

CITY OF BURLINGTON
COMMUNITY DEVELOPMENT BLOCK GRANT - 2023 APPLICATION

*Application must be no more than 12 total pages (including cover page) with 12-point font.
Refer to NOFA for required information for each question.*

Project Name: Phase I Renovation of Museum Barn and Allen House at Ethan Allen Homestead

Project Location / Address: 1 Ethan Allen Homestead Burlington VT 05408

Applicant Organization / Agency: Winooski Valley Park District (WVPD)

Mailing Address: 1 Ethan Allen Homestead Burlington VT 05408

Physical Address: 1 Ethan Allen Homestead Burlington VT 05408 (permitting address 820 North Ave.)

Contact: Nick Warner Title: Executive Director Phone #: [REDACTED]

Web Address: WVPD.org E-mail: nickwarner@wvpd.org

EIN #: [REDACTED] DUNS #: [REDACTED]

CDBG Funding Request: \$115,500

Total Estimated Program/Project Cost: \$124,425

Development: (choose one) ___ Economic Development ___ Affordable Housing
X Public Facilities/Improvements

Public Service: (choose one) ___ Early Childhood Ed/Childcare ___ Youth Services ___ Health
___ Covid response ___ Economic Opportunity ___ Housing and Homelessness

1. Type of Organization

- | | |
|--|---|
| <input checked="" type="checkbox"/> Local Government | <input checked="" type="checkbox"/> Non-Profit Organization (please provide copy of your
IRS 501(c)(3) tax exemption letter) |
| <input type="checkbox"/> For-Profit Organization | <input type="checkbox"/> Institution of Higher Education |
| <input type="checkbox"/> Faith-Based Organization | |

Certification

To the best of my knowledge and belief, data in this proposal are true and correct.

I have been duly authorized to apply for this funding on behalf of this agency.

I understand that this grant funding is conditioned upon compliance with federal CDBG regulations.

I further certify that no contracts have been awarded, funds committed, or construction begun on the proposed program, and that none will be prior to issuance of a Release of Funds by the Program Administrator.



Signature of Authorized Official
Executive Director

Nick Warner
Name of Authorized Official
Date: January 16, 2023

I. Demonstrated Need

1. What is the need/opportunity being addressed by this program/project and how does that contribute to CDBG's national objectives?*

The applicant, Winooski Valley Park District, will use CDBG funds to support the first phase of renovation of two historic structures that provide significant benefit to the community. The project addresses two of the three CDBG National Objectives as an area benefit:

“Benefiting low- and moderate-income persons”:

This project supports the first phase of renovation for the Hill Brownell Educational Center (AKA “Museum Barn”), a public building owned by Winooski Valley Park District (WVPD), and for repairs in the Allen House – the last home of Ethan Allen, now part of the Ethan Allen Homestead Museum, and also owned by WVPD.

The 1930's era Museum Barn – with the interior originally renovated for museum, program, and educational use in 1986 - provides both direct benefits to Indigenous Vermonters and preschool aged children, and area-wide benefits to the general population. The Allen House, the restored last home of Ethan Allen, has suffered impacts related to water intrusion and structural issues. This project will help preserve both historic buildings, enhance and expand public benefits, and directly support existing cultural and educational uses.

Located in Census Tract 3, which has a LMI rating exceeding 70%, the project is at the approximate geographic center of the Neighborhood Revitalization Strategy Area. With Census tracts 4 and 5 – which have similar LMI numbers - directly adjacent, the project benefits residents of those neighborhoods as well.

Two non-profit cultural organizations (Alnôbaiwi and Ethan Allen Homestead Museum) and the Burlington Forest Pre-school – an incorporated LLC State licensed childcare provider - operate in the Museum Barn. The Allen House is used for tours and educational purposes by the Ethan Allen Homestead Museum. Alnôbaiwi, a partnership of the four recognized Abenaki tribes, has an Abenaki Village and hold events, ceremonies, and programs at the site. Public benefits are provided through multiple cultural, educational, and recreational opportunities via multiple ample entry points for persons of all economic strata with very low barriers to participation.

Uniquely, benefits are also provided via the facility's location in a 294-acre Ethan Allen Homestead Park which is free and open to the public year-round. Located within Burlington's Intervale (700 acres of contiguous riparian lands adjacent to the Old North End), nearby affordable housing projects and low-moderate income neighborhoods are well-served in terms of free public access to hiking/biking trails, fishing access, canoe/kayak access, community gardening plots, and Community Supported Agriculture programs. New Farms for New Americans has an eight-acre farm on site, Janet Munt Family Room operates garden program and lessons on site, Vermont Garden Network runs a teaching garden on site, and the site is used as an outdoor classroom by area schools and colleges. The Burlington Bike-path runs directly through the property with

connections north, south, and west providing additional transportation alternatives, and is at the core of the Intervale trail and bike path systems.

Tenants in the Museum Barn share a mix of exclusive and shared space in the facility and grounds. Between the three tenants and facility owner/developer Winooski Valley Park District, there is free public access to the 294-acre conservation park, Abenaki Village, Ethan Allen Homestead Museum and Allen House. The public can also participate in fee-based tours, educational programs, and a wide range of special events. The facility is at the epicenter of where multiple public events, programs, cultural opportunities, and educational support for preschool children occur. The organizations using the site and buildings share curriculum, coordinate activities and events, and work together to ensure positive outcomes.

“Meeting other community development needs having a particular urgency because existing conditions pose a serious and immediate threat to the health or welfare of the community and other financial resources are not available to meet such needs”:

COVID-19 has caused disproportionate negative mental health impacts and learning losses, particularly pronounced for young people and Indigenous Americans – both groups of which are directly served by this project.

Alnôbaiwi provides educational and cultural enrichment and interaction with peers, the Burlington Forest Preschool provides direct educational services and is an important asset for working parents and their families. The Ethan Allen Museum (EAHM) provides direct educational/cultural programming, hosts guided daily tours of the Allen Cabin and offers a monthly speaker series. The park/facility owner, WVPD, owns 19 conservation parks in seven towns - including four in Burlington – all permanently conserved through easements and deed restrictions – free and open to the public. Combined, these resources and organizational structures provide long term stability to meet critical community needs.

In this context, this project also directly addresses two specific goals from Burlington’s Consolidated Plan:

- ***“Providing access to...affordable childcare options, educational opportunities”***
- ***“Decreasing social isolation and increasing social capital”***

II. Program/Project Design

1. Give us a short summary (2 sentences) that describe the program/project.

The project will renovate the roof of the Hill Brownell Educational Center – AKA the “Museum Barn” – and complete repairs for the 18th century Allen House, both located in the 294-acre Ethan Allen Homestead Park owned and operated by WVPD.

2. Explain why the program activities are the right strategies to use to achieve the intended outcomes. Why is the program designed the way it is? (cite evidence, best practices, or community input)

Renovating these public buildings is a best practice benefitting the wider community and has a solid underpinning for the long-term: WVPD has core operational funding provided by member towns, lease agreements in place or in development with the tenants, an operational and capital plan for the facility - and regular oversight from a highly engaged Board of Trustees who actively engage and report to their respective Selectboards, City Councils, and their constituents.

3. How will this program/project contribute to the City's anti-poverty strategy? If this activity is to respond to COVID-19, please also describe how this activity prepares or responds to the impacts of the COVID-19 pandemic.

- In the "Suitable Living Environment" category of the City's CDBG strategies, this project contributes to: "*increasing public access to quality public and private facilities and services*" by renovating a facility with multiple public uses;
- "*Restoring and preserving properties of special historic, architectural, or aesthetic value*" by conducting deferred maintenance and upgrades on a 1930's era historic barn and 18th century home; and
- "*COVID 19 Strategy*" through the positive community impact of increased, safe, viable public space/programming/events/cultural engagement, and the increased use of the facilities and unabated growth in park system users over the past three years that is clearly helping to meet the need for enriching experiences and safe spaces in the pandemic era.

4. How do you use community and/or participant input in planning the program design and activities?*

The upkeep of these buildings is an ongoing collaborative process with multiple parties involved, managed/guided by project staff, utilizing design/build professionals, with multiple forums for public input/involvement and multiple layers of oversight.

The support requested under this grant covers improvements to the existing elements only and does not require a high level of negotiation and/or planning support. However, the WVPD Board of Trustees, Alnôbaiwi Steering Committee, and the Ethan Allen Homestead Museum Board of Directors are all aware of this project and how they will benefit from these improvements. All these entities hold regular meetings with ample opportunity for public input.

WVPD is the General Contractor for the project with direct oversight of WVPD Board of Trustees which holds regular presentations and discussions about the project.

III. Proposed Outcomes

1. What are the intended outcomes for this project/program? How are people meant to be better off as a result of participating?

The intended outcomes are clear: complete the first phase of renovation for buildings that house important community assets and historic values, focusing on the critical elements, allowing for WVPD to continue to offer affordable rents to the tenants, and defray future maintenance and capital costs. As a result, thousands of people will continue to realize benefits well into the future.

2. List your goals/objectives, activities to implement and expected outcomes (# of units, # of individuals, etc.)

As indicated in the attached report: replace/upgrade gambrel barn roof and conduct protective measures to improve conditions and reduce water intrusion in the Allen House cabin as laid out in the attached report from Engineering Ventures.

IV. Impact / Evaluation

1. How do you assess whether/how program participants are better off? Describe how you assess project/program outcomes; your description should include: what type of data, the method/tool for collecting the data, from whom you collect data, and when it is collected.

Success will be measured by the number of persons continuing to access the programs, services, events, educational service, museum exhibits offered in the Barn and Cabin, and the long-term protection of these structures. If successful in obtaining CDBG support, WVPD and the tenants of the Museum Barn will gather user numbers for events, programs, and Allen House tours to report impacts back to CDBG.

2. How successful has the project/program been during the most recent reporting year for your CDBG project? Report the number of beneficiaries you intended to serve with which activities (as noted in your last Attachment A) and your final outcomes (as noted on your Attachment C) from June 2022 (or June 2021). For non-CDBG participants – report on your achievements from the previous year.

As a non-CDBG participant, outcomes have been excellent over the past year with \$14,500 in grant funds plan for general renovations raised, progress made in code review, existing condition drawings, permitting, contractor estimates and logistics, and momentum towards the overall renovation project established. As a small organization, WVPD has a long history of success leveraging funds, establishing partnerships, and completing ambitious projects and land acquisitions – while incurring no long-term debt. This project represents the latest example of the WVPD model's effectiveness and importance as a steward of public assets.

V. Experience / Organizational Capacity

1. What is your agency's mission, and how do the proposed activities fit with your mission?

Created in 1972, the Winooski Valley Park District's mission is to plan, acquire, and manage lands and waters within the boundaries of its member municipalities in the Winooski River Valley for purposes of conservation, preservation of natural areas, establishment of parks, and resource-based education and recreation. A hybrid municipal corporation/non-profit, eight member towns provide regular annual operating support and governance. WVPD's holdings include seven historic buildings within its' portfolio (four at the project site, three at Colchester Pond Natural Area)

and includes the stewardship of those assets in the public interest – while generating operating income - as part of its' core mission.

2. Explain how your agency has the capacity to carry out the proposed activity (i.e. staff qualifications, years of experience related to this type of activity, etc.)

WVDP engages in multiple capital upgrade projects year-round and has the existing capacity to carry out this project. The lead Project Manager is Nick Warner, Executive Director of WVDP with over 20 years of public development experience. Operations Manager Lauren Chicote has nine years of nonprofit management experience, and Park Superintendent Tim Larned has over 20 years of asset management and park development experience. Once resources are in place, WVDP will solicit proposals for contractors to complete the work.

3. What steps has your organization/board taken in the past year to address racial equity, inclusion, and belonging internally? What new commitments have been made to address racial equity, inclusion, and belonging internally in the year ahead?

WVDP staff and Board are working on projects and initiatives on a day-to-day basis that involve direct support, interaction with and coordination with people and organizations from multiple cultures including Indigenous Vermonters (Alnôbaiwi), New Americans (New Farms for New Americans Farm 8 acres) and Janet Munt Family Room (thriving educational garden at WVDP), and school groups from area schools and colleges. WVDP enacts positive change through direct action to support partner organizations, while seeking and accessing new educational and cultural enrichment opportunities, such as Cultural Literacy Training. More needs to be achieved: WVDP recognizes that the way we communicate needs to evolve to better reach populations that are less aware of their rights to access on public lands. This work is never completed and is part of a continuing effort to recognize and act upon ways that WVDP can better address equity and inclusion. Meanwhile, our day-to-day operations involve interactions with multiple cultural and economic strata as a core part of our work.

4. Have you received Federal or State grant funds in the past three years? Yes No

- Lake Champlain Basin Program (2 grants: Service Learning, and signage system)
- VOREC (wetland boardwalk replacement)
- Recreational Trails Grant (2 rounds, trail/boardwalk upgrades)
- Great Lakes Fisheries Commission (on behalf of Alnôbaiwi)

5. Were the activities funded by these sources successfully completed? Yes No

If No, please explain: The above list are all projects that are in early stages, yet to begin, or are being closed out. All are on schedule, within budget, and in full compliance with grant requirements.

VI. Proposed Low & Moderate Income Beneficiaries

1. Will the program solely serve a specific group of people? If so, check ONE below:

Abused Children Elderly (62 years +) People with AIDS

Battered Spouses Homeless Persons Illiterate Adults
 People with Severe Disabilities

2. a. For your proposed project, please estimate how the Burlington residents will break out into the following income categories during the total grant period. Use the Income Table at <https://www.burlingtonvt.gov/CEDO/2021-HUD-Income-Limits>

Service / Activity	Unduplicated Total # of Burlington HH / Persons to be Served	# Extremely Low-Income (30% median)	# Very Low-Income (50% median)	# Low-Income (80% median)	# Above Income Limits (above 80% median)
Use of services/programs offered by Museum Barn tenants and Allen House; use of Ethan Allen Homestead Park for outdoor recreation (using Census Tract 3 residential data only from Consolidated Plan)	Benefits are city-wide	1,635	2,435	2,890	

b. All CDBG grantees serving limited clientele will be required to use CEDO’s *CDBG Beneficiary Self-Certification* form to collect beneficiary data including race, ethnicity, annual income, and family size. Is your organization willing and prepared to add this documentation to the intake process for your CDBG funded program by July 1, 2022?
 Yes NO Not Serving Limited Clientele

VII. Commitment to Equity, Inclusion and Belonging

1. Who is the project/program designed to benefit? Describe the project/program’s target population, citing (if relevant) specific age, gender, income, community/location, race or ethnicity, or other characteristic of the people this program is intended to serve. How do you select and reach your target population?

There are multiple layers of direct beneficiaries: the Vermont Indigenous Community, pre-school aged children (and their families), and persons of all ages and backgrounds accessing the many programs and events held at the site, museum patrons visiting the Allen House, Abenaki village and the park generally. The 294-acre park features 3.3 miles of hiking trails, canoe/kayak launch, picnic shelter, multiple community gardens, and diverse ecological habitat. The park is free and open to the public year-round, with no staffed access points. WVPD cannot effectively track population characteristics – but based on daily parking lot numbers, interactions with park users, and staff observations, thousands enjoy the site each year, including many out of state and regional visitors.

2. Describe the steps you take to ensure the project/program is accessible, inclusive, addressing racially equity, and culturally appropriate for the target population.

The project is the first phase of a straightforward renovation of historic facilities that are in heavy use by the public. The operating models are geared towards providing and increasing access to

quality experiences, hands-on educational opportunities, cultural learning, access to new ideas, and meaningful social contact and ceremony in safe spaces.

This project directly benefits Indigenous Vermonters, preschool aged children and their families (Burlington Forest Preschool), and those seeking cultural/historical enrichment (Ethan Allen Homestead Museum and Abenaki Village). These groups working in combination with Winooski Valley Park District (owner/landlord/partner) also indirectly serve multiple populations that span cultural and economic strata.

Entities involved all have established governance structures (Board of Trustees, Board of Directors, Steering Committee) with robust opportunities for public involvement and organizational evolution. WVPD staff have completed at least one cultural literacy and/or equity training as we all navigate daily operations that necessitate cross-cultural understanding to achieve shared goals.

VIII. Budget / Financial Feasibility

1. Budget Narrative: Provide a clear description of what you will do with CDBG’s investment in the project/program. How will you spend the money? Give specific details.

The scope of work involves two clear objectives: the analysis and replacement of shingling on the Museum Barn roof, and the completion of repairs at the Allen House to mitigate water intrusion and mitigate resulting damage to the foundation sills, windows, and other wood elements. The budget presented is a worst-case scenario, based on estimates from the attached report, and efforts will be made to maximize the value of CDBG’s investment as we move forward. As is the case with historic structures, decisions will be made by qualified professionals during the restoration process based on the observed condition of elements encountered, and this is being accommodated in the project estimates. The Museum Barn roof has been observed to be in solid condition with no sags of water damage, however during the roofing process there will be the opportunity to confirm the structural condition of the roof. Similarly, specific actions on the Allen Cabin will be addressed as the windows and siding are removed and conditions better known.

2. If you plan to pay for staff with CDBG funding, describe what they do in relation to the specific service(s) / activity(ies) in your Project/Program Design.

a.

Specific Service / Activity	Position/Title	Work Related to CDBG-Funded Activity	# of Hours per Week spent on this Specific Service / Activity	% of Hours per Week spent on this Specific Service / Activity to be paid with CDBG
N/A	N/A	N/A	N/A	N/A

b. All CDBG grantees that use CDBG funds for salaries must submit timesheets that capture total time and effort of staff members funded with CDBG. These timesheets must record hours worked on CDBG-funded programs, hours worked on non-CDBG funded programs and the corresponding program name/funding source(s). Timecards must include a narrative for all CDBG and non-CDBG funded activities and must be signed by the employee and supervisor. Does your organization have

the ability to implement a timekeeping system for CDBG funded staff that meets these requirements by July 1, 2022? ___ Yes ___ No X Not funding salaries

3. Program/Project Budget

Line Item	CDBG Funds	Other	Total
Museum Building and Allen House: Obtain local zoning and building permits and other clearances	\$0	\$1,500	\$1,500
Museum Building: Replace existing shingles with new architectural grade shingles	\$65,000	\$0	\$65,000
Museum Building: Analyze roof and develop repairs as needed	\$12,000	\$0	\$12,000
Allen House: Infill existing windows – develop appropriate detail	\$4,000	\$0	\$4,000
Allen House: Confirm existing outlet pipe not clogged/clean out	\$1,000	\$0	\$1,000
Allen House: Install new perimeter drain and waterproofing around foundation	\$18,000	\$0	\$18,000
Allen House: Regrade around building to slope away – seed and mulch	\$10,000	\$0	\$10,000
Allen House: Repair existing rotted sill and siding	\$0	\$4,000	\$4,000
Allen House: repainting and minor carpentry repairs	\$0	\$3,000	\$3,000
Subtotal	\$110,000	\$8,500	\$118,500
Contingency (5%)	\$5,500	\$425	\$5,925
TOTAL	\$115,500	\$8,925	\$124,425

4. Funding Sources

	Program/Project		Agency	
	Current	Projected	Current	Projected
CDBG	\$0	\$ 115,500	\$0	\$0
State (specify)	\$0	\$0	\$0	\$0
Federal (specify)	\$0	\$0	\$0	\$0
Private (specify)	\$0	\$0	\$0	\$0
Program Income	\$0	\$0	\$0	\$0
Other (specify) Winooski Valley Park District*	\$0	\$8,925	\$439,600	\$463,840
Total	\$0	\$124,425	\$439,600	\$463,840

**WVPD operating income derived from annual town dues and lease income*

5. Of the total program/project cost, what percentage will be financed with CDBG?

$$\begin{array}{rclcl} \$115,500 & \div & \$124,425 & = & 93\% \\ \text{CDBG Funding} & & \text{Total Program/Project Costs} & & \text{Percentage} \end{array}$$

6. Of the total program/project cost, what would be the total cost per person?

$$\begin{array}{rclcl} \$124,425 & \div & 6960 & = & \$17.87 \\ \text{Total Program/Project Cost} & & \# \text{ Total Proposed Beneficiaries} & & \text{Cost Per Person} \end{array}$$

$$\begin{array}{rclcl} \$115,500 & \div & 6960 & = & \$16.59 \\ \text{Total Amount of CDBG Funding} & & \# \text{ Total Proposed CDBG Beneficiaries} & & \text{Cost Per Person CDBG Investment} \end{array}$$

7. Why should CDBG resources, as opposed to other sources of funding, be used for this project?

The Museum Barn and Allen House renovations are significantly beyond the means of WVPD’s reserves, and the funding options for the scope of work limited. CDBG grants are just one of many funding sources targeted and in-hand for capital projects at the park and Museum Barn facility, leveraged by other grants, donated labor and supplies, lease income, volunteer groups, and hundreds of hours of staff time annually. CDBG is an important tool to fill the gap for a project that is high priority in terms of public benefit and protection of historic structures.

This project will have a significant and lasting impact for hundreds annually who directly benefit from the variety of services and experiences available at the facility – and the thousands more who use the park and attend events and programs. As a public asset, the investment is protected long-term.

The Museum Barn is at the core of the 294-acre Ethan Allen Homestead Park where WVPD owns four historic buildings, a long wetlands boardwalk and comprehensive trail system with trail bridges and puncheon. The Allen House is a restored 18th century cabin that was the last home of Ethan Allen and is a major feature for educational tours and interpretation.

WVPD owns all these assets, operates, and maintains the park and facilities for public access and non-profit tenants, and accesses outside resources for major maintenance and upgrades. Each capital project at WVPD is addressed individually with a mix of grant, donated and discounted resources, as well as in-house labor and WVPD’s (limited) Capital Reserves. CDBG is favored as a primary funding source for the Museum Barn specifically: the facility is actively providing lasting social, educational, cultural, and recreational benefits to a broad sector of the population.

The Ethan Allen Homestead Park is deed restricted and zoned for permanent conservation and public outdoor recreation. The Museum Barn facility is leased out by WVPD to non-profit and educational organizations to help fulfill the mission of WVPD at rates that are appropriate to their operations, but insufficient to provide long-term capitalization for improvements. Outside resources are periodically accessed to conduct major repairs and upgrades to the facility – and the park system’s assets generally.

8. Describe your use of community resources, including volunteers. Include any resources not listed in your budget. Will CDBG be used to leverage other resources?*

Volunteer support is a cornerstone for Alnôbaiwi, EAHM and WVPD operations, involving dozens of volunteers and hundreds of hours of time each year to keep the organizations functioning and assets maintained. CDBG resources will be key to leveraging other grants – all part of a multi-year strategy to renovate and upgrade the facility and surrounding park.

IX. Collaboration/Efficiency

1. Give 1 or 2 examples of key successful collaboration(s) between your program/project and another agency/program/group to address the needs of the people you serve.

This project is the direct result of collaborations over time: the partnership between the Ethan Allen Homestead Museum (EAHM), and Winooski Valley Park District (WVPD) dates to the 1980's when Ethan Allen's cabin was restored, and the museum established. This partnership has been in place ever since, supported by an Operations Agreement and regular financial reporting and staff/board interactions.

This was followed by the evolution of the Alnôbaiwi as a partnership between EAHM and WVPD over the past 5 years. Burlington Forest Preschool has been operating onsite for six years as a paying tenant while also helping WVPD carry out its' educational mission.

WVPD is engaged in a number of productive collaborations: currently, New Farms for New Americans, Janet Munt Family Room, and the Vermont Gardening Network are all working actively on-site gardening, farming, and strengthening community bonds.

2. Do identical or similar community programs exist? How does this program complement or collaborate rather than duplicate services? What makes this program unique?

There is no comparable example, as this involves four unique organizations: Alnôbaiwi – a cultural partnership of the four recognized Vermont Abenaki Tribes; EAHM – which is tied to interpreting the onsite historic home of Ethan Allen; WVPD is a regional non-profit/municipal hybrid with eight member towns; and Burlington Forest Pre-school uses the 294-acre park as an outdoor classroom – while integrating Indigenous and Colonial history into its curriculum.

3. Provide 1 example of how your agency has become more efficient in achieving your outcomes or managing your project/program.

WVPD's operational model relies on strategic partnerships to complete projects, enhance parks and facilities, and generate operational income. A good example would be the acquisition of Derway Cove Park, with VHCB, Burlington Legacy Fund, FEMA, VCF Lake Champlain Tributaries Fund, and WVPD Capital reserves all contributing – along with Lake Champlain Land Trust acting as a full partner and holder of a conservation easement.

X. Sustainability

1. How will this project have a long-term benefit to the City of Burlington? If this program/project ends, how will that benefit continue?

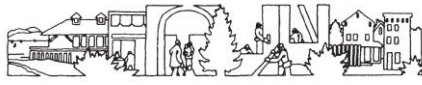
The renovation of the Museum Barn roof and repairs to the Allen House drainage system and building will have direct, long-term positive impacts. This capital injection - leveraged by other resources – is the first step in ensuring that both structures will be protected over the long-term.

2. CDBG funding is intended for new or expanded services. If CDBG funding ends, will the project be able to continue?

Yes: The three tenants and WVPD are well-established with leases and agreements that provide operational income to WVPD in synch with their cash flow and goals.

3. How will you prioritize the proposed project activities if you do not receive the full amount requested?

The priorities of this grant will remain as there is a critical need to complete major upgrades to the Museum Barn facility and Allen House over the next 3-5 years. The remaining major systems – e.g., windows, energy upgrades, plumbing, electrical and finishes, security systems, and sprinkler system will be prioritized as resources became available.



COMMUNITY & ECONOMIC DEVELOPMENT OFFICE

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CDBG Application - Construction Attachment

1. Management of Proposed Activity:

a. *Who* will manage the grant funded construction project? One staff member must be identified as the primary contact for project compliance. *(Include contact information)*

Nick Warner, Executive Director
Winooski Valley Park District
1 Ethan Allen Homestead
Burlington, VT 05408
Cell: (802) 735-5892

b. Does your organization have experience successfully managing a federally funded construction project? Give an example.

Yes: most recently, the demolition of buildings and hardscape at Derway Cove Park (FEMA funding) in 2018

c. Does the responsible staff member have experience managing a federally funded construction project? Give an example.

Demolition of buildings and hardscape at Derway Cove Park (FEMA funding) in 2018

d. Does your organization own the proposed project property?

Yes

2. Readiness to Proceed:

a. Describe the steps that have *been* completed and/or must *be* completed to bring the project to construction start. *These may include: site control, design, engineering, cost estimates, procurement of permits, testing, consultations concerning life safety, ADA, or other special requirements, traffic studies, zoning, Planning Board approval, etc.*

Engineering site inspection complete and scope of work prepared (attached) for roofing replacement and Allen House water intrusion repair

b. Describe any existing and/or potential impediments to project initiation.

Projects are ready to proceed pending local permitting and contractor solicitation

c. What is the estimated date that the project will be construction ready?

Immediately after receipt of funding and completion of permit process



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3. If the project includes an expansion:

Existing facility _____ square feet **Addition** _____ square feet **Total Proposed** _____ square feet

Not applicable

4. Scope of Work: Please insert scope of work here or attach.

January 13, 2023

Nick Warner
Executive Director
Winooski Valley Park District
1 Ethan Allen Homestead
Burlington, VT 05408
NickWarner@wvpc.org

Re: Structural Engineering Assessment
Ethan Allen Homestead and Museum

EV # 22741

Dear Nick:

At your request, I met with you and Tim Larned on January 10, 2023 to review the structural condition of the existing buildings at the Ethan Allen Homestead and Museum.

We identified the following issues being in need of immediate (less than one year) attention to avoid future degradation of the buildings:

Museum Building:

- The asphalt shingles on the barrel arched roof and entries are in poor condition and should be replaced.
- The roof framing has never been analyzed for load capacity and should be reviewed prior to completing a re-roofing project.

Homestead:

- Drainage around the building is poor and the grade generally slopes toward the building. There is a very small roof overhang and roof runoff does not flow away from the building.
- There are two basement windows on the north side that allow runoff from the roof and nearby ground to flow into the basement of the building.
- There is a dehumidifier in the basement that appears to drain through a pipe to the north where there is a significant drop off to allow for gravity drainage. It is not clear if the drain pipe is working and if there is an underdrain around the building.
- The water issues have caused rotting of siding and some framing that should be repaired. Corrections to the water issues should be addressed to avoid future/additional damage.

The following is recommended:

Museum Building:	
Replace existing shingles with new 30 year architectural grade shingles.	\$55,000 to \$65,000
Analyze existing roof structure & develop conceptual repairs, if needed	\$8,000 to \$12,000
Contingency- 15%	\$10,000 to \$12,000
Total	\$73,000 to \$89,000

Homestead:	
Infill existing windows- develop appropriate detail	\$3,000 to \$4,000
Confirm existing outlet pipe not clogged/clean out	\$500 to \$1,000
Install new perimeter drain and waterproofing around foundation	\$13,000 to \$18,000
Regrade around building to slope away- seed and mulch	\$7000 to \$10,000
Repair existing rotted sill and siding	\$2,500 to \$4,000
Contingency- 15%	\$4,000 to \$6,000
Total	\$30,000 to \$41,000

Limitations:

This report is a conditions assessment to identify the major areas of work required to stabilize the buildings and make steps toward financial planning, restoration, and long-term use and is not intended to be used as a construction document for implementation of specific work. Additional design, drawings, specifications and integration of project steps will be required to finalize recommendations and provide direction to contractors.

Opinions of Construction Cost provided herein are to be considered preliminary for planning purposes only. Since a final design has not been developed and we have no control over the costs or price of labor, equipment or materials, or over the selected contractor's method of pricing, it is understood that the opinions of cost provided are made based on experience and may differ from bid or actual costs.

Please let me know if you have questions.

Respectfully Submitted,

Bob Neeld, PE- President
Engineering Ventures, PC

