

East Montpelier's North Montpelier Proposal Summaries

Draft made by Carl Etnier with help from LLM qwen/qwen3.6-35b-a3b

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Proposal	Lead Team	Core Approach	Key Deliverables	Budget Structure
1. Stone Shore Community Roots Watershed	Municipal consulting, rural economic development, environmental engineering	6-month "execution-ready sprint" focused on grant preparation, infrastructure feasibility, and community wealth-building. Produces three distinct corridor concepts.	3 corridor master plans, site plans, infrastructure strategies, 25+ unit housing analysis, flood resilience frameworks, Act 47/181 compliance memo, Funding Roadmap Implementation Matrix, Municipal ROI & Social Capital Valuation analysis, community trust/shared ownership framework.	\$29,500 total (\$26,550 state grant, \$2,950 local match). Explicitly notes geotechnical/water testing would require a ~\$3,500 add-on.
2. DuBois & King (D&K)	Multidisciplinary planning, landscape architecture, engineering firm	Traditional master planning with heavy emphasis on community engagement, placemaking, traffic calming, and inter-municipal coordination. Develops 2 scenario maps → 1 Overall Vision Map.	Final Master Plan with graphics, 2 Village Scenario Maps, Overall Vision Map, Local Food Systems Map, Resilience Memorandum, Act 47/181 compliance memo, Technical Assistance & Funding Roadmap, Implementation Matrix.	\$29,500 all-inclusive (labor + direct expenses). Highly detailed hour/rate breakdown.
3. SE Group	Planning, landscape architecture, recreation/community development	"Framework-forward" or "north star" approach. Lighter core scope designed for flexibility, with explicit optional add-ons for deeper technical or engagement work.	Master Plan Framework (3 options), Opportunity/Constraint Maps, Community Priorities Memo, Implementation Matrix, Funding Roadmap, Draft/Final Plan PDF. Add-ons include focus groups, site-level concepts, grant guidebook, financial analysis, StoryMap website.	\$29,500 not-to-exceed for core scope. Add-ons range from \$1,500–\$4,000 each. Suggests 4-month timeline with optional extension to 6 months.

Key Similarities

- **Budget & Timeline:** All proposals target the \$29,500 maximum budget and a 6-month completion window.

- **RFP Alignment:** Each addresses housing capacity, water/wastewater infrastructure, flood/climate resilience, multimodal transportation, economic placemaking, and Act 47/181 regulatory alignment.
- **Community Engagement:** All include public workshops/open houses, surveys, and a design charette or public meeting.
- **Grant Readiness:** Each proposes a funding roadmap and implementation matrix to position the Town for future state/federal investment.
- **Vermont Expertise:** All teams have documented experience with rural village master plans, watershed planning, and municipal bylaw modernization.

Key Differences

Dimension	Stone Shore Community Roots Watershed	DuBois & King	SE Group
Technical/Grant Focus	Heavy emphasis on execution-ready grant packages, municipal ROI, and social capital valuation. Explicitly maps concepts to CDS, VHCB, VTrans, etc.	Strong technical depth in landscape architecture, traffic calming, energy efficiency, and food systems. Less focused on fiscal modeling.	Framework-heavy; relies on optional add-ons for grant language, financial analysis, and technical depth.
Conceptual Output	Three distinct corridor concepts (Green Corridor, Village Street, Phoenix Hub) with infrastructure spine options.	Two scenario maps converging into one Overall Vision Map. More cohesive but less comparative.	Three framework strategies emphasizing flexibility and "north star" direction over site-specific execution.
Engagement Depth	Targeted: 1 survey, 2 workshops, 1 charrette. Leverages Steering Committee for logistics.	Most structured: Public Participation Plan, 2 listening sessions, survey, inter-municipal meetings, charette.	Lighter core: 1 open house + milestone meeting. Expansion requires additional funding.
Fiscal Transparency	Explicitly quantifies infrastructure costs, provides Social Capital Valuation appendix, and details affordability financing mechanisms.	Provides labor/expense breakdown but no project-level cost estimates or ROI modeling.	Offers add-on pricing but no internal cost modeling or grant targeting strategy.
Risk/Constraints	Clearly states geotechnical limits at this phase and proposes a path forward. Addresses 2024 Flood Safety Act compliance.	Addresses traffic calming, VTrans coordination, and utility constraints.	Emphasizes avoiding "decision paralysis" through flexible framework rather than detailed site constraints.

