



Background, Actions & Options

Jacob Davis House

5 Home Farm Way

Montpelier, VT 05602

Prepared by Meg Campbell

The Preservation Trust of Vermont

December 12, 2024

INTRODUCTION

For nearly 20 years, the Preservation Trust of Vermont (PTV) and the Vermont Housing & Conservation Board (VHCB) have been trying to save the Jacob Davis House and attached barn at 5 Home Farm Way in Montpelier, VT.

The purpose of this report is to summarize the complex background of the property and document actions and options for the future pursued by PTV and VHCB. These actions and options include: (1) finding a new owner; (2) doing nothing; (3) demolishing the building; (4) moving the building to a different location on-site; and (5) moving the building to a different location off-site.

EARLY HISTORY & SIGNIFICANCE

The property located at 5 Home Farm Way in Montpelier consists of a high style Greek Revival house with an attached barn and 19 acres of agricultural land. The farmstead, located at the confluence of the Winoski and Stevens Brand Rivers, has important historic associations with the family of Jacob Davis, the first permanent white settler of Montpelier. The site is significant as the only open farmland left in this area of Montpelier. The post and beam frame, c.1836 Georgian plan farmhouse, is very important due to its status as a very early example of its type. It is among the earliest Greek Revival style buildings in Central Vermont. The house with attached wing and barn reflect a form popular in the mid-19th century. The interior plan and most of the features of the house (with the exception of plaster walls which have been removed) are original. The project was determined to be eligible for the National Register of Historic Places in 2003 (see Attachment 1). The condition has deteriorated significantly since then and its eligibility for the National Register has not been officially re-evaluated. The entire property is in the Special Flood Hazard Area (see Attachment 2).

FOOD WORKS TWO RIVERS CENTER FOR SUSTAINABILITY

Founded in the mid-1980s, Food Works was a local nonprofit organization with the mission to address the root causes of childhood hunger by returning students and their communities back to the soil through school gardening programs. Beginning around 2000, Food Works began a capital campaign to acquire 5 Home Farm Way as a site to operate their programs.

2006: VHCB granted \$57,500 to Foodworks, Inc. for acquisition of the Jacob Davis homestead. A condition of the grant was that a preservation easement was put in place (co-held by VHCB and PTV) to protect the historic resources, and a separate conservation easement (held solely by VHCB) to protect the agricultural land.

2006-2013: Foodworks undertook years of poorly managed, stop-start renovation work on the property. Elements of the work were done without permits or accountability from the state. During this time the entire building was lifted, a new foundation was poured, and the house and barn set back down, effectively raising the buildings above the flood plain. Some of the interior trim work was removed. A root cellar with a new ground-level entrance was designed under the barn. Portions of the roof were patched but never fully restored. In 2009, Food Works granted Connor Brothers (business of neighbor Fred Connor) a right-of-first-refusal on the property without the consultation and approval of the easement holders as is required by the Historic Preservation Easement.

2013-2014: Foodworks as an organization floundered and finally laid off staff and dissolved the organization. Foodworks failed to properly dispose of the significant asset of the entire property at 5 Home Farm Way. The board disbanded.

MAJOR ISSUES

To consider any future for the property, it is important to understand the uniquely complicated issues associated with this property.

Ownership: There is no clear owner to the property. The Vermont Attorney General's office has not been able to provide clear steps for how to resolve this. There are unknown legal costs associated with resolving this.

VCLF Mortgage: Vermont Community Loan Fund (VCLF) holds a \$88,538 mortgage deed on the property. They are unwilling to foreclose and unless there is a clear and immediate path to alternative ownership, unwilling to be in the chain of title.

VHCB's Mortgage: VHCB has a mortgage deed that requires that if the property is sold, it is sold to a nonprofit or municipality. VHCB's Mortgage Deed is not in first position and is subordinate to the VCLF Mortgage Deed. However, the conservation easement and historic preservation easement are superior to the VCLF Mortgage Deed and the VHCB Mortgage Deed. VHCB is committed to public use of this property.

Right of First Refusal: Connor Brothers have a Right of First Refusal with Foodworks on the property. Because Foodworks did not obtain permission from the easement holders, the validity of this is questionable. There is general lack of clarity about what this means if the owner no longer exists. There are unknown legal costs and risks associated with resolving this.

Balancing the ownership/mortgage/ROFR issues have proved to be the most challenging aspect of moving towards a positive future for the property. Every single discussion about potential uses for the property eventually ends on the known cost of discharging the mortgage and the thorny process and unknown cost of resolving the legal issue related to ownership and the ROFR.

OPTIONS

Option #1: Finding a New Owner: 2014-2022

The first option pursued was an attempt to find an entity willing to take on the ownership of the property in its existing condition.

Over the years, multiple meetings were held with participants representing PTV, VHCB, Central VT Community Action Council, the City of Montpelier, Vermont Food Bank, Mad River Food Hub, VT Sustainable Jobs Fund, VT Agency of Agriculture, Food and Markets, Cow Creek Creative Ventures, USDA Rural Development, and Vermont Land Trust to explore new opportunities, uses and partnerships, as well as the challenges the property holds.

Additional entities consulted and/or shared information with include:

Castania Foundation
Center for Sustainable Agriculture
Central VT Regional Planning Commission
City of Montpelier
Farm-to-Plate Network
Hardwick Center for an Agricultural Economy/Food Venture Center,
High Meadows Fund,
Hunger Mountain Coop
Institute for Applied Agriculture and Food Systems at Vermont Technical College
Intervale Center
Members of Vermont's Congressional Delegation from the offices of Representative Welch, Senator Leahy, and Senator Sanders.
Natural Organic Farms Association (NOFA)

Rural Vermont
Shelburne Farms
University of Vermont
Vermont Agriculture Innovation Center
Vermont Community Foundation
Vermont Council on Rural Development
Vermont Department of Labor

To support the effort VHCB created and distributed an informational piece outlining the opportunity (see Attachment #3). PTV created a short video: <https://youtu.be/WM3nvopoXYQ>. The flyer and video were shared widely. Both entities engaged in discussions with Agway (neighbor to the east) and area farmers. Historic Preservationist (and mason) Jamey Duggan expressed interest in using the house as a trades training center for workforce development, but is no longer interested. Duggan writes in his 2020 letter to Montpelier City Council members, “Based on advice and guidance from our legal counsel, as well as real estate and development mentors, we were not able to identify a prudent path to ownership.” (see Attachment #4)

As the years passed, the condition of the building began to deteriorate. PTV commissioned a 2022 structural assessment by Bob Neeld (see Attachment #5) and a cost estimate by Henry Erickson (see Attachment #6). The costs to make the building structurally sound and weather proof is between \$350-\$450 per sq. ft., or between \$3,097,500 and \$3,981,500. This does not include any finish work.

Universally, no nonprofit or municipality PTV and VHCB communicated with has been willing to take on the unknown legal expenses of having to sort out the ownership issues and resolve the right-of-way issue with the Connor Brothers, in addition to having to pay off the mortgage with VCLF, and then paying for the rehabilitation of the building itself. It is cost prohibitive.

The City of Montpelier is unwilling to take ownership of the buildings.

PUBLIC HEALTH ISSUES: 2023

In 2023, two major events happened in the area: a flood, and a shooting.

In July, excessive rainfall caused by climate change caused the rivers to breach their banks and flood downtown Montpelier. Rainfall totalled 12.06 inches, and the rivers crested at 21.29 feet. Damage across Vermont has been estimated at more than \$1 billion; the majority of this damage was in the Montpelier and Barre areas. An inspection of the Jacob Davis Homestead weeks later found standing water in the basement of the house and barn. Following the floods, conversations

at the local and state level focused on improving flood mitigation measures. Because of its location in the Special Flood Area on the Winooski and Stevens Branch rivers, the site has the potential to be shaped into a flood water retention area which could store water and help prevent future flooding of historic downtown Montpelier.

A few months later, individuals camping at 5 Home Farm Way fired gun shots at a school bus carrying U-32 middle and high school students (Attachment #7). A later inspection found evidence of squatters in the house.

Option #2: Continue to Do Nothing

PTV and VHCB conferred immediately and mutually decided that the abandoned, unsecured property posed an imminent health and safety hazard for Montpelier. PTV and VHCB agreed that the building was a liability, and that demolition by neglect was the MORE dangerous outcome for the site. As community minded organizations, PTV and VHCB agreed it would be prudent to work towards demolition, keeping historic preservation easement intact to protect the setting, and the conservation easement intact to protect the land. An important element of keeping the easements in place includes public access to the land (an original purpose of the VHCB funding) and the installation of interpretive signage at the site. While saving the building had been the priority for nearly 20 years, in 2023 public health and safety became an even greater priority. Continuing to do nothing was no longer a viable option.

AVAILABILITY OF FLOOD RESILIENT COMMUNITIES FUNDING (FRCF): 2023

In late 2023, PTV learned of the availability of Flood Resilient Communities Funding (FRCF) to help communities across Vermont be more flood resilient. Because of its location, 5 Home Farm Way was an excellent candidate to receive funding for flood mitigation work. Two relevant requirements of this funding are that any buildings must be removed and ownership of the land must be transferred to the municipality.

Option #3: Remove the Building

This funding presents a unique opportunity to resolve nearly all of the issues surrounding 5 Home Farm Way: the building could be dismantled and the public hazards resolved, the VCLF mortgage paid off, the land shaped to be a flood retention area which would aid in protecting the farm more numerous and significant historic resources in downtown Montpelier in the future, and ownership of the land transferred to the City of Montpelier for recreational use for the residents. PTV, VHCB, the VT Community Loan Fund, and the City of Montpelier therefore signed a Memorandum of Understanding in late 2023 outlining our intentions to apply for FRC

funding work towards this outcome (see Attachment #8). PTV applied for and was granted funding.

OTHER OPTIONS: 2024

At the Division for Historic Preservation's suggestion in October 2024, PTV gathered information about other options for the building:

Option #4: Move the Building to a Different Location On-Site

The entire property is in the Special Flood Hazard Area, and there is no viable location on the property for it outside of the flood plain (see Attachment #2). Even if there was a place to move the building on-site, FRCF funding would not cover it, the municipality will not accept the property with the unrenovated building on it, and there is no one to take on the renovation. The public health hazard remains. This option has been dismissed as not viable.

Option #5: Move the Building Off-Site

The costs of moving the building to a new site are difficult to determine.

In 2021, the New Haven Depot was moved from its original location on Route 7 to North Street in New Haven. Messier Brothers did the actual moving. Total costs are estimated at \$685,000 (see Attachment #9). This includes everything – moving, site preparation, police escort, communications line moving and more. Messier Brothers were unresponsive to our requests for a quote on moving the Jacob Davis House.

Based on the costs for moving the Depot and a very rough quote from New England Building Movers, the cost to move the Jacob Davis House is very roughly \$628,000 (see Attachment #9).

FRCF program funds will not pay for moving the building. Private funds are not available. Even if private funds were available, there is no nonprofit or municipality willing to accept the property. Even if private funds were available and there was a new entity willing to own the property, they would need to be prepared to invest an additional nearly \$4 million in stabilization costs, plus significantly more for full fit-up costs. The option to move the building off-site, therefore, has been dismissed as not viable.

CONCLUSION

PTV and VHCB have worked for nearly two decades to save the Jacob Davis House and attached barn at 5 Home Farm Way. The ownership and mortgage issues are complex and difficult to resolve. Options explored include: (1) finding a new owner; (2) doing nothing; (3) removing the building; (4) moving the building to a different location on-site; and (5) moving the building to a different location off-site.

Protecting the public health and safety of the greater Montpelier area by using FRC funds to disassemble the building, transfer the land with protective easements in place to the City of Montpelier, and create a large flood retention area to reduce future flooding in the historic downtown, is the most responsible and only viable option.

ATTACHMENTS

Attachment #1: Determination of Outstanding Significance and Distinctive Features, Liz Pritchett, February 5, 2003.

Attachment #2: Letter from Agency of Natural Resources, Flood Plain Map, December 2024

Attachment #3: Information Piece on Jacob Davis Homestead, 2014.

Attachment #4: Montpelier Bridge, 2020.

Attachment #5: Engineering Ventures Structural Assessment 2022.

Attachment #6: Henry Ericksson Cost Estimates 2022.

Attachment #7: VT Digger Article, October 2023.

Attachment #8: Memorandum of Understanding, 2023.

Attachment #9: Estimates to move the building, 2024.

Historic Preservation
Architectural Conservation

February 5, 2003

Karen Freeman, Conservation Analyst
Housing and Conservation Board
149 State Street
Montpelier, Vermont 05602

Re: Two Rivers Center for Sustainability, Montpelier, Vermont
Determination of Outstanding Significance and Distinctive Features

Dear Karen;

I have made the determination that the c. 1836 farmhouse and attached barn at the property now called the Two Rivers Center for Sustainability in Montpelier is a historic resource of Outstanding Significance. This decision has come after a number of weeks of consideration of the property's historic and architectural significance, and discussions with other preservationists in the state. In sum, this determination is based on three factors: the historic associations of the property with the first Montpelier settler Jacob Davis, the remarkable amount of elaborate interior detailing that appears original to the building, and the importance of the farmhouse as one of the earliest examples of Greek Revival style dwellings in central Vermont. These three significant qualities of the property override in my opinion, three qualities that have impacted its architectural integrity: the replacement of the columns of the east side portico with square posts on brick bases, the loss of the cornice boards of the entrance entablature, and the generally poor condition of the building due to age and weathering that has resulted in roofing issues and failure of plaster and paint finishes in many areas. In my opinion the building is an important candidate for rehabilitation that would include restoration of the missing columns and entry cornice details.

The property is located on US Route 2 just west of the Agway Farm and Garden Center, and south of the Winooski River and its confluence with the Stevens Branch. The property is eligible for the National Register of Historic Places. A historic preservation graduate student at the University of Vermont is currently preparing a NR nomination for the site.

The Two Rivers Center for Sustainability is a farmstead that has important historic associations with the family of Jacob Davis. The 19.1-acre parcel of land is part of an original 119-acre parcel, which was the second pitch of land granted to Col. Jacob Davis in Montpelier. Col. Jacob Davis was the first permanent white settler of Montpelier. He constructed the first tavern in town, and the first town meeting was held in his house in 1791. According to local records, the property became the farmstead of Col. Jacob Davis, Jr. Therefore, the site is highly significant as farmland owned by the Davis family, and it exists today as the only remaining open farmland left in this vicinity of Montpelier. Based on this information, the property is "a historical landmark prominently associated with an important person, movement or industry of statewide significance."

In 1833 Jacob Davis, Jr. and several others sold the 119-acre property to Frederick Marsh, who three years later sold it to Burrage Dimmock. Dimmock probably constructed the house in 1836, although he sold the property back to Marsh in 1837.

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Two Rivers Center for Sustainability, Montpelier, Vermont
Determination of significance
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DISTINCTIVE FEATURES LIST:

Exterior

- Georgian plan, with continuous architecture form
- Greek Revival style elements: portico on the east gable end - removing square replacement posts and brick bases and restoring the original columns recommended
- Trim - wide corner pilasters, full entablature below the roof eaves,
- Windows - double and triple (east end portico) hung six-over-six windows with architrave surrounds
- Slightly recessed central entry with entrance pilasters, sidelights, and 2-pane transom; restoring the missing frieze and cornice boards above the architrave recommended
- Wood doors, gable roof dormers on the wing, and the brick chimney of the main block.

Interior

- Primary floor plan features that define historic circulation patterns - stair halls, front parlors, large front bedrooms on second floor, and kitchen (largest room) in wing. New or altered walls in secondary spaces such as bathrooms, closets, and smaller bedrooms will not impact the historic floorplan.
- Important elements: fireplace mantels, molded window and door surrounds, paneled window reveals in the first floor southeast parlor, delicate stair balustrades and newel posts, and historic paneled doors and hardware.
- Post and beam frame and brick nogging within the exterior walls.
- Plaster walls are significant; restoration is recommended if possible.

Setting

- Open landscape historically used for farming

Vermont Department of Environmental Conservation

Watershed Management Division
1 National Life Drive, Main 2
Montpelier, VT 05620-3522

Agency of Natural Resources

phone 802-828-1535
fax 802-828-1544

Ben Doyle
President
Preservation Trust Vermont
ben@ptvermont.org
Montpelier, Vermont
(electronic communication)

12/12/2024

Dear Ben Doyle,

Thank you for asking for comments regarding the historic farm house at 5 Home Farm Way. The structure is within the mapped Special Flood Hazard Area of the Winooski River at the confluence with Stevens Branch.

While some action has been taken to reduce damage to the structure – it is not elevated in compliance with current standards in the City of Montpelier, and the area below the first-floor level is still exposed to flooding and damage.

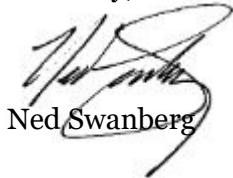
All of the parcel is within the Special Flood Hazard Area and the River Corridor. Most of the parcel is within the Floodway, an area exposed to higher frequency, and higher velocity flooding. The Floodway and River Corridor have significant protections under Act 250 to avoid new encroachments that would increase flood damage.

Peak flood elevations at the site are controlled by the downstream railroad trestle and the Route 2 bridge. The Base Flood Elevation (in the most recent 2013 Flood Insurance Study) is approximately 543.5' NAVD88. Flooding in July 2023 came to approximately 545.76' and the 0.2% annual chance flood "500 year" flood is approximately 547.5'. FEMA is currently updating the flood study for the mainstem. We anticipate new effective data in 2028.

In its current setting the building will continue to have significant exposure to damage from periodic flooding. Removing the structure could allow for a significant effort to restore floodplain functions and better protect other structures and historic buildings in the watershed.

Please let me know if you have any questions.

Sincerely,


Ned Swanberg

Ned Swanberg, Central Vermont Floodplain Manager, CFM
DEC River Corridor and Floodplain Protection Program
ned.swanberg@vermont.gov 802.490.6160
www.floodready.vermont.gov

Floodplain Map

Property: 5 Farm Home Way

Location: Barre, Vermont

ATTACHMENT #2

5 Farm Home Way

COUNTRY CLUB RD

GALLISON HILL RD

2

This map is not a survey or subdivision plat, and should not be used or construed for such purposes. It was prepared for the Preservation Trust of Vermont on December 9, 2024 without the benefit of field measurements or title research.

THIS MAP IS NOT A SURVEY

100-year Flood (AE)

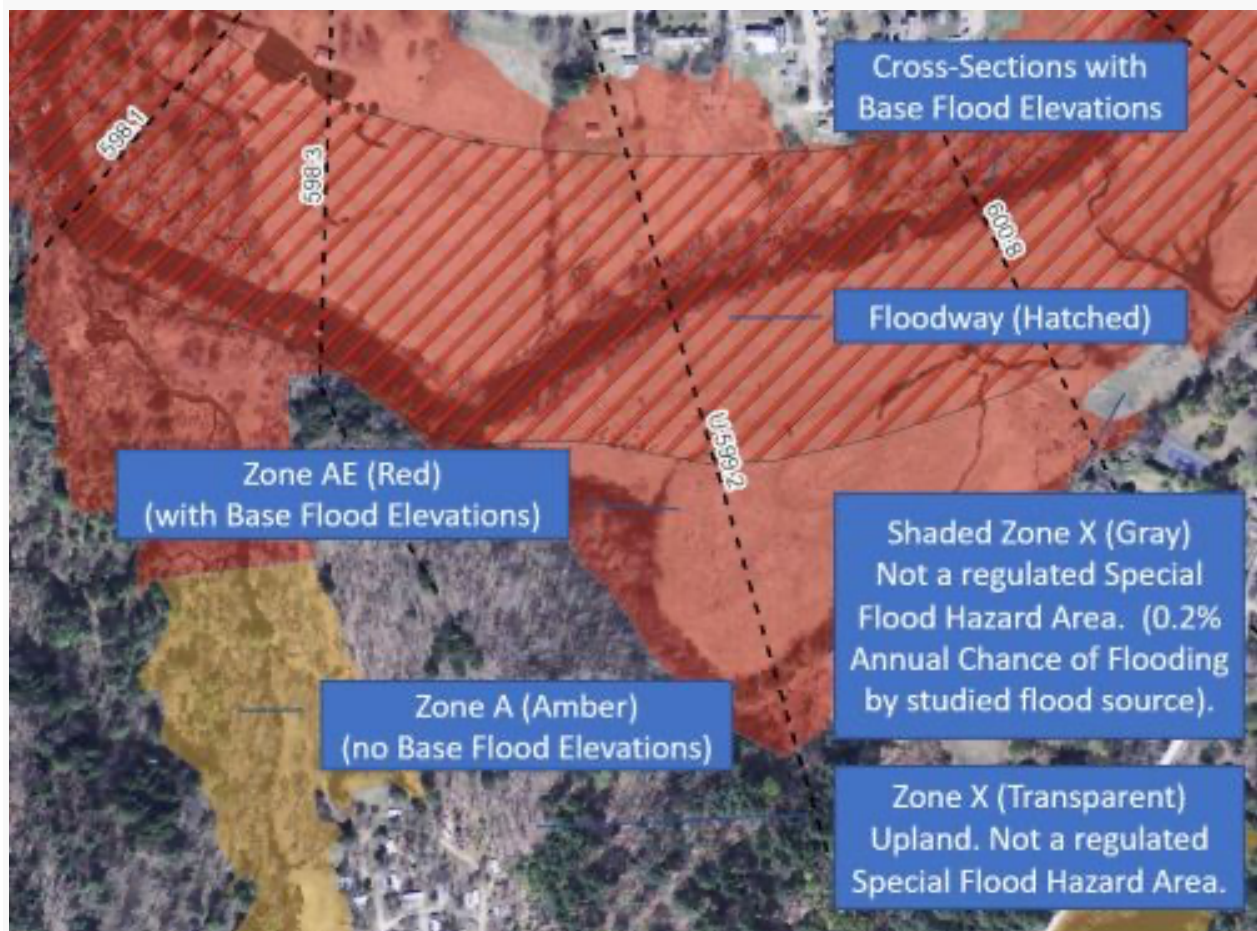
Floodway (DFIRM)

Scale:1:5,000

0 150 300 600 900 Feet



Flood Hazard Zones



The Flood Insurance Rate Map (FIRM) shows the extent of the "Base Flood" (the area of inundation that is the basis for the insurance program). The area of the base flood is regulated by the community as the legal "Special Flood Hazard Area" (SFHA).

On the Flood Insurance Rate Map the Special Flood Hazard Area may be shown as a [Zone A](#), [Zone AE](#), [Zone A 1 – A30](#), [Zone or Zone AO](#) in Vermont. Within areas with detailed studies (Zone AE or Zone A1 – A30) the community may have a mapped Floodway. In some communities the extent of the Floodway may be shown on a separate map panel. Floodway Maps, where separate, can be found under "All Products" on the [FEMA Map Service Center](#). Floodways identify an area that can convey the base flood without raising the level of the water more than a foot. This area has a higher level of protection and is roughly where the fastest and most powerful flow occurs.

Beyond the Special Flood Hazard Area other mapped flood zones may include Zone X (shaded), or Zone B – two names for moderate risk areas with a 0.2% annual chance of flooding (from the studied sources); and Zone X or Zone C – two names for more upland areas with minimal risk of flooding from a studied stream.

Much of the damage experienced during storm events in Vermont is in Zone X !

Source: https://floodready.vermont.gov/flood_protection/river_corridors_floodplains/floodplains#maps

**Jacob Davis Farmstead
12/15/2014**

Property Overview:

The Jacob Davis Farmstead is a historically significant building and associated acreage located on Route 2 close to the center of downtown Montpelier, Vermont. The 19-acre property sits at the confluence of the Winooski River with the Stevens Branch, and contains organic certified prime agricultural soils, riparian buffers, wildlife habitat and public trails. The iconic property is at one of the gateways to Vermont's capitol, helps define the community's identity and has the potential to foster economic development just outside of the downtown. The property is located at 5 Home Farm Way, Montpelier, VT.

House:

Constructed c. 1836 the post and beam frame, this Georgian plan farmhouse is among the earliest Greek Revival style buildings in Central Vermont. The attached wing and footprint of a contemporaneous barn (future building may be constructed) make the farmhouse a good example of continuous architecture. Though the building is unrenovated, many historic elements remain in place or in storage for future restoration. These include fireplace mantel, molded window and door surrounds, paneled window reveals in the first floor parlor, delicate stair balustrades and newel posts, and historic paneled doors and hardware.

Restoration Work to Date:

The main portion of the house has been cleaned up and prepped for interior and exterior renovation: structural supports have been added, foundation work completed, and plaster removed in anticipation of a clean rehabilitation of walls. Work on the addition also includes foundation and cellar work.

The Preservation Trust of Vermont and the Vermont Housing and Conservation Board co-hold a historic preservation easement on the farmstead, with both exterior and interior elements protected. Any work outside of ordinary maintenance will need review and approval from the easement co-holders. The land is also protected by a conservation easement co-held by the Vermont Land Trust and VHCB that protects the agricultural and natural resources and public access to the river. Legal documents also require that the property be owned by a non-profit or public entity and that regular access to the building for charitable, educational, cultural or historic preservation purposes be provided to the public.

As restoration work is incomplete, this is a great project for a qualified organization and/or public/private partnership to rehabilitate and tailor to specific needs. The easement co-holders are supportive of incremental restoration work over time on the building.

Contact: Karen Freeman 802-828-5067
Email: kfreeman@vhcb.org

Time May Be Running Out on Home Farm

By **Carla Occaso** - July 17, 2020



Tucked back off the side of U.S. Route 2 in between Agway and the old Cabot Cheese headquarters is a flat chunk of about 15 acres of undeveloped land jutting out into the confluence of the Stevens Branch and Winooski rivers. On the same piece of land, up by the highway, is a big, formerly stately but now decrepit structure built in the Greek Revival style. It looks like it was once a majestic working farmhouse, with pillared porches and second floor balconies, but after years of disuse, it has deteriorated to the point where City of Montpelier officials declared it a public nuisance. This means that unless someone does something fast, it will have to be demolished.

Some want to save the building because it was built in 1836 and sits on land originally owned by one of the first permanent white settlers of Montpelier, Col. Jacob Davis. In fact, according to historian Daniel Pierce Thompson in a piece titled “History of Montpelier” dated August 1860, it

was Col. Davis who named the town after the French town Montpellier in an homage to its mountains. Davis was named among 60 others in the original land grant and charter of the town of Montpelier in 1780-81. But Davis did not actually build the house himself, since he died in 1814.

But that aside, the building and land are currently not being used by anyone, and it appears multiple stakeholders are at passive loggerheads, making any progress difficult. The most recent owner was a nonprofit organization called “Food Works at Two Rivers,” which dissolved in 2014 because of financial difficulties.

And, while people (including Jamie and Maria Duggan and, most recently, Elizabeth Parker) have come forward to ‘rescue’ the building, it has proven to be difficult. Still others, including Mayor Anne Watson (who spoke during the June 24 City Council meeting) — fearing the building is a danger to the public — would be satisfied with demolishing the building, acknowledging the historic site with a sign, and building some kind of community-oriented center in its place. The back land could be used for a dog park, public gardening, or other recreational purposes, including using the two rivers that abut the property.

City Council tackled the topic once more during their meeting June 24.

City Manager William Fraser recapped the situation. “A year ago the city declared it a public nuisance due to its condition. It is considered to be a dangerous building. And the city actually fenced it in and boarded it up.” But there is no one with whom to negotiate because the owner does not exist.

“Our options are to move forward and schedule it for demolition, set a date, or do nothing,” said Fraser.

Complications and costs involving easements, right of first refusal, preservation, and conservation may be why no one has been able to make a go of plans for using the property. For one thing, the Preservation Trust owns an easement that requires any person who purchases the property to fix it based on the historic integrity of its original condition, Fraser said. Also, Food Works awarded a neighboring landowner, Connor Contracting, the right of first refusal if the property is being sold. It is unclear, since Food Works has dissolved, whether that agreement still has teeth. And, in addition, the Vermont Community Fund is owed a \$100,000 mortgage. But none of these interested parties are swooping in to take over the situation.

Montpelier Building Inspector Chad Lumbra conducted an inspection of the old farm house on March 18, 2019. He reported that, at the time, numerous windows had panes missing but were not boarded over. This made it easy for people to get in if they wanted to. The conditions inside are not safe, he asserts, pointing to sagging floors, sagging roof, deficient framing, rotted wood, and a foundation that “shows evidence of moderate/severe recent movement/failure.” He concluded the building is not suitable for occupancy.

In a May 8th letter of this year, well-meaning would-be rescuers Jamie and Maria Duggan wrote a letter to the City Council regretfully bowing out. “Dear City Council Members, It is with regret we must inform you of our intent to withdraw our proposal to start a non-profit that would seek to take over ownership of the property at 5 Home Farm Way in Montpelier. ... Based on advice and guidance from our legal counsel, as well as real estate and development mentors, we were not able to identify a prudent path to ownership.” They went on to describe how their attempts to work out a deal with the other parties involved were unsuccessful. However, they said they would help if others could find a way to fix up the property and make it work in hopes of preserving the building.

So why doesn't the city just sell it by tax sale? Food Works at Two Rivers was a nonprofit organization and was not on the tax rolls, explained City Manager Bill Fraser, so no taxes were owed on it. However, Fraser said the property is now back on the tax rolls, since it is no longer owned by a nonprofit organization.

Meanwhile, meeting participant Elizabeth Parker vowed to put together a plan to fund the rescue of the building and start a community program.

City Council members casually agreed by thumb signal toward the end of the meeting to keep monitoring the situation as observers rather than participants and step in should imminent danger arise.



Carla Occaso



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July 7, 2022

Meg Campbell
Preservation Trust of Vermont
104 Church St
Burlington, VT 05401

meg@ptvermont.org

Re: Structural Engineering Assessment
Jacob Davis Homestead/Two Rivers Center

EV # 22336

Dear Meg:

At your request, I met with you on June 29, 2022 to review the structural condition of the existing facility. The following is a report of our observations and recommendations and discussions.

This assessment report has been funded by the Preservation Trust of Vermont.

Introduction:

The Jacob Davis Homestead began a renovation process around 2006 and was halted in late 2008 after some work was completed. At that time, a design had been developed by Bast and Rood Architects. Engineering Ventures began to provide structural engineering assistance that was in progress when the project was put on hold.

It appears a part of the lower level was occupied for some time, but the entire building has been empty for at least 10 years.

It is understood that there is currently no clear owner of the building and there is a need to understand the level of structural work that would be required to begin reusing the building.

The framing systems had been evaluated and a set of preliminary design drawings by Engineering Ventures had been in progress during 2008. Most of that work has not been completed. The drawings are attached for reference to give the reader an understanding of the level of work that may be required to stabilize the building and bring the systems into code compliance.

Meg Campbell
Preservation Trust of Vermont
Jacob Davis Homestead
July 7, 2022
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Note that converting the building to public use will require any commercial spaces to be evaluated for load capacity with improvements made as needed. The plans that were developed show removing some floor framing and replacing with new systems. Future designs may want to consider a less radical change using the existing systems, where possible.

Observations & Discussion:

First Floor Framing:

Barn and Back House

- It appears the first floor framing at the barn and Back House areas were designed with interior bearing walls and posts and beams with interior footings. This area was locked and was not accessible during our visit.
- Assuming the framing was constructed as per our sketches from 2008, the framing will not need additional work.
- The interior foundations may require attention as the building has not been heated for 10+ years and some frost heaving may have occurred.

Main House

- No work was done on the floor framing in this area. There is substantial work needed here and reframing the entire floor should be considered.
- There are several broken beams that have been temporarily shored

Second Floor Framing:

- Framing at this level is relatively light and there has been substantial damage from errant modifications that have been made.
- None of the reinforcing work proposed in 2008 has been completed. A design for the Main House was never developed.
- The ultimate use of the second floor will dictate the nature and extent of reinforcing.
- Some necessary improvements can be made by reinforcing existing framing if columns can be incorporated into the first floor space. Other areas have framing damaged enough that replacement will be needed.

Meg Campbell
Preservation Trust of Vermont
Jacob Davis Homestead
July 7, 2022
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Roof Framing

- Designs were developed in 2008 to provide reinforced, code compliant roof systems. The bulk of this work was not completed.
- Several areas had deteriorated framing repaired/replaced so there is a fully enclosed roof system.

Foundations:

- A new perimeter foundation system was designed by Bast & Rood Architects and their original structural consultant. It appears this was to lift the building to get the first floor out of the flood plain
- The perimeter foundations appear to be performing adequately- no attempt has been made to verify their code compliance.
- Interior footings in the Main House are in poor condition and will need to be replaced.
- The main house basement was wet and muddy. The footings that had been placed for temporary shoring have heaved and will need to be repaired or replaced.
- Since we were not able to gain access to the barn and Back House basements, no evaluation has taken place there. Without heat over the last 10+ years, there may be frost heave damage to be addressed.
- Vegetation has grown up around the building making accessibility difficult. Larger, unchecked growth can also damage the foundation.

Flood Plain:

- The building is located in the 100 year flood way. It is understood that the building was raised in 2008 so that the Main floor is above the flood elevation. The lower level/basement areas will still be subject to flooding. Permitted uses and any flood protection measures will need to be reviewed in further detail.

Roofing:

- The roofing is a mix of metal at the main house and barn with tar paper at the Back House.
- The roofs do not appear to be leaking substantially at this point and the areas are well ventilated to allow drying in places where water may get in.
- The roofs will need to be completely replaced in a renovation project.

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Siding/Exterior:

- The exterior siding is in poor condition and will need to be replaced or substantially refurbished.
- Windows are in poor condition and most will not be able to be re-used.
- There are currently gaps throughout the building that allow wind and moisture to flow freely through the building.

Recommendations:

First Floor Framing:

Barn and Back House

- These areas will need to be verified as they were not visible during our visit. If the work was completed as per the 2008 drawings, no work is needed.

Main House

- Substantial work needed here and reframing the entire floor should be considered.

Second Floor Framing:

- All the framing at this level will need substantial work if the second floor is to be occupied. The framing could be replaced as per the 2008 drawings or a reinforcing scheme can be developed to allow the existing framing to remain.

Roof Framing

- Most of the roof system will require reinforcing.

Foundations:

- The Main house basement will require new footings, drainage improvements, and a new floor slab.
- Barn and Back House footings should be reviewed to assess whether frost has impacted the footings.
- Immediate efforts should be made to trim all vegetation within 5-10 feet of the building.

Roofing:

- All new roofing will be required.

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Jacob Davis Homestead
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Siding/Exterior:

- Exterior siding and windows will need substantial replacement with some areas able to be repaired.

Limitations:


This report is a conditions assessment to address the areas identified and to assist in making steps toward financial planning, restoration and re-use; it is not intended to be used as a construction document for implementation of specific work. Additional design, drawings, specifications and integration of project steps may be required to finalize recommendations and provide direction to contractors.

Modifications for Life Safety, egress, electrical and other Code issues are beyond the scope of this report. It is clear that this building will require new MEP systems designed for future uses.

Please let me know if you have questions.

Respectfully Submitted,

ENGINEERING VENTURES



Bob Neeld, PE
President

cc: Elise Seraus PTV

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SOUTHEAST ELEVATION- MAIN HOUSE



SOUTH ELEVATION - BARN

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MAIN HOUSE BASEMENT



MAIN HOUSE FIRST FLOOR FRAMING

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MAIN HOUSE BASEMENT



BACK HOUSE SECOND FLOOR FRAMING

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MAIN HOUSE SECOND FLOOR



BARN SECOND FLOOR FRAMING

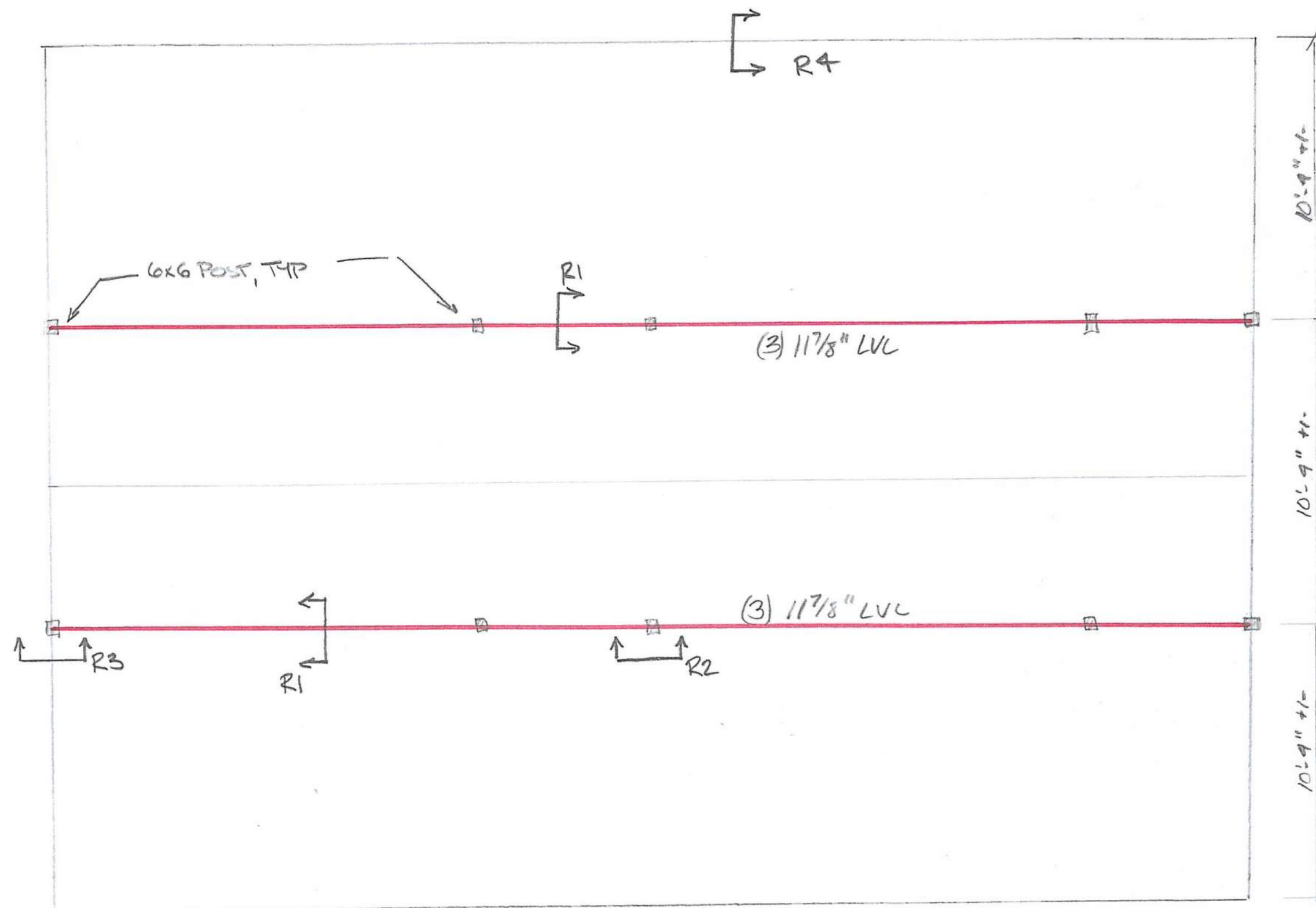
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BACK HOUSE ROOF FRAMING



BARN ROOF FRAMING



MAIN HOUSE ROOF FRAMING PLAN

10/24/2008

EV

NOTES:

1. ALIGN PURLINS WITH EXTERIOR PORCH POSTS.
2. NOTIFY ENGINEER IF EXTERIOR PORCH POSTS HAVE ROT DAMAGE AND/OR ARE SMALLER THAN A 6X6
3. ALIGN PURLIN SUPPORTS TO BE CONTINUOUS TO BASEMENT THROUGH WALLS BELOW.



- 1) CUT EXISTING. FRAME INTO NEW BEAMS.
- 2) 9 1/2" LVL AT 16" OC. RIP TO MATCH EXISTING, 7 3/4" MINIMUM.
- 3) (2) 9 1/2" LVL BEAM. RIP TO MATCH EXISTING, 7 3/4" MINIMUM.
- 4) (3) 9 1/2" LVL BEAM. RIP TO MATCH EXISTING, 7 3/4" MINIMUM.
- 5) CONTINUE TO BASEMENT.

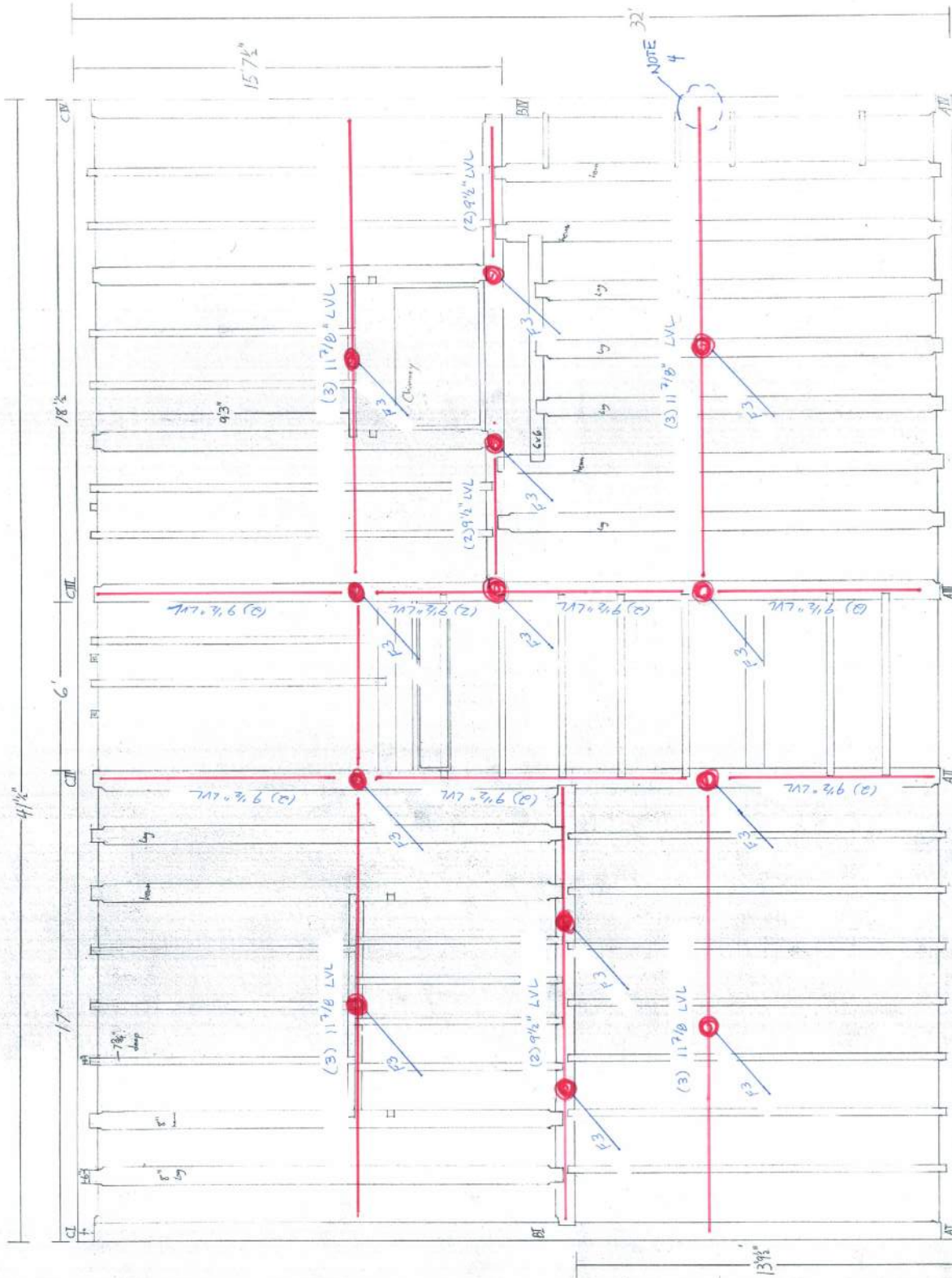
SECOND FLOOR FRAMING - MAIN HOUSE
11/4/08

Two Rows Center

original scale $\frac{3/8" = 1'}$

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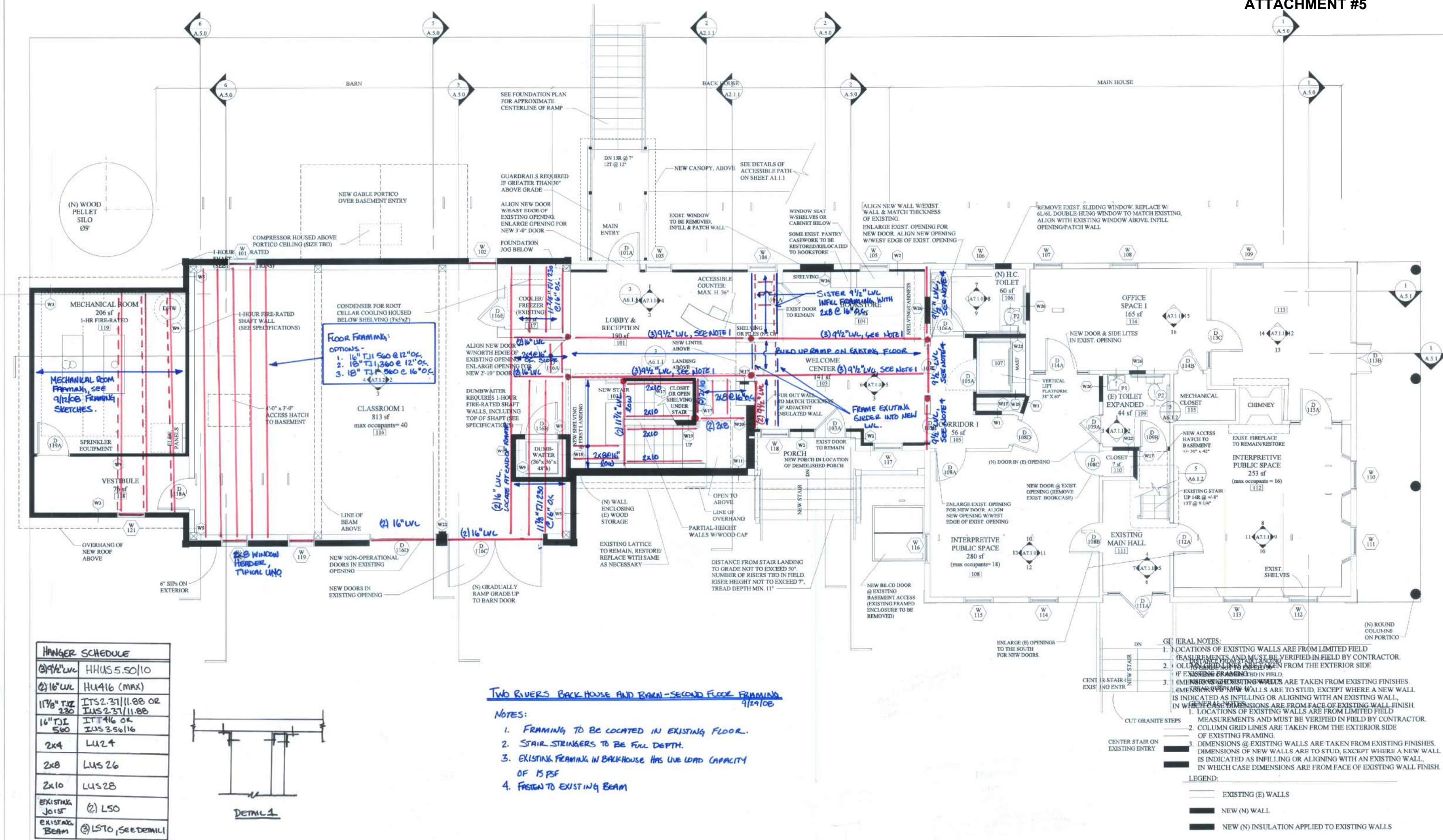
3/20/08



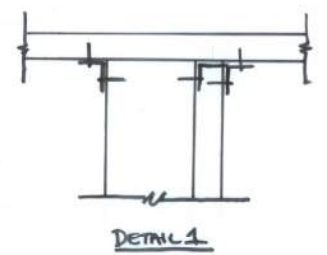
TWO RIVERS MAIN HOUSE - FIRST FLOOR FRAMING

8-07-08

ENGINEERING
VENTURES INC
208 Flynn Ave., Box 2A
Burlington, VT 05401



HANGER SCHEDULE	
③ 9 1/2" LVL	HHUS 5.50/10
② 16" LVL	HU416 (MAX)
1 1/8" TJI 230	ITS 2.37/11.88 OR IUS 2.37/11.88
16" TJI 560	ITT 416 OR IUS 3.56/116
2x4	LU24
2x8	LUS 26
2x10	LUS 28
EXISTING JOIST	② L50
EXISTING BEAM	③ L50, SEE DETAIL 1



TWO RIVERS BACK HOUSE AND BARN - SECOND FLOOR FRAMING
9/29/08

NOTES:

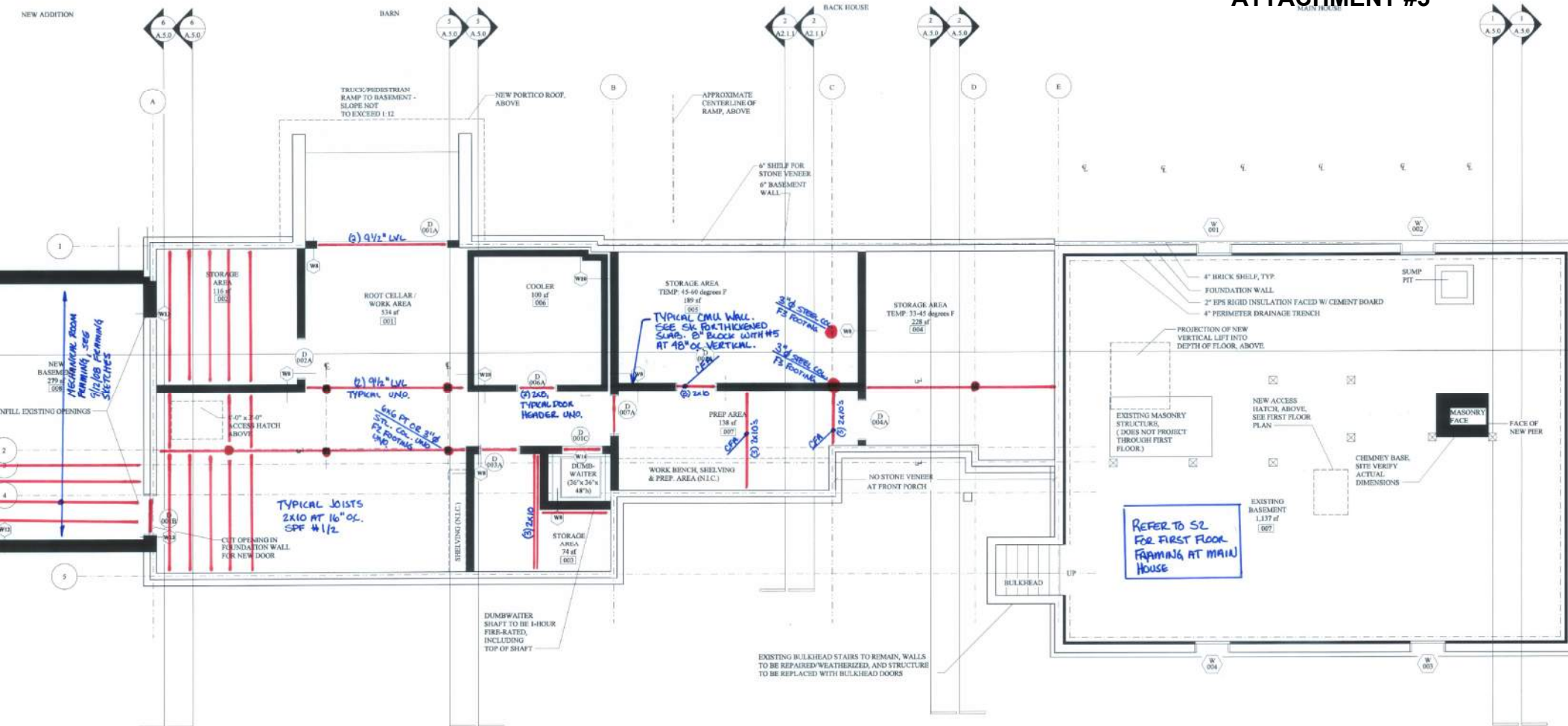
- FRAMING TO BE LOCATED IN EXISTING FLOOR.
- STAIR STRINGERS TO BE FULL DEPTH.
- EXISTING FRAMING IN BACKHOUSE HAS LIVE LOAD CAPACITY OF 15 PSF
- FASTEN TO EXISTING BEAM

GENERAL NOTES:

- LOCATIONS OF EXISTING WALLS ARE FROM LIMITED FIELD MEASUREMENTS AND MUST BE VERIFIED IN FIELD BY CONTRACTOR.
- COLUMN GRID LINES ARE TAKEN FROM THE EXTERIOR SIDE OF EXISTING FRAMING.
- DIMENSIONS OF EXISTING WALLS ARE TAKEN FROM EXISTING FINISHES. DIMENSIONS OF NEW WALLS ARE TO STUD, EXCEPT WHERE A NEW WALL IS INDICATED AS INFILLING OR ALIGNING WITH AN EXISTING WALL, IN WHICH CASE DIMENSIONS ARE FROM FACE OF EXISTING WALL FINISH.

LEGEND:

- EXISTING (E) WALLS
- NEW (N) WALL
- NEW (N) INSULATION APPLIED TO EXISTING WALLS



TWO RIVERS BACK HOUSE AND BARN - FIRST FLOOR FRAMING

9/29/08

NOTES:

1. FURSH FRAME NEW JOISTS. PROVIDE FACE-MOUNTED HANGER L15-28 BY SIMPSON STRONG-TIE.
2. "F3" REFERS TO FOOTING 3'-0" X 2'-0" X 12" WITH (1) #5 EACHWAY, BOTTOM. "F2" REFERS TO FOOTING 2'-0" X 2'-0" X 12" WITH (3) #5 EACHWAY, BOTTOM.

GENERAL USES NOTES:

- GENERAL NOTES:
1. DIMENSIONS SHOWN SUPERIMPOSED ON THE FIELD MEASUREMENTS MUST BE MAINTAINED IN FIELD BY THE CONTRACTOR.
 2. COLUMN CLOSURES SHALL BE TAKEN WITHIN 10 FEET OF EXISTING PAVEMENT.

LEGEND:

- EXISTING (E) WALLS
 ■ NEW (N) WALL
 ■ NEW (N) INSULATION APPLIED TO EXIST

P.O. BOX 220, 187 WINDROW LANE
HINESBURG, VERMONT 05461

TEL : (802) - 482 - 5200 FAX : (802) - 482 - 3953
EMAIL : bastroed@gnvni.net
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FOOD WORKS AT TWO RIVERS CENTER

MONTPELIER, VERMONT

PROGRESS PRINT -
DESIGN DEVELOPMENT
PHASE



-  FULL BASEMENT IN
BACKHOUSE & BARD
05/2406


ARCHITECTURAL
BASEMENT PLAN
(PHASE 1)

DATE: _____

AUGUST 13, 2006

SCALE:

$$1/4'' = 1'-0''$$

From: Henry Erickson erickson@gmavt.net 
Subject: Jacob Davis Montpelier Estimate
Date: September 2, 2022 at 10:34 AM
To: Meg Campbell meg@ptvermont.org
Cc: Bob Neeld bobn@engineeringventures.com

HE

Hi Meg,

Attached is the budget estimate of probable cost which based on review of the project scope with Bob Neeld, the EV July 7, 2022 Structural Engineering Assessment and drawings provided.

Square footage foot print :

Main House 1300 SF - Basement, First Floor, Second floor, Attic(unoccupied) 3,900 sf

Backhouse 635 SF 1,905

Barn 1000 SF

Both backhouse and barn have basement, first, second (occupied attic)

Total 8,850sf

The approximate cost to complete the project will be between \$350 and \$450 sf (\$3,097500 to \$3,981,500)

Give me a call to review.

Thanks,

Henry

Erickson Consulting LLC
76 Timberline Drive # 2
Warren, VT 05674
Office: (802) 496-4558 Mobile: (802) 363-9036
E-mail: erickson@madriver.com



Jacob Davis
Homes...22.pdf



Jacob Davis
Homes...22.pdf

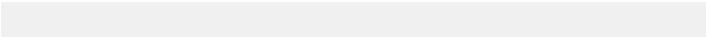


Item	Description	Takeoff Qty	Total	
			Amount	
		02		
	02-41-16.00 Structure Demolition			1,600
	02-41-19.00 Selective Demolition			3,200
	06-05-00.00 Common Work Results For Wood, Plastics, And Composites			4,350
	07-05-00.00 Common Work Results For Thermal And Moisture Protection			4,500
	02 SITEWORK & DEMOLITION			13,650
	71.572 Labor hours			
	8.827 Equipment hours			
		03		
	03-05-13.00 Basic Concrete Materials			2,540
	03-15-05.00 Concrete Forming Accessories			206
	03-15-13.00 Waterstops			8,894
	03-21-05.00 Reinforcing Steel Accessories			24
	03-22-00.00 Fabric And Grid Reinforcing			1,660
	03-30-00.00 Cast-In-Place Concrete			5,996
	03-31-05.00 Normal Weight Structural Concrete			7,748
	03-35-29.00 Tooled Concrete Finishing			3,610
	03-39-00.00 Concrete Curing			525
	03 CONCRETE			31,203
	151.873 Labor hours			
	21.056 Equipment hours			
		05		
	05-12-23.00 Structural Steel For Buildings			4,052
	05 METALS			4,052
	18.00 Labor hours			
	64.00 Equipment hours			
		06		
	06-05-00.00 Common Work Results For Wood, Plastics, And Composites			15,520
	06-05-23.00 Wood, Plastic, And Composite Fastenings			12,763
	06-11-00.00 Wood Framing			25,893
	06-13-00.00 Heavy Timber Construction			16,366
	06-16-00.00 Sheathing			5,034
	06-16-36.00 Wood Panel Product Sheathing			13,049
	06-18-00.00 Glued-Laminated Construction			16,923
	06 WOOD & PLASTICS			105,548
	391.721 Labor hours			
		07		
	07-21-13.00 Board Insulation			6,570
	07-41-13.00 Metal Roof Panels			38,362
	07 THERMAL PROTECTION			44,932
	191.445 Labor hours			
		31		
	31-13-13.00 Selective Tree And Shrub Removal			485
	31-22-00.00 Grading			486

Item	Description	Takeoff Qty	Total
			Amount
	31 EARTHWORK		<hr/> 971
	7.698 Labor hours		
	5.849 Equipment hours		

Estimate Totals

Description	Amount	Totals	Rate
Labor	66,369		
Material	111,049		
Subcontract	19,870		
Equipment	3,067		
Other			
	200,355	200,355	
Prime Contractor's G.C.'s	30,053		15.000 %
	30,053	230,408	
Prime Contractor's Fee	23,041		10.000 %
	23,041	253,449	
Design/Trade Contingency	38,017		15.000 %
	38,017	291,466	
Escalation	29,147		10.000 %
	29,147	320,613	
Bonds and Insurance	2,749		0.850 %
	2,749	323,362	
Total		323,362	





Item	Description	Takeoff Qty	Unit Cost	Total	
					Amount
02 SITEWORK & DEMOLITION					
02-41-16.00	Structure Demolition				
02-41-16.17	Building Demolition Footings And Foundations				
0240	Building footings and foundations demolition, floors, concrete slab on grade, plain concrete, 4" thick, excludes disposal costs and dump fees	1,839.00	sf	0.87 /sf	1,600
	Building Demolition Footings And Foundations				1,600
	5.885 Labor hours				
	8.827 Equipment hours				
	Structure Demolition				1,600
	5.885 Labor hours				
	8.827 Equipment hours				
02-41-19.00	Selective Demolition				
02-41-19.23	Selective Demolition, Rubbish Handling				
n 0800	Selective demolition, rubbish handling, dumpster, 30 c.y., 10 ton capacity, weekly rental, includes one dump per week, cost added to demolition cost.	4.00	each	800.00 /each	3,200
	Selective Demolition, Rubbish Handling				3,200
	Selective Demolition				3,200
06-05-00.00	Common Work Results For Wood, Plastics, And Composites				
06-05-05.10	Selective Demolition Wood Framing				
----	Dem existing floor structure for new stair openings	290.00	sf	15.00 /sf	4,350
	Selective Demolition Wood Framing				4,350
	Common Work Results For Wood, Plastics, And Composites				4,350
07-05-00.00	Common Work Results For Thermal And Moisture Protection				
07-05-05.10	Selective Demo., Thermal And Moisture Protection				
3120	Roofing and siding demolition, roofing, Metal roofing	5,255.00	sf	0.856 /sf	4,500
	Selective Demo., Thermal And Moisture Protection				4,500
	65.688 Labor hours				
	Common Work Results For Thermal And Moisture Protection				4,500
	65.688 Labor hours				
	02 SITEWORK & DEMOLITION				13,650
	71.572 Labor hours				
	8.827 Equipment hours				

Item	Description	Takeoff Qty	Unit Cost	Total	
				Amount	
03-05-13.00	Basic Concrete Materials				
03-05-13.25	<i>Aggregate</i>				
0950	Aggregate, sand, washed, for concrete, loaded at the pit, prices per C.Y., includes material only	11.352 cy	51.50 /cy	585	
1050	Aggregate, stone, 3/4" to 1-1/2", prices per C.Y., includes material only	56.76 cy	29.50 /cy	1,674	
	<i>Aggregate</i>				2,259
03-05-13.80	<i>Waterproofing And Dampproofing</i>				
n 1200	Underslab vapor barrier, visqueen membrane to 6 mil	1,839.00 sf	0.153 /sf	281	
	<i>Waterproofing And Dampproofing</i>				281
	4.673 Labor hours				
	Basic Concrete Materials				2,540
	4.673 Labor hours				
03-15-05.00	Concrete Forming Accessories				
03-15-05.25	<i>Expansion Joints</i>				
n 5500	Sawcut control joints, slab on grade	185.00 lf	1.113 /lf	206	
	<i>Expansion Joints</i>				206
	2.176 Labor hours				
	3.265 Equipment hours				
	Concrete Forming Accessories				206
	2.176 Labor hours				
	3.265 Equipment hours				
03-15-13.00	Waterstops				
03-15-13.50	<i>Waterstops</i>				
1300	Waterstop, PVC, ribbed type, split, 3/8" thick x 6" wide	534.00 lf	12.256 /lf	6,545	
5250	Waterstop, fittings, rubber, flat, dumbbell or center bulb, field union, 3/8" thick x 9" wide	44.00 ea	53.40 /ea	2,350	
	<i>Waterstops</i>				8,894
	46.943 Labor hours				
	Waterstops				8,894
	46.943 Labor hours				
03-21-05.00	Reinforcing Steel Accessories				
03-21-10.60	<i>Reinforcing In Place</i>				
2005	Reinforcing in place, unloading & sorting, add to above - slabs	0.276 ton	63.50 /ton	18	
2215	Reinforcing in place, crane cost for handling, add to above, slabs	0.09 ton	68.778 /ton	6	
	<i>Reinforcing In Place</i>				24
	0.246 Labor hours				
	0.035 Equipment hours				

Item	Description	Takeoff Qty	Unit Cost	Total	
				Amount	
	Reinforcing Steel Accessories				24
	0.246 Labor hours				
	0.035 Equipment hours				
03-22-00.00	Fabric And Grid Reinforcing				
03-22-05.50	<i>Welded Wire Fabric</i>				
0200	Welded wire fabric, sheets, 6 x 6 - W2.1 x W2.1 (8 x 8) 30 lb. per C.S.F., A185, incl labor for accessories, excl material for accessories	18.39	csf	90.259 /csf	1,660
	<i>Welded Wire Fabric</i>				<u>1,660</u>
	11.167 Labor hours				
	Fabric And Grid Reinforcing				1,660
	11.167 Labor hours				
03-30-00.00	Cast-In-Place Concrete				
03-30-53.40	<i>Concrete In Place</i>				
n 3800	Strt concrete,place,spread footing (3000 psi),under 1 cy, includes forms(4 us),grade 60 rebar,concrete (portland cement type i),placing and finishing F3 Barn	6.41	cy	589.075 /cy	3,776
n 3940	Strt conctr,place,contns strip footng (3000 psi),24"wd x 12"dp,mfrcd,inclds frms(4 us),grade 60 rebar,conctr (prtlh cement type i),placng and finshng	3.926	cy	565.472 /cy	2,220
	<i>Concrete In Place</i>				<u>5,996</u>
	29.83 Labor hours				
	2.486 Equipment hours				
	Cast-In-Place Concrete				5,996
	29.83 Labor hours				
	2.486 Equipment hours				
03-31-05.00	Normal Weight Structural Concrete				
03-31-05.35	<i>Normal Weight Concrete, Ready Mix</i>				
0155	Concrete, ready mix, regular weight, slabs/mats, 3000 psi	23.839	cy	275.00 /cy	6,556
	<i>Normal Weight Concrete, Ready Mix</i>				<u>6,556</u>
03-31-05.70	<i>Placing Concrete</i>				
4350	Structural concrete, placing, slab on grade, pumped, up to 6" thick, includes strike off & consolidation, excludes material	23.839	cy	50.00 /cy	1,192
	<i>Placing Concrete</i>				<u>1,192</u>
	13.807 Labor hours				
	5.178 Equipment hours				
	Normal Weight Structural Concrete				7,748
	13.807 Labor hours				
	5.178 Equipment hours				
03-35-29.00	Tooled Concrete Finishing				
03-35-29.30	<i>Finishing Floors, Tooled</i>				

Item	Description	Takeoff Qty	Unit Cost	Total	
				Unit Cost	Amount
03-35-29.30	<i>Finishing Floors, Tooled</i>				
n 0250	Cfnsh,flrs,for spcf rmdm accs flrs aci cls 1,2,3 and 4,achv a cmps ovrl flr fltn&lvln val f35/25,bull flt,mchn flt&stl trwl (wlk-bhn),excl plcn,strkn	1,839.00 sf	1.294 /sf		2,380
3800	Concrete finishing, floor, dustproofing, solvent-based, 1 coat	1,839.00 sf	0.669 /sf		1,231
	<i>Finishing Floors, Tooled</i>				3,610
	39.386 Labor hours				
	10.092 Equipment hours				
	Tooled Concrete Finishing				3,610
	39.386 Labor hours				
	10.092 Equipment hours				
03-39-00.00	Concrete Curing				
03-39-13.50	<i>Water Curing</i>				
0300	Curing, sprayed membrane curing compound	18.39 csf	28.546 /csf		525
	<i>Water Curing</i>				525
	3.644 Labor hours				
	Concrete Curing				525
	3.644 Labor hours				
	03 CONCRETE				31,203
	151.873 Labor hours				
	21.056 Equipment hours				
05 METALS					
05-12-23.00	Structural Steel For Buildings				
05-12-23.40	<i>Lightweight Framing</i>				
1320	Cross bracing rods, to reinforce structural framing, 1-1/8" dia, shop fabricated, incl shop primer, fasteners	250.00 lb	16.207 /lb		4,052
	<i>Lightweight Framing</i>				4,052
	18.00 Labor hours				
	64.00 Equipment hours				
	Structural Steel For Buildings				4,052
	18.00 Labor hours				
	64.00 Equipment hours				
	05 METALS				4,052
	18.00 Labor hours				
	64.00 Equipment hours				
06 WOOD & PLASTICS					
06-05-00.00	Common Work Results For Wood, Plastics, And Composites				
06-05-10.10	<i>Misc. Wood Structure</i>				
----	Sawcut/slot ceiling 2x 6 joists 2' oc to install new beams BACK HOUSE	208.00 each	50.00 /each		10,400
----	Sawcut/slot ceiling 2x 6 joists 2' oc to install new beams BARN	54.00 each	50.00 /each		2,700
----	Ramp BACK HOUSE	110.00 sf	22.00 /sf		2,420

Item	Description	Takeoff Qty	Unit Cost	Total	
				Unit Cost	Amount
	<i>Misc. Wood Structure</i>				15,520
	Common Work Results For Wood, Plastics, And Composites				15,520
06-05-23.00	Wood, Plastic, And Composite Fastenings				
<i>06-05-23.60 Timber Connectors</i>					
0110	Timber connectors, connector plates, steel,	226.00	ea	49.009 /ea	11,076
1400	Timber connectors, joist & beam hangers, galvanized, 18 gauge, for 2" x 6" to 2" x 10" joist	110.00	ea	9.055 /ea	996
3500	Timber connectors, rafter anchors, galvanized, 18 gauge, 1-1/2" wide, 5-1/4" long BARN	80.00	ea	8.634 /ea	691
	<i>Timber Connectors</i>				12,763
	59.467 Labor hours				
	Wood, Plastic, And Composite Fastenings				12,763
	59.467 Labor hours				
06-11-00.00	Wood Framing				
<i>06-11-10.10 Beam And Girder Framing</i>					
5040	Beam and girder framing, triple, 2" x 10" BACK HOUSE	0.50	mbf	3,527.94 /mbf	1,764
	<i>Beam And Girder Framing</i>				1,764
	11.00 Labor hours				
<i>06-11-10.18 Joist Framing</i>					
2680	Wood framing, joists, 2" x 6"	0.07	mbf	2,728.70 /mbf	191
2700	2" x 8" wood joist, framing	0.20	mbf	2,714.55 /mbf	543
2700	2" x 8" wood joist, framing Sister existing jists	0.20	mbf	3,216.90 /mbf	643
2720	Wood framing, joists, 2" x 10" sister existing joists	1.00	mbf	3,177.90 /mbf	3,178
3010	Wood framing, composite wood joists, 11-1/2" deep BARN	0.56	mlf	6,450.018 /mlf	3,612
3010	Wood framing, composite wood joists, 11-1/2" deep BACK HOUSE	0.08	mlf	6,450.00 /mlf	516
3030	Wood framing, composite wood joists, 16" deep BARN	1.00	mlf	10,000.00 /mlf	10,000
	<i>Joist Framing</i>				18,683
	62.869 Labor hours				
<i>06-11-10.30 Roof Framing</i>					
n 7070	Framing, roofs, rafters, sistered, 2" x 12" BARN	1.48	mbf	2,009.60 /mbf	2,974
n 7070	Framing, roofs, rafters, sistered, 2" x 12" BACK HOUSE	0.95	mbf	2,009.60 /mbf	1,909
n 7922	Framing, roofs, ridge board, #2 or better, 2" x 12" BARN	0.228	mbf	1,887.68 /mbf	430
n 7922	Framing, roofs, ridge board, #2 or better, 2" x 12" BACK HOUSE	0.07	mbf	1,887.70 /mbf	132
	<i>Roof Framing</i>				5,446
	42.694 Labor hours				
	Wood Framing				25,893
	116.564 Labor hours				
06-13-00.00	Heavy Timber Construction				
<i>06-13-23.10 Heavy Framing</i>					

Item	Description	Takeoff Qty	Unit Cost	Total	
				Unit Cost	Amount
06-13-23.10	<i>Heavy Framing</i>				
0020	Single 6" x 10" wood beam, heavy mill timber framing	0.30 mbf	5,825.40 /mbf		1,748
0020	Single 4" x 10" wood beam, heavy mill timber framing	0.14 mbf	5,825.36 /mbf		816
0020	Single 6" x 6" wood beam, heavy mill timber framing	0.096 mbf	5,825.40 /mbf		559
0250	Wood framing, heavy mill timber, beams, built from 4" lumber, multiple 4" x 6"	0.26 mbf	5,801.00 /mbf		1,508
0300	6" x 6" wood column framing, heavy mill timber, structural grade,	0.60 mbf	5,892.50 /mbf		3,536
0400	8" x 8" wood column framing, heavy mill timber, structural grade, 1500f	1.60 mbf	5,124.994 /mbf		8,200
	<i>Heavy Framing</i>				<u>16,366</u>
	70.445 Labor hours				
	Heavy Timber Construction				16,366
	70.445 Labor hours				
06-16-00.00	Sheathing				
06-16-23.10	<i>Subfloor</i>				
0205	Subfloors, plywood, Advantech, 3/4" thick, t & g, pneumatic nailed	1,642.00 flr	3.066 /flr		5,034
	<i>Subfloor</i>				<u>5,034</u>
	16.950 Labor hours				
	Sheathing				5,034
	16.950 Labor hours				
06-16-36.00	Wood Panel Product Sheathing				
06-16-36.10	<i>Sheathing</i>				
0200	Sheathing, plywood on roof, CDX, 5/8" thick	5,255.00 07-41-13	2.483 /07-41-13		13,049
	<i>Sheathing</i>				<u>13,049</u>
	88.284 Labor hours				
	Wood Panel Product Sheathing				13,049
	88.284 Labor hours				
06-18-00.00	Glued-Laminated Construction				
06-18-13.20	<i>Laminated Framing</i>				
6100	Laminated framing, laminated veneer members, southern pine or western species, 1-3/4" wide x 11-1/2" deep	352.00 lf	8.012 /lf		2,820
6100	Laminated framing, laminated veneer members, southern pine or western species, 1-3/4" wide x 9-1/2" deep	906.00 lf	7.684 /lf		6,962
6150	Laminated framing, laminated veneer members, southern pine or western species, 1-3/4" wide x 14" deep Ripped to roof pitch	246.00 lf	22.497 /lf		5,534
6200	Laminated framing, laminated veneer members, southern pine or western species, 1-3/4" wide x 16" deep BARN	124.00 lf	12.952 /lf		1,606

Item	Description	Takeoff Qty	Unit Cost	Total	
				Amount	
	Laminated Framing				16,923
	40.012 Labor hours				
	Glued-Laminated Construction				16,923
	40.012 Labor hours				
	06 WOOD & PLASTICS				105,548
	391.721 Labor hours				

07 THERMAL PROTECTION

07-21-13.00	Board Insulation				
07-21-13.13	Foam Board Insulation				
0700	Foam board insulation, polystyrene, expanded, 2" thick, R8	3,680.00	sf	1.785 /sf	6,570
	Foam Board Insulation				6,570
	51.312 Labor hours				
	Board Insulation				6,570
	51.312 Labor hours				
07-41-13.00	Metal Roof Panels				
07-41-13.10	Aluminum Roof Panels				
1500	Aluminum roof panels, V-beam, painted finish, .032" thick	5,255.00	sf	7.300 /sf	38,362
	Aluminum Roof Panels				38,362
	140.134 Labor hours				
	Metal Roof Panels				38,362
	140.134 Labor hours				
	07 THERMAL PROTECTION				44,932
	191.445 Labor hours				

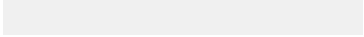
31 EARTHWORK

31-13-13.00	Selective Tree And Shrub Removal				
31-13-13.10	Selective Clearing				
1020	Selective tree and shrub removal, selective clearing brush mowing, light density, tractor with rotary mower, excludes removal offsite	1.00	ls	485.00 /ls	485
	Selective Clearing				485
	4.00 Labor hours				
	4.00 Equipment hours				
	Selective Tree And Shrub Removal				485
	4.00 Labor hours				
	4.00 Equipment hours				
31-22-00.00	Grading				
31-22-16.10	Finish Grading				

Item	Description	Takeoff Qty	Total	
			Unit Cost	Amount
31-22-16.10	<i>Finish Grading</i>			
1100	Fine grading, fine grade for slab on grade, machine	204.334 sy	2.376 /sy	486
	<i>Finish Grading</i>			486
	3.698 Labor hours			
	1.849 Equipment hours			
	Grading			486
	3.698 Labor hours			
	1.849 Equipment hours			
	31 EARTHWORK			971
	7.698 Labor hours			
	5.849 Equipment hours			

Estimate Totals

Description	Amount	Totals	Rate
Labor	66,369		
Material	111,049		
Subcontract	19,870		
Equipment	3,067		
Other			
	<u>200,355</u>	<u>200,355</u>	
Prime Contractor's G.C.'s	30,053		15.000 %
	<u>30,053</u>	<u>230,408</u>	
Prime Contractor's Fee	23,041		10.000 %
	<u>23,041</u>	<u>253,449</u>	
Design/Trade Contingency	38,017		15.000 %
	<u>38,017</u>	<u>291,466</u>	
Escalation	29,147		10.000 %
	<u>29,147</u>	<u>320,613</u>	
Bonds and Insurance	2,749		0.850 %
	<u>2,749</u>	<u>323,362</u>	
Total		323,362	





PUBLIC SAFETY

Windshield shot out of school bus carrying U-32 students

Police said they seized multiple firearms from three persons who were camping near the scene of the shooting. Police said Friday that the three were “detained,” but no arrests have been made.

By Babette Stolk

October 27, 2023, 12:08 pm



According to police, the school bus was stopped near the railroad tracks on East Montpelier Road (Route 2) when the windshield was “shot out.” File photo by Jess Wisloski/VTDigger

Updated at 4:41 p.m.

Montpelier police are investigating a shooting incident that blew out the windshield of a school bus carrying students from U-32 Middle and High School Thursday afternoon, the police department said in a press release. There were no injuries reported.

According to police, the bus was stopped near the railroad tracks on East Montpelier Road (Route 2) when the windshield was hit by a single shot through the driver's side window, which made contact with the windshield.

Police received a call at about 3:24 p.m. from the First Student bus service but when officers arrived at the scene, the driver had already moved the nine students to another bus to continue the route, and the damaged bus was back at the bus service's headquarters. According to an updated release sent Friday afternoon, police said there was "a significant delay" before they were notified by the bus company.

The scene of the shooting incident is just over a mile from the school.

Police said three people were "detained and interviewed" after an investigation at the site following the incident, but no arrests have been made.

"The three individuals had several weapons on their person or near their person when they were approached by police," the police department's release stated. "A total of eight firearms were seized during the preliminary investigation."

The three were camping at a site near where the bus was struck, according to police. A search warrant for a camper located at 5 Home Farm Way turned up one of the eight firearms.

On Thursday evening, the Montpelier Police Department confirmed that the object that shattered the windshield was a bullet, said Meagan Roy, the U-32 school superintendent in an email Friday morning.

Roy said that there is no further threat to the school or community and that the school reopened Friday as scheduled.

“We continue to be grateful that no one was injured on the bus; however, the incident was traumatic for all those involved,” Roy said. “This morning U-32 provided an opportunity for all students to debrief the incident and additional counseling resources will be available for those who need it.”

In a statement emailed Friday, First Student said the bus company takes the safety of their employees and students very seriously and that they are working with police.

“We are thankful no one was hurt in the incident and are proud of how our driver managed the situation,” the statement read.

Police said multiple law enforcement agencies responded to the scene of the bus shooting and that the federal Bureau of Alcohol, Tobacco, Firearms and Explosives is involved in the investigation.

MEMORANDUM OF UNDERSTANDING
AMONGST PRESERVATION TRUST OF VERMONT (PTV), VERMONT HOUSING &
CONSERVATION BOARD (VHCB), CITY OF MONTPELIER (CITY), AND
VERMONT COMMUNITY LOAN FUND (VCLF)
REGARDING THE JACOB DAVIS HOMESTEAD AT 5 HOME FARM WAY, MONTPELIER

WHEREAS, in 2006 Foodworks, Inc. was granted VHCB funds and a historic preservation easement co-held by VHCB and PTV was placed on the house and the setting, as well as, a conservation easement held by VHCB was placed on an adjacent parcel of land;

WHEREAS, VCLF holds a Promissory Note secured by a mortgage on the property with an outstanding principal balance of \$88,538.10

WHEREAS, in 2014 Foodworks, Inc. ceased operations as a nonprofit organization, failed to dispose of their assets, and abandoned the property;

WHEREAS, the building has deteriorated to such a point that it has lost its historic integrity and saving it is financially unfeasible;

WHEREAS, the building and land flooded in July 2023;

WHEREAS, the abandoned property presents a real and present danger to the community;

NOW, THEREFORE, PTV, VHCB, VCLF, and the City of Montpelier agree to work together to pursue a [Flood Resilient Communities Grant](#) to achieve the following outcomes (not necessarily in this order):

- 1) The Vermont Community Load Fund will be compensated for its mortgage on the property. Notwithstanding the foregoing, through their execution of this MOU, VHCB, PTV and the City are not accepting responsibility for repayment of the VCLF mortgage in the event that the application for the Flood Resilient Communities Grant is not successful and/or is not sufficient to fully compensate VCLF.
- 2) The Jacob Davis house will be demolished.
- 3) The City of Montpelier will assume ownership of the property subject to the Historic Preservation Easement and the Conservation Easement, as amended hereinafter.
- 4) The floodway will be restored, including by potentially removing additional material.
- 5) The conservation easement will remain in place and will be amended to include the lot where the house is currently located.

- 6) The preservation easement will remain in place to protect the setting and will be amended to be made subordinate to the conservation easement.
- 7) Perpetual public access will be ensured through the conservation and historic preservation easements.
- 8) Signage will be installed to educate the public about the history of the property.
- 9) Safe public access and appropriate use of the site will be developed.

SIGNATORIES

PRESERVATION TRUST OF VERMONT

By Ben Doyle Date 12/14/23
 Ben Doyle, President

VERMONT HOUSING & CONSERVATION BOARD

By Gustave Seelig Date 12-12-2023
 Gustave Seelig, VHCB Executive Director

CITY of MONTPELIER

By William Fraser Date 12-14-2023
 (Name) William Fraser, City Manager

VERMONT COMMUNITY LOAN FUND

By Wm. Berlin Date 12/13/2023
 (Name)

Rough Estimate for Moving Jacob Davis House to a new location

Based on costs of moving the New Haven Depot and rough estimate from New England Building Movers.

Acquisition of new site	\$150,000
New Site Prep and Cellar	\$50,000
Pre-Move Building Stabilization & Prep	\$75,000
Moving Costs	\$250,000*
Police and Traffic Control	\$3,000
Communication & Power Line Management	\$100,000
TOTAL	\$628,000

*\$200,000 for house, \$50,000 for barn

Considerations for Moving - New Haven Depot building

There were three cost estimates received to move the Depot building to North Street (Site 3):

1. \$440,000
2. \$600,000
3. \$490,000

The above numbers reflect only the costs for the Structural Movers – does not include other Move-related costs:

\$ 2,500	Police and traffic control
\$50-100,000	Power & Communications lines management
\$ 3,500	Prep/grading/excavation of current site for pre-move needs
\$23,500	GC- Building stabilization and prep to move – includes securing for snow load bracing/winter conditions
\$48,000	Masonry – prepare access openings for lifting beam and angled-steel insertions dismantle/rebuild foundation/etc. includes contingency for Winter conditions
\$75,000	TOTAL for Building prep and stabilization prior to turning over to the Movers

Hi Meg

Well that is a hard question for us to answer because we did not pay for it. I believe, based on what I have in our files, the estimate for the move was \$685,000. The state, between VTrans and VDHP, put in another \$300,000. This would have closed out the movers fees, also paid for things like temporary relocation/moving of electrical wires along the roads and police to direct traffic. We then provided additional funding for restoration (\$50,000) and the HP grants. sorry I do not have anything more detailed but we transferred ownership prior to the move.

Hope this helps some. Thanks, Laura

Laura V. Trieschmann

State Historic Preservation Officer
802-505-3579

From: **Lou Nop** <newenglandbuildingmovers@gmail.com>
Date: Thu, Nov 14, 2024 at 4:22 AM
Subject: Re: Quote for 5 Home Farm Way
To: Nicole Gratton <nicole@ptvermont.org>

Nicole

This would be a sizable job and a very interesting one. My sense is the buildings would be separated for the move then reattached at the new site. If you were able to keep it on the same property depending on location you could move it as one. My sense of moving this structure down the road provided the travel path is clear with no obstructions is that you would spend \$200,000.00 to get it to a different property, This would include some site work to get the house lifted but would not include roadways or site work on the receiving end. I hope this helps and if you decide to move forward we would be interested. Thank you, Lou

On Wed, Nov 13, 2024 at 11:47 AM Nicole Gratton
<nicole@ptvermont.org> wrote:
Hello Lou,

Thank you for connecting over the phone about the potential move of a building in Montpelier VT. We are in the scoping phase of this project. If you could help us with a rough estimate of what it would take to move this building from its current location to the Country Club located at 203 Country Club Road, Montpelier, that would be incredibly helpful to us.

I am providing this link to images of the building: [Jacob Davis Homestead 2022](#)

And I am attaching some older drawings that Engineering Ventures prepared for this building back in 2008. They do provide some measurements and give you a sense of the building's massing.

Please let me know if you need anything else from us. I really appreciate your time in putting together a rough estimate of what it would take to move this building. Thanks so much!

--

Nicole Gratton
Field Services- Community Support Specialist
Preservation Trust of Vermont
90 Main Street, Suite 304
Montpelier, VT 05602

(802) 335-9009
nicole@ptvermont.org
www.ptvermont.org

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