

Vermont Historical Society

FY26 -FY27 Capital Budget Request

Summary

The Vermont Historical Society (VHS) is requesting \$700,000 in funding for urgent repairs to the historic Spaulding School building in Barre, which has housed the VHS since 2000. The building, constructed in 1891, has served the VHS for over two decades, but many of its systems are now deteriorating. The proposed project will focus on water mitigation to prevent further damage to the building's structure and collections, addressing roof leaks, foundation drainage issues, and masonry restoration.

Key areas of work include:

1. Replacing and repairing the roof, especially the southwest entrance tower and central flat membrane roofing.
2. Installing a new foundation drain system, replacing outdated drains, and improving stormwater management.
3. Waterproofing exposed foundation areas and restoring masonry.

This project is essential to protect the building and collections from water damage, prevent structural deterioration, and ensure the building remains safe for public use. If the funding is not approved, repairs will be deferred, leading to further damage. The total project cost for this first phase of repairs is \$700,000.

Project History

In 1992, when Montpelier flooded, Vermont Historical Society's collection was stored in the basement of the Pavilion Building. Vermont's treasures were endangered, and volunteers from all over, including legislators, came to move 450 boxes out of the basement. The collections were saved, but it was clear they would not be safe where they were. In September 2000, the VHS purchased the old Spaulding School building in Barre from the city for \$1.

Designed by Vermont architect Lambert Packard, the Spaulding School was constructed in 1891 and made of red brick and Barre granite. Expanded in 1914, this building operated from 1892 until 1995, serving as the educational center of the city for a century.

When the VHS purchased the building, it required extensive restoration and renovation to serve the needs of the VHS and the intended biggest tenant, the Vermont State Libraries. In 2002, having completed the first phase of \$15 million renovations, the facility opened to the public.

Now, a quarter century later, many of the systems and components of the building are nearing the end of their life.

Proposed timeline for this project

Summer 2025: First Segment of water mitigation at the history center

Purpose: Address the most urgent areas to mitigate water infiltration in the building at the roof, foundation, and masonry.

How would the funds be used in the project?

- Replace the patched and suspect roofing and provide new flat membrane roofing at the southwest entrance tower. Replace the centrally located flat membrane roofing system that has been leaking.
- Install a new foundation drain system surrounding the building. The existing drains are over twenty years old and appear to be damaged from recent severe storms. Replace the existing shallow stormwater catch basin with a deeper precast structure and tie this new structure into both the new foundation drain piping and into the existing city storm water catch basin at the street.
- Provide foundation and basement exterior wall waterproofing where the below grade areas are exposed for the perimeter foundation drain replacement work on the west side of the building.
- Provide masonry restoration work.

Project cost breakdown

Segment 1 total cost: \$700,000

- \$289,000 to replace the patched and suspect roofing and provide new flat membrane roofing at the southwest entrance tower. Replace the centrally located flat membrane roofing system that has been leaking.
- \$250,000 to install a new foundation drain system surrounding the building. The existing drains are over twenty years old and appear to be damaged from recent severe storms. Replace the existing shallow stormwater catch basin with a deeper precast structure and tie this new structure into both the new foundation drain piping and into the existing city storm water catch basin at the street. Provide foundation and basement exterior wall waterproofing where the below grade areas are exposed for the perimeter foundation drain replacement work on the west side of the building.
- \$161,000 to address the most significant areas of masonry restoration work.

Vermont Historical Society

Mission

The Vermont Historical Society engages both Vermonters and "Vermonters at heart" in the exploration of our state's rich heritage. Our purpose is to reach a broad audience through our outstanding collections, statewide outreach, and dynamic programming. We believe that an understanding of the past changes lives and builds better communities.

Further detail on mission, vision, and institutional values can be found here:

<https://vermonthistory.org/mission-and-strategic-plan/>

Strategic Goals:

1. Provide Vermonters and Vermonters-at-Heart the resources to access Vermont's rich historical collections from anywhere in the world.
2. We will recognize and support local history efforts; understanding that local societies are an integral part of sharing and preserving Vermont's story.
3. Vermonter's will increase their knowledge of our state's past and understand how their unique experience impacts and shapes this ongoing narrative. Guests will enrich their visit through deeper understanding of Vermont and its people.
4. To build resilient and connected communities, students will understand Vermont's history and its place in the broader world.

Summary plan document can be found here:

https://vermonthistory.org/client_media/files/Strategic%20Plan%202019-2024_ExternalUse_WebB.pdf

A unique collaboration – VHS and The State of Vermont:

- Chartered by the legislature in 1838, and thus the oldest cultural heritage organization in the state, VHS collects, preserves, and exhibits objects and documents related to Vermont's past (22 V.S.A., sections 281-285). The Vermont Historical Society is the only institution in Vermont that collects artifacts and documents that reflect the entire history of the state, every geographical area, and every chronological period, including the present.
- In the event of dissolution of VHS, management of its collection and related property will become the responsibility of the State (22 V.S.A., section 284).
- Employees of VHS are classified by the state classification system as if they were state employees and receive all general pay increases granted state employees (22 V.S.A., section 285).
- The State of Vermont requires participation in the Vermont State Employee Retirement System by qualified employees of VHS, as well as access to group coverage for health, dental, and life insurance. The premium for this coverage is paid entirely by VHS and its employees.
- VHS is both tenant and a landlord of the State of Vermont. Fee for space is assessed annually to VHS for the area occupied by the Vermont History Museum in the Pavilion Building. The State of Vermont leases space in the Vermont History Center for the Vermont Archaeology Heritage Center and Vermont State Library.
- With the change in scope and purpose of the State Library, VHS has become the primary research library for study of our state's history. Much of the VHS collection is searchable online, with more materials added daily.

- VHS provides secure, climate-controlled space and curatorial oversight for the state's collection of historic flags and other select holdings.
- VHS provides access to meeting rooms in both the Pavilion space and History Center without charge to state agencies.
- The Vermont History Center in Barre is delegated for use by state agencies as an alternative worksite in the event of natural disaster or other emergency.
- VHS provides curriculum support and supplemental learning for students and teachers throughout Vermont. VHS education staff work closely with State House staff to coordinate field trips that include tours of the State House and Vermont History Museum.
- VHS supports approximately 200 local historical societies and museums throughout Vermont and advances their vitality in the communities they serve.

Results:

Please see the FY24 annual report

https://vermonthistory.org/client_media/files/About/FY24%20AR%20for%20website.pdf

VHS FY 26 -27 CAPITAL PROJECT BUDGET WORKSHEET

PROJECT: Water Mitigation Revised
VERMONT HISTORICAL SOCIETY

Prepared by: **Jennifer Blair**

Date Revised:

1/14/2025

	FUNDING SOURCES	Part 1 Design-Bidding	Part 2 Construction- Closeout Phase	Funding Total	Guidelines & Comments
A	CASH IN HAND: History Center Fund	19900		19,900	
B				0	
C	SOV Building Fund Request		2,900,000	2,900,000	
D	POSSIBLE: CDS request			0	
E	POSSIBLE: FY25 Historic Preservation Grant			0	do not qualify
F				0	
G				0	
H	PENDING:			0	
I		0	-	0	
	TOTAL FUNDING	19900	2,900,000	2,919,900	List Other Funds add lines as needed

	EXPENSES	Part 1	Part 2	Funding Total	Guidelines & Comments
3	Design & Planning Fees				
3.a					
3.b	Breadload: Design	18,062		18,062	
3.c	Design Contingency	903		903	5% of design fee
3.d					
	Design Fees SUBTOTAL	18,965	0	18,062	

4	Project Management				
4.a	Project Management			0	
4.b	Hazardous Material Abatement Design			0	
4.c	State Code Review			0	
4.d	Design Support Consultants			0	
4.e	Inspection & Testing Consultants			0	
	Project Management SUBTOTAL	0	0	0	3-10% of construction amount

5	Construction Costs				
5.a	Construction : Roof, Basement & Façade Phase 1		700,000	700,000	most urgent water mitigation repairs FY26
5.b	Construction : Roof, Basement & Façade Phase 2		2,200,000	2,200,000	Complete project FY27
5.c					
5.d					
5.e					
5.f				0	
	Construction SUBTOTAL	0	2,900,000	2,900,000	

	TOTAL EXPENSES	18,965	2,900,000	2,918,965	
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PART 1 BALANCE (to be applied to Part 2)	935	
PART 2 BALANCE (to be swept)		0

December 27, 2024

To: Jennifer Blair and Stephen Perkins, Vermont Historical Society

Proposal Sheet – Vermont History Center, 60 Washington St., Barre, VT

We propose to provide the following for an initial 2025 project with approximately a four-month duration, to begin to address the identified roofing, basement, and masonry water infiltration issues for a total price of \$700,000 (the work is shown below in the order of importance):

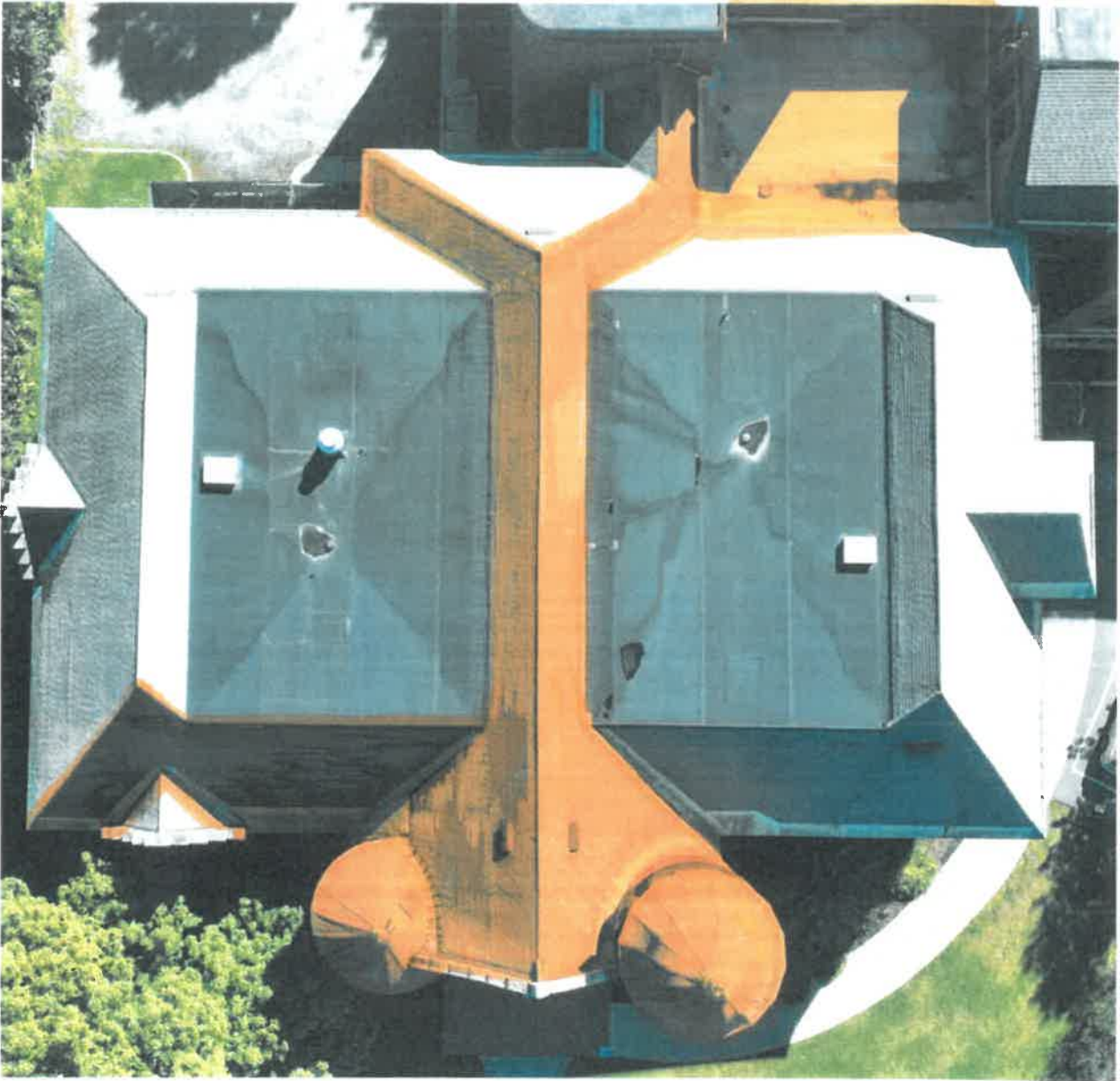
Replace the patched and suspect roofing above the west building entrance. This will also provide a ten-year warranty and address the repaired pitched asphalt roofing at the west entrance, as well as provide new flat membrane roofing at the southwest entrance tower. Replace the centrally located flat membrane roofing system that has been problematic with leaking near the elevator area.

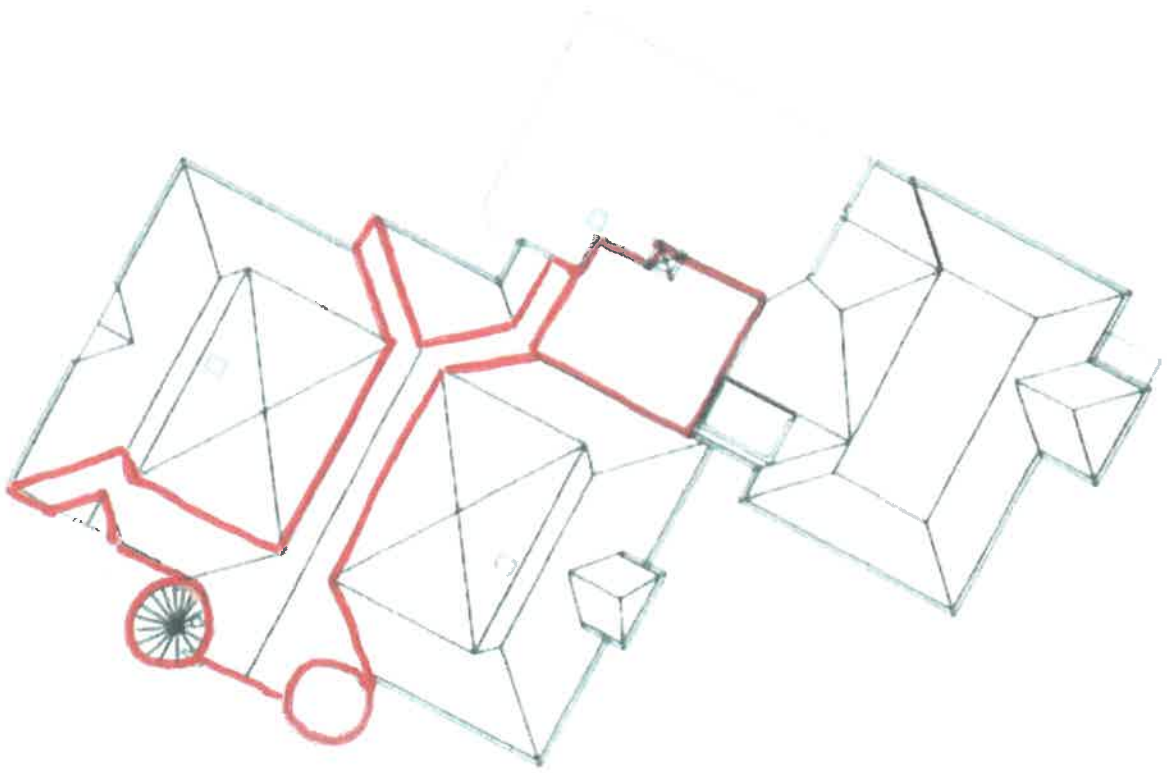
Replacement of the existing east and west building perimeter foundation drains. The existing drains are over twenty years old and appear to be damaged from recent severe storms. Replace the existing shallow stormwater catch basin #4 with a deeper precast structure and tie this new structure into both the new foundation drain piping and also into the existing city storm water catch basin #5 at the street, by replacing the damaged section of pipe that connects the existing smaller catch basin #4 to the city storm water catch basin #5. The existing foundation drain system sections on the north and south sides of the building would be further inspected and cleaned/jetted while the east and west sections are being replaced to minimize the amount of foundation drain replacement work required during future projects.

Provide foundation and basement exterior wall waterproofing where the below grade areas are exposed for the perimeter foundation drain replacement work (east and west sides).

Provide masonry restoration work for the west entrance elevation façade. Replace and repoint brick as necessary.

Please see the attached corresponding drawings that illustrate the work areas described above.





December 27, 2024

To: Jennifer Blair, Vermont Historical Society

Continued Proposal Sheet – Vermont History Center, 60 Washington St., Barre, VT

For budgetary planning purposes, the estimated value for the secondary/follow up 2026/2027 projects to continue to further address the identified roofing, basement, and masonry water infiltration issues would be approximately \$2,200,000 (the work is shown below in the order of importance):

Replacement of the remaining existing roofing that was not replaced by the initial project (which addressed the areas of greatest concern). This will reduce the risk of water infiltration and provide a new warranty for the building's roofing systems. The roofing system work that was completed within the last several years (above the auditorium area, etc.) will not be due for replacement during this time frame.

Replacement of the remaining existing foundation drainage system (if necessary). The initial project foundation drain system replacement work would include inspections and cleaning of the remaining sections - in an attempt to reduce the amount of replacement work required in future projects.

Complete the foundation and basement exterior wall waterproofing work where the below grade areas are exposed for the completion of the perimeter foundation drain replacement work. This will further assist in preventing water infiltration into the building.

Completion of the masonry restoration work to the entire building exterior as necessary to finish the restoration work that was started with the initial project.

Please see the attached corresponding drawings that illustrate the work areas described above.



Vince Monty
Vermont Underground Locators

270 VERMONT HISTORICAL SOCIETY-BARRE

General Locating and Survey
Thursday, 19 December 2024
Prepared For Bill Belden / Jennifer Blair
60 Washington St, Barre, VT

GENERAL LOCATING AND SURVEY

Due By: Thursday, 19 December 2024

Assigned To: Vince Monty

Issue Completed: Yes

Started on the north side of the building, at the cleanout on the Southwest side of the parking lot. Was only able to push the rodder in one direction, about 30ft before it seemed to get stuck. Too much interference with all other utilities in this area to be able to locate exactly where the pipe was. Based off footage pushed, it seemed to get stuck at the first building corner(just south of the Air Handling Unit) north of the cleanout. Started to locate electric in this area, but after speaking with the client, we decided to just focus on the drains due to amount of time to locate everything.

Moving Clockwise, pushed the rodder through the next cleanout on the NE corner of the building, just south of the Fluid cooler. Could only push the rodder west from here and seemed to get stuck where the entrance doors were.

We then moved south about halfway along the Eastern wall of the building where there were 2 cleanouts. Pushed the rodder in the first cleanout, going north, and got stuck up near the previous cleanout. We then

pushed the rodder through the second cleanout which we assumed went south, but got stuck as soon as the pipe went horizontal. Here we tried to use the camera to see what was going on, and found the cleanout to be about 10' deep, then it seemed to be filled with dirt where the pipe turns horizontal. No other access found to this pipe.

Moved to the catch basin on the south east corner of the building (new CB). No building drain here, just one pipe that drains to a catch basin in the road. We did find a pipe break and some debris in this pipe, about 30ft west of the catch basin.

We then moved to the catch basin in the road (CB5). The pipes here were deceiving, as both inlet and outlet pipes seemed to head to the building rather than up and down the road. Using both camera and rodder, we found these pipes has significant bends. They seemed to cross the sidewalk and then travel up and down the road. Same with The next CB (CB1). City flushed the main lines so we did not camera them.

Lastly moved to CB2 on the north west side of the building. Attempted to camera the line going to the building drain, but this pipe was completely plugged with mud. There was a large snowbank and car on

CB3, client stated he was satisfied with what we found so far and was good with calling it a day.





















