



Request for Proposals
Sale by City of Real Property
Property commonly known as
55 Barre Street
Montpelier, VT 05602

Questions Received with Answers

Has there been environmental testing done at 55 Barre Street?

The testing done has been limited. Limited asbestos testing was completed in the basement in 2006. The report is below.

What are the annual heating costs for the building?

The fuel oil costs are as follows:

FY14 (July 2013 to June 2014) - \$22,575.24

FY15 (July 2014 to June 2015) - \$21,138.19

Is the ceiling insulated?

Yes. There is 6 inches of insulation under the roof.

Has the Recreation Department done any repointing of the brick?

Repointing was last done in May 2014.

Is the rear light on the bike path connected to the building power?

No. The free-standing light pole is connected to the public electrical system.

Is the building on the historic registry?

The building is listed as a "contributing building" in the "Montpelier Historic District" (see documentation below.) It is also in the Montpelier Design Control District. Therefore, work to the building would need to be approved through the local design review process.

Who does the maintenance on the boiler?

A-1 Burner Service services the boiler.

Where is the oil tank located? How large is it?

The oil tank is underground on the left side of the building as you are looking at the front door. It holds 2,000 gallons.

How many tourists visit Montpelier each year?

The Vermont Department of Tourism publishes data of visits for all of the “welcome centers” (primarily the interstate rest stops) regularly. This includes the Welcome Center that is on State Street in Montpelier. The statistics are available here: http://bgs.vermont.gov/information_centers/visitor_stats. The Montpelier Visitors Center saw 49,164 visitors in 2015 and has seen 5,124 in 2016 through 3/3/16.

We believe the total visitors to Montpelier is significantly higher than this as there are lots of people who come to Montpelier from around Vermont (and elsewhere) who do not stop at the Visitors Center. In 2014 we did a market summary to inform our rebranding effort. As part of this effort, 19 of our merchants participated in a zip code study for two weeks in August 2014. During this period 3,161 customer visits were reported with 40% of those from Montpelier.



EMSL Analytical, Inc.

107 Haddon Ave., Westmont, NJ 08108

Phone: (856) 858-4800 Fax: (856) 858-4960 Email: westmontaslab@EMSL.com

Attn: R. Chris Crothers
Crothers Environmental Group
28 School Street
Montpelier, VT 05602

Customer ID: CROT30
Customer PO:
Received: 01/25/06 9:25 AM
EMSL Order: 040601444

Fax:
Phone: (802) 229-6653
Project: 27371-MONTPELIER RECREATION CENTER 55 BARRE
ST, MONTPELIER, VT

EMSL Proj:
Analysis Date: 1/26/2006
Report Date: 1/26/2006

Asbestos Analysis of Bulk Materials via EPA 600/R-93/116 Method using Polarized Light Microscopy

Table with 6 columns: Sample, Location, Appearance, % Fibrous, % Non-Fibrous, % Type. Contains 4 rows of data for samples 27371-1 through 27371-4.

VERMONT CERT. #PB-548328

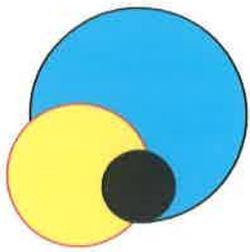
Analyst(s)

Nancy Stalter (4)

Handwritten signature of Stephen Siegel

Stephen Siegel, CIH
or other approved signatory

Due to magnification limitations inherent in PLM, asbestos fibers in dimensions below the resolution capability of PLM may not be detected. Samples reported as <1% or none detected may require additional testing by TEM to confirm asbestos quantities. The above test report relates only to the items tested and may not be reproduced in any form without the express written approval of EMSL Analytical, Inc. EMSL's liability is limited to the cost of analysis. EMSL bears no responsibility for sample collection activities or analytical method limitations. Interpretation and use of test results are the responsibility of the client. The test results contained within this report meet the requirements of NELAC unless otherwise noted. Analysis performed by EMSL Westmont (NVLAP #101048-0), NY ELAP 10872



CROTHERS
Environmental Group
an LC Environmental, LLC company

P. O. Box 393
Hardwick, VT 05843-0393
Phone/Fax 802-229-6653
info@crothersiaq.com

January 30, 2006

Don Lorinovich, Director of Buildings & Grounds
Montpelier Public School
58 Barre Street
Montpelier, Vermont 05602

RE: Limited Asbestos Inspection Letter
Montpelier Recreational Center – Basement Boy's Bathroom Ceiling

Dear Mr. Lorinovich,

Per your request, on January 24, 2006 we collected asbestos bulk samples from the sheetrock ceiling in the basement boy's bathroom of the Montpelier Recreational Center (located at 55 Barre Street in Montpelier, Vermont). The samples included two sheetrock samples and two joint compound samples.

NO ASBESTOS WAS DETECTED IN THE SAMPLES.

Four (4) samples were collected and delivered to EMSL Analytical, Inc. Proper chain-of-custody procedures were followed during transport of samples. EMSL Analytical, Inc. is a Vermont Certified and US EPA Accredited Laboratory. All samples, unless noted, were analyzed by Polarized Light Microscopy "PLM" in accordance with EPA test method 40 CFR Part 763, Subpart F. The analyst visually estimates the percentages of identified asbestos.

Please call if you have any questions.

Signed,

R. Chris Crothers
VT Certified Asbestos Inspector/Management Planner #MP015509 (expiration date 4/26/06)

enclosures: Laboratory Analysis Sheets
Asbestos Inspector Vermont License

cc: CEG27371

INDOOR AIR QUALITY SPECIALISTS
Asbestos * Mold * Bacteria * IAQ
IN-HOUSE ASBESTOS & MOLD LABORATORY

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

FOR NPS USE ONLY

RECEIVED

DATE ENTERED

**NATIONAL REGISTER OF HISTORIC PLACES
INVENTORY -- NOMINATION FORM**

CONTINUATION SHEET 15

ITEM NUMBER 7

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90. 47 Barre Street

Wood frame, clapboarded, 1-1/2 stories, gabled roof sheathed in slate. This vernacular Gothic Revival Cottage has a three-bay gable front elevation with narrow 4/4 windows, and decorative bargeboards.

91. 51 Barre Street

Brick, three stories, flat roof. This building was built as a State Armory in 1932; it has a high brick foundation with a granite water table and corner granite date stone, flat arch lintels with a granite keystone, granite window sills and a granite entablature. The building has a central projecting bay with a recessed door framed by granite and reached by a flight of granite steps with a brick and granite railing.

92. 57 Barre Street

Wood frame, aluminum clapboard siding, 2-1/2 stories, gabled roof sheathed in slate. This house has a one-story, flat roof front porch with chamfered posts and jig-sawn valance.

93. 63 Barre Street

Wood frame, wood shingles, 1-1/2 stories, gabled roof. This three-bay gable front, Gothic Revival house has a one-story front porch with Tuscan columns. The front door is in the left bay and is flanked by three-quarter length colored glass sidelights. The first story front windows have Queen Anne colored glass sash. The house has sawn bargeboards on the front gable and the right side gable wall dormer. This house is similar in massing and bargeboard style to #94.

94. 69 Barre Street

Wood frame, wide wood shingles, 1-1/2 stories, gabled roof. This three-bay, gable front, Gothic Revival house has a one-bay gable roof porch, with a jig-sawn cut trefoil arch valance, over the left bay entry; the front door is flanked by three-quarter length sidelights. The house has sawn bargeboards on the front gable and the right side gable wall dormer. The attic window in the gable peak has a decorative projecting wood balcony. This house is similar in massing and bargeboard style to #93.

95. 77 Barre Street

Wood frame, clapboarded, three stories, bell cast mansard roof. This French Second Empire style house has a full-width front porch with turned posts and railing. The first floor windows are flat arched and the second floor windows are segmentally arched; both with molded hoods. The double leaf front doors have round-headed glass light panels and has the same surround detail as the windows. The corner boards of the house are molded and support an entablature and a bracketed cornice. This house is rich in architectural detail.

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

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Montpelier Historic District Amendment
name of property
Montpelier, Washington County, Vermont
Town, county and State

bargeboards. There is a two story shed pavilion/dormer and a porch on the east side where the two panel glazed entry door is located.

90a. 47 Barre Street, garage, c. 1940. Contributing

Wood frame, gambrel roof, 1 ½ stories. This two car garage has two over head doors in large bays on the front façade topped by a tall narrow loft door.

91. 55 (formerly 51) Barre Street, State Armory, 1932. Contributing

Brick, three stories, flat roof. This building was built as a State Armory in 1932. It has a high brick foundation with a granite water table bearing a date stone and corner granite date stone, flat arch lintels with a granite keystone, granite window sills and a granite entablature. The building has a central projecting bay with a recessed door framed by granite and reached by a flight of granite steps with a brick and granite railing. The windows have six-over-six light sash.

92. 57 Barre Street, c. 1850. Contributing

Wood frame, aluminum clapboard siding, 2 ½ stories, gabled roof sheathed in slate. This house has a one-story, flat roof front porch with chamfered posts and jig-sawn valance. The door has ¾ side lights and the windows have two-over-two light sash.

93. 63 Barre Street, c. 1850/1890. Contributing

Wood frame, wood shingles, 1 ½ stories, gabled roof. This three-bay front, Gothic Revival house has a one-story front porch with Tuscan columns and a solid shingle balustrade. The front door is in the left bay and is flanked by three-quarter length colored glass sidelights. The first story front windows have Queen Anne colored glass sash. The house has sawn bargeboards made up of large circle fragments on the front gable and the right side gable wall dormer. There is a two story addition on the southeast corner. This house is similar in massing and bargeboard style to # 94 (69 Barre Street).