

# Request for Construction Manager Proposals

Randolph House – 65 South Main Street,  
Randolph, Vermont



May 19, 2020

## Project Description

Randolph Area Community Development Corporation (RACDC) is seeking proposals for construction management services for two projects: the rehabilitation of its Randolph House senior housing apartments located at 65 North Main Street, and the second phase of its Salisbury Square project located at 25 Salisbury Street and West Village Lane, both in Randolph, Vermont. Randolph House contains 48 HUD-subsidized senior apartments in a 7 story, steel frame, brick building at 65 North Main Street. Salisbury Square is a 4.3+/- acre Planned Community, the first phase of which included 14 units of low-income family apartments, the renovation of an historic office, and one single-family home completed in 2012. The site was permitted for an additional 21 units for which the development plan is being revised and updated. The Construction Manager (CM) will become a member of the project team including the Owner, the Owner's Architects, Engineers, and other consultants. Preconstruction services are expected to commence immediately upon award of contract. In submitting a proposal please address all the items and include any relevant information regarding your firm and the proposal.

## Project Overview:

Randolph Area Community Development Corporation, aka RACDC, (hereinafter referred to as "Owner"), is a nonprofit organization dedicated to community development and revitalization and to providing quality perpetually affordable housing to low- and moderate-income residents of the Randolph area.

This project involves the rehabilitation or development of existing properties within RACDC's portfolio, to serve low-and moderate-income households in the Randolph area.

- The work to be undertaken at Randolph House will make improvements to extend the building life and to improve on operational efficiency, including energy and other improvements, as well as construction of a new elevator tower, community rooms, and Prince Street entrance. RACDC's goals for this project are to rehabilitate the property such that it will be affordable in perpetuity, extend the useful life of the building for at least 20 years, increase, operational and energy efficiency, and create a comfortable, safe and supportive environment for our residents. Through a capital needs analysis, a scope of work developed by the architect, recommendations to be implemented from VEIC, investigative inspections by RACDC' property management and development staff, and the development consultant; the scope of work is being developed. The first funding requests will be submitted in July 2020.
- The work to be undertaken at Salisbury Square will complete the design, feasibility evaluation, and construction of the remaining undeveloped 3+/- acres. RACDC's goals for this project are to complete the pedestrian-friendly, downtown development of net-

zero rental units and for sale homes subsidized to make them affordable to low- and moderate incomes. Together with the remaining road and utility infrastructure needed to serve the development, a new conceptual site plan developed by an architect in consultation with VEIC, investigative inspections by RACDC' property management and development staff, and the development consultant has been developed for evaluation.

***Drawings and outline specifications are attached to this request for proposals.***

The broad scope of project work includes the following. (Partially Completed Schematic Design Drawings are attached).

**Randolph House**

- Site improvements, including parking area;
- Rehabilitation, including mechanical and electrical upgrades, bridge entrance improvement, existing elevator and other life safety upgrades;
- Construction of addition for elevator tower, community rooms, offices and new entrance;
- Energy efficiency upgrades including: new fixtures, appliances and lighting;
- Interior finishes including flooring, kitchens, painting and bathrooms

It is not currently anticipated that the Randolph House renovation will require relocation, or if it does, that the relocation would be brief and for a subset of the unit residents.

**Salisbury Square**

- Conceptual and construction design plans and evaluation, including road and utility infrastructure evaluation;
- Revision of plans as necessary to meet desired goals, including the possibility of a scattered site development of LIHTC rental units that incorporate the rental units anticipated at Salisbury Square and 2- and 3-bedroom homes in coordination between architect, construction manager, engineer, development consultant and owner;
- Modifications to Planned Community documents and permits as needed to reflect final plans;
- Funding and construction of infrastructure and housing.

**Project Budget:**

**Randolph House**

The Owner currently estimates costs of approximately \$3-4MM depending on extent of work in existing building (hard construction costs only, excluding construction management fee/profit

and general conditions and excluding Owner's contingency, and any estimated hazardous substance abatement) to support these renovations.

The project is currently in the schematic design phase with funding request scheduled to commence in July and be completed in the Spring of 2021. The targeted construction start is July 2021.

### Salisbury Square

The total cost is dependent on the final design, but is likely to be in the \$5-6MM range. The project is in the conceptual design and evaluation phase, with a goal of a feasible project design in place by January 1, 2021, funding requests completed in calendar year 2021, and construction of the rental and some homes beginning in 2022.

## **2. Project Team**

### Randolph House

Architect: Steven Schenker, S2 Architecture Studio

Owner: Julie Iffland, Executive Director, RACDC

Property Manager: Ryan Stewart, Stewart Property Management

Owner Representative: Development Consultant: David Pride, Pride Development LLC

### Salisbury Square

Architect: Elizabeth Hermann, Elizabeth Hermann Architecture + Design

Owner: Julie Iffland, Executive Director, RACDC

Net Zero Development Advisory: Peter Schneider, VEIC

Owner Representative: Development Consultant: David Pride, Pride Development LLC

## **3. Project Schedule (subject to change)**

Issuance of RFP:	May 19, 2020
Deadline for RFP Response:	June 8, 2020 3:00PM
Interviews with potential candidates:	June 9-11, 2020 (may be waived by Owner)
Selection of firm & start (no later than):	June 12, 2020 <i>*subject to interview schedule</i>
Design, Estimate & Funding period:	May 2020 – March 2021
Construction start (estimated):	Randolph House: July 2021; Salisbury Square: TBD
Anticipated completion:	Randolph House: June 2022

NOTE: For Randolph House, the selected firm must be available to work with the architect immediately upon selection to provide a detailed schematic design estimate on/before the 26th of June.

#### 4. Scope of Services

The Construction Manager shall at a minimum provide the following Pre-Construction services to the Owner:

1. Assistance with evaluation of Project Scope as described above.
2. Constructability Review of Architect and Engineer's Construction Documents.
3. Develop and Maintain the Value Engineering (VE) Log and provide input for construction alternatives. Revise project cost estimate to reflect projected costs at VE initiatives on a bi-weekly basis.
4. Produce a detailed CSI-format estimate of construction costs at: Schematic Design completion; Design Development completion; at 80% of Construction Documents; and revised at 100% construction documents completion and prior to a Guaranteed Maximum Price (GMP). The quality of the estimate is paramount, it is expected to be itemized with a high level of detail. Unit Price/ SF analysis alone will not suffice for this project. The estimates shall include all activities related to and necessary for construction of the work unless specifically excluded by the Owner, including but not limited to General Conditions, Fee, Overhead, Contingency, Reimbursable Expenses, Other Expenses and other items as necessary to complete the work.
5. Pre-construction services will include evaluation of alternative design and construction approaches.
6. The Construction Manager shall develop the project schedule, and develop consensus with the entire team, and be inclusive of relocation sequencing as/if needed and owner provided services such as abatement.

The proposal shall include all services and fees required during the Construction phase. The Construction Manager shall:

1. Manage and coordinate all aspects of construction in accordance with AIA A201-20017 General Conditions of the Contract for Construction and A133-2009 Standard Form of Agreement between Owner and Construction Manager as Constructor where the basis of payment is the Cost of the Work Plus a Fee with a Guaranteed Maximum Price. Note: the use of these forms will be subject to review/approval of Owner's legal counsel and the project funders.

2. Produce and review in detail a final Guaranteed Maximum Price contract at 100% completion of Construction Drawings or before. All realized savings from the project will accrue to the Owner.
3. Develop, with the Owner's Project Manager, an understanding of the construction schedule and necessary sequencing. This plan must always provide for hazardous materials abatement and temporary relocation of current residents if required, and Emergency and Fire Vehicle Access at all times.
4. Solicit a minimum of three (3) proposals from sub-contractors in each trade, with a preference for outreach to and consideration of local, MBE and/or WBE contractors. The Construction Manager shall present, summarize, and review all proposals with the Owner's project team (i.e. Open Book Bidding) including any work that is proposed to be self-performed.
5. Provide a high level of Project Management to complete the project in accordance with the agreed schedule, budget and quality standards expected by the Owner and its design team.
6. Provide a monthly cost breakdown to track costs with full documented backup upon available at any time. The schedule of values shall delineate work complete as well as the estimated cost to complete for each construction component.
7. Provide a monthly schedule highlighting the critical path activities.
8. Carefully manage all change orders and project submittals.
9. Advise the Owner's project manager and architect of anticipated changes in the project's scope, cost, or schedule, and make recommendations as to how to remedy the resultant effects.
10. Provide oversight and coordination of quality assurance, testing and inspecting programs.
11. Develop and implement a work safety program, for approval by the Owner.
12. Prepare and distribute the following work products:
  - Construction Meeting Minutes,
  - Sample Logs,
  - Shop Drawing Logs,
  - Change Proposal Logs,

- Change Order Logs,
- Field Observation Memoranda,
- Testing and Inspection Logs,
- Monthly Status Reports,
- Monthly Construction Cost Reports, including Davis-Bacon wage reporting
- Daily Construction Progress Logs,
- As-Built Drawings (In Electronic format compliant with ACAD2010) If base ACAD drawings are available from the architect, those will be provided for the CM's mark-up.
- Requests for Information (RFIs)

## 5. Proposal Evaluation Criteria

Applicants will be scored on the information submitted, references and attachments.

1. Experience: AIA Form A305. Firms overall qualifications and experience will be weighed heavily on those firms that have shown extensive experience with affordable housing and occupied rehab, plus, in the case of Randolph House, steel-framed construction, and in the case of Salisbury Square, factory-built, i.e. modular or panelized, and net zero housing construction.
2. CM Procedures: Descriptions of firm's typical operating policies and procedures throughout a Construction Management contract as directed below.
3. Organization: Description of firms proposed staffing, and communication procedures as directed below.
4. Cost Proposal: Description of cost structure as directed below. Including preconstruction costs and construction fees.
5. References. It is the owner's intent to interview references on similar projects completed in the past five years.

## 6. Submission Requirements

Please use the following categories to organize your proposal and address each of the following questions:

### Experience:

1. Prior experience with affordable housing development and occupied residential rehabilitation are threshold requirements. Any proposal submitted without demonstrable experience in all three areas will not be reviewed further. List the

projects, which best illustrate the firm's experience and current staff who are being assigned to this project. List at least three (3) and no more than five (5), recent (within the past five (5) years) comparable building projects completed as a Contractor, Construction Manager or in another capacity. Each project must include the following information:

- i. Name and location of the project,
- ii. The nature of the firm's responsibility on this project,
- iii. Project owner's representative name, address and phone number,
- iv. Date project was completed or is anticipated to be complete,
- v. Size of project
- vi. Cost of project (construction cost),
- vii. Work for which the staff was responsible,
- viii. Present status of the project

Experience should include working with a non-profit housing organization, working with a limited budget, and experience with publicly and federally funded projects and related documentation.

2. Enclose a letter from your insurance carrier indicating your firm's ability to acquire a 100% performance and payment bond.
3. If your firm currently involved in litigation due to its involvement in a recent construction project, provide detail as to the nature of any such litigation.
4. If your firm has failed to complete a contract awarded to it in any capacity within the past ten (10) years, provide specific circumstances.

**Procedures:**

1. Explain your approach to value engineering as the design moves forward, especially as related to systems and materials choice. Specifically, it is the Owner's intention to review the CM's contribution to achievement of the Owners cost goals. This contribution should include but not be limited to design, component selection, and constructability. In the event the cost goals are not achieved, the project will not proceed.
2. Describe the pre-qualification and bidding procedures your firm uses to assure your clients of the lowest cost and best value.



3. Discuss the historical accuracy of your estimating and scheduling activities. In addition, please provide specific references to sources who can comment on your participation during the pre-construction phase, and during the critical project cost estimating phase.
4. Submit examples of your billing and accounting procedures to demonstrate project status to the client.
5. Describe your firm's approach to on site safety and provide a current, written copy of your "Experience Modification Rate" signed by your insurer.
6. Describe your firm's Quality Assurance Program.
7. Describe your approach to O & M Manuals and be prepared to bring a sample to your interview.
8. Provide evidence and references of warranty response.

#### **Organization:**

1. Provide an organizational chart and be prepared to bring your critical team members to your interview, if required, including your proposed project manager, estimator and superintendent for the project.
2. Identify the specific, relevant experience of your team members. i. Lead Pre-construction services manager, ii. Construction period project manager. Please describe the team members' work load during the project design and construction.
3. Outline the communication procedures, meeting schedules, and schedule tracking procedures which you employee on this type and size of project.

#### **Cost Proposal:**

1. Based on an assumed Hard Construction Cost of \$3-4MM for Randolph House and an estimated \$5-6MM for Salisbury Square (net of CM fees, bond, general conditions), using the calculations below, please state your fee structure for each project as follows: preconstruction work (as a dollar value), general conditions (expressed as a percentage of the Hard Construction Cost and your proposed CM fee as a % of construction costs inclusive of General Conditions);

Preconstruction Fee: \$ \_\_\_\_\_

Base Construction Cost: \$ \_\_\_\_\_

General Conditions: \$ \_\_\_\_\_ % of Base Construction Cost \_\_\_\_\_ %

Subtotal: \$ \_\_\_\_\_  
 CM Mark-up: \$ \_\_\_\_\_ % of Subtotal Cost \_\_\_\_\_ %  
 Other CM Fees (itemize): \$ \_\_\_\_\_  
 Bond: \$ \_\_\_\_\_  
**TOTAL:** \$ \_\_\_\_\_

2. Provide figures for general conditions as percentage of the base construction costs cost (prior to other CM mark-ups), as shown on the AIA 702/703 schedule of values, on three relevant projects done in the last three years.
3. List the personnel and fees charged in General Conditions. These costs should include but not be limited to those costs listed in A121/CM Article 6.1. All personnel costs above to include compensation, benefits and payroll taxes, and insurance.
4. List your rates by position for all personnel that would apply to work done by your own forces, itemized as necessary to show all burdens and other labor related costs which will be charged to the project.
5. List the Construction Managers Fee for the project. The CM FEE to include all costs specifically called out in AIA121/CM Article 6.2.1. The fee is also to include all costs for the Project Manager, Administrator/Clerical assistant, Project estimator, Scheduling/Expediting, Purchasing and Meetings regardless of where these personnel are stationed.
6. List the charges for pre-construction services, how the charges are derived, and billed.
7. Describe the process by which you arrive at a GMP.
8. How are change orders generated and cost out?
9. What mark-up applies to change orders, both Add and Deduct?

#### References:

Negative references would include, but not necessarily be limited to, the contract not completed on time, project not adequately staffed, excessive punch list, punch list not completed in a timely manner, inadequate follow - up and/or responses to warranty items, lien filed on project, insufficient coordination of subcontractors and their work, and lack of timely submission of change proposals and inadequate supporting documentation. Two or more negative references may be grounds for disqualification.

CM will be awarded a contract for preconstruction services. The CM selected for preconstruction services may be awarded a separate contract for construction services. **In the**

**case of Salisbury Square, the contract for construction services may not be awarded until after the Vermont Department of Housing and Community Development has issued an Environmental Review Release,** which will signify the completion of the Environmental Review and the proposed project's compliance with the provisions of the National Environmental Policy Act of 1969 and HUD regulations at 24 CFR Part 58. Owner may terminate the CM's preconstruction phase contract prior to the construction phase and seek competitive public bids for the construction phase. **There is no guarantee the construction phase contract will be awarded.**

CMs must demonstrate; compliance with Section 3 contractor requirements, evidence of good standing (SAM), and registered to do business in the State of Vermont. Minority-owned, women-owned, locally-owned and Section 3 businesses are strongly encouraged to respond. Randolph Area Community Development Corporation is an Equal Opportunity Provider and Employer. The Davis-Bacon Act will apply to this project.

**Proposals are due to Owner by June 8<sup>th</sup> at 3 pm. It is the intent of the Owner to make their decision on the choice of a CM on/before June 12, 2020, with the CM starting to work with the architect immediately thereafter.**

The Owner may choose to interview final candidates prior to making their final decision. These interviews, if required, will take place at our office or by conference or video call. The Owner reserves the right to accept or reject any or all of the proposals.

Please address the proposal, and any other questions to Julie Iffland, [Julie@racdc.com](mailto:Julie@racdc.com) and the development consultant, David Pride [prideconsulting@yahoo.com](mailto:prideconsulting@yahoo.com).

Please copy the architects, Steven Schenker [steve@s2architecture.studio.com](mailto:steve@s2architecture.studio.com) for Randolph House and Elizabeth Hermann [liz@eharchitect.com](mailto:liz@eharchitect.com) for Salisbury Square; the Randolph House Property Manager, Ryan Stewart [rstewart@stewartproperty.net](mailto:rstewart@stewartproperty.net), the VEIC representative Peter Schneider, [pschneider@veic.com](mailto:pschneider@veic.com). Electronic proposals are encouraged, but proposals may also be submitted by mail, or delivery arranged in advance. No faxes please.



# THE RANDOLPH HOUSE

Randolph, VT



## DRAWING LIST

AA0.0 COVER SHEET

### SITE DRAWINGS

C1.0 SITE PLAN - EXISTING  
C2.0 SITE PLAN - PROPOSED

### ARCHITECTURAL DRAWINGS

A1.1 EXISTING / DEMO - PLANS  
A1.2 EXISTING / DEMO - PLANS  
  
A2.1 EXISTING / DEMO - BUILDING SECTION  
  
A3.1 EXISTING / DEMO - EXTERIOR ELEVATIONS  
A3.2 EXISTING / DEMO - EXTERIOR ELEVATIONS  
  
A4.1 PROPOSED - BASEMENT PLAN  
A4.2 PROPOSED - 1 ST FLOOR PLAN  
A4.3 PROPOSED - 2 ND FLOOR PLAN  
A4.4 PROPOSED - 3 RD FLOOR PLAN  
A4.5 PROPOSED - 4 TH FLOOR PLAN  
A4.6 PROPOSED - 5 TH FLOOR PLAN  
A4.7 PROPOSED - 6 TH FLOOR PLAN  
A4.8 PROPOSED - ROOF PLAN  
  
A5.1 PROPOSED - BUILDING SECTION  
  
A6.1 PROPOSED - EXTERIOR ELEVATIONS  
A6.2 PROPOSED - EXTERIOR ELEVATIONS

THE RANDOLPH  
HOUSE

Randolph, VT

OWNER:  
Randolph Area Community  
Development Corporation  
21 North Main Street  
P.O. Box 409  
Randolph, VT 05060

ARCHITECT:  
S2 Architecture  
5224 Shelburne Rd.  
Shelburne, VT 05482  
Phone: (802) 985-5595

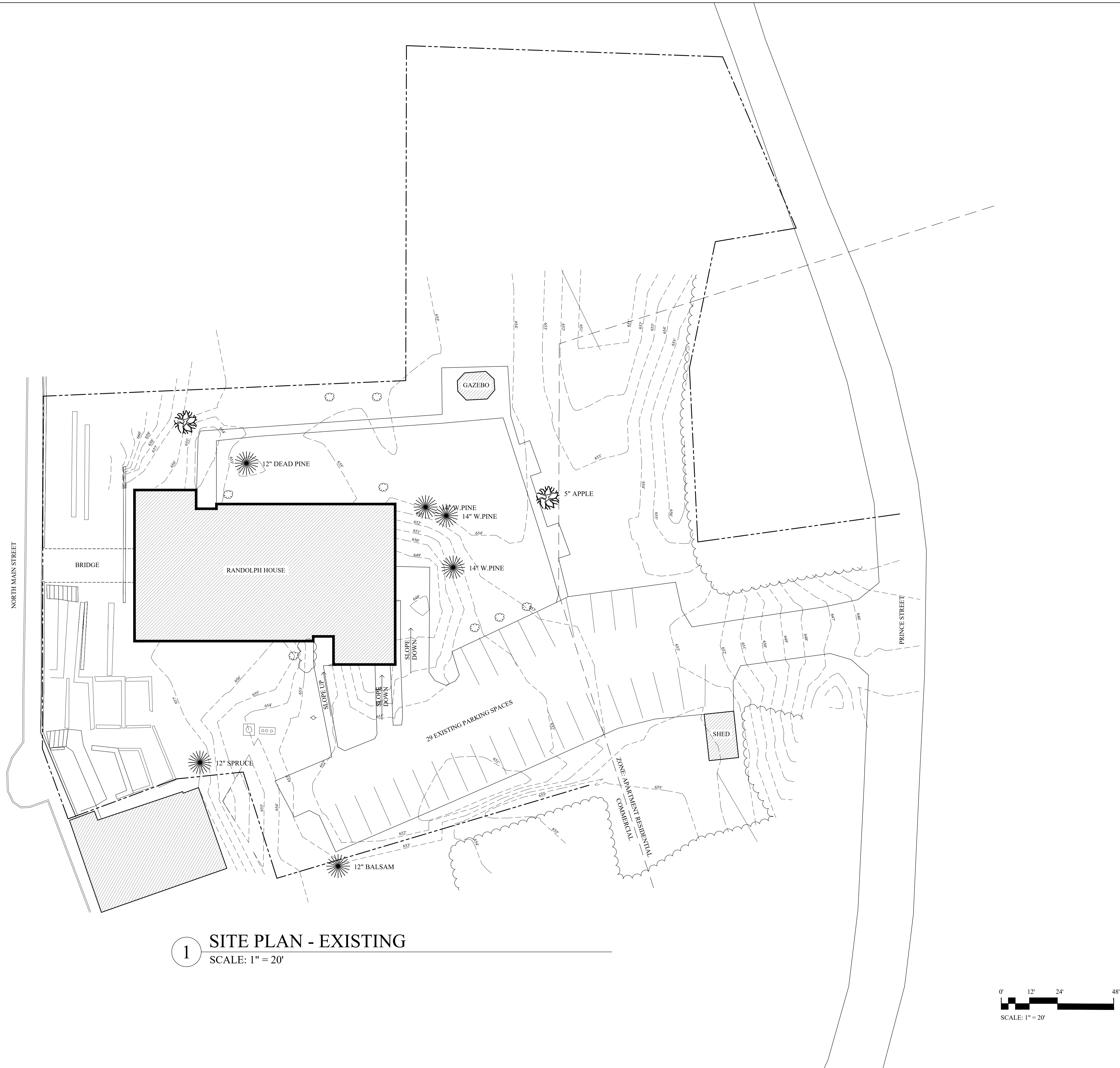
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### REVISIONS

COVER SHEET

A0.0





1 SITE PLAN - EXISTING  
SCALE: 1" = 20'

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SITE PLAN  
EXISTING

AC.1



1 SITE PLAN - PROPOSED  
SCALE: 1" = 20'

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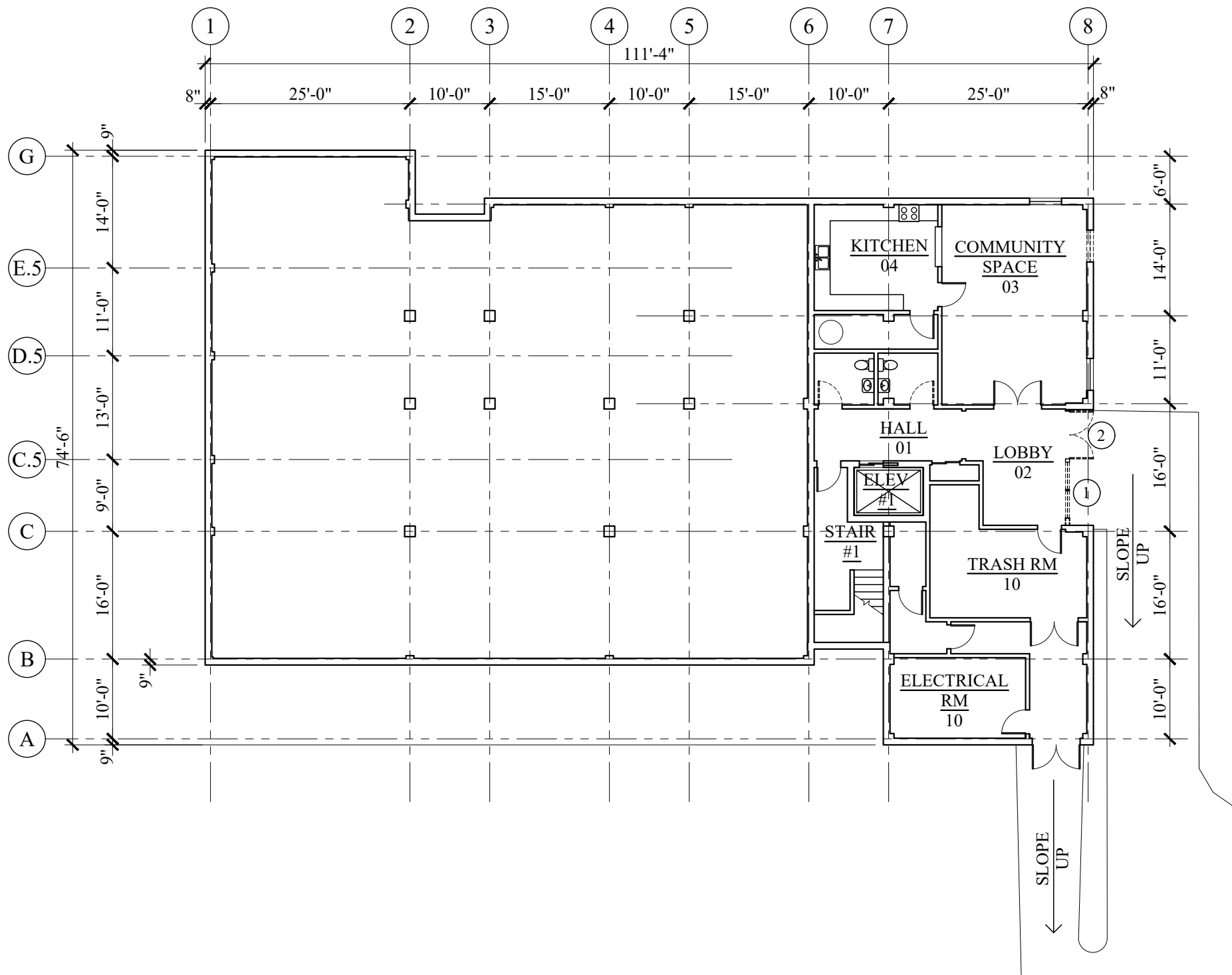
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REVISIONS

SITE PLAN  
PROPOSED

AC.2



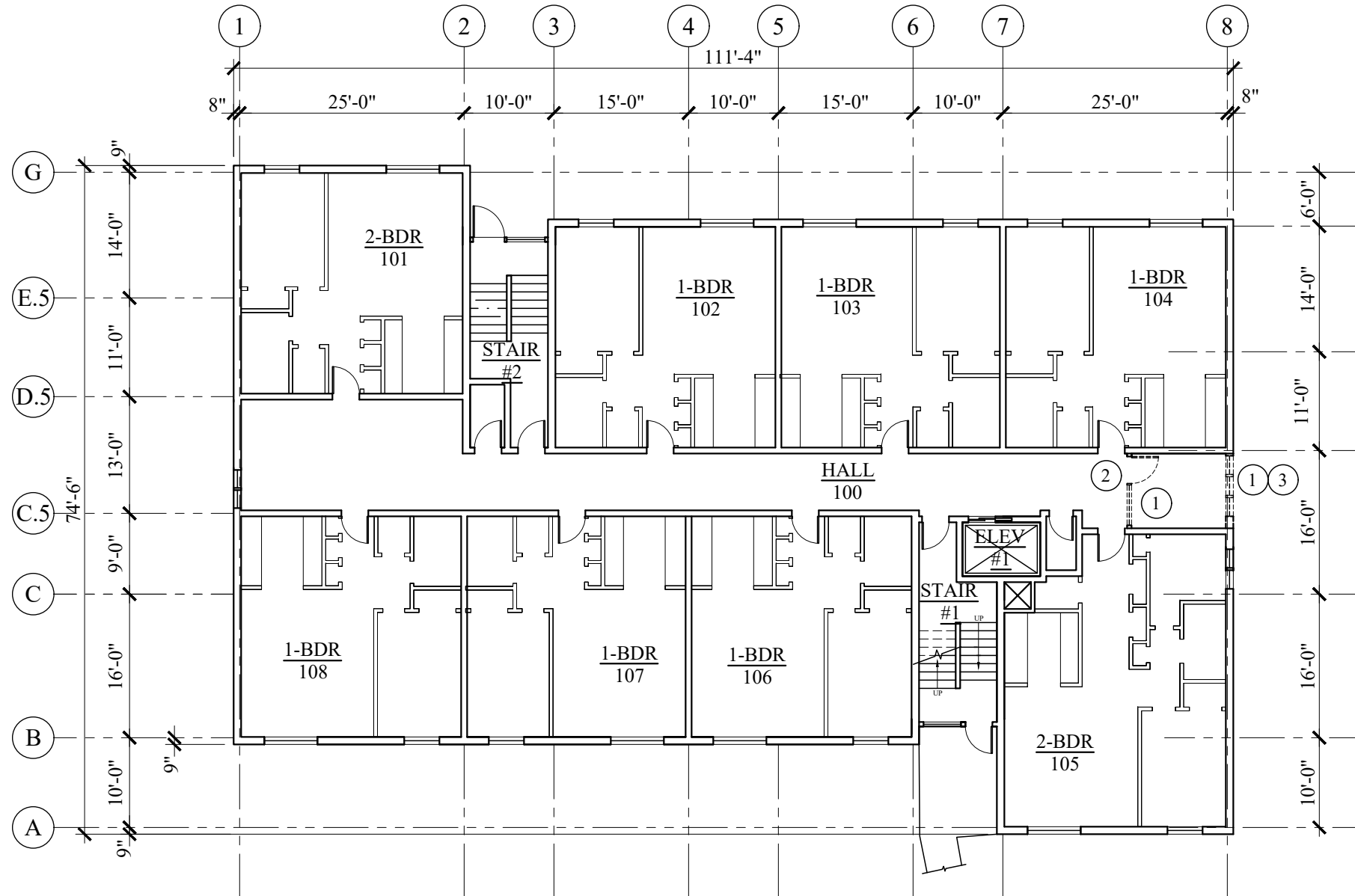
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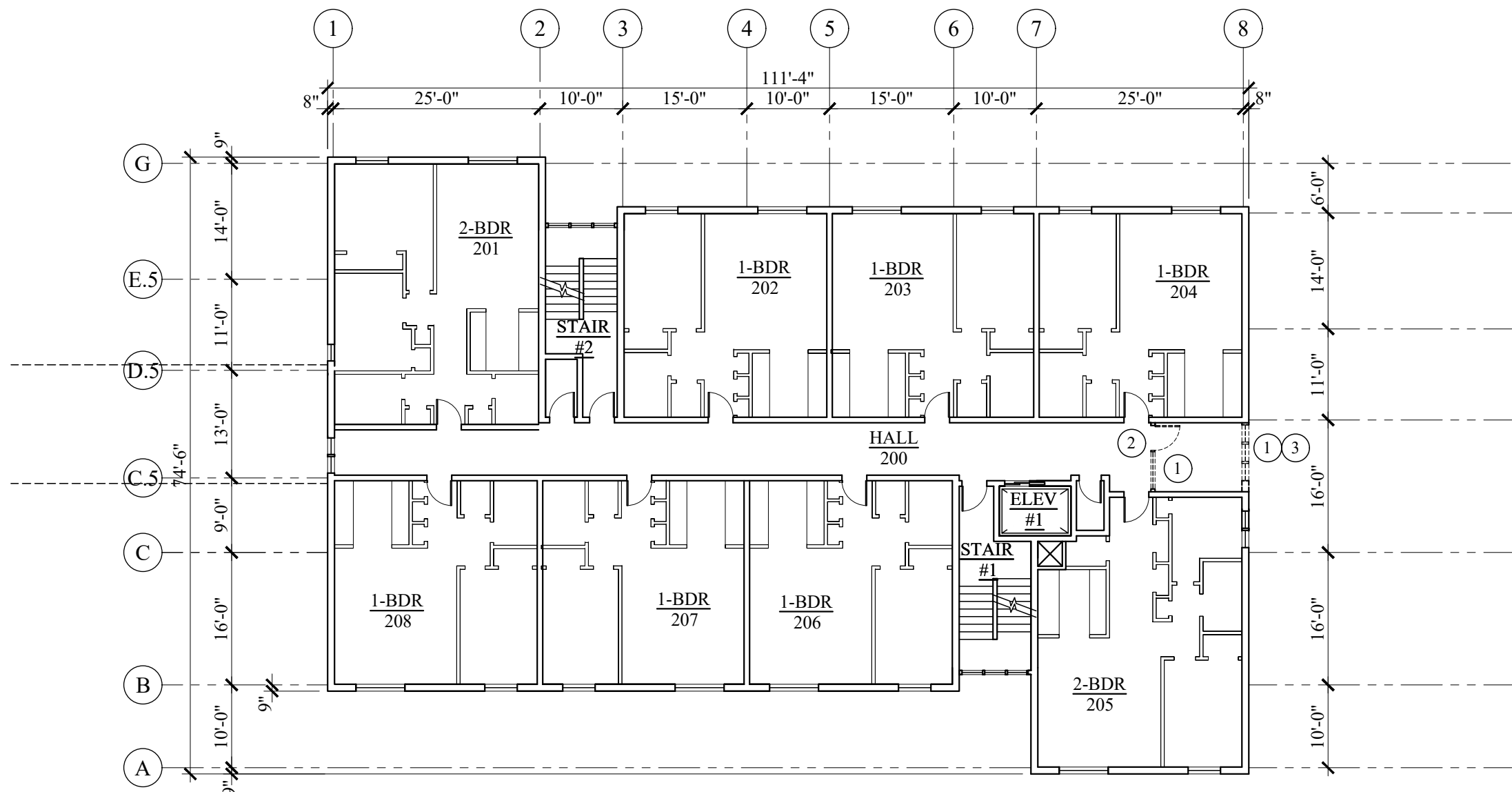
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- 2 REMOVE DOOR.
- 3 REMOVE WINDOW.
- 4 REMOVE FLOORING.

DEMOLITION PLAN KEY

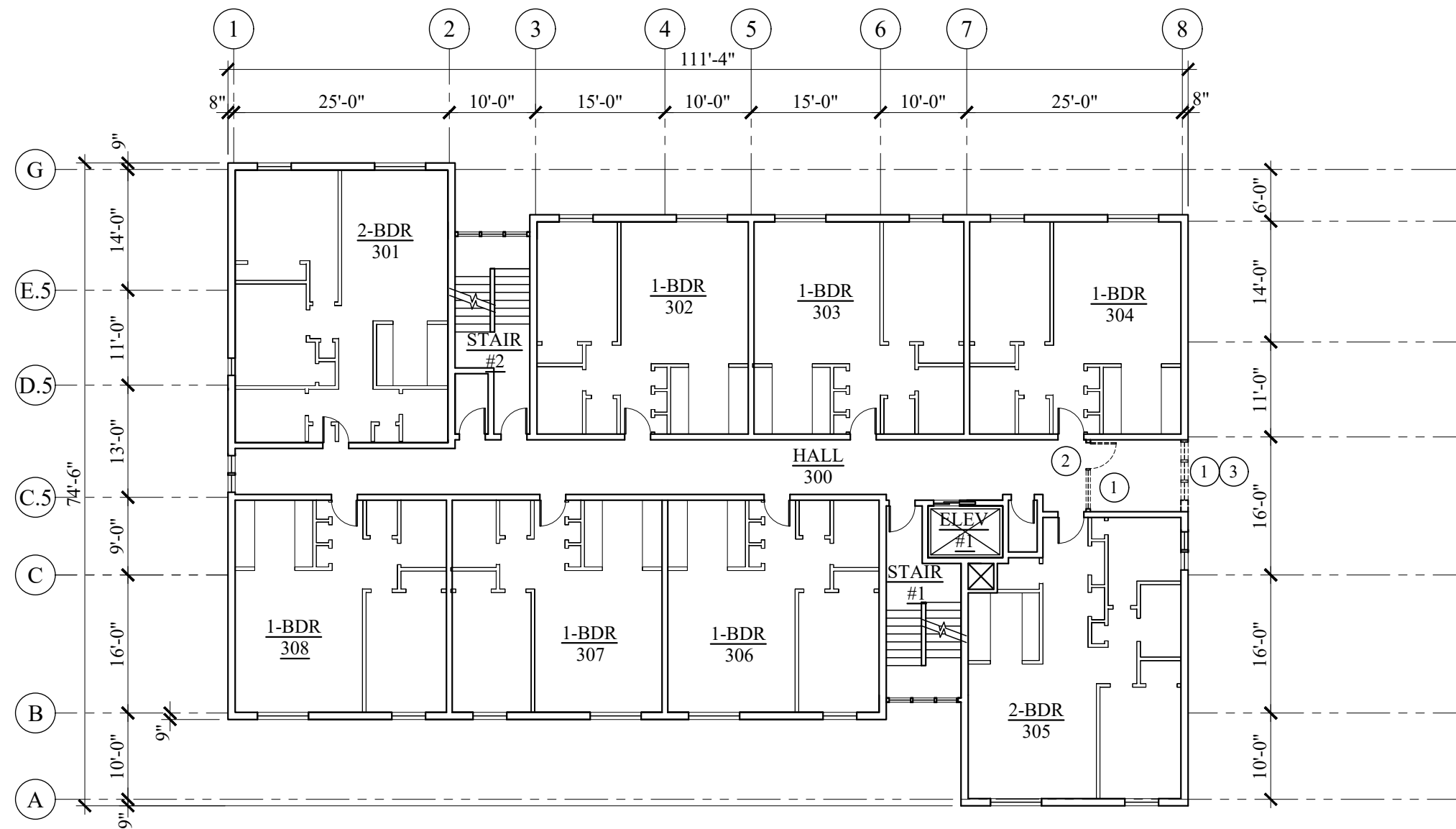
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- WALL TO BE REMOVED
- DOOR AND FRAME TO BE REMOVED
- EXISTING WINDOWS TO BE REMOVED



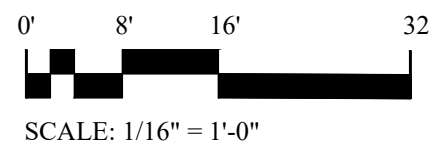
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3 EXISTING / DEMO - 2 ND FLOOR PLAN  
SCALE: 1/16" = 1'-0"



4 EXISTING / DEMO - 3 RD FLOOR PLAN  
SCALE: 1/16" = 1'-0"

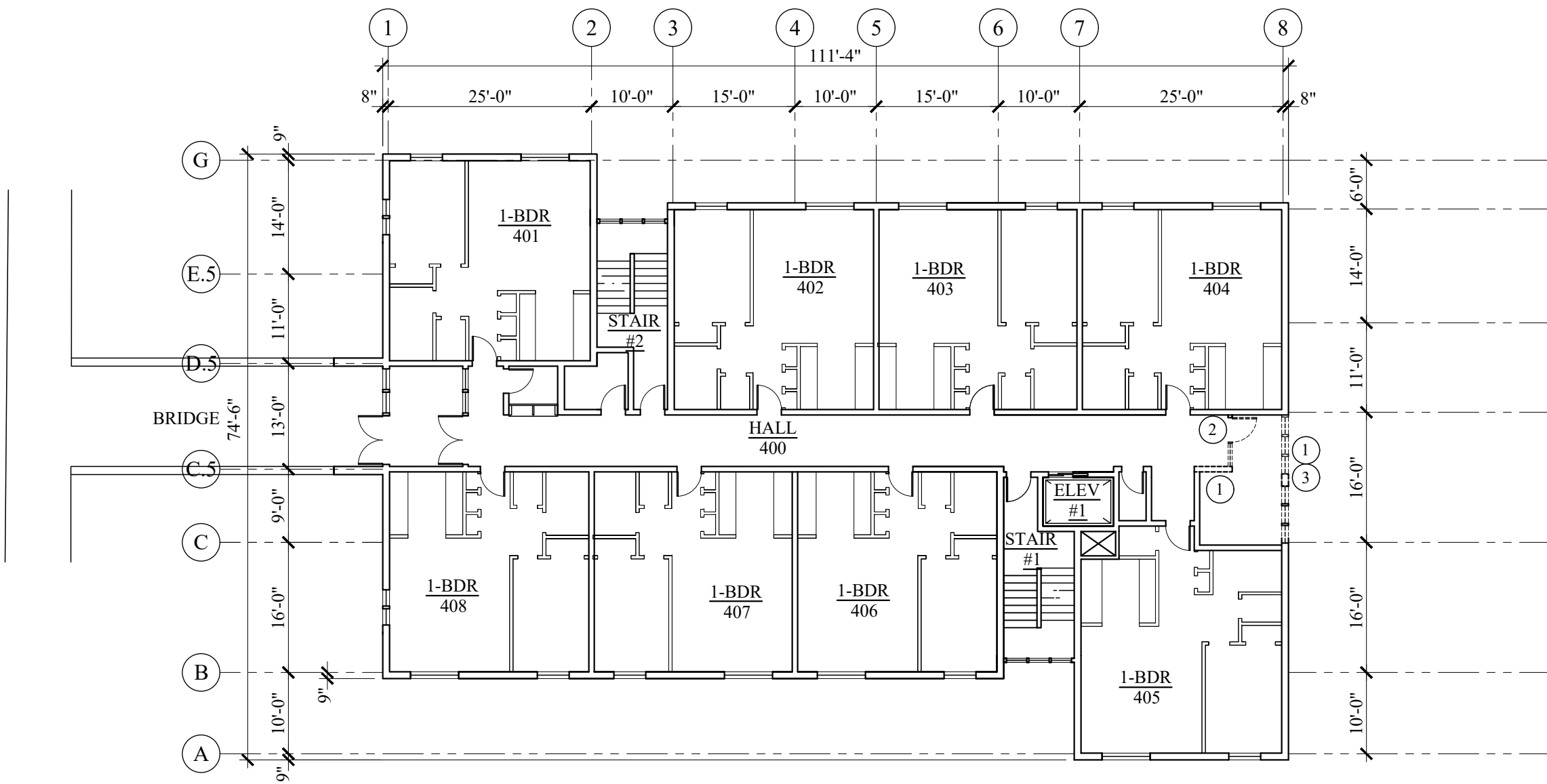


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REVISIONS

EXISTING / DEMO  
PLANS

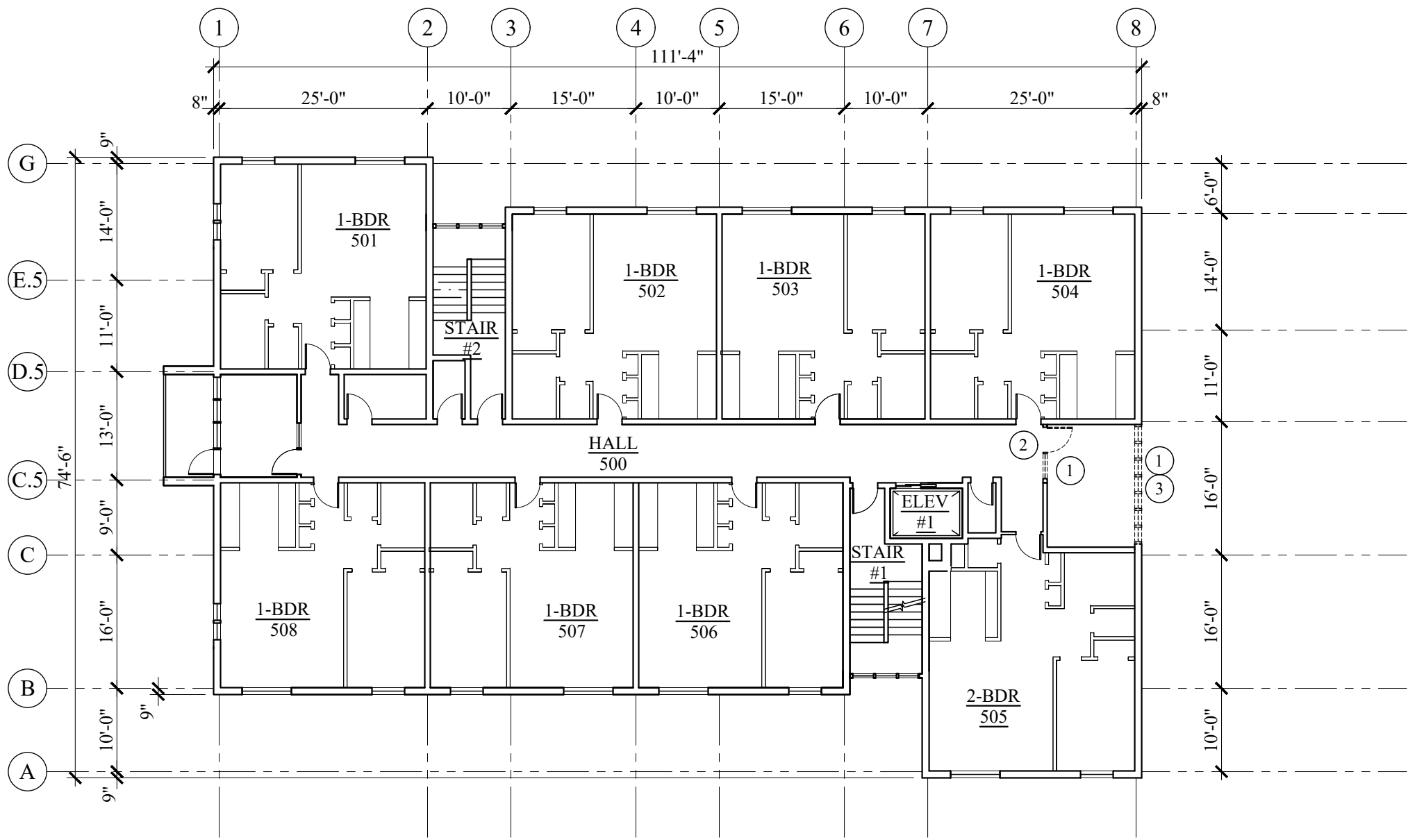
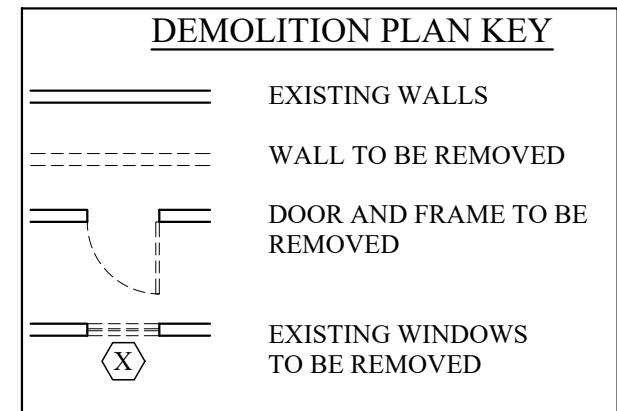
A1.1



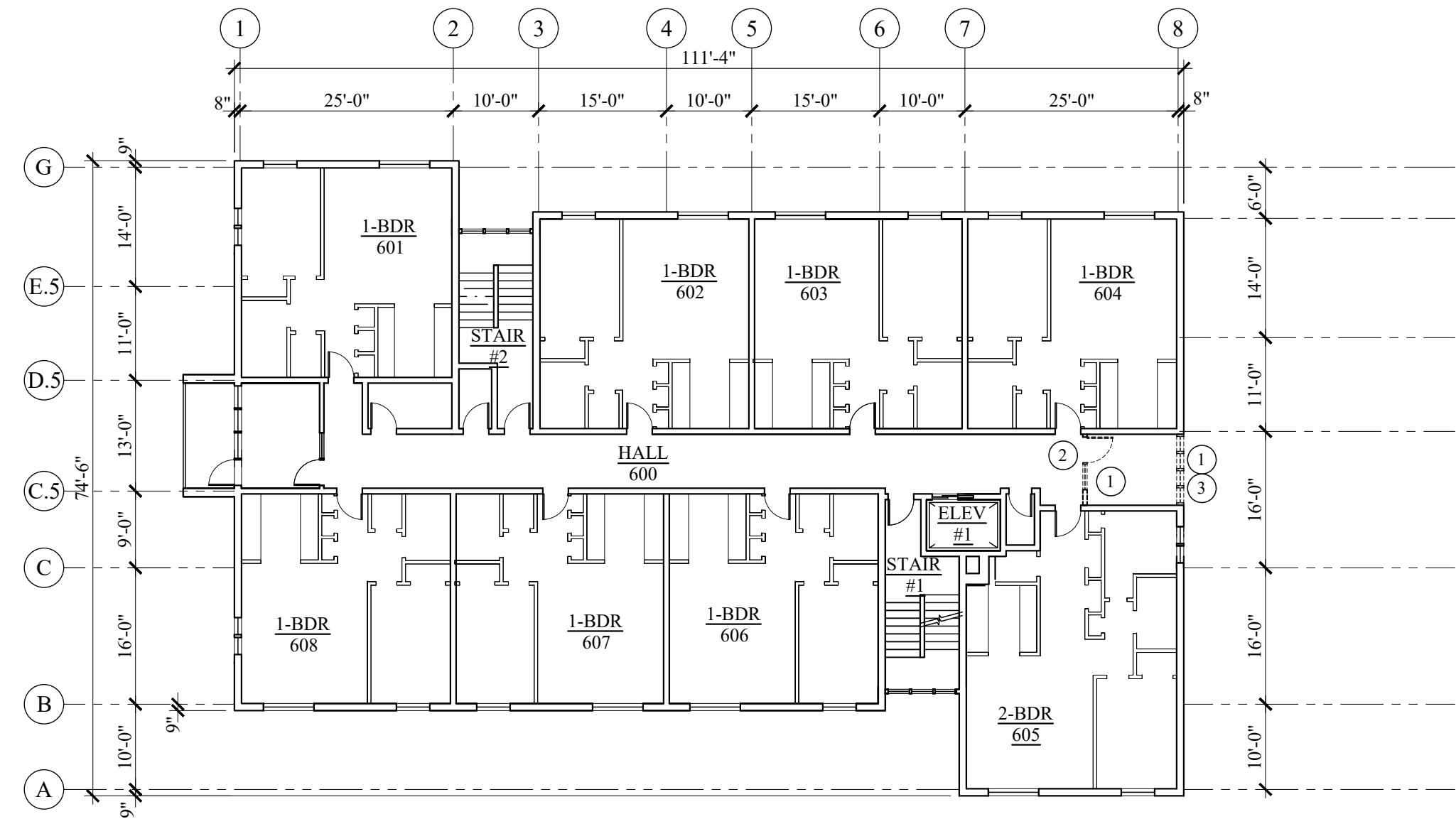
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DEMOLITION KEY NOTES:

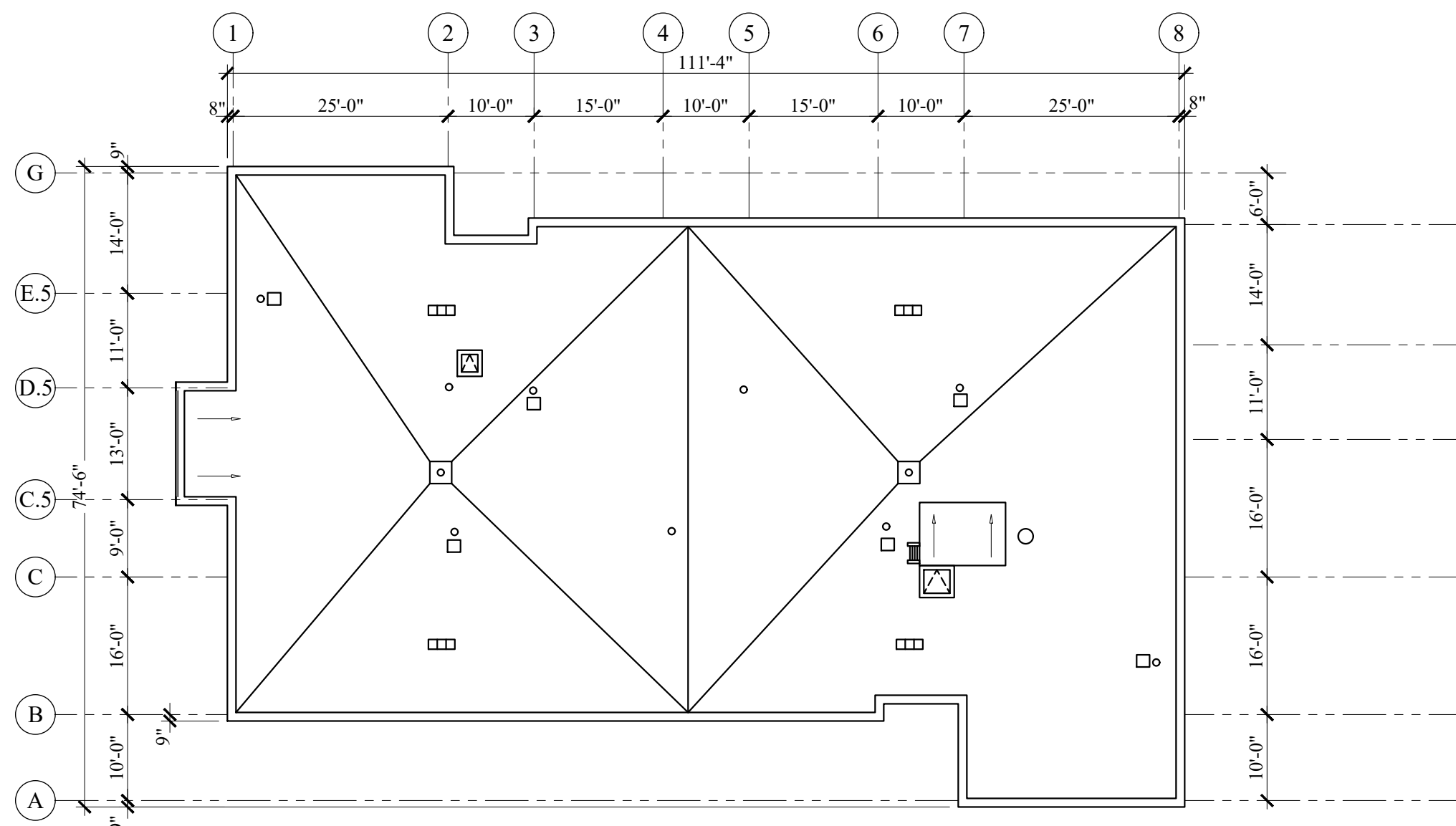
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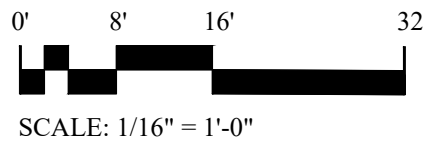
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3 EXISTING / DEMO - 6 TH FLOOR PLAN  
SCALE: 1/16" = 1'-0"



4 EXISTING / DEMO - ROOF PLAN  
SCALE: 1/16" = 1'-0"



DATE: 05.18.2020

REVISIONS

EXISTING / DEMO  
PLANS

A1.2

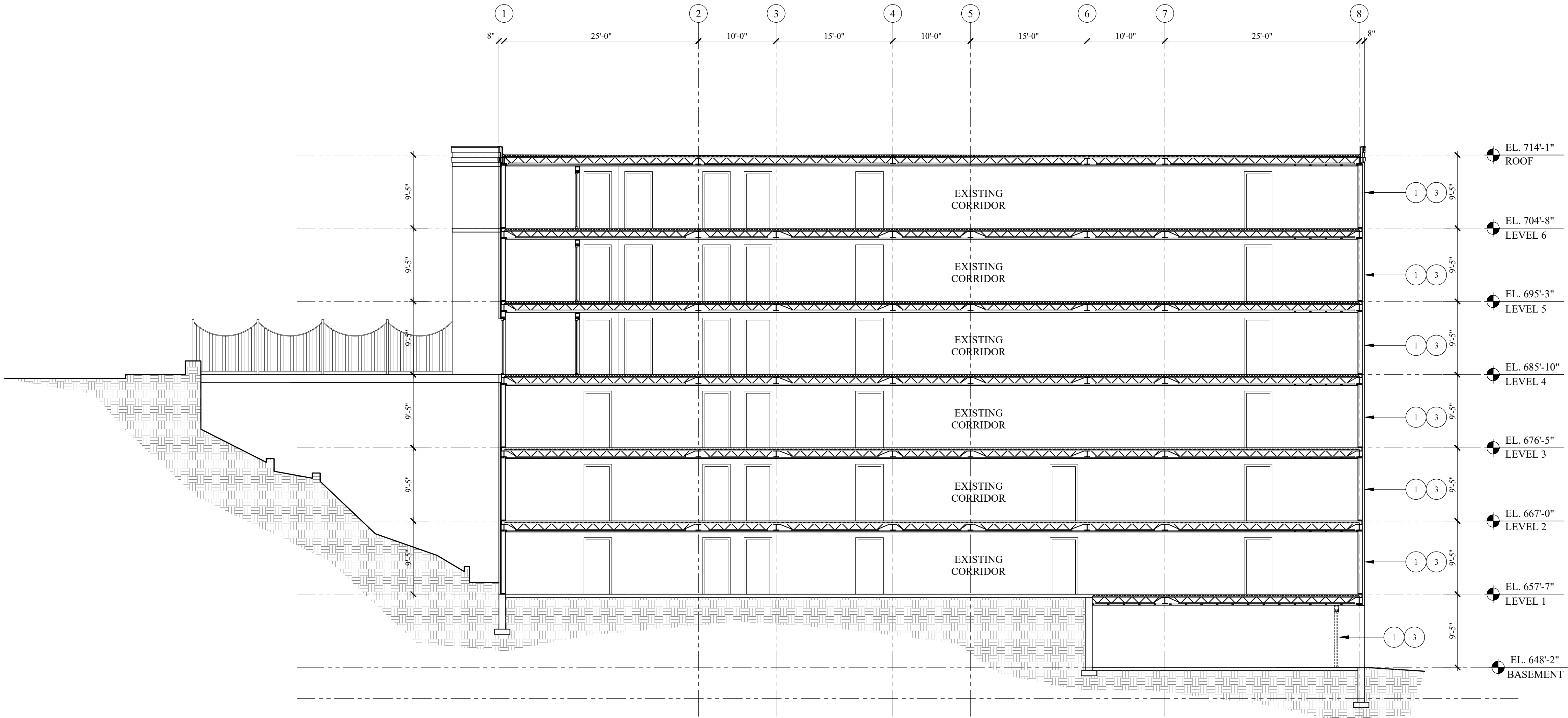


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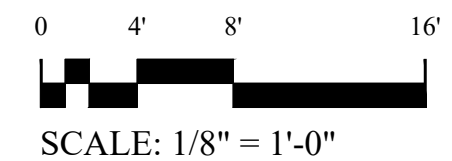
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1 EXISTING / DEMO - BUILDING SECTION  
SCALE: 1/8" = 1'-0"

DEMOLITION KEY NOTES:

- 1 REMOVE WALL.
- 2 REMOVE DOOR.
- 3 REMOVE WINDOW.
- 4 REMOVE FLOORING.



DATE: 05.18.2020

REVISIONS

EXISTING / DEMO  
BUILDING SECTION

A2.1

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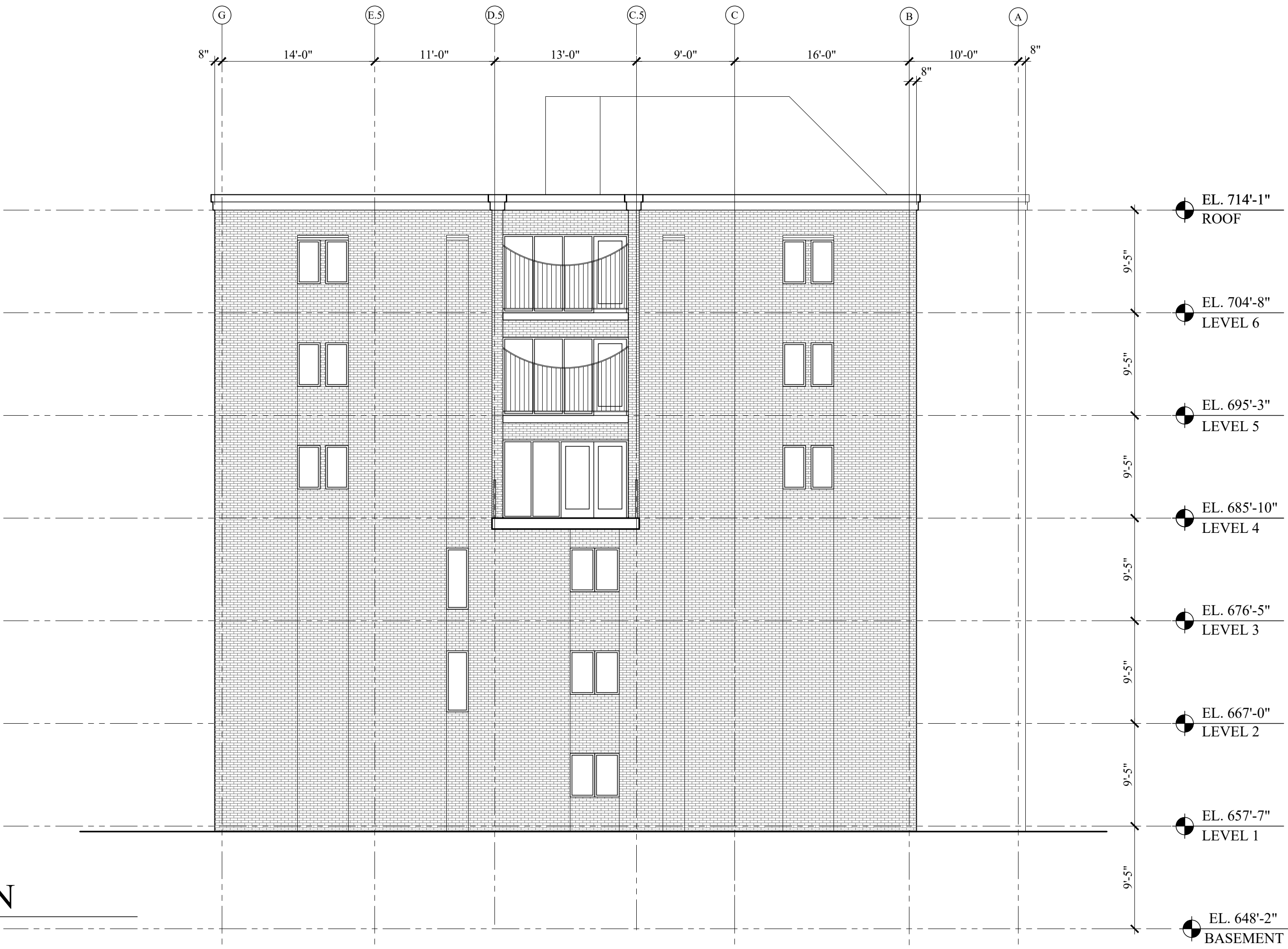
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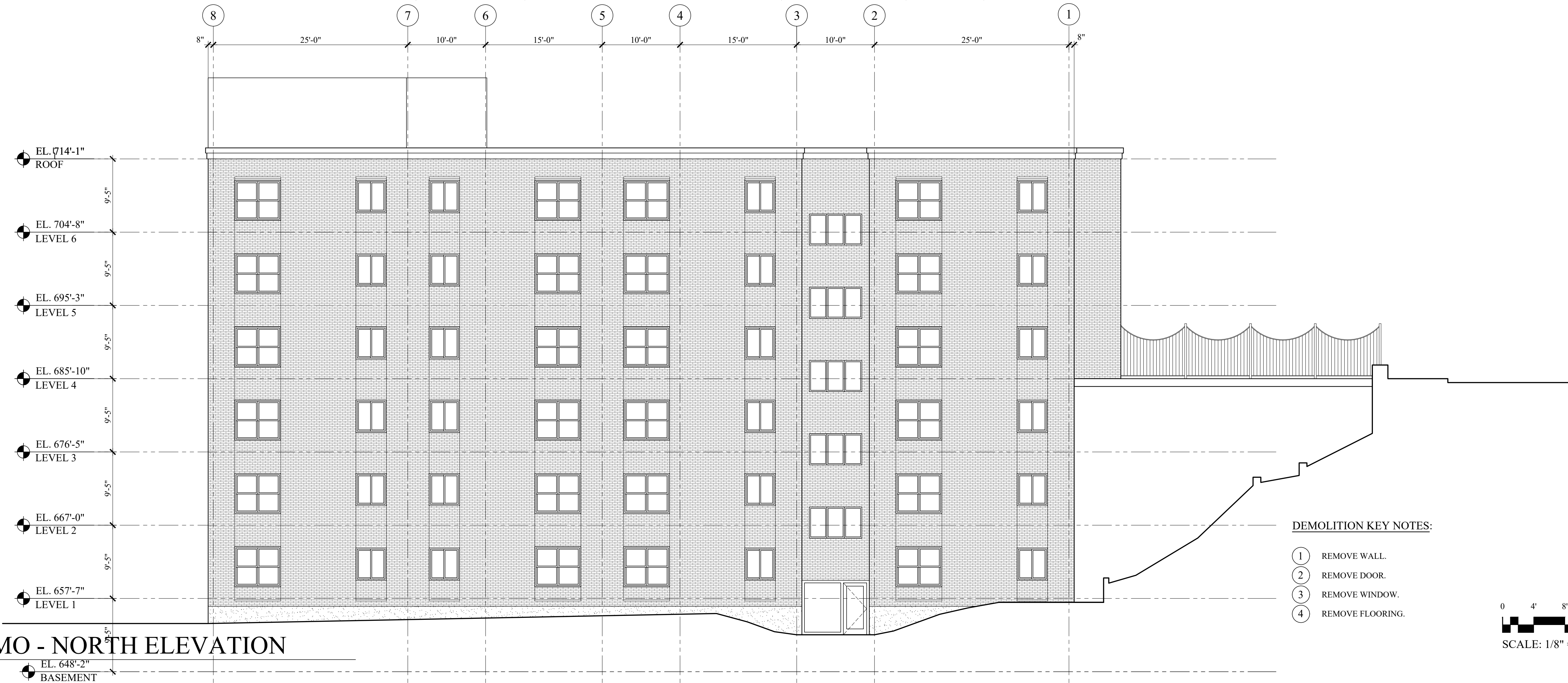
REVISIONS

EXISTING / DEMO  
EXTERIOR  
ELEVATIONS

A3.1



1 EXISTING / DEMO - WEST ELEVATION  
SCALE: 1/8" = 1'-0"



2 EXISTING / DEMO - NORTH ELEVATION  
SCALE: 1/8" = 1'-0"

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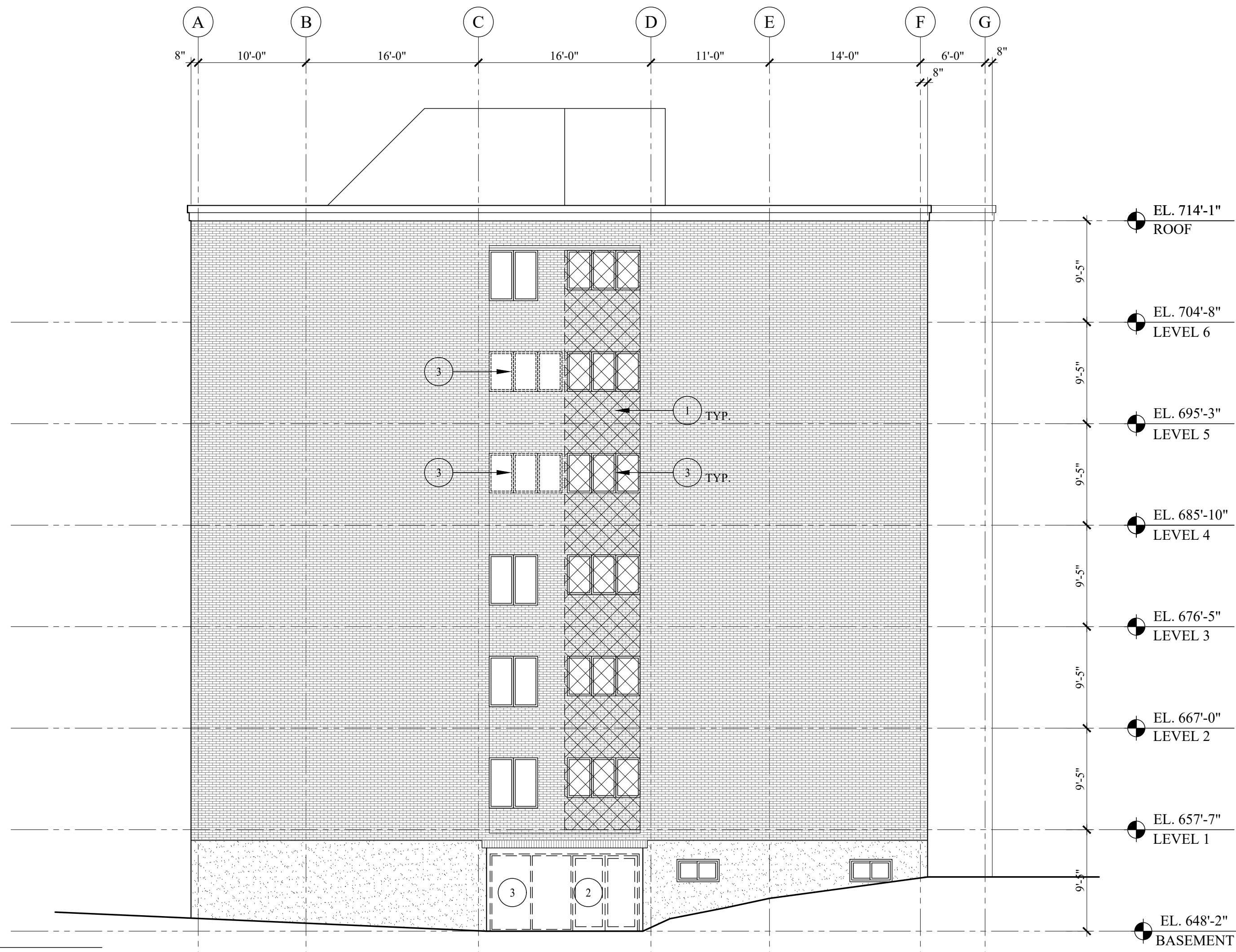
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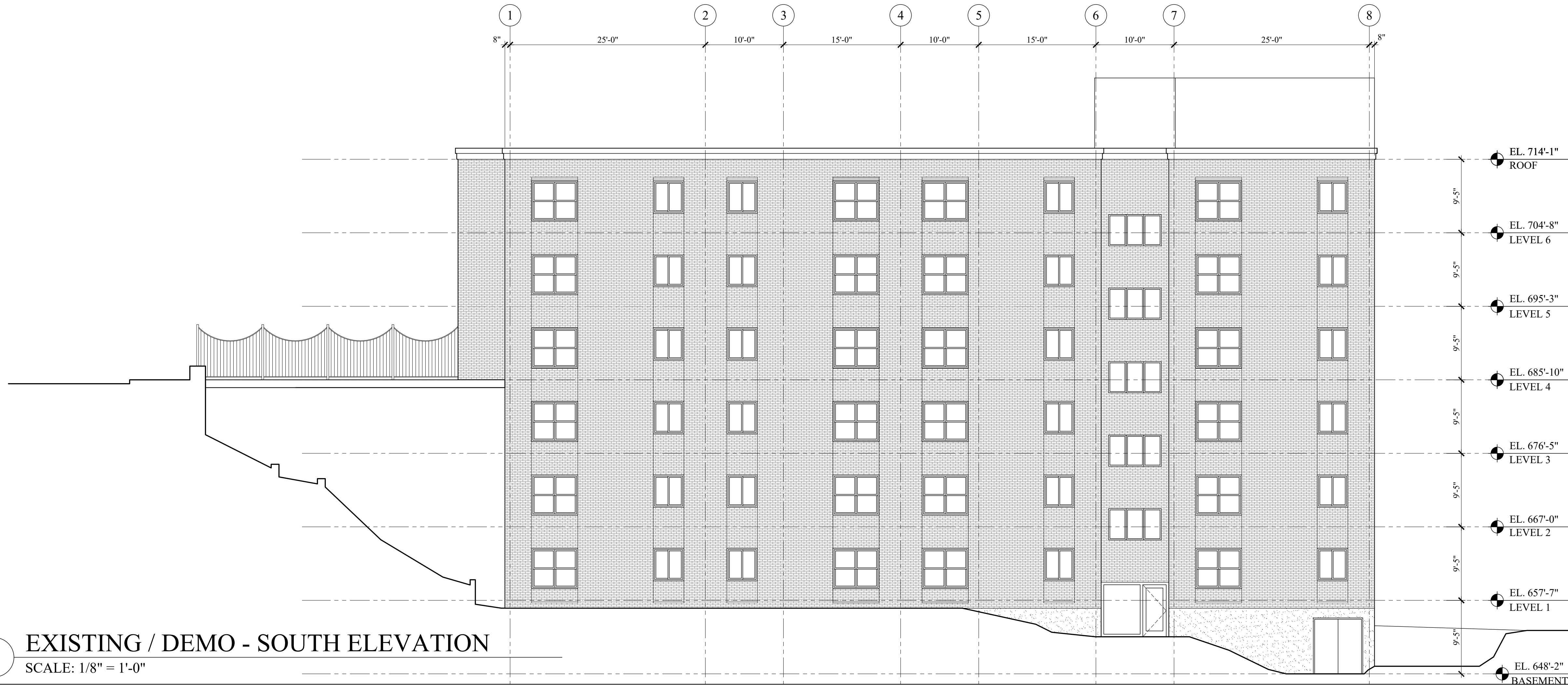
REVISIONS

EXISTING / DEMO  
EXTERIOR  
ELEVATIONS

A3.2



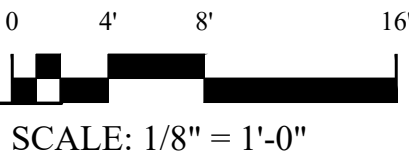
1 EXISTING / DEMO - EAST ELEVATION  
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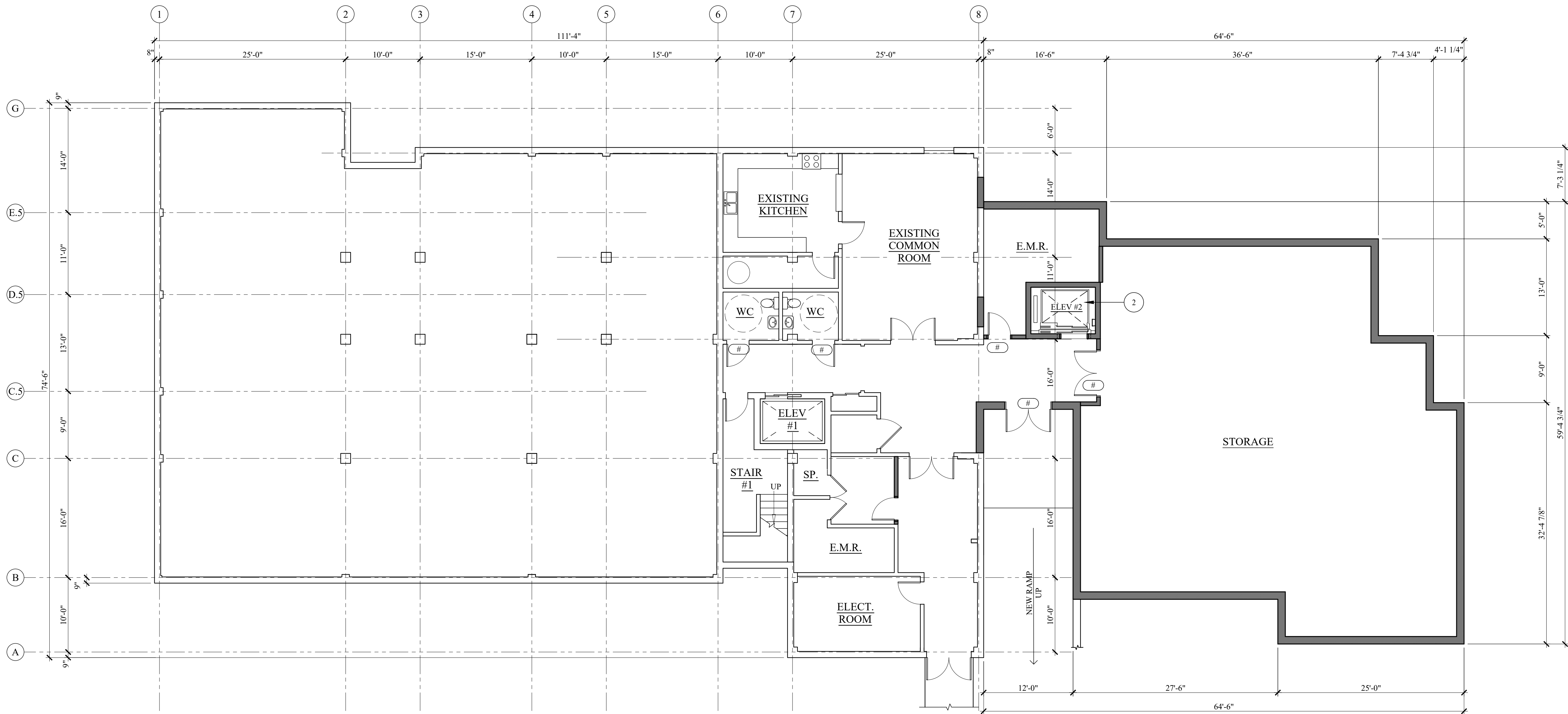


2 EXISTING / DEMO - SOUTH ELEVATION  
SCALE: 1/8" = 1'-0"

DEMOLITION KEY NOTES:

- 1 REMOVE WALL.
- 2 REMOVE DOOR.
- 3 REMOVE WINDOW.
- 4 REMOVE FLOORING.



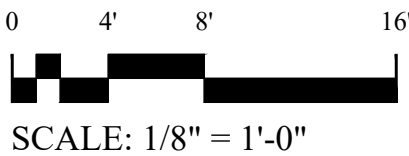


PROPOSED KEY NOTES:

- 1 NEW DOOR.
- 2 NEW ELEVATOR.

PROPOSED PLAN KEY	
	EXISTING WALLS
	NEW WALLS
	NEW DOOR - SEE SCHEDULE
	NEW WINDOW - SEE SCHEDULE
	NEW GWB SOFFIT FOR DUCTWORK

1 PROPOSED - BASEMENT FLOOR PLAN  
SCALE: 1/8" = 1'-0"



DATE: 05.18.2020

REVISIONS

PROPOSED  
BASEMENT FLOOR

THE RANDOLPH  
HOUSE

Randolph, VT

OWNER:  
Randolph Area Community  
Development Corporation  
21 North Main Street  
P.O. Box 409  
Randolph, VT 05060

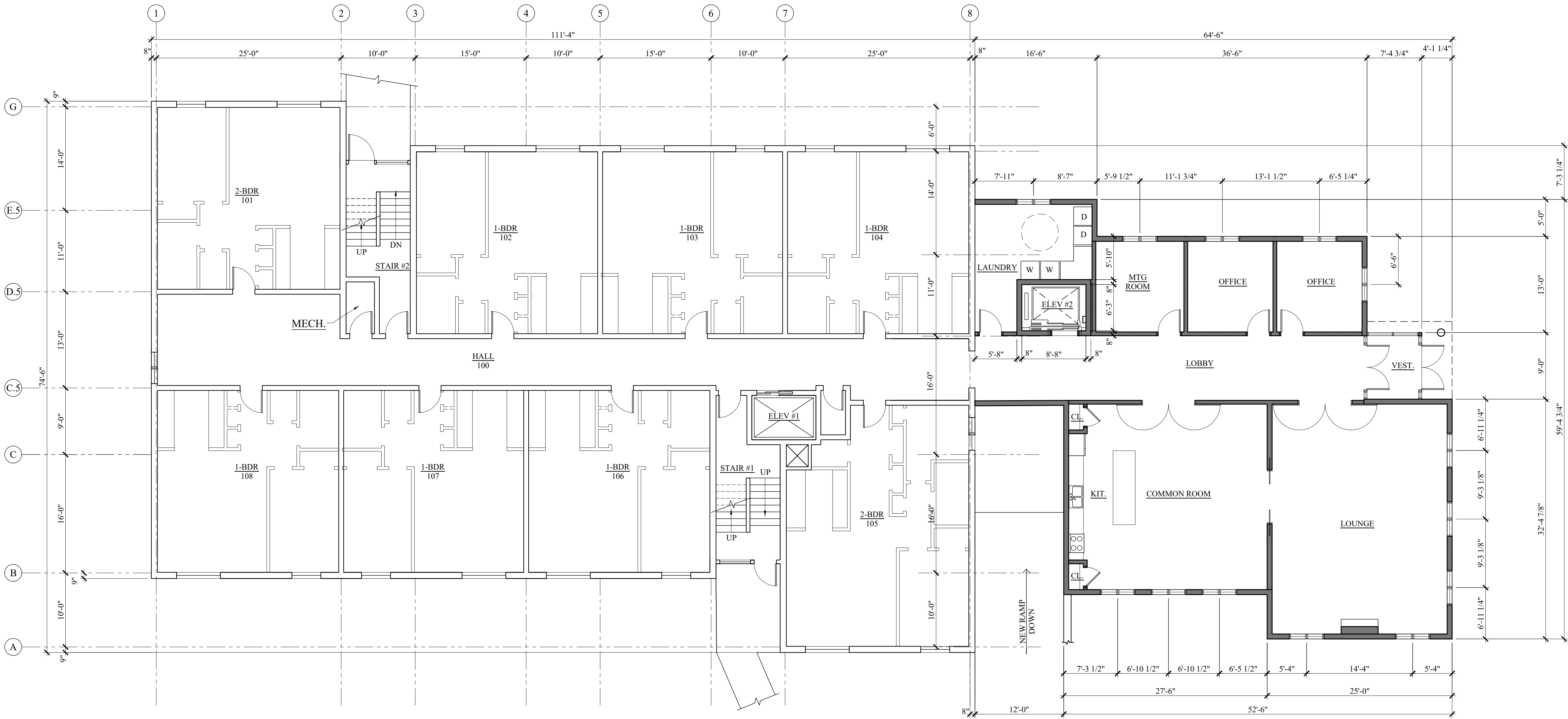
ARCHITECT:  
S2 Architecture  
5224 Shelburne Rd.  
Shelburne, VT 05482  
Phone: (802) 985-5595

DATE: 05.18.2020

REVISIONS

PROPOSED  
1ST FLOOR PLAN

A4.2



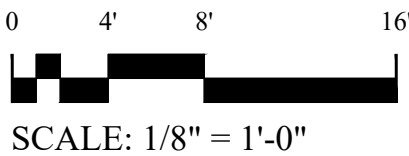
PROPOSED KEY NOTES:

- 1 NEW DOOR.
- 2 NEW ELEVATOR.

PROPOSED PLAN KEY

- EXISTING WALLS
- NEW WALLS
- NEW DOOR - SEE SCHEDULE
- NEW WINDOW - SEE SCHEDULE
- NEW GWB SOFFIT FOR DUCTWORK

1 PROPOSED - 1 ST FLOOR PLAN  
SCALE: 1/8" = 1'-0"

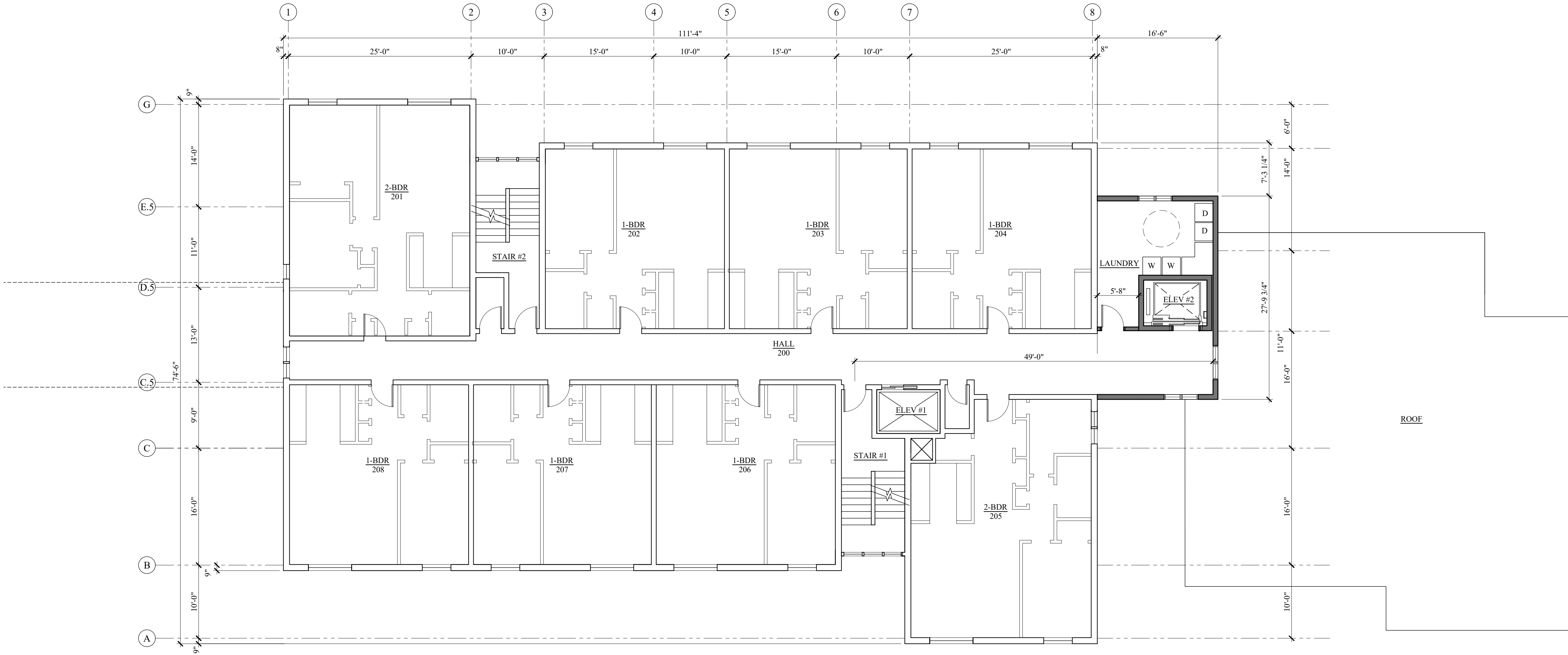


THE RANDOLPH HOUSE

Randolph, VT

OWNER:  
Randolph Area Community  
Development Corporation  
21 North Main Street  
P.O. Box 409  
Randolph, VT 05060

ARCHITECT:  
S2 Architecture  
5224 Shelburne Rd.  
Shelburne, VT 05482  
Phone: (802) 985-5595



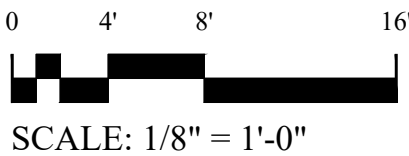
PROPOSED KEY NOTES:

- 1 NEW DOOR.
- 2 NEW ELEVATOR.

PROPOSED PLAN KEY	
	EXISTING WALLS
	NEW WALLS
	NEW DOOR - SEE SCHEDULE
	NEW WINDOW - SEE SCHEDULE
	NEW GWB SOFFIT FOR DUCTWORK

1 PROPOSED - 2 ND FLOOR PLAN

SCALE: 1/8" = 1'-0"



DATE: 05.18.2020

REVISIONS

PROPOSED  
2ND FLOOR PLAN

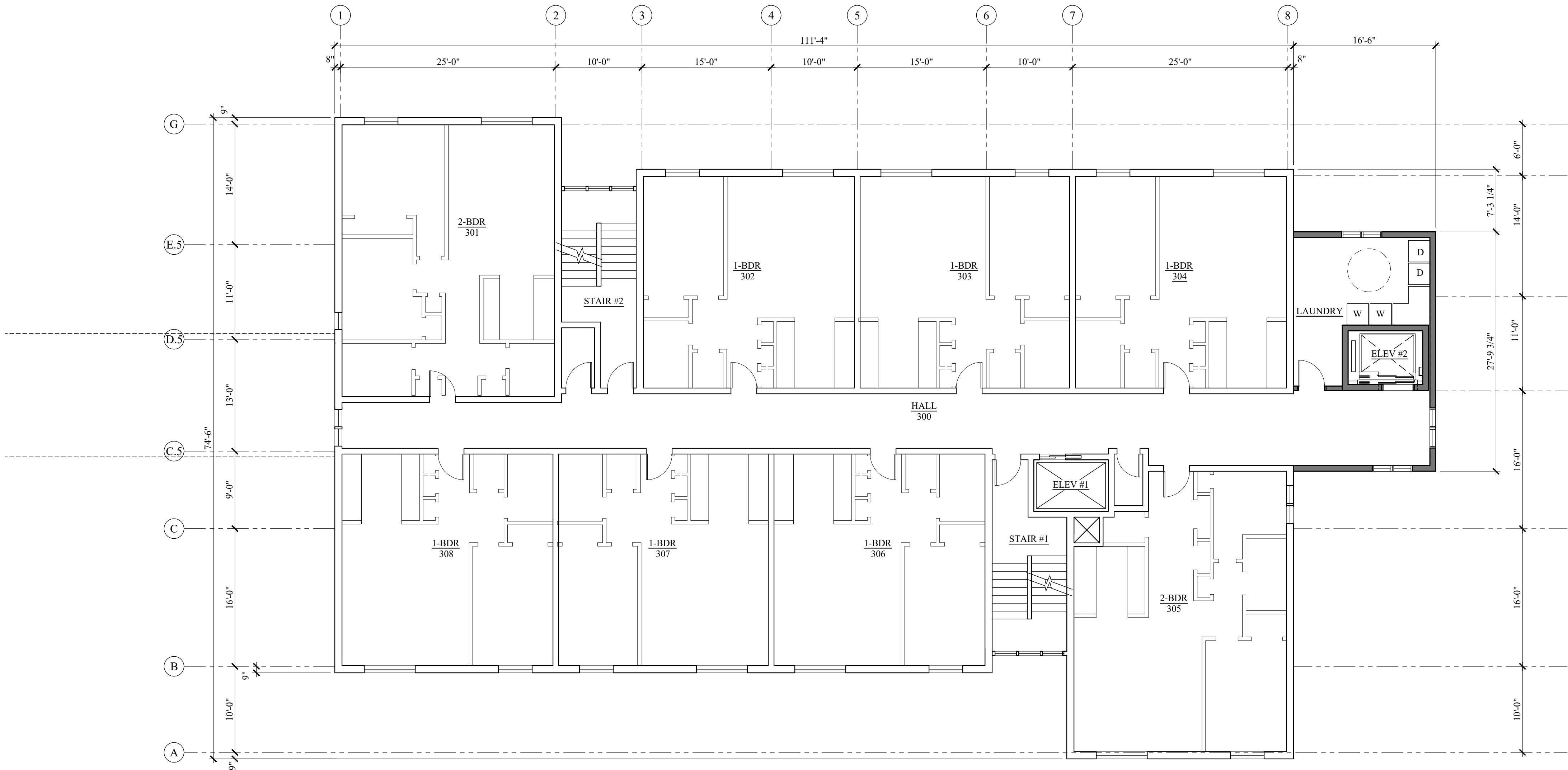
A4.3

THE RANDOLPH HOUSE

Randolph, VT

OWNER:  
Randolph Area Community  
Development Corporation  
21 North Main Street  
P.O. Box 409  
Randolph, VT 05060

ARCHITECT:  
S2 Architecture  
5224 Shelburne Rd.  
Shelburne, VT 05482  
Phone: (802) 985-5595

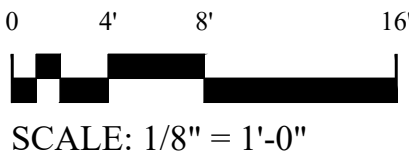


PROPOSED KEY NOTES:

- ① NEW DOOR.
- ② NEW ELEVATOR.

PROPOSED PLAN KEY	
	EXISTING WALLS
	NEW WALLS
	NEW DOOR - SEE SCHEDULE
	NEW WINDOW - SEE SCHEDULE
	NEW GWB SOFFIT FOR DUCTWORK

1 PROPOSED - 3 RD FLOOR PLAN  
SCALE: 1/8" = 1'-0"

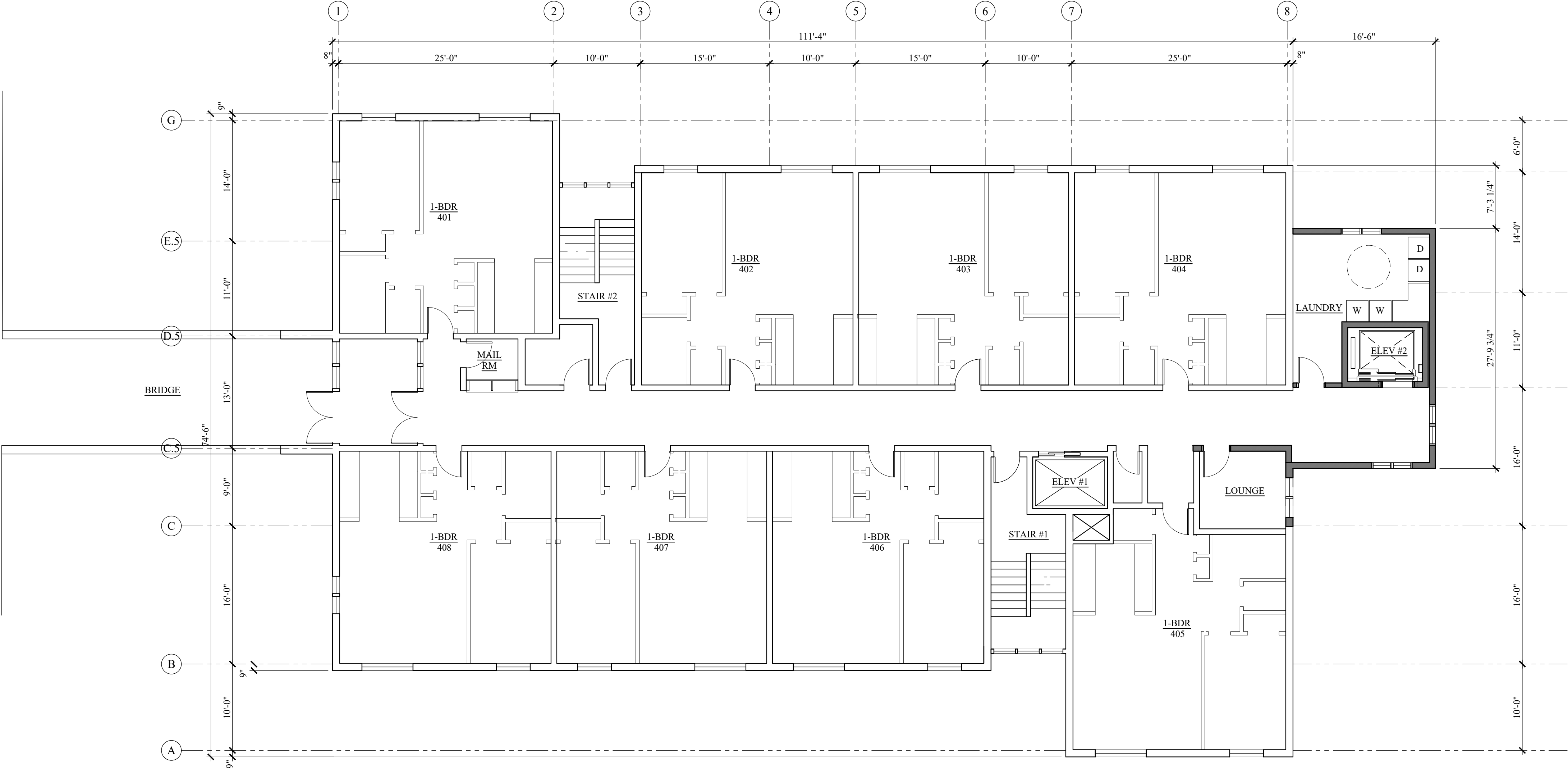


DATE: 05.18.2020

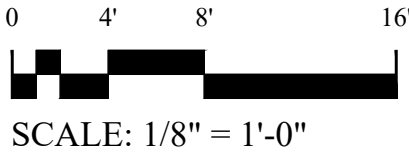
REVISIONS

PROPOSED  
3RD FLOOR PLAN

A4.4



1 PROPOSED - 4TH FLOOR PLAN  
SCALE: 1/8" = 1'-0"



DATE: 05.18.2020

REVISIONS

PROPOSED  
4TH FLOOR PLAN

A4.5

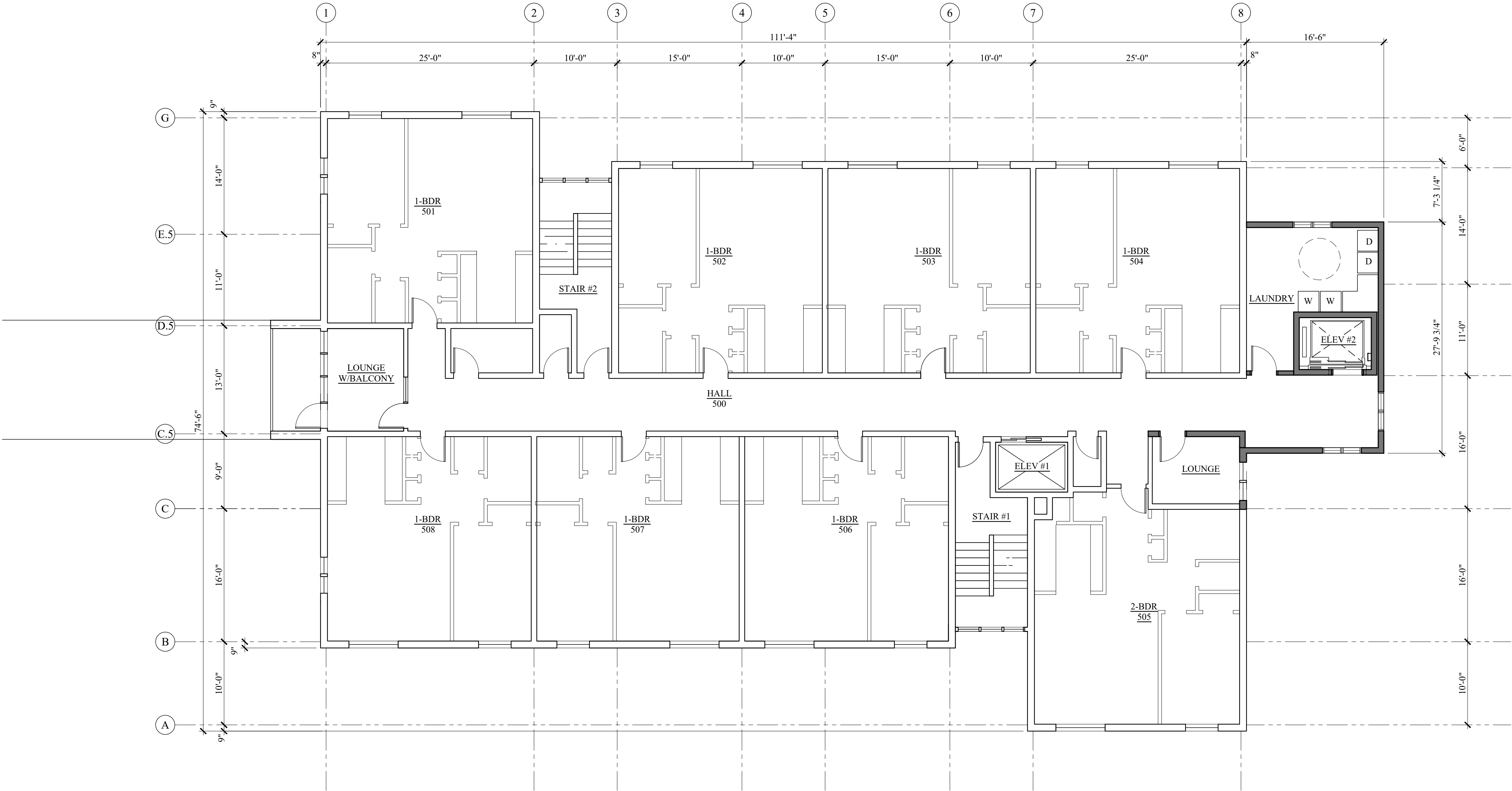


THE RANDOLPH  
HOUSE

Randolph, VT

OWNER:  
Randolph Area Community  
Development Corporation  
21 North Main Street  
P.O. Box 409  
Randolph, VT 05060

ARCHITECT:  
S2 Architecture  
5224 Shelburne Rd.  
Shelburne, VT 05482  
Phone: (802) 985-5595

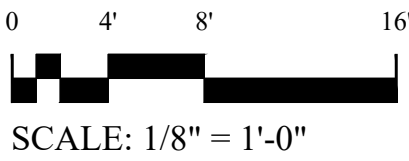


PROPOSED KEY NOTES:

- 1 NEW DOOR.
- 2 NEW ELEVATOR.

PROPOSED PLAN KEY	
	EXISTING WALLS
	NEW WALLS
	NEW DOOR - SEE SCHEDULE
	NEW WINDOW - SEE SCHEDULE
	NEW GWB SOFFIT FOR DUCTWORK

1 PROPOSED - 5 TH FLOOR PLAN  
SCALE: 1/8" = 1'-0"



DATE: 05.18.2020

REVISIONS

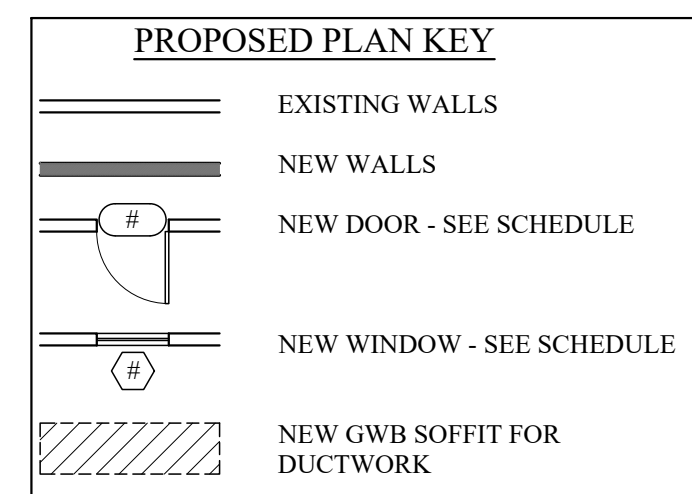
PROPOSED  
5TH FLOOR PLAN

A4.6

Randolph, VT

**OWNER:**  
Randolph Area Community  
Development Corporation  
21 North Main Street  
P.O. Box 409  
Randolph, VT 05060

**ARCHITECT:**  
S2 Architecture  
5224 Shelburne Rd.  
Shelburne, VT 05482  
Phone: (802) 985-5595

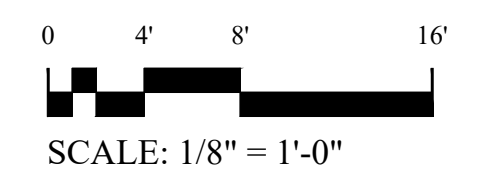


DATE: 05.18.2020

REVISIONS

PROPOSED  
6TH FLOOR PLAN

A4.7



THE RANDOLPH  
HOUSE

Randolph, VT

OWNER:  
Randolph Area Community  
Development Corporation  
21 North Main Street  
P.O. Box 409  
Randolph, VT 05060

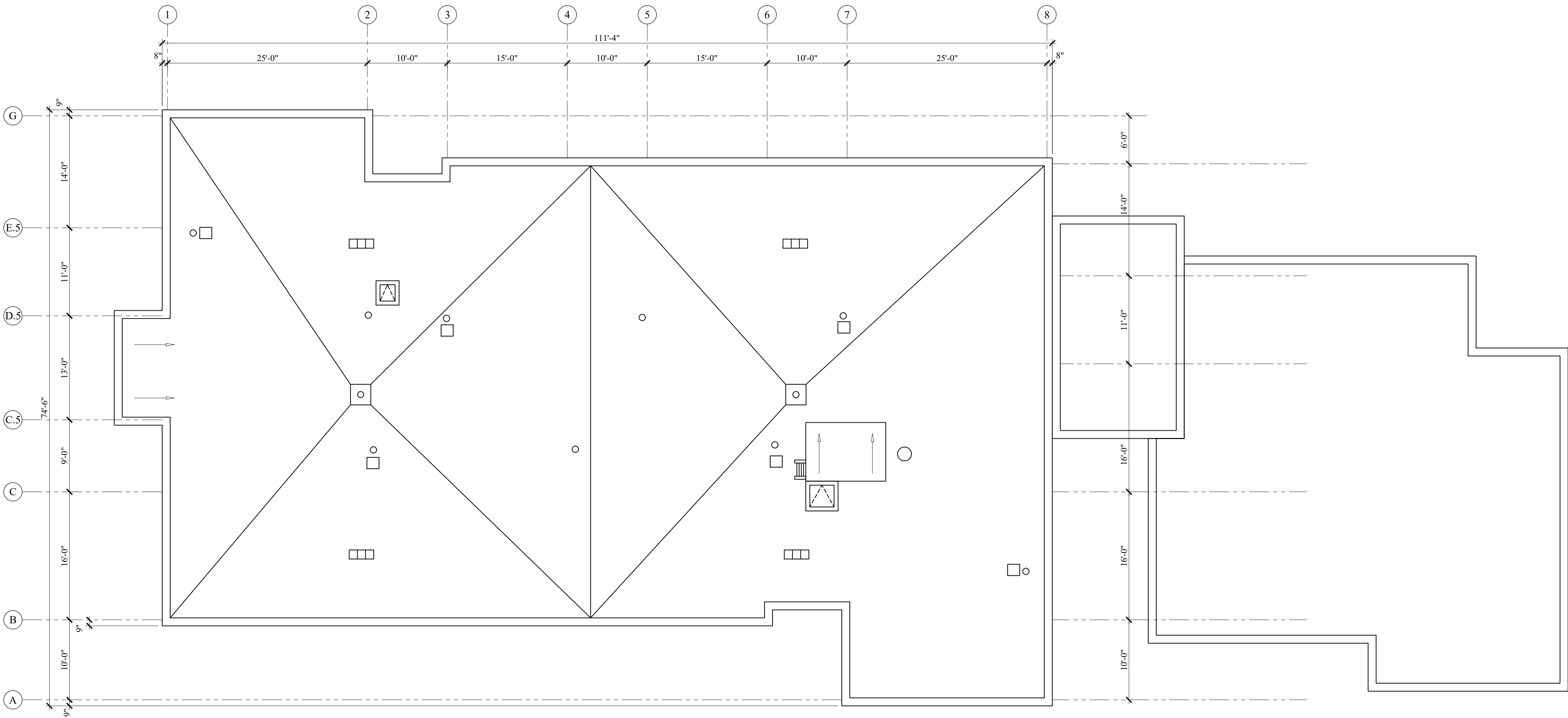
ARCHITECT:  
S2 Architecture  
5224 Shelburne Rd.  
Shelburne, VT 05482  
Phone: (802) 985-5595

DATE: 05.18.2020

REVISIONS

PROPOSED  
ROOF PLAN

A4.8

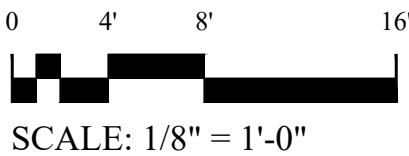


PROPOSED KEY NOTES:

- 1 NEW DOOR.
- 2 NEW ELEVATOR.

PROPOSED PLAN KEY	
	EXISTING WALLS
	NEW WALLS
	NEW DOOR - SEE SCHEDULE
	NEW WINDOW - SEE SCHEDULE
	NEW GWB SOFFIT FOR DUCTWORK

1 PROPOSED - ROOF PLAN  
SCALE: 1/8" = 1'-0"

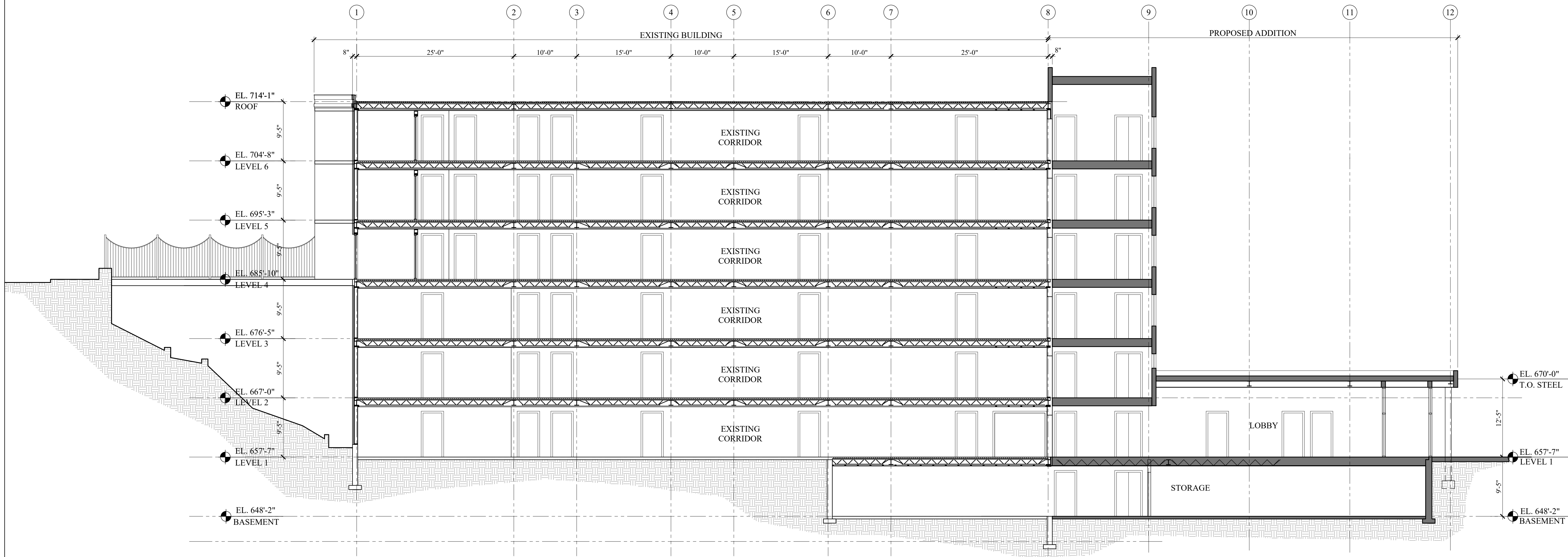


THE RANDOLPH  
HOUSE

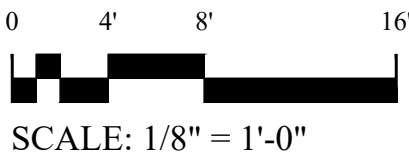
Randolph, VT

OWNER:  
Randolph Area Community  
Development Corporation  
21 North Main Street  
P.O. Box 409  
Randolph, VT 05060

ARCHITECT:  
S2 Architecture  
5224 Shelburne Rd.  
Shelburne, VT 05482  
Phone: (802) 985-5595



1 PROPOSED - BUILDING SECTION  
SCALE: 1/8" = 1'-0"



DATE: 05.18.2020

REVISIONS

PROPOSED  
BUILDING SECTION

A5.1

THE RANDOLPH  
HOUSE

Randolph, VT

OWNER:  
Randolph Area Community  
Development Corporation  
21 North Main Street  
P.O. Box 409  
Randolph, VT 05060

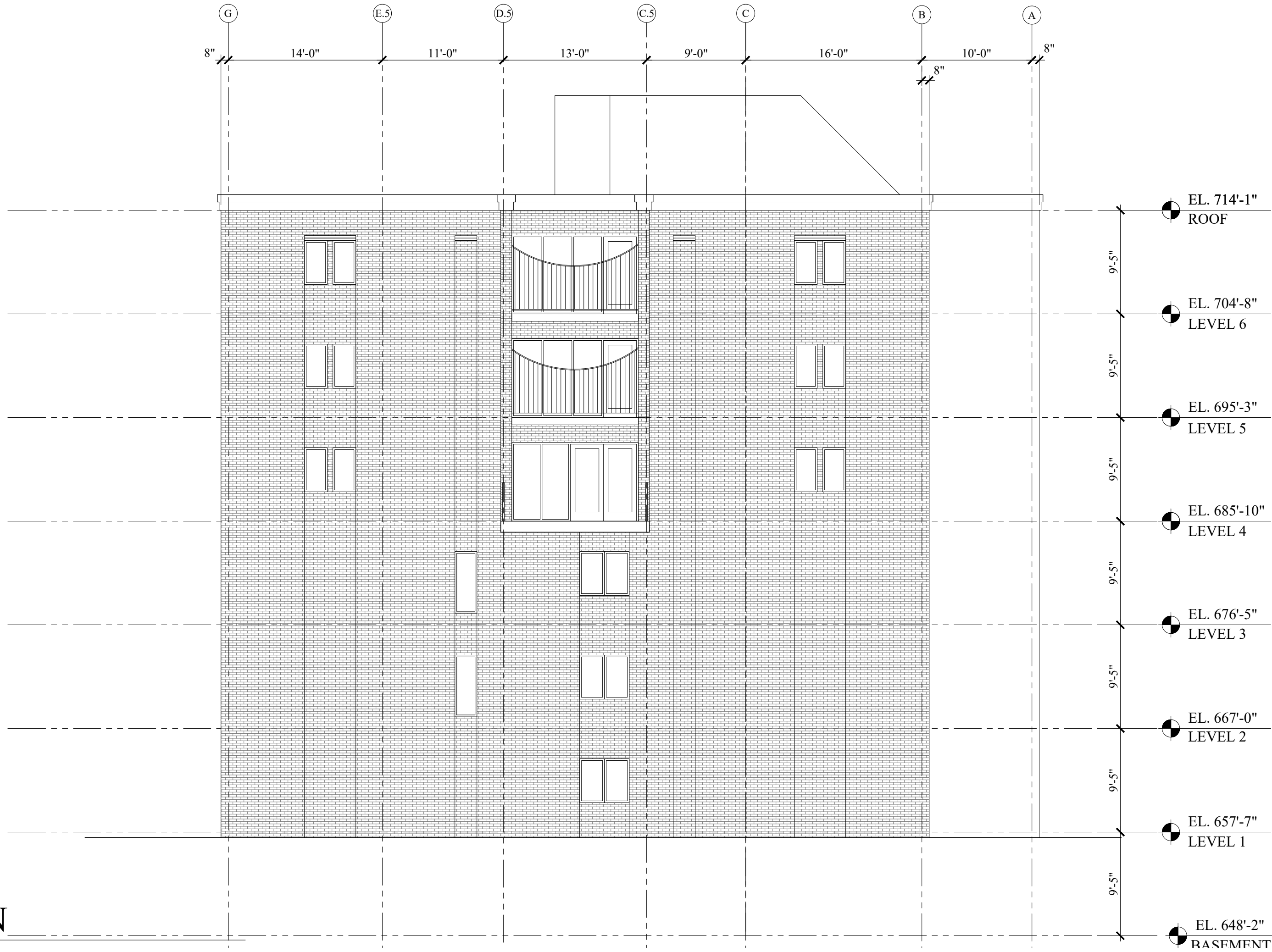
ARCHITECT:  
S2 Architecture  
5224 Shelburne Rd.  
Shelburne, VT 05482  
Phone: (802) 985-5595

DATE: 05.18.2020

REVISIONS

PROPOSED  
EXTERIOR  
ELEVATIONS

A6.1



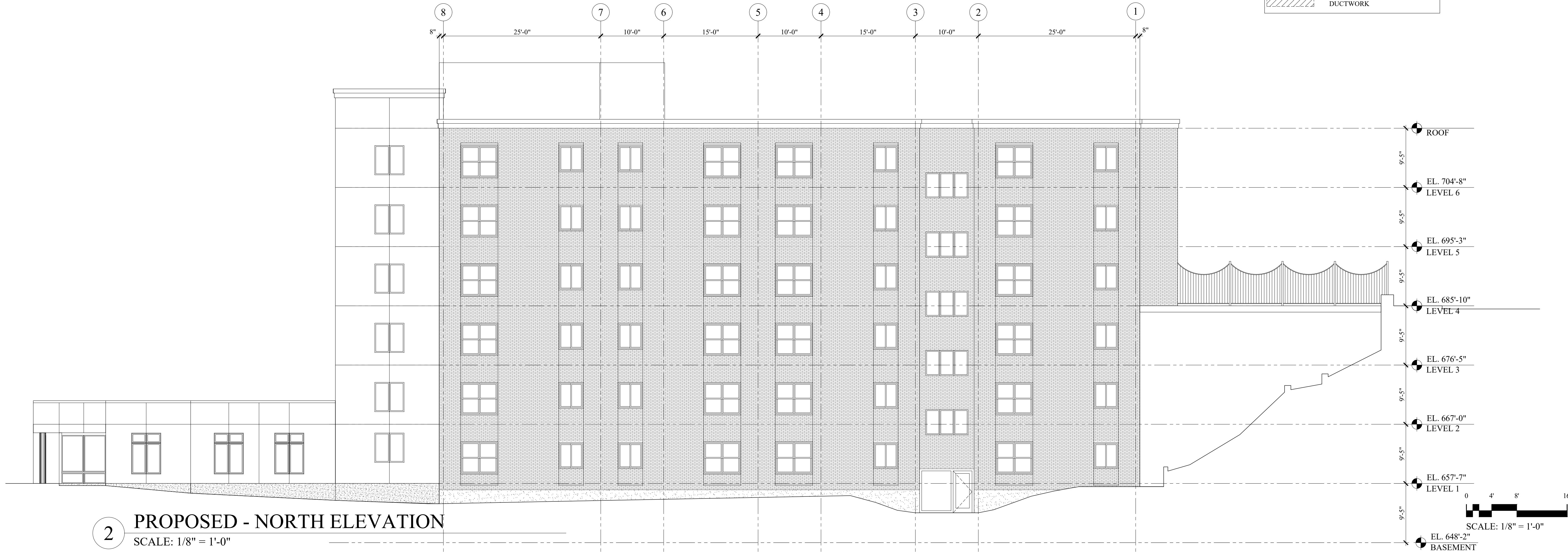
PROPOSED KEY NOTES:

- 1 NEW DOOR.
- 2 NEW ELEVATOR.

PROPOSED PLAN KEY

	EXISTING WALLS
	NEW WALLS
	NEW DOOR - SEE SCHEDULE
	NEW WINDOW - SEE SCHEDULE
	NEW GWB SOFFIT FOR DUCTWORK

1 PROPOSED - WEST ELEVATION  
SCALE: 1/8" = 1'-0"



2 PROPOSED - NORTH ELEVATION  
SCALE: 1/8" = 1'-0"

0 4' 8' 16'  
SCALE: 1/8" = 1'-0"

THE RANDOLPH  
HOUSE

Randolph, VT

OWNER:  
Randolph Area Community  
Development Corporation  
21 North Main Street  
P.O. Box 409  
Randolph, VT 05060

ARCHITECT:  
S2 Architecture  
5224 Shelburne Rd.  
Shelburne, VT 05482  
Phone: (802) 985-5595

PROPOSED KEY NOTES:

- 1 NEW DOOR.  
2 NEW ELEVATOR.

PROPOSED PLAN KEY

- EXISTING WALLS  
NEW WALLS  
NEW DOOR - SEE SCHEDULE  
NEW WINDOW - SEE SCHEDULE  
NEW GWB SOFFIT FOR DUCTWORK

1 PROPOSED - EAST ELEVATION

SCALE: 1/8" = 1'-0"

2 PROPOSED - SOUTH ELEVATION

SCALE: 1/8" = 1'-0"

DATE: 05.18.2020

REVISIONS

PROPOSED  
EXTERIOR  
ELEVATIONS

A6.2



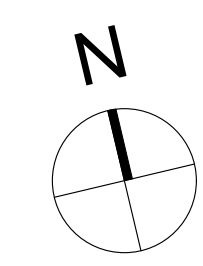
**SALISBURY  
SQUARE**  
RACDC  
RANDOLPH, VT

PROGRESS  
DRAWINGS —  
NOT FOR  
CONSTRUCTION

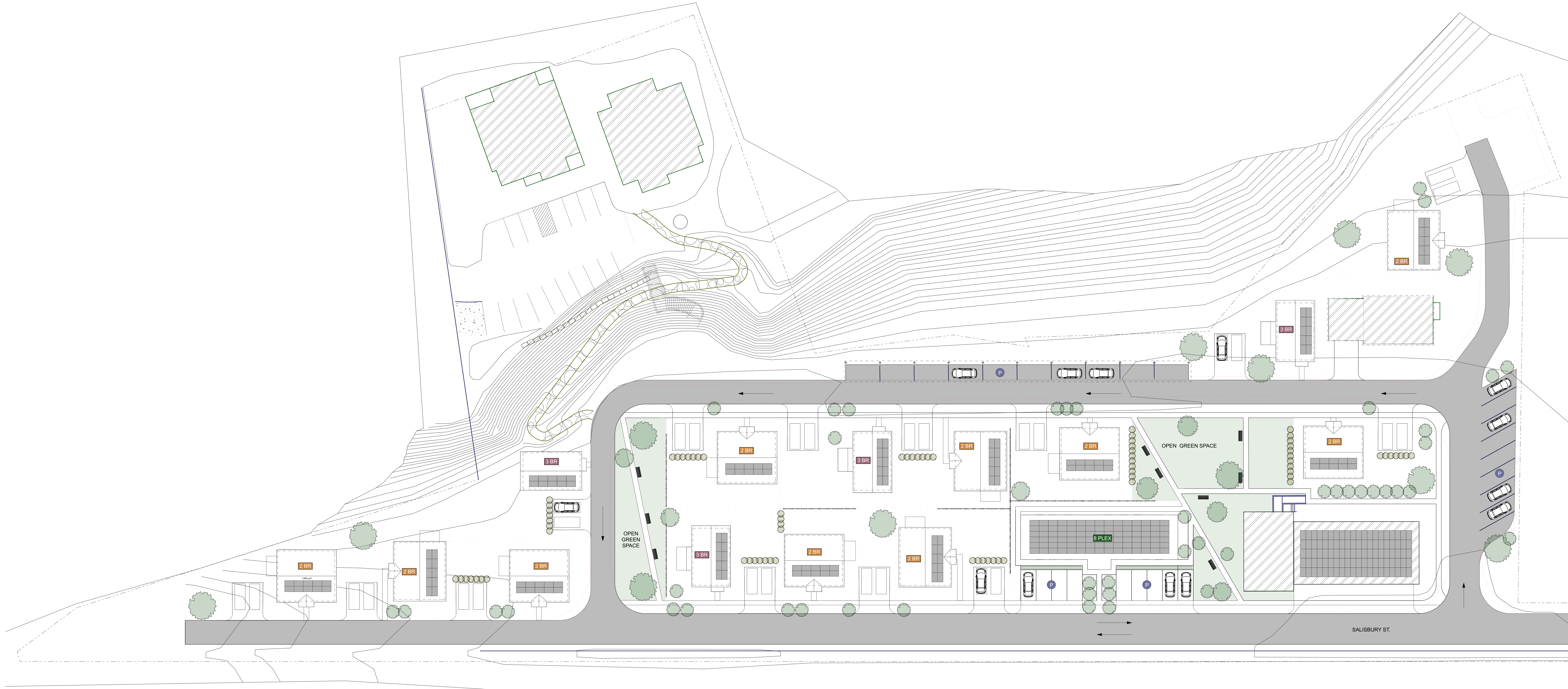
DATE	DESCRIPTION
11/11/19	SITE PLAN

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ARCHITECTURE + DESIGN PC 2019  
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**SITE PLAN**



A-100



1 SITE PLAN  
SCALE: 1/8" = 1'-0"

GRAPHIC LEGEND

- SOLAR PANELS
- EXISTING BUILDINGS
- PROPERTY LINE
- LOT LINES
- ROAD & TURNING RADIUS PROPOSED BY DUBOIS & KING
- 2 BR 2 BEDROOM HOME
- 3 BR 3 BEDROOM HOME
- 8 PLEX 8 UNIT MULTIPLEX (1) 2BR Unit, (7) 1BR Units
- P SITE PARKING