

February 11th, 2025

Feasibility Study – Re-activating the Fair Haven Housing Factory

Joseph Gunter, Fair Haven Town Manager

Peter Schneider

Principal Engineering Consultant

Efficiency
Vermont





Carver Falls

Sciota Cemetery

NEW YORK
VERMONT

Castleton

Fair Haven

Low Hampton

HYDEVILLE

BLISSVILLE

Skyline Homes Inc.

22A

10

11

4

4

4A

4A

30

4A

10

9

9B

4

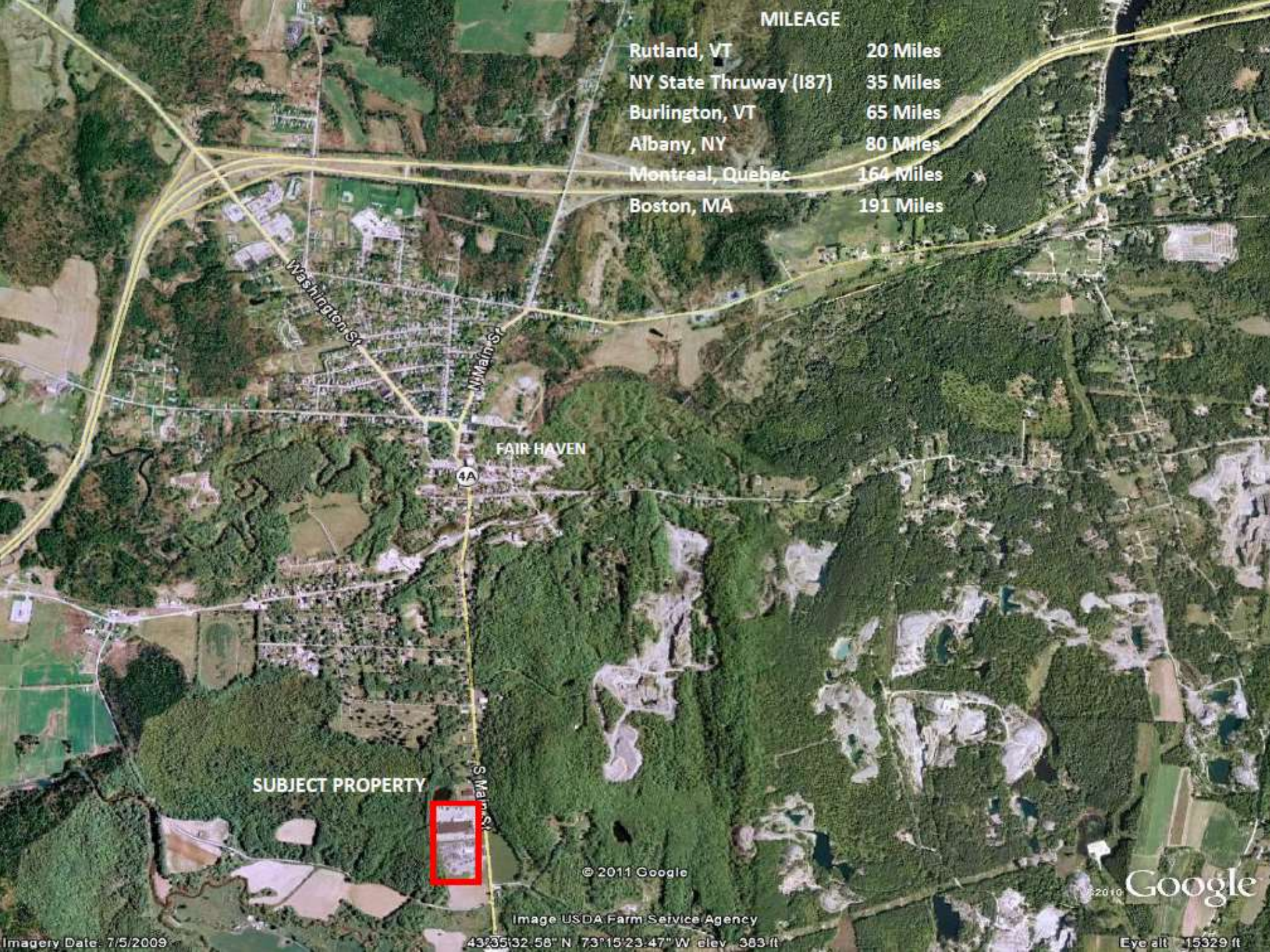
21

NEW YORK
VERMONT

30

MILEAGE

Rutland, VT	20 Miles
NY State Thruway (I87)	35 Miles
Burlington, VT	65 Miles
Albany, NY	80 Miles
Montreal, Quebec	164 Miles
Boston, MA	191 Miles



SUBJECT PROPERTY

FAIR HAVEN

© 2011 Google

Google

Image USDA Farm Service Agency

Imagery Date: 7/5/2009

43°35'32.58" N 73°15'23.47" W elev 383 ft

Eye alt 15329 ft

Overview of Existing Building

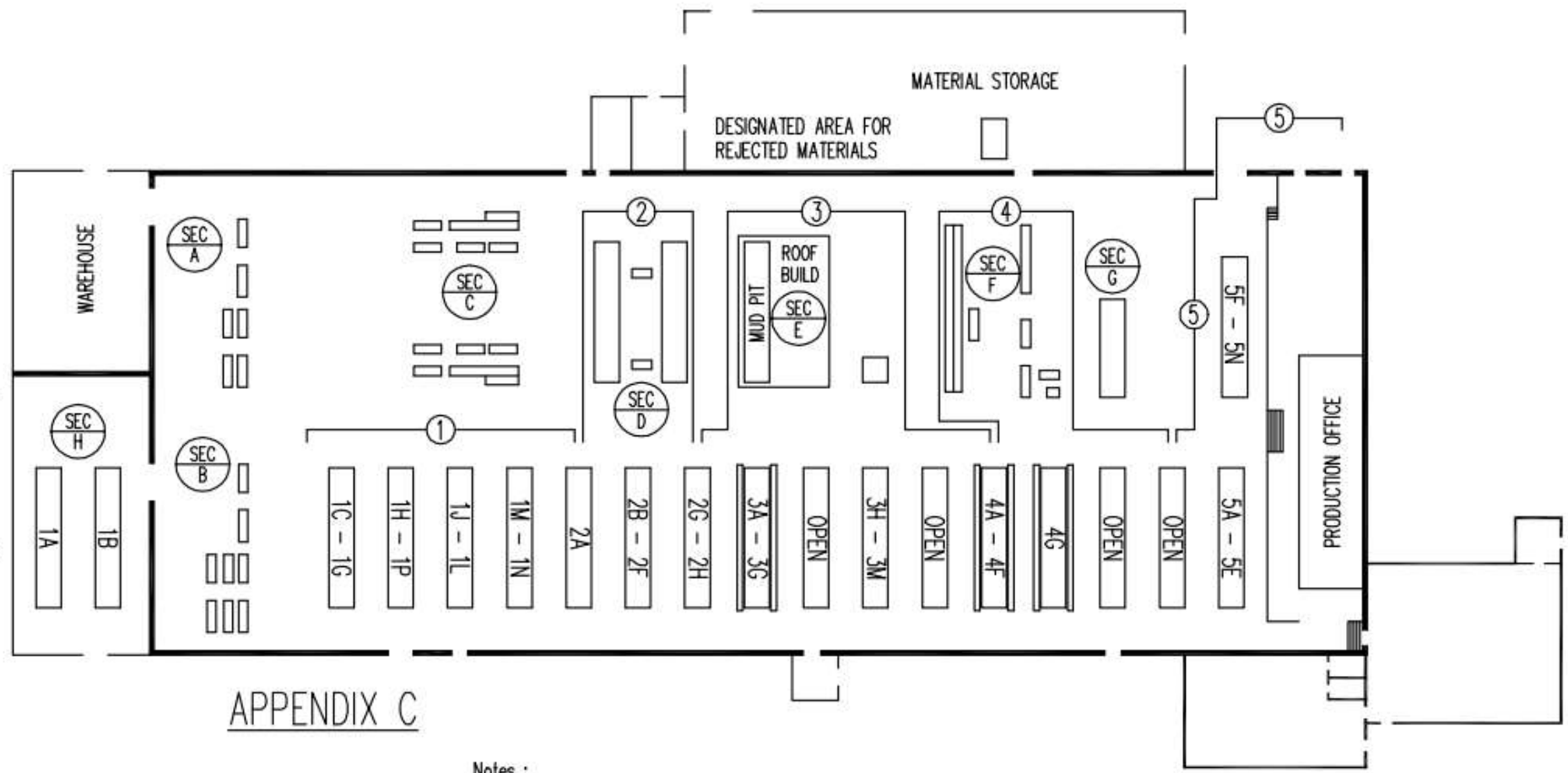
- Building Size: 90,000 SF
- Lot size: 13.70 acres

Features:

- Includes office, mezzanine, side storage and delivery bay
- Main Plant - 450' X 170'
- Ceiling Height - **20'**
- Column spacing - 20' X 85'
- Electrical Service - 3 phase/800 amp
- **7 - 14'X 20' Overhead Doors**
- 2 loading docks
- 5 acres of paved yard space
- Over 100 parking spaces
- Industrial/Commercial zoning
- Municipal water and sewer



- SEC A MILL DEPT.
- SEC B MILL DEPT.
- SEC C CABINET DEPT.
- SEC D SHELL DEPT.
OFF-LINE WALL BUILD
- SEC E ROOF DEPT.
OFF-LINE RIDGE BEAM BUILD
- SEC F METAL DEPT.
- SEC G TOOL CRIB
- SEC H FRAME SHOP



APPENDIX C

Notes :

- 1.) The number of production bays assigned to, and units in, each work area will vary depending upon the production level, total number of units in process, unit size, etc. Work areas may overlap at some stages of production. Work and quality assurance inspection form shall be completed in the designated work areas except where design and/or construction methods prevent the completion of work. All work shall be inspected and the Q.A. inspection form checked prior to work being concealed.
- 2.) See inspection form (Appendix A) for Quality Assurance to be performed in each work area.
- 3.) Work area 5 may extend into the yard.
- 4.) See page 2 for station-by-station description of manufacturing process.



The Problem

- Need to triple our deployment of housing in Vermont
- Strained workforce
- Inability to achieve economies of scale through traditional site-built construction
- Construction costs have escalated
- **Meeting VT's Comprehensive Energy Standard for new buildings - NZE**
- Rutland County has an unemployment rate of 3.1%



"To meet expected demand and normalize extremely low vacancy rates, Vermont will need 30,000-40,000 more year-round homes by 2030. This means adding 5,000 to 6,700 more homes to Vermont's primary home market each year, well above the 2,100 homes that the state has been generating."

- Leslie Black-Plumeau, VHFA

Efficiency
Vermont

Optimized Modular for Multifamily

CR-MU101: MICRO UNIT (CORRIDOR)



CR-001/002: STUDIO UNIT(S) (CORRIDOR)



CR-101: 1 BEDROOM (CORRIDOR)



OC-101: 1 BEDROOM (OUTSIDE CORNER)



OC-201: 2 BEDROOM (OUTSIDE CORNER)



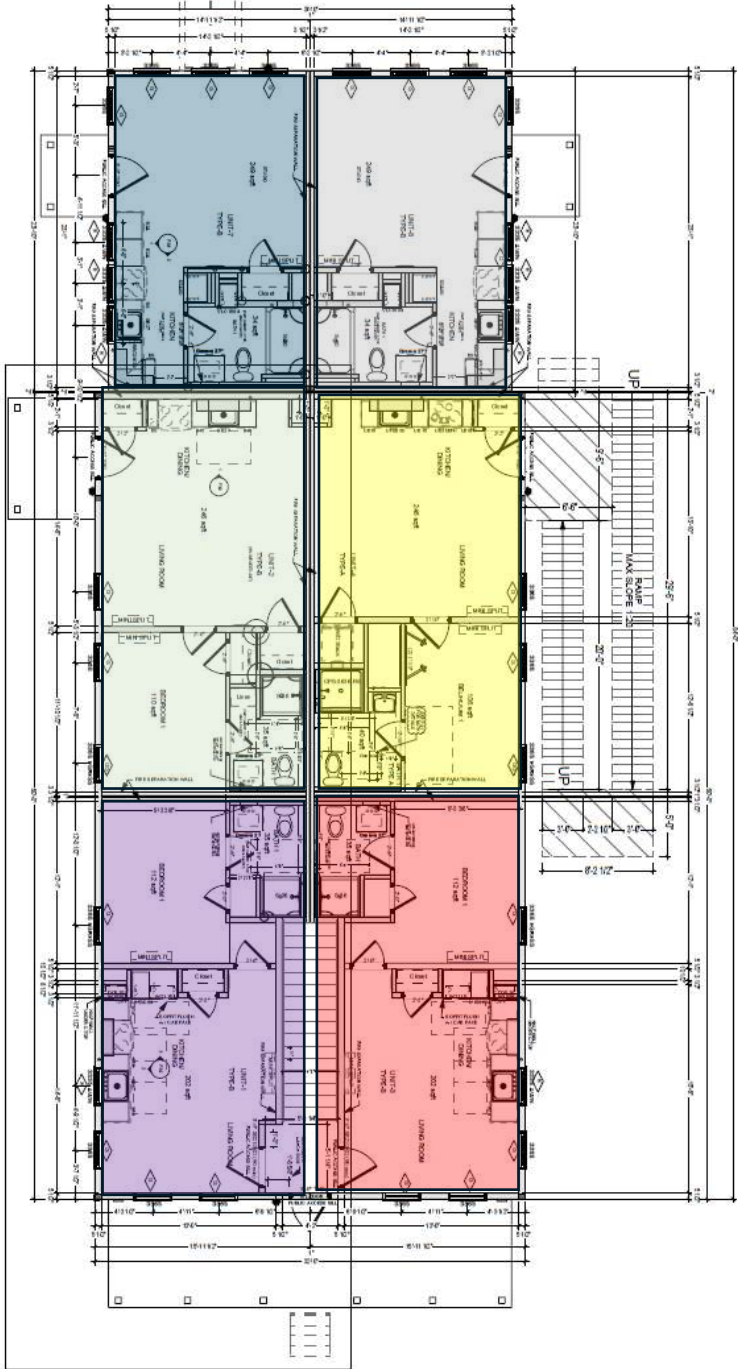
OC-301: 3 BEDROOM (OUTSIDE CORNER)



Optimized Modular for Multifamily



Photo Credit: Sam Hight



Scope of Work

- Condition Assessment
- Conceptual Fit-up Design
- Equipment Inventory
- Permitting Requirements
- Professional Costs Estimate
- Financial Model
 - Sources and Uses
 - Operating Budget
 - Capital needs study
- Assess Sources of Funding



Questions?

- Peter Schneider
- Principal Engineering Consultant

- E pschneider@veic.org
- T (888) 921-5990

20 Winooski Falls Way, 5th Floor

Winooski, VT 05404

efficiencyvermont.com

Efficiency
Vermont