

Questions & Answers- Site Visit and Questions

1. Are project proposals still due on May 27th?

Yes, project proposals are still due on May 27th.

2. Where are the parcel boundary line for the project?

The boundary line is located just in front of the garage to the rear of the parcel. The garage will not be part of the project. On the side next to the Blue Paddle restaurant, the parcel boundary line runs just behind the first row of cars parked next to the restaurant. On the opposing side boundary, the boundary runs to the edge of the grassy area. A historic tourist cabin is currently located on this side of the parcel, and the Town is working to develop a parklet. The cabin and parklet are outside of the scope of the project.

3. Is the land behind the parcel also owned by the Town?

The Town owns the land the garage building is located on. The majority of the land behind the building is in private ownership. It is currently used as a field, and as the septic for the Blue Paddle restaurant. When the septic of Blue Paddle was constructed, it was built with an equal replacement area that is no longer required by state law. Therefore, there is a potential septic capacity on this land. The Town has talked to the property owner, and the owner has indicated that he would be willing to consider leasing septic capacity.

4. Is there a sewer system running by the project site?

No, there is no public sewer in South Hero. There is a public water system that the Meeting House could connect to.

5. Is the structure currently heated?

No, the structure is not currently heated. During its use as a schoolhouse, the Meeting House was heated via a furnace that has since been removed.

6. What were the past uses of the structure?

The structure has been used as a meeting house, church, schoolhouse, Town garage, and now benefit shop. Several features from the schoolhouse are still visible on the second floor, including a chalkboard, cloakrooms, and indentations from where school desks were bolted into the floor.

7. Is the environmental engineer to be hired by, and work for, the architect or the owner?

Environmental engineer is to be hired by the architect to complete the scope of work identified in the RFP. The Town expects to sign one contract with an architect for the complete scope of work.

8. Is the historic preservationist to be hired by the architect or the owner?

Historic Preservationist is to be hired by the architect to complete the scope of work identified in the RFP.

9. What is the budget for the study?

The total budget for the study is \$34,725. Of that budget, \$30,955 is budgeted for the scope of work requested in this RFP.

Clarifications

1. ADA Accessibility: The Town's goal is to ensure both floors of the structure are accessible via use of an elevator or LULA.
2. Water/Wastewater: The Town's goal is to have a restroom at site.
3. Historic preservation: The Town has already restored the copula of the structure. There is ongoing discussion about what era to restore the Meeting House to. instance, the Meeting House originally had two doors, but has had only one door since at least the turn of the 20th century. Determinations on these issues will be part of the planning process and made in collaboration with the historic consultant.
4. Site Plan: The majority of the Meeting House site is currently pavement. Based on the public forums held for the project, the Town would like to consider adding green space to the front of the building, with a u-shaped parking area.
5. Environmental Site Assessment: The project will involve a Phase 1 ESA. Should there be a need for a Phase 2 ESA and Corrective Action Plan, the Town will seek additional funding from the Brownfields program.