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	echerington@townofmiddlebury.org
Organization Phone	(802) 388-4045

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 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.

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. The primary source of supply is a well that was developed in 1978 with an original design of 1,550 gallons per minute (gpm). Through a network of 54-miles of distribution and transmission mains, water is transported to a 1.5-million-gallon (MG) storage tank on Chipman Hill, originally constructed in 1978. The water system supplies roughly 2400 services, including residential, industrial, and commercial properties in addition to Porter Medical Center and Middlebury College. Current usage ranges from 1.2 to 1.8 million gallons per day (MGD), exceeding capacity regularly.

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.

The proposed 1.3 MG pre-cast, pre-stressed concrete water tank would be located adjacent to the existing storage tank. The additional tank will provide sufficient flow to achieve peak demands, meet projected future average daily demands and provide increased fire flow capabilities.

The project is recognized on the 2023 and 2024 Addison County Regional Priority List for several qualities including its potential for job creation and regional need. The water system serves the designated downtown area of Middlebury, as well as consumers beyond the immediate downtown area including several services in the adjacent town of Weybridge, Middlebury College, Porter Medical Center and the Industrial Park (including local businesses such as Agri-Mark, AquaVitea and Appalachian Gap Distillery).

The project is currently designed to the 90% level of engineering and required construction and stormwater permits have been obtained. The Engineer's Estimate based on the current plans is $3,750,000. The project is on schedule to go out to bid in the fall of 2024 with construction to follow in the summer of 2025. It is anticipated that the construction will be completed within one season.

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.

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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 proposed project will allow for the expansion of businesses and housing developments within the community, providing for both the workforce needed and an increase in employment opportunities. In recognition of these values, the project was recently chosen for the second year as an Addison County Regional Priority Project. The priority standing recognizes that the investment provides long-term community support and economic impact as it will help support further development of the Industrial Park in Middlebury, in addition to other local businesses.
The project will also promote job retention at several employers that support the region. Some of the larger employers in Middlebury include:

- Agri-Mark employs over 120 people to make cheese and other products over the course of three shifts. This employment is in addition to the neighboring farms that supply the milk.
- Porter Medical Center employs over 700 people and serves more than 33,000 people in the region. Additionally, Helen Porter Healthcare provides long-term care and employs nearly 250 people.
- Counseling Service of Addison provides outpatient and mental health and substance abuse counseling and employs over 250 people.
- Middlebury College provides employs over 500 individuals (faculty and staff).

A secure water source is imperative for these businesses, medical centers, and educational facilities to thrive in Middlebury.

In line with the costs being reduced, this project will promote the improvement of households throughout the Town that are dependent on the water system. By providing an affordable rate, residents will experience less financial hardship.

Additionally, 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 development of Stonecrop Meadows, a 200+ unit new construction, mixed-income, highly energy efficient community on Seminary Street Extension. The development 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, and rental units targeting very low-income families and homeless and at-risk families and individuals. The development represents an innovative partnership between Summit Properties, Middlebury College, and the Town of Middlebury. Stonecrop Meadows 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 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, the proposed tank is imperative to allow development 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: $ 3,898,750

Sources:

Source	Amount
NBRC	$ 1,000,000
Total Sources:	$ 1,000,000

Uses:

Use	Amount
Construction	$ 2,900,000
Contingencies	$ 435,080
Engineering	$ 503,670
Administrative Fees	$ 60,000
Total Uses:	$ 3,898,750

Funding Gap: $ 2,898,750

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.

It is anticipated that this project will be funded through a combination of municipal bonding, loans and grants. Matching funds for NBRC Catalyst funds will be provided through municipal bonding or the Local Option Tax revenue. The Town of Middlebury has submitted a Priority List application for funding from the VT Drinking Water State Revolving Fund (DWSRF). The notices of award are anticipated in late spring of 2025. The Town secured approval from the voters on March 7, 2023, for a $3,500,000 bond to support the project in addition to an allocation of $1,000,000 of the Local Options Tax reserve fund to the cost of the project. The Town received a $1,000,000 grant from NBRC.

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 Water department consists of four year-round, full-time employees, supported by the Director of Operations, Director of Planning, the Department of Public Works Office Administrator, and nine individuals from the Highway Department. The Town provides full benefits and a pension to all full-time staff members. The proposed water tank will support the projected growth in the Town of Middlebury both on a commercial and residential level.

The proposed project relates to engineering and construction, thus the only jobs that will directly created will be the positions associated with the implementation of the design.

However, it is imperative that the Town of Middlebury address the current housing shortage to better serve the workforce. Developers must be guaranteed water to be willing to invest in the creation of affordable housing. Therefore, the water storage tank is crucial for the vitality of the hiring and retention marketplace for Middlebury and Addison County employers.

CLEAR FORM

PRINT FORM