

# Lorraine Beaulieu Memorial Capital Project

## Chamber Mission:

*To responsibly improve the climate for doing business in  
the Central Vermont community.*

## The Facts:

The Central Vermont community must enter the new millennium ready to compete effectively in a changing marketplace. Technology is driving the Information Age at warp speed, and we face a variety of challenges.

Hundreds of volunteers devote thousands of hours of their time and energy to make Central Vermont a better place to live, yet in ever-increasing numbers, our children are going elsewhere to find adequate career opportunities.

Business resources, human and financial, are splintered among numerous civic groups and organizations. Effort needs to be gathered and focused.

The Central Vermont Chamber of Commerce has served the region for more than two decades, and its local predecessors served the community for nearly a century before that.

Now, it needs your help to begin preparing for the next 100 years of service.

The Lorraine Beaulieu Memorial Capital Project is a important start.

# 2000 and Beyond

The Chamber is a friend and partner in the community, but it is also a business. Like you and your business, the Chamber deals with many challenges. In order to provide the best possible service to its members and to the Central Vermont community, the Chamber needs to be prepared for the next millenium, be equipped to compete in new markets, be a leader in communications technology, and provide its volunteers and staff with a quality working environment.

## **A Few of Today's Business Challenges:**

- Increasing efficiency to reduce costs - without sacrificing quality.
- Competing in a national and international economy.
- Keeping on top of the latest changes in the industry.
- Using new technology effectively.
- Providing compensation and work environments to keep quality employees.
- Coping with increasingly complex legal and regulatory issues.
- Balancing company demands with community needs.
- Making time for family and friends.
- Wading through what's available to figure out what's important.
- Preserving the best elements of the past while preparing for the future.
- Remaining a good "corporate citizen" in difficult times.

**The Central Vermont Chamber of Commerce** can't remove these pressures, but for nearly three decades, it has provided assistance and support for meeting them. More than ever, the Chamber needs to improve its technical capacity, collaborate with others, and make the best possible use of community resources to help Central Vermont become a leader in the marketplace.

# Alarming Trends

Vermont's share of the national travel market is declining.

Our youth are leaving in order to find satisfying employment and adequate wages.

Downtown retail space is being converted to other uses.

Employment opportunities are not keeping pace with resident needs.

Numerous organizations are dividing limited community time and money.

Despite improvement, Vermont has not fully participated in the nation's economic recovery.

Wages and incomes are slipping further below the national average.

Open space is waning.

Serious crime is gaining a foothold in Vermont.

Students are not adequately prepared to enter the job market.

Central Vermont needs a consistent set of measures to track what's happening, determine what can be done, and initiate improvements.

# Capital Improvements

Improvements in the existing office complex will include:

- State-of-the-art communications technology throughout the entire complex.
- Convenient handicapped access and restrooms for those with limited mobility.
- An extensive professional development and resource library.
- Permanently correcting recurring water problems.
- Replacing a 30-year-old mound system with a municipal sewer line.
- Quality landscaping and on-site parking.
- Conference calling capability.
- High-capacity internet connections in each office.
- Replace building siding.
- Central air-conditioning.

# Capital Expansion

The Lorraine Beaulieu Capital Project will more than double the size of the Chamber's office complex and create enough office space to invite the Economic Development Corporation and the Regional Planning Commission to share the complex and equipment in a regional resource center.

- An additional 2,000 feet of office space.
- Two conference rooms,
  - one for 14 people,
  - the other for up to 30.
- Multiple phone lines that can be used by non-profit organizations for fund-raising projects.
- Meeting amenities like
  - audio/video equipment,
  - computer projection and large-screen TV,
  - automated meeting recording capability.
- Workshop meetings for small groups.
- Computer and internet training facilities.
- Future video-conferencing capability.

# Improving Current Programs

**Convenience for Volunteers** - Committees now meet in rooms that are too small, or they are asked to move meetings off site. Quality space in a consistent location that can be adjusted to the size the committee is essential to good meetings. The project will enable the Chamber and other organizations to make volunteers more comfortable.

**Better Community Information** - The Chamber has been a leading force in the development of Vermont's most comprehensive regional website. It is the best single source of area information available anywhere. With each office in the building networked with access to the internet at all times, phone and written inquiries can be answered more quickly and more accurately.

**Business Development** - Faster retrieval of information and improved presentation will enable Central Vermont to make a better impression on companies and entrepreneurs interested in our region. If the Economic Development Corporation and Planning Commission join the Chamber in the office complex, the region will be able offer one-stop assistance for demographic and economic data, infrastructure capacity analysis, financial programs and environmental guidance as well as general community information.

**Communication & Advocacy** - Enhanced communications systems will enable the Chamber to better communicate with members and the community. Important notices or bulletins can be disseminated by internet posting and/or email to reach interested parties quickly and efficiently. Hearings and workshops can be videotaped for use by those who cannot attend in person.

**Community Service** - With the space to accommodate visitors more comfortably, the Chamber can make its audio/video library of business and personal development tapes as well as its internet connection available for public use.

**Conserving Community Resources** - By sharing information, equipment, technology and conference facilities, organizations in the expanded complex can stretch limited resources and better serve their constituents. Although regional non-profits will have the first option, similar collaboration can occur with other community organizations.

# Improving Our Future

In the next decade, the effort of scores of volunteers and staff as well as the financial participation of hundreds of businesses and residents must be blended to make the best possible use of time and money.

The Chamber is helping other organizations identify a set of community measures and indicators that will provide insights into trends and help identify regional strengths and weaknesses.

Training programs will help the region capitalize on the strengths of small owner-operated businesses – personal service and the ability to adapt quickly to changes in the marketplace.

The Chamber is collaborating with arts organizations and downtown interests to make the region and its central business districts more attractive to residents, visitors, and retailers.

In conjunction with the Vermont Department of Tourism & Marketing, the Chamber is working toward a truly unified marketing strategy to expand travel promotion further in the national arena and to overseas markets.

The Chamber will be using electronic marketing in all of its programs.

To meet the challenges of the next millennium, the region's organizations must work together. No one organization has all the answers or ample resources. By providing a forum for community input and a facility to help energize community action, Central Vermont can make the adjustments to better serve area businesses and residents.

The Chamber will continue to work for closer coordination among planning, development and marketing organizations. Among their independent goals, these organizations share interests in data analysis, employment, transportation, education, and the wise use of natural and municipal resources. There is ample ground for sound collaboration.

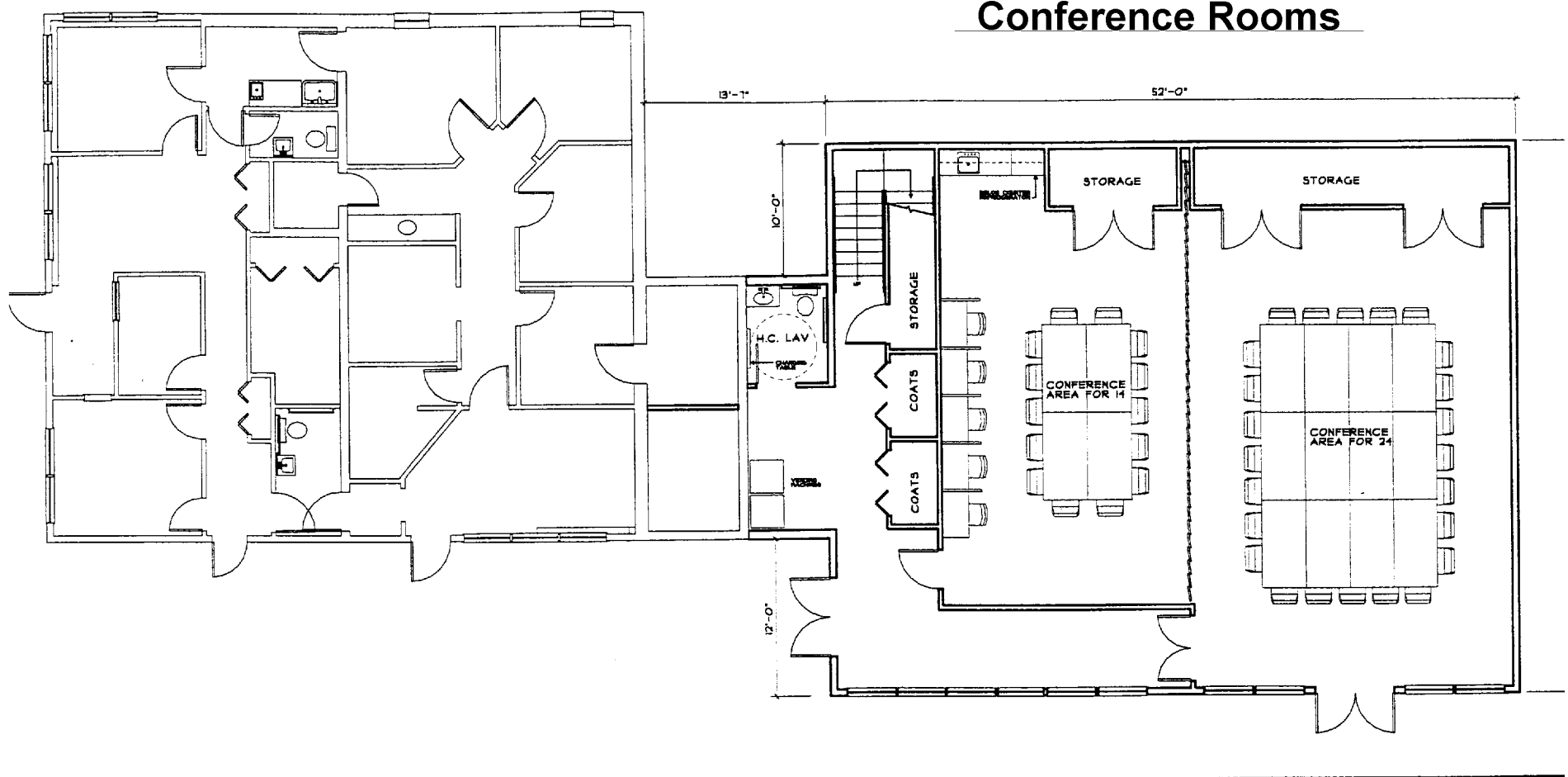
# Views Of Beaulieu Place





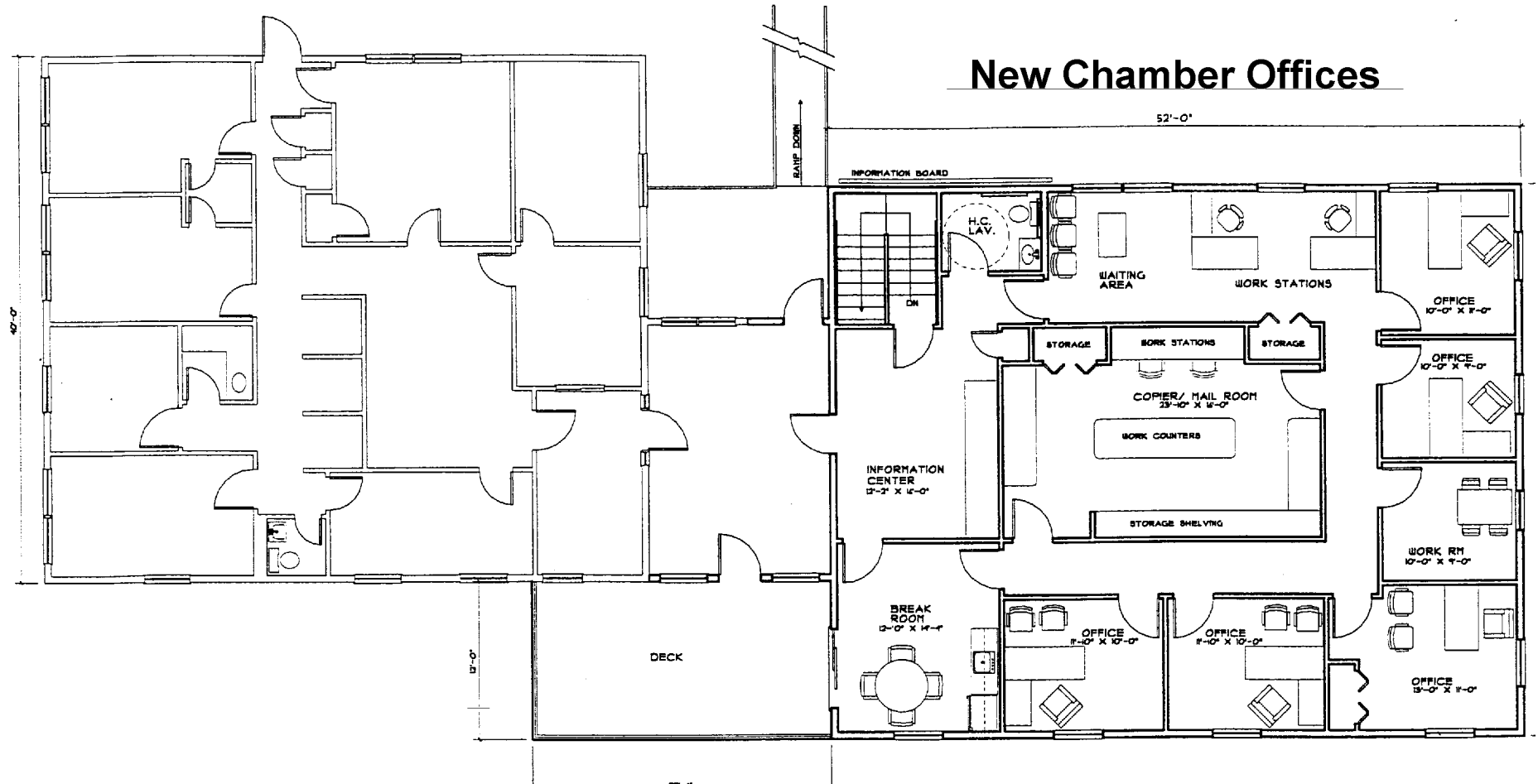
# Conference Facilities

Scale: 1 inch = 12 feet



# Chamber Office Space

Scale: 1 inch = 12 feet



STEWART ROAD

18 PARKING SPACES

PARKING AREA

FLOWER BOX

COLLECTOR

BUILDING

30 PARKING SPACES

PARKING AREA

PARKING AREA

36 PARKING SPACES

LAND OF BURKE

KE NORTH

SEWER MANHOLE

UTILITY POLE

CONCRETE MONUMENT

IRON PIN/PIPE FOUND

ROAD/BIKE EDGE

SEWAGE SINKER LINE

FORCE MAIN

WATER MAIN

GATE VALVE

HYDRANT

HARDWOOD TREE

SOFTWOOD TREE

CATCH BASIN

STEEL GUARD RAIL

SEWER CLEANOUT

1" = 20'

NOTES: 1. ALL UTILITIES TO BE PLACED AT LEAST 5' FROM THE EXISTING CURBLINE. 2. ALL UTILITIES TO BE PLACED AT LEAST 5' FROM THE EXISTING CURBLINE.

# Capital Cost Estimates

## Expansion

Basic Building Construction.....	\$240,000
Furnishings & Equipment.....	65,000
Computer/Internet Training Lab.....	25,000
Conference room divider.....	9,000
Programmable Door Locks.....	1,000
Fund-raising & project management.....	20,000
Contingency.....	30,000
 Total.....	 \$390,000

## Renovations

Sewer replacement.....	35,000
Drainage improvements.....	10,000
Re-side existing building.....	10,000
Interior renovations.....	15,000
New well.....	5,000
Central air conditioning.....	15,000
 Total.....	 \$90,000

**Capital Project Grand Total..... \$480,000**