



DEVELOPER QUALIFICATION

**TOWN OF WATERBURY, VERMONT**  
MULTI-FAMILY HOUSING DOWNTOWN WATERBURY

Waterbury, VT | September 26, 2025

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## COVER LETTER

September 26, 2025

The Town of Waterbury  
ATTN: Tom Leitz, Municipal Manager  
tleitz@waterburyvt.com  
(802) 999-6450

**RE: RFQ - Development of a Multi-Family Housing Project at the Former Stanley Wasson Site in Downtown Waterbury**

**Dear Tom,**

DEW Properties LLC (Developer/DEW) submits this response to the RFQ for the development of the Stanley Wasson site. We appreciate the timely response to questions and the distribution of the environmental assessment, which appeared positive. Our team, which includes Wiemann-Lamphere Architects, Grenier Engineering (Civil Engineer), Hardy Structural Engineering, and DEW Construction (Construction Manager), offers a proven combination of extensive experience, design innovation, and construction leadership showcasing our ability to meet all project goals.

We recognize the urgent need for a housing project in Waterbury and are fully prepared to serve as a dedicated and valued partner in this initiative from day one. DEW is a recognized developer in the region, having recently completed numerous housing projects comparable to that of the proposed project. These types of developments are vital statewide, and DEW has a strong track record of delivering diverse housing solutions in municipalities facing similar challenges. In 2024, we completed 42 units of affordable workforce housing in White River Junction with Twin Pines Housing Trust and Evernorth. DEW Properties is currently developing over 400 housing units across New England, which includes 32 units in the City of Barre for Downstreet and 24-40 units in the Town of Rockingham with Windham Windsor Housing Trust.

DEW is committed to collaborating with The Town of Waterbury, our development team, and our construction manager to deliver a project that meets or exceeds the objectives and goals outlined by the town in the RFQ. We anticipate a 3 phased project with market rate, workforce, and affordable housing components. We have included multiple possible site concepts for stakeholders' considerations.

DEW seeks to collaborate with The Town of Waterbury's representatives to ensure this project meets the town's goals. We request a Project-Specific Research Period during which DEW will have exclusive rights to conduct feasibility studies, market analyses, site due diligence, assess permitting requirements, and develop project plans. Our goal is to deliver a project that meets the community's needs for multiple types of housing for The Town of Waterbury community.

DEW is committed to improving the well-being of those around us, and we are committed to making a meaningful impact on individuals and communities in need. This development presents a valuable opportunity to further our dedication to this initiative. We deeply value our clients, their communities, and the long-term partnerships we build together. These relationships are the foundation for creating lasting, positive change now and for years to come.

We look forward to the selection process and the opportunity to meet with town representatives. If selected, DEW will demonstrate our core values and walk you through our transparent and reliable approach. While we trust you're familiar with DEW and our partners' experience and expertise, we would be pleased to provide a list of references upon request.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Donald Wells'.

Donald Wells  
Chairman, Founder  
DEW Properties, DEW Construction  
(802) 373-5600



## 1. | COMPANY PROFILES

A. DEW Properties

B. DEW Construction



## BUILDING WHAT MATTERS MOST

## FOR YOUR COMMERCIAL REAL ESTATE DEVELOPMENT NEEDS



DEW Properties offers full real estate development and property management services. We specialize in build-to-suit, turnkey solutions to fit your unique real estate needs.

DEW Properties was founded on the principles of creative and innovative solutions for medical and commercial buildings.

As your development, design and construction resource, we will assemble a team to fully understand all aspects of your real estate development needs. As a developer/builder, our collaborative approach allows for transparent communication between our team and our clients. Our experienced real estate team will be with you from project inception to completion.

**During the design phase, we will ensure that the following requirements are met:**

- *Site selection & validation*
- *Environmental testing and corrective action plans to insure the project site is clear for permitting and financing*
- *Consultation with the local municipality and involved utility providers*
- *All local and state permits as required*
- *Complete plans and specifications for bidding and construction*

We provide reliable budgeting, thus mitigating the uncertainties of real estate development. We are determined to secure the very best financing options and utilize alternative financing sources to maximize benefits resulting in competitive lease and purchase rates.

### ALTERNATIVE FUNDING

DEW Properties has extensive experience navigating the complex acquisition process for New Market Tax Credits (NMTCs). In collaboration with our legal and NMTC counsel, we have successfully secured NMTCs for projects totaling \$150 million. DEW is among a select group of developers nationwide to have combined NMTCs with Recovery Zone Bond funds, as demonstrated in our Rutland City project, which included the development of the Community College of Vermont's new campus.

Additionally, DEW secured NMTCs for the \$16 million Barre City Place project, which enabled 50% occupancy by the State of Vermont. While this project was completed over a decade ago, it remains a testament to our long-standing expertise in leveraging NMTCs to support impactful development.

DEW remains committed to working closely with clients to pursue and secure these valuable tax credits when applicable to their projects.

## OUR LOCATIONS



### VERMONT

277 Blair Park Road, Suite 130  
Williston, VT 05495  
p 802.872.0505

### MAINE

2 Market Street, 4th Floor  
Portland, ME 04101  
p 207.553.3569

### NEW HAMPSHIRE

The MacMillin Building  
17 Elm Street  
Keene, NH 03431  
p 603.352.3070

150 Dow Street  
Tower 4, Suite 441  
Manchester, NH 03101  
p 603.932.7740

[DEWconstruction.com](http://DEWconstruction.com)

**BUILDING  
WHAT  
MATTERS  
MOST**

## OUR STORY

**1997 — DEW Construction founded** — Chairman and Founder, Don Wells has always understood that the long-term success of DEW is dependent upon client satisfaction. He founded DEW on that guiding principle and a commitment to earn your trust, respect, and, ultimately, your partnership. Your satisfaction is the most important and fulfilling part of what all of us at DEW do every day.

**2012 — DEW Acquires The MacMillin Company**

The acquisition of MacMillin, a 66-year-old construction company based out of Keene, NH, allowed DEW to integrate resources, capabilities, and industry expertise while creating growth opportunities for our valued employees.

**2025 —** DEW employs over 100 people and has become one of the region's largest and most respected construction companies serving VT, NH, ME, MA, and upstate NY. Our services include construction management, general contracting, design/build, development and preconstruction planning.

**Our people** are a great source of pride. They are dedicated, solution-driven, experienced professionals who each possess a superior track record. Collaboratively, they comprise a highly effective team that delivers every project with remarkable results. They are the cornerstone and one of the greatest strengths of DEW.

As your **trusted partner**, we will leverage our decades of experience, industry knowledge, and our steadfast commitment to finding the best solutions to each unique project. We listen intently, we plan meticulously, and we are accountable throughout the process, ensuring satisfaction and a superior building experience for our clients.

**28 Years of Success**

**122 Dedicated Employees**

**1,000+ Successfully Completed Projects**

**\$100M Single Project Bonding Capacity**

### Industries We Serve

Education

Multifamily/Housing

Healthcare

Manufacturing

Commercial

## FOUR LOCATIONS A SINGULAR FOCUS.



### VERMONT

277 Blair Park Road, Suite 130  
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Portland, ME

150 Dow Street  
Tower 4, Suite 441  
Manchester, NH 03101  
p 603.932.7740

[DEWconstruction.com](http://DEWconstruction.com)



## OUR PHILOSOPHY

*At DEW, we care about the quality of our work, our people and the partnerships we build.*

DEW's proven construction management process maximizes the strengths, skills, and creativity of everyone involved. Committed to meeting our clients' needs, our project teams' focus is on maximizing efficiency by streamlining construction operations and improving communication across all departments, engineers, architects, and the skilled trades (subcontractors). In combination with leading project management and scheduling software, our solution-driven process guarantees predictable results and a successful project completion.

Experience and expertise are the hallmarks of our construction management work at DEW. Collaborative communication, attention to client services, and accountability are the qualities that have established DEW as a trusted CM. Our experienced people provide precise planning, expert project management, and superior workmanship to deliver the ultimate building experience to our clients. With construction projects throughout Northern New England, our focus on accountability and performance has resulted in a 100% project completion rate; we have never had to turn one of our projects over to another CM.

## OUR VALUES DRIVE OUR SUCCESS



### OPTIMISM

We share a positive mindset, believing in opportunities over obstacles.



### ACCOUNTABILITY

We are committed to a culture of ownership, personal accountability, and safety.



### INITIATIVE

We are self-motivated, proactive problem solvers.





## COMPANY CULTURE

Since 1997, DEW has been building successful commercial construction projects and solid partnerships established on the values we bring to our work every day. Today, we express this simply as: Building What Matters Most. Our approach is guided by DEW's core values and built around three key initiatives that define our culture, Optimism, Accountability and Initiative.

Our Leadership Team comprises individuals who have risen through the ranks within DEW, bringing a wealth of hands-on experience to the table. They work closely with project teams, providing unwavering support to ensure the success of our employees who are at the forefront of our operations.

At the heart of DEW's success lies the expertise and dedication of our people. Each member of our team boasts a commendable track record in their respective fields, collectively forming a highly proficient unit that consistently delivers exceptional results. We recognize that our achievements are a direct result of our talented workforce.

DEW's philosophy revolves around investing in our employees and empowering them to unleash their full potential. Through ongoing opportunities for learning and development, both in technical skills and soft skills, we cultivate a culture of continuous growth and excellence. Our collaborative approach fosters trust, communication, and accountability among team members, driving our collective success.

We embrace a culture of autonomy and purpose, where employees are encouraged to innovate and excel in their roles. Our dynamic environment encourages adaptability and forward thinking, enabling us to stay ahead of industry trends and deliver unparalleled value to our clients.

Employee feedback is integral to our continuous improvement efforts. We actively solicit input from our team members and leverage their insights to refine our processes and enhance our culture. This collaborative approach ensures that every employee feels valued and empowered to contribute to our shared success.

### THE DEW COMPANY CULTURE TEAM

At DEW, our dedication goes beyond excellence in construction; we are committed to positively impacting the communities we serve. This commitment also extends to creating an inclusive and supportive work environment, driven by our Company Culture Team. By implementing programs that reinforce our core values and enhance employee engagement, the team empowers everyone to contribute to our vibrant company culture.

The Company Culture Team offers employees opportunities to make a difference, enjoy fulfilling experiences, develop professionally, and expand their networks within DEW. Through collaboration and camaraderie, the team strives to create a workplace where everyone feels valued, motivated, and inspired to succeed.

### WAYS IN WHICH DEW GIVES BACK:

- ✦ Special Olympics Penguin Plunge (Keene Frozen Sections)
- ✦ Annual Holiday Food Drives
- ✦ Green Up Vermont
- ✦ Ronald McDonald House Volunteers
- ✦ Gifts of Joy Night Crotched Mountain School
- ✦ Monadnock Peer Support Floating Lanterns Event
- ✦ Donations & Sponsorships  
*We value our clients and building lasting partnerships. That's why we make donations and sponsorships part of our operations.*
- ✦ Matching Gifts Program  
*We encourage our people to share the causes and activities they are involved with outside of work. Our Matching Gifts Program is designed to honor the diversity of DEW employee giving by supporting a broad spectrum of organizations and institutions. Dollar for dollar, DEW will match up to \$150 per calendar year, per employee in contributions made to funding federations, eligible charitable organizations, or educational institutions. Included in DEW's employee benefits is (8) hours of paid Community Service time per calendar year.*

## BUILDING WHAT MATTERS MOST



## 2. | PROJECT APPROACH

The Town has requested that the RFQ Responses address the following items:

1. An overall initial proposal for building(s) location, size, and related amenities. To the extent possible a conceptual plan should include the estimated number of units and sufficient detail as to convey design intent, including plans to minimize the impact of the development on neighboring property owners. A schematic site plan or renderings is recommended. For a workforce housing component, the plan should include the proposed duration of affordability.
2. Description of specific Town goals, as outlined above, that will be achieved through completion of the project.
3. Identification of public improvements that may be required to support the project.
4. Detailed descriptions of any zoning variances that may be required, if any

### PROJECT APPROACH

CONFIDENTIAL/PROPRIETARY INFORMATION

## PROJECT APPROACH

### TOWN GOALS FOR THE PROJECT

- Phased Housing Project
- Provide a diverse housing mix, including workforce and market-rate units near downtown — supported by the Housing Task Force and Selectboard
- Limit building massing to preserve neighborhood view corridors and maintain sight lines along Main Street
- Maintain orientation of previously demolished buildings
- Connect public infrastructure to existing systems
- Dedicate a portion of the property for public park space
- Prioritize residential housing over commercial development to meet community needs

### PUBLIC IMPROVEMENTS

DEW is committed to making this project a bright spot for The Town of Waterbury, one that reflects and enhances the character of the community. Our goal is to ensure the development integrates seamlessly with its surroundings and leaves a lasting, positive impact. To foster a sense of connection and accessibility, DEW will link all new sidewalks and walking paths to the existing sidewalk network. Additionally, we will create a public park to provide outdoor gathering spaces that encourage community interaction and enjoyment.

### ZONING VARIANCES

DEW understands that the Town of Waterbury has recently completed a zoning change. With the new regulations now finalized, we do not anticipate needing to request any zoning variances for this project.





### 3. | SIMILAR DEVELOPMENT EXPERIENCE

5. Description of the firm's experience in Vermont on similar sized projects. Specific focus should be given to the firm's ability to construct within a floodplain, and a historic district. Developers experience owning/operating multi-family residential buildings should also be discussed

### SIMILAR DEVELOPMENT EXPERIENCE

Don Wells and Mike Francis are real estate investors and together, have developed over \$100M in properties. Current properties hold a fair market value worth approximately \$51 million and these properties have a combined debt balance of \$39 million. Of those amounts, Don and Mike collectively own 90% of the properties, while other investors own the remaining 10%. The properties vary in size, ranging from 8,000 square feet to 82,000 square feet.

Following, please find a listing of our completed development project experience, as well as some development projects that are either in the preconstruction or construction phase, followed by related project profiles completed by DEW Properties and its affiliate DEW Construction.

#### 118 PROSPECT STREET STATE OFFICE BUILDING

White River Junction, VT

*New four-story 44,000 SF office building. This building was designed to meet LEED® standards for Silver Certification.*

#### 150 DOW STREET OFFICE FIT-UP

Manchester, NH

*2,500 SF interior office fit-up in a historic downtown mill property.*

#### BARRE CITY PLACE

Barre, VT

*New 81,000 SF mixed-use building on Main Street in downtown Barre. The building was built in conjunction with Efficiency Vermont as a high-performance building.*

#### BARRE CITY PLACE - VERMONT TRANSIT FIT-UP

Barre, VT

*Fit-up to 2 floors of an existing office building.*

#### BARRE CITY PLACE SMALL PROJECTS

Barre, VT

*Miscellaneous renovations performed at Barre City Place covering several floors of the building.*

#### BLAIR PARK OFFICE BUILDING

Williston, VT

*New construction of a 28,500 SF, two-story office building housing 4-5 tenants.*

#### COMMUNITY COLLEGE OF VERMONT - RUTLAND ACADEMIC FACILITY

Rutland, VT

*New Construction of 32,500 SF academic facility for the Community College of Vermont, Rutland.*

#### CONCORD HOSPITAL - PENACOOK FAMILY PHYSICIANS MOB

Concord, NH

*New 15,000 SF MOB for Concord Hospital. The interior fit-up has class A finishes in keeping with current hospital standards.*

#### EAGLE MILL REDEVELOPMENT

Lee, MA

*The now-vacant Eagle Mill property will be transformed into the twenty-first century with modern amenities. The master plan includes commercial space, affordable housing, apartments, offices, restaurant, and retail space. Historic, Registered Brownfield Site.*

#### EDWARD JONES FIT-UP

Barre, VT

*1,700 SF Fit-Up of Barre City Place for Edward Jones.*

#### FRISBIE MEMORIAL HOSPITAL - ROCHESTER PEDIATRICS MOB

Rochester, NH

*New construction of an 8,000 SF pediatric medical office building for Frisbie Memorial Hospital.*

#### FRISBIE SKYHAVEN AMBULATORY SURGERY CENTER

Rochester, NH

*New construction of a 16,000 SF outpatient surgery center with four operating rooms.*

## SIMILAR DEVELOPMENT EXPERIENCE LISTING

**FRITO LAY - LEBANON, NH**

Lebanon, NH

*This project involved the new construction of a 5,738 square-foot pre-engineered metal building for Frito Lay, designed as a product distribution facility. The building primarily serves as a warehouse and distribution center. It includes check-in areas for drivers, one office, a restroom, and support rooms. The facility features five overhead doors to accommodate various truck sizes for both backloading and side loading.*

**GSA FIT-OUT 9 ELM STREET**

Keene, NH

*Renovations to 4,544 SF of former dance studio into offices for the GSA Social Security Office in Keene NH.*

**HOOKSICK FALLS MOB**

Hoosick Falls, NY

*Renovations to an existing single-story medical office building. The project reconfigured three rooms, new roof, new siding, new paint, new flooring, and sidewalk repairs.*

**HOOSICK FALLS MEDICAL CENTER**

Hoosick Falls, NY

*Interior renovation of an occupied hospital space. Scope includes new framing, drywall, taping, ceilings, flooring, painting, electrical, mechanical, doors/frames/hardware, and millwork.*

**MANCHESTER OFFICE RENOVATION 2021**

Manchester, NH

*Office fit-up to add to an existing office space, including (5) offices, (1) open concept area for (4) employees, an additional conference and bid room, reception area, printer/plotter/IT area, and all associated utility and data scopes.*

**MT. ASCUTNEY HOSPITAL - OTTAUQUECHEE MOB**

Hartland, VT

*15,500 SF renovation to an existing medical office building. Renovations were performed with no interruptions to medical services over seven phases.*

**OTTAUQUECHEE HEALTH CENTER RENOVATIONS**

Woodstock, VT

*3,100 SF renovations to an existing, occupied health center.*

**PENACOOK DRAW LAB**

Concord, NH

*Penacook Phase II tenant fit-up for a draw lab.*

**POSITIVE PIE**

Barre, VT

*New restaurant fit-up occupies 4,500 SF with seating for 90-100 people.*

**PROSPECT STREET PHASE II**

Hartford, VT

*A new two-story 16,690 SF office building for Visiting Nurse and Hospice of Vermont and New Hampshire.*

**REHAB GYM FIT-UP**

Barre, VT

*950 SF fit-up for the Rehab Gym within the Barre City Place.*

**RIG INSURANCE**

Colchester, VT

*New construction of an 8,400 SF two-story office building for RIG Insurance.*

**RIVERWALK APARTMENTS**

White River Junction, VT

*New construction of 42 units of affordable residential housing, 50,890 GSF. Four stories of wood-framed affordable housing above a sub-grade parking garage—apartments range from studios to two-bedroom units.*

**UVTP - MILTON RENTS**

Lebanon, NH

*New construction of a 10,016 SF pre-engineered metal building facility for Milton Rents. The building is divided into six different areas on the first floor including a showroom space, offices, employee locker rooms, parts storage area, equipment service area, and a wash bay. As part of the construction, an underground system was installed to collect and reuse wash water, and an oil/water separator tank was also included. Additionally, a mezzanine was built for an equipment area.*



## RIVERWALK APARTMENTS

WHITE RIVER JUNCTION, VT

### DELIVERY METHOD

Construction Management (CM)

### CONSTRUCTION COST

\$13,518,143

### PROJECT SIZE

50,890 SF

### SCHEDULE DURATION

February 2023 - April 2024

### OWNER

Evernorth, Twin Pines Housing Trust

### ARCHITECT

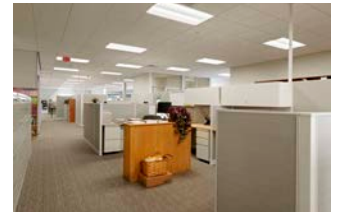
Jutras Architecture

New construction of a 50,890 SF wood-framed apartment building in White River Junction, VT on the corner of Prospect and Maple Street. The project site is located just off the Connecticut River, next to the Lyman Bridge, and provides excellent views overlooking the river and easy access to downtown amenities, schools, parks, and public services.

The four-story building offers a mix of studio to two-bedroom apartments, complemented by a sub-grade parking garage with 26 indoor spaces and an additional 30-space surface lot. Designed for energy efficiency, Riverwalk Apartments incorporate cold climate heat pumps, contributing to an annual reduction of 117 tons in CO2 emissions.

DEW Properties and The Braverman Company developed the building with an agreement to sell it to Twin Pines Housing and Evernorth.





## BARRE CITY PLACE

BARRE, VT

### DELIVERY METHOD

Construction Management (CM), MEPF Design Build

### CONSTRUCTION COST

\$12,314,297

### PROJECT SIZE

81,717 SF

### SCHEDULE DURATION

February 2013 - March 2014

### OWNER

DEW Barre City Place, LLC, City of Barre, VT

### ARCHITECT

Banwell Architects

The City Place project was conceived, initiated and sponsored by the City of Barre, but was privately developed and constructed by DEW. City Place is a new, four-story, 81,717 SF mixed-use commercial building.

At the time of construction, tenants included the RehabGYM (with a therapy pool), the Positive Pie restaurant, and Edward Jones on the first floor. The second floor of the building houses offices for the State of Vermont; and the third-floor and fourth-floor house the VT Department of Education.

The Main Street facade is designed to blend into the historic streetscape with the use of brick and granite. The site was subject to EPA Brownfield Site Management conditions. The building was built in conjunction with Efficiency Vermont as a high-performance building.

### PROJECT AWARDS

- 2014 - AGC-VT: Outstanding Quality of Work and Effort (New Building, Community Development Category)



Steven E. Mackenzie, P.E.  
City Manager

## City of Barre, Vermont

*"Granite Center of the World"*

6 N. Main St., Suite 2  
Barre, VT 05641  
Telephone (802) 476-0240  
FAX (802) 476-0264  
[manager@barrecity.org](mailto:manager@barrecity.org)

February 14, 2014

To Whom It May Concern

**SUBJECT: Letter of Recommendation: DEW Properties, LLC & DEW Construction, Inc.**

I am pleased to write this letter of recommendation for the above companies based on my recent experience with both relative to the "City Place Project" in Barre. The City Place project was conceived, initiated and sponsored by the City of Barre, but one that was privately developed in its implementation by DEW Properties, LLC. From proposal to completion, this project was developed in less than a remarkably short two years.

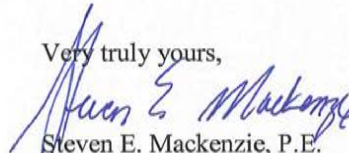
DEW Properties was competitively selected by the City, and has been a committed and responsive "partner" in this project with both the City of Barre and the State of Vermont Department of Buildings and General Services. City Place is a first class, mixed use office building that is an architecturally respectful addition to the fabric of the Barre community,

That is not to say a project of this complexity did not have its own unexpected issues. However, the DEW Team (Steve Morton, Michael Francis, and Don Wells) was able to work with the City team to satisfactorily resolve them and move ahead without any compromise to schedule. The City Place project was delivered to its tenants on time.

Along with our Main Street Reconstruction Project, the City Place Project by the DEW team has been instrumental in the revitalization of our Downtown. The timely and successful completion of this project fulfilled a commitment by the City Council and City Administration to the residents and taxpayers of the City. I can highly recommend the DEW team as a responsive and committed partner for your project.

If you have any questions or would like to discuss the DEW team further, please don't hesitate to contact me at 802-476-0240.

Very truly yours,

  
Steven E. Mackenzie, P.E.  
City Manager





## ONE TAYLOR STREET - HOUSING, TRANSIT CENTER & MULTI-USE PATH | MONTPELIER, VT

### DELIVERY METHOD

Construction Management (CM)

### CONSTRUCTION COST

\$11,965,248

### PROJECT SIZE

32,000 SF

### SCHEDULE DURATION

August 2018 - October 2019

### OWNER

The City of Montpelier, Evernorth

### ARCHITECT

gbA Architecture & Planning

This project is the result of a cooperative effort between the City of Montpelier, Vermont, and Housing Vermont to provide a transit center for the City of Montpelier and 30 units of affordable housing at One Taylor Street in Montpelier. The project is located on a contaminated Brown Field site.

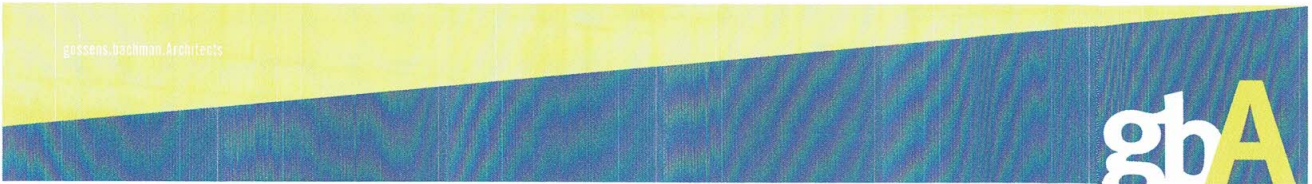
On the first level, the four-story project includes a covered passenger terminal, approximately 3,000 SF of enclosed transit space for ticketing, waiting areas, restrooms, staff kitchen, office and rental space along with a 1,100 SF lobby for the housing portion of the project.

The upper three levels include 30 units of one and two-bedroom housing along with a public roof deck that can be accessed from the second-floor hallway. Exterior finishes include brick veneer, metal panels, and stone and wood accents, storefront, windows and flat, membrane roof which will provide a modern, efficient looking building for the city.

- Affordable Housing, Brownfields Program (EPA), Davis Bacon, MBE, WBE, Section 3, Segregated Billing, State Housing Credits

### PROJECT AWARDS

- 2021 - AIA-VT Annual Design Award
- 2020 - AGC-VT: Best Builders Award



October 15, 2020

**Re: Letter of recommendation for DEW Construction – One Taylor Project**

To Whom It May Concern:

It is my pleasure to write this letter of recommendation for DEW Construction for their performance on the One Taylor project located in Montpelier, VT. The One Taylor project was a significant effort for the Montpelier community. Integrating affordable housing and a multi-modal transit center in the heart of downtown has been a long-standing goal for the City. Creating these two uses with significant public amenity spaces was very important. The project was the culmination of over 10 years of intense effort with much public input, multiple funders and a wide variety of community goals. Because of this the expectations for the project were extremely high. The DEW team met those expectations with great success.

The project was made even more complicated by the fact there were three separate contracts in the construction management process with the resulting three different needs and contractual obligations and expectations. DEW's high level of project organization and coordination was invaluable in taking what could have been an administrative nightmare and making it a smooth and efficient construction effort.

The project is highly visible on a very restricted downtown brownfield site. The DEW construction team lead by Sara Bosworth and Matt Cadieux did an outstanding job of constructing the entire project and meeting every logistical challenge. They were also a pleasure to work with in all phases of the construction process. The overall construction quality is first rate. I appreciated Matt's high-quality standards and dedication to making sure all was done right. This includes constructing the building to meet the high energy efficiency goals for the building.

The result is a project all in the community are proud of and has been a great success. It would be a pleasure to work with the DEW team on another project and I look forward to doing so in the future.

Sincerely,  
Gossens Bachman Architects

Gregg Gossens, AIA

gossens.bachman.Architects  
85 granite shed lane  
montpelier, vermont 05602  
802.229.1664 • 802.229.4822 FAX  
[www.gbarchitecture.com](http://www.gbarchitecture.com)





## EAGLE MILL REDEVELOPMENT

LEE, MA

### DELIVERY METHOD

Construction Management (CM)

### CONSTRUCTION COST

\$45,000,000

### SCHEDULE DURATION

October 2021 - April 2026

### OWNER

DEW Properties, LLC, Eagle Mill Redevelopment, LLC

### ARCHITECT

DBVW Architects

This project, currently in the preconstruction phase sits on 8.4 acres of land on both sides of the Housatonic River in Lee, Massachusetts. Six of those acres sit on the south side of the river with multiple historic buildings occupying just over 192,000 SF of the site. The remaining 2.4 acres on the north side of the river are undeveloped and exist in their natural state. The now-vacant Eagle Mill property will be transformed into the twenty-first century with modern amenities. (Registered Brownfield Site)

Included in the master plan are residential units, retail/mercantile shops, and office suites. Future plans will include a 100-bed hotel and additional market-rate residential units.

Summary of Development Components:

**River Front Commercial Building:** A new 10,000 SF commercial professional office building with river terraces

**The Union Mill:** An adaptive re-use of the historic Eagle Mill building which will create 37 residential units. Of the 37 units in the Union Mill component of the project, nine units will be affordable at the 60% AMI level (some units will be further restricted at even lower income levels); and 28 units will be Workforce Housing units. Public financing for the residential building is likely to include State and Federal Historic Rehabilitation Tax Credits, Low Income Housing Tax Credits (LIHTC), other resources allocated by the Massachusetts Department of Housing and Community Development (DHCD), and funding from MassHousing.

**The Eagle Mill Market:** A 45,000 SF "public market" featuring multiple restaurants, 20+ food-related kiosks (10'x10'), microbrewery, coffee shop, and other vendors. A river terrace for dining and viewing is planned. State and Federal Historic Rehabilitation Tax Credits are being pursued.

**Eagle Mill Housing II:** A 43 unit new construction apartment building. Of the 43 units in the new construction component of the project, 34 units will be affordable at the 60% AMI level; and nine (9) units will be Workforce Housing units. Public financing for the residential building is likely to include State and Federal Historic Rehabilitation Tax Credits, Low Income Housing Tax Credits (LIHTC), other resources allocated by the Massachusetts Department of Housing and Community Development (DHCD), and funding from MassHousing.



## KING STREET CONDOMINIUMS

BURLINGTON, VT

### DELIVERY METHOD

Construction Management (CM)

### CONSTRUCTION COST

\$5,933,000

### PROJECT SIZE

38,402 SF

### SCHEDULE DURATION

January 2008 - January 2009

### OWNER

King Street Housing Limited Partnership  
c/o Housing Vermont

### ARCHITECT

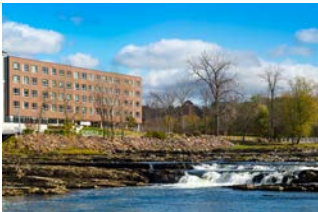
Lemay + Youkel Architects

This five-story, 40,000 square foot new building contains underground parking, two stories of retail space, and two stories (20 units) of residential space.

The project is contained on a restricted site, adjacent to occupied neighborhoods and businesses. The project included new walks and roads. This project has received LEED® Certification.







## RIVERHOUSE

WINOOSKI, VT

### DELIVERY METHOD

Construction Management (CM)

### CONSTRUCTION COST

\$11,688,040

### PROJECT SIZE

67,000 SF

### SCHEDULE DURATION

October 2012 - September 2013

### OWNER

Redstone Development

### ARCHITECT

Jutras Architecture

New construction of a four-story, 67,000 SF luxury apartment building features 72 units of one and two-bedroom residence with a fitness center, well-appointed lobby, riverside terrace, and vegetable gardens.

This multi-family midrise building features one below-grade parking level and one at grade, both located under the main building. Parking spans two levels - one below-grade open air and one at grade.

As part of sustainable building practices, this project's waste management plan addressed salvaging materials from the waste stream, designated an area on the construction site for recycled materials, and contracted with a certified hauler for all waste and recycling needs.

The aesthetic of the building design is a modern take on the classic mill building that the historic downtown of Winooski is known for. By speaking to the vernacular style of this area and embracing a modern feel, this luxury apartment building adds fitting character to the urban space.

Targeted as a LEED® Silver for Building Design and Construction: Multifamily Midrise, this project features Energy Star rated appliances and lighting; water-efficient appliances and plumbing fixtures; energy-efficient ductless mini-split AC; triple-glazed fiberglass windows; durable construction and finishes; enclosed recycling and garbage disposal; covered, secure bike parking; walkable neighborhood location with nearby public transportation; smoking is prohibited throughout the building; and white reflective roofing material.





## SAFFORD COMMONS

WOODSTOCK, VT

### DELIVERY METHOD

General Contractor (GC)

### CONSTRUCTION COST

\$6,172,390

### PROJECT SIZE

29,000 SF

### SCHEDULE DURATION

October 2014 - August 2015

### OWNER

Safford Commons Housing LP

### ARCHITECT

Duncan Wisniewski Architecture

The project, located on an 8-acre site, included the construction of 10 buildings with 24 apartments and the redevelopment of a former Grange Hall/church building into four apartments. Twenty-three of the apartments are available for low-income households. Safford Commons consists of 10 one-bedroom, 16 two-bedroom, and 2 three-bedroom units. The apartments feature front porches and energy-efficient design and materials.

The Woodstock Community Trust, Twin Pines Housing Trust, and Housing Vermont partnered to develop Safford Commons. (Davis-Bacon and HUD Section 3, HUD HOME, Tax Credits)





## BRIGHT STREET HOUSING COOPERATIVE

### BURLINGTON, VT

#### DELIVERY METHOD

General Contractor (GC)

#### CONSTRUCTION COST

\$7,969,623

#### PROJECT SIZE

49,900 SF

#### SCHEDULE DURATION

August 2015 - September 2016

#### OWNER

Bright Street Limited Partnership

#### ARCHITECT

Duncan Wisniewski Architecture

The project involved the demolition of three existing buildings located at 112-114 Archibald Street, 35-39 Bright Street, and 47 Bright Street, and the new construction of four buildings:

- One 35-plex that is three-stories and 44,000 SF
- Two duplexes, that are two-stories and 2,100 SF each
- One triplex, that is two-stories and 3,800 SF
- These buildings are on one consolidated parcel in Burlington, Vermont, and feature a total of 42 residential rental apartments. Site work involved excavation for a below building parking garage and footings, grading, seeding/mulching, trenching for utilities, sidewalks, paving and landscaping. The site footprint was tight and abutted several occupied apartments.

#### PROJECT AWARDS

- 2016 - AIA Excellence in Architecture Design Merit Award - Affordable Housing



**BAY RIDGE APARTMENTS**  
SHELBURNE, VT

**DELIVERY METHOD**

Construction Management (CM)

**CONSTRUCTION COST**

\$25,057,161

**PROJECT SIZE**

84,820 SF

**SCHEDULE DURATION**

June 2024 - October 2025

**OWNER**

Champlain Housing Trust, Evernorth

**ARCHITECT**

Duncan Wisniewski Architecture

This project involves constructing a wood-frame residential housing complex with 48 units spread over two buildings that share a common foundation and a covered courtyard. The total area of the buildings is 84,000 square feet, featuring a podium slab over a parking garage.

All infrastructure is being replaced, except for one sewer line running through a wetland, which will be lined. Additionally, the project includes constructing a new road and emergency access routes.

The scope includes demolishing five buildings, two of which contain hazardous materials. This project is situated between two other ongoing projects being completed by different contractors.





## BELLOWS FALLS GARAGE

BELLOWS FALLS, VT

### DELIVERY METHOD

Construction Management (CM)

### CONSTRUCTION COST

\$7,920,735

### PROJECT SIZE

31,879 SF

### SCHEDULE DURATION

December 2021 - April 2023

### OWNER

Windham & Windsor Housing Trust

### ARCHITECT

gbA Architecture & Planning

### PROJECT AWARDS

2024 - Town of Rockingham's Old House Award

2023 - AIA Excellence in Architecture Design Award - Commercial/Institutional/Multi-Family/Mixed Use

Situated on the Connecticut River, with views of Fall Mountain in New Hampshire, the Green Mountain Railway yard, and the historic Bellows Falls Canal, the new Bellows Falls Garage offers 27 affordable housing units in downtown Bellows Falls, Vermont.

This once-dilapidated building from the 1920s has housed a car dealership and garage, a maintenance shop, a sign shop, dry cleaners, and even a commune. The original intention was to renovate the 100-year-old building, but the high cost of converting the fragile concrete structure into housing necessitated its demolition and replacement with a new building.

DEW Construction collaborated with the Windham and Windsor Housing Trust in redeveloping this Brownfield site into a 31,879 GSF multifamily housing building. The structure, designed by Gossens Bachman Architects, contains five studio apartments, eighteen one-bedroom apartments, and four two-bedroom apartments. The first floor comprises a mailroom, resident reading room, and a for-rent retail space at the northern entrance to downtown Bellows Falls. Designed for high performance and energy efficiency, the structure employs an electric/propane heating system with active energy recovery ventilation, and a 30 kW solar photovoltaic array on the rooftop of the building that will generate approximately 35,000 kWh per year.

The building's design deviates from the typical rectangular box due to the irregular shape of the building lot. As a result, the apartments within it feature intriguing angles, giving the entire structure a distinct and unique appearance. This departure from the norm creates beautiful living spaces that offer a refreshing and unconventional experience.



November 2, 2023

DEW Construction  
277 Blair Park Road, Suite 130  
Williston, Vermont 05495

Attn: Wynter Edwards

Re: Bellows Falls Garage

Dear Wynter:

In December of 2021, Windham & Windsor Housing Trust entered into a construction contract with DEW on the Bellows Falls Garage project, a 27-unit affordable multifamily new construction building in Bellows Falls, VT. The completed \$7,920,734 project opened to residents in July 2023. This project was a major strategic initiative for Windham & Windsor Housing Trust to build a presence in northern Windham County, and we worked closely over this 18-month period with Project Superintendents Steve Hart and Nick Pease, and Project Manager Karl Bahrenburg. This proved to be an excellent team that approached this challenging project with professionalism and enthusiasm.

This project involved a complex demolition of an existing 4 story concrete structure in a tight urban setting, and zero-lot-line construction of the new building. This period in Vermont, and throughout the nation, saw unprecedented price increases, material delays and labor shortages. DEW managed these challenges in addition to the day-to-day challenges of constructing a highly detailed, zero-lot-line building.

The details of the project were managed very well, and the end result is 27 new affordable apartments in a town that has not seen new residential development in over 10 years. As I said, this was a major strategic initiative for Windham & Windsor Housing Trust, and the impact to downtown Bellows Falls is immense.

We highly recommend DEW Construction and look forward to our next project together.

Sincerely,

Peter Paggi  
Director of Real Estate Development  
Windham & Windsor Housing Trust

**Windham & Windsor Housing Trust**  
68 BIRGE STREET  
BRATTLEBORO, VT 05301  
Ph/TTY (802) 254-4604  
Fax (802) 254-4656

[www.HomeMattersHere.org](http://www.HomeMattersHere.org)



**Windham & Windsor Housing Trust**  
65 MAIN STREET STE 210  
SPRINGFIELD, VT 05156  
Ph/TTY (802) 885-3220  
Fax (802) 885-5811





**STEVENS BRANCH APARTMENTS**  
BARRE, VT

**DELIVERY METHOD**

Design/Build (D/B)

**CONSTRUCTION COST**

\$13,000,000

**OWNER**

Stevens Branch Apartments Limited Partnership

**ARCHITECT**

Wiemann-Lamphere Architects

DEW Properties is working with Wiemann-Lamphere Architects on a new residential community for Downstreet Housing & Community Development and Evernorth in the City of Barre. The first floor includes a well organized lobby with easy access from the sidewalk along Seminary Street and from the parking at the back of the building, an administrative office, tenant storage, community room and other support spaces. There are 32 apartments in a mix of studios, 1-bedroom, 2-bedroom and 3-bedroom units. The tight site has created some challenges but also architectural opportunities. Where there is an existing easement on the property, we've created an opening in the building for access to rear parking without impacting the program requirements. The project is intended to be mixed-income affordable housing which will ensure that residents have a quality, affordable place to live within walking distance from the amenities in downtown Barre.



## **4. | PRINCIPALS OF FIRM/PROPOSED TEAM**

6. *Description of the firms architectural, design and engineering capabilities, If applicable, include partners and subcontractors.*

7. *Description of key personnel to be involved in the project*

#### PRINCIPALS OF FIRM/PROPOSED TEAM

Our proposed team are experts in their field, ambitious, and find innovative solutions to complex problems. We have leveraged each of the following Key Personnel's strengths to compose a team tailored to meet this project's needs and its unique challenges. Each team member brings a high level of skill, problem-solving ability, knowledge, and experience to every project they work on.

This team has the relevant experience and the commitment needed to meet the Town of Waterbury's goals.

**Please refer to the following pages for:**

- Resumes for DEW Properties and Members of DEW's Construction team that will be involved.
- Company Profiles and Resumes for our Partners

## MR. DONALD WELLS

*Chairman, Founder*

*As Founder and Chairman of the Board of DEW Construction and Managing Member of DEW Properties, Don is significantly involved with every aspect of the business.*

*His primary focus is to provide the vision and guidance required for key members of management to clearly understand the goals and objectives set forth for the organization.*

### EXPERIENCE

*Don's management style is to empower people to be self-starters, resulting in individual ownership and accountability. This allows him to be involved with every aspect of the business process from estimating to business development, marketing, safety and production. Don takes great pride in making sure that every employee at DEW understands how key their role is in the company's overall success.*

*Throughout his 40 plus years in the construction industry, Don has been involved with a vast portfolio of successfully completed projects, totaling over \$2 billion. Don's unique understanding of the entire construction delivery process is an asset that continues to greatly benefit DEW in finding creative solutions to the individual challenges on any given project.*

*Don began his career in the construction industry working at a lumber yard during his high school years. Throughout his career, he has performed almost every position in the construction industry including project ownership, laborer, carpenter, supervisor, estimator, project manager, Vice President of Business Development.*

### RELATED EXPERIENCE

*Please refer to section 3 - **Similar Development Experience**, Pages 25-40 for Similar Development Experience.*



### TIME IN INDUSTRY

- 49 years

### AFFILIATIONS

- DEW Construction Board of Directors



## MICHAEL FRANCIS CPA

Chief Financial Officer

Mike came aboard in 1999, leading the finance and accounting teams. With over 30 years of accounting and finance experience, including over 25 years of experience in the construction industry, Mike provides efficient financial leadership responsibilities essential for a healthy and growing construction company. His tax expertise allows for a full range of planning for the business and its shareholders. Mike is an expert in construction and real estate accounting, taxation, and financing and is involved with all facets of construction finance for DEW construction. He works with customers to assist with their needs in arranging financing for projects. This can involve verifying adequate funds are in place to ensure successful project completion, working with and introducing banks to provide financing, and working with owners to assist and ensure they meet financing criteria. His tax background also allows him to provide owners with the details and documentation to allow for maximizing of depreciation deductions for tax purposes.

### EXPERIENCE

Mike served as the Tax Manager for Grippin, Donlan & Roche, PLC, balancing the responsibilities of the entire firm with the billing and collections for his own client base. He planned, supervised, and completed engagements of all sizes; performed research and review of complex tax returns, and prepared numerous business valuations. Mike also represented clients before the Internal Revenue Service, and was responsible for directing and instructing staff accountants. Prior to working for Grippin, Donlan and Roche, he worked in the audit and tax departments for Berry, Dunn, McNeil and Parker in Portland, Maine and in the accounting department for Green Mountain Power in South Burlington, Vermont.

Mike regularly attends industry group meetings and has hosted speaking engagements on topics such as tax issues and business valuations. He was also an expert speaker for Merrill Lynch in Burlington, Vermont.

### RELATED EXPERIENCE

Please refer to section 3 - **Similar Development Experience**, Pages 25-40 for Similar Development Experience.



### TIME IN INDUSTRY

- 31 years

### EDUCATION & TRAINING

- Champlain College A.S., Business Management
- St. Michaels College B.A., Accounting
- SHARP Team Member DEW Construction Corp.

### AFFILIATIONS

- DEW Construction Board of Directors

## THOM LAUZON

*Principal - Salvador and Babic, P.C.*

*Thom's public and private career has been as diverse as it has been successful. By profession and for 35 years, Thom has been a certified public accountant at Salvador and Babic, P.C. in Barre. He is currently the firm's Senior Partner. Thom is passionate about working with local businesses and entrepreneurs in order to assist them in reaching their full potential.*

*Thom and his wife Karen founded Metro Development, LLC in 2002. Over the past twenty years, Metro has specialized in acquiring and revitalizing undervalued and underutilized commercial properties. Thom and Karen are incredibly proud of the projects that have supported small businesses in their hometown of Barre, Vermont. Today, Metro Development, LLC and its sister companies own and manage approximately seven hundred thousand square feet of commercial and residential real estate in Vermont, New Hampshire, Massachusetts and Florida.*



*In 2024, Thom and Karen founded Greystone Equity Group, LLC. Greystone is currently obtaining its Vermont Licensed Lender designation and has budgeted one million dollars in funding and venture capital to assist Vermont based start-up businesses and entrepreneurs.*

*Thom is a well-known problem solver. In 2018, Judge Mary Miles Teachout appointed Thom Receiver of Mountainside Condominium Association, a 100-unit condominium complex that saw 36 units destroyed in a 2014 fire. This complex engagement included a technically bankrupt association, multiple lawsuits, a multi-million-dollar funding gap and an insurance coverage dispute. During the course of the four-year Receivership, Thom completed the reconstruction of the 36 units within budget, obtained the required financing, stabilized the finances of the association, settled all outstanding litigation and obtained a two-million-dollar binding arbitration award against the insurer.*

*In 2006, Thom was elected Mayor of the City of Barre, then re-elected to an additional (and record setting) five terms (2006-2018). During his tenure as mayor, the City of Barre completed the reconstruction of its Main Street and saw unprecedented private/public investment in commercial and residential real estate projects and infrastructure.*

*After the City of Barre was devastated by flooding in 2023, Thom recognized the challenges that the city would be facing over the next decade and offered voters the opportunity to return him to office. Thom was elected Mayor by a wide margin in May, 2024.*

*Thom has served as a member of many federal, state and local boards and commissions, including as a member of Governor Phil Scott's COVID-19 Economic Mitigation and Recovery Task Force and the Homeland Security Region I Advisory Council (appointed by President George Bush, reappointed by President Barack Obama).*

## ROBERT WELLS

### Properties Development Coordinator

With over 13 years of industry experience, Robert is a valuable and highly skilled member of our team. His degree in Civil Engineering enables him to be proficient in all areas of construction management, cost estimating, and cost control. His primary responsibility is to serve as the main contact for DEW Properties, ensuring jobs and deadlines are meticulously tracked. Robert schedules meetings and prepares meeting minutes, oversees zoning and permitting processes, and maintains strong relations with design partners. He manages development invoices, drafts legal documents for review, and assists with project estimating as needed. Additionally, Robert prepares proforma forecasts, responds to RFPs, and handles property sales. His support extends to legal matters, including reading plans and specifications and providing comprehensive assistance to our Corporate General Counsel.



## RELATED EXPERIENCE

### RIVERWALK APARTMENTS

White River Junction, VT

New construction of 42 units of affordable residential housing, 50,890 GSF. Four stories of wood-framed affordable housing above a sub-grade parking garage—apartments range from studios to two-bedroom units.

### CITY OF ST. ALBANS - CONGRESS & MAIN REDEVELOPMENT

St. Albans, VT

The first phase of the project consists of the site and building demolition. The second phase consisted of the new construction of two new buildings for tenants such as the Community College of Vermont and Northwestern Medical. The buildings include retail space and 40 units of market-rate housing.

### SEMINARY STREET HOUSING - BARRE

Barre, VT

Develop a 32 unit housing project in collaboration with Downstreet Housing and Evernorth. The project will deliver fully completed, move-in-ready residential units, emphasizing quality, affordability, and community integration.

### RIG INSURANCE

Colchester, VT

New construction of an 8,400 SF two-story office building for RIG Insurance.

### UVTP - MILTON RENTS

Lebanon, NH

New construction of a 10,016 SF pre-engineered metal building facility for Milton Rents. The building is divided into six different areas on the first floor including a showroom space, offices, employee locker rooms, parts storage area, equipment service area, and a wash bay. As part of the construction, an underground system was installed to collect and reuse wash water, and an oil/water separator tank was also included. Additionally, a mezzanine was built for an equipment area.

### OTTAUQUECHEE HEALTH CENTER RENOVATIONS

Woodstock, VT

3,100 SF renovations to an existing, occupied health center.

### VERMONT STATE UNIVERSITY - RANDOLPH CAMPUS - MEAT PROCESSING FACILITY

Randolph Center, VT

2,600 SF of renovations to a former Fire Safety Lab Garage to convert it into a meat processing facility at Vermont State University's Randolph campus.

## TIME IN INDUSTRY

- 18 years

## EDUCATION & TRAINING

- The University of Vermont, B.S. Civil Engineering
- Future Leaders in Construction (ABC)

## PAMELA MOREAU

*Corporate General Counsel*

*Pam brings over 25 years of legal expertise to her role as General Counsel at DEW Construction and DEW Properties, making her an indispensable member of the team. Her broad experience spans construction law, contracts, permitting, real estate, financing, corporate governance, and litigation—giving her a comprehensive perspective that allows her to anticipate challenges and guide projects with strategic foresight. Known for her proactive approach and problem-solving mindset, Pam provides the senior management team with insightful legal counsel that supports a wide range of corporate goals and strategic initiatives.*

### EXPERIENCE

*Pam's distinguished law career covers a broad variety, honing her legal skills from many different angles. She started her legal career in Boston, clerking for Federal District Judge Joseph L. Tauro. She then worked for nine years in Washington, D.C. as a trial attorney at the Department of Justice, focusing on environmental and administrative law. From there, she moved to Vermont to eventually become a partner in a boutique real estate development and construction law firm. Since joining DEW in 2013, Pam has played a key role in navigating complex legal and strategic matters, helping position both companies for long-term success.*



### TIME IN INDUSTRY

- 27 years

### EDUCATION & TRAINING

- University of Virginia B.A., Government; with Distinction
- Cornell Law School J.D., Cum Laude
- American Jurisprudence Award – Civil Procedure
- Cornell Law Review – editor

### AFFILIATIONS

- DEW Construction Leadership Team
- Chittenden County Bar Association – Past President of the Board
- Certified Yoga Instructor



## MATT WHEATON

*Executive Vice President, Principal | DEW Construction*

*As Executive Vice President, Matt oversees Estimating, Business Development, and Marketing. He is responsible for allocating resources within these departments to ensure each project is successful. As a Management Team member, Matt helps guide DEW's decision-making, strategy, and corporate goals.*

*With diverse educational experience, Matt has 25 years designing, planning, budgeting and building educational facilities around the globe. His background in design, total project budgeting, and project management makes him a valuable resource for our clients as well as our staff at DEW. Matt excels in maintaining positive client relationships and presenting owners with innovative solutions for their projects.*

*Matt's successful career in the construction industry began even before college — as a carpenter's apprentice, where he was first exposed to all facets of residential construction. He went on to pursue the field of architecture, graduating with honors and receiving his Master of Architecture from Norwich University.*



### RELATED EXPERIENCE

#### SEACOAST RESIDENCES

Kittery, ME

*New construction of a 270,000 GSF multifamily housing project. The project includes the construction of four 4-story, wood-framed primary buildings that provide a mix of studios and apartments for a total of 282 units. A retail area is included in Building #1 for a future tenant. Site amenities include a single-story clubhouse, swimming pool, and gathering spaces. Most of the residential parking is uncovered parking at grade, with five wood-framed garages for thirty spaces.*

#### THE MAREK SOUTH

Lebanon, NH

*New construction of a multifamily dwelling. The Project is comprised of a four-story building consisting of 250 residential units and common area amenities constructed over a parking garage. The grounds include additional parking spaces, a grilling/dining area, a fire pit, and a hot tub.*

#### THE MAREK NORTH

Lebanon, NH

*New ground-up residential community in Lebanon, NH, which will consist of three (4 over 1) podium buildings with 204 units total, an amenity building, and underground parking. The upper floors (Levels 1-4) will contain 68 apartment units with standardized one-bedroom and two-bedroom unit designs. The lower floors are designated parking and storage areas.*

#### EAGLE MILL REDEVELOPMENT

Lee, MA

*The now-vacant Eagle Mill property will be transformed into the twenty-first century with modern amenities. The master plan includes commercial space, affordable housing, apartments, offices, restaurant, and retail space. Historic, Registered Brownfield Site.*

#### ONE25 CAMBRIAN WAY

Burlington, VT

*New construction of a 252,000 GSF multi-family housing development. The project includes two levels of underground parking, and six levels of housing above, totaling 117 units. Levels 1-4 consist of apartments for rent, while levels 5-6 are for sale condo-style units.*

### TIME IN INDUSTRY

- 30 years

### EDUCATION & TRAINING

- Norwich University  
B.S., Architectural Studies
- Norwich University  
M.S., Master of Architecture
- ASHE Healthcare Construction  
Certificate American Society for  
Healthcare Engineering
- AutoCAD
- Revit

### AFFILIATIONS

- AIA Associate Member
- Gray Building Coalition Board  
Member Northfield, Vermont
- Norwich University Former Adjunct  
Professor in Preconstruction &  
Planning
- Associated Builders & Contractors  
NH/VT Board Member
- DEW Construction Board of Directors
- DEW Construction Leadership Team

## CONOR DONNELLY

Vice President of Preconstruction | DEW Construction

As Vice President of Preconstruction, Conor is responsible for the successful delivery of preconstruction services to our clients – from marketing and negotiating the preconstruction agreement through successful GMP and project turnover to the construction team. He works with estimators, project managers, and superintendents to develop accurate information and identify potential risks upfront, which allows owners to make informed decisions early on.

With vast industry experience, Conor has extensive expertise in education, residential, and manufacturing. His background in preconstruction and MEP services makes him a valuable resource for our clients as well as our staff at DEW. Conor excels in maintaining positive client relationships and presenting owners with innovative solutions for their construction needs.



### RELATED EXPERIENCE

#### SEACOAST RESIDENCES

Kittery, ME

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Lee, MA

The now-vacant Eagle Mill property will be transformed into the twenty-first century with modern amenities. The master plan includes commercial space, affordable housing, apartments, offices, restaurant, and retail space. Historic, Registered Brownfield Site.

#### ONE25 CAMBRIAN WAY

Burlington, VT

New construction of a 252,000 GSF multi-family housing development. The project includes two levels of underground parking, and six levels of housing above, totaling 117 units. Levels 1-4 consist of apartments for rent, while levels 5-6 are for sale condo-style units.

#### ONE TAYLOR STREET - HOUSING, TRANSIT CENTER & MULTI USE PATH

Montpelier, VT

New construction of a four-story building that includes a covered passenger terminal, approximately 3,000 SF of enclosed transit space for ticketing, waiting areas, restrooms, staff kitchen, office and rental space along with a 1,100 SF lobby for the housing portion of the project. The upper three levels of the building include 30 units of one and two bedroom housing totaling 29,500 SF.

### TIME IN INDUSTRY

- 19 years

### EDUCATION & TRAINING

- The University of Vermont  
B.S., Mechanical Engineering
- Navisworks Manage, CADD, 3D Modeling (BIM, Solidworks), Timberline Estimating, On-Screen Takeoff, Submittal Review, P6 Scheduling

### AFFILIATIONS

- American Society for Health Care Engineering (ASHE)
- American Society of Heating, Refrigerating and Air-Conditioning Engineers (ASHRAE)
- American Society of Mechanical Engineers (ASME)

## WIEMANN-LAMPHERE ARCHITECTS

## about us.



Wiemann-Lamphere Architects, Inc. (WLA) has been a leader and innovator in the architectural design community since 1971. We provide our clients with high quality, comprehensive architectural solutions to meet their building needs. We operate with the mind-set that everyone is entitled to live, work, learn, and play in spaces that are beautiful, functional, efficient, affordable, and sustainable.

We are dedicated to creating strong and enduring client relationships, always taking our client's philosophy, programmatic requirements, and specific site characteristics into consideration to shape the basis of our designs, lending each project its own unique identity. Every project is treated as an opportunity to exceed our client's expectations.

With a 54 year history of successful projects, we are now engaging a fourth generation of principals, with Kelley DesRoches becoming the newest partner in March 2023 and joining native Vermonters and brothers, David and Steven Roy. Together, they are building on a solid foundation of quality projects while focusing on providing leading edge, dynamic and sustainable architecture for today's world. Our staff of seventeen includes fifteen design professionals, five of whom are LEED Accredited.

**Our Services Include:**

- Feasibility Studies
- Programming
- Space Planning
- Schematic Design
- Interior Design
- Code Compliance Evaluation
- Master Planning
- Permitting
- Artistic Renderings
- Design Development
- Construction Documents
- Bidding and Negotiation
- Contract Administration
- Post-Occupancy Evaluation
- Computer Renderings
- Virtual Reality

**Contact Information****President / Principal in Charge:**

David Roy, droy@wla-vt.com, Direct Line: 802-861-0438

**Vice President:**

Steven Roy, sroy@wla-vt.com, Direct Line: 802-861-0436

**Vice President:**

Kelley DesRoches, kdesroches@wla-vt.com, Direct Line: 802-861-0444

**Registered In:**

Vermont, New Hampshire, Connecticut, Maine, New York, Massachusetts

[www.wla-vt.com](http://www.wla-vt.com)

**Vermont Office:**

38 Eastwood Drive Suite 301  
South Burlington, VT 05403

**New Hampshire Office:**

150 Dow Street, 5th Floor  
Manchester, NH 03101





## WIEMANN-LAMPHERE ARCHITECTS

**Sustainable Design**

At Wiemann Lamphere, sustainability is a core part of our mission. As a firm, we have adopted the 2030 Challenge: a global initiative to lower energy use in the developed world until reaching 100% carbon neutral buildings by the year 2030. Our approach to sustainability includes eliminating the use of fossil fuels for heating and cooling, reducing the use of oil-based products used in the construction, and utilizing materials which have a lower carbon footprint.

Within the office, we have five LEED Accredited Professionals and have administrated over a dozen LEED projects using our own staff. As leaders of the firm, David and Steven Roy have built net-zero energy homes for themselves and Kelley DesRoches has solar installed at her home as well. They also all drive electric vehicles and we have an electric vehicle for other staff members to use as needed. We understand sustainability because we live it, and we have made it our focus to help our clients understand why it matters and how they can be part of the solution.

**Most Recent Sustainability Awards:**

- Efficiency Vermont's Best of the Best for OnLogic Headquarters, 2025
- Efficiency Vermont's Best of the Best for Bayview Crossing, 2025
- Efficiency Vermont's Best of the Best for South Burlington Public Library + City Hall, 2023
- Efficiency Vermont's Best of the Best for Worthen Library, 2020
- Efficiency Vermont's Commercial New Construction Partner of the Year Award, 2018
- Efficiency Vermont's Best of the Best for Vermont Public Radio Renovation and Addition, 2017
- AGCVT Best Builders Award for Sustainable Green Construction for Vermont Public Radio, 2016
- Sustainable Montpelier 2030 Design Competition Finalist, 2016
- Efficiency Vermont's Best of The Best for Essex Police Headquarters, 2015
- Presentation of Vermont Public Radio at Better Buildings by Design Conference

**Award-Winning Sustainable Design: Vermont Public Radio**

AIA Vermont's Merit for Excellence in Architecture, 2017

Efficiency Vermont's Best of the Best Award, 2017

AGCVT Best Builders Award for Sustainable Green Construction, 2016

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## WIEMANN-LAMPHERE ARCHITECTS

# design philosophy at WLA.

## The WLA Mission

At Wiemann Lamphere Architects, our mission is to craft visionary and award winning architecture that strengthens social, economic, and environmental values within our communities through active listening and embracing our clients' goals and aspirations.

## Our Values

At WLA, we value the client's goals and aspirations and strive to create an end result that embodies your mission. By being active listeners, thoughtfully considering various alternatives, and becoming true partners with you throughout the design process, we work to ensure your complete satisfaction.

## Our Beliefs

We believe that everyone is entitled to live and work in places that promote health and wellbeing. Designing based on the sun's orientation, incorporating biophilic design principals, and selecting materials and systems that are healthy and fossil fuel free, our team's design can play a great role in shaping spaces that are comfortable, familiar, healthy and loved.

## Our Goals

Our goal as designers is to bring satisfaction to the occupants of the buildings we create, regardless of the type of facility or the type of occupant. Spaces need to function well according to their purpose, systems need to be simple enough to operate and maintain, and the project needs to meet the financial goals of the ownership team. Finding the right balance will be the key to success.

**The most  
sustainable building  
is the building  
that is loved.**



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## WIEMANN-LAMPHERE ARCHITECTS

# award winning design.

## OnLogic Headquarters

Efficiency Vermont's Best of the Best Award, 2025  
Vermont Green Building Network Greenest Building Award, 2024



## Bayview Crossing

Efficiency Vermont's Best of the Best Award, 2025



## South Burlington Public Library + City Hall

Efficiency Vermont's Best of the Best Award, 2023  
AIA Vermont's Merit for Excellence in Architecture, 2021



## South Hero Worthen Public Library

Efficiency Vermont's Best of the Best Award, 2020



## Caledonia Spirits

AIA Vermont's Citation for Excellence in Architecture, 2019



## Vermont Public Radio Renovation and Addition

AIA Vermont's Merit for Excellence in Architecture, 2017  
Efficiency Vermont's Best of the Best Award, 2017  
AGCVT Best Builders Award for Sustainable Green Construction, 2016



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## WIEMANN-LAMPHERE ARCHITECTS

**David Roy**

President

R.A., A.I.A., LEED AP

**Academic Experience**

Kansas State University  
Bachelor of Architecture, 1992

Vermont Technical College  
Associates Degree in Architecture & Building  
Engineering Technology, 1988

**Professional Experience**

Wiemann Lamphere Architects  
Colchester, VT  
Principal, June 2001-Present  
Architect, October 1994-May 2001

Gossen Livingston Associates  
Wichita, KS  
May 1992-October 1994  
Intern, January-August 1991

**Registrations**

Vermont No. 2113  
New Hampshire No. 4196  
Massachusetts No. 32092  
Connecticut No. ARI.0014838  
NCARB No. 47188  
LEED AP

**Memberships**

American Institute of Architects  
South Hero Planning Commission

**Selected Project Experience:****Housing**

- Seminary Street Housing, Barre, VT
- The Bluffs Housing, Winooski, VT
- Windy Ridge Development, Hinesburg, VT
- Whitcomb Woods, Essex, VT
- 133 Forest Street Housing, Rutland, VT
- Mountain Green Condos, Killington, VT
- Fox Run Housing, Berlin, VT
- The Peaks, Lake Placid, NY
- Main Street Apartments, Winooski, VT
- Crombach Multi-family Housing, Shelburne, VT
- Bayview Crossing Senior Housing, South Hero, VT
- Berlin New Town Center Housing Master Planning, Berlin, VT
- Lee Housing Project, Lee, MA
- Main & Mansion Housing, Winooski, VT
- Stowe Mountain House, Stowe, VT
- Berkshire School - Spurr Dorm Addition & Renovation, Sheffield, MA
- Sugarbush Mountainside Building 3, Warren, VT
- Fayette Drive Micro Apartments, South Burlington, VT
- Gifford Retirement Community, Randolph Center, VT
- The Residence at Quarry Hill, South Burlington, VT
- Dartmouth College - Sachem Village, Lebanon, NH
- Winooski Community Development Project, Winooski, VT
- Sabourin Residence, South Hero, VT
- LaMarche Residence, Colchester, VT
- Vergennes Senior Housing, Vergennes, VT
- Middlebury South Village Cottages, Middlebury, VT
- Gifford Retirement Community, Randolph Center, VT

**Government/Municipal**

- Vermont DPS Regional Office & Garage, Colchester / Williston, VT
- East Montpelier Town Garage, East Montpelier, VT
- Middlesex State Office Complex, Middlesex, VT
- Urban Search and Rescue / Hazmat Planning Study, Colchester, VT
- Essex Town Office & Fire Station, Essex, VT
- Department of Health - Cherry Street, Burlington, VT
- NWSCF Roof Replacement, St Albans, VT
- St Johnsbury Police & Regional Dispatch, St Johnsbury, VT
- State House Battery Backup Building, Montpelier, VT
- Bayside Recreation Park, Colchester, VT
- CRCF Roof Replacement, South Burlington, VT
- Berlin Public Safety Complex, Berlin, VT
- Town of Georgia Highway Garage, Georgia, VT
- Saint Johnsbury Public Safety Facility Study, Saint Johnsbury, VT
- Grand Isle Library, Grand Isle, VT
- Grand Isle Public Works Building, Grand Isle, VT
- Grand Isle Fire Station, Grand Isle, VT
- South Hero Fire & Rescue, South Hero, VT
- Orleans Superior Court, Newport, VT
- Windsor District Court, White River Junction, VT
- Myers Park Pool, Winooski, VT

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## WIEMANN-LAMPHERE ARCHITECTS

**Allen Spencer**

Senior Project Manager  
R.A.

**Academic Experience**

Vermont Technical College  
Associates in Architectural & Building Engineering  
Technology, 1994

**Professional Experience**

Wiemann Lamphere Architects  
South Burlington, VT  
Senior Project Manager, October 2024-Present

Rabideau Architects Inc  
South Burlington, VT  
Architect, 1994-October 2024

**Registrations**

Vermont No. 003.0092205

**Memberships**

American Institute of Architects

**Selected Project Experience:****Housing**

- Topham Residence, South Hero, VT
- Mill Street Apartments, Milford, NH
- Fonda Workforce Housing, St Albans, VT
- Riggs Meadow / Windy Ridge Development, Hinesburg, VT
- 133 Forest Street Housing, Rutland, VT
- 510 Shelburne Road Housing, South Burlington, VT\*
- Amber Lantern Apartments, Essex Junction, VT\*
- 111 Stuart Ave Apartments, Colchester, VT\*
- 4 Pearl Street Apartments, Essex Junction, VT\*
- Berlin Senior Housing, Berlin, VT\*

**Government/Municipal**

- Richford Border Station, Richford, VT\*

**Commercial/Industrial**

- Bourne Mixed Use, South Burlington, VT
- One Burlington Square Renovation, Burlington, VT\*
- Gateway Office Building, Lebanon, NH\*
- Gateway Office Building, Plattsburgh, NY\*
- 30 Main Street Office, Burlington, VT\*
- 40 Main Street Office, Burlington, VT\*

**Retail/Hospitality**

- Residence Inn, Verona, NY
- Homewood Suites, South Burlington, VT\*
- Fairfield Inn and Suites, Waterbury, VT\*
- Holiday Inn Renovation, White River Junction, VT\*

**Healthcare**

- Copley Emergency Room, Morrisville, VT\*

**Specialized Experience: LEED/Sustainable Design**

- Battery and King Office Building - LEED Certification, Burlington, VT\*

\* at previous firm

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## WIEMANN-LAMPHERE ARCHITECTS

**Robert Hoppe III**

Project Manager

R.A., A.I.A., LEED AP

**Academic Experience**

The State University of New York at Buffalo  
 Bachelor of Science - Architecture, 2003  
 Master of Architecture, 2005

**Professional Experience**

Wiemann Lamphere Architects  
 South Burlington, VT  
 June 2017-Present

AES Northeast  
 Plattsburgh, NY  
 November 2016-June 2017

Smith Buckley Architects  
 Burlington, VT  
 April 2015-August 2016

Bergmann Associates  
 Rochester, NY (2 years)  
 Jacksonville, FL (8 years)  
 May 2005-March 2015

**Registrations**

Vermont No. 003.0111052  
 New York No. 039760-1  
 LEED AP

**Memberships**

American Institute of Architects

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**Selected Project Experience:****Housing**

- Bayview Crossing Senior Housing, South Hero, VT
- Fox Run Housing, Berlin, VT
- Lee Housing Project, Lee, MA
- Main & Mansion Housing, Winooski, VT
- Residences at The Essex, Essex, VT
- Fayette Drive Micro Apartments, South Burlington, VT
- Spurr Dorm Addition and Renovation, Berkshire School, Sheffield, MA
- Sugarbush Mountainside Condos, Warren, VT

**Government/Municipal**

- Essex Fire Station, Essex, VT
- NWSCF Door Replacement, St Albans, VT
- Middlesex State Office Complex, Middlesex, VT
- Urban Search and Rescue / Hazmat Planning Study, Colchester, VT
- Westford Town Office Feasibility Study, Westford, VT
- Essex Town Office, Essex, VT
- NWSCF Roof Replacement, St Albans, VT
- St Johnsbury Police & Regional Dispatch, St Johnsbury, VT
- State House Battery Backup Building, Montpelier, VT
- CRCF Roof Replacement, South Burlington, VT
- Berlin Public Safety Complex, Berlin, VT
- Saint Johnsbury Public Safety Facility Study, Saint Johnsbury, VT
- CRCF / SSCF Therapeutic Bed Renovations, S. Burlington & Springfield, VT
- Grand Isle Library and Town Office, Grand Isle, VT
- South Hero Worthen Library, South Hero, VT
- Orleans Superior Court & State Office Building, Newport, VT
- Windsor Courthouse, White River Junction, VT

**Commercial/Industrial**

- Casella, Montpelier, VT
- CVSWMD, Montpelier, VT
- Casella Headquarters Master Plan, Rutland, VT
- Courtland Construction Maintenance Facility, Milton, VT
- Tatro Office, Jeffersonville, VT
- OnLogic, South Burlington, VT
- Green Mountain Transit - Industrial Parkway Master Plan, Burlington VT
- Liquid Measurement Systems Testing Facility, Georgia, VT
- Lake Champlain Transportation - Offices, Grand Isle, VT
- Hungerford Paving - Code Review, St Albans, VT
- Champlain Water District - Admin Building, Burlington, VT
- RIG Insurance, Colchester, VT
- Mascoma Labs, Lebanon, NH
- Green Mountain Transit - Electric Bus Charging, Burlington VT
- Green Mountain Transit - Body Shop, Burlington, VT
- 3JT LLC, Williston, VT
- 2300 St George Road, Williston, VT
- Hickok and Boardman, Burlington, VT
- UTC Tank Retrofit, Vergennes, VT
- LED Dynamics, Randolph, VT
- Dealer Policy, Colchester, VT





## WIEMANN-LAMPHERE ARCHITECTS

**Caitlin Gordon**

Design Staff II

**Academic Experience**

Rensselaer Polytechnic Institute  
Bachelor of Architecture, 2012

**Professional Experience**

Wiemann Lamphere Architects  
South Burlington, VT  
Designer, October 2024-Present

TruexCullins  
Burlington, VT  
Architectural Designer, Spring 2021- Oct. 2024

Phinney Design Group  
Saratoga Springs, NY  
Designer, 2018-2021

Gordon + Gordon Architecture  
Garrett Park, MD  
Co Founder and Designer, 2012-2018

**Publications**

Black Dog Bluff Residence featured in Architect Magazine: Designed to be a modern take on the Adirondack Camp, Black Dog Bluff takes key elements of this vernacular and re-interprets them into a contemporary high performance building. Built with structural insulated panels, the house relies on passive conditioning and renewable energy sources for heating and cooling.

**Selected Project Experience:****Housing**

- South Main Street Housing, Stowe, VT
- Crombach Multi-family Housing, Shelburne, VT
- Windy Ridge Development, Hinesburg, VT
- Treehouse Multi-family, Stowe, VT\*
- Sabbath Day Residence, Silver Bay, NY\*
- 385 Broadway Mixed-use Residential, Saratoga Springs, NY
- Friends Lake Camp Residence, Friends Lake, NY\*
- Black Dog Bluff Residence, Saranac Lake, NY\*

**Government/Municipal**

- Grand Isle Library, Grand Isle, VT

**Commercial/Industrial**

- Nolato, South Royalton, VT
- Acrisure, Burlington, VT
- Nolato, Bethel, VT
- 180 Battery Street Interior Renovation, Burlington, VT\*

**Retail/Hospitality**

- Savu, South Burlington, VT
- Hermitage Club - Ski Patrol, Wilmington, VT
- Sun & Ski Inn, Stowe, VT
- Common Roots Market, Bistro, & Daycare, South Burlington, VT
- Jordan Hotel - Crown Club Interior Renovation, Sunday River, Newry, ME\*

**Specialized Experience: LEED/Sustainable Design**

- 180 Battery Street Interior Renovation, Burlington, VT\*  
- LEED Gold for Commercial Interiors

\* at previous firm

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WIEMANN-LAMPHERE ARCHITECTS

# selected works.



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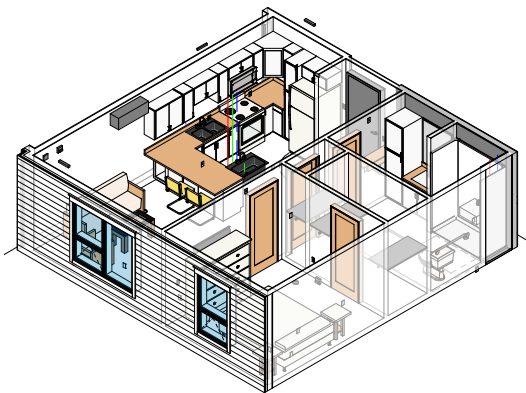
## WIEMANN-LAMPHERE ARCHITECTS



## Maplewood Commons

**Rutland, VT**

**27,000 s.f. Multi-family Residential Building**



Rutland is undergoing a massive workforce housing shortage along with most VT communities. In 2023 Wiemann Lamphere was tasked with developing a new 30-unit housing project in a burgeoning area of Rutland with close access to community services. The site is a partially developed industrial zone, portions of which had been subdivided into a neighborhood. There are two structures, abandoned long ago, which will be razed to make room for the new corner lot 30-unit housing development. There will be a range of unit types from studio to three-bedroom units, providing a versatility for the Housing Trust of Rutland County to operate it.

The design features an entirely electrified system for all infrastructure and HVAC. There will be no use of fossil fuels on the project. Amenities include parking, with capability for level 2 charging in the future, as well as interior bike storage, community room, laundry facilities, and West facing outdoor patio with raised garden beds.

The project is slated for bid in January 2025 for construction to be completed in the early months of 2026.

**Project Value:**

\$10,542,000

**Completion Date:**

February 2026

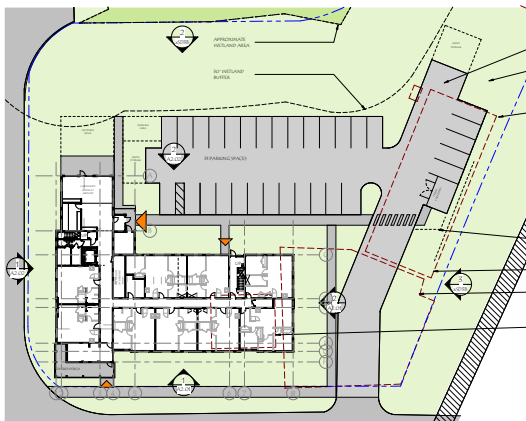
**Reference:**

Ben Sturtz, Senior Developer for Evernorth

503.358.9671

Dan Caputo, Project Devel. Coord. for Housing Trust of Rutland County

802.775.3139 x210, DCaputo@housingrutland.org



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## WIEMANN-LAMPHERE ARCHITECTS



Photos by Sally McCay

## Bayview Crossing

**South Hero, VT**  
**39,600 s.f. 30-unit Senior Housing**

Bayview Crossing provides 30 units of housing, with community space and private offices for C.I.D.E.R. to provide transportation services for the community of South Hero. Structured parking is also included to help alleviate the constraints of the site.

South Hero is a wonderful place to live. The availability of affordable housing for an aging population has been an area of concern in the community for quite some time. Bayview Crossing, operated by Cathedral Square, seeks to remedy this housing concern by providing 30 units of one and two-bedroom dwelling units within walking distance of a number of community services, including the local health clinic, library, restaurants, banking, post office and convenience store. The building takes full advantage of a Southern exposure with a large solar photovoltaics array on the roof, to provide a significant amount of power to operate the building. There are indoor spaces for tenants to congregate in that include a comfortable lounge space appointed with a kitchen as well as amenities such as a fitness room, laundry and outdoor community gardens to provide for the tenants and engage the community.

**Project Value:**  
 \$8,348,868

**Completion Date:**  
 October 2022

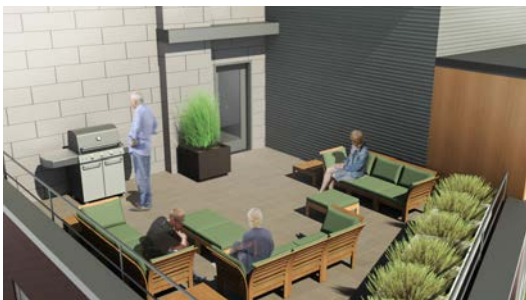
**Reference:**  
 Cindy Reid, Cathedral Square Director of Development  
 802.863.2224, Reid@cathedralsquare.org

**Awards:**  
 Efficiency Vermont's Best of the Best Award, 2025



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## WIEMANN-LAMPHERE ARCHITECTS



## City Lights Urban Development

**Winooski, VT**  
**36,700 s.f. Multi-family Residential Building**

In 2014, Wiemann Lamphere was hired to develop a master plan for the redevelopment of several lots in downtown Winooski. The master-plan represented a total build-out of 200,000 square feet including commercial and retail uses, hospitality, and various styles of residential housing. The first phase of this master-plan is the design and construction of the City Lights Project.

This 27-unit, multi-residential building features a two level parking garage, a roof terrace and a small tea shop on the ground floor. This project takes a small urban site and maximizes development potential in a cost effective manner. The design of the project features a unique saw tooth profile, creating an interesting architectural feature. The saw tooth profile was developed with the concept that the sloped roofs would be ideal for integrating a series of solar panels on the roof while also allowing for cathedral ceilings on the top floor units.

**Project Value:**

\$5,500,000

**Completion Date:**

June 2017

**Reference:**

Nathan Dagesse, Construction Manager  
 802.497.0061, ndagesse@eivtech.com

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## WIEMANN-LAMPHERE ARCHITECTS



## Crombach Multi-Family Master Planning

**Shelburne, VT**

**108 unit development, in varying unit types**

The Crombach Property is an infill development project on 6.2 acres in Shelburne, VT, north of the Village. The Town of Shelburne has recently adopted a new Form-Based Code standard which allows for a diverse mix of housing, from single-family, townhouse and multi-family buildings, up to 24 units as well as a commercial / retail use along Shelburne Road, within the mixed use overlay zone. The development offered a neighborhood loop road, with common area amenities in the center along with streetscapes that featured sidewalks, tree-lined areas, with lighting and on-street parking. All within close proximity to Shelburne Road and services. The buildings, although having many units, have a characteristic feel that is more single-family residential through the use of porch and entry elements and courtyards between the buildings. The project is anticipated for 2024 Construction

**Project Value:**

\$28,000,000

**Reference:**

Stephen Brandon  
stevebrandondc@gmail.com



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## WIEMANN-LAMPHERE ARCHITECTS



## Fox Run Housing

**Berlin, VT**

**30,200 s.f. Residential**

Downstreet Housing and Evernorth collaborated to provide 30 units of affordable, workforce housing for the local Berlin community, near to stores, hospital, schools, and dining, as well as a senior living facility across the street. The project is commonly referred to as Fox Run, as it resides in a heavily wooded area, on a gently sloping lot with a playground and community garden for its residents. The building features a common area lobby space as well as lounge and common area laundry facilities to support the residents. In addition, there will be EV car-charging and outdoor covered areas. The building met the Efficiency Vermont – High Performance Energy Standards and had a blower door test of .05 ACH @ 50Pa (a passive haus level rating). On the roof are solar photo-voltaics to reduce tenants' electrical bills.

**Project Value:**

\$10,700,000

**Completion Date:**

July 2025

**Reference:**

Matt Moore, Evernorth Senior Developer  
802.861.3816, mmoore@evernorthus.org

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## WIEMANN-LAMPHERE ARCHITECTS



## Gifford Retirement Community

**Randolph, VT**  
**72,839 s.f. Independent Living Community**

The goal for the new Gifford Retirement Community, located in Randolph Center, VT, is to create a thriving community of independent living seniors who will age-in-place with access to on-site health and dining services, physical fitness, garden amenities, health and beauty needs. The three-story, 49-unit apartment building will use internal common spaces including a dining room, library, fitness area, lounges, and sunroom, to encourage community interaction. External gathering spots, such as a proposed campus green, orchard, gardens, and extensive nature trails, will strengthen the neighborhood feel of the campus. The views to the West are also extraordinary.

### Next steps:

The project will have a "Community" building with gathering, classroom, meeting and physical fitness spaces for the 130 units of housing being proposed for the project master plan. A 25 unit assisted living building will provide additional support for those with long-term care requirements, but who still desire a private apartment to live in. This will provide seniors the option to age-in-place with a truly pastoral setting.

### Project Value:

\$12,317,685

### Completion Date:

August 2017

### Reference:

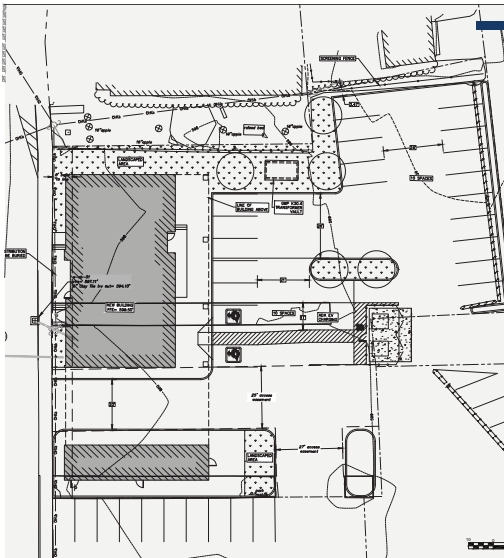
Doug Pfohl, Vice President of Support Services  
 802.728.2240, DPfohl@GiffordMed.org

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## WIEMANN-LAMPHERE ARCHITECTS



## Stevens Branch Apartments

**33,000 s.f. Multi-family Residential Building**  
Barre City, VT

WLA is working with DEW Properties on a new residential community for Downstreet Housing & Community Development and Evernorth in the City of Barre. The first floor includes a well organized lobby with easy access from the sidewalk along Seminary Street and from the parking at the back of the building, an administrative office, tenant storage, community room and other support spaces. There are 32 apartments in a mix of studios, 1-bedroom, 2-bedroom and 3-bedroom units. The tight site has created some challenges but also architectural opportunities. Where there is an existing easement on the property, we've created an opening in the building for access to rear parking without impacting the program requirements. The project is intended to be mixed-income affordable housing which will ensure that residents have a quality, affordable place to live within walking distance from the amenities in downtown Barre.

**Project Value:**  
\$13,000,000

**Completion Date:**  
May 2026

**References:**  
Don Wells, DEW Properties  
802.764.2311, dwells@dewconstruction.com  
Ben Sturtz, Senior Developer for Evernorth  
503.358.9671

[www.wla-vt.com](http://www.wla-vt.com)



## WIEMANN-LAMPHERE ARCHITECTS

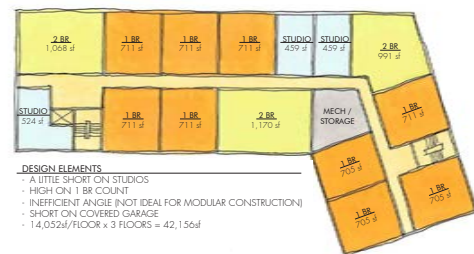


## Shires Housing

Manchester, VT  
Site Planning

Shires Housing is a 501(c)(3) not-for-profit housing development corporation serving Bennington County. Shires Housing's mission is to provide safe, decent, and perpetually affordable housing options for limited-income residents of Bennington County. Wiemann Lamphere was engaged by Shires Housing for design services related to the conceptual design of up to 40 senior, affordable, and market-rate multi-family housing units in a single building within a flood plain. Scope of work included conceptual development of three options for how to develop the site while factoring in the necessary requirements for work within the flood plain. WLA developed conceptual site plans, floor plans, and building massing diagrams to represent each of the options.

Completion Date:  
2022



DESIGN ELEMENTS

- A LITTLE SHORT ON STUDIOS
- HIGH ON 1 BR COUNT
- INEFFICIENT ANGLE (NOT IDEAL FOR MODULAR CONSTRUCTION)
- SHORT ON COVERED GARAGE
- 14,052sf/FLOOR x 3 FLOORS = 42,156sf

### UNIT COUNT

TYPE	COUNT/FLOOR	TOTAL
STUDIO	3	9 (20%)
1BR	9	27 (60%)
2BR	3	9 (20%)
BUILDING		45

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## WIEMANN-LAMPHERE ARCHITECTS



Hours after "Irene" came through

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## Waterbury Fire Station 1

**Waterbury, VT**  
**12,460 s.f. Public Safety Facility**

In 2005, the Waterbury Fire Department began exploring options to replace their two fire stations. Each over 40 years old, the stations were poorly insulated, expensive to maintain and heat, no longer code compliant, and simply too small to adequately house the equipment of the Town Fire Department. Wiemann Lamphere, in conjunction with DEW Construction, submitted a design/build proposal that would provide the Town with two new energy- efficient fire stations and would meet the Town's needs for many years to come.

The Main Street Station is the larger of the two, at 12,460 sf. This station is a two story steel frame building and incorporates special detailing that provides adequate long term flood protection (since the building is within a flood plain). Located within historic Waterbury Village, the Main Street station is faced with Vermont Brick with limestone accents in a somewhat traditional fashion. The design also incorporates the existing bell tower (bell dates to 1901) which was salvaged from the old station and places it prominently on the corner for display.

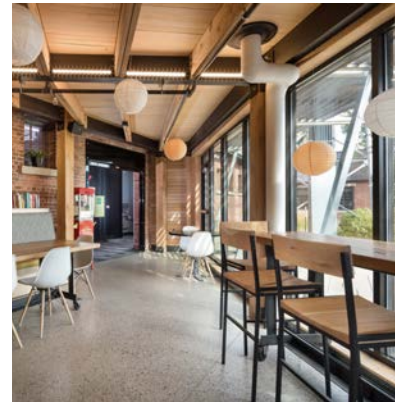
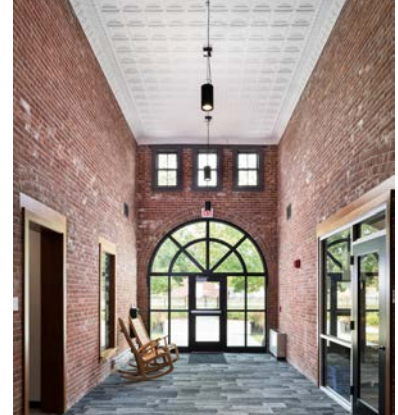
**Project Value:**  
 \$2,000,000

**Completion Date:**  
 2011

**Reference:**  
 Alec Tuscany, former Town and Village Engineer  
 802.373.8710



## WIEMANN-LAMPHERE ARCHITECTS



## NRHP Listed Properties

WLA has worked on several National and State Registry of Historic Preservation properties, as well as non-listed properties over 40 years old and with historic significance throughout Vermont. Our experience includes working with various preservation planners and the State of Vermont to determine historic value and examine methods to improve elements of historic properties while maintaining their character and significance.

## Projects of Historic Value

- Ilsley Public Library
- Orleans County Superior Court
- Orleans District Court Y State Office Building
- Norwich University Fine Arts Center / Hosset House
- University of Vermont Old Arts Center & Converse Hall
- St. Johnsbury Republican Block
- St. Johnsbury Armory Building
- Waterbury Historic Home Elevations
- East State Street Offices, Montpelier
- Vermont Public Radio
- Bellows Free Academy High School
- Mansion Street Housing
- Pine Forest Children's Center
- Burlington Savings Bank
- First Congregational Church
- Bobbin Mill Housing
- Flynn Theater
- Colchester Meeting House
- McKenzie House
- Hotel Vermont
- Richardson Place
- Vermont College, College Hall
- Park Village Apartments
- Smith Performing Arts Center
- One Church Street Offices
- Centennial Arcade
- Champlain Mill

[www.wla-vt.com](http://www.wla-vt.com)



## GRENIER ENGINEERING, PC



Date: 9/26/2025

## Civil Engineering & Site Permitting

### QUALIFICATIONS

**Project:** Proposed Multi-Family Housing at the Former Stanley Wasson Site

**Qualifications:** Grenier Engineering brings over 40 years of experience serving municipalities and private clients across Central Vermont. We specialize in civil engineering, site permitting, surveying, and subdivision projects for residential, commercial, and municipal developments, and have longstanding relationships with state and local agencies, as well as area contractors.

We have partnered with the Towns of Waterbury, Stowe, Berlin, the State of Vermont, and various private clients on many projects. We are excited to support DEW Properties on this important project to ensure efficient permitting and successful project execution.

**Key qualifications include:**

- Extensive municipal infrastructure experience
- Surveying and mapping expertise
- Environmental and permitting knowledge
- Comprehensive site design services
- Project management and construction support

Grenier Engineering has extensive experience in **civil engineering, site design, and regulatory permitting** for complex mixed-use, multi-family, and commercial developments with a strong focus in Waterbury, Stowe, and the Mad River Valley. The Grenier team is positioned to support the redevelopment of the former Stanley Wasson Site into a resilient multi-family community consistent with the Town of Waterbury's vision for its Designated Downtown. Our firm has experience with past planning on this site dating back to the early 1990's.

**Project description and commitment to the Town's Goals:**

We understand the Town's desire to:

- Increase housing density in the walkable downtown district.
- Provide both market-rate and workforce housing opportunities.
- Maintain sensitivity to adjacent properties and the historic downtown character.

Our civil engineering and site design team will ensure that these goals are met through a practical, regulatory-compliant design that can advance smoothly from concept through construction.

**Site Design & Engineering Approach**

- **Grading, drainage, and floodplain compliance:** Engineering design will incorporate FEMA flood hazard mapping, Vermont DEC floodplain regulations, and best practices in resilient

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Waterbury, Vermont

Qualifications and Scope  
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site development. We will prepare grading and drainage plans to minimize fill and protect downstream capacity, while ensuring finished floors meet applicable floodproofing standards.

- **Utility coordination:** With municipal water and sewer available through the Edward Farrar Utility District (EFUD), we will design efficient connections, provide allocation calculations, and coordinate with EFUD to secure approvals. Our engineers are experienced with EFUD's application, review, and allocation process. We have completed many projects for the Town of Waterbury and EFUD.
- **Parking, access, and circulation:** Conceptual site planning will integrate structured or surface parking with safe access local roadways, while preserving opportunities for open space and pedestrian connectivity to existing and planned sidewalks.
- **Landscape and open space integration:** To support community goals, our site design approach will incorporate green space and urban design elements, such as a small public park or plaza, stormwater-friendly landscaping, and native plantings.

#### Permitting & Regulatory Strategy

The project site is located within the **Waterbury Village Historic District, Design Review District, and Flood Hazard Overlay District**, which necessitates careful attention to local and state regulations. Our permitting services will include:

- **Local permitting:** Preparation of zoning applications under the Town's Zoning Bylaws, including design review submissions and flood hazard compliance. Where variances are required (e.g., building placement or height), we will prepare supporting materials and represent the project at hearings.
- **State permitting:** Support for state-level permits as applicable, including stormwater (Construction General Permit and/or operational 3-9050), wastewater system and potable water supply permits, and coordination with Vermont ANR, as needed.

#### Project Experience & Value

We have successfully delivered engineering and permitting services for numerous Vermont projects of similar scale and complexity, including multi-family housing in downtown historic districts, developments within flood hazard areas, and projects requiring careful coordination with municipal utilities and local boards. Our work has consistently emphasized:

- Constructability and long-term maintainability of civil systems.
- Early and proactive coordination with reviewing agencies to streamline approvals.
- Balancing site constraints with community goals for housing, open space, and connectivity.
- Projects include multi-family housing in Stowe, Morrisville, and Montpelier (see included).

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## GRENIER ENGINEERING, PC



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## Recent Example Projects


**Civil Engineering & Permitting for  
1652 Mountain Road, Stowe —**

Grenier Engineering led civil/site design and secured approvals for a mixed-use infill project that contained 20 workforce-housing apartments over two ground-floor retail spaces on a previously developed parcel with shared parking and a new on-site stormwater treatment and discharge system.

This included complete site, grading, and utility plans for a three-story wood-frame building, with efficient circulation and a screened rear service access. Direct pedestrian links were created to the Stowe Recreation Path and Mountain Road sidewalks.

The sizing and detailing of the engineered stormwater system prioritized long-term performance in addition to just permit compliance.

- *Planning & Zoning Priorities:* Siting and frontage tailored to the Mountain Road Village district: prominent public-facing entrances, mixed-use, multi-story form, and walkability—aligning with local and regional plans.
- *Permitting:* Obtained Local Zoning and Act 250 approvals, and State permits such as Water/Wastewater, Construction General Permit, and Stormwater Discharge.
- *Results:* A code-compliant, walkable, mixed-use project that reuses in-town land, adds much-needed housing, supports retail, and moved from concept to approvals on a clear, coordinated civil and permitting path.

**Vermont Studio Center, Johnson—** By avoiding disturbance in the floodway and elevating or relocating critical functions, the project preserved the natural flow of the Gihon River while revitalizing existing historic structures.

**Waterbury Ambulance Service (WASI), Waterbury—** Careful attention to flood elevations, site grading, and drainage enabled construction of a new, larger facility on a previously abandoned infill site. The centrally located station now provides critical access for the town and surrounding communities.

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Waterbury, Vermont

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## GRENIER ENGINEERING, PC



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## SCOPE OF SERVICES

To support this project **Grenier Engineering, PC** proposes the following scope of services to be performed.

### Task 1: Existing Conditions Survey

Grenier Engineering will prepare an existing conditions plan of the site area, which will include existing buildings, sheds, pavements, curbing, swales, ditches, drainageways, ridges, utility poles, and other significant above ground features. Topographic data will be collected to generate 1-foot contours and threshold elevations of existing buildings and structures. Grenier Engineering will combine this field survey information with our prior survey information for the site and the prior boundary survey of the site.

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### Task 2 – Site Design (Design Development / Permitting Documents)

Grenier Engineering will prepare the following design documents:

- *demolition plan*—showing the removal of pavements and other site features, as appropriate.
- *site plan* indicating the locations of the existing and proposed building, pavements, and key site features.
- *grading plan*—indicating existing and proposed design elevations, slopes, and grades in the project area.
- *utility plan*—indicating service connections to the existing municipal water and wastewater systems, and a wastewater pumpstation for the proposed building, if needed. The location of electrical and telecom lines will be indicated for spatial coordination, based on a design provided by others.
- *stormwater management plan*—indicating elevations, details, and materials for stormwater treatment practices.
- *erosion prevention and sediment control plan*—indicating construction stormwater measures.

*Typical details and sections* will be prepared to a Design Development level suitable for permitting.

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### Task 3 – Permitting

*Local Permitting*—Grenier Engineering will prepare and lead local permitting in close coordination and with the support of WLA and DEW. Grenier Engineering will prepare site plans, details, and narratives suitable for a zoning permit application. Grenier Engineering will attend local hearings.

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*Operational Stormwater Permitting*—Grenier Engineering will prepare and submit an application for an Operational Stormwater Permit including drawings, calculations, and DEC forms. Logging of soil conditions in test pits and infiltration testing will be performed.

*Construction Stormwater Permitting*—Grenier Engineering will prepare and submit an application for a low-risk Construction Stormwater Permit in accordance with General Permit 3-9020. The Construction Stormwater Permit will include drawings, details, soils mapping, erosion risk-scoring, and DEC forms. Logging of soil conditions in test pits and infiltration testing will be performed.

*Water and Wastewater (W/WW) Permitting*—Grenier Engineering will prepare and submit an application, plans, and documents which are suitable to obtain a Potable Water and Wastewater Permit from the DEC Regional Office.

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**Task 4 – Construction Documents**

Grenier Engineering will prepare documents suitable for construction by adding additional information and details to the Design Development and permitting documents, which were prepared in Task 2. Additional information includes:

- additional pavement, site concrete, and site feature details.
- grading plan—additional spot elevations and grades for site features.
- additional notes and details for the utility plan, stormwater management plan, and erosion prevention and sediment control plan.
- specifications will be provided in a CSI-format.

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**Task 5 – Construction Administration Support**

Grenier Engineering will review submittals prepared by the contractor in advance of construction for precast shop drawings of the site components.

Grenier Engineering will perform site visits to observe the general conformance of the contractor's work with the design documents and permit conditions.

Additional sketches and instructions will be issued as appropriate.

Grenier Engineering will observe and prepare water, wastewater and stormwater installation certifications, if appropriate.

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## GRENIER ENGINEERING, PC



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**PROJECT TEAM:**

Grenier Engineering has a team with long-term experience and an in-depth understanding of Waterbury and this project's needs. The Grenier Engineering, led by Principal-in-Charge John Grenier, PE, offers specific experience working on a variety of near-by projects with similar design and permitting constraints and opportunities.

The project will consist of the following staff:

**Engineering and Permitting Team:**

John Grenier, PE—Principal-in-charge

John will oversee staff coordination and client needs. He has strong ties to the Waterbury area and is dedicated to its success, staying involved with local businesses and community life.

Jeff Zweber, PE—Senior Design Engineer and Project Manager

Jeff will be responsible for the day-to-day project tasks to ensure the project's successful completion. At a prior firm, Jeff was responsible for the utility design of the adjacent Waterbury State Office Complex Redevelopment.

Chris Austin—Director of Permitting

Chris will utilize his extensive knowledge of Vermont regulatory and permit requirements to successfully obtain needed authorizations. Chris has successfully obtained many permits in the Town of Waterbury

**Survey Team:**

Dan Mulligan, LLS—Licensed Land Surveyor

Dan is a licensed land surveyor that has extensive experience with deed research quality, control, and field operations.

Jake Derry—Field Surveyor

Jake is a skilled field surveyor with a sharp eye for collecting reliable data that projects depend on. He works efficiently while maintaining positive relationships with property owners and the public, and he consistently represents our team with professionalism

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## HARDY STRUCTURAL ENGINEERING



875 Roosevelt Hwy, Ste. 130  
Colchester, VT 05446

PH: 802.655.0755  
www.hardyse.com

## Profile of the Firm

Hardy Structural Engineering, LLC (**HSE**) is an established and respected structural engineering firm located in Colchester, Vermont. Founded in 2003 by Tim Hardy, PE, a registered structural engineer who has practiced engineering in Vermont since 1995, HSE offers diverse professional experience for institutional, commercial, industrial, and residential projects with the structural design and renovation/rehabilitation of:

- structural steel
- aluminum
- light gage steel
- reinforced concrete
- reinforced masonry
- wood/heavy timber
- foundations & retaining walls
- Forensic/failure analysis and peer reviews.

**HSE** is a Revit/BIM office with all projects developed with the latest Revit Structure 3-D BIM Software that allows constant integration and coordination with the Architect, Design Consultants, Construction Managers and Sub-Contractors.

**HSE** prides itself in understanding client's needs and providing a responsive and high level of service by means of creative solutions to complex problems while maintaining an emphasis on economy, practicality, and constructability.

**HSE** has been recognized by several contractors as a structural engineering firm willing to work through structural issues in the field with a keen eye for constructability while still maintaining the original structural design intent.



Pump House Waterpark (Jay Peak, VT)



City Place Burlington (Burlington, VT)



Eagles Landing (Burlington, VT)



Cambrian Rise (Burlington, VT)

## HARDY STRUCTURAL ENGINEERING



**Tim Hardy, PE**  
Owner

**PROFESSIONAL DEVELOPMENT:*****2003 to present -Hardy Structural Engineering, LLC, Colchester, VT- (Owner/Proprietor)***

Owner and proprietor of small structural engineering firm. Responsibilities include securing workload and providing structural design/drafting and construction administration services for projects ranging from small residential projects to multi-million dollar commercial, industrial and institutional projects.

***2002 to 2003 -DuBois & King, Inc., Williston, VT- (Sr. Structural Engineer)***

Responsibilities included design and management of structural projects for commercial, institutional, manufacturing and residential clients. Managed structural projects from development of proposals, monitoring and managing workload, maintaining client communications and facilitating construction administrating services.

***1995 to 2002 -Hallam Associates, South Burlington, VT- (Structural Engineer)***

Responsibilities included structural design of steel, reinforced concrete, wood and masonry along with project management and construction phase consultation.

**RELATED SKILLS:**

- Over 30 years of structural engineering and project management experience with strong client and contractor communication skills.
- Diverse experience with commercial, institutional, industrial and residential projects.
- Extensive experience with both Traditional Design/Bid and Design/Build project delivery approaches.
- Detailed knowledge of AutoCAD, Revit BIM Software and structural design software (RISA Floor, RISA 3-D, EneCalc, Woodworks,...etc).

**EDUCATION:**

Bachelor of Science Degree in Civil & Environmental Engineering (Concentration in Structures)  
Clarkson University, Potsdam, NY (1995)

**PROFESSIONAL ENGINEERING REGISTRATION:**

Vermont, New York, Connecticut, Ohio, Virginia, Maryland, North Carolina

**RELATED EXPERIENCE:**

<b><i>4 Pearl Street at Five Corners</i></b>	<i>Essex Junction, VT</i>
<b><i>Gardenside Development</i></b>	<i>Essex Junction, VT</i>
<b><i>Autumn Pond Development</i></b>	<i>Essex Junction, VT</i>
<b><i>Essex Senior Housing</i></b>	<i>Essex Junction, VT</i>
<b><i>Thatcher Hill Fairfield Inn &amp; Suites</i></b>	<i>Waterbury, VT</i>
<b><i>UVM Residential Hall</i></b>	<i>Burlington, VT</i>
<b><i>O'Dell Apartments</i></b>	<i>South Burlington, VT</i>
<b><i>Marketplace Apartments</i></b>	<i>South Burlington, VT</i>
<b><i>St. Michael's College Residence Halls</i></b>	<i>Colchester, VT</i>
<b><i>City's Edge</i></b>	<i>South Burlington, VT</i>
<b><i>Eastwood Commons I &amp; II</i></b>	<i>South Burlington, VT</i>
<b><i>River Station Apartments</i></b>	<i>Montpelier, VT</i>
<b><i>Cambrian Rise Development</i></b>	<i>Burlington, VT</i>
<b><i>Riverwalk Apartments</i></b>	<i>White River Junction, VT</i>
<b><i>CityPlace Development</i></b>	<i>Burlington, VT</i>



## 5. | FINANCING

A. Financing Model & Ability to Obtain Financing

B. Proposed Purchase Price



8. *Description and/or demonstration of successful financing model(s) that may be considered.*

10. *Demonstrated ability to obtain financing for past projects of similar size and scope.*

#### FINANCING MODEL & ABILITY TO OBTAIN FINANCING

CONFIDENTIAL/PROPRIETARY INFORMATION

9. Proposed purchase price for the property.

**PROPOSED PURCHASE PRICE**

**CONFIDENTIAL/PROPRIETARY INFORMATION**

# BUILDING WHAT MATTERS MOST

277 Blair Park Road  
Suite 130  
Williston, VT 05495  
**p** 802.872.0505

The MacMillin Building  
17 Elm Street  
Keene, NH 03431  
**p** 603.352.3070

150 Dow Street  
Tower 4, Suite 441  
Manchester, NH 03101  
**p** 603.932.7740

2 Market Street  
4th Floor  
Portland, ME 04101  
**p** 207.553.3569

[www.DEWconstruction.com](http://www.DEWconstruction.com)