REGIONAL PRIORITY PROJECT PRIORITIZATION PROCESS

PROJECT INFORMATION FORM

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PROJECT NAME:

Chipman Hill Water Tank Construction

TYPE OF PROJECT:

- [x] Infrastructure:
  - [x] Water
  - [ ] Wastewater
  - [ ] Broadband
  - [ ] Transportation
  - [ ] Public Facility
  - [ ] Other
- [ ] General Development:
  - [ ] Industrial
  - [ ] Commercial
  - [ ] Residential
  - [ ] Mixed
- [ ] Site/Facility Development for Specific Business
- [ ] Workforce Development
- [ ] Business Development
- [ ] Other:

PROJECT SPONSOR:

Organization Name	Town of Middlebury
Organization Mailing Address	77 Main Street, Middlebury, Vermont 05753
Organization Email	kramsay@townofmiddlebury.org
Organization Phone	(802) 458-8001

Contact info for the person submitting project information:

Name	Emmalee Cherington
Title	DPW- Director of Planning
Mailing Address	77 Main Street, Middlebury, Vermont 05753
Email	echerington@townofmiddlebury.org
Phone	(802) 388-4045

PROJECT PRINCIPAL(S) (if different than above):

Person 1:

Name	
Title	
Organization	
Mailing Address	
Email	
Phone	

Person 2:

Name	
Title	
Organization	
Mailing Address	
Email	
Phone	

PROJECT DESCRIPTION - Provide a brief (2-3 sentence) description of the project. (500 character limit):

The proposed concrete water storage tank would be located adjacent to the existing storage on Chi

DETAILED PROJECT DESCRIPTION (5000 Characters):

The Middlebury Water Department Water System (WSID 5004) is supplied by three wells located about 3 miles east of the Town center. Water storage is currently provided by a two-cell 1.5-million-gallon (mg) storage tank on Chipman Hill, constructed in 1978. The system serves a year-round population of approximately 6000 with an additional 2500 college students during the school year. The Town maintains 2300 water service connections- both residential and commercial and industrial. The system's largest user is Agri-mark- the Northeast's premier dairy farmer cooperative followed by Middlebury College.

A hydraulic study that was performed in 2018, determined that the storage available for the Town water supply was inadequate to support the growing population and fire flow capabilities. The report provided recommendations to increase storage to better serve the community.

The proposed concrete water storage tank would be located adjacent to the existing storage on Chipman Hill. It would consist of a 1.3 mg pre-cast, pre-stressed concrete water tank. The proposed storage tank would allow for increased fire flow capabilities in addition to future average daily demands, better serving the population.

PROJECT LOCATION (3000 characters):

Provide the physical location of the project and/or the area to be served by the project

The proposed water storage tank would be located on Chipman Hill (accessed via Springside Road), adjacent to the existing water tank. The population of Middlebury would be served both through water service connectivity in addition to increased fire flow capabilities.

PROJECT PURPOSE AND BENEFITS (3000 Characters):

Describe the purpose and benefits to the region of the project. Describe if/how the project builds capacity within the region for improved economic development or community development, builds capacity in the region for improved economic and community development, and/or advances the goals and objectives of the region's Comprehensive Economic Development Strategy (CEDS) and/or regional plans, and addresses the most pressing needs of the region.

A hydraulic study that was performed in 2018, determined that the storage available for the Town water supply was inadequate to support the growing population and fire flow capabilities. The report provided recommendations to increase storage as proposed by this design project. The proposed concrete storage tank would allow for increased fire flow capabilities in addition to future average day demands, better serving the population. Therefore, the project would allow for economic development and community development, allowing for growth in the work force and housing.

One of the limiting growth factors in the Town of Middlebury is the lack of housing available. In the past year, the Town has been working with Summit Properties to approve the construction of a 200+ unit new construction, mixed-income, highly energy efficient community on Seminary Street Extension. The community would have mixed housing types, including subsidized for sale condos/townhomes, modest market rate for sale condos/townhomes, rental units offered at modest market rates, rental units targeting low-income families earning less than 60% of area median income (AMI), and rental units targeting very low-income families earning less than 30% of AMI and homeless and at-risk families and individuals. The development represents an innovative partnership between Summit Properties, Middlebury College, and the Town of Middlebury. This project will add much needed housing at all affordability levels and represents the best opportunity in a generation for smart growth development at scale to make a meaningful impact on Addison County's housing crisis.

The proposed community is targeted to accomplish the Town of Middlebury's housing goals as stated in the 2017 Town Plan, namely: (i) encourage a variety of housing opportunities, (ii) utilize smart growth principles, (iii) encourage modestly priced, well-built, sustainable housing that is affordable for moderate-income buyers, and (iv) make housing more sustainable, healthy, and efficient. The proposed Summit Property Development would increase the demand on the water storage by an estimated 57,180 gallons per day (GPD). Given the noted deficiency in storage, additional storage is imperative to allow developments to be constructed and help relieve the housing pressure in the county.

PROJECT TIMELINE, MILESTONES, AND STATUS (3000 Characters):

Describe the project timeline, the current status, and impediments to proceeding. Include factors such as site control, engineering and design, financing/funding identification and commitment, and permitting. Clearly identify where the project is within the project timeline and what work remains.

- 2017- A State Sanitary Survey determined that the existing storage capacity is undersized and doesn't provide sufficient storage volumes for average day demands or necessary fire flow reserves. The State requested that the Water System submit a proposed plan and schedule for providing additional storage capacity on or before March 31, 2018.
- 2018- A Hydraulic Study conducted by Dufresne Group determined that the storage available for the Town water supply was inadequate to support the growing population and fire flow capabilities.
- November 2022- The Town entered into an Engineering Agreement with Dufresne & Associates, P.C. (Dufresne Group) for the design of the proposed water tank.
- January 2023- The Town issued an Intent to Bond for $3,500,000.
- February 2023- The Town submitted this project to the state Drinking Water State Revolving Fund (DWSRF) priority list for construction in the FY2024 (project was not allocated funding in this cycle).
- March 2023- The Town held a bond vote for $3.5 million which was approved by voters on March 8, 2023. Additionally, the project received approval to use $1,000,000 from the Local Options Tax to offset project cost.
- March 2023- The Town submitted an application for funding through Congressional Directed Spending with Bernie Sanders (project was not allocated funding in this cycle).
- March 2023- The Town cleared trees from the proposed site to remain in compliance with regulations pertaining to tree removal within areas of known Indiana Bat and Northern Long-Eared Bat

PROJECT PRINCIPAL EXPERIENCE/PARTNERSHIPS (3000 Characters):

Describe project principals' experience managing federal or state grants, and/or successfully developed similar business models, their ability to complete the project, and describe any partnerships that will help ensure success.

The storage tank project will be managed by the Department of Public Works (DPW) Director of Planning. The Director is responsible for managing all Capital Improvement Projects (CIP) for the town including water, wastewater, stormwater, and highway improvements. The work is generally funded through a variety of revenue sources in addition to the annual CIP budget. For example, funding sources have included: Clean Water and Drinking Water State Revolving Loan funds (CWSRF/DWSRF), Vermont Agency of Transportation Environmental Mitigation Grants, Clean Water Block grants, Transportation Alternatives grants, Northern Borders Regional Commission grants. The Director works closely with the Project Engineer to oversee the proposed construction.

Construction oversight will be performed by Dufresne Group.

PROJECT SUPPORT AND REGIONAL NEED (4000 Characters):

Describe how the project is consistent with identified local and regional goals, advances regional needs identified in the region's CEDS and/or regional plans or is supported by reports or public forums. Describe the community support for the project and any community engagement that has occurred. Include reference and link to region's CEDS, the municipal and/or regional plan, and reports, or forums identified. Also describe how the project leverages regional human, social, financial, cultural, and/or physical capital, and supports, compliments, or enhances existing efforts.

The storage available for the Town water supply is inadequate to support the growing population and fire flow capabilities. The Town Hydraulic report provided recommendations to increase storage as proposed in this project. There are no alternative water sources for the stakeholders involved.

The 2017 Middlebury Town plan (Town of Middlebury 2017 Town Plan) identified that during the 1980's, 447 dwelling units were added (houses, apartment units, condominiums, modular homes etc.). During the 1990's the growth was 124 units and in the 2000-2010 decade, 263 units. The most recent population increases included additional college students and the development of two large residential developments, South Village and South Ridge. Even with this recent growth, there is still considerable demand for increased housing needs within the Town limits, increasing the demand on the Town water supply. The proposed concrete storage tank would allow for increased fire flow capabilities in addition to supplying future average daily demands, better serving the population.

As previously mentioned, one of the limiting growth factors in the Town of Middlebury is the lack of housing available. Without adequate water storage, it will become increasingly difficult to allow allocations for services to be added to the already taxed system. Local employers also suffer from as it becomes more difficult to find applicants due to lack of housing. Given the noted deficiency in storage, the additional storage is imperative to allow developments to be constructed and help relieve the housing pressure in the county.

PROJECT COST, IDENTIFIED AND COMMITED FUNDS/FINANCING, AND FUNDING GAP:

Provide the total project cost and complete the simple sources and uses chart.

Total Project Cost: $ 3,700,000

Sources:

Source	Amount
DWSRF Loan Phase II	$ 55,800
Total Sources:	$ 55,800

Uses:

Use	Amount
Construction Cost in 2024	$ 2,786,160
Contingencies	$ 418,000
Final Design Engineering	$ 62,000
Construction Phase Engineering	$ 359,000
Administrative Costs	$ 56,000
Total Uses:	$ 3,681,160

Funding Gap: $ 3,625,360

Note: Uses must exceed sources or there is no funding gap

Budget Narrative (3000 Characters):

Describe the amount of funds/financing that have been identified and include a clear status of the funds (Received, committed, applied for, identified, etc.) including the dates of receipt, commitment, application, expected distribution, etc. Clearly identify any funding gap. Also, identify the type of resource (cash, grant, loan, sponsor in-kind, third party in-kind, etc.) and describe which resources can serve as a match, noting that, for example, some grant sources do not allow matching federal funding with other federal funds. Clearly identify any funding gap and identify the state or federal resources that you expect might help fill the gap.

Funding sources identified include the list below. Only Drinking Water State Revolving Fund loans for the Final Design have been secured:

Drinking Water State Revolving Fund

Phase II Loan- Loan forgiveness $17,360 (of $62,000 contract)

Northern Borders Regional Commission

Congressional Directed Spending

JOB CREATION (4000 Characters):

Provide an estimate of the number of permanent and temporary jobs to be retained and/or created by the project, including the period of time over which new jobs will be created.

The proposed project is strictly related to construction of infrastructure, thus the only jobs that will directly created will be during the construction period as laborers, flaggers, truck drivers, etc. Other increase in employment is not immediately anticipated. As previously mentioned, the project outcome would benefit the labor market by potentially increasing the housing market available.

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