditions of the building. This base data will include assessing the building's structure, the mechanical systems and the electrical systems, as well as, measuring the building. We will take the field measurements and draft them into a CAD program to develop base floor plans and elevations that will be used to document the buildings existing conditions, and later, to develop design solutions for the project.

While we are assembling the base data, Cross Consulting Engineers will begin with a field inspection and review of the property and site related items such as the existing septic field. Excavation will be necessary to perform the septic investigation and will be coordinated with the Owner. A boundary survey might or might not be required at a later date based on the level of information provided by the original deed. CCE will prepare a report outlining the investigation and making recommendations regarding water, sewer and boundary locations.

In conjunction with the building survey, we will meet with the staff and potential users to gather input on their needs and use requirements for the new Town Offices and review any previous program information. We will take the information gathered from this meeting and develop a written program with space allocations and relationships defined. We will also conduct a code analysis to understand life safety and ADA code requirements and upgrades required for the Academy building, as well as, a review of the zoning regulations.

Backed with this base data, we will organize a "Team" working session with the Town's building committee. We will review the findings of our assessment of existing conditions and space requirements. This meeting will also be an informational and idea sharing session in which all of the team members will be active participants in the design development process. An important focus of this meeting will be to help each participant see the overall picture for the project, the building and the various needs and issues of the users of the building. Our experience working on municipal facilities will greatly benefit this phase of the project. We will apply our working knowledge of the requirements for vaults, research areas and public interactions for these types of facilities.

With a defined program, we can then develop potential design concepts illustrating graphic solutions and modifications to the building required by the program. We will then meet with the Town's building committee to review these solutions. The potential design solutions presented will be further developed incorporating the changes discussed at the committee meeting. We will then meet once again with the building committee to finalize conceptual design for presentation to the public. We will attend and present the Conceptual Design for renovations of the Academy to the Public using plans and elevations to reflect the proposed design solution. Public will review the project and determine its future direction.

With public approval we will meet with the Historic Preservation Consultant to discuss the existing conditions and proposed changes to the structure. The historic preservation will then perform a Section 106 historical review for the project. We will review the report with the Town's building committee and discuss any issues that arise from the review.

With the historical review completed, we can then develop the conceptual plans into schematic plans incorporating recommendations from the various consultants. We will then develop design solutions to produce a set of schematic plans and elevations. Using these schematic plans, a scope of work will be formed by construction divisions. From these design solutions and scope of work, we will prepare a preliminary estimate of probable construction costs. This information along with the existing building evaluation and the written program will be presented to the Town in a rough draft format for discussion and review. The draft study will be further developed and finalized into a final schematic design. We will then attend and present the final schematic design solutions, scope of work and probable costs of construction at a meeting with the public.

McIndoe Falls Academy

Site & Building Evaluation and Conceptual Design

<u>Date</u>	<u>Action</u>
February 10 2017	Project awarded
February 15 – 24	Meeting with Owner and potential users to review project goals & schedules Survey existing conditions and develop existing conditions drawings
February 27- March 10	Engineering/Site consultants to review existing building systems
March 13-17	Develop design solutions, Code review and ADA review Meet with Owner and building committee to review design solutions
March 20-31	Revise design to accommodate changes & requests
April 3-7	Meet with Owner and building committee to review conceptual plans and elevations for public presentation
April 10-14	Public Presentation of Conceptual Design (Plans & Elevations)

Schematic Design

<u>Date</u>	<u>Action</u>
May 1-12	Develop conceptual plans into schematic design
May 15-19	Incorporate consultant recommendations with current design Develop Scope of work by division Develop Schematic Design solutions
May 22-26	Meet with Owner to review design solutions and scope of work
May 29 - June 9	Prepare project narratives and documentation as required for funding Historical Preservation Consultant to develop Section 106 Review, if needed
June 12-16	Provide Owner with drawings and scope of work for all divisions Submit drawings and scope of work to Estimator
June 19-23	Identify and review permit requirements
June 26-30	Meet with Owners to review estimate of probable construction costs and final design for public presentation
July 10-14	Public Presentation of Schematic Design (Plans & Elevations), Scope of work and Estimate of Probable Construction Costs

A R C H I T E C T S

McIndoe Falls Academy Renovations

	Princ. Arch Hrs	Tech. Per. Hrs	Fees
<u>Feasibility Study</u>			
A. Building Evaluation			
• Initial start-up meeting with the Town to discuss goals and project requirements	4		
• Work with the Town to compile existing documents and site data	2	2	
• Survey existing conditions of the McIndoe Falls Academy	4	8	
• Develop existing conditions drawings as needed		12	
ESTIMATED HOURS/FEES FOR THIS PHASE	10	22	\$2,320
B. Programming			
• Meet with staff & potential users to gather input on their needs and use requirements	8		
• Preliminary review of Life Safety and ADA code requirements	1	2	
• Preliminary review zoning regulations		1	
• Develop a written program with space allocations	2		
ESTIMATED HOURS/FEES FOR THIS PHASE	11	3	\$1,280
C. Design Solutions			
• Meet with the Town to review existing conditions and space requirements	4		
• Develop design solutions	4	16	
• Evaluate conceptual structural design systems	1		
• Evaluate conceptual mechanical design systems	1		
• Evaluate conceptual electrical design systems	1		
• Review design solutions with historic preservation consultant	1		
• Meet with the Town to review design solutions	4		
• Further develop design solutions incorporating any changes		8	
• Meet with the Town to finalize conceptual design	4		
• Present conceptual design solutions at public meeting	6		
• Develop final design solution based on public meeting and direction from the Town	1	4	
• Review design with historic preservation consultant for Section 106 Review	1		
• Develop conceptual design into schematic design	1	8	
• Coordinate work with consultants	2		
• Develop preliminary outline of scope of work for cost estimating purposes	1	4	
• Meet with Owner to review schematic design and scope of work	4		
• Work with consultant to prepare estimate of probable construction costs	1		
• Identify building construction permits and related costs	2		
• Review design and project costs with the Town	4		
• Present schematic design and project costs at public meeting	6		
ESTIMATED HOURS/FEES FOR THIS PHASE	49	40	\$7,300
TOTAL ESTIMATED HOURS/FEES	70	65	\$10,900

A R C H I T E C T S

CONSULTANTS' FEES

Cross Consulting Engineers - Civil	\$2,300
Cross Consulting Engineers - Structural	\$1,440
Innovative Consulting Engineers - Mechanical	\$1,000
AMG Electrical Design - Electrical	\$1,000
Lyssa Papazian Historic Preservation Consultant	\$1,600
Cost Estimator	\$750
TOTAL FEE FOR CONSULTANTS	\$8,090

TOTAL FEE INCLUDING ARCHITECT AND CONSULTANTS \$18,990

Additional Services, if needed:

Section 106/Historic Preservation Report	\$3,000
Claypoint Associates - Phase I Environmental Site Assessment	\$1,700

Hourly Rate for Cost Estimator: \$75/hr

ESTIMATED REIMBURSABLE

Arnold & Scangas Architects:	\$600
Cross Consulting Engineers:	\$300
Innovative Consulting Engineers	\$200
AMG Electrical Design	\$200
Lyssa Papazian:	\$250
	\$1,550

Note: This proposal provides services for a feasibility study and does not include the following:

1. A formal boundary survey with plat, corner marker installation and documentation
2. Septic or water system design and permitting
3. Formal site plan
4. Topographic survey

The site exploration does not include the cost for a small backhoe. The Town will need to provide a backhoe and operator for exploring the septic system.

Hourly Rates

- | | |
|------------------------------------|----------|
| 1. Principals: Rebecca Arnold, AIA | \$120/hr |
| Lazarus Scangas, AIA | \$120/hr |
| Technical Personnel | \$85/hr |
| CAD Services | \$70/hr |
| Administrative | \$50/hr |
2. Professional Consultants: Actual Billing x 1.2

Terms

- I. Invoices shall be prepared on a timely basis and are due when received.
- II. Invoices remaining unpaid after 30 days shall bear interest at the legal rate.

Additional Provisions

- I. Limitation of Liability: In recognition of the relative risks and benefits of the Project to both the Client and the Consultant, the risks have been allocated such that the Client agrees, to the fullest extent permitted by law, to limit the liability of the Consultant to the Client for any and all claims, losses, costs, damages of any nature whatsoever or claims expenses from any cause or causes, including attorneys' fees and costs and expert-witness fees and costs, so that the total aggregate liability of the Consultant to the Client shall not exceed the Consultant's total fee for services rendered on this Project. It is intended that this limitation apply to any and all liability or cause of action however alleged or arising, unless otherwise prohibited by law.
- II. If basic services covered by this agreement have not been completed within 12 months of the date of the contract, through no fault of the Architect, the above rates are to be adjusted by use of an industry accepted inflation factor (consumer price index).

Reimbursable Expenses

Actual Charges x 1.1

I. Automobile Travel: IRS Standard Mileage Rates for business travel. (Subject to change if fuel, insurance or other related costs undergo significant increases.)

II. Miscellaneous Other Expenses: Reimbursable expenses are in addition to the compensation for Basic and Additional Services and include actual expenditures made by the Architect and the Architect's employees and consultants in the interest of the project for the expenses listed in the following sub-paragraphs.

Expense of transportation in connection with the project; living expenses in connection with out of town travel; long distance communications; and fees paid for securing approval of authorities having jurisdiction over the project.

Expense of reproductions, postage and handling of drawings, specifications and other documents, excluding reproductions for the office use of the Architect and the Architect's consultants as indicated.

Blueprints:	\$ 3.25
Copies:	\$.20
Color Copies:	\$.80
Diskettes:	\$ 2.00
Telephone:	Billed amount by telephone co.
Fax:	Billed amount by telephone co.

Expense of data processing and photographic production techniques when used in connection with Additional Services.

Expense of renderings, models and mock-ups requested by the owner.



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