



# BennHi

The Old Bennington High School

Transforming an Iconic Building



# ARPA Opportunity



Public Process to  
Identify Priorities



Top of list: Gymnasium  
/ Indoor Rec / Housing



Redevelop Blighted  
Buildings



Impact on  
Neighborhood /  
Community

## Goal: Transformational Impact



# The Old Bennington High School



- Built 1913
- High School 1914 - 1967
- Middle School until 2004
- Renovations in 1939, 1958, 1975
- National Registry of History Places





## Current Conditions

- Vacant since 2004
- 100,000 sq. ft. Total
- Renovations to Date





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Unique Opportunity To  
Address Multiple Goals  
In One Project

...And Bring Back  
An Iconic Building



# Transforming BennHi



- 30,000 sq. ft. Community Space
- NEW Home for Meals on Wheels
- NEW Home for Senior Center
- Gymnasium / Indoor Rec
- Housing: 40+ Units  
Market Rate and Affordable
- Youth & Senior Programming
- Improve Neighborhood
- Space for Community Partners





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How do  
we get  
there?

# Project Feasibility



Pre-Development Work



Community Space



Residential Space



Funding Sources



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How do  
we get  
there?



## Pre-Development Work

- Environmental Assessments: Asbestos, PCBs
- HVAC Conceptual Design: Heat Pumps, ERVs
- Building Envelope Design: Insulation, Air Sealing, Replacement of Windows
- Structural Analysis: Engineering Report
- Architectural Programming:  
Determining Tenants' Needs
- Architectural Design: Meeting the Program



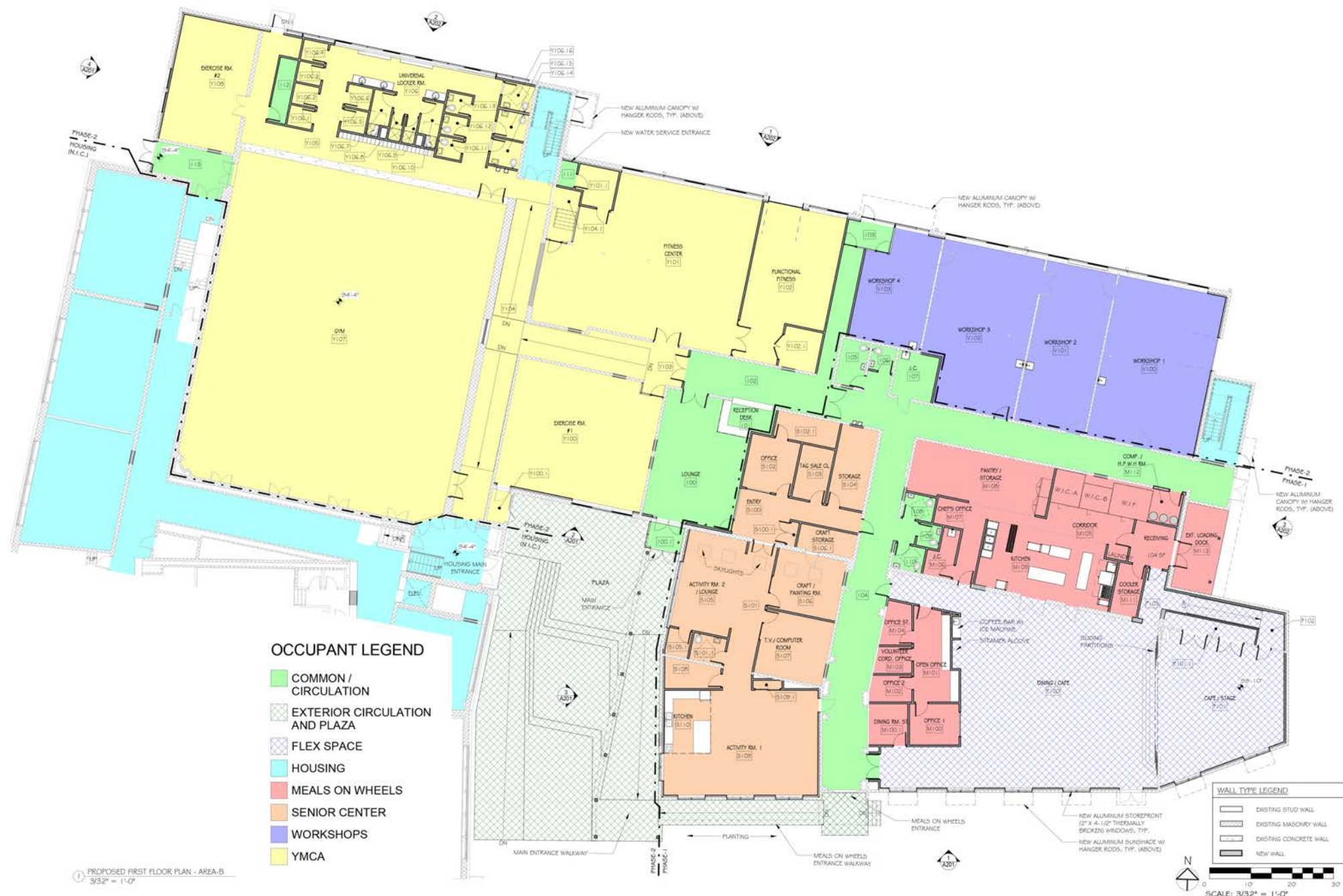


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## Community Space

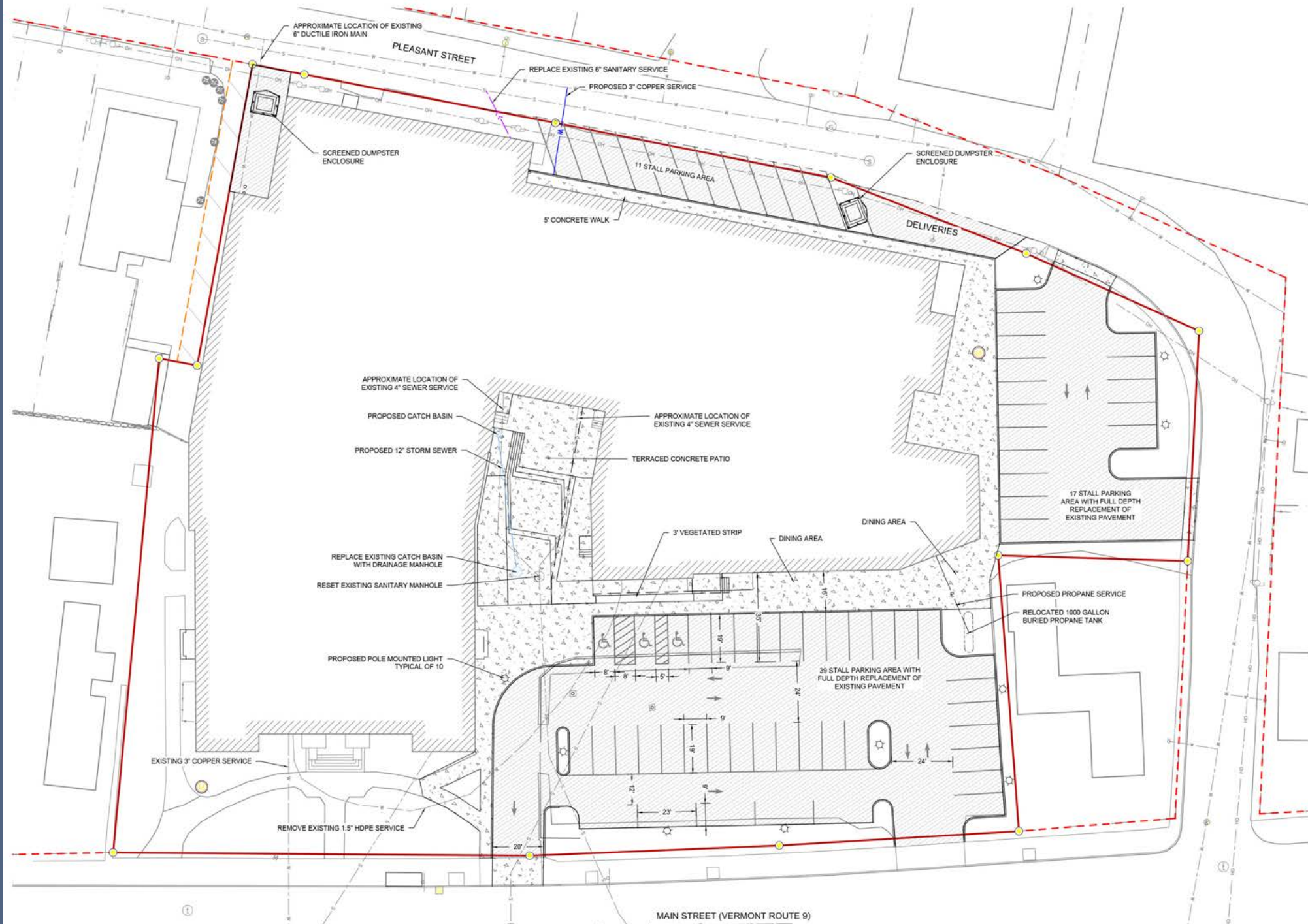
- Town / Public Areas
- 30,000 Sq. Ft.
- Goldstone Architecture Schematics
- Fits Programming Needs







# Site Plan





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# Residential Space

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A Public / Private Partnership

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- Vision for BennHi
- Community Need
- Transformational Project
- Experience – Hale Resources
- Additional Funding Resources:  
LIHTC, VHIP, Private Capital
- Why Now?







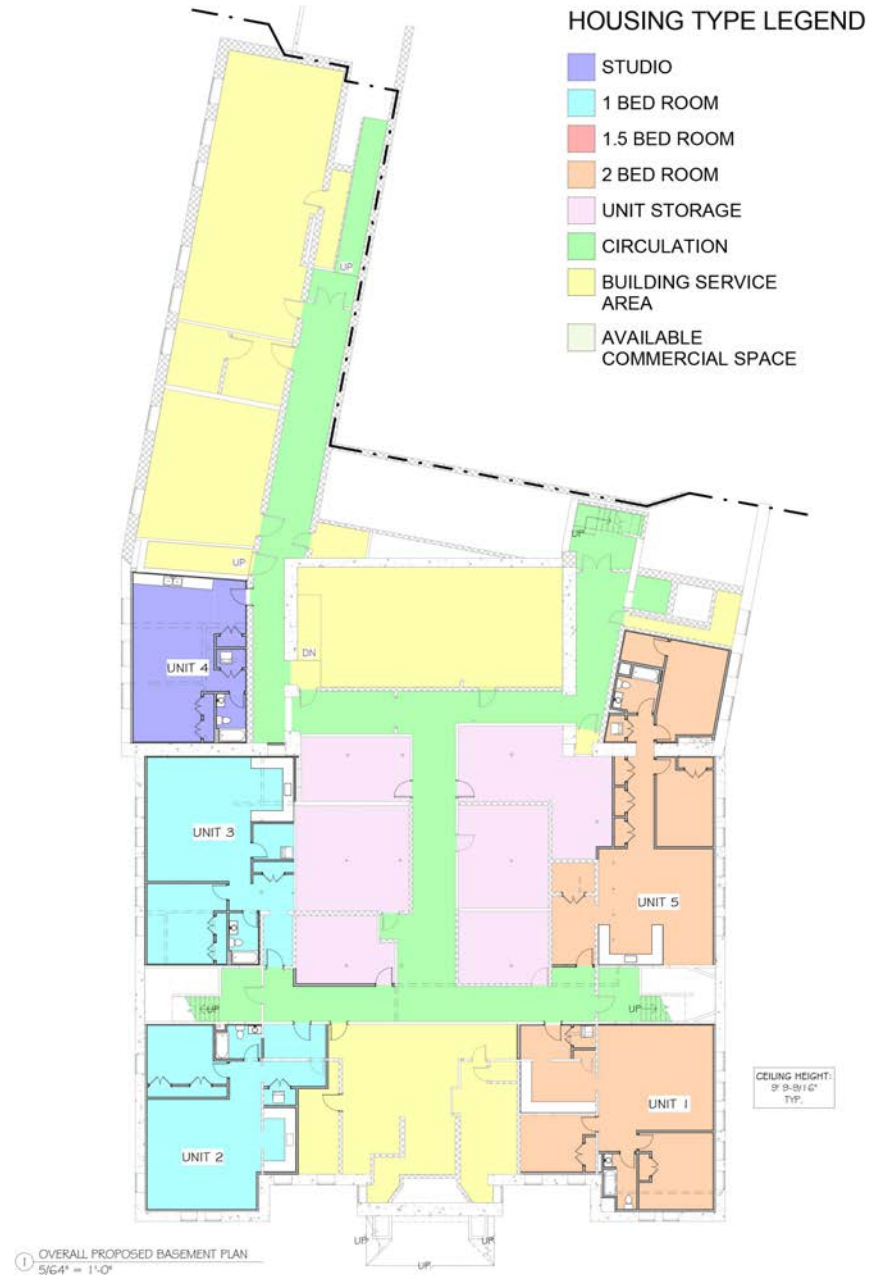
# Floor Plan: Residential Space 2





# Floor Plan:

## Residential Space 3





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# Funding Sources

- ARPA to leverage other funding sources
- Historic Preservation Tax Credits
- Designated Downtown Tax Credits
- USDA – Community Facilities Loans
- GMP and Efficiency VT Rebates
- AARP Community Challenge Grants
- Donations
- Inflation Reduction Act: HVAC Tax Credits
- (Phase 2) Tax Increment Financing
- VT Community Foundation
- Building Communities Grants – VT Agency of Human Services
- VT Community Foundation Grants





# Next Steps



- Commit ARPA Funding
- Formalize Partnership with Hale Resources
- Direct staff to identify savings and costs
- Authorize Staff to Pursue Funding
- Explore Ownership Models to maximize funding
- Report back to Select Board in 90-120 days



# Benn-Hi

## Questions & Answers