



Qualification Statement for Feasibility Study Services

Richmond Town Center Municipal Building Project

Bread Loaf Corporation
May 11, 2022





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May 11, 2022

Josh Arneson
Town of Richmond
PO Box 285
Richmond, VT 05477



Dear Josh,

Bread Loaf is pleased to submit our Qualification Statement to provide Feasibility Study Services for the Richmond Town Center Municipal Office Building. After completing a Facilities Assessment for the Town in 2018 and staying involved in discussions the Town has had since, Bread Loaf is uniquely qualified to help the Building Committee reimagine the town center and help to analyze, plan and budget for this project for the following reasons:

Experience – Whether the Town of Richmond decides to renovate or build new, every member of our team has in-depth experience in areas that will translate directly into the successful review of your Town Center municipal building. We have highlighted several other similar projects Bread Loaf has worked on including the historic renovation of the Town of Hartford’s net-zero ready Town Hall, the Town of Middlebury’s new net-zero Town Office building and several other municipal and historic renovation projects that involve a number of key project elements.

Strengthening our Downtown and Redeveloping Our Communities – As a locally-owned Vermont company, Bread Loaf understands the importance of keeping our communities strong. We have performed numerous planning studies for towns and cities throughout the state, helping them plan, build and renovate not only important buildings, but places where our common bonds are strengthened.

Commitment and Teamwork – Bread Loaf is skilled at guiding clients through complex variables such as design alternatives and their associated costs, permitting requirements and potential funding sources. We consistently bring together expertise from various backgrounds to form a cohesive plan that meets the needs of our clients.

Sustainable Building Focus – Creating healthy and energy efficient facilities is fundamental to our core values. As an integrated company, we have an in-house staff of qualified engineering professionals to guide the MEP portion of design and engage with clients to create healthy, energy efficient facilities. Our recent portfolio includes net-zero ready municipal facilities that reduce operating and life-cycle costs while maintaining an exceptional level of environmental quality.

Integrated Project Management (IPM) Approach – Unlike many firms, Bread Loaf staffs our projects with a fully-integrated team of architects, engineers, cost estimators and construction managers who approach planning, design and construction as a unified team, assuming full responsibility for the quality and completeness of your project. We understand the complex nature of municipal projects, as well as the need for transparency and local involvement throughout the process. Our IPM delivery approach is especially beneficial to projects with fixed budgets since our in-house estimators will provide material and system comparison costs, constructability reviews and detailed estimates as the design progresses, ensuring the project scope remains consistent with the established budget.

Along with the above, Bread Loaf recently completed a feasibility study for the Town of Enfield, New Hampshire, which included planning for a new Emergency Services Facility as well as a renovation and addition to their current Library and Town Offices. Deliverables included site and building surveys, programming, conceptual design services, scheduling and the development of a total project budget – all of which culminated in an approved bond vote on April 30th.

Our team looks forward to having the opportunity to continue our work with the Town of Richmond. Please don’t hesitate to reach out with any questions.

Sincerely,

A handwritten signature in black ink, appearing to read "John C. Johnston".

John Johnston, PE
Vice President of MEP Services

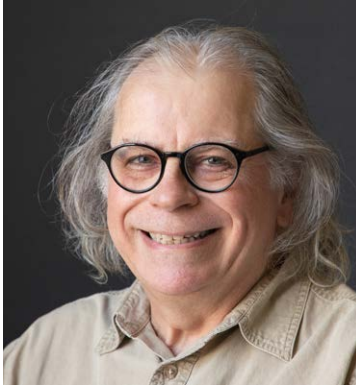


2. Introduction to the Architect and Team

Our proposed team members have all worked closely together on planning, design and estimating services for projects of similar and scope as the Richmond Town Center. They also have extensive experience with historic renovations for municipalities around the northeast.

The team resumes are found on the following pages.

Vice President of Architecture



Jim Pulver
AIA, NCARB, LEED AP
Vice President of Architecture

Profile:

Jim has been a Registered Architect since 1984. He joined Bread Loaf in 1992.

Vice President of Architecture
2001 - 2008 / 2018 - Present

Vice President of Business
Development
2008 - 2018

Director of Architecture
1997 - 2001

Project Architect
1992 - 1997

Education:

Bachelor of Architecture,
University of Minnesota

Associates in the Applied Arts,
Architectural and Building
Engineering, Vermont Technical
College

Professional Registrations:

Licensed Architect:
Connecticut, Massachusetts, New
Hampshire, New York, Vermont
NCARB Certified
LEED Accredited Professional

Professional Affiliations:

Addison County Regional Planning
American Institute of Architects
Construction Specification Institute
Design Advisory Committee,
Middlebury, VT
Planning Commission, Goshen, VT

Project Role:

Jim is the Vice President of Architecture and will assist the project team and provide oversight of the delivery of Bread Loaf's IPM services.

Jim is a licensed Architect in Vermont, New Hampshire, Connecticut, Massachusetts, and New York and He is NCARB Certified and is a LEED Accredited Professional. Jim is a member of the American Institute of Architects and the Construction Specification Institute.

Jim remains a long standing member of the Design Advisory Committee in Middlebury, Vermont. He is also an active member of the Planning Commission in his hometown of Goshen, Vermont and acts as the Town of Goshen's representative on the Addison County Regional Planning Commission.

Experience:

Town of Hartford

- Town Hall Renovations - Net Zero Ready Building *
 - Municipal Pool
- White River Junction, Vermont*

Town of Middlebury

- Police Station *
 - Fire Department
 - Town Offices - Net Zero Ready Building *
 - Recreation Center *
- Middlebury, Vermont*

Town of Pelham

- Municipal Complex: * Police, Town Offices & Library Renovations
- Pelham, New Hampshire*

Town of Enfield

- Town Hall & Community Planning Study
- Enfield, New Hampshire*

University of Vermont

- Alumni House Historic Restoration & New Pavilion *
- LEED Silver Certification
Burlington, Vermont

Addison County Sheriff's Dept.

- Historic Addition and Renovation
- Middlebury, Vermont*

Town of Ferrisburgh

- Grange Hall Historic Rebuild *
- Ferrisburgh, Vermont*

Royalton Memorial Library

- Addition & Renovation Planning
- South Royalton, Vermont*

Southern Vermont Arts Center

- Arkell Pavilion Renovation
 - Yester House Historic Renovation
 - Yester House Interior Renovations & Addition
- Manchester, Vermont*

Town of Colchester

- Police Station Addition & Renovations
- Colchester, Vermont*

Town Hall Theater

- Restoration *
- Middlebury, Vermont*

Town of Monkton

- Town Hall & Community Facility Design & Estimating Services
- Monkton, Vermont*

Town of Newport

- Town Hall & Community Planning Study
- Newport, New Hampshire*

Town of Royalton

- Town Garage
- Royalton, Vermont*

Town of Stowe

- Akeley Memorial Building Town Vault
 - Ice Arena
- Stowe, Vermont*

Town of Wilmington

- Police Planning
 - Fire Planning
- Wilmington, Vermont*

St. James Episcopal Church

- Addition and Renovation
- Woodstock, Vermont*

Equinox Resort (Historic Building)

- Avanya Spa and Pool *
 - Hotel Banquet Facility
- Manchester, Vermont*

* Award Winning Project



Steve Rooney, AIA, LEED AP
Architect

Profile:

Steve has been a Registered Architect since 1987 and joined Bread Loaf in 2011.

Education:

Bachelor of Science in Architecture, Highest Honors
University of Texas, Arlington

Professional Registrations:

Licensed Architect:
Vermont, New Hampshire
NCARB Certified
LEED Accredited Professional

Professional Affiliations:

American Institute of Architects
Mt. Abraham School Board

Project Role:

Steve will be the Project Architect and will lead the site evaluation, programming, building evaluation and design effort and present alternatives design for review and approval. Steve will manage and coordinate tasks and deliverables with your representatives and the design team.

He will verify project scope, details and materials with the Project Estimator and MEP Manager. Steve will work closely with the Project Estimator to ensure that the project scope is consistent with the desired program requirements. He will prepare all drawings documents and presentation materials.

Experience:

Town of Richmond

• Facilities Assessment
Richmond, Vermont

Town of Cornwall

• Highway Garage Planning
Cornwall, Vermont

East Randolph Community Center

• Historic Town Hall Renovation Planning
East Randolph, Vermont

Town of Hartford

• Municipal Pool
White River Junction, Vermont

Town of Stowe

• Ice Arena
Stowe, Vermont

Weston Playhouse Theatre Company

• Second Stage at Walker Farm (historic)
Weston, Vermont

Federated Church of Rochester

• Feasibility Study
Rochester, Vermont

The Greenwood School

• Academic Center
Putney, Vermont

Upper Valley Waldorf School

• Renovation & Expansion

Quechee, Vermont

Christ Redeemer Church

• New Facility
Hanover, New Hampshire

Northwestern Counseling & Support Services

• Capital Planning Study
St. Albans, Vermont

Hampstead School District

• Hampstead School Expansion & Renovations
Hampstead, New Hampshire

Hypertherm, Inc.

• Heater Road Manufacturing Facility *
LEED Gold Certification
• 21 Great Hollow Road Shop Floor Restroom
• 21 Great Hollow Road Lobby Renovations
• 21 Great Hollow Road Phase II Renovations
• Health and Wellness Clinic
• Logistics Center
Hanover, New Hampshire

Killington Grand Resort Hotel

• Killington K-1 Lodge Replacement Planning
Killington, Vermont

Killington Ski Resort

• K-1 Base Lodge
Killington, Vermont

Landmark College

• Science, Technology & Innovation Center *
Putney, Vermont

Otter Creek Brewing

• Brewhouse Expansion
Middlebury, Vermont

Upper Valley Aquatic Center

• Planning
• Addition & Renovations
White River Junction, Vermont

** Award Winning Project*

Vice President of Estimating & Purchasing



Fred Bellucci
*Vice President of Estimating
& Purchasing*

Profile:

Fred joined Bread Loaf in 2004 with over 17 years of experience in the construction industry, primarily responsible for estimating and purchasing. He was Corporate Vice President of a well-established firm in Washington, DC before moving north to Vermont.

Vice President of Estimating
& Purchasing
2005 - Present

Senior Estimator
2004 - 2005

Education:

Bachelor of Science
Design and Construction
Engineering
Pennsylvania State University

Associate of Science
Architectural Engineering
Pennsylvania State University

Involved in 7 LEED Certification
Projects

OSHA 30 Hour Safety Certification

PSMJ Project Management Training
Certification

Project Role:

Fred is responsible for all aspects of Bread Loaf's Estimating and Purchasing Department. During pre-construction, Fred will utilize his experience with projects to work with the team to craft conceptual estimates that account for all project requirements, including those that may not be detailed at the early stages of design. He will assign Estimators to the project after carefully considering the project's needs and the Estimator's experience and current workload. He will manage the preparation of all cost estimates, review each estimate for accuracy, review all budgetary pricing, and oversee the bidding and sub-contractor selection processes.

Throughout the project, he will monitor and manage the Estimator's performance in each of these areas: Owner satisfaction, project knowledge, quality and timeliness. He will be available to attend progress meetings as required.

Experience:

Town of Hartford

- Town Hall Renovations - Net Zero Ready Building *
- White River Junction, Vermont*

Town of Middlebury

- Fire Department
 - Town Offices - Net Zero Ready Building *
 - Recreation Center *
- Middlebury, Vermont*

Town of Enfield

- Historic Municipal Building and Public Safety Facility Conceptual Design
- Enfield, New Hampshire*

University of Vermont

- Alumni House Historic Restoration & New Pavilion *
- LEED Silver Certification
- Simpson Dining Hall Renovation *
- LEED Silver Certification
- Harris Millis Dining Hall Addition
- Williams Hall Phase II Renovation
- McAuley Hall Residence & Dining Renovation
- Marsh Austin Tupper Residence Hall Renovations
- Terrill Hall Renovation *
- LEED Gold Certification

Burlington, Vermont

New Avenue Housing Renovations

- Historic Renovations - Apartments
- St. Johnsbury, Vermont*

Putnam Block Redevelopment

- Historic Rehabilitation & Renovations
- Bennington, Vermont*

Town of Newport

- Community Center
- Newport, New Hampshire*

Town of Williston

- Fire Station
 - Police Station
- Williston, Vermont*

Town of Ferrisburgh

- Grange Hall Historic Rebuild *
- Ferrisburgh, Vermont*

Montpelier Recreation Center

- Space Needs Analysis
- Montpelier, Vermont*

Royalton Memorial Library

- Addition & Renovation Planning
- South Royalton, Vermont*

Town of Essex

- Police Department
- Essex, Vermont*

Town of Goffstown Fire Department

- Addition and Renovation Planning
- Goffstown, New Hampshire*

Town of Norwich

- Fire, Police and Public Works Facilities Planning
- Norwich, Vermont*

Town of Antrim

- Police Station
- Antrim, New Hampshire*

Town of Belmont

- Police Department Planning Study
 - Police Department Bond Vote Proposal
- Belmont, New Hampshire*

Town of Chester

- Police Department Planning Study
 - Police Department Bond Vote Proposal
- Chester, Vermont*

Town of Colchester

- Police Station Planning Study
- Police Station Addition & Renovations

** Award Winning Project*



Robert Zimmerman, PE
Senior Estimator

Profile:

Rob has been with Bread Loaf since 1996. Previously, he worked for 6 years in Construction Management and 3 years in Construction Estimating. Rob also had 15 years' experience as a Civil and Structural Engineer and a Wastewater System Designer.

Education:

Bachelor of Engineering,
City College of New York

LEED Workshop

Professional Registrations:

Professional Engineer, Vermont
Civil
Structural
Wastewater System Designer

Project Role:

Rob's primary responsibility will be to assist the Project Team with preparation of the total project budget, material and systems comparison costs, value balancing, constructability review, and detail estimates. If the project reaches the design development and construction phases, he will be responsible for managing the entire bid process and developing the final cost of construction.

After receiving the Owner's authorization he will identify and purchase long-lead-time items. He will develop proposed sub-contractor bid lists and work packages to procure competitive bid pricing. He will issue work packages, review the scope of work for subcontractors, analyze bids, and write subcontracts and purchase orders.

Throughout the process, he will collaborate and communicate with all team members, gathering information from them and keeping them informed on the financial impact of all design and construction alternatives under consideration.

Experience:

Hartford School District

- Wilder School Renovations
- Hartford High School Cafeteria & Toilet Room Renovations

White River Junction, Vermont

University of Vermont

- Alumni House Historic Restoration & New Pavilion *
- LEED Silver Certification
- Simpson Dining Hall
- LEED Silver Certification
- McAuley Hall Residence & Dining Renovation

Burlington, Vermont

New Avenue Housing Renovations

- Historic Renovations - Apartments

St. Johnsbury, Vermont

Town of Ferrisburgh

- Grange Hall Historic Rebuild *

Ferrisburgh, Vermont

Town of Monkton

- Town Hall Planning Services

Monkton, Vermont

Town of Williston

- Old Brick Church Bell Tower Restoration
- Williston, Vermont*

Hugh J. Gallen

- Career and Technical Center & Middle School
- Littleton, New Hampshire*

The Greenwood School

- Founder's Hall Addition and Renovation
- Sustainable Cabin Community

Putney, Vermont

Northfield Mount Hermon School

- Boat House & Fitness Center
- Athletic Facility Master Planning
- South Farm House Renovations

Gill, Massachusetts

Twin Valley High School

- Feasibility Study

Wilmington, Vermont

Williams College

- Paresky Student Center *
- North Campus Utilities
- Mission Park Servery & Kitchen
- Mission Park Dorm Renovation

Williamstown, Massachusetts

St. James Episcopal Church

- Addition and Historic Renovation

Woodstock, Vermont

Burr and Burton Academy

- Headmaster's House

Manchester, Vermont

Brattleboro Food Co-op

- Redevelopment Plan Feasibility Study

Brattleboro, Vermont

Stowe Electric Department

- New Office Building & Service Facility *

Stowe, Vermont

Landmark College

- Aiken Hall Addition & Renovation
- Click Family Sports Center
- Student Activity Center
- Frost Hall Dorm Renovation
- Hall 4 Dorm Renovation
- Buildings Security Access
- Balcony Panels Replacement
- Buildings Access, PH 1

Putney, Vermont

* Award Winning Project

Vice President of MEP Services



John Johnston, PE
Vice President of MEP Services

Profile:

John joined Bread Loaf in 1999 as Manager of MEP Services. He had 16 years of prior experience as a Consulting Mechanical Engineer.

Vice President of MEP Services
2006 - Present

Manager of MEP Services
1999 - 2006

Education:

Bachelor of Science in Architectural Engineering (Emphasis on Environmental Building),
Pennsylvania State University

Professional Registrations:

Professional Engineer - Mechanical
State of Vermont

Professional Affiliations:

American Society of Heating,
Refrigerating and Air-conditioning
Engineers (ASHRAE)

Project Role:

As Vice President of MEP Services, John will oversee the MEP Services Manager throughout the pre-construction and construction phases and will coordinate particularly closely with the MEP Manager during the commissioning phase. He will be knowledgeable about Owner expectations, project scope, budget and schedule as they relate to MEP and Fire Protection systems. John will provide support and direction to the MEP Manager by evaluating the quality and reliability of the MEP systems and reviewing budgets throughout the project.

During the design and pre-construction phase, John's primary responsibility will be providing review and oversight of the MEP Manager's evaluation of system specifications and will provide input and guidance with respect to issues of coordination and equipment configuration. John will also work with the MEP Manager to ensure that there is good communication within the Bread Loaf team as it relates to the MEP and Fire Protection scope of work. During the construction phase, John will meet regularly with the Manager of MEP Services to assess progress, critical milestones, road blocks and Owner satisfaction. John will continue monitoring the project to ensure a seamless project completion and final closeout.

Experience:

Town of Hartford

- Town Hall Renovations - Net Zero Ready Building *
- White River Junction, Vermont*

Town of Middlebury

- Town Offices - Net Zero Ready Building *
 - Recreation Center *
 - Underground Utilities
- Middlebury, Vermont*

Town of Richmond

- Conditions Assessment
- Richmond, Vermont*

Town of Enfield

- Historic Municipal Building and Public Safety Facility Conceptual Design

Enfield, New Hampshire

Hartford School District

- Wilder School Renovations
 - Hartford High School Cafeteria & Toilet Room Renovations
- White River Junction, Vermont*

New Avenue Housing Renovations

- Historic Renovations - Apartments
- St. Johnsbury, Vermont*

Putnam Block Redevelopment

- Renovations & Historic Rehabilitation
- Bennington, Vermont*

Federated Church of Rochester

- Feasibility Study
- Rochester, Vermont*

Town of Newport

- Community Center
- Newport, New Hampshire*

Town of Stowe

- Akeley Memorial Building Town Vault
 - Ice Arena
- Stowe, Vermont*

University of Vermont

- Alumni House Historic Restoration & New Pavilion *
 - LEED Silver Certification
 - Centennial Grounds Maintenance Facility
 - Simpson Dining Hall Renovation *
 - LEED Silver Certification
 - McAuley Hall Residence & Dining Renovation
 - Harris Millis Dining Hall Addition
 - Williams Hall Phase II Renovation
 - Marsh Austin Tupper Residence Hall Renovations
 - Terrill Hall Renovation *
 - LEED Gold Certification
- Burlington, Vermont*

Vermont Academy

- Hockey Rink Expansion
 - Integrated Academic Building
 - Deferred Maintenance 2017
- Saxtons River, Vermont*

Town of Ferrisburgh

- Grange Hall Historic Rebuild *
- Ferrisburgh, Vermont*

Bennington Museum

- Master Planning
 - Sprinkler System Installation
- Bennington, Vermont*

* Award Winning Project



Paul Wyncoop, MS, LEED AP
Historic Preservationist

Profile:

Paul joined Bread Loaf in 2002 with over 16 years' previous experience in his field. He has worked as a Construction Manager, Historic Preservationist and Owner's representative.

Education:

Master of Science
Historic Preservation
University of Vermont

Bachelor of Science
Engineering and Public Policy
Carnegie Mellon University

Professional Registrations:

LEED Accredited Professional

Professional Affiliations:

University of Vermont
Historic Preservation Program
Adjunct Professor

Advisory Council for Historic
Preservation, State of Vermont

Preservation Trust of VT, Board
Member

VT Preservation Roundtable Member

"Green Building for Architects,
Engineers, & Contractors" 2008
Half Moon Seminars, Instructor

"From Design to Building for Historic
Projects" Mid Atlantic Museum
Association Building Museums
Conference, 2007
Educational Session Presenter

Project Role:

As the historic preservation expert, Paul will advise on the effort to stabilize, restore, and preserve original building elements. He will collaborate with the team on how to combine the existing structure with the new program, including historically sensitive code upgrades and enhanced accessibility.

Experience:

Town of Richmond

- Conditions Assessment
Richmond, Vermont

Town of Hartford

- Town Hall Renovations - Net Zero Ready Building *
White River Junction, Vermont

Town of Middlebury

- Police Station *
- Town Offices Net Zero Ready Building *
Middlebury, Vermont

Town of Pelham

- Municipal Complex: * Police, Town Offices & Library Renovations
Pelham, New Hampshire

Town of Enfield

- Historic Municipal Building and Public Safety Facility Planning Study
Enfield, New Hampshire

University of Vermont

- Alumni House Historic Restoration & New Pavilion *
LEED Silver Certification
Burlington, Vermont

Putnam Block Redevelopment

- Historic Rehabilitation & Renovations
Bennington, Vermont

Town of Newport

- Community Center Planning & Design
Newport, New Hampshire

Town Hall Theater

- Restoration *
Historic Preservation Consultant
Middlebury, Vermont

Town of Ferrisburgh

- Grange Hall Historic Rebuild *
Ferrisburgh, Vermont

Bennington Museum

- Master Planning
- Sprinkler System Installation
Bennington, Vermont

Brooks House

- Building Restoration & Rehabilitation *
- VTC/CCV Fit-Up
- Duo Restaurant
- Oak Meadow
Brattleboro, Vermont

Equinox Resort

- Porch Restoration
- Master Plan Update 2018
- Master Planning
- Window Replacement Planning
Manchester, Vermont

Fort Ticonderoga

- Mars Education Center
LEED Certification
- Equipment & Maintenance Facility
- Pavilion Restoration - Conceptual Estimate
Fort Ticonderoga, New York

Southern Vermont Arts Center

- New Studio Conceptual Design
Manchester, Vermont

Stanislaus Housing Conversion Housing Trust of Rutland County

- Energy Efficiency Retrofit
Rutland, Vermont

Town of Colchester

- Police Station Addition & Renovations
Colchester, Vermont

Vermont Historical Society

- Vermont State Library Renovations
Barre, Vermont

Vermont History Museum

- Renovation
Montpelier, Vermont

Adirondack History Center Museum

- Addition and Renovation Planning
Elizabethtown, New York

* Award Winning Project



3. Qualifications and Experience of Key Staff

The following pages showcase our experience with several projects that are similar in nature to the Richmond Town Center Project.

The representative projects we've included are:

- **Hartford Town Hall — Net Zero Ready Building**
- **Town of Middlebury — Municipal Projects**
- **Town of Pelham — Police, Town Offices & Library Renovations**
- **Town of Enfield — Municipal Planning Study**
- **University of Vermont — Alumni House Historic Restoration**
- **Hartford School District — Wilder School Renovations**
- **New Avenue Renovation and Historic Rehabilitation**
- **Putnam Block Historic Redevelopment**



Hartford Town Hall Renovations — Net Zero Ready Building

After several years of studying options for the outdated municipal offices housed in the 19th century school building, the Town of Hartford hired Bread Loaf to provide Integrated Project Management (IPM) services for a complete renovation to their existing Town offices.

The design features an open, transparent lobby that connects the Bridge Street side of the historic building with Lyman Park and associated parking. The building layout allows visitors simple orientation from the main lobby. Municipal departments and public meeting rooms flank the lobby on each of the three floors above grade. The renovated building is fully accessible with installation of a new elevator, entry ramps and other amenities. Emphasis was placed on creating a healthy workplace with access to daylight, fresh air and outdoor views — all proven components for high-performance work environments. The Town worked diligently with Bread Loaf to create a highly efficient design that resulted in a Net Zero Ready building. The renovated Municipal Building embraces its historic past while celebrating the modern era in which it was reconstructed.

Relevant Features:

- Municipal space that is both functional and aesthetically pleasing
- Houses multiple programs that are independent, but inter-related
- Example of an extensive renovation project of historic brick with an emphasis on (1) cost-effective and durable design, (2) energy efficiency retrofitting, (3) "green" building technology and (4) historic preservation
- Meets flood proofing and flood-plane requirements
- Allows access and egress for vehicles and pedestrian traffic
- Example of landscaping in downtown setting
- Publicly-funded
- Permitted with current building codes for municipal buildings and meeting accessibility requirements under Section 504 of the Americans with Disabilities Act



Awards:

Best of the Best in Commercial Building Design & Construction, 2015

Major Renovation, Honor Award Efficiency Vermont

Vermont's Greenest - 2016 Commercial Building Vermont Green Building Network





Town of Middlebury — Municipal Projects

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Town Offices - The Town of Middlebury had used the former High School for its Town Offices since 1961. Studies were conducted over the past 20 years to determine whether to renovate the existing structure, rebuild on site or build a new facility on another site in town.

Bread Loaf was selected to study an option to build a new Town Hall on a downtown site and a new Recreation Center next to existing playing fields outside of downtown. Our first phase of services focused on developing building programs, conceptual design and a total project budget to be presented to the community. After approval by voters, Bread Loaf was retained to provide IPM services for both projects. The 10,300 square foot Town Hall is a two-story, efficient and modern building that was designed as an abstraction of the architectural context of historic downtown Middlebury. The building is highly flexible and features a passive solar, south facing lobby and a large meeting room that can be reconfigured to accommodate many different meeting sizes and configurations. An outdoor public plaza will help activate the downtown. The Town of Middlebury Town Office is the first Municipal Building in Vermont to achieve Net Zero ready energy usage.

Recreation Center - The 13,880 square foot Recreation Center is organized around a large, flexible main lobby with the regulation sized multi-sport gymnasium flanking one side and support spaces (offices, a multi-purpose room and a quiet studio) on the other side.

Relevant features

- Municipal space that is both functional and aesthetically pleasing
- Example of an extensive renovation project of historic brick with an emphasis on (1) cost-effective and durable design, (2) energy efficiency retrofitting, (3) “green” building technology and (4) historic preservation
- Allows access and egress for vehicles and pedestrian traffic
- Publicly-funded





Fire Department — The Town of Middlebury also selected Bread Loaf to provide feasibility study services to evaluate the Fire Department facilities programmatic needs. The study concluded that the most desirable approach from both a cost and emergency response time perspective was to renovate and expand the existing main station in the heart of Middlebury and replace the existing station in East Middlebury.

The Town then engaged Bread Loaf to provide IPM services to design and build both spaces. The 2,100 square foot new station in East Middlebury was designed to accommodate two fire trucks, turn out lockers, a toilet room and storage. The main fire station adds 8,100 square feet that includes four new apparatus bays and a lower level containing a fitness room, mechanical space and storage for two antique pieces of equipment. The existing apparatus bays built in 1978 were modernized, and the existing meeting room, kitchen and lounge spaces were upgraded. Technical rescue training now occurs in the new entry tower, and an elevator allows the building to be accessible to those with disabilities. The new building exceeds the energy code and the existing building envelope

Police Department — Bread Loaf was also selected to design and construct a new Police Department facility. The new 7,620 square foot building makes use of an abandoned wastewater treatment plant site and satisfies a complex police program with a simple form and a clear plan. The materials, scale and massing reflect the civic nature of the building, while welcoming visitors and harmonizing with the surrounding neighborhood.

The main entry, lobby and public meeting room receive the primary approach from town, whereas police operations and secure functions are concentrated toward the rear of the facility. The project incorporates a high-performance building envelope including windows, doors and solar control. Bread Loaf delivered the completed project on schedule and under the guaranteed maximum price.





Town of Pelham — Police, Town Offices & Library Renovations

The Town of Pelham, New Hampshire was burdened with outdated municipal offices, an inadequate police station and a library that had not increased in size since 1896. Bread Loaf’s thorough planning, innovative design and cost-conscious construction gave Pelham residents something more important than newer and renovated buildings—a renewed pride in their community.

Before selecting Bread Loaf, Pelham had labored through years of planning studies. The Municipal Building Committee, the Board of Selectmen and finally the Pelham voters resoundingly approved Bread Loaf’s novel planning concept to reuse and adapt the soon-to-be-abandoned Sherburne School.

Using our Integrated Project Management (IPM) approach, Bread Loaf held the cost of construction under the cap approved by Pelham voters. The Town chose to reinvest its savings in higher quality finishes for all buildings.

Pelham Town Offices

Included in the existing building complex was the Pelham school building, a two-story frame building from 1920. Since the remaining complex was all on one level, improving the small second floor to acceptable code and ADA standards was not cost effective. Instead, Bread Loaf worked with the client to create an open mezzanine area for record storage. This limited the square footage of the upper level to a code acceptable threshold. The result was an open and airy public space which showcased the interior of the original school building, creating an area that the public enjoys visiting.

Relevant Features:

- Municipal space that is both functional and aesthetically pleasing
- Houses multiple programs that are independent, but inter-related
- Building design with a campus setting
- Example of an extensive renovation project of historic brick with an emphasis on (1) cost-effective and durable design, (2) energy efficiency retrofitting, (3) “green” building technology and (4) historic preservation
- Meets flood proofing and flood-plane requirements
- Allows access and egress for vehicles and pedestrian traffic
- Publicly-funded
- Permitted with current building codes for municipal buildings and meeting accessibility requirements under Section 504 of the Americans with Disabilities Act

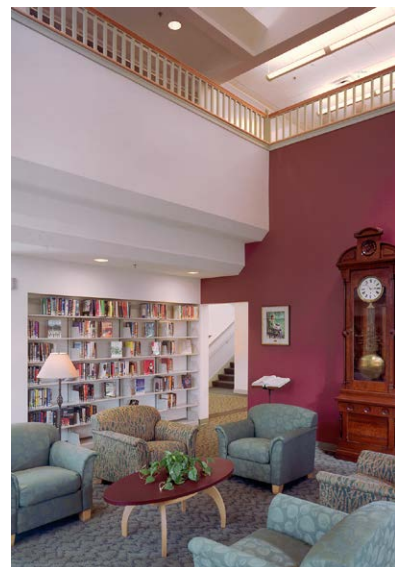


Pelham Police Station

As part of the new Municipal Center, Bread Loaf renovated a portion of the elementary school into a state-of-the-art police facility. This project provided 15,000 square feet of completely renovated space with 6,800 square feet for future growth. The facility included a two-bay sallyport, communications center, training room, radio tower, community room, six detention cells, a fitness room, and administrative support spaces.

Pelham Library

The Library Trustees asked that their new building reflect the coziness of the small town and yet have the functional capability of a modern library. In response, the library design included a welcoming front porch at the head of the town green, a high ceiling living room for the older generation to continue their tradition of daily newspaper reading, a second floor for the growing number of children and teens using the library after school and a separate community room that is accessible when the library is closed. The library was designed for a second phase expansion to occur with minimal disruption to the existing facility.





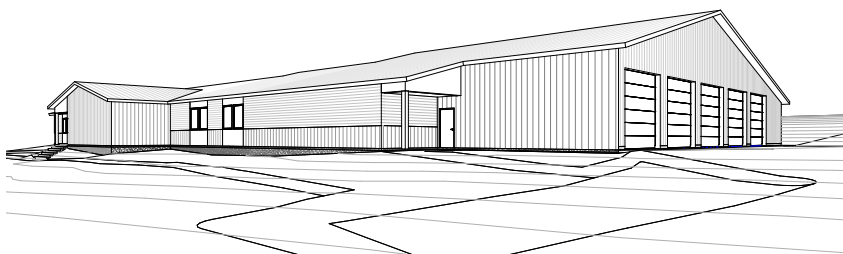
Town of Enfield, NH — Municipal Projects

The Town of Enfield, New Hampshire selected Bread Loaf Corporation for a Planning and Feasibility study to look at future plans and budgets for their Town Offices, Library and Public Safety Facilities. Bread Loaf delivered Integrated Project Management Services with a complete team of design, engineering and construction professionals to analyze existing buildings and multiple potential new sites for the Public Safety Facility. Over a 6-month period, the Town Building Committee, Police, Fire and Emergency Services personnel all worked together with the Bread Loaf Team to develop detailed programming options for their future facility.

Bread Loaf developed multiple layouts, site plans, and budgets for the Town to review, attended Select board Meetings to answer questions from the public, worked with committee members to refine and clarify design and budget, and worked closely with the project team to select a site and conceptual design that passed the bond vote. Next steps are currently underway.

Relevant Features:

- Municipal space design that is both functional and aesthetically pleasing
- Houses multiple programs that are independent, but inter-related
- Building design with a campus setting
- Example of an extensive renovation project of historic brick with an emphasis on (1) cost-effective and durable design, (2) energy efficiency retrofitting, (3) “green” building technology and (4) historic preservation
- Publicly-funded
- Permitting with current building codes for municipal buildings and meeting accessibility requirements under Section 504 of the Americans with Disabilities Act



Existing Whitney Hall



University of Vermont — Alumni House Historic Restoration

Bread Loaf provided IPM services to the University of Vermont and Alumni Foundation for the historic restoration, preservation and adaptive reuse of the landmark 1892 Edward Wells House in Burlington. The UVM Alumni House now provides a home and event space for visiting alumni and campus guests, and provides additional administrative space for UVM Foundation staff.

This LEED Silver project included four levels of restoration into new office space. The renovated office space provides comfortable and elegant offices, conference rooms and common spaces, with high-tech infrastructure for communications, lighting and HVAC hidden within the existing historic finishes.

Improvements to the 18,000 square-foot building included full restoration and preservation of significant historic architectural details and upgrades to meet current life safety code requirements. Exterior improvements included perimeter drainage and waterproofing, full window restoration, envelope improvements, interior storm windows, additional parking and landscaping.

Relevant Features:

- Houses multiple programs that are independent, but inter-related
- Building design with a campus setting
- Example of an extensive renovation project of historic brick with an emphasis on (1) cost-effective and durable design, (2) energy efficiency retrofitting, (3) "green" building technology and (4) historic preservation
- Allows access and egress for vehicles and pedestrian traffic
- Example of landscaping in downtown setting
- Permitted with current building codes for municipal buildings and meets accessibility requirements under Section 504 of the Americans with Disabilities Act

Awards:

- *LEED Silver Certification*
- *Best Builder's Award, 2016*
- *Outstanding Quality of Work and Effort in Building, Historic Building Renovations*





Hartford School District — Wilder School Renovations

20

Bread Loaf has worked with the Hartford School district on several successful projects and was selected to renovate the historic Wilder School in Wilder, Vermont.

This project involved a full-scale renovation of an historic 16,800 square foot, three-level school originally built in 1912. The building now serves as the home of Hartford's Regional Alternative Program (RAP) which welcomes students in grades 1-12 with severe behavioral disabilities.

This project succeeded in bringing the Hartford Autism Regional Program (HARP) under one roof alongside the existing RAP program. While the student populations needed to stay separated for certain activities, some shared services were able to be combined to gain efficiencies. Bread Loaf worked closely with the project team to solve these special challenges without adding significant costs to the project.

The work included modernization of classrooms, offices and common areas, new HVAC systems throughout the building, an elevator and new roof, and of particular importance, preservation of notable historic elements of this beautiful building. The team did a wonderful job restoring original features that had been removed over the years. The gains in energy efficiency are significant and resulted in more than 50% savings on heating costs.

Relevant Features:

- Houses multiple programs that are independent, but inter-related
- Building design within a campus setting
- Example of an extensive renovation project of historic brick with an emphasis on (1) cost-effective and durable design, (2) energy efficiency retrofitting, (3) "green" building technology and (4) historic preservation
- Publicly-funded





New Avenue Renovation and Historic Rehabilitation

21

The four-story New Avenue Hotel in St. Johnsbury, Vermont was originally constructed in 1897. In 2018, RuralEdge and Evernorth acquired the building and selected Bread Loaf for the renovation of the entire building, providing 40 high-quality, affordable new apartments along with 8,100 square feet of ground-floor commercial space.

The work entailed a complete building rehabilitation and significant structural renovations while maintaining the historic character of the building. All 260 windows were replaced with custom-made reproduction windows. A high-efficiency building envelope was retrofitted and ongoing envelope testing was completed during multiple phases of construction. The work also included complete life safety code, building code and ADA updates.

The newly renovated housing and commercial space at New Avenue is a significant downtown revitalization project for St. Johnsbury.

Relevant Features:

- Houses multiple programs that are independent, but inter-related
- Example of an extensive renovation project of historic brick with an emphasis on (1) cost-effective and durable design, (2) energy efficiency retrofitting, (3) "green" building technology and (4) historic preservation
- Allows access and egress for vehicles and pedestrian traffic
- Publicly-funded
- Meets accessibility requirements under Section 504 of the Americans with Disabilities Act





Putnam Block Historic Redevelopment

Bread Loaf Corporation was chosen to redevelop the historic Putnam Block in downtown Bennington, VT.

This project involved the sustainable restoration of three historic buildings that had been mostly unoccupied for four decades, all located in the heart of Bennington. During pre-construction, Bread Loaf coordinated smoothly with three different design teams to establish the budget to finalize the project financing. Once construction started, Bread Loaf worked closely with the design teams to update the final design to meet existing conditions and stay within budget. The work incorporated the installation of energy efficient building envelopes, energy-conserving plumbing fixtures, appliances, windows and HVAC systems, and the project’s carbon footprint was cut immensely by reusing the embodied energy in of the original construction.

The project created 30 new downtown apartments, including 12 units of affordable housing, office space, storefronts, and restaurants as well as new exterior green spaces. Historic plaster, woodwork, tin ceilings and storefronts were restored with historic preservation review performed on an ongoing basis to achieve federal tax credits.

With the exceptional support of the Bennington community, the Bread Loaf team has completed a historically accurate, high efficiency, mixed-use project amid the challenges of the Covid19 pandemic. The Putnam Block Redevelopment makes a significant contribution toward revitalizing Bennington’s downtown.



Relevant Features:

- Houses multiple programs that are independent, but inter-related
- Building design with a campus setting
- Example of an extensive renovation project of historic brick with an emphasis on (1) cost-effective and durable design, (2) energy efficiency retrofitting, (3) “green” building technology and (4) historic preservation
- Allows access and egress for vehicles and pedestrian traffic
- Example of landscaping in downtown setting
- Publicly-funded
- Permitted with current building codes for municipal buildings and meeting accessibility requirements under Section 504 of the Americans with Disabilities Act

Awards:

- *AGC/VT Best Builder Award 2021*

Bread Loaf's Conceptual Design, Planning and Feasibility Studies

Projects marked with * are municipal projects

Adirondack History Museum Planning
* Addison County Transit Resources Feasibility Study
Academy at Charlemont Campus Plan
* Applejack Stadium Improvement Planning
Bennington Museum Master Planning
Boston Scientific Planning
Brattleboro Food Co-op Planning Study
* Bristol Public Works Building Site and Needs Analysis
Burr and Burton Academy Master Plan
Butternut Mountain Farm
Camp Kiniya Equestrian Facility Planning
Camp Kiniya Master Plan
* Castleton Town Offices
* Cornwall Highway Department Planning
Dakin Farm Fulfillment Center Planning
Dinse Knapp & McAndrew Law Offices Planning Study
Drop-in Brewing Co-American Brewers Guild Planning
ECHO Center Master Planning
* Enfield Municipal Buildings Conceptual Design
Equinox 2012 Master Plan
Equinox 2017 Master Plan
Federated Church of Rochester Feasibility Study
Finch Paper Master Planning
Green Mountain Horse Association Planning
Hampstead School District Planning
Helen Porter Healthcare & Rehabilitation Addition Planning
Hilltop Montessori School Master Plan
Hypertherm 92 Etna Road Planning
Hypertherm Accustream Planning
Hypertherm Campus Master Planning
Killington K-1 Lodge Replacement Planning
Landmark College Master Planning
Lyndon Institute Campus Master Plan
Lyndon State College G. Stannard Gym Planning
Long Trail School Athletic Facility Planning
* Manchester Pool/Field House
* McIndoe Falls Academy Community Center Planning
Middlebury College Commons Study
Middlebury College Master Planning
* Middlebury Fire Station Feasibility
* Monkton Town Hall and Community Center Planning
* Montpelier Recreation Center Planning Study
Mount Washington Resort Design & Planning
Northfield Mount Hermon Athletic Facility Master Planning
Northfield Mount Hermon Faculty Housing Master Planning
Northwestern Counseling & Support Services Capital Planning
Okemo Mountain Resort Master Plan
Orvis Company Master Planning
Plasan 78 Bowen Consolidation Feasibility
* Proctor Prosperity Town Master Plan
* Royalton Memorial Library Addition & Renovation Planning
Sackets Harbor Brewery Planning Study
Southern Vermont Arts Center New Studio Conceptual Design
Southern Vermont College Master Plan
Southshire Meats Distribution Center Feasibility Study
* Stowe Municipal Planning Study
The Grammer School Master Plan
The Greenwood School Master Planning
The Moody Center Revell Hall Planning
The Wildflower Inn and Resort Planning
Thetford Academy Master Plan
Thomas Aquinas College Planning
* Town of Belmont Police Department Planning
* Town of Chester Public Safety Facility Planning
* Town of Colchester Police Station Addition & Renovations
* Town of Ferrisburgh Grange Hall Historic Rebuild
* Town of Hartford Town Hall Renovations
* Town of Middlebury Police/Fire Stations, Town Offices, Rec Ctr
* Town of Newport NH Community Center Planning
* Town of Pelham Planning
* Town of Richmond Conditions Assessment
Transcanada Control Center Consolidation Planning
Twin Valley High School Feasibility Study
University of NH - Kendall Hall Programming
Upper Valley Waldorf School Master Plan
Vermont Academy Master Plan
Vermont Academy Deferred Maintenance 2017 Planning
Vermont Studio Center Master Planning
Weston Playhouse Theatre Company Planning
Williams College Dining Services Master Planning
Williams College Athletic Facilities Planning
* Wilmington Community & Economic Development Center

Bread Loaf's Historic Preservation Projects

- Addison County Sheriff's Department, Middlebury, VT
- Adirondack History Museum Addition & Renovation Planning, Elizabethtown, NY
- American Precision Museum Improvement Planning, Windsor, VT
- Brooks House and Vermont State Colleges Historic Restoration, Brattleboro, VT
- Church of Our Savior Renovation, Killington, VT
- Dinse, Knapp & McAndrew Law Offices Renovations, Burlington, VT
- Town of Enfield Whitney Hall Conceptual Study, Enfield, NH
- East Randolph Community Hall, East Randolph, VT
- Equinox Hotel Resort, Manchester, VT
- Fairbanks Museum and Planetarium Annex, St. Johnsbury, VT
- Ferrisburgh Grange Hall Rebuild, Ferrisburgh, VT
- First Unitarian Universalist Society, Burlington, VT
- Fort Ticonderoga Mars Education Center, Ticonderoga, NY
- Grand Isle Lake House Restoration & Maintenance, Grand Isle, VT
- Gunn Block Redevelopment, Springfield, MA
- Hartford School District Wilder School Renovations,
- Hartford Town Hall Renovations, White River Junction, VT
- Holman Stadium Renovations & Additions, Nashua, NH
- Keene Housing Central Square Terrace Renovations, Keene, NH
- Landmark College Davis Hall & Hall Four, Putney, VT
- Landmark College East Academic Building, Putney, VT
- Latchis Theater, Brattleboro, VT
- McIndoes's Academy Planning, McIndoes Falls, VT
- Middlebury College Fletcher House, Middlebury, VT
- Middlebury Fire Department, Middlebury, VT
- Montpelier Recreation Center Planning, Montpelier, VT
- National Bank of Middlebury, Middlebury, VT
- New Avenue Renovations, St. Johnsbury, VT
- New Depot Square Properties Rehabilitation, St. Johnsbury, VT
- Newberry Market Briggs Opera House, White River Junction, VT
- Northfield Mount Hermon School Ford Cottage, Gills, MA
- Norwich University, Northfield, VT
- Pelham Municipal Complex Renovations, Pelham, VT
- Putnam Block Historic Redevelopment, Bennington, VT
- Shoreham Congregational Church Renovation, Shoreham, VT
- Southern Vermont Arts Center, Manchester, VT
- Southern Vermont College Everett Mansion, Bennington, VT
- Stanislaus Housing Conversion, Rutland VT
- St. James Episcopal Church Addition and Renovation, Woodstock, VT
- St. Mary's Church Roof, Floor, Tabernacle, Middlebury, VT
- Town Hall Theater Restoration, Middlebury, VT
- Town of Ferrisburgh, Ferrisburgh, VT
- University of Vermont Alumni House & Pavilion, Burlington, VT
- Upper Valley Waldorf School Addition/Renovation, Quechee, VT
- Vermont Academy Fuller Hall, Saxtons River, VT
- Vermont Agency of Transportation Train Station Rehabilitation, Vergennes, VT
- Vermont History Museum Renovation, Montpelier, VT
- Vermont Historical Society State Library Renovations, Barre, VT
- Vermont Technical College, Brattleboro, VT
- WhistlePig Distillery Barn Renovation, Shoreham, VT
- Williams College, Williamstown, MA



The Wilder School was built in 1912, right around the same time that the Richmond Town Office building was built.



4. References

Kathleen Ramsey
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Historic/Municipal Project: Various for Town of Middlebury

Scott Hausler
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Historic/Municipal Project: Various for Town of Hartford

Ed Morris
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Historic/Municipal Project: Whitney Hall Renovation and New Public Safety Facility Planning



5. Rate Schedule

Hourly Rates

The hourly rates listed below are effective through January 1, 2023.

Vice-President	\$154.00/hour
Project Architect.....	\$ 98.00/hour
Designer I.....	\$ 88.00/hour
Designer II.....	\$ 78.00/hour
Estimator	\$ 97.00/hour
Mechanical/Electrical Manager (MEP).....	\$ 92.00/hour
Project Manager.....	\$105.00/hour
Assistant Project Manager.....	\$ 75.00/hour
Coordinator.....	\$ 47.00/hour

Reimbursable Expenses

All reimbursables will be billed at cost plus 15%.