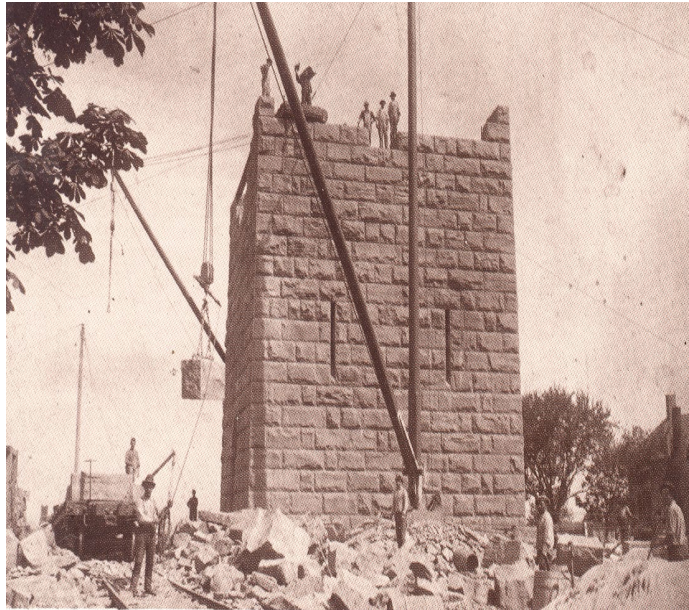


# Capital Construction Budget

## Fiscal Years 2020 & 2021 and Fiscal Years 2022 & 2023



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**Agency of Commerce & Community Development  
Vermont Division for Historic Preservation**

**Laura V. Trieschmann,  
State Historic Preservation Officer**

**James Duggan  
Director of Preservation, State Historic Sites**

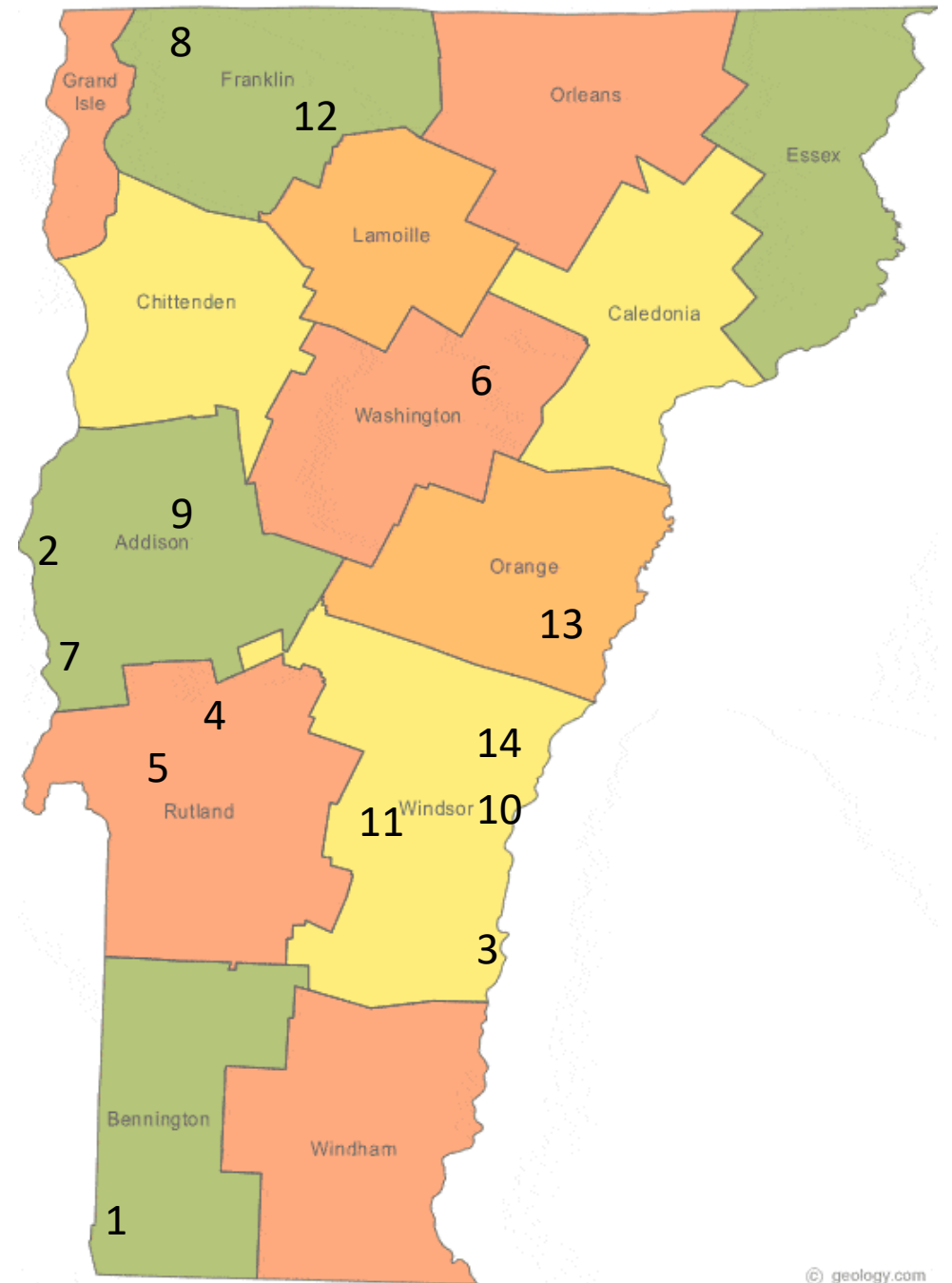
**February 3, 2021**

# Vermont Division for Historic Preservation

## State-Owned Historic Sites Program

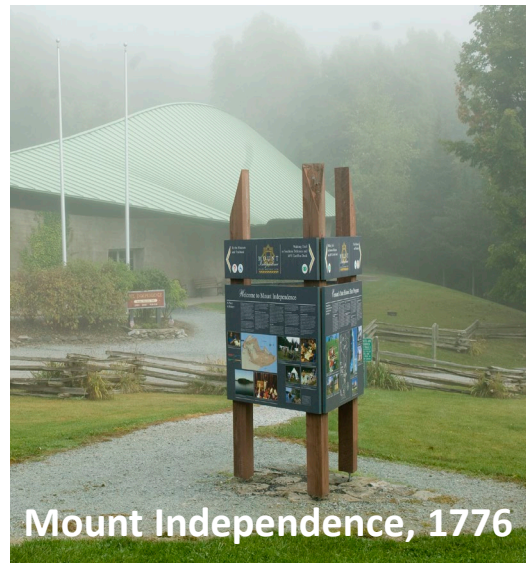
80+ Historic Resources at 19 Sites

1. Bennington Battle Monument, Bennington
2. Chimney Point, Addison
3. Eureka Schoolhouse and Baltimore Covered Bridge, Springfield
4. Forestdale Iron Works, Brandon
5. Hubbardton Battlefield, Hubbardton
6. Kents Corner, Calais
7. Mount Independence, Orwell
8. Native American Cemeteries, Highgate
9. New Haven Railroad Station, New Haven
10. Old Constitution House, Windsor
11. President Calvin Coolidge Site, Plymouth Notch
12. President Chester A. Arthur Home and Church, Fairfield
13. Senator Justin S. Morrill Homestead, Strafford
14. Theron Boyd House, Quechee
15. Five Monuments, Statewide





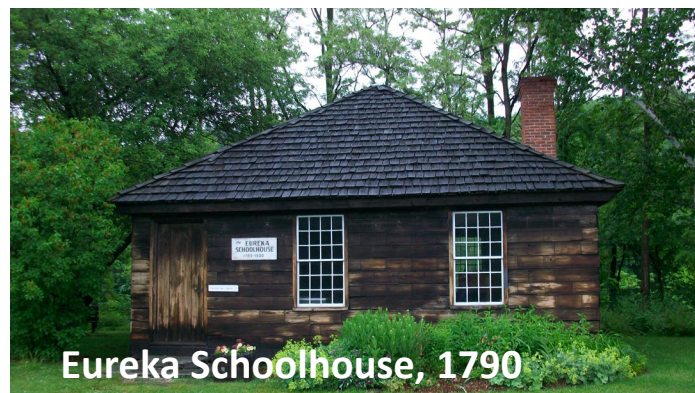
**Chimney Point, 1609/c. 1785**



**Mount Independence, 1776**



**Forestdale Ironworks, 1824**



**Eureka Schoolhouse, 1790**



**Kents Corner, 1833**



**Bennington Battle Monument, 1887**



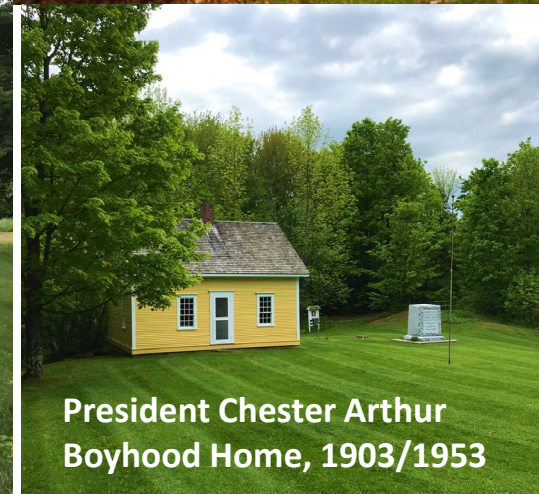
**Justin Morrill Homestead, 1851**



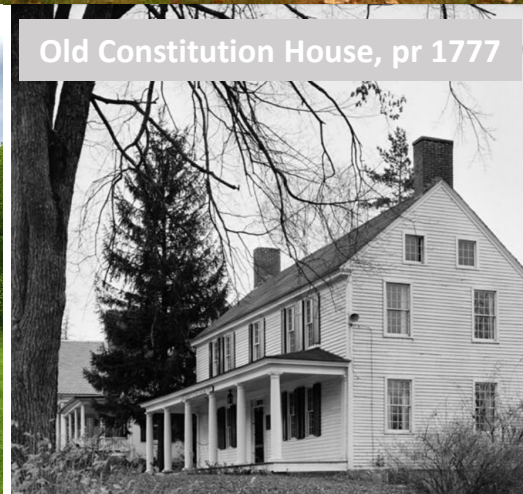
**President Calvin Coolidge Birthplace/Boyhood Home, 1835-1927**



**Theron Boyd House, 1786**



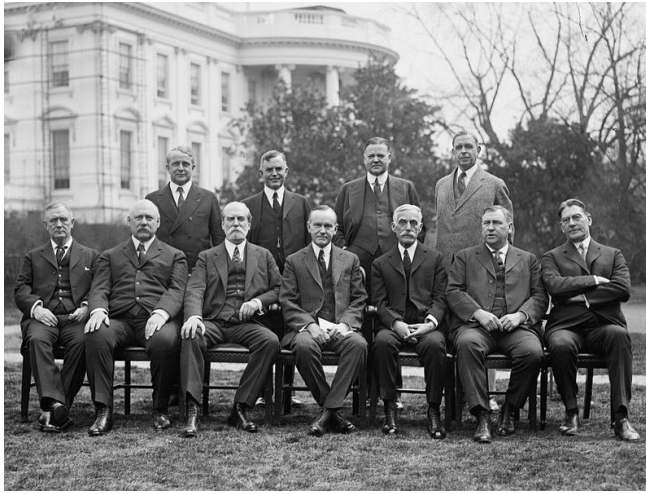
**President Chester Arthur  
Boyhood Home, 1903/1953**



**Old Constitution House, pr 1777**



**Hubbardton Battlefield, 1777**



**1 Historic Sites Section Chief**

**1 Historic Sites Preservation Director**

**3 Historic Sites Administrators**

**56 Temporary/Seasonal Employees**



**9 Historic Sites Open to the Public (6 in 2020)**

**5 Gift Shops (4 in 2020)**

**5 Historic Sites Not Regularly Open to the Public**

**7 Historic Bridges (2 metal and 5 covered)**

**5 Monuments**

**2019-2020  
Visitation**

**Admission \$**

**Gift Shop \$**

**81,869**

**\$271,807**

**\$257,398**



**2020 Memorandum of Agreement with BGS**

**2020-2021 ADA Study with National Park Service**

**2021-2022 Conditions Assessments**

Priority	# of Projects	Projected Costs	Notes
In Progress RFP/Contracted	8	\$456,466	<ul style="list-style-type: none"> <li>• Engineering Analysis – Bennington Monument</li> <li>• Multi-building project - Coolidge/Plymouth</li> <li>• Pre-planning/Investigation – Morrill/Strafford</li> </ul>
Urgent	16	\$466,525	<ul style="list-style-type: none"> <li>• SAT –Site Drainage &amp; Water Mgmt – Morrill</li> <li>• ADA pathways – Coolidge &amp; Morrill</li> <li>• Engineering Analysis – Coolidge Ed Center &amp; Blanchard Barn, Ira Kent Barn/Calais, Boyd Foundation</li> <li>• Security/Alarm analysis – entire portfolio</li> </ul>
High Priority	12	\$207,738	<ul style="list-style-type: none"> <li>• BBM Elevator UPC, Kent Windows, Cheese Factory Issues,</li> </ul>
Prioritized Total	36	<b>\$1,130,729</b>	<ul style="list-style-type: none"> <li>• Bennington Battle Monument, Stabilize Blanchard/Kent Barns, Structural &amp; Fit up @CP</li> </ul>

## Capital Construction Budget for Historic Sites

- Deferred Maintenance & need to develop cyclical and long-range inspection/maintenance programs
- Conditions Assessments last prepared 2016-2017 – reports lack depth for HP Issues
- Smaller projects must be combined into larger ones to get Contractor’s interest
- Changing the ways we approach and contract our work – developing other IT solutions (GIS/Maintenance Survey)

Priority	# of Projects	Projected Costs	Notes
Projected	7	\$4,503,000	<ul style="list-style-type: none"> <li>Bennington Battle Monument, Stabilize Blanchard/Kent Barns, Structural repairs &amp; Fit up Chimney Point outbuildings</li> </ul>

## Capital Construction Budget for Historic Sites

- Planning for Maintenance needs to have a long-range focus
  - proactive treatments vs reactive response to emerging conditions outside our control
- Current limitations require most projects be contracted out
  - challenges finding qualified vendors for smaller projects
  - quality control of finished product within contracting model
  - we are increasing our capacity to complete project internally



Removed deteriorated wood shingle roof that was leaking



# Roof & Cornice Repairs

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## President Chester A. Arthur Site





# Exterior Restoration

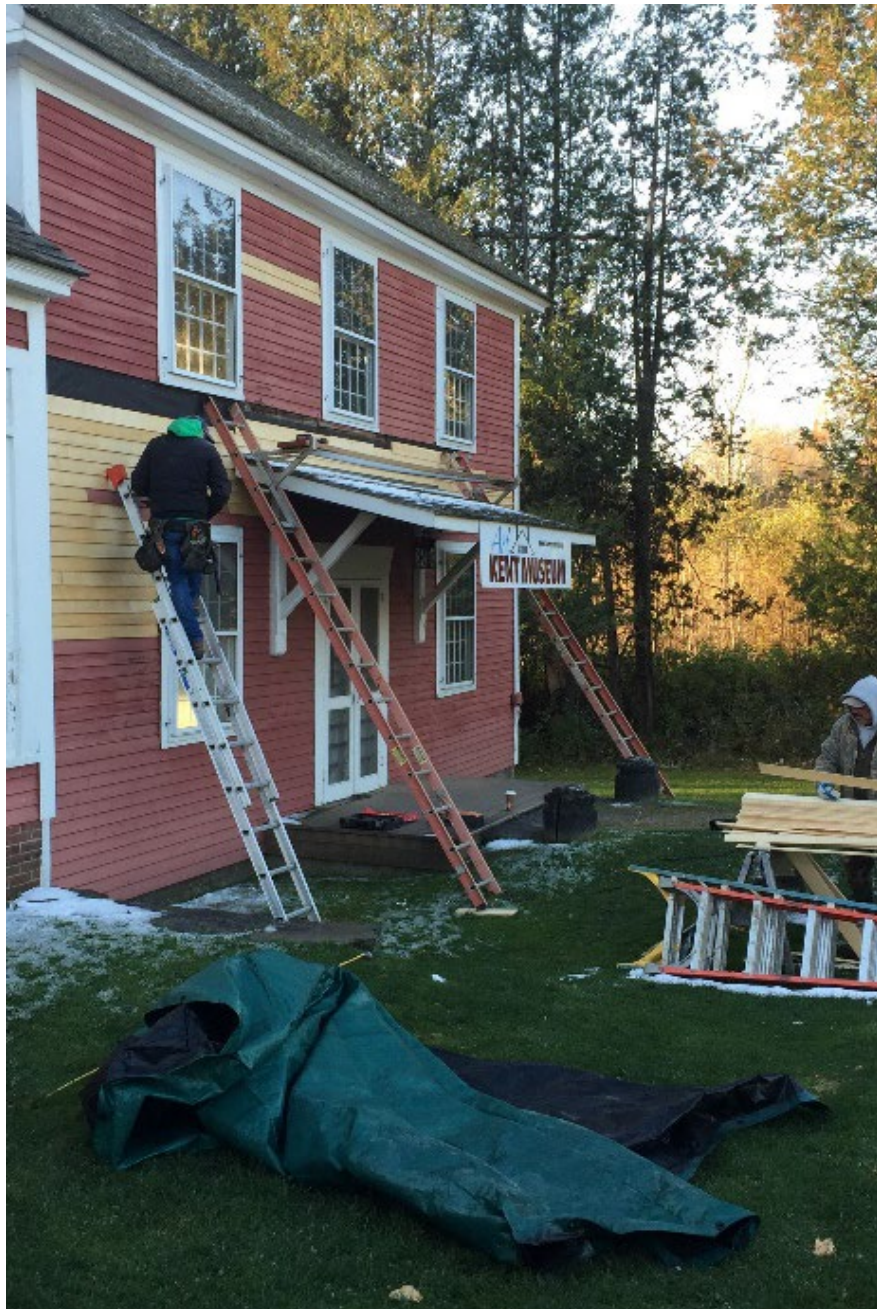
## Chimney Point



# Exterior Restoration

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## Chimney Point



# Exterior Restoration

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Kent's Corner



# Exterior Restoration

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## Kent's Corner



# Tree work & Lumber Projects

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## Senator Justin Morrill Site

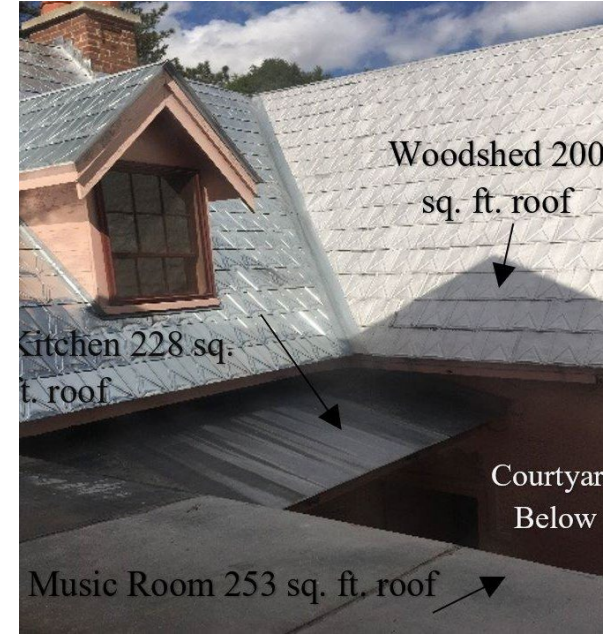




# ADA Entrance repairs & Library skylight restoration

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Senator Justin Morrill Site



# Water, Moisture, & Ice Issues

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## Senator Justin Morrill Site







- 228-acre watershed drains through the site
- Morrill designed the landscape to take advantage of natural features
- Massive roof run-off and poor grading around perimeter of House lead to water infiltration in basement
- High moisture levels throughout House damaging historic materials



# 2021 Save America's Treasures Grant - NPS

Marble Valley Engineering, PC  
Engineering Solutions, Innovative Designs & Quality Outcomes

Drainage and Water Management Plan  
for the Justin Morrill State Historic Site



"... The collections are only as safe as the building envelope.  
**The Homestead is your biggest artifact.**"  
Mary Jo Davis, VT Collections Care Program Director, 2003. "Justin Smith Morrill State Historic Site,  
Collections Assessment for Preservation". Funded by the Institute of Museum and Library Services

By Kevin A. Smith, PE  
MARBLE VALLEY ENGINEERING, PC  
69 Grove Street Rutland, VT 05701  
(802) 775-1181  
Ksmith@marblevalleyengineering.com

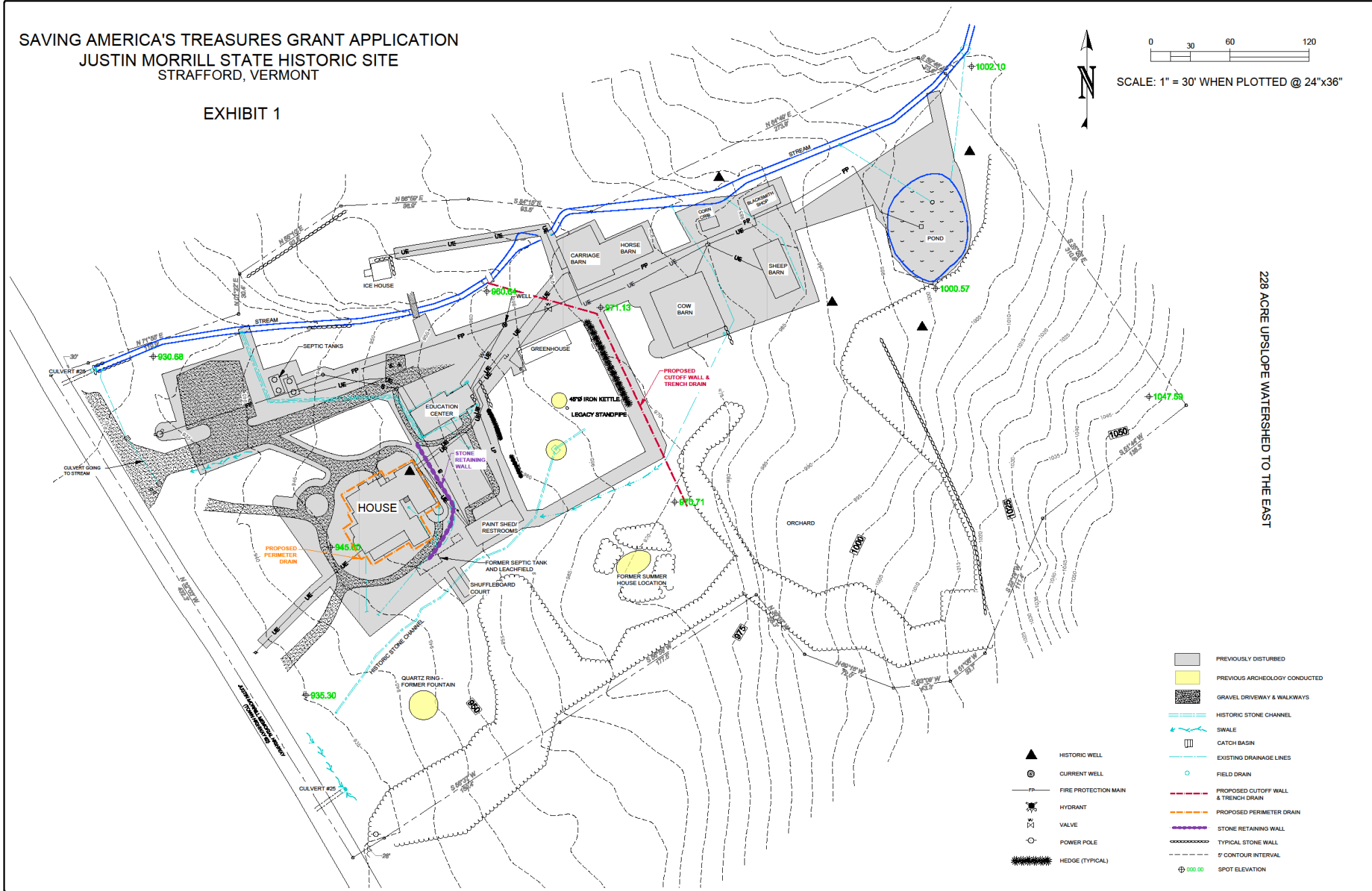
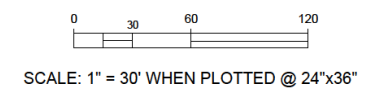
DECEMBER 2019



- **\$505,756** Overall Project Budget
- \$226,725 Requested Federal Grant Funds
- \$279,031 SOV Match/Cost Share
  - FY2020-2021 \$ 80,000
  - FY2021-2022 \$100,000
  - FY2022-2023 \$100,000
- \$ 50,306 Admin Costs
- \$ 67,780 Design Costs
- \$ 387,670 Construction Costs
- \$ 505,756 Total

SAVING AMERICA'S TREASURES GRANT APPLICATION  
 JUSTIN MORRILL STATE HISTORIC SITE  
 STRAFFORD, VERMONT

EXHIBIT 1

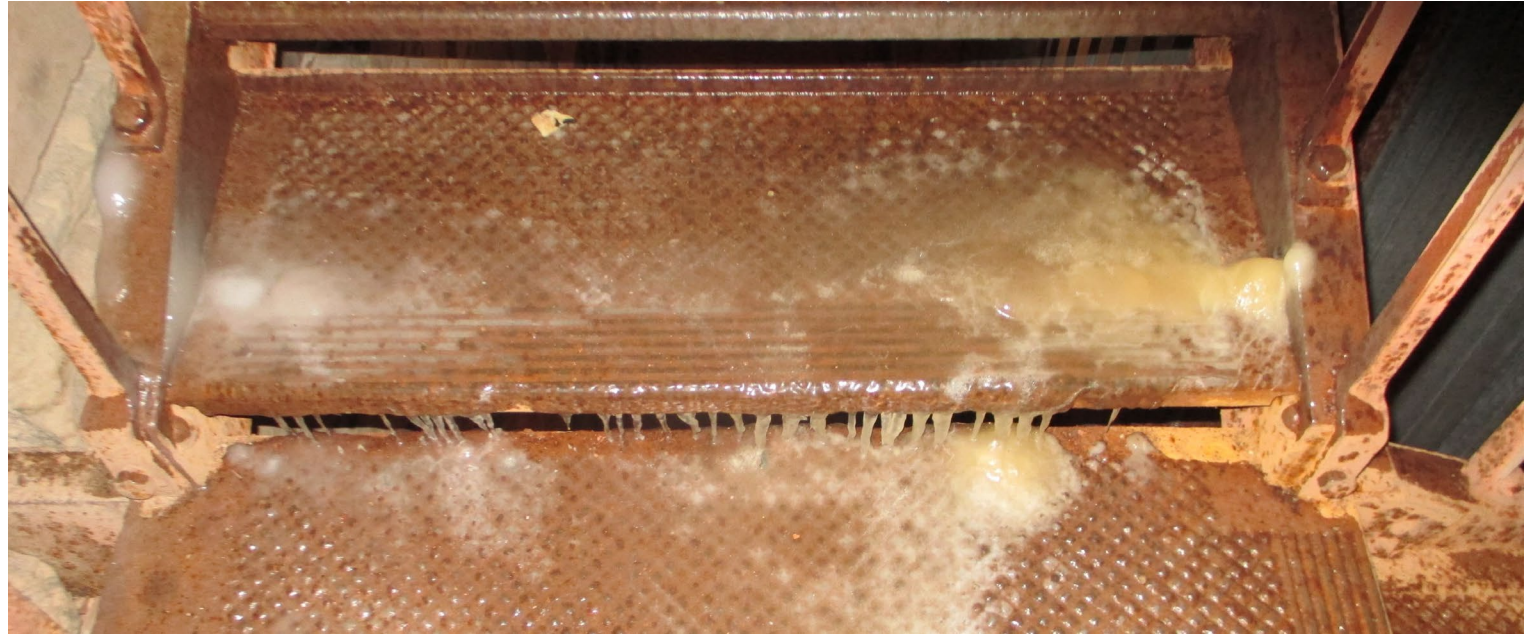


228 ACRE UPSLOPE WATERSHED TO THE EAST

- PREVIOUSLY DISTURBED
- PREVIOUS ARCHEOLOGY CONDUCTED
- GRAVEL DRIVEWAY & WALKWAYS
- HISTORIC STONE CHANNEL
- SWALE
- CATCH BASIN
- EXISTING DRAINAGE LINES
- FIELD DRAIN
- PROPOSED CUTOFF WALL & TRENCH DRAIN
- PROPOSED PERIMETER DRAIN
- STONE RETAINING WALL
- TYPICAL STONE WALL
- 5' CONTOUR INTERVAL
- SPOT ELEVATION
- HISTORIC WELL
- CURRENT WELL
- FIRE PROTECTION MAIN
- HYDRANT
- VALVE
- POWER POLE
- HEDGE (TYPICAL)



Once moisture infiltration is managed effectively, future projects will be planned to create appropriate interior environmental conditions for conservation of Artifacts:  
House, Furniture, Fixtures, Artwork, Collections



# Ice and Water Formations

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## Bennington Battle Monument







## Bennington Battle Monument

- Overall Conditions are very poor and require Critical repairs.
- Increasing issues with water infiltration
- Continual wetness and damp environment affecting all systems
- Electrical issues w/ emergency lighting (now repaired)
- Elevator performance issues due to interruption of power supply
- Back-up power supply design/build needed (battery solution vs generator)
- RFP for Engineering Services *Conditions Assessment and Treatment Recommendations*

*- masonry, structural steel, electrical and elevator systems*

Vendor selected – contract pending

Essential Repairs  
Bennington Battle Monument

1	Historic Sites					
2	Major Maintenance					
3	2021-2022					
4	Site	Project	Budgeted Cost	Actual Cost	SFY Contracted	Contract BGS/DHP
5	In Progress / RFP Issued					
6	Bennington /Monument	Engineering Analysis - Masonry, Metal framing, Electrical, Elevator conditions assessment; structural evaluation & treatment recommendations <b>waiting for OPC to award contract to selected team</b>	\$75,000.00	\$150,000.00	SFY21	BGS
7	Coolidge /Homestead	Foundation stabilization and repairs; drainage/site work	\$165,000.00		SFY21	BGS
8	Coolidge /Cilley Store-Birthplace	Roofing and Chimneys repairs	\$125,000.00		SFY21	BGS
9	Coolidge/Homestead	Remove asbestos tile install new flooring in walkways (+Post Office floor)	\$11,466.00		SFY21	BGS
10	Coolidge /Schoolhouse&Wilder	Mold abatement and restroom repairs	\$35,000.00		SFY21	BGS
11	Morrill /Grounds	Work with AE to complete recommended analysis/evaluation tasks and design treatment recommendations from Drainage/Moisture mgmt report - pre-project activities for SAT application SOW.	\$10,000.00	\$10,000.00	SFY21	DHP
12	Bennington/Gift Shop/Office	Install HVAC for summer cooling (heat pumps)	\$10,000.00		SFY21	BGS
13	All Sites	Work with Contracted Sites Facilites Assistant	\$25,000.00	\$3,947.00	SFY21/22	DHP
14	total		\$456,466.00			
15						
16	Urgent					
17	Morrill/Grounds/House	SAT - Site Drainage & Water Management Project - see cost breakdown in Notes - Total costs needed from Major Maintenance \$228,725	\$228,725.00	\$505,756.00	SFY21/22/23/24	DHP
18	Morrill/Grounds/House	Archaeological Investigations to support SAT Construction project	\$50,000.00		SFY21/22	DHP
19	Morrill /Grounds	Restore gravel paths for aesthetics and to address ADA access issues	\$15,000.00		SFY21/22	BGS
20	Morrill /House	Restore six (6) sets of sash (@2 bay windows)	\$8,000.00			DHP
21	Coolidge /multiple sites	Restore paths for aesthetics and to address ADA access issues @ Birthplace/Cilley Store/Homestead/Wilder House & Barns/Schoolhouse	\$35,000.00		SFY21/22	BGS
22	Coolidge/Museum & Ed. Ctr.	Assess programmatic use of space (entire building)	\$30,000.00			DHP
23	Coolidge /Wilder House	Restore window sashes - especially in restaurant while vacant	\$25,000.00			DHP
24	Coolidge /Blanchard Barn(s)	Conditions assessment & treatment proposal for stabilization	\$12,500.00			
25	Boyd /House	Engineering study for foundation rehabilitation / new perimeter drainage	\$7,500.00			
26	Kent /Barn	Conditions assessment & treatment proposal for stabilization	\$10,000.00			
27	Bennington /Monument	RIGGERS needed to lower Burgoyne Kettle	\$10,000.00		SFY21	BGS
28	Hubbarton/Mt Indy	Fabricate and install new exterior interpretive panels and signage	\$5,000.00			DHP
29	Mt. Independence	Condition assessment of roof (ant access)	\$3,000.00			BGS
30	Eureka Schoolhouse	Roofing & cladding repair/replacement	\$8,300.00			
31	Old Constitution House	Front (brick) path restoration	\$6,500.00			
32	Various Sites	Review current alarm systems & plan for upgrades	\$12,000.00			BGS/DHP
33	total		\$466,525.00			
34						
35	High Priority					
36	Coolidge /Cheese Factory	Repair/rebuild whey storage building & replace tank	\$25,000.00			
37	Coolidge/Museum	Construct / convert large coat closets to staff work station	\$6,000.00			
38	Chimney Point/Tavern	Redesign/rebuild basement access door	\$1,000.00			
39	Old Constitution House	Interior painting & plaster repairs	\$9,538.00			
40	Old Constitution House	Install containment basin for oil tank	\$1,200.00			
41	Mt. Independence/Visitor Center	Install new carpet	\$22,000.00			
42	Mt. Independence/Grounds	Drainage work	\$8,000.00			
43	Chester Arthur/Church	Porch Restoration	\$4,000.00			
44	Chester Arthur/House	Interior painting	\$2,000.00			
45	Kent /Tavern	Restore window sash and air-sealing openings	\$35,000.00			
46	Bennington /Monument	Install battery backup system for elevator (UPS)	\$88,000.00	\$88,000.00	tbd	
47	Bennington /Monument	Fabricate screens for observation windows	\$6,000.00			
48	total		\$207,738.00			
49						
50	prioritized Grand Total		\$1,130,729.00			



	Site	Project	Budgeted Cost	Actual Cost	SFY Contracted	Contract BGS/DHP
51						
52	<b>Projected - 10yr planning</b>					
53						
54	Bennington /Monument	Repair/Restore Battle Monument	\$4,000,000.00		SFY23/24/25/26	
54	Coolidge/Museum	Finish third-floor room	\$23,000.00			
56	Chimney Point	Finish Restoration of Education/Archaeology Visitor's Center	\$65,000.00			
57	Chimney Point/Garage	Restore / Rebuild entire structure (foundation, frame & cladding)	\$75,000.00			
58	Chester Arthur/House	Construct single stall public restroom w/ new water source	\$15,000.00			
59	Coolidge/Blanchard Barn(s)	Execute scope of work from stabilization recommendations	\$175,000.00			
60	Kent/Barn	Execute scope of work from stabilization recommendations	\$150,000.00			
61						
62	additional total for Projected projects		\$4,503,000.00			
63						
64	Site	Project	Budgeted Cost	Actual Cost	SFY Contracted	Contract BGS/DHP
65	<b>Completed 2020</b>					
66	Coolidge/Chimney Point/Mount Indy/Hubbardton/Bennington	Install protective barriers at POS for admission/Gift Shops, other Covid-related response	\$6,250.00	\$2,250.00	SFY19/20	DHP
67	Coolidge / Museum & Ed Center	Replace two (2) failed heat pumps	\$10,000.00	\$12,720.96	SFY20	BGS/DHP
68	Hubbardton /Schoolhouse	Paint exterior - Finish Coats Only -	\$3,423.00	\$3,423.00	SFY19	BGS(retainer )
69	Coolidge /Grounds	Treework @ Homestead/Birthplace	\$4,500.00	\$4,500.00	SFY20	DHP
70	Bennington Monument	Additional design work for elevator backup power	\$5,000.00	\$4,400.00	SFY19	DHP
71	Chester Arthur /grounds	Removal of hazard trees along hiking trails	\$7,000.00	\$500.00	SFY20	DHP
72	Kent/Barn	Install new perimeter security fence - per Risk Mgmt guidance	\$3,500.00	\$1,500.00	SFY20	DHP
73						
74	total		\$33,423.00	\$29,293.96		
75						
76	<b>Completed 2019</b>					
77	Coolidge	Wood repairs on worst areas of: Aldrich House, Cilley Store, Homestead, Schoolhouse	\$3,655.00	\$3,380.08	SFY19	BGS/DHP
78	Coolidge	Painting repairs on worst areas of: Aldrich House, Cilley Store, Homestead, Schoolhouse	\$9,500.00	\$9,940.00	SFY19	BGS/DHP
79	Coolidge/Homestead	Electrical upgrades	\$7,465.00	\$6,500.00	SFY19	BGS(retainer)
80	Kent/General store	Complete wood repairs prior to paint project	\$5,000.00	\$3,380.08	SFY19	BGS(retainer)
81	Kent/Tavern	Prep and paint exterior (General Store/Tavern)	\$24,950.00	\$22,375.00	SFY18	BGS
82	Hubbardton /Schoolhouse	Paint exterior - wood repairs and priming only	\$12,536.00	\$14,581.00	SFY18	DHP
83	Hubbardton Battlefield	parking lot repairs	\$5,000.00	\$3,950.00	SFY19	BGS(retainer)
84	Chester Arthur	wood/trim repairs to front corner/ repair trail kiosk	\$2,000.00	\$1,935.00	SFY19	BGS(retainer)
85	Bennington Monument	Base for "Burgoyne Kettle"	\$3,500.00	\$3,850.00	SFY18	DHP
86	Theron Boyd	Install Temporary Roof	\$15,000.00	\$27,284.00	SFY19	DHP
87	Chimney Point/Tavern & outbuild	Prep and paint exterior	\$95,000.00	\$95,000.00	SFY18	BGS
88	Chimney Point	Exterior wood restoration work	\$27,526.00	\$30,824.00	SFY18	BGS
89	Justin Morrill/House & grounds	Drainage study	\$15,000.00	\$8,147.42	SFY18	DHP
90	Justin Morrill/House	Electrical Upgrades - disconnect/remove "knob&tube"	\$7,500.00	\$13,675.00	SFY18	DHP
91	Justin Morrill/House	Repair/rebuild library skylight	\$4,900.00	\$7,350.00	SFY18	DHP
92	Justin Morrill/House	Restore/reglaze library shelf doors	\$6,375.00	\$7,400.00	SFY18	DHP
93	Justin Morrill/House	Removal of three large trees by the road	\$15,000.00	\$10,950.00	SFY18	DHP
94	Justin Morrill/House	Sawmilling logs for framing lumber	\$1,500.00	\$1,450.00	SFY18	DHP
95						
96	total		\$261,407.00	\$271,971.58		
97						
98	total completed for FY19-20		\$294,830.00	\$301,265.54		
99						