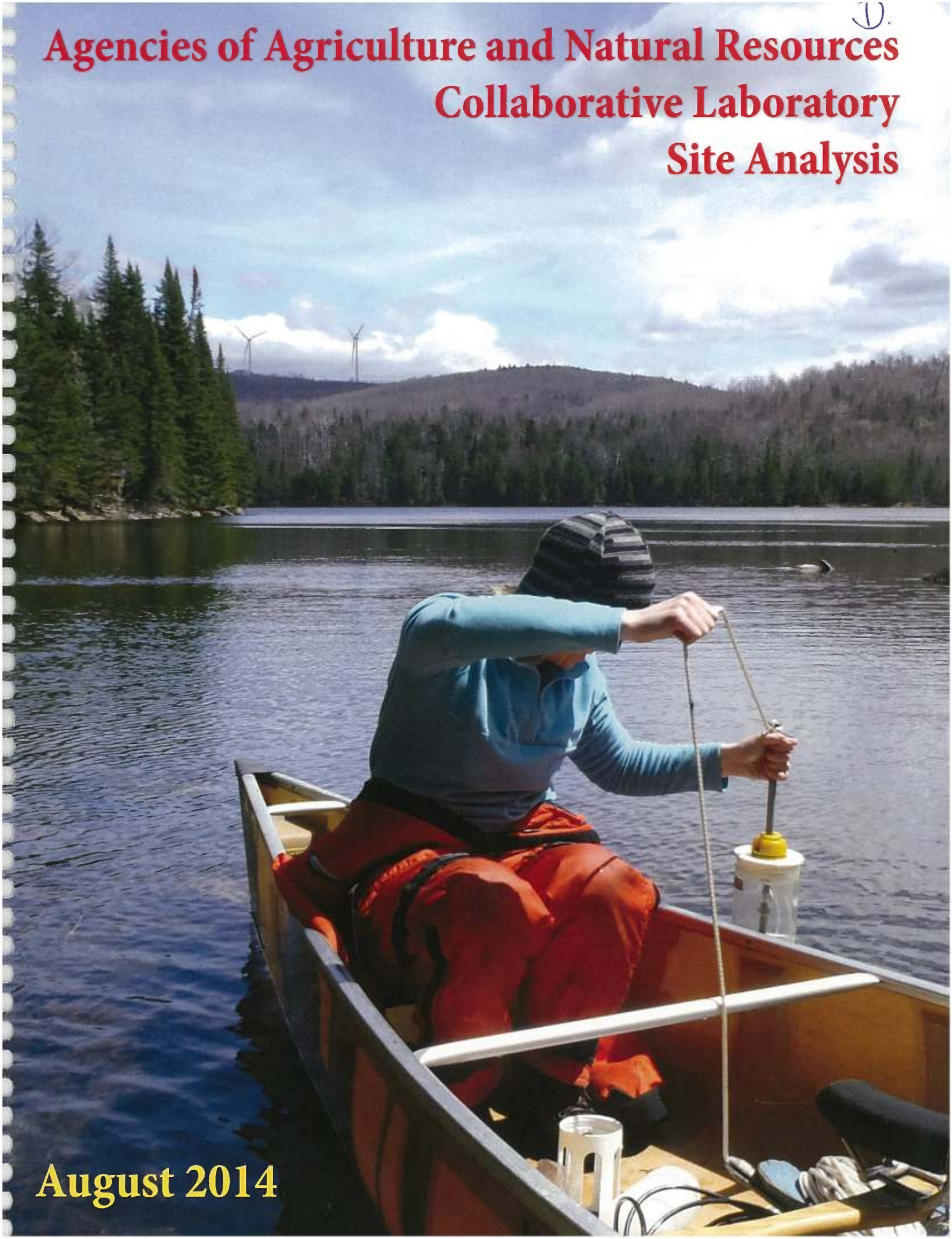
Agencies of Agriculture and Natural Resources Collaborative Laboratory Site Analysis



August 2014

Agencies of Agriculture and Natural Resources Collaborative Laboratory

SITE ANALYSIS: OVERVIEW

August 8, 2014

The statutory request:
On or before August 15, 2014, the Department of Buildings and General Services, the Agency of Agriculture, Food and Markets, and the Agency of Natural Resources shall submit a site location proposal for a shared laboratory to the House Committee on Corrections and Institutions and the Senate Committee on Institutions. It is the intent of the General Assembly that when evaluating site locations, preference shall be given to State-owned property. (Act 178 of 2014, Section 33)

Buildings and General Services was charged by the Legislature to evaluate and propose a site for new shared laboratory facilities for the Agencies of Agriculture and Natural Resources. The Agencies have worked for two years to define the nature of the laboratory and its governance. They envision a community of environmental scientists, with a core of analytical chemists and biologists and a periphery of applied scientists. The new laboratory will allow them to share support staff and increase their quality assurance, data systems, and safety. From March to May of 2014, the Agencies and BGS developed a detailed program, cutting 4,500 sf from the feasibility study's program.

The search for a site has been methodical and thorough. Further details of the process, including copies of forms and information for each candidate site, are bound in a companion appendix.

Advertising and background research
A comprehensive list of criteria was developed, and BGS advertised in area newspapers for land offers. Fifteen sites were offered, and these were analyzed in addition to four State-owned sites. A civil engineering firm was hired to help BGS. All sites were checked for permitting issues and environmental concerns.

First round of scoring
Members from BGS, the Agency of Agriculture, and the Agency of Natural Resources then met to score each site. Eight criteria were used: lot size, lot physical characteristics, utilities, zoning/permitting, neighborhood, special construction costs, benefits of the location to users, and benefits of the location to the State of Vermont as a whole. Cost, either for acquisition or for development, was not considered in this first round. This report is organized by the sites' ranking, and each site tab sheet briefly explains how that site was scored.

Rank			
	1	Randolph: VTC	34.0
	2	Waterbury: State Complex	30.6
	3	Colchester: Health Lab	29.8
	4	Berlin "Back Lot" (Paine T.)	29.3
	(tie)	Berlin: Dog River Road	29.2
	(tie)	Colchester: Severance Road	29.2
	7	So. Burl: Tech Park	28.6
	8	So. Burl: Spear St/UVM	28.2
	9	Montpelier: 2 Rivers Farm	27.8
	10	So. Burl: Hinesburg Rd	27.3

Rank			
	11	Berlin: Route 12	27.2
	12	Montpelier: Armory	26.8
	13	Berlin: Regional Library	26.1
	14	Richmond: Creamery	24.2
	15	Randolph: Exit 4	24.0
	16	Berlin: F&W Land	23.2
	17	Milton	20.2
	18	Richmond: Route 2	17.5
	19	Burl: 195 Colchester Ave	17.2

Further research: site plans and cost estimating
The engineers then analyzed the six top-ranked sites plus two remaining State-owned sites. At this time 195 Colchester Avenue was eliminated from analysis because it was clear the site could not support the project without extreme cost and effort. Cost information was added, creating Chart 1 (page 3).

Second round of elimination
Criteria 7 and 8, benefits to Laboratory programs and users and benefits to the Agencies and the State of Vermont, were now focused on, as well as cost both for acquisition and development. A more detailed description of these criteria may be found in the Appendix. The top four sites' benefits were compared in Chart 2 (pages 4-5).

Criterion 7: Benefits to the Programs and Users

- Proximity
- Ability to expand
- Accessibility for volunteers, public and commercial users
- Hold time for samples

Criterion 8: Benefits to the Agencies and the State of Vermont

- Intern availability
- Shared equipment and space
- Shared intellectual capital
- Utility and maintenance savings for co-locating State buildings
- Contributing to village and growth center economies

Final Recommendation
The BGS team then eliminated the remaining sites with the following logic:

1) The Berlin site is far more expensive than the other options, and it ranks last.

2) The Colchester site is limited. For now the entire program can fit on the site, but UVM may need space used for exterior storage at a later date. There is no room for the laboratory to expand. It is the farthest site from Montpelier.

3) Waterbury is a good site. It is more expensive to build there, and it is distant from interns. Large savings are possible from sharing heating and cooling from the Complex. This "current asset" of heating/cooling capacity is a one-time savings for the State of Vermont, and the BGS team questions whether this project is the best use of that savings.

4) VTC is also a good site. Locating the laboratory at VTC is a big benefit to the laboratory, and it is a huge benefit to the students and faculty of VTC. The benefits of this co-location can be measured for decades, as half the graduating VTC students work in Vermont businesses and State jobs. This location is also the least expensive place to build if heating capacity is shared from VTC.

BGS recommends the VTC site for the laboratory.

AGENCIES OF AGRICULTURE AND NATURAL RESOURCES COLLABORATIVE LABORATORY

CHART 1: Site Related Costs by Ranked Site

RANK	LOCATION	Acquisition Cost	Site Devel. Cost	Peripheral Cost	TOTAL COST
1	Randolph: VTC	$50	840,000 ~~$890,000~~	$50,000 (1) ($ ~~360,000~~) (2)	370,000 ~~$530,000~~
2	Waterbury	$0	1,460,000 ~~$1,170,000~~	470,000 ($1,130,000) (2)	330,000 ~~$40,000~~
3	Colchester: Health Lab	$50	$650,000		$650,000
tie	Berlin: Back Lot	$1,200,000	$1,140,000		$2,340,000
tie	Berlin: Dog River Rd	$632,500	$1,450,000		$2,082,000
tie	Colchester: Severance Rd	$1,260,000	$550,000		$1,810,000
7	So Burl: Tech Park	lease	< $500,000		n/a
8	So Burl: Spear St	$50	average		$700,000 +
9	Mplr: 2 Rivers Farm	$245,000	very high		$1,050,000+
10	So Burl: Hinesburg Rd	$725,000	average		$1,400,000+
11	Berlin: Rte 12	$400,000	abv. average		$1,200,000+
12	Mplr: Armory	lease	abv. average		n/a
13	Berlin: Regional Library	$0	$810,000	$3,700,000 (3)	$4,510,000
14	Richmond: Creamery	$575,000	abv. average		$1,400,000+
15	Randolph: Exit 4	$500-750k	abv. average		$1,300,000+
16	Berlin: F&W Land	$0	$1,720,000	$170,000 (4)	$1,720,000
17	Milton	$550,000	average		$1,200,000+
18	Richmond: Rte 2	$1,250,000	abv. average		$2,100,000+
19	Burl.: 195 Colchester Ave	$0	very high		$950,000+

Notes:

(1) replace orchard if south lot is chosen
(2) shared heat plant: equipment savings
(3) replace library structure elsewhere
(4) possible compensation to F&W

Average: approx $700,000
Above average: $800,000 - $950,000
Very high: $950,000 - $1,200,000

AGENCIES OF AGRICULTURE AND NATURAL RESOURCES COLLABORATIVE LABORATORY

CHART 2: Comparison of the Final Four Sites

Criterion	Randolph RANK #1	Waterbury RANK #2
Buildability (1-6)	**25.8/30 (#1)** open land; easy utilities; easy permitting; agreeable neighborhood; good construction site	**22.6/30 (#6)** tight site; stormwater problems; height could be an issue with neighbors; average site for construction
Program & Customer Benefits (Crit. 7)	**3.6/5 (#8)** 24 miles from Montpelier 62 miles from Health Lab Closer for east, south & SW staff Closer for out-of-state customers Room for boat/trailer storage Ability to expand More central for sample drop off	**4.0/5 (tied for #3)** 13 miles from Montpelier 29 miles from Health Lab Closer for western staff Room for boat/trailer storage Ability to expand (Wasson?)
SOV Benefits (Crit. 8)	**4.6/5 (#1)** Tech-oriented interns year-round Strong vet tech program; potential to share classrooms & programs CE tech program-- overlap with Wastewater training? Strong program benefit to VTC. VTC is already used as a meeting point Ag business incubator nearby Can use heat from VTC plant (no cooling) Is it good for the State to have a BSL-2+ lab remote from Burlington?	**4.0/5 (#2)** Removed from interns Potential to share meeting space with other State buildings Benefit to Village of Waterbury Waterbury is already a meeting point. Close to the Forensics lab Shared heating & cooling in Complex Maintenance staff can be shared.
Overall score	**34.0/40 (#1)**	**30.6/40 (#2)**
Cost	**Acquisition: $1/yr ground lease** **Site Dev. Costs: ~~$890,000~~** 840,000 ~~**$890,000**~~ 840,000 Possible equipment savings from sharing heat: ~~$360,000~~ 470,000 **(~~$530,000~~ net)** 370,000	**Acquisition: already owned** **Site Dev. Costs: ~~$1,170,000~~** 1,460,000 ~~**$1,170,000**~~ 1,460,000 Possible equipment savings from sharing heat and cooling: $1,130,000 **($ ~~40,000~~ net)** 330,000

Legend 14.5/30 (#3) = scored points/possible points (rank out of 19 sites)

Criterion	Colchester RANK #3	Berlin RANK #4
Buildability (1-6)	**24.3/30 (#4)** tight site; have to screen exterior storage and it may be separated; utilities all available and complex is similar use; permitting easy	**21.9/30 (#8)** large site but has wetlands; roads and utilities have to be extended; use not permitted; neighborhood in transition; grades & soil small issue
Program & Customer Benefits (Crit. 7)	**2.2/5 (tied for #12)** 40 miles from Montpelier next to Health Lab Farther for all users except staff on western edge of state May lose space for boat/trailer storage No room to expand	**3.7/5 (tied for #6)** 4 miles from Montpelier 42 miles from Health Lab Optimal for users from NE Kingdom Middle for other users Room for boat/trailer storage Ability to expand Central for sample drop-off
SOV Benefits (Crit. 8)	**3.3/5 (#8)** Year-round interns Pre-vet program at UVM. Would not share meeting space/classrooms. Could share meeting space with Health Lab Benefit to Health Lab and UVM. Next to the Health Lab Has to be stand-alone building Maintenance staff can be shared.	**3.7/5 (tied for #4)** Removed from interns Potential to share meeting space with other State buildings Negative impact on Berlin town center? Could create campus for heat/cooling. Maintenance staff can be shared.
Overall score	**29.8/40 (#3)**	**29.3/40 (tied for #4)**
Cost	**Acquisition: $1/yr ground lease** **Site Dev. Costs: $690,000** **$650,000** **($650,000 net)**	**Acquisition: $1,200,000** **Site Dev. Costs: $1,140,000** **$2,340,000** **($2,340,000 net)**
Legend	14.5/30 (#3) = scored points/possible points (rank out of 19 sites)	

SITE ANALYSES

What follows is an analysis of all nineteen possible sites.

Each site's analysis starts with a tabbed summary sheet.

- **A map shows the site's relationship (shown as a red dot) to the Agencies' remote duty stations (shown as blue dots).**
- **The distances from the site to Montpelier and to the Health Lab are shown as red arrows.**
- **A summary of the site's scoring shows in the bottom left corner.**
- **Size and cost summaries are in the bottom right corner.**

A legend that provides further details is located on the next page.

For preliminary analysis, all sites got a project location map and a permitting summary. Environmental overlay maps were also made; these may be found in the Appendix.

After preliminary analysis, eight sites were given site plans and detailed cost estimates. The other sites got rough cost estimates.

LEGEND FOR THE TABBED SUMMARY SHEETS

The blue dots on the maps represent remote duty stations for Agriculture and Natural Resources. Frequently traveled routes are shown in blue.

Air:
- Bennington
- Burlington (x2)
- Rutland
- Underhill

Water:
- Barre
- Essex Junction
- Rutland
- St Johnsbury
- Springfield

Plants:
- Burlington
- Middlebury
- Rutland
- Woodstock

Forest:
- Barre
- Bennington
- Brattleboro
- Essex Junction
- Middlebury
- Rutland
- Morrisville
- St. Albans
- St Johnsbury
- Springfield
- White River

Animals:
- Benson
- Greensboro
- Milton
- Consumer

Consumer Protection:
- Barre
- Benson
- Milton
- Newport Center
- Orwell
- Springfield

Fish & Wildlife:
- Roxbury
- Salisbury
- Bennington
- West Burke
- Grand Isle
- Morgan
- Essex Junction
- Shaftsbury
- Essex Junction
- Newport Center
- Randolph
- Shrewsbury
- Starksboro
- Wheelock

Dairy:
- Cuttingsville
- Enosburg
- New Haven
- Orwell
- Shaftsbury
- Swanton
- Vergennes
- Westmore

Weights & Measures:
- Barre
- Benson
- Milton
- Newport
- Orwell
- Windsor

Meat:
- Barre
- Chelsea
- Glover
- Hardwick
- Morrisville
- Orange
- Shelburne
- Springfield

The red dot is the site's location. Red arrows show road distances in miles to both Montpelier and to the Health Lab in Colchester.

PRELIMINARY SCORING INFORMATION

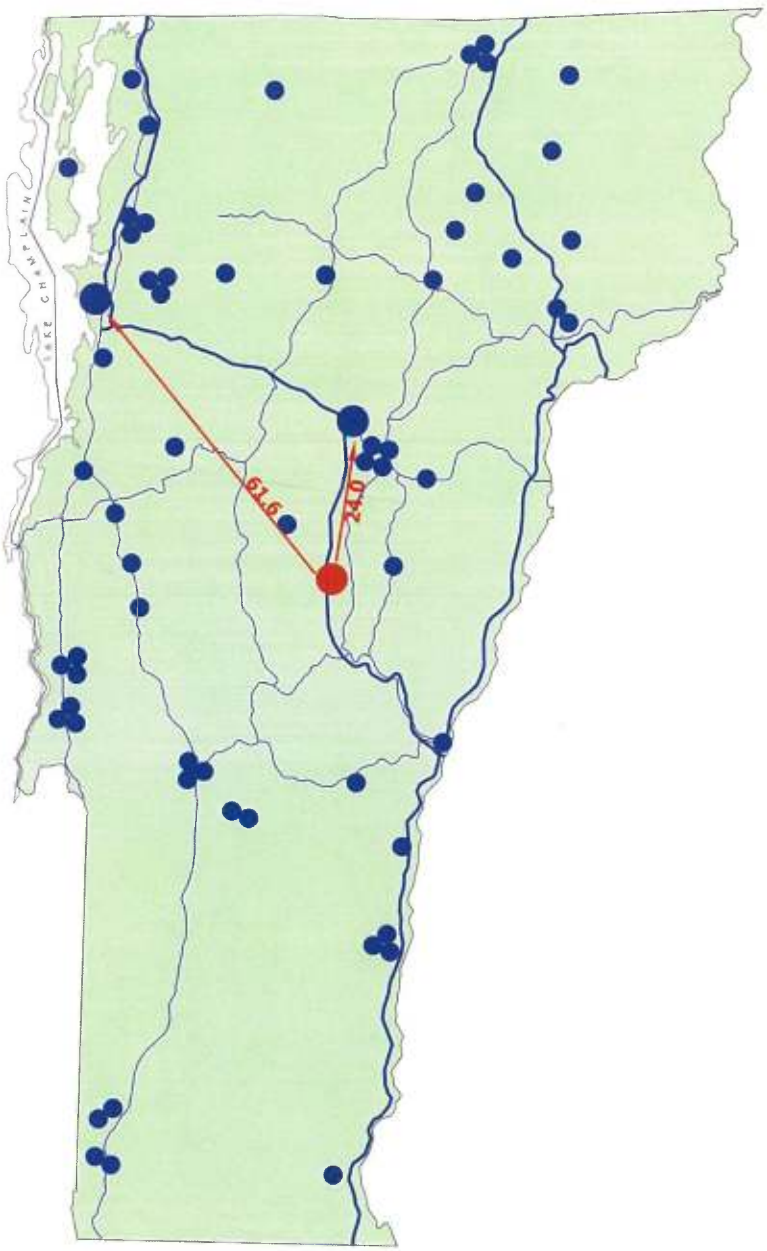
Overall score = scored points/possible points (# rank out of 19 sites)

The eight criteria were:

1. Lot size and accommodation of program
2. The site's physical characteristics
3. Utilities
4. Zoning/permitting
5. Neighborhood characteristics
6. Ease of construction and related issues
7. Benefits to programs and users
8. Benefits to the Agencies and State

Five points were possible for each criterion:

- 5 = excellent
- 4 = above average
- 3 = average
- 2 = below average
- 1 = poor



OVERALL SCORE: 34.0/40 (# 1)

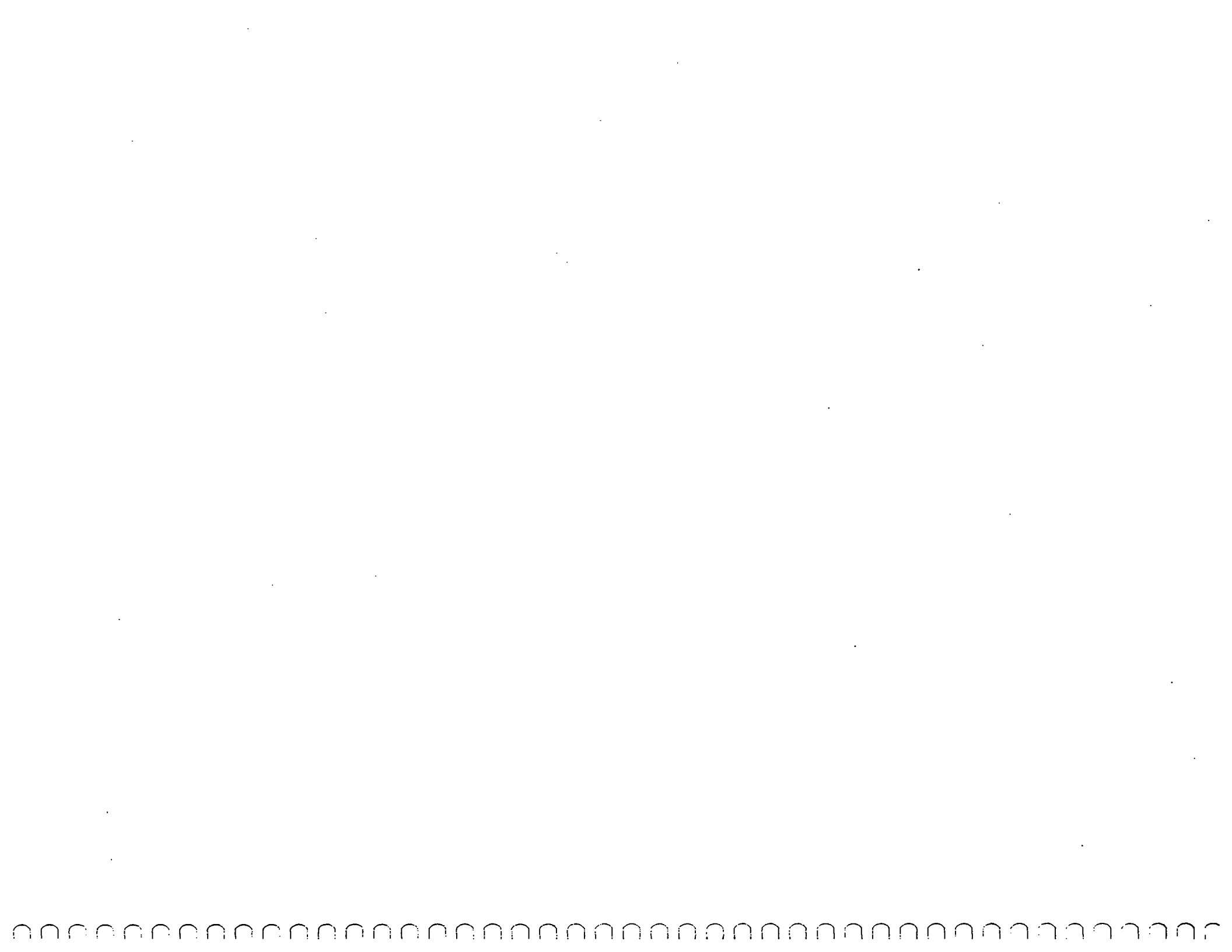
VTC CAMPUS, RANDOLPH

Criteria & Scores

1. 4.5 Plenty of space for program and expansion, good place for exterior storage. Room for a solar array
2. 4.5 Site is moderately sloped, good soils, good access
3. 4.0 All utilities including fiberoptic nearby
   Possibility of sharing the campus heat plant
4. 4.3 Minimal local permitting; needs Act 250 amendment
5. 4.0 Compatible neighborhood (college campus)
6. 4.5 Straightforward and open site for construction
7. 3.6 Distant from Montpelier
8. 4.6 Collocation has significant benefits to Agencies and State

Size: 5+ acres

Acquisition cost:	$1/year ground lease
Rough cost to develop:	$890,000
Savings for sharing VTC's heat plant:	(360,000)
TOTAL	**$530,000**



VERMONT

Randolph VTC North - Site Location Plan

Vermont Agency of Natural Resources

vermont.gov

LEGEND

- Railroads
- Stream
- Designated Downtown Areas
- Designated Village Areas
- Town Boundary
- County Boundary

NOTES

Map created using ANR's Natural Resources Atlas

1: 14,700

July 30, 2014

2,450.0 0 1,225.00 2,450.0 Feet

WGS_1984_Web_Mercator_Auxiliary_Sphere

1" = 1225 Ft. 1cm = 147 Meters

THIS MAP IS NOT TO BE USED FOR NAVIGATION

CIVIL ENGINEERING ASSOCIATES, INC.
10 MANSFIELD VIEW LN.,
SO. BURLINGTON, VT 05403
802-864-2323 FAX: 802-864-2271

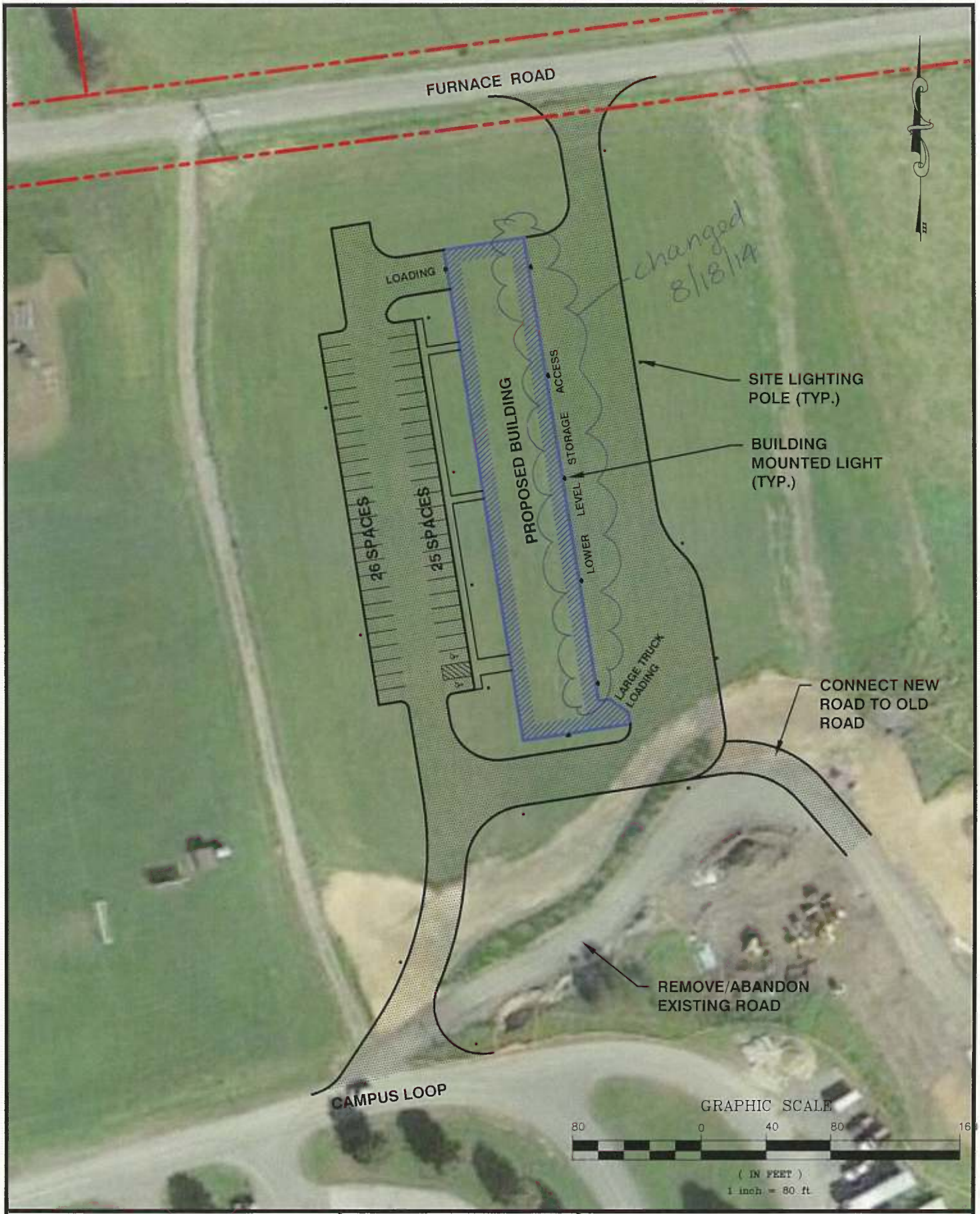
Scale 1" = 150' Drawn by SAL
Date JUL. 29. 2014 CEA Project No. 14165

STATE OF VERMONT
DEPARTMENT OF BUILDINGS & GENERAL SERVICES

NEW AGRICULTURAL/ENVIRONMENTAL LAB

OVERALL PROPERTY PLAN
VTC SITE - NORTH

RANDOLPH VERMONT



CIVIL ENGINEERING ASSOCIATES, INC.
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Scale 1" = 80' Drawn by SAL
Date JUL. 29. 2014 CEA Project No. 14165

STATE OF VERMONT
DEPARTMENT OF BUILDINGS & GENERAL SERVICES

NEW AGRICULTURAL/ENVIRONMENTAL LAB

SITE PLAN
VTC SITE - NORTH

RANDOLPH VERMONT

Randolph: VTC, north site

Randolph: VTC, North Site

Permitting Summary

Municipal

Zone: RU-5

Use: permitted. They also defer to Title 24, so no building review. Only a limited site plan review. No dimensional criteria like setbacks or maximum height.

State

Wastewater – The project will require a pump station to tie into the existing sewage collection system.

Water Supply – The project will be served by the VTC campus supply and distribution system.

Construction Stormwater – The project may qualify for a Low Risk Authorization under the State Construction Stormwater General Permit.

Operational Stormwater – Coverage under the State Operation Stormwater General Permit will be required as amount of impervious area on the property exceeds the one acre jurisdictional limit. The extent of the mitigation may change as the State is in the process of modifying the Stormwater Rules to require additional on-site retention of storm events.

Wetlands – The project site does have the potential for wetlands along the eastern edge. Previous farming limits would indicate that any wetlands are east of the site. Still, the site work may extend into the wetland buffer thereby requiring the acquisition of a wetland permit.

Stream Alteration – Not applicable

Act 250

The VTC campus is subject to existing Act 250 permits and as such, this project will require an amendment Land Use Permit application to be submitted. Items of exposure are archaeological issues (much of the site has been disturbed but sits on fill perhaps encapsulating sensitive items), prime agricultural soils, and traffic impact.

Federal

Corps of Engineers – The project is not likely proposing any wetland impact, therefore no authorization should be required.

NEPA – Many of the criteria handled within the Act 250 process can be used to address the requirements of the NEPA review.

VTC

Randolph

Summary of Estimate of Probable Site Development Cost

July 31, 2014

Description	Qty	Unit		Unit Cost		Cost
Site & Building Demolition	1	LS	x	$0	=	$0
Mass Earthwork	12,133 ~~9,630~~	CY	x	$12.00	=	145,600 ~~$115,556~~
Rock Removal	10	CY	x	$40	=	$400
Supplemental Foundation Costs	1	LS	x	$2,000	=	$2,000
Sewer Disposal	1	LS	x	$21,300	=	$21,300
Water Supply	1	LS	x	$17,900	=	$17,900
Stormwater Management	1	LS	x	$62,000	=	$62,000
Site Development Components	1	LS	x	118,550 ~~$106,600~~	=	118,550 ~~$106,600~~
Special Site Conditions	1	LS	x	$16,325	=	$16,325
Retaining Walls	1	SF	x	3,200 ~~$4,800~~	=	3,200 ~~$4,800~~
Communications Utilities	1	LS	x	$62,000	=	$62,000
Pavement Surfaces	30,000 ~~47,200~~	SF	x	5.54 ~~$5.31~~	=	166,169 ~~$250,576~~
Wetland Mitigation Measures	1	LS	x	$44,400	=	$44,400
Environmental Permitting	1	LS	x	$1,000	=	$38,700
					Subtotal	698,544 ~~$742,557~~
			20%		Contingency	141,456 ~~$147,443~~
					Total	**~~$890,000~~ 840,000**

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802-864-2323 FAX 802-864-2271 web: www.cea-vt.com

Not included:
Landscaping, foundation work, sidewalks and ramps, signage, solar infrastructure, or solar panels.

VTC
Randolph
Detail Breakdown of Probable Development Cost
August 8, 2014

Description	Qty	Unit		Unit Cost		Cost
Site & Building Demolition						
Materials Recycling	0	CF	x	$3,500	=	$0
Building Decommissioning	0	CF	x	$5,500	=	$0
Materials to Landfill	0	CF	x	$12,000	=	$0
						$0
Mass Earthwork						
Access Road	0	CY	x	$8	=	$0
Building Site (Cut to Fill)	12,133 ~~9630~~	CY	x	$12	=	~~$115,556~~ 145,600
	12,133 ~~9630~~			$12		~~$115,556~~ 145,600
Rock Removal						
Excavated	10	CY	x	$40	=	$400
Chipped	0	CY	x	$60	=	$0
Blasted	0	CY	x	$100	=	$0
	10			$40		$400
Supplemental Foundation Costs						
Spread Foundation	0	SF	x	$20	=	$0
GeoPiers	0	EA	x	$1,000	=	$0
Poor Soil Replacement	50	CY	x	$40	=	$2,000
						$2,000
Sewage Disposal						
6" Sewer Service	100	LF	x	$20	=	$2,000
Septic Tank	0	Gal	x	$3.25	=	$0
Pump Station	1	LS	x	$10,500	=	$10,500
On-Site Wastewate Disposal Sys.	0	LS	x	$25,000	=	$0
2" Force Main	400	LF	x	$20	=	$8,000
Manhole Connection	1	LS	x	$800	=	$800
						$21,300
Water Supply						
8" Fire Service	100	LF	x	$60	=	$6,000
New Hydrant Assembly	1	EA	x	$2,500	=	$2,500
6" Sprinkler Service	50	LF	x	$58	=	$2,900
Wet Tap at Municipal Line	1	LS	x	$3,000	=	$3,000
1" Domestic Service	100	LF	x	$25	=	$2,500
Water Main Connection	1	LS	x	$1,000	=	$1,000
						$17,900

Prepared by Civil Engineering Associates, Inc.

VTC
Randolph
Detail Breakdown of Probable Development Cost
August 8, 2014

Description	Qty	Unit		Unit Cost		Cost	
Stormwater Management							
Wet Pond	1	LS	x	$30,000	=	$30,000	
Underground Sediment Trap	0	LS	x	$15,000	=	$0	
Undergound Filter	0	LS	x	$25,000	=	$0	
Infiltration Galley	0	LF	x	$40	=	$0	
Catch Basins/DMH's	5	EA	x	$2,500	=	$12,500	
15" Storm Drain Pipe	300	LF	x	$35	=	$10,500	
Grass Lined Swale	450	LF	x	$20	=	$9,000	
						$62,000	
Standard Site Development Items							
Perimeter Chain Link Fence	440 ~~0~~	LF	x	$20	=	~~$0~~	8,800
Signage/Pavement Markings	1	LS	x	$4,500	=	$4,500	
Area Light Poles & Bases	14	EA	x	$2,500	=	$35,000	
Bldg Mounted Lights	7	EA	x	$1,000	=	$7,000	
Secondary Electrical Condu. & Wire	950	LF	x	$20	=	$19,000	
Strip Topsoil & Stockpile	1280	CY	x	$10	=	$12,800	
Spread Topsoil, Seed, Fert & Mulch	730 ~~520~~	CY	x	$15	=	~~$7,800~~	10,950
Import Screened Topsoil & Spread	50	CY	x	$35	=	$1,750	
Loading Area Concrete Surface	450	SF	x	$15	=	$6,750	
Erosion Prevention & Sed. Control	1	LS	x	$12,000	=	$12,000	
						~~$106,600~~ 118,550	
Special Site Conditions							
Tree Clearing	2.4	Acre	x	$6,000	=	$14,325	
Tree Protection	20	EA	x	$100	=	$2,000	
Special Fencing	0	LF	x	$40	=	$0	
Erosion Prevention & Sed. Control	1	LS	x	$0	=	$0	
						$16,325	
Loading Area Retaining Walls	80	SF	x	40 ~~$60~~	=	3,200 ~~$4,800~~	
Power & Communications Utilities							
Phone & Cable Conduit & Line	100	LF	x	$40	=	$4,000	
Fiber Optic Conduit & Line	600	LF	x	$60	=	$36,000	
Primary Power Conduit & Wire	100	LF	x	$50	=	$5,000	
Concrete Encasement	40	LF	x	$50	=	$2,000	
Transformer & Base	1	EA	x	$15,000	=	$15,000	
						$62,000	

Prepared by Civil Engineering Associates, Inc.

VTC

Randolph

Detail Breakdown of Probable Development Cost

August 8, 2014

Description	Qty	Unit		Unit Cost		Cost	
Pavement Surfaces							
Access Road	7,300	SF	x	$6.17	=	$45,017	
Parking Lot	18,700	SF	x	$5.43	=	$101,523	
Additional Circulation	4,000 ~~21,200~~	SF	x	$4.91 5.54	=	~~$104,037~~	19,630
	30,000 ~~47,200~~			~~$5.31~~		~~$250,576~~	166,169
Wetland Mitigation							
Avoidance							
Retaining walls	500	SF	x	$60	=	$30,000	
Steep Slopes	3600	SY	x	$4	=	$14,400	
Special Surfaces	0	SY	x	$12	=	$0	
						$44,400	

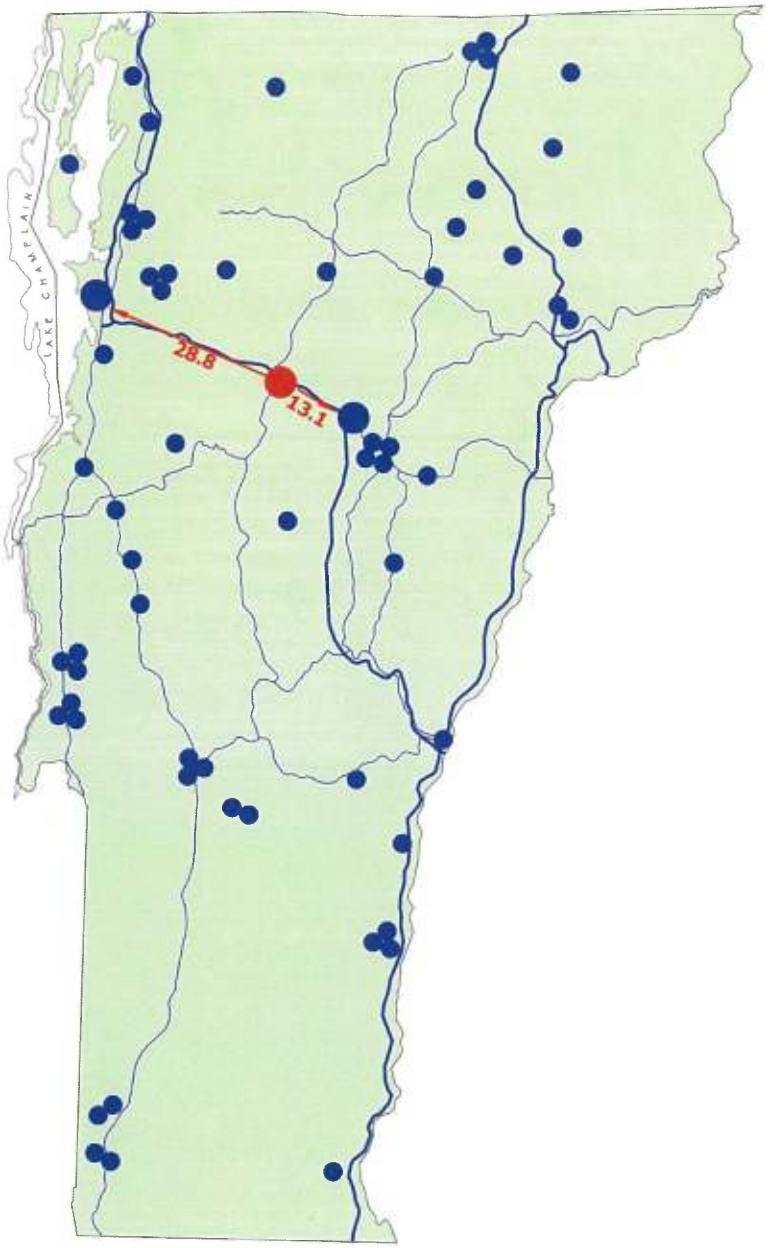
Prepared by Civil Engineering Associates, Inc.

VTC
Randolph
Detail Breakdown of Probable Development Cost
August 8, 2014

Description	Qty	Unit		Unit Cost		Cost
Environmental Permitting						
Basic Plan Package Preparation						
Existing Condition Documentation	1	LS	x	$3,000	=	$3,000
Boundary Survey	0	LS	x	$4,000	=	$0
Wetland Delineation	0	LS	x	$2,500	=	$0
Site Grading & Stormwater Plan	1	LS	x	$7,000	=	$7,000
Site Utility Plan	1	LS	x	$3,500	=	$3,500
EPSC Plan	1	LS	x	$1,500	=	$1,500
Details	1	LS	x	$2,000	=	$2,000
Specifications	1	LS	x	$1,500	=	$1,500
						$18,500
Local						
Site Plan	1	LS	x	$1,500	=	$1,500
Condition Use	1	LS	x	$1,000	=	$1,000
State						
WW & Potable Water Supply	1	LS	x	$1,200	=	$1,200
Water Supply Permit to Construct	0	LS	x	$2,500	=	$0
Construction Stormwater						
Low Risk Site	1	LS	x	$500	=	$500
Moderate Risk Site	0	LS	x	$2,500	=	$0
Operational Stormwater	1	LS	x	$4,000	=	$4,000
Stream Alteration	0	LS	x	$1,200	=	$0
Act 250/NEPA						
Land Use Permit Application	1	LS	x	$3,000	=	$3,000
Administrative Amendment	0	LS	x	$800	=	$0
Level 1 Environmental Assessment	1	LS	x	$1,500	=	$1,500
Archeology Study	1	LS	x	$4,000	=	$4,000
Traffic Study	1	LS	x	$3,500	=	$3,500
Federal						
Corps of Enginers Wetlands	0	LS	x	$1,500	=	$0
					Total	$38,700

Does not include the development of Construction Documents

Prepared by Civil Engineering Associates, Inc.



OVERALL SCORE: 30.6/40 (#2)

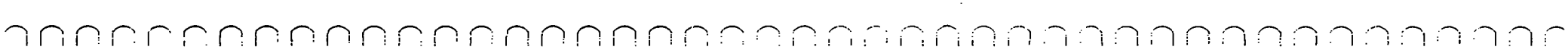
STATE COMPLEX, WATERBURY

Criteria & Scores

1. 4.0 Site a little tight but works if storage is under building
   Room for solar array; no room to expand
2. 3.7 Site is urban and already developed
3. 4.3 All utilities available, including fiberoptic
   Stormwater drainage will be a challenge
4. 4.0 Conditional use. Act 250 amendment and floodplain nec.
5. 2.8 State complex, but next to residential neighborhood
   New building will be 6' to 7' higher than existing ones
6. 3.8 Tight site; demolition
7. 4.0 Medium distance from Montpelier
8. 4.0 Can share meeting space and custodians with Complex

Size: 5+ acres

Acquisition cost: (none)
Rough cost to develop: $1,170,000
Savings for sharing heating & cooling: $1,130,000
TOTAL $40,000



VERMONT

Waterbury - Site Location Plan

Vermont Agency of Natural Resources

vermont.gov

LEGEND

- Railroads
- Designated Downtown Areas
- Designated Village Areas
- Town Boundary
- County Boundary

NOTES

Map created using ANR's Natural Resources Atlas

1: 14,700

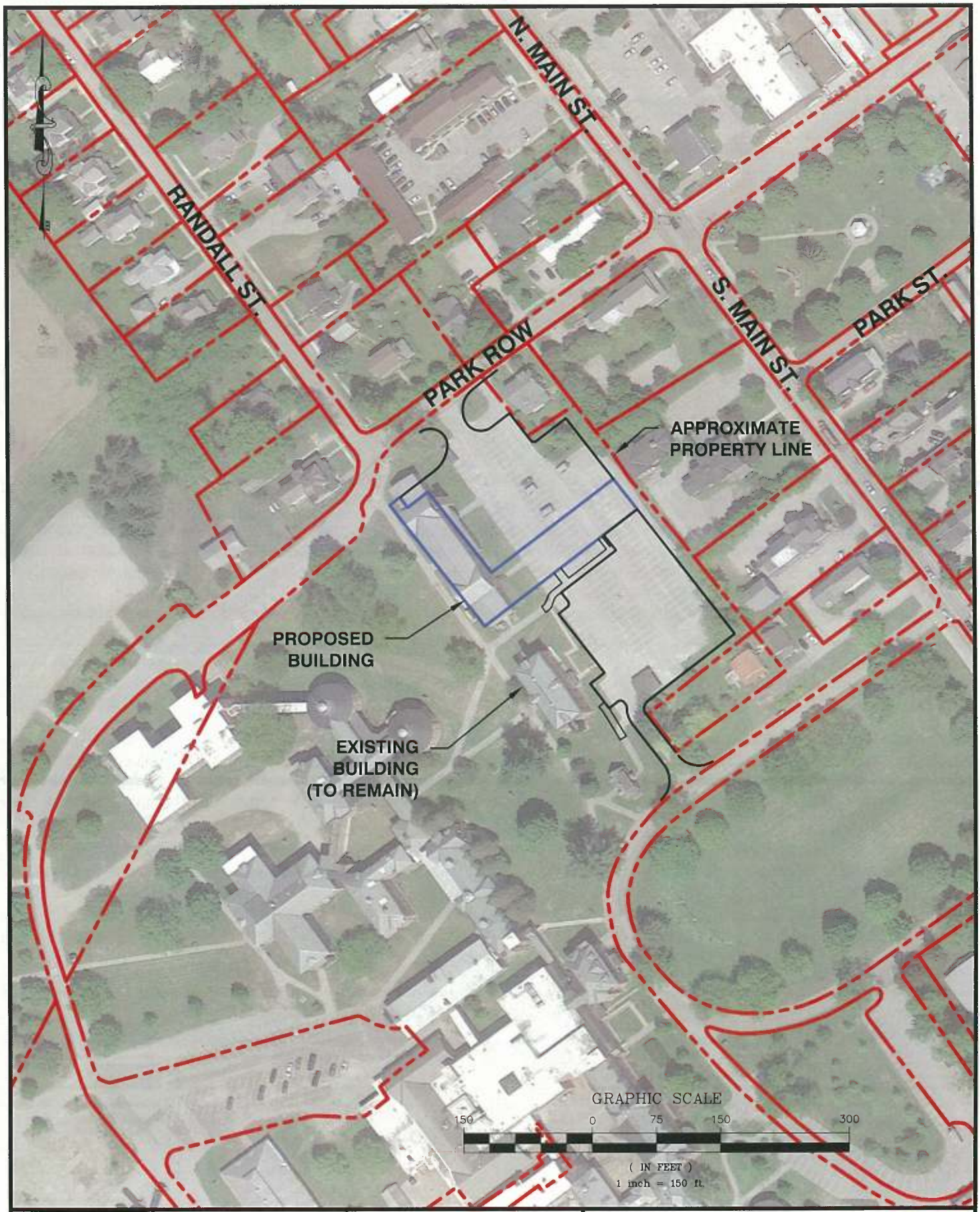
July 18, 2014

2,450.0 0 1,225.00 2,450.0 Feet

WGS_1984_Web_Mercator_Auxiliary_Sphere

1" = 1225 Ft. 1cm = 147 Meters

THIS MAP IS NOT TO BE USED FOR NAVIGATION



CIVIL ENGINEERING ASSOCIATES, INC.
10 MANSFIELD VIEW LN.,
SO. BURLINGTON, VT 05403
802-864-2323 FAX: 802-864-2271

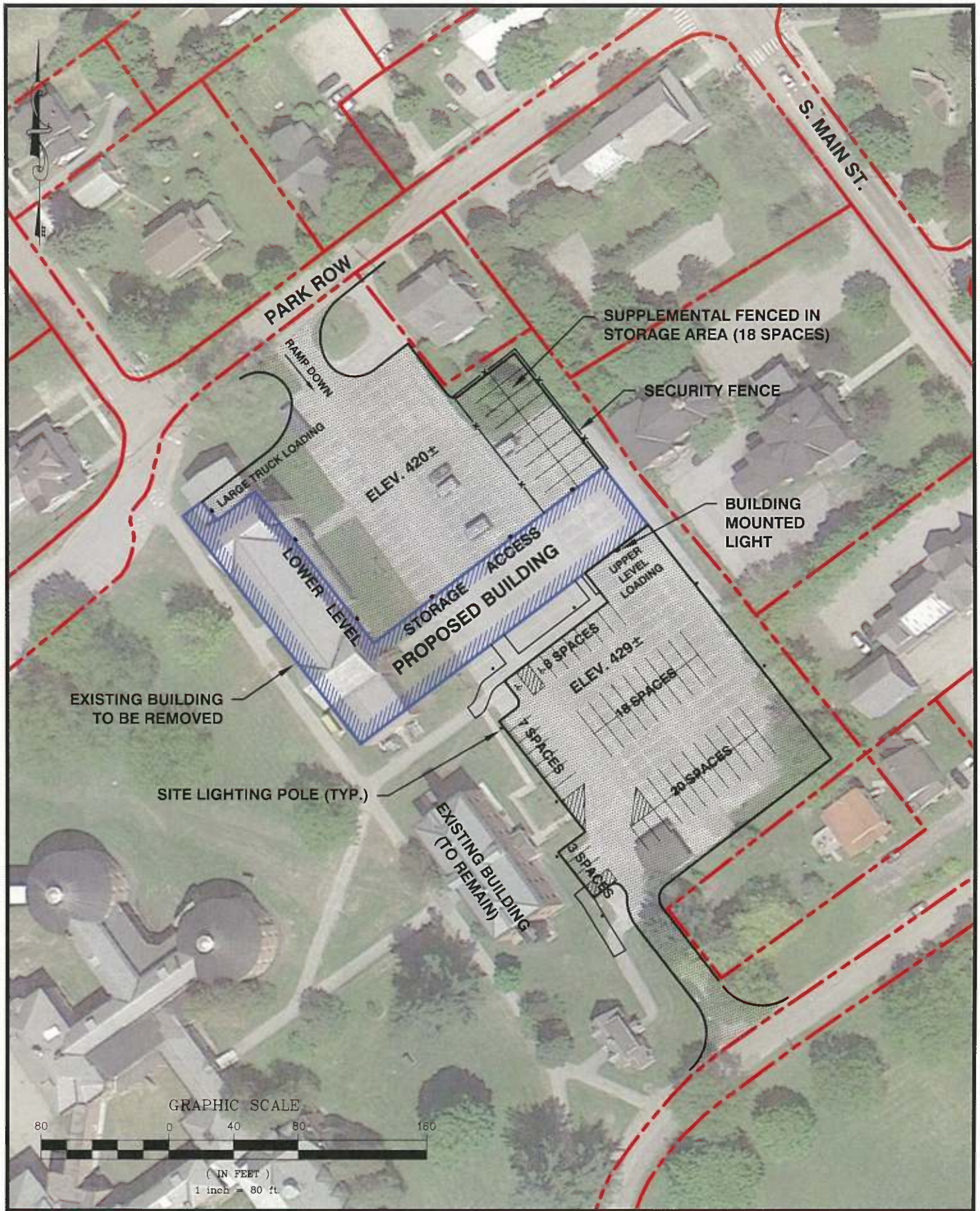
Scale 1" = 150' Drawn by SAL
Date JUL. 29. 2014 CEA Project No. 14165

STATE OF VERMONT
DEPARTMENT OF BUILDINGS & GENERAL SERVICES

NEW AGRICULTURAL/ENVIRONMENTAL LAB

OVERALL PROPERTY PLAN
WATERBURY SITE

WATERBURY VERMONT



CIVIL ENGINEERING ASSOCIATES, INC.
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802-864-2323 FAX: 802-864-2271

Scale 1" = 80' Drawn by SAL
Date JUL. 29. 2014 CEA Project No. 14165

STATE OF VERMONT
DEPARTMENT OF BUILDINGS & GENERAL SERVICES

NEW AGRICULTURAL/ENVIRONMENTAL LAB

SITE PLAN
WATERBURY SITE

WATERBURY VERMONT

Waterbury: State Complex

Waterbury: State Complex

Permitting Summary

Municipal

Zone: Village Mixed Residential (VMR) with Interim Campus Overlay District and Flood Hazard Area Overlay. No existing PUD, nor is one required.
Use: Permitted as office; conditional as government building. Immune to use review due to Title 24.
15' setback on edge of campus, coverage 30% max, height 50'. (Fits dimensional criteria)

State

Wastewater – The project site is currently served by municipal water and sewer and will require the acquisition of a State Wastewater Disposal and Potable Water Supply Permit. There are no known technical issues associated with the acquisition of this permit.

Water Supply – The project may require the acquisition of a Permit to Construct from the Water Supply Division if a hydrant is required on the property.

Construction Stormwater – The project may qualify for a Low Risk Authorization under the State Construction Stormwater General Permit.

Operational Stormwater – Coverage under the State Operation Stormwater General Permit will be required as there will be an increase in impervious areas in comparison to the existing conditions. The extent of the mitigation may change as the State is in the process of modifying the Stormwater Rules to require additional on-site retention of storm events.

Wetlands – The project does extend into the wetland buffer thereby requiring the acquisition of a wetland permit.

Stream Alteration – Authorization under the State General Permit will be required as the outfall for the low parking park will need to discharge at the embankment of the Winooski River.

Act 250

The State Complex currently has a permit. This project will require an amendment.

Federal

Corps of Engineers – Hydraulics study and permit for changes in Zero Rise Zone needed.

NEPA – Many of the criteria otherwise handled within the Act 250 process will be addressed as part of the NEPA review. An archaeology survey is complete, but may need to be amended for this project. The last traffic study was done before the flood, so it may also need to be amended even if traffic will be less.

Waterbury

Summary of Estimate of Probable Site Development Cost

August 8, 2014

Description	Qty	Unit		Unit Cost		Cost
Site & Building Demolition	1	LS	x	$100,000	=	$100,000
Mass Earthwork	6,000	CY	x	$15.00	=	$90,000
Rock Removal	10	CY	x	$40	=	$400
Supplemental Foundation Costs	1	LS	x	$2,000	=	$2,000
Sewer Disposal	1	LS	x	$1,800	=	$1,800
Water Supply	1	LS	x	$8,150	=	$8,150
Stormwater Management	1	LS	x	$122,500	=	$122,500
Site Development Components	1	LS	x	$76,150	=	$76,150
Special Site Conditions	1	LS	x	~~$132,667~~ 373,523	=	~~$132,667~~ 373,523
Retaining Walls	1	SF	x	$4,800	=	$4,800
Communications Utilities	1	LS	x	$9,500	=	$9,500
Pavement Surfaces	53,800	SF	x	$5.26	=	$282,991
Flood Plain Mitigation Measures	1	LS	x	$103,800	=	$103,800
Environmental Permitting	1	LS	x	$1,000	=	$43,700
					Subtotal	~~$978,458~~ 1,219,314
			20%		Contingency	~~$191,542~~ 240,686
					Total	**~~$1,170,000~~** 1,460,000

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Not included:

Landscaping, foundation work, sidewalks and ramps, signage, solar infrastructure, or solar panels.

Waterbury

Detail Breakdown of Probable Development Cost

August 8, 2014

Description	Qty	Unit		Unit Cost		Cost
Site & Building Demolition						
Materials Recycling	1	CF	x	$30,000	=	$30,000
Building Decommissioning	1	CF	x	$30,000	=	$30,000
Materials to Landfill	1	CF	x	$40,000	=	$40,000
						$100,000
Mass Earthwork						
Access Road	0	CY	x	$8	=	$0
Building Site (Cut to Fill)	6000	CY	x	$15	=	$90,000
	6000			$15		$90,000
Rock Removal						
Excavated	10	CY	x	$40	=	$400
Chipped	0	CY	x	$60	=	$0
Blasted	0	CY	x	$100	=	$0
	10			$40		$400
Supplemental Foundation Costs						
Spread Foundation	0	SF	x	$20	=	$0
GeoPiers	0	EA	x	$1,000	=	$0
Poor Soil Replacement	50	CY	x	$40	=	$2,000
						$2,000
Sewage Disposal						
6" Sewer Service	50	LF	x	$20	=	$1,000
Septic Tank	0	Gal	x	$3.25	=	$0
Pump Station	0	LS	x	$5,500	=	$0
On-Site Wastewate Disposal Sys.	0	LS	x	$25,000	=	$0
2" Force Main	0	LF	x	$20	=	$0
Manhole Connection	1	LS	x	$800	=	$800
						$1,800
Water Supply						
8" Fire Service	0	LF	x	$60	=	$0
New Hydrant Assembly	0	EA	x	$2,500	=	$0
6" Sprinkler Service	50	LF	x	$58	=	$2,900
Wet Tap at Municipal Line	1	LS	x	$3,000	=	$3,000
1" Domestic Service	50	LF	x	$25	=	$1,250
Water Main Connection	1	LS	x	$1,000	=	$1,000
						$8,150

Prepared by Civil Engineering Associates, Inc.

Waterbury

Detail Breakdown of Probable Development Cost

August 8, 2014

Description	Qty	Unit		Unit Cost		Cost
Stormwater Management						
Wet Pond	1	LS	x	$35,000	=	$35,000
Underground Sediment Trap	0	LS	x	$15,000	=	$0
Undergound Filter	0	LS	x	$25,000	=	$0
Backflow Preventer	1	LS	x	$3,500	=	$3,500
Catch Basins/DMH's	10	EA	x	$2,500	=	$25,000
15" Storm Drain Pipe	1600	LF	x	$35	=	$56,000
Grass Lined Swale	150	LF	x	$20	=	$3,000
						$122,500
Standard Site Development Items						
Perimeter Chain Link Fence	220	LF	x	$20	=	$4,400
Signage/Pavement Markings	1	LS	x	$4,500	=	$4,500
Area Light Poles & Bases	8	EA	x	$2,500	=	$20,000
Bldg Mounted Lights	7	EA	x	$1,000	=	$7,000
Secondary Electrical Condu. & Wire	800	LF	x	$20	=	$16,000
Strip Topsoil & Stockpile	150	CY	x	$10	=	$1,500
Spread Topsoil, Seed, Fert & Mulch	150	CY	x	$15	=	$2,250
Import Screened Topsoil & Spread	50	CY	x	$35	=	$1,750
Loading Area Concrete Surface	450	SF	x	$15	=	$6,750
Erosion Prevention & Sed. Control	1	LS	x	$12,000	=	$12,000
						$76,150
Special Site Conditions						
Tree Clearing	0.1	Acre	x	$6,000	=	$600
Tree Protection	4	EA	x	$100	=	$400
Off-site Cut for Flood Mitigation	8444	CY	x	$15	=	$126,667
Erosion Prevention & Sed. Control	1	LS	x	$5,000	=	$5,000
Add: 9' retaining wall @ 350'				$131,856		
Insulation & Sprinkler				$109,000		
						~~$132,667~~ 373,523
Loading Area Retaining Walls	80	SF	x	$60	=	$4,800
Power & Communications Utilities						
Phone & Cable Conduit & Line	50	LF	x	$40	=	$2,000
Fiber Optic Conduit & Line	50	LF	x	$60	=	$3,000
Primary Power Conduit & Wire	50	LF	x	$50	=	$2,500
Concrete Encasement	40	LF	x	$50	=	$2,000
Transformer & Base	0	EA	x	$15,000	=	$0
						$9,500

Prepared by Civil Engineering Associates, Inc.

Waterbury

Detail Breakdown of Probable Development Cost

August 8, 2014

Description	Qty	Unit		Unit Cost		Cost
Pavement Surfaces						
Access Road	3,800	SF	x	$6.17	=	$23,433
Parking Lot	27,200	SF	x	$5.43	=	$147,669
Additional Circulation	22,800	SF	x	$4.91	=	$111,889
	53,800			$5.26		$282,991
Wetland Mitigation						
Avoidance						
Retaining walls	1650	SF	x	$60	=	$99,000
Steep Slopes	1200	SY	x	$4	=	$4,800
Special Surfaces	0	SY	x	$12	=	$0
						$103,800

Prepared by Civil Engineering Associates, Inc.

Waterbury

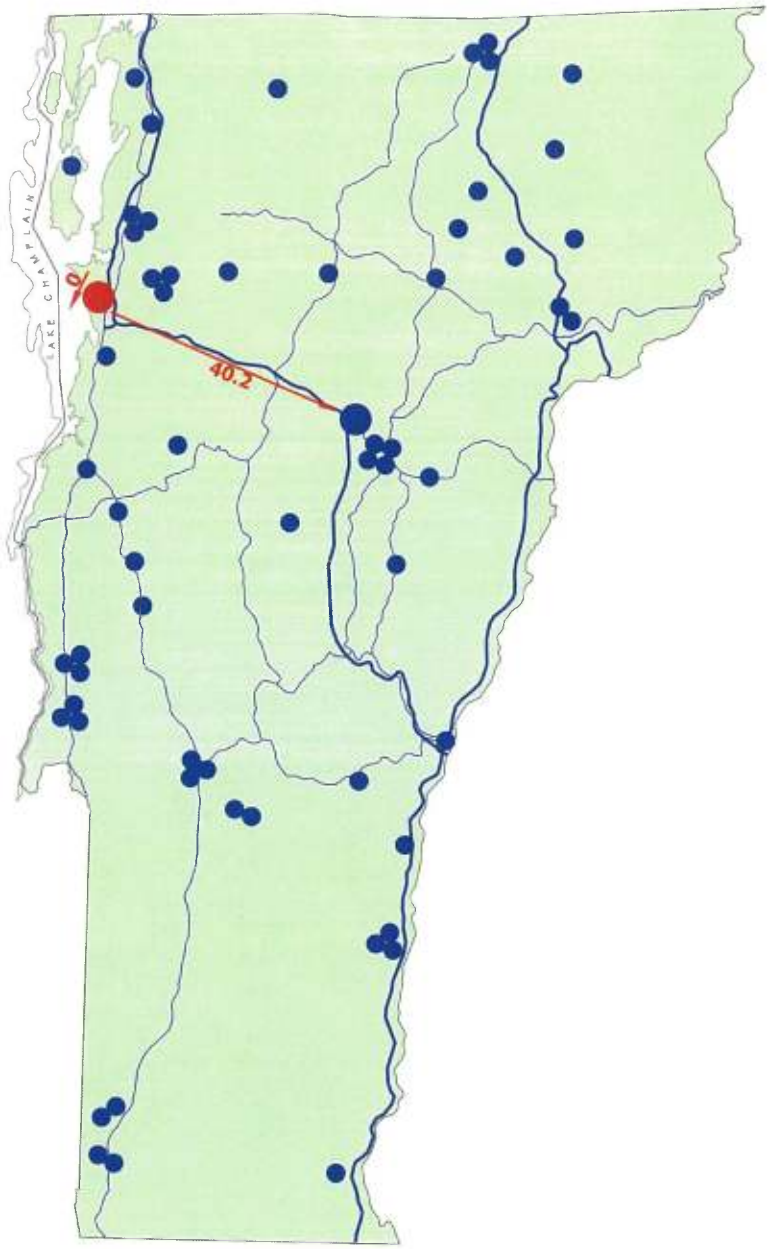
Detail Breakdown of Probable Development Cost

August 8, 2014

Description	Qty	Unit		Unit Cost		Cost
Environmental Permitting						
Basic Plan Package Preparation						
Existing Condition Documentation	1	LS	x	$3,000	=	$3,000
Boundary Survey	0	LS	x	$4,000	=	$0
Wetland Delineation	1	LS	x	$2,500	=	$2,500
Site Grading & Stormwater Plan	1	LS	x	$7,000	=	$7,000
Site Utility Plan	1	LS	x	$2,500	=	$2,500
EPSC Plan	1	LS	x	$1,500	=	$1,500
Details	1	LS	x	$2,000	=	$2,000
Specifications	1	LS	x	$1,500	=	$1,500
						$20,000
Local						
Site Plan	1	LS	x	$1,500	=	$1,500
Condition Use	1	LS	x	$1,000	=	$1,000
State						
WW & Potable Water Supply	1	LS	x	$1,200	=	$1,200
Water Supply Permit to Construct	1	LS	x	$2,500	=	$2,500
Construction Stormwater						
Low Risk Site	1	LS	x	$500	=	$500
Moderate Risk Site	0	LS	x	$2,500	=	$0
Operational Stormwater	1	LS	x	$4,000	=	$4,000
Stream Alteration	0	LS	x	$1,200	=	$0
Act 250/NEPA						
Land Use Permit Application	0	LS	x	$3,000	=	$0
Administrative Amendment	0	LS	x	$800	=	$0
Level 1 Environmental Assessment	1	LS	x	$1,500	=	$1,500
Archeology Study	1	LS	x	$2,500	=	$2,500
Traffic Study	1	LS	x	$3,500	=	$3,500
Federal						
Corps of Enginers Wetlands	0	LS	x	$1,500	=	$5,500
					Total	$43,700

Does not include the development of Construction Documents

Prepared by Civil Engineering Associates, Inc.



OVERALL SCORE: 29.8/40 (#3)

HEALTH LAB SITE, COLCHESTER

Criteria & Scores

1. 3.5 Site is tight. No room to expand; difficult for exterior storage. No room for solar array
2. 3.3 Site is developed. Poor soils
3. 4.8 All utilities including fiberoptic at site
4. 4.5 Permitted use; needs Act 250 amendment
5. 4.2 Neighboring buildings are the same use.
6. 4.0 Tight site but otherwise good for construction
7. 2.2 Distant from Montpelier
8. 3.3 Next to the health lab; UVM interns nearby

Size: 2.1 acres

Acquisition cost: $1/year ground lease

Rough cost to develop: $650,000

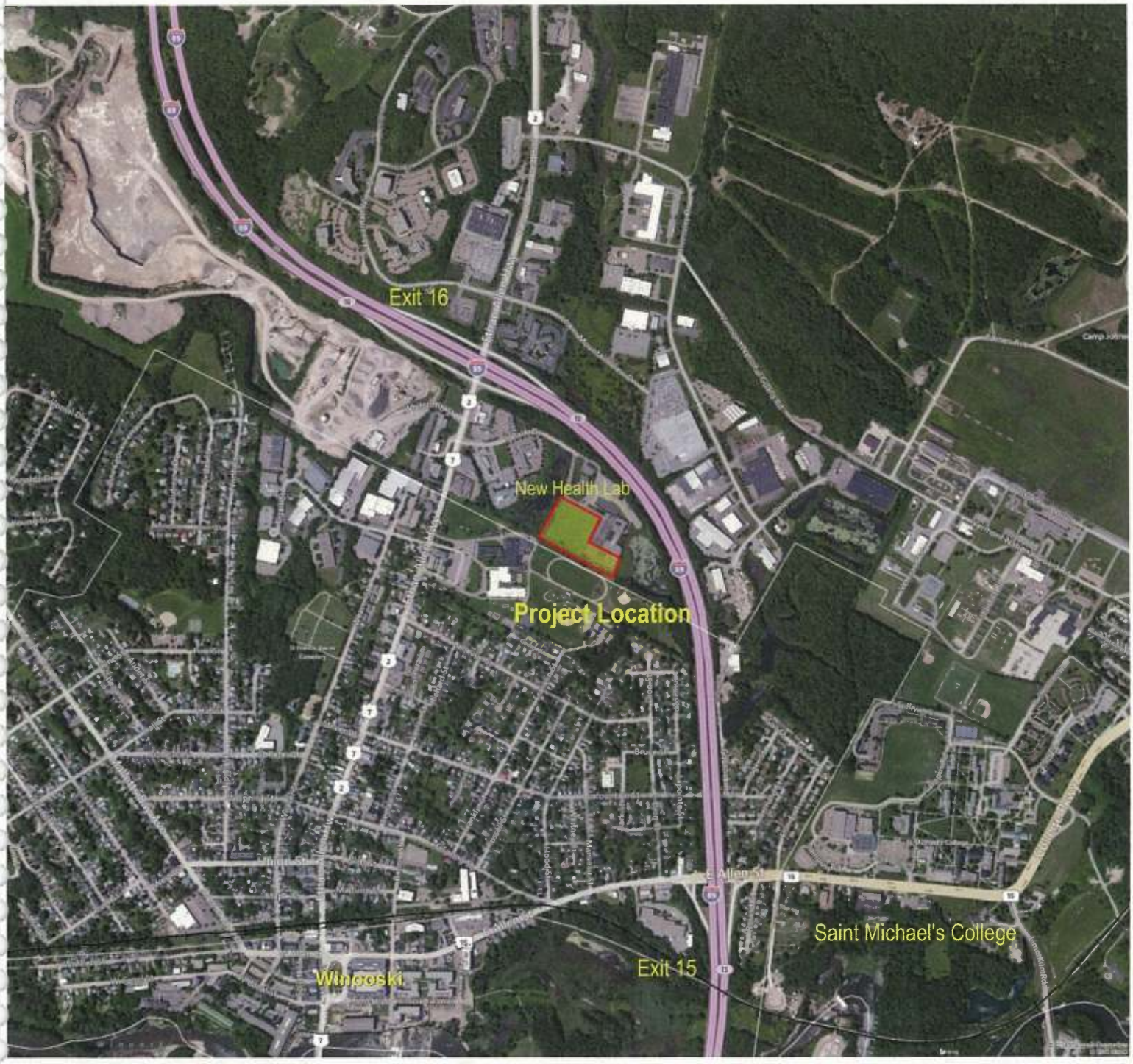
TOTAL $650,000

VERMONT

Colchester - Health Lab - Site Location Plan

Vermont Agency of Natural Resources

vermont.gov



LEGEND

- Railroads
- Designated Downtown Areas
- Designated Village Areas
- Town Boundary
- County Boundary

NOTES

Map created using ANR's Natural Resources Atlas

1: 14,700

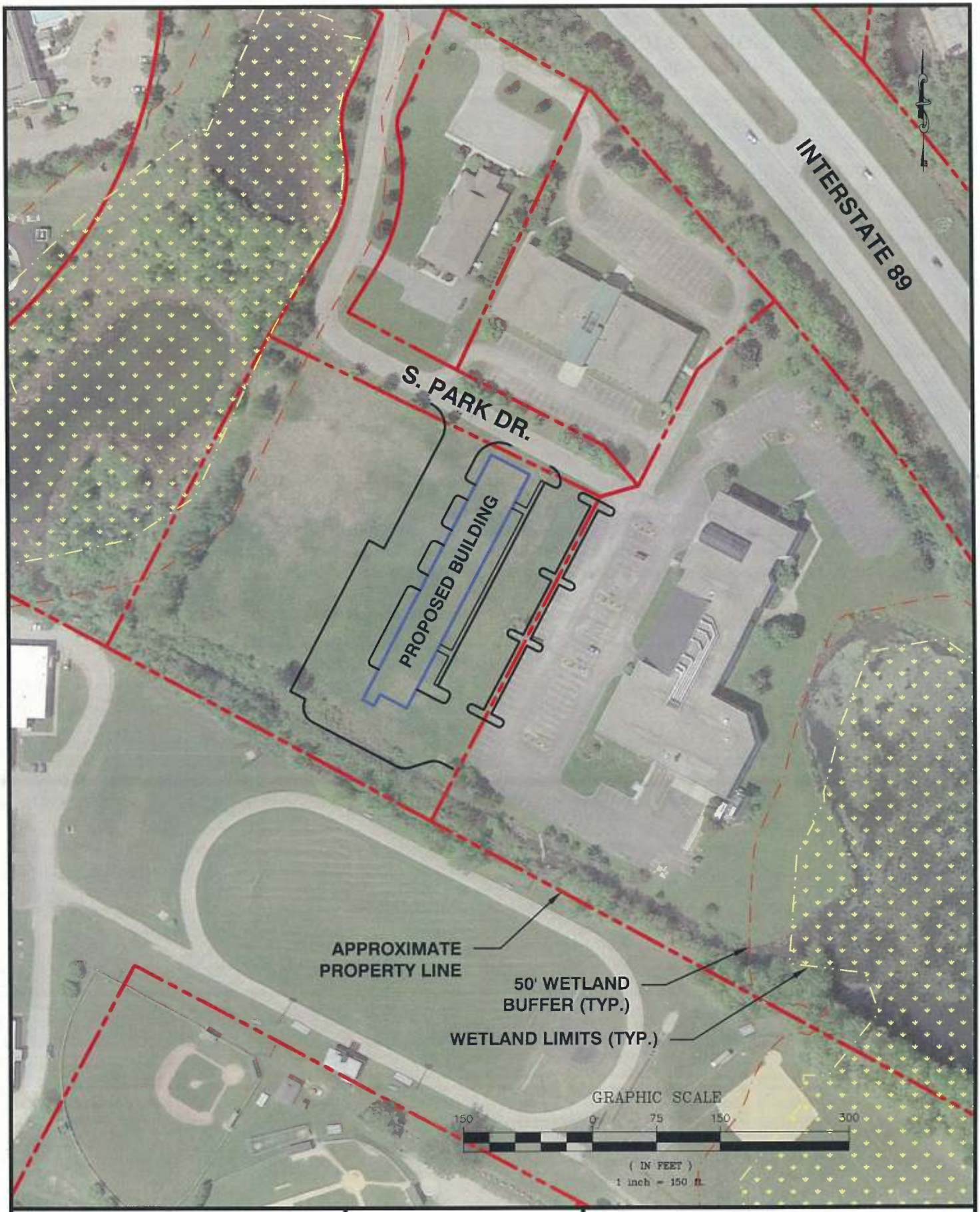
July 24, 2014

2,450.0 0 1,225.00 2,450.0 Feet

WGS_1984_Web_Mercator_Auxiliary_Sphere

1" = 1225 Ft. 1cm = 147 Meters

THIS MAP IS NOT TO BE USED FOR NAVIGATION



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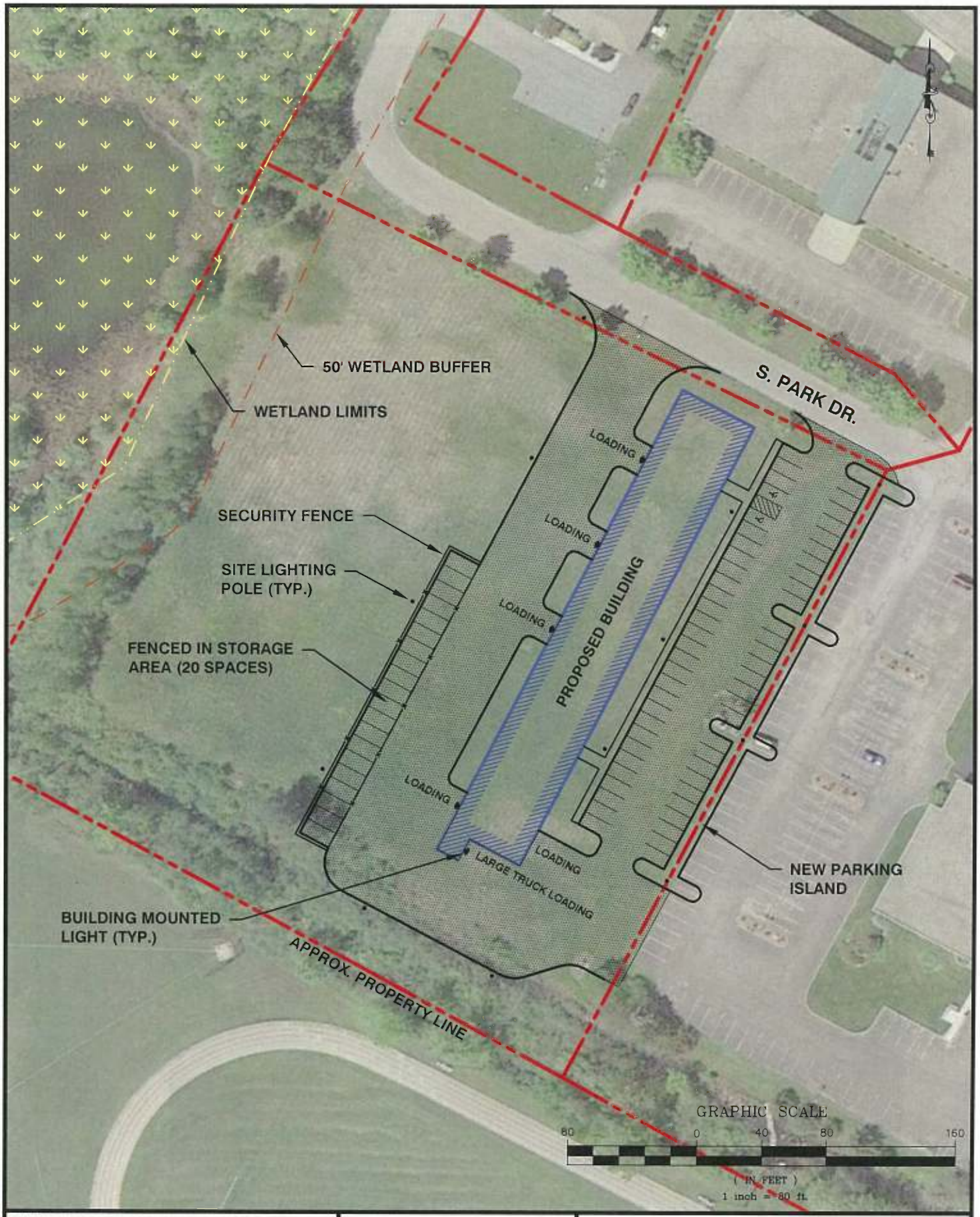
Scale 1" = 150' Drawn by SAL
Date JUL. 29. 2014 CEA Project No. 14165

STATE OF VERMONT
DEPARTMENT OF BUILDINGS & GENERAL SERVICES

NEW AGRICULTURAL/ENVIRONMENTAL LAB

OVERALL PROPERTY PLAN HEALTH LAB SITE

COLCHESTER VERMONT



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Scale 1" = 80' Drawn by SAL
Date JUL. 29. 2014 CEA Project No. 14165

STATE OF VERMONT
DEPARTMENT OF BUILDINGS & GENERAL SERVICES

NEW AGRICULTURAL/ENVIRONMENTAL LAB

SITE PLAN
HEALTH LAB SITE

COLCHESTER VERMONT

Colchester: Health Lab site

Colchester: Health Lab Site

Permitting Summary

Municipal

Zone: Commercial

Use is permitted.

45' front yard setback; 15' side yard setback; 30' rear setback. 35' height. (height exceeds limit, but adjacent buildings exceed it also)

State

Wastewater – The project site is served by municipal water and sewer. A modest water and sewer allocation will be required to be acquired from the Town for this project. There are no other known technical issues associated with the acquisition of is permit.

Water Supply – The project may require the acquisition of a Permit to Construct from the Water Supply Division if a hydrant is required on the property.

Construction Stormwater – The project may qualify for a Low Risk Authorization under the State Construction Stormwater General Permit.

Operational Stormwater – The site's existing State Operation Stormwater General covers this project's additional impervious area. The extent of the mitigation may change as the State is in the process of modifying the Stormwater Rules to require additional on-site retention of storm events. At this time assume a stormwater "wet pond" is not required.

Wetlands – The project is located adjacent to mapped wetlands. (see attached map) Since the construction will occur over previously developed / disturbed areas there are no anticipated impacts to the wetlands or wetland buffer.

Stream Alteration – Not applicable

Act 250

The subject parcel is part of an Act 250 permit. The project will require an amendment.

Federal

Corps of Engineers – The project is not proposing any wetland impact, therefore no authorization should be required.

NEPA – Many of the items required as part of the NEPA review have been addressed in the existing Act 250 permitting process.

Health Lab Site

Colchester

Summary of Estimate of Probable Site Development Cost

August 8, 2014

Description	Qty	Unit		Unit Cost		Cost
Site & Building Demolition	1	LS	x	$0	=	$0
Mass Earthwork	1,667	CY	x	$15.00	=	$25,000
Rock Removal	10	CY	x	$40	=	$400
Supplemental Foundation Costs	1	LS	x	$30,000	=	$30,000
Sewer Disposal	1	LS	x	$6,200	=	$6,200
Water Supply	1	LS	x	$16,250	=	$16,250
Stormwater Management	1	LS	x	$32,000	=	$32,000
Site Development Components	1	LS	x	$109,200	=	$109,200
Special Site Conditions	1	LS	x	$18,200	=	$18,200
Retaining Walls	1	SF	x	$4,800	=	$4,800
Communications Utilities	1	LS	x	$11,000	=	$11,000
Pavement Surfaces	50,900	SF	x	$5.08	=	$258,498
Wetland Mitigation Measures	1	LS	x	$1,200	=	$1,200
Environmental Permitting	1	LS	x	$1,000	=	$32,200
					Subtotal	$544,948
			20%		Contingency	$105,052
					Total	**$650,000**

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Not included:

Landscaping, foundation work, sidewalks and ramps, signage, solar infrastructure, or solar panels.

Health Lab Site

Colchester

Detail Breakdown of Probable Development Cost

August 8, 2014

Description	Qty	Unit		Unit Cost		Cost
Site & Building Demolition						
Materials Recycling	0	CF	x	$3,500	=	$0
Building Decommissioning	0	CF	x	$5,500	=	$0
Materials to Landfill	0	CF	x	$12,000	=	$0
						$0
Mass Earthwork						
Access Road	0	CY	x	$8	=	$0
Building Site (Cut to Fill)	1667	CY	x	$15	=	$25,000
	1667			$15		$25,000
Rock Removal						
Excavated	10	CY	x	$40	=	$400
Chipped	0	CY	x	$60	=	$0
Blasted	0	CY	x	$100	=	$0
	10			$40		$400
Supplemental Foundation Costs						
Spread Foundation	1200	SF	x	$20	=	$24,000
GeoPiers	0	EA	x	$1,000	=	$0
Poor Soil Replacement	150	CY	x	$40	=	$6,000
						$30,000
Sewage Disposal						
6" Sewer Service	270	LF	x	$20	=	$5,400
Septic Tank	0	Gal	x	$3.25	=	$0
Pump Station	0	LS	x	$5,500	=	$0
On-Site Wastewate Disposal Sys.	0	LS	x	$25,000	=	$0
2" Force Main	0	LF	x	$20	=	$0
Manhole Connection	1	LS	x	$800	=	$800
						$6,200
Water Supply						
8" Fire Service	150	LF	x	$60	=	$9,000
New Hydrant Assembly	1	EA	x	$2,500	=	$2,500
6" Sprinkler Service	0	LF	x	$58	=	$0
Wet Tap at Municipal Line	0	LS	x	$3,000	=	$0
1" Domestic Service	150	LF	x	$25	=	$3,750
Water Main Connection	1	LS	x	$1,000	=	$1,000
						$16,250

Prepared by Civil Engineering Associates, Inc.

Health Lab Site

Colchester

Detail Breakdown of Probable Development Cost

August 8, 2014

Description	Qty	Unit		Unit Cost		Cost
Stormwater Management						
Wet Pond	0	LS	x	$30,000	=	$0
Underground Sediment Trap	0	LS	x	$15,000	=	$0
Undergound Filter	0	LS	x	$25,000	=	$0
Infiltration Galley	0	LF	x	$40	=	$0
Catch Basins/DMH's	5	EA	x	$2,500	=	$12,500
15" Storm Drain Pipe	300	LF	x	$35	=	$10,500
Grass Lined Swale	450	LF	x	$20	=	$9,000
						$32,000
Standard Site Development Items						
Perimeter Chain Link Fence	450	LF	x	$20	=	$9,000
Signage/Pavement Markings	1	LS	x	$4,500	=	$4,500
Area Light Poles & Bases	13	EA	x	$2,500	=	$32,500
Bldg Mounted Lights	5	EA	x	$1,000	=	$5,000
Secondary Electrical Condu. & Wire	980	LF	x	$20	=	$19,600
Strip Topsoil & Stockpile	1210	CY	x	$10	=	$12,100
Spread Topsoil, Seed, Fert & Mulch	400	CY	x	$15	=	$6,000
Import Screened Topsoil & Spread	50	CY	x	$35	=	$1,750
Loading Area Concrete Surface	450	SF	x	$15	=	$6,750
Erosion Prevention & Sed. Control	1	LS	x	$12,000	=	$12,000
						$109,200
Special Site Conditions						
Tree Clearing	0	Acre	x	$6,000	=	$0
Tree Protection	2	EA	x	$100	=	$200
Special Fencing	450	LF	x	$40	=	$18,000
Erosion Prevention & Sed. Control	1	LS	x	$0	=	$0
						$18,200
Loading Area Retaining Walls	80	SF	x	$60	=	$4,800
Power & Communications Utilities						
Phone & Cable Conduit & Line	60	LF	x	$40	=	$2,400
Fiber Optic Conduit & Line	60	LF	x	$60	=	$3,600
Primary Power Conduit & Wire	60	LF	x	$50	=	$3,000
Concrete Encasement	40	LF	x	$50	=	$2,000
Transformer & Base	0	EA	x	$15,000	=	$0
						$11,000

Prepared by Civil Engineering Associates, Inc.

Health Lab Site

Colchester

Detail Breakdown of Probable Development Cost

August 8, 2014

Description	Qty	Unit		Unit Cost		Cost
Pavement Surfaces						
Access Road	-	SF	x	$6.17	=	$0
Parking Lot	16,700	SF	x	$5.43	=	$90,665
Additional Circulation	34,200	SF	x	$4.91	=	$167,833
	50,900			$5.08		$258,498
Wetland Mitigation						
Avoidance						
Retaining walls	0	SF	x	$60	=	$0
Steep Slopes	300	SY	x	$4	=	$1,200
Special Surfaces	0	SY	x	$12	=	$0
						$1,200

Prepared by Civil Engineering Associates, Inc.

Health Lab Site

Colchester

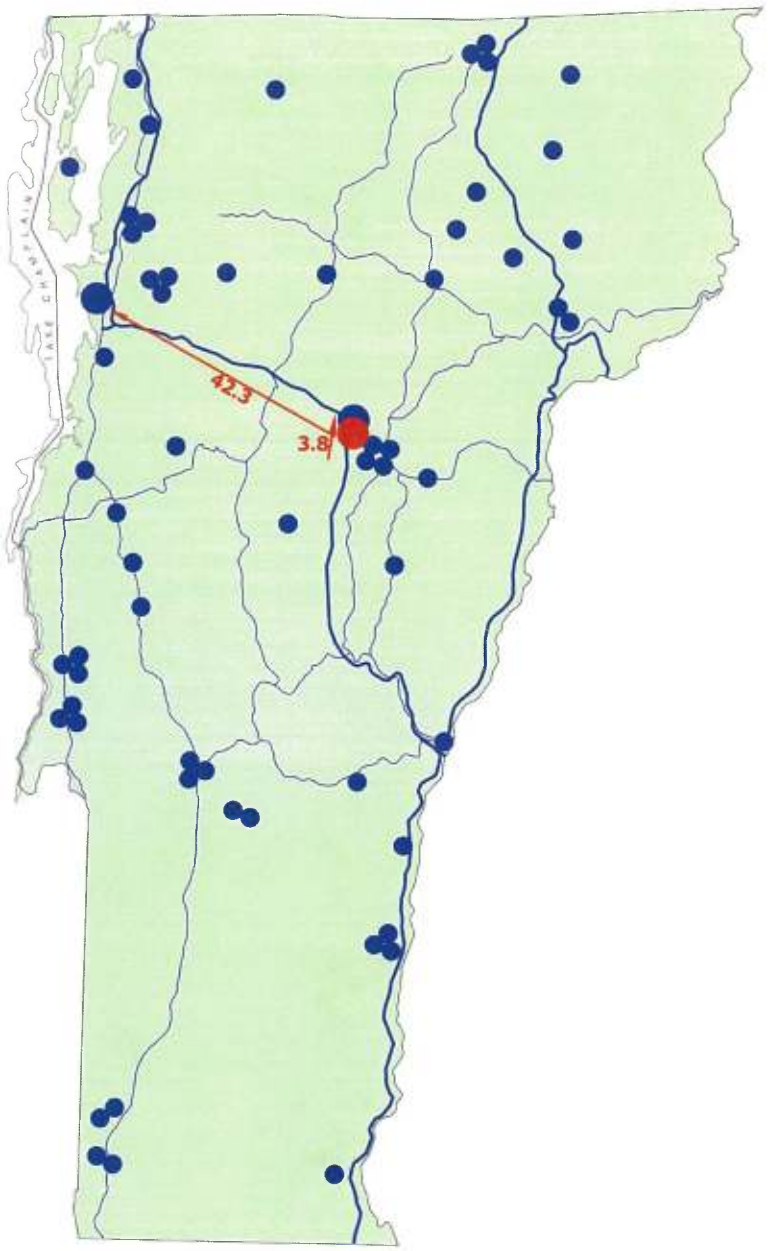
Detail Breakdown of Probable Development Cost

August 8, 2014

Description	Qty	Unit		Unit Cost		Cost
Environmental Permitting						
Basic Plan Package Preparation						
Existing Condition Documentation	1	LS	x	$3,000	=	$3,000
Boundary Survey	0	LS	x	$4,000	=	$0
Wetland Delineation	0	LS	x	$2,500	=	$0
Site Grading & Stormwater Plan	1	LS	x	$6,000	=	$6,000
Site Utility Plan	1	LS	x	$2,500	=	$2,500
EPSC Plan	1	LS	x	$1,500	=	$1,500
Details	1	LS	x	$2,000	=	$2,000
Specifications	1	LS	x	$1,500	=	$1,500
						$16,500
Local						
Site Plan	1	LS	x	$1,500	=	$1,500
Condition Use	1	LS	x	$1,000	=	$1,000
State						
WW & Potable Water Supply	1	LS	x	$1,200	=	$1,200
Water Supply Permit to Construct	0	LS	x	$2,500	=	$0
Construction Stormwater						
Low Risk Site	1	LS	x	$500	=	$500
Moderate Risk Site	0	LS	x	$2,500	=	$0
Operational Stormwater	0	LS	x	$1,000	=	$0
Stream Alteration	0	LS	x	$1,200	=	$0
Act 250/NEPA						
Land Use Permit Application	1	LS	x	$3,000	=	$3,000
Administrative Amendment	0	LS	x	$800	=	$0
Level 1 Environmental Assessment	1	LS	x	$1,500	=	$1,500
Archeology Study	1	LS	x	$3,500	=	$3,500
Traffic Study	1	LS	x	$3,500	=	$3,500
Federal						
Corps of Enginers Wetlands	0	LS	x	$1,500	=	$0
					Total	$32,200

Does not include the development of Construction Documents

Prepared by Civil Engineering Associates, Inc.



OVERALL SCORE: 29.3/40 (TIED FOR # 4)

"BACK LOT," PAINE TURNPIKE, BERLIN

Criteria & Scores

1. 4.5 Plenty of room. Room for solar array
2. 3.5 Wetlands, some poor soils, slope
3. 4.2 All utilities including fiberoptic are available
4. 2.0 This use is prohibited. Title 24 would have to be invoked. No Act 250 but NEPA is required.
5. 4.0 Compatible neighborhood; in transition
6. 3.7 Somewhat remote from road
7. 3.7 Close to Montpelier; deliveries easier if 2 entries
8. 3.7 Possible economies with other State buildings

Size: 17.8 acres

Acquisition cost: $1,200,000
Rough cost to develop: $1,140,000
TOTAL $2,340,000

VERMONT

Berlin - Back Lot - Site Location Plan

Vermont Agency of Natural Resources

vermont.gov

LEGEND

- Railroads
- Designated Downtown Areas
- Designated Village Areas
- Town Boundary
- County Boundary

NOTES

Map created using ANR's Natural Resources Atlas

1: 14,700

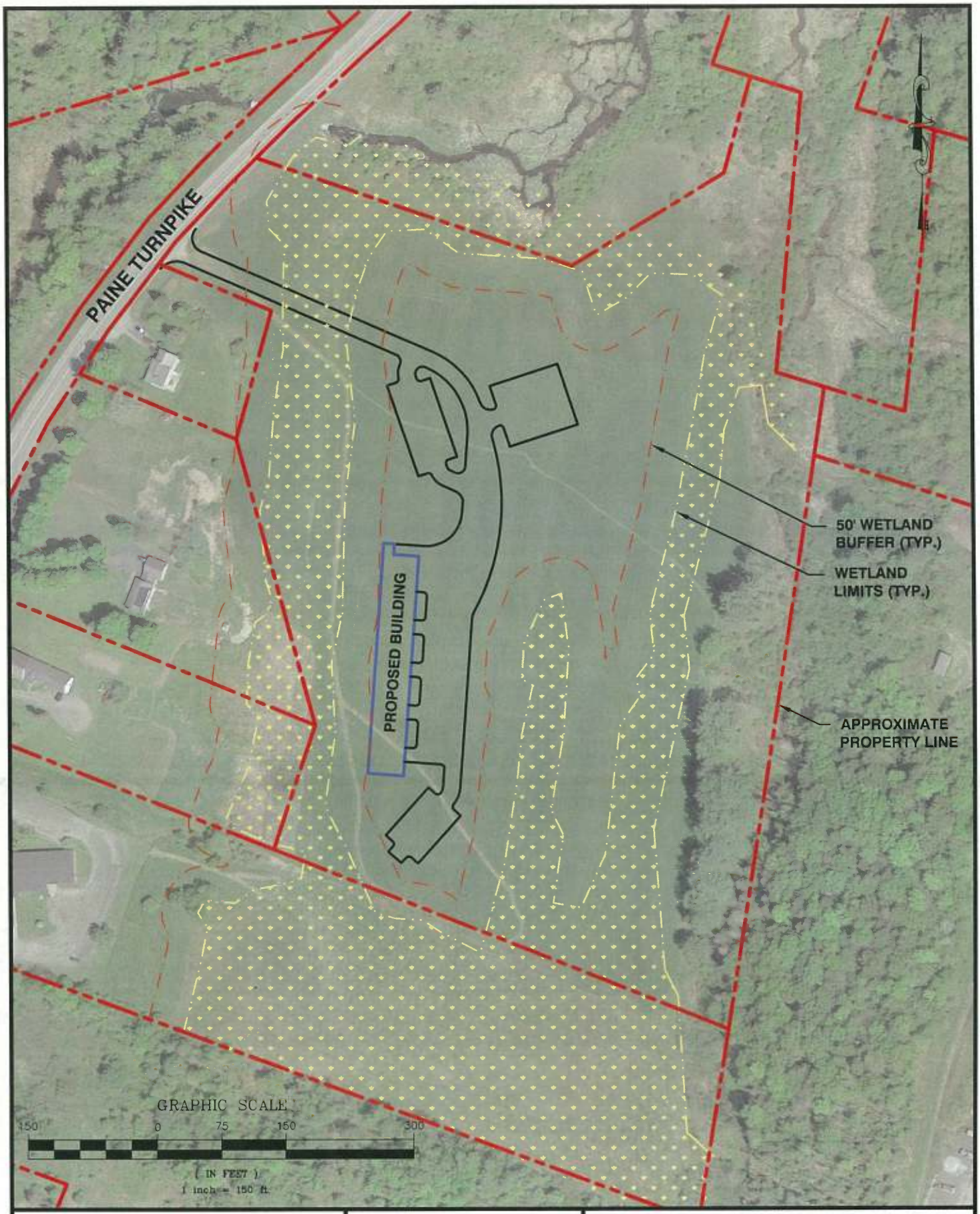
July 18, 2014

2,450.0 0 1,225.00 2,450.0 Feet

WGS_1984_Web_Mercator_Auxiliary_Sphere

1" = 1225 Ft. 1cm = 147 Meters

THIS MAP IS NOT TO BE USED FOR NAVIGATION



CIVIL ENGINEERING ASSOCIATES, INC.
10 MANSFIELD VIEW LN.,
SO. BURLINGTON, VT 05403
802-864-2323 FAX: 802-864-2271

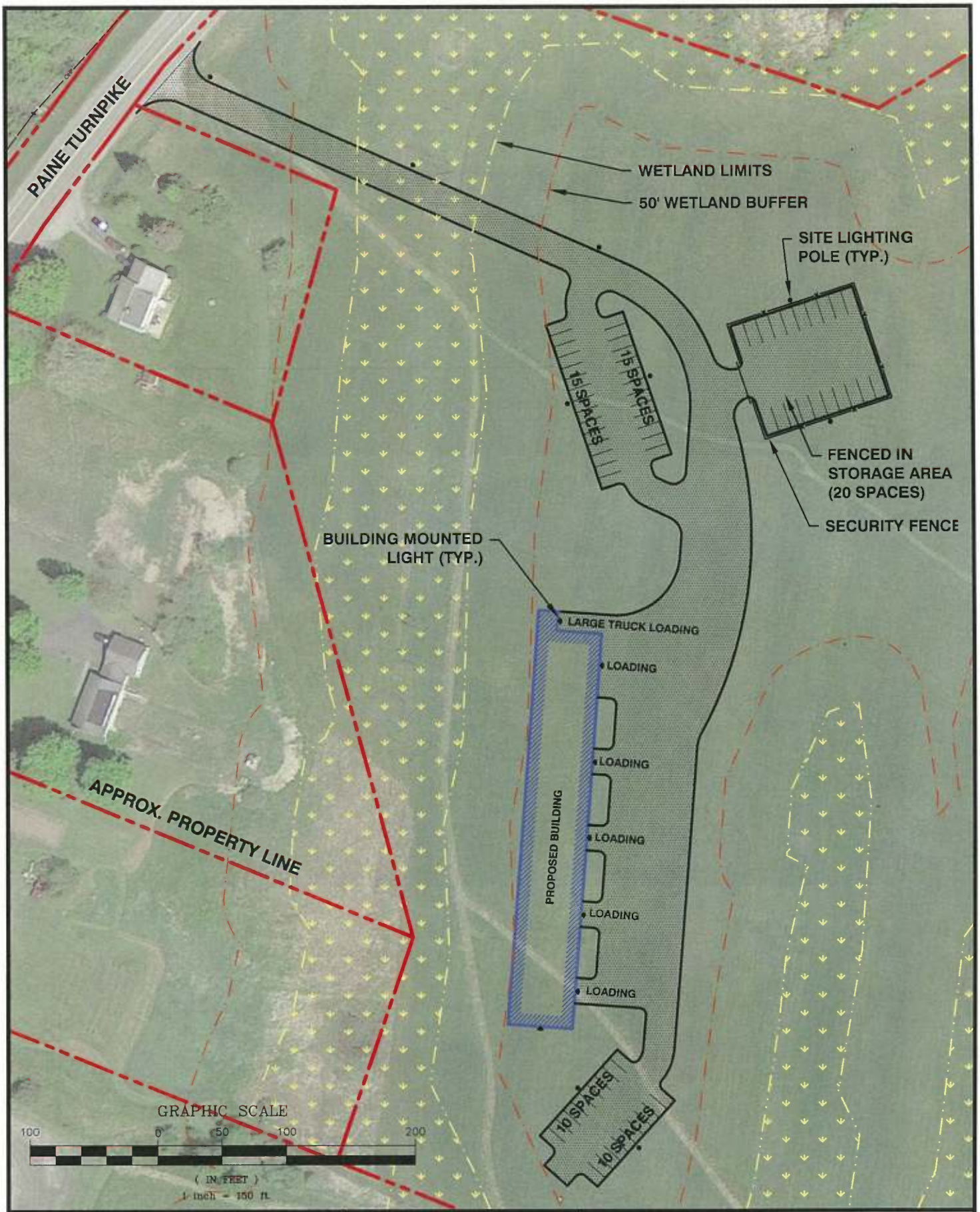
Scale 1" = 150' Drawn by SAL
Date JUL. 29. 2014 CEA Project No. 14165

STATE OF VERMONT
DEPARTMENT OF BUILDINGS & GENERAL SERVICES

NEW AGRICULTURAL/ENVIRONMENTAL LAB

OVERALL PROPERTY PLAN
BACK LOT SITE

BERLIN VERMONT



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10 MANSFIELD VIEW LN.,
SO. BURLINGTON, VT 05403
802-864-2323 FAX: 802-864-2271

Scale 1" = 100'
Date JUL. 29. 2014
Drawn by SAL
CEA Project No. 14165

STATE OF VERMONT
DEPARTMENT OF BUILDINGS & GENERAL SERVICES

NEW AGRICULTURAL/ENVIRONMENTAL LAB

SITE PLAN
BACK LOT SITE

BERLIN VERMONT

Berlin: Paine Turnpike Back Lot

Berlin : Paine Turnpike "Back Lot" Site

Permitting Summary

Municipal

Zone: Town Center. Laboratory use is prohibited. There is a precedent established in Berlin to honor Title 24.
15' front yard setback; 10' side and rear yard setback. Building height 45' allowed.
Lot coverage 75%

State

Wastewater – The project will rely upon the timely construction of the extension of municipal sewer to this portion of the Town of Berlin. This is scheduled to occur in the near future. A modest water and sewer allocation will be required to be acquired from the Town for this project. There are no other known technical issues associated with the acquisition of is permit.

Water Supply – The project may require the acquisition of a Permit to Construct from the Water Supply Division if a hydrant is required on the property.

Construction Stormwater – The project may qualify for a Low Risk Authorization under the State Construction Stormwater General Permit.

Operational Stormwater – Coverage under the State Operation Stormwater General Permit will be required as amount of impervious area on the property exceeds the one acre jurisdictional limit. The extent of the mitigation may change as the State is in the process of modifying the Stormwater Rules to require additional on-site retention of storm events.

Wetlands – The project crosses Class II wetlands and will require the acquisition of a State Wetland Permit.

Stream Alteration – The proposed wetland crossing may trigger the need for an authorization under the State Stream Alteration General Permit.

Act 250

Provided that the project will disturb less than 10 acres and the underlying property has not triggered Act 250 jurisdiction, Act 250 jurisdiction should not attach to this project.

Federal

Corps of Engineers – The project is proposing some wetland impact associated with the proposed road crossing and as this will likely be greater than 3000 square feet this will require an authorization to be issued under the Federal General Permit.

NEPA – Many of the criteria otherwise handled within the Act 250 process will need to be addressed as part of the NEPA review. Items of exposure are archaeological issues, prime agricultural soils, and traffic impact.

Back Lot

Berlin

Summary of Estimate of Probable Site Development Cost

August 8, 2014

Description	Qty	Unit		Unit Cost		Cost
Site & Building Demolition	1	LS	x	$0	=	$0
Mass Earthwork	100	CY	x	$8.00	=	$800
Rock Removal	10	CY	x	$40	=	$400
Supplemental Foundation Costs	1	LS	x	$46,000	=	$46,000
Sewer Disposal	1	LS	x	$30,900	=	$30,900
Water Supply	1	LS	x	$64,700	=	$64,700
Stormwater Management	1	LS	x	$65,000	=	$65,000
Site Development Components	1	LS	x	$169,472	=	$169,472
Special Site Conditions	1	LS	x	$4,600	=	$4,600
Retaining Walls	1	SF	x	$4,800	=	$4,800
Communications Utilities	1	LS	x	$137,500	=	$137,500
Pavement Surfaces	68,150	SF	x	$5.52	=	$376,252
Wetland Mitigation Measures	1	LS	x	$7,600	=	$7,600
Environmental Permitting	1	LS	x	$1,000	=	$41,500
					Subtotal	$949,524
			20%		Contingency	$190,476
					Total	**$1,140,000**

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Not included:

Landscaping, foundation work, sidewalks and ramps, signage, solar infrastructure, or solar panels.

Back Lot
Berlin
Detail Breakdown of Probable Development Cost
August 8, 2014

Description	Qty	Unit		Unit Cost		Cost
Site & Building Demolition						
Materials Recycling	0	LS	x	$3,500	=	$0
Building Decommissioning	0	LS	x	$5,500	=	$0
Materials to Landfill	0	LS	x	$12,000	=	$0
						$0
Mass Earthwork						
Access Road	100	CY	x	$8	=	$800
Building Site (to Off-site Waste)	0	CY	x	$15	=	$0
	100			$8		$800
Rock Removal						
Excavated	10	CY	x	$40	=	$400
Chipped	0	CY	x	$60	=	$0
Blasted	0	CY	x	$100	=	$0
	10			$40		$400
Supplemental Foundation Costs						
Spread Foundation	2100	SF	x	$20	=	$42,000
GeoPiers	0	EA	x	$1,000	=	$0
Poor Soil Replacement	100	CY	x	$40	=	$4,000
						$46,000
Sewage Disposal						
6" Sewer Service	100	LF	x	$20	=	$2,000
Septic Tank	0	Gal	x	$3.25	=	$0
Pump Station	1	LS	x	$10,500	=	$10,500
On-Site Wastewate Disposal Sys.	0	LS	x	$25,000	=	$0
2" Force Main	880	LF	x	$20	=	$17,600
Manhole Connection	1	LS	x	$800	=	$800
						$30,900
Water Supply						
8" Fire Service	830	LF	x	$60	=	$49,800
New Hydrant Assembly	2	EA	x	$2,500	=	$5,000
6" Sprinkler Service	50	LF	x	$58	=	$2,900
Wet Tap at Municipal Line	1	LS	x	$3,000	=	$3,000
1" Domestic Service	120	LF	x	$25	=	$3,000
Water Main Connection	1	LS	x	$1,000	=	$1,000
						$64,700

Prepared by Civil Engineering Associates, Inc.

Back Lot

Berlin

Detail Breakdown of Probable Development Cost

August 8, 2014

Description	Qty	Unit		Unit Cost		Cost
Stormwater Management						
Wet Pond	1	LS	x	$30,000	=	$30,000
Underground Sediment Trap	0	LS	x	$15,000	=	$0
Undergound Filter	0	LS	x	$25,000	=	$0
Infiltration Galley	0	LF	x	$40	=	$0
Catch Basins/DMH's	5	EA	x	$2,500	=	$12,500
15" Storm Drain Pipe	300	LF	x	$35	=	$10,500
Grass Lined Swale	600	LF	x	$20	=	$12,000
						$65,000
Standard Site Development Items						
Perimeter Chain Link Fence	420	LF	x	$20	=	$8,400
Signage/Pavement Markings	1	LS	x	$4,500	=	$4,500
Area Light Poles & Bases	9	EA	x	$2,500	=	$22,500
Bldg Mounted Lights	7	EA	x	$1,000	=	$7,000
Secondary Electrical Condu. & Wire	1430	LF	x	$20	=	$28,600
Strip Topsoil & Stockpile	6222	CY	x	$10	=	$62,222
Spread Topsoil, Seed, Fert & Mulch	1050	CY	x	$15	=	$15,750
Import Screened Topsoil & Spread	50	CY	x	$35	=	$1,750
Loading Area Concrete Surface	450	SF	x	$15	=	$6,750
Erosion Prevention & Sed. Control	1	LS	x	$12,000	=	$12,000
						$169,472
Special Site Conditions						
Tree Clearing	0.1	Acre	x	$6,000	=	$600
Tree Protection	0	EA	x	$100	=	$0
Special Fencing	0	LF	x	$40	=	$0
Erosion Prevention & Sed. Control	1	LS	x	$4,000	=	$4,000
						$4,600
Loading Area Retaining Walls	80	SF	x	$60	=	$4,800
Power & Communications Utilities						
Phone & Cable Conduit & Line	800	LF	x	$40	=	$32,000
Fiber Optic Conduit & Line	800	LF	x	$60	=	$48,000
Primary Power Conduit & Wire	800	LF	x	$50	=	$40,000
Concrete Encasement	50	LF	x	$50	=	$2,500
Transformer & Base	1	EA	x	$15,000	=	$15,000
						$137,500

Prepared by Civil Engineering Associates, Inc.

Back Lot

Berlin

Detail Breakdown of Probable Development Cost

August 8, 2014

Description	Qty	Unit		Unit Cost		Cost
Pavement Surfaces						
Access Road	26,100	SF	x	$6.17	=	$160,950
Parking Lot	17,150	SF	x	$5.43	=	$93,108
Additional Circulation	24,900	SF	x	$4.91	=	$122,194
	68,150			$5.52		$376,252
Wetland Mitigation						
Avoidance						
Retaining walls	0	SF	x	$60	=	$0
Steep Slopes	700	SY	x	$4	=	$2,800
24" Culvert	80	LF	x	$60	=	$4,800
Special Surfaces	0	SY	x	$12	=	$0
						$7,600

Prepared by Civil Engineering Associates, Inc.

Back Lot

Berlin

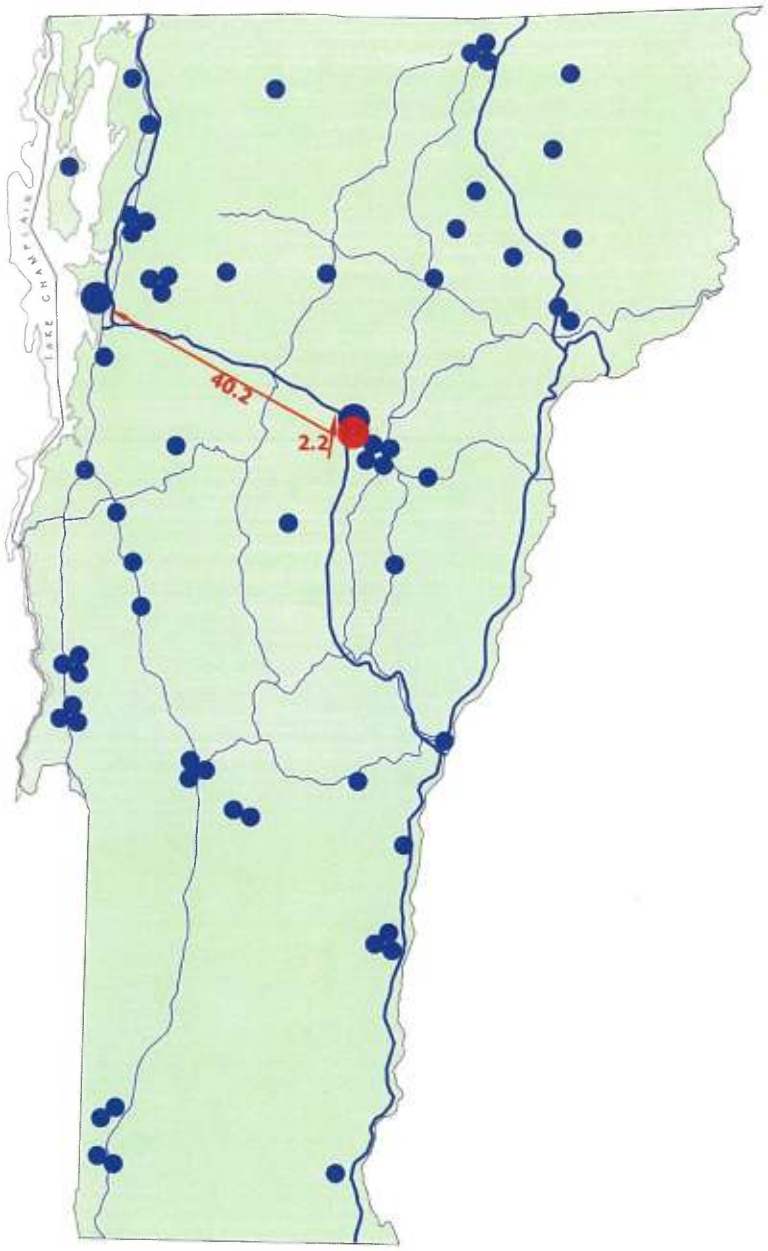
Detail Breakdown of Probable Development Cost

August 8, 2014

Description	Qty	Unit		Unit Cost		Cost
Environmental Permitting						
Basic Plan Package Preparation						
Existing Condition Documentation	1	LS	x	$1,000	=	$1,000
Boundary Survey	0	LS	x	$4,000	=	$0
Wetland Delineation	1	LS	x	$1,000	=	$1,000
Site Grading & Stormwater Plan	1	LS	x	$7,000	=	$7,000
Site Utility Plan	1	LS	x	$3,000	=	$3,000
EPSC Plan	1	LS	x	$1,500	=	$1,500
Details	1	LS	x	$2,000	=	$2,000
Specifications	1	LS	x	$1,500	=	$1,500
						$17,000
Local						
Site Plan	1	LS	x	$1,500	=	$1,500
Condition Use	1	LS	x	$1,000	=	$1,000
State						
WW & Potable Water Supply	1	LS	x	$1,800	=	$1,800
Water Supply Permit to Construct	1	LS	x	$2,500	=	$2,500
Construction Stormwater						
Low Risk Site	1	LS	x	$500	=	$500
Moderate Risk Site	0	LS	x	$2,500	=	$0
Operational Stormwater	1	LS	x	$4,000	=	$4,000
Stream Alteration	1	LS	x	$1,200	=	$1,200
Act 250/NEPA						
Land Use Permit Application	1	LS	x	$3,000	=	$3,000
Administrative Amendment	0	LS	x	$800	=	$0
Level 1 Environmental Assessment	1	LS	x	$1,500	=	$1,500
Archeology Study	1	LS	x	$2,500	=	$2,500
Traffic Study	1	LS	x	$3,500	=	$3,500
Federal						
Corps of Enginers Wetlands	1	LS	x	$1,500	=	$1,500
					Total	$41,500

Does not include the development of Construction Documents

Prepared by Civil Engineering Associates, Inc.



OVERALL SCORE: 29.2/40 (TIED FOR #4)

DOG RIVER ROAD, BERLIN

Criteria & Scores

1. 4.2 Plenty of room; site sloped in back. Minimal room for solar array on the 5 acres
2. 3.8 Site is open with poor soils; wetland
3. 2.0 Fiberoptic is available. No water/sewer; would extend municipal water and build septic on site.
4. 3.8 Conditional use. NEPA necessary; may need wetland
5. 3.7 Compatible, although rural and close to interstate
6. 3.7 Only problems are soils and slope
7. 4.3 Close to Montpelier; very close to National Life
8. 3.7 No wider benefits

Size: 5+ acres

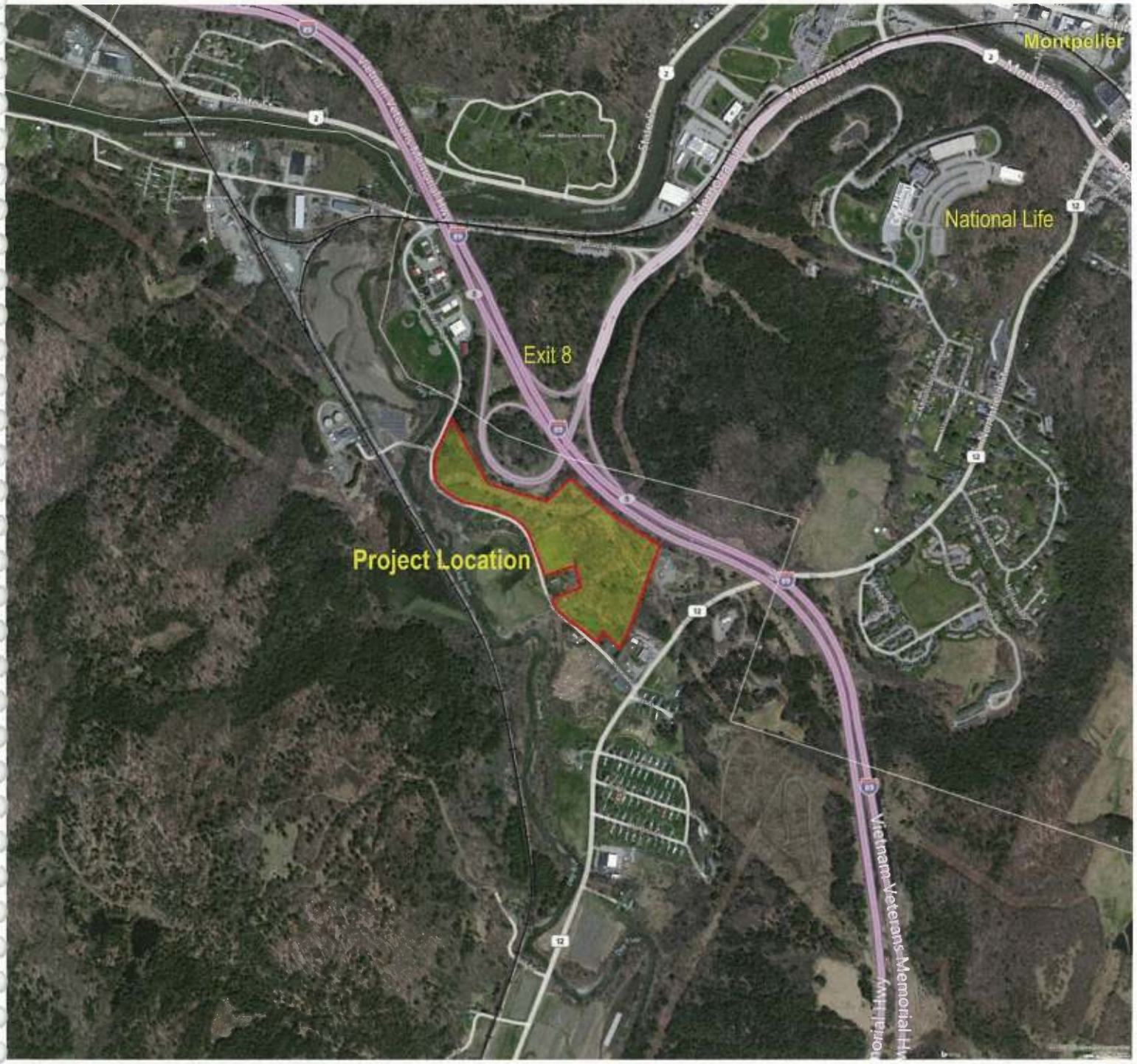
Acquisition cost: $632,500
Rough cost to develop: $1,450,000
TOTAL $2,082,000

VERMONT

Berlin - Dog River Road - Site Location Plan

Vermont Agency of Natural Resources

vermont.gov



LEGEND

- Railroads
- Designated Downtown Areas
- Designated Village Areas
- Town Boundary
- County Boundary

NOTES

Map created using ANR's Natural Resources Atlas

1: 14,700

July 18, 2014

2,450.0 0 1,225.00 2,450.0 Feet

WGS_1984_Web_Mercator_Auxiliary_Sphere

1" = 1225 Ft. 1cm = 147 Meters

THIS MAP IS NOT TO BE USED FOR NAVIGATION

CIVIL ENGINEERING ASSOCIATES, INC.
10 MANSFIELD VIEW LN.,
SO. BURLINGTON, VT 05403
802-864-2323 FAX: 802-864-2271

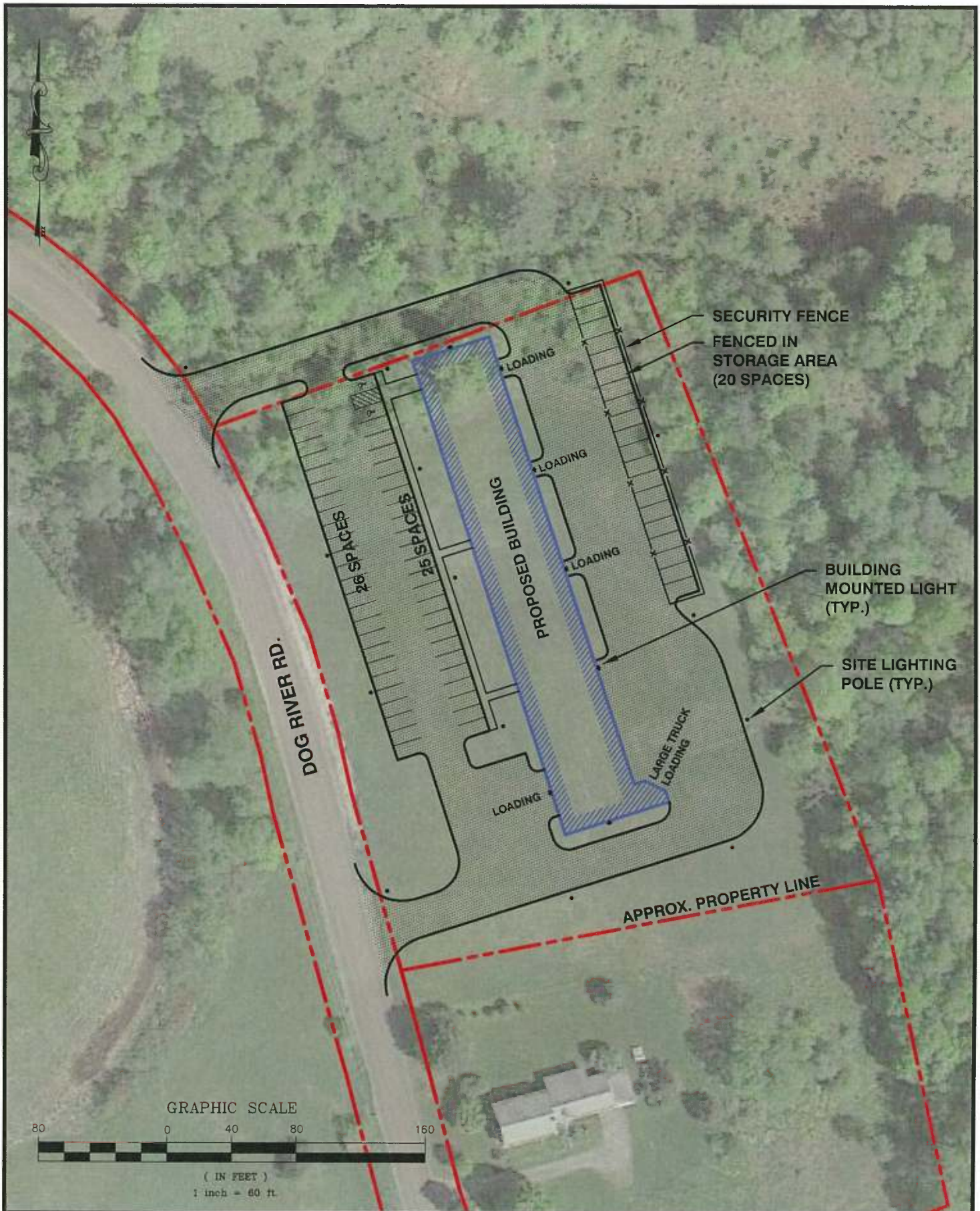
Scale 1" = 150' Drawn by SAL
Date JUL. 29. 2014 CEA Project No. 14165

STATE OF VERMONT
DEPARTMENT OF BUILDINGS & GENERAL SERVICES

NEW AGRICULTURAL/ENVIRONMENTAL LAB

OVERALL PROPERTY PLAN
DOG RIVER ROAD SITE

BERLIN VERMONT



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802-864-2323 FAX: 802-864-2271

Scale 1" = 80' Drawn by SAL
Date JUL. 29. 2014 CEA Project No. 14165

STATE OF VERMONT
DEPARTMENT OF BUILDINGS & GENERAL SERVICES

NEW AGRICULTURAL/ENVIRONMENTAL LAB

SITE PLAN
DOG RIVER ROAD SITE

BERLIN VERMONT

Berlin: Dog River Road

Berlin: Dog River Road

Permitting Summary

Municipal

Zone: Commercial (CG); use is conditional.
50' front yard setback; 25' rear and side yard setbacks; 60' maximum building height

State

Wastewater – The proposed site does not have access to municipal sewer at this time. There are discussions about a potential future sewer main along Route 12 however the construction schedule is unknown. The site contains very steep slopes and poor soils in the remaining areas where an on-site system could be sited. This site should connect to the municipal system in Montpelier.

Water Supply – The site would does not have access to municipal water at this time. The site would need to be served by a proposed drilled well. The project may require the acquisition of a Permit to Construct from the Water Supply Division depending upon the water source and number of people using it.

Construction Stormwater – The project may qualify for a Low Risk Authorization under the State Construction Stormwater General Permit.

Operational Stormwater – Coverage under the State Operation Stormwater General Permit will be required as amount of impervious area on the property exceeds the one acre jurisdictional limit. The extent of the mitigation may change as the State is in the process of modifying the Stormwater Rules to require additional on-site retention of storm events.

Wetlands – The project does contain mapped Class II wetlands. Depending upon the final site layout any construction into either the wetland or buffer would require the acquisition of a wetland permit.

Stream Alteration – Not applicable

Act 250

Currently the proposed area of disturbance is less than 10 acres and barring any other jurisdictional triggers associated with the creation of residential units or lots within the past 5 years and 5 miles of this site, Act 250 jurisdiction should not attach to this project.

Federal

Corps of Engineers – The project contains mapped Class II wetlands. Depending upon the final site layout any construction into either the wetland or buffer would require a wetland permit.

NEPA – Many of the criteria otherwise handled within the Act 250 process will need to be addressed as part of the NEPA review. Items of exposure are archaeological issues (much of the site has been disturbed but sits on fill perhaps encapsulating sensitive items) and traffic impacts.

Dog River Rd

Berlin

Summary of Estimate of Probable Site Development Cost

August 8, 2014

Description	Qty	Unit		Unit Cost		Cost
Site & Building Demolition	1	LS	x	$0	=	$0
Mass Earthwork	4,333	CY	x	$12.00	=	$52,000
Rock Removal	10	CY	x	$40	=	$400
Supplemental Foundation Costs	1	LS	x	$30,000	=	$30,000
Sewer Disposal	1	LS	x	$145,700	=	$145,700
Water Supply	1	LS	x	$225,500	=	$225,500
Stormwater Management	1	LS	x	$105,750	=	$105,750
Site Development Components	1	LS	x	$119,100	=	$119,100
Special Site Conditions	1	LS	x	$14,000	=	$14,000
Retaining Walls	1	SF	x	$4,800	=	$4,800
Communications Utilities	1	LS	x	$56,500	=	$56,500
Pavement Surfaces	55,700	SF	x	$5.34	=	$297,623
Wetland Mitigation Measures	1	LS	x	$110,400	=	$110,400
Environmental Permitting	1	LS	x	$1,000	=	$45,200
					Subtotal	$1,206,973
			20%		Contingency	$243,027
					Total	**$1,450,000**

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Not included:

Landscaping, foundation work, sidewalks and ramps, signage, solar infrastructure, or solar panels.

Dog River Rd

Berlin

Detail Breakdown of Probable Development Cost

August 8, 2014

Description	Qty	Unit		Unit Cost		Cost
Site & Building Demolition						
Materials Recycling	0	CF	x	$3,500	=	$0
Building Decommissioning	0	CF	x	$5,500	=	$0
Materials to Landfill	0	CF	x	$12,000	=	$0
						$0
Mass Earthwork						
Access Road	0	CY	x	$8	=	$0
Building Site (Cut to Fill)	4333	CY	x	$12	=	$52,000
	4333.3			$12		$52,000
Rock Removal						
Excavated	10	CY	x	$40	=	$400
Chipped	0	CY	x	$60	=	$0
Blasted	0	CY	x	$100	=	$0
	10			$40		$400
Supplemental Foundation Costs						
Spread Foundation	1200	SF	x	$20	=	$24,000
GeoPiers	0	EA	x	$1,000	=	$0
Poor Soil Replacement	150	CY	x	$40	=	$6,000
						$30,000
Sewage Disposal						
6" Sewer Service	100	LF	x	$20	=	$2,000
Septic Tank	0	Gal	x	$3.25	=	$0
Pump Station	1	LS	x	$10,500	=	$10,500
On-Site Wastewate Disposal Sys.	0	LS	x	$25,000	=	$0
2" Force Main	3310	LF	x	$40	=	$132,400
Manhole Connection	1	LS	x	$800	=	$800
						$145,700
Water Supply						
8" Fire Service	3310	LF	x	$60	=	$198,600
New Hydrant Assembly	7	EA	x	$2,500	=	$17,500
6" Sprinkler Service	50	LF	x	$58	=	$2,900
Wet Tap at Municipal Line	1	LS	x	$3,000	=	$3,000
1" Domestic Service	100	LF	x	$25	=	$2,500
Water Main Connection	1	LS	x	$1,000	=	$1,000
						$225,500

Prepared by Civil Engineering Associates, Inc.

Dog River Rd

Berlin

Detail Breakdown of Probable Development Cost

August 8, 2014

Description	Qty	Unit		Unit Cost		Cost
Stormwater Management						
Wet Pond	0	LS	x	$30,000	=	$0
Underground Sediment Trap	1	LS	x	$15,000	=	$15,000
Undergound Filter	1	LS	x	$25,000	=	$25,000
Infiltration Galley/Storage	600	LF	x	$40	=	$24,000
Catch Basins/DMH's	5	EA	x	$2,500	=	$12,500
15" Storm Drain Pipe	550	LF	x	$35	=	$19,250
Grass Lined Swale	500	LF	x	$20	=	$10,000
						$105,750
Standard Site Development Items						
Perimeter Chain Link Fence	460	LF	x	$20	=	$9,200
Signage/Pavement Markings	1	LS	x	$4,500	=	$4,500
Area Light Poles & Bases	13	EA	x	$2,500	=	$32,500
Bldg Mounted Lights	7	EA	x	$1,000	=	$7,000
Secondary Electrical Condu. & Wire	1155	LF	x	$20	=	$23,100
Strip Topsoil & Stockpile	1420	CY	x	$10	=	$14,200
Spread Topsoil, Seed, Fert & Mulch	540	CY	x	$15	=	$8,100
Import Screened Topsoil & Spread	50	CY	x	$35	=	$1,750
Loading Area Concrete Surface	450	SF	x	$15	=	$6,750
Erosion Prevention & Sed. Control	1	LS	x	$12,000	=	$12,000
						$119,100
Special Site Conditions						
Tree Clearing	0.5	Acre	x	$6,000	=	$3,000
Tree Protection	10	EA	x	$100	=	$1,000
Special Fencing	250	LF	x	$40	=	$10,000
Erosion Prevention & Sed. Control	1	LS	x	$0	=	$0
						$14,000
Loading Area Retaining Walls	80	SF	x	$60	=	$4,800
Power & Communications Utilities						
Phone & Cable Conduit & Line	250	LF	x	$40	=	$10,000
Fiber Optic Conduit & Line	250	LF	x	$60	=	$15,000
Primary Power Conduit & Wire	250	LF	x	$50	=	$12,500
Concrete Encasement	80	LF	x	$50	=	$4,000
Transformer & Base	1	EA	x	$15,000	=	$15,000
						$56,500

Prepared by Civil Engineering Associates, Inc.

Dog River Rd

Berlin

Detail Breakdown of Probable Development Cost

August 8, 2014

Description	Qty	Unit		Unit Cost		Cost
Pavement Surfaces						
Access Road	13,400	SF	x	$6.17	=	$82,633
Parking Lot	14,200	SF	x	$5.43	=	$77,092
Additional Circulation	28,100	SF	x	$4.91	=	$137,898
	55,700			$5.34		$297,623
Wetland Mitigation						
Avoidance						
Retaining walls	1,600	SF	x	$60	=	$96,000
Steep Slopes	3,600	SY	x	$4	=	$14,400
Special Surfaces	0	SY	x	$12	=	$0
						$110,400

Prepared by Civil Engineering Associates, Inc.

Dog River Rd

Berlin

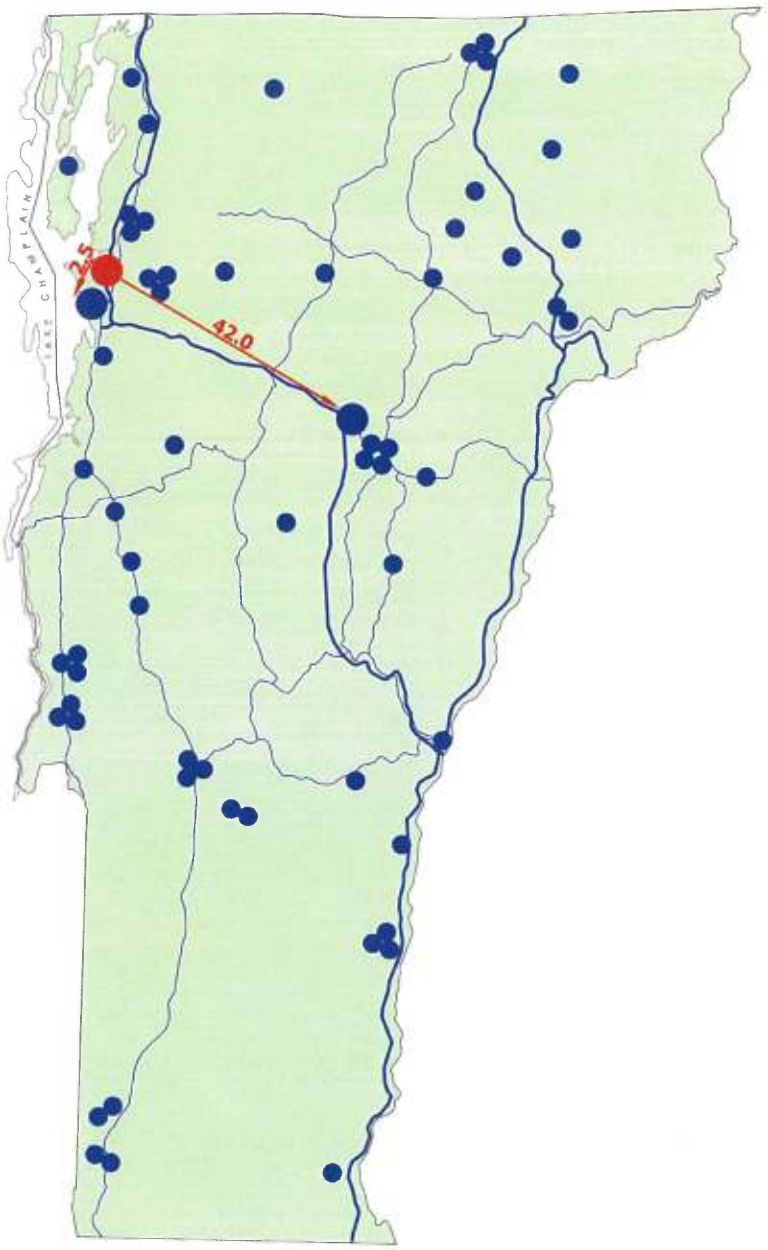
Detail Breakdown of Probable Development Cost

August 8, 2014

Description	Qty	Unit		Unit Cost		Cost
Environmental Permitting						
Basic Plan Package Preparation						
Existing Condition Documentation	1	LS	x	$4,000	=	$4,000
Boundary Survey	0	LS	x	$2,500	=	$0
Wetland Delineation	1	LS	x	$1,000	=	$1,000
Site Grading & Stormwater Plan	1	LS	x	$10,500	=	$10,500
Site Utility Plan	1	LS	x	$6,500	=	$6,500
EPSC Plan	1	LS	x	$1,500	=	$1,500
Details	1	LS	x	$2,000	=	$2,000
Specifications	1	LS	x	$1,500	=	$1,500
						$27,000
Local						
Site Plan	1	LS	x	$1,500	=	$1,500
Condition Use	1	LS	x	$1,000	=	$1,000
State						
WW & Potable Water Supply	1	LS	x	$1,200	=	$1,200
Water Supply Permit to Construct	1	LS	x	$2,500	=	$2,500
Construction Stormwater						
Low Risk Site	1	LS	x	$500	=	$500
Moderate Risk Site	0	LS	x	$2,500	=	$0
Operational Stormwater	1	LS	x	$4,000	=	$4,000
Stream Alteration	0	LS	x	$1,200	=	$0
Act 250/NEPA						
Land Use Permit Application	0	LS	x	$3,000	=	$0
Administrative Amendment	0	LS	x	$800	=	$0
Level 1 Environmental Assessment	1	LS	x	$1,500	=	$1,500
Archeology Study	1	LS	x	$2,500	=	$2,500
Traffic Study	1	LS	x	$3,500	=	$3,500
Federal						
Corps of Enginers Wetlands	0	LS	x	$1,500	=	$0
					Total	$45,200

Does not include the development of Construction Documents

Prepared by Civil Engineering Associates, Inc.



OVERALL SCORE: 29.2/40 (TIED FOR #4)

SEVERANCE ROAD, COLCHESTER

Criteria & Scores

1. 4.3 Site is adequate; minimal room for solar array
2. 4.2 Site is open with good soils
3. 4.3 All utilities to site, including fiberoptic
4. 3.7 Permitted use. No Act 250 because the site is in a growth center. NEPA may require traffic study
5. 4.0 Compatible, although in a planned neighborhood
6. 4.8 Optimal for construction
7. 1.7 Distant from Montpelier
8. 2.2 Growth center

Size: 5+ acres

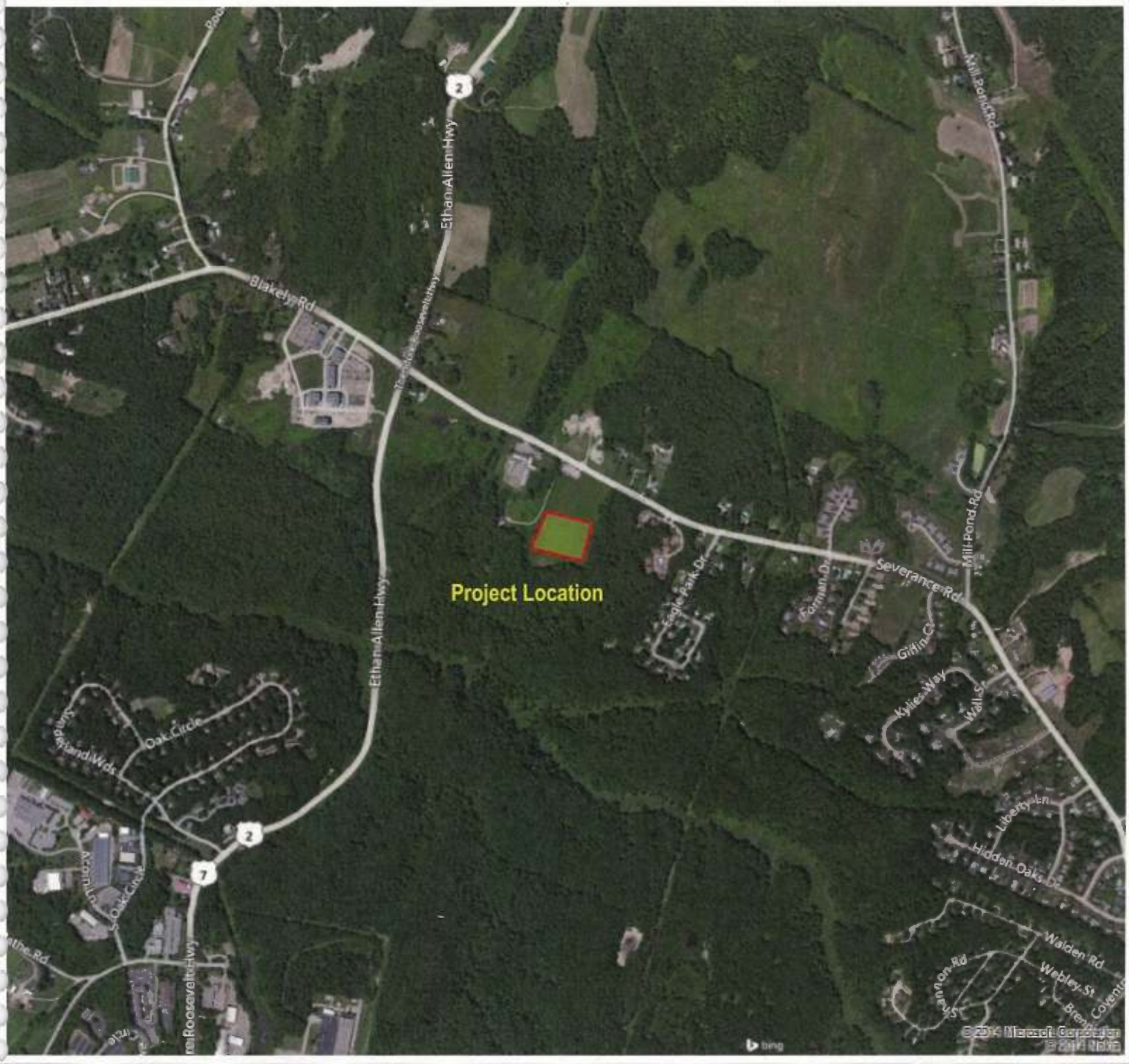
Acquisition cost: $1,260,000
Rough cost to develop: $550,000
TOTAL $1,810,000

VERMONT

Colchester-Severance Rd-Site Location Plan

Vermont Agency of Natural Resources

vermont.gov



LEGEND

- Railroads
- Designated Downtown Areas
- Designated Village Areas
- Town Boundary
- County Boundary

NOTES

Map created using ANR's Natural Resources Atlas

1: 14,700

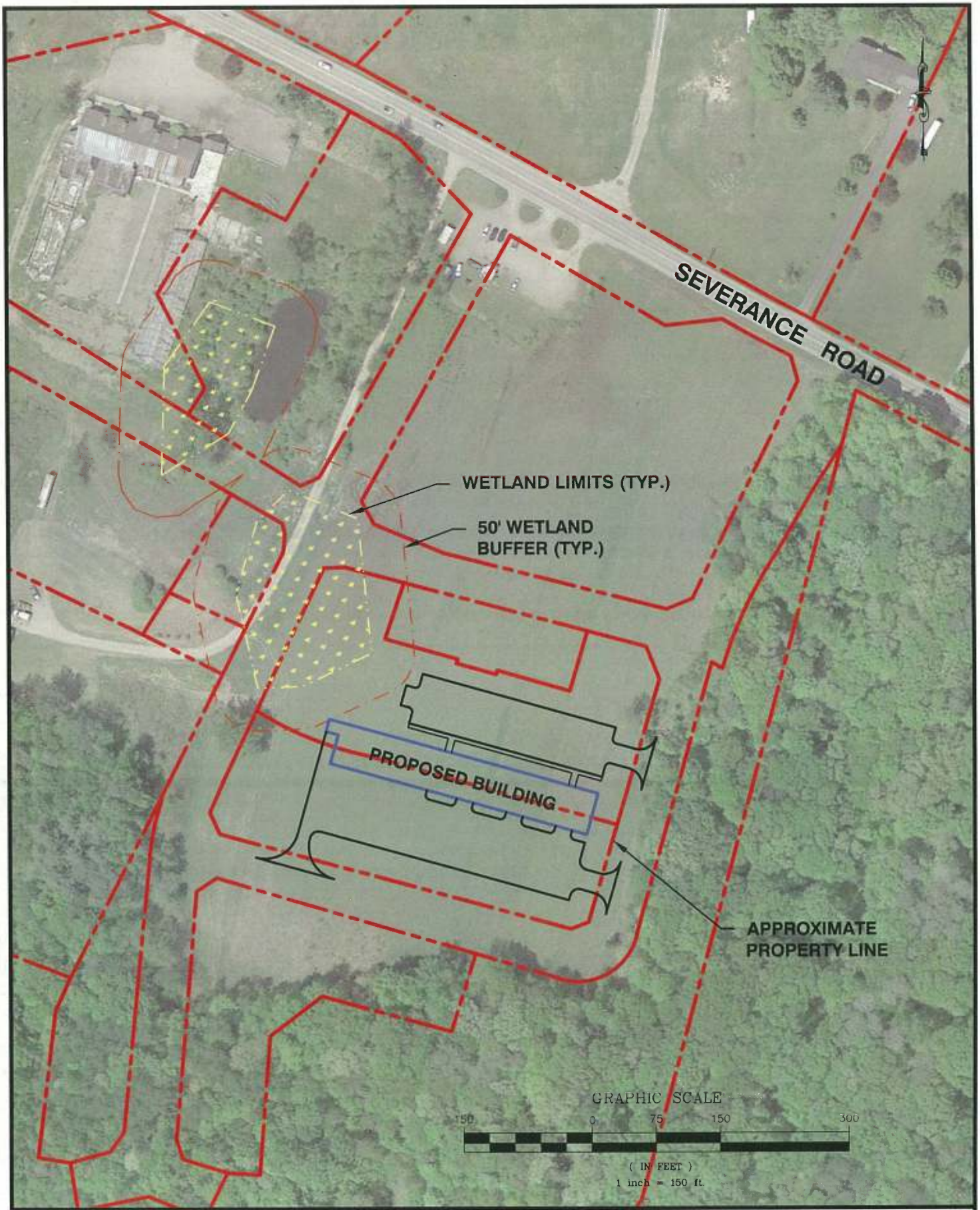
July 17, 2014

2,450.0 0 1,225.00 2,450.0 Feet

WGS_1984_Web_Mercator_Auxiliary_Sphere

1" = 1225 Ft. 1cm = 147 Meters

THIS MAP IS NOT TO BE USED FOR NAVIGATION



CIVIL ENGINEERING ASSOCIATES, INC.
10 MANSFIELD VIEW LN.,
SO. BURLINGTON, VT 05403
802-864-2323 FAX: 802-864-2271

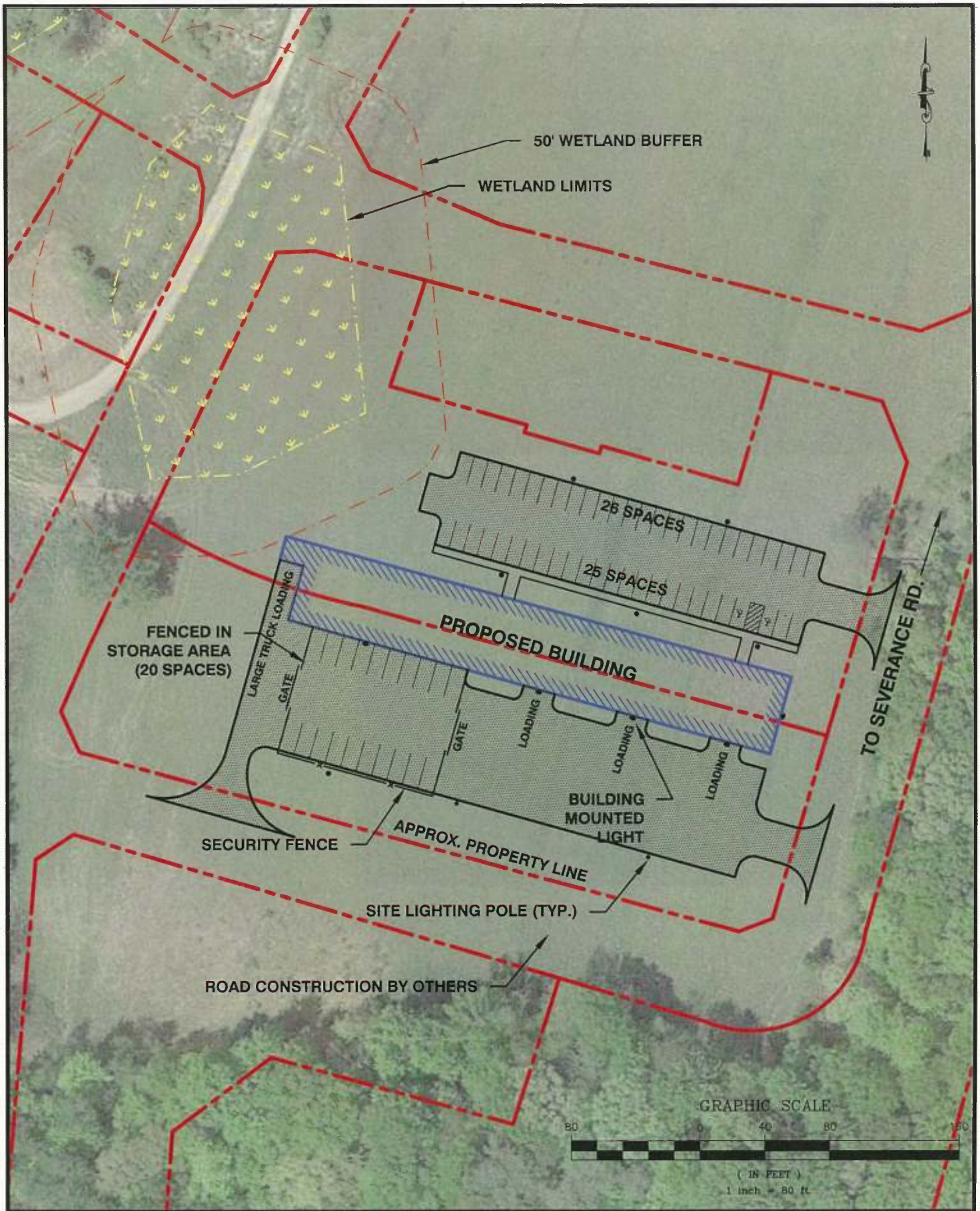
Scale 1" = 150' Drawn by SAL
Date JUL. 29. 2014 CEA Project No. 14165

STATE OF VERMONT
DEPARTMENT OF BUILDINGS & GENERAL SERVICES

NEW AGRICULTURAL/ENVIRONMENTAL LAB

OVERALL PROPERTY PLAN SEVERANCE ROAD SITE

COLCHESTER VERMONT



CIVIL ENGINEERING ASSOCIATES, INC.
10 MANSFIELD VIEW LN.,
SO. BURLINGTON, VT 05403
802-864-2323 FAX: 802-864-2271

Scale 1" = 80' Drawn by SAL
Date JUL. 29. 2014 CEA Project No. 14165

STATE OF VERMONT
DEPARTMENT OF BUILDINGS & GENERAL SERVICES

NEW AGRICULTURAL/ENVIRONMENTAL LAB

SITE PLAN
SEVERANCE ROAD SITE

COLCHESTER VERMONT

Colchester: Severance Road

Colchester: Severance Road

Permitting Summary

Municipal

Zone: Growth Center form-based district (GD3)
Use is permitted. At most this project would require a site plan amendment.
All dimensional criteria can be met for "B Street."

State

Wastewater – The project will rely upon the timely construction of both municipal water and sewer infrastructure to the site by S.D. Ireland. A modest water and sewer allocation will be required to be acquired from the Town for this project. There are no other known technical issues associated with the acquisition of is permit.

Water Supply – The project may require the acquisition of a Permit to Construct from the Water Supply Division if a hydrant is required on the property.

Construction Stormwater – The project may qualify for a Low Risk Authorization under the State Construction Stormwater General Permit.

Operational Stormwater – Coverage under the State Operation Stormwater General Permit will be required as amount of impervious area on the property exceeds the one acre jurisdictional limit. The extent of the mitigation may change as the State is in the process of modifying the Stormwater Rules to require additional on-site retention of storm events.

Wetlands – The project tract does contain wetlands on and adjacent to the site. The final layout and any associated impacts to the wetlands will determine whether the project will require the acquisition of a wetland permit.

Stream Alteration – Not applicable

Act 250

Currently the parcel size is less than 10 acres and barring any other jurisdictional triggers associated with the creation of residential units or lots within the past 5 years and 5 miles of this site, Act 250 jurisdiction should not attach to this project. The project is located within a defined growth center which limits the amount of information required to be submitted.

Federal

Corps of Engineers – The project is not proposing any wetland impact, therefore no authorization should be required.

NEPA – Many of the criteria otherwise handled within the Act 250 process will need to be addressed as part of the NEPA review. Items of exposure are archaeological issues and traffic impacts.

Severance Road

Colchester

Summary of Estimate of Probable Site Development Cost

August 8, 2014

Description	Qty	Unit		Unit Cost		Cost
Site & Building Demolition	1	LS	x	$0	=	$0
Mass Earthwork	200	CY	x	$15.00	=	$3,000
Rock Removal	10	CY	x	$40	=	$400
Supplemental Foundation Costs	1	LS	x	$2,000	=	$2,000
Sewer Disposal	1	LS	x	$2,800	=	$2,800
Water Supply	1	LS	x	$12,300	=	$12,300
Stormwater Management	1	LS	x	$32,000	=	$32,000
Site Development Components	1	LS	x	$97,550	=	$97,550
Special Site Conditions	1	LS	x	$100	=	$100
Retaining Walls	1	SF	x	$4,800	=	$4,800
Communications Utilities	1	LS	x	$35,000	=	$35,000
Pavement Surfaces	44,300	SF	x	$5.21	=	$230,893
Wetland Mitigation Measures	1	LS	x	$0	=	$0
Environmental Permitting	1	LS	x	$1,000	=	$37,200
					Subtotal	$458,043
			20%		Contingency	$91,957
					Total	**$550,000**

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Not included:

Landscaping, foundation work, sidewalks and ramps, signage, solar infrastructure, or solar panels.

Severance Road

Colchester

Detail Breakdown of Probable Development Cost

August 8, 2014

Description	Qty	Unit		Unit Cost		Cost
Site & Building Demolition						
Materials Recycling	0	CF	x	$3,500	=	$0
Building Decommissioning	0	CF	x	$5,500	=	$0
Materials to Landfill	0	CF	x	$12,000	=	$0
						$0
Mass Earthwork						
Access Road	0	CY	x	$8	=	$0
Building Site (Cut to Fill)	200	CY	x	$15	=	$3,000
	200			$15		$3,000
Rock Removal						
Excavated	10	CY	x	$40	=	$400
Chipped	0	CY	x	$60	=	$0
Blasted	0	CY	x	$100	=	$0
	10			$40		$400
Supplemental Foundation Costs						
Spread Foundation	0	SF	x	$20	=	$0
GeoPiers	0	EA	x	$1,000	=	$0
Poor Soil Replacement	50	CY	x	$40	=	$2,000
						$2,000
Sewage Disposal						
6" Sewer Service	100	LF	x	$20	=	$2,000
Septic Tank	0	Gal	x	$3.25	=	$0
Pump Station	0	LS	x	$5,500	=	$0
On-Site Wastewate Disposal Sys.	0	LS	x	$25,000	=	$0
2" Force Main	0	LF	x	$20	=	$0
Manhole Connection	1	LS	x	$800	=	$800
						$2,800
Water Supply						
8" Fire Service	0	LF	x	$60	=	$0
New Hydrant Assembly	0	EA	x	$2,500	=	$0
6" Sprinkler Service	100	LF	x	$58	=	$5,800
Wet Tap at Municipal Line	1	LS	x	$3,000	=	$3,000
1" Domestic Service	100	LF	x	$25	=	$2,500
Water Main Connection	1	LS	x	$1,000	=	$1,000
						$12,300

Prepared by Civil Engineering Associates, Inc.

Severance Road

Colchester

Detail Breakdown of Probable Development Cost

August 8, 2014

Description	Qty	Unit		Unit Cost		Cost
Stormwater Management						
Wet Pond	0	LS	x	$30,000	=	$0
Underground Sediment Trap	0	LS	x	$15,000	=	$0
Undergound Filter	0	LS	x	$25,000	=	$0
Infiltration Galley	0	LF	x	$40	=	$0
Catch Basins/DMH's	5	EA	x	$2,500	=	$12,500
15" Storm Drain Pipe	300	LF	x	$35	=	$10,500
Grass Lined Swale	450	LF	x	$20	=	$9,000
						$32,000
Standard Site Development Items						
Perimeter Chain Link Fence	300	LF	x	$20	=	$6,000
Signage/Pavement Markings	1	LS	x	$4,500	=	$4,500
Area Light Poles & Bases	10	EA	x	$2,500	=	$25,000
Bldg Mounted Lights	9	EA	x	$1,000	=	$9,000
Secondary Electrical Condu. & Wire	720	LF	x	$20	=	$14,400
Strip Topsoil & Stockpile	1170	CY	x	$10	=	$11,700
Spread Topsoil, Seed, Fert & Mulch	430	CY	x	$15	=	$6,450
Import Screened Topsoil & Spread	50	CY	x	$35	=	$1,750
Loading Area Concrete Surface	450	SF	x	$15	=	$6,750
Erosion Prevention & Sed. Control	1	LS	x	$12,000	=	$12,000
						$97,550
Special Site Conditions						
Tree Clearing	0	Acre	x	$6,000	=	$0
Tree Protection	1	EA	x	$100	=	$100
Special Fencing	0	LF	x	$40	=	$0
Erosion Prevention & Sed. Control	1	LS	x	$0	=	$0
						$100
Loading Area Retaining Walls	80	SF	x	$60	=	$4,800
Power & Communications Utilities						
Phone & Cable Conduit & Line	120	LF	x	$40	=	$4,800
Fiber Optic Conduit & Line	120	LF	x	$60	=	$7,200
Primary Power Conduit & Wire	120	LF	x	$50	=	$6,000
Concrete Encasement	40	LF	x	$50	=	$2,000
Transformer & Base	1	EA	x	$15,000	=	$15,000
						$35,000

Prepared by Civil Engineering Associates, Inc.

Severance Road

Colchester

Detail Breakdown of Probable Development Cost

August 8, 2014

Description	Qty	Unit		Unit Cost		Cost
Pavement Surfaces						
Access Road	5,000	SF	x	$6.17	=	$30,833
Parking Lot	13,800	SF	x	$5.43	=	$74,920
Additional Circulation	25,500	SF	x	$4.91	=	$125,139
	44,300			$5.21		$230,893
Wetland Mitigation						
Avoidance						
Retaining walls	0	SF	x	$60	=	$0
Steep Slopes	0	SY	x	$4	=	$0
Special Surfaces	0	SY	x	$12	=	$0
						$0

Prepared by Civil Engineering Associates, Inc.

Severance Road

Colchester

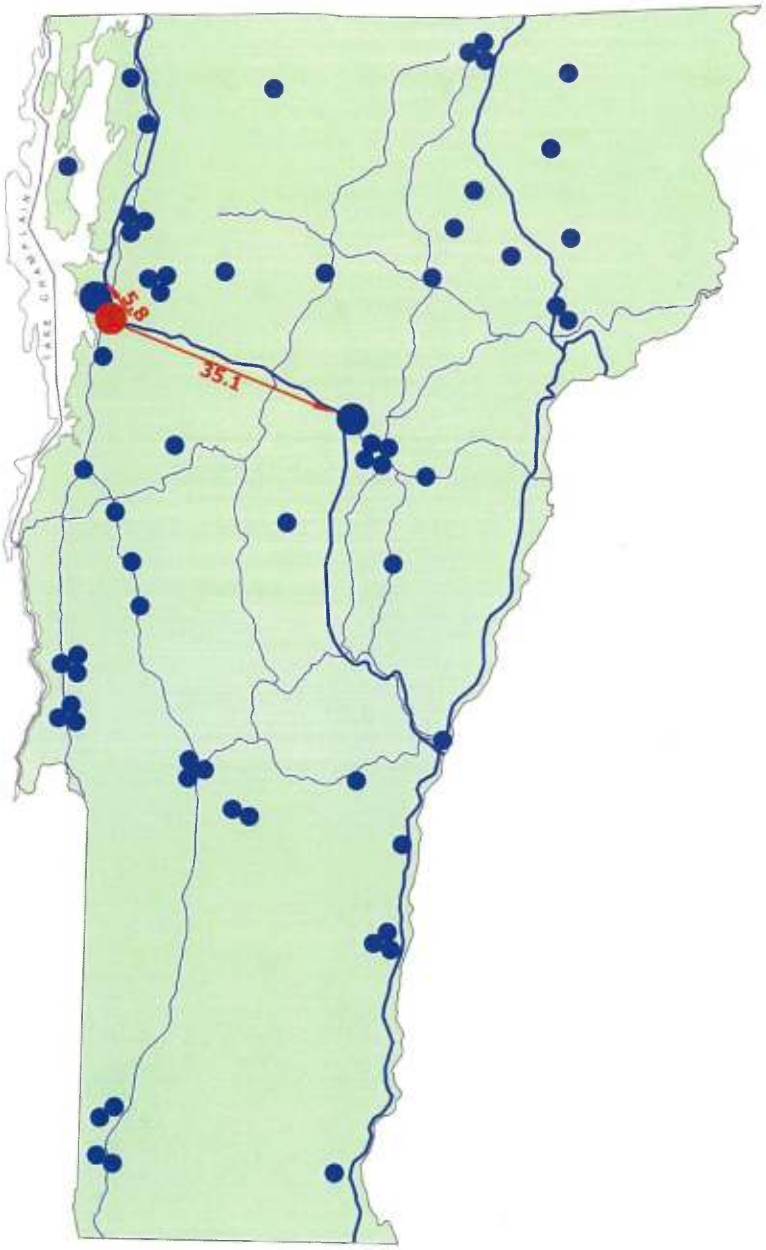
Detail Breakdown of Probable Development Cost

August 8, 2014

Description	Qty	Unit		Unit Cost		Cost
Environmental Permitting						
Basic Plan Package Preparation						
Existing Condition Documentation	0	LS	x	$3,000	=	$0
Boundary Survey	1	LS	x	$1,000	=	$1,000
Wetland Delineation	0	LS	x	$2,500	=	$0
Site Grading & Stormwater Plan	1	LS	x	$5,500	=	$5,500
Site Utility Plan	1	LS	x	$2,500	=	$2,500
EPSC Plan	1	LS	x	$1,500	=	$1,500
Details	1	LS	x	$2,000	=	$2,000
Specifications	1	LS	x	$1,500	=	$1,500
						$14,000
Local						
Site Plan	1	LS	x	$1,500	=	$1,500
Condition Use	1	LS	x	$1,000	=	$1,000
State						
WW & Potable Water Supply	1	LS	x	$1,200	=	$1,200
Water Supply Permit to Construct	1	LS	x	$2,500	=	$2,500
Construction Stormwater						
Low Risk Site	0	LS	x	$500	=	$0
Moderate Risk Site	1	LS	x	$2,500	=	$2,500
Operational Stormwater	1	LS	x	$4,000	=	$4,000
Stream Alteration	0	LS	x	$1,200	=	$0
Act 250/NEPA						
Land Use Permit Application	1	LS	x	$3,000	=	$3,000
Administrative Amendment	0	LS	x	$800	=	$0
Level 1 Environmental Assessment	1	LS	x	$1,500	=	$1,500
Archeology Study	1	LS	x	$2,500	=	$2,500
Traffic Study	1	LS	x	$3,500	=	$3,500
Federal						
Corps of Enginers Wetlands	0	LS	x	$1,500	=	$0
					Total	$37,200

Does not include the development of Construction Documents

Prepared by Civil Engineering Associates, Inc.



OVERALL SCORE: 28.6/40 (# 7)

TECHNOLOGY PARK, SOUTH BURLINGTON

Criteria & Scores

1. 3.5 Site a little tight, although space will be made for exterior storage. No room for solar array
2. 3.8 Physical features: not applicable
3. 4.8 All utilities are in building, including fiberoptic
4. 4.3 Conditional use, particularly height. NEPA nec. Height for towers and stacks may be an issue.
5. 4.5 Compatible, similar labs nearby
6. 3.3 Above average for construction
7. 2.2 Distant from Montpelier. Under flight path
8. 2.2 No wider benefits

Size: indoor space

Acquisition cost: n/a (lease)

Rough cost to develop: < $500,000

TOTAL not applicable

VERMONT

So Burl.-Technology Park-Site Location Plan

Vermont Agency of Natural Resources

vermont.gov

LEGEND

- Railroads
- Designated Downtown Areas
- Designated Village Areas
- Town Boundary
- County Boundary

NOTES

Map created using ANR's Natural Resources Atlas

1: 14,700

July 17, 2014

2,450.0 0 1,225.00 2,450.0 Feet

WGS_1984_Web_Mercator_Auxiliary_Sphere

1" = 1225 Ft. 1cm = 147 Meters

THIS MAP IS NOT TO BE USED FOR NAVIGATION

South Burlington: Technology Park

South Burlington: Technology Park

Permitting Summary

Municipal

Zone: Mixed Industrial and Commercial with Transit Overlay and Airport Approach Corridor
Use is permitted.
Zoning is not applicable since the project would be a fit-up.
HVAC components that exceed the 35' height standard for flat roof structures will require approval from the Development Review Board (DRB). For structures which are part of a planned unit development or master plan, the DRB may waive the 35' limit as long as the general objectives of the applicable zoning district are met. A request for approval of a taller structure shall include the submittal of a plan(s) showing the elevations and architectural design of the structure, pre-construction grade, post-construction grade, and height of the structure. Such plan shall demonstrate that the proposed building will not detract from scenic views from adjacent public roadways and other public rights-of-way.

State

Wastewater – The site is currently served by municipal sewer and water. Depending upon the proposed design and layout there may need to be utilities relocated within the project site. A modest water and sewer allocation will be required to be acquired from the Town for this project. There are no other known technical issues associated with the acquisition of is permit.

Water Supply – The project may require the acquisition of a Permit to Construct from the Water Supply Division if a hydrant is required on the property.

Construction Stormwater – The project may qualify for a Low Risk Authorization under the State Construction Stormwater General Permit.

Operational Stormwater – Coverage under the State Operation Stormwater General Permit will be required as amount of impervious area on the property exceeds the one acre jurisdictional limit. The extent of the mitigation may change as the State is in the process of modifying the Stormwater Rules to require additional on-site retention of storm events.

Wetlands – The project does contain mapped wetlands. (see attached map) Depending upon the site layout if impacts to either the wetland or wetland buffer are made there may be the need to acquire a wetland permit.

Stream Alteration – Not applicable

Act 250 – The project site is currently subject to Act 250 jurisdiction and will require an amendment Land Use Permit to reflect changes in use or modifications to the exterior of the building to accommodate the stacks and mechanical equipment.

Federal

Corps of Engineers – The project is not proposing any wetland impact, therefore no authorization should be required.

NEPA – Many of the criteria addressed by Act 250 will provide information for the NEPA review.

South Burlington
Technology Park
Summary of Estimate of Standard Site Development Cost
August 8, 2014

Description					
Site & Building Demolition	less than average				
Mass Earthwork	less than average				
Rock Removal	not applicable				
Supplemental Foundation Costs	not applicable				
Sewer Disposal	not applicable				
Water Supply	not applicable				
Stormwater Management	less than average				
Site Development Components	less than average				
Special Site Conditions	not applicable				
Retaining Walls	not applicable				
Communications Utilities	not applicable				
Pavement Surfaces	less than average				
Wetland Mitigation Measures	not applicable				
Environmental Permitting	less than average				

Total < $500,000

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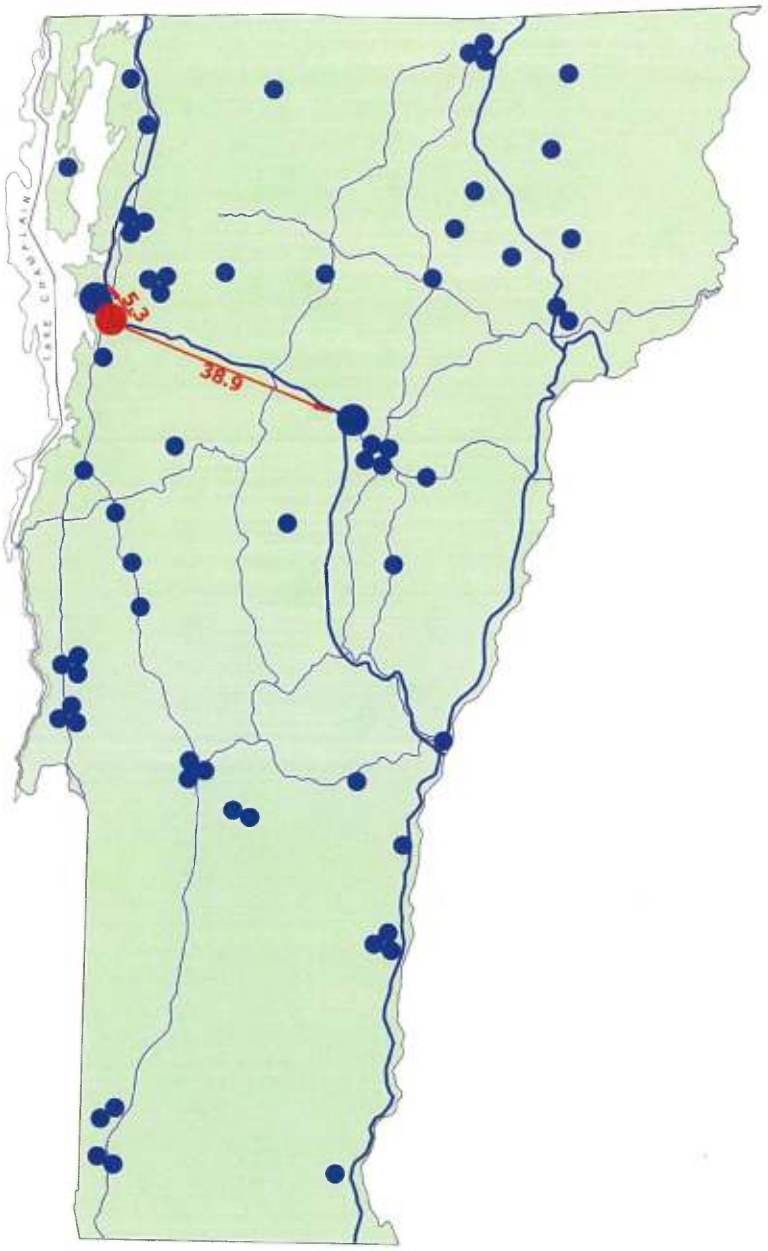
Not included:
Landscaping, foundation work, sidewalks and ramps, signage, solar infrastructure, or solar panels.



OVERALL SCORE: 28.2/40 (# 8)

SPEAR STREET (UVM), SOUTH BURLINGTON

Criteria & Scores

1. 3.3 Large site, but much is used for experiments
   No room for more solar panels
2. 3.5 Somewhat limited for building configuration
3. 4.7 All utilities available, including fiberoptic
4. 3.0 Conditional use; deep setbacks and height restrictions; needs PUD approval and Act 250 amendment
5. 3.8 Compatible; bike path along front of site
6. 3.8 Some demolition; care for experiments
7. 2.3 Distant from Montpelier
8. 3.8 Close to UVM scientists and students

Size: 19 acres

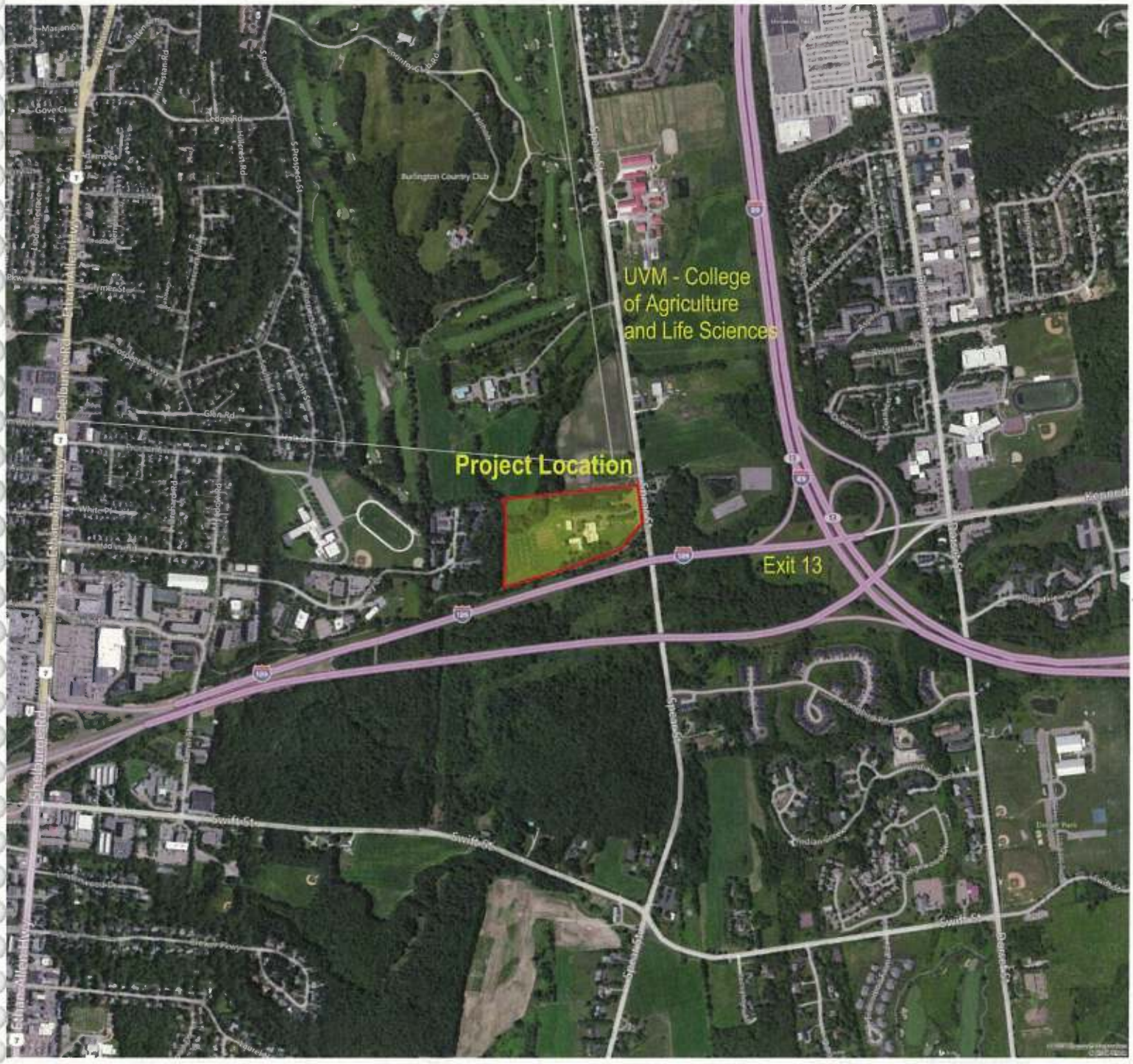
Acquisition cost: $1/year ground lease
Rough cost to develop: +/- $700,000
TOTAL +/- $700,000

VERMONT

So Burlington - Spear St - Site Location Plan

Vermont Agency of Natural Resources

vermont.gov



LEGEND

- Railroads
- Designated Downtown Areas
- Designated Village Areas
- Town Boundary
- County Boundary

NOTES

Map created using ANR's Natural Resources Atlas

1: 14,700

July 17, 2014

2,450.0 0 1,225.00 2,450.0 Feet

WGS_1984_Web_Mercator_Auxiliary_Sphere

1" = 1225 Ft. 1cm = 147 Meters

THIS MAP IS NOT TO BE USED FOR NAVIGATION

South Burlington: Spear Street (UVM land)

South Burlington: Spear Street (UVM)

Permitting Summary

Municipal

Zone: Institutional and Agricultural-South
Lab is permitted without limitation as long as it is used in conjunction with a principal educational facility. NEEDS PUD APPROVAL.
Height is the only dimensional issue. 35' allowed. Higher buildings may have conditional approval especially if part of a PUD. Setbacks may be increased.
75' front yard setback; side and rear yard setback 50'.
Area is the other concern. This zone allows 10% building coverage. 20% max total impervious coverage.

State

Wastewater – The Project has access to municipal water and sewer and will require a State Water Supply and Water Supply Permit.

Water Supply – The project may require the acquisition of a Permit to Construct from the Water Supply Division if a hydrant is required on the property.

Construction Stormwater – The project may qualify for a Low Risk Authorization under the State Construction Stormwater General Permit.

Operational Stormwater – Coverage under the State Operation Stormwater General Permit will be required as amount of impervious area on the property exceeds the one acre jurisdictional limit. The extent of the mitigation may change as the State is in the process of modifying the Stormwater Rules to require additional on-site retention of storm events.

Wetlands – The project does not include any wetlands.

Stream Alteration – Not applicable

Act 250

The property is currently subject to Act 250 jurisdiction and will require the acquisition of an Amendment Land Use Permit.

Federal

Corps of Engineers – The project is not proposing any wetland impact, therefore no authorization should be required.

NEPA – Many of the criteria otherwise handled within the Act 250 process will need to be addressed as part of the NEPA review. Items of exposure are archaeological issues and traffic impacts.

South Burlington

Spear Street

Summary of Estimate of Standard Site Development Cost

August 8, 2014

Description	
Site & Building Demolition	average
Mass Earthwork	average
Rock Removal	less than average
Supplemental Foundation Costs	not applicable
Sewer Disposal	average
Water Supply	average
Stormwater Management	above average: near stream/wetland
Site Development Components	average
Special Site Conditions	average
Retaining Walls	less than average
Communications Utilities	average
Pavement Surfaces	average
Wetland Mitigation Measures	average
Environmental Permitting	average

Average: +/- $700,000

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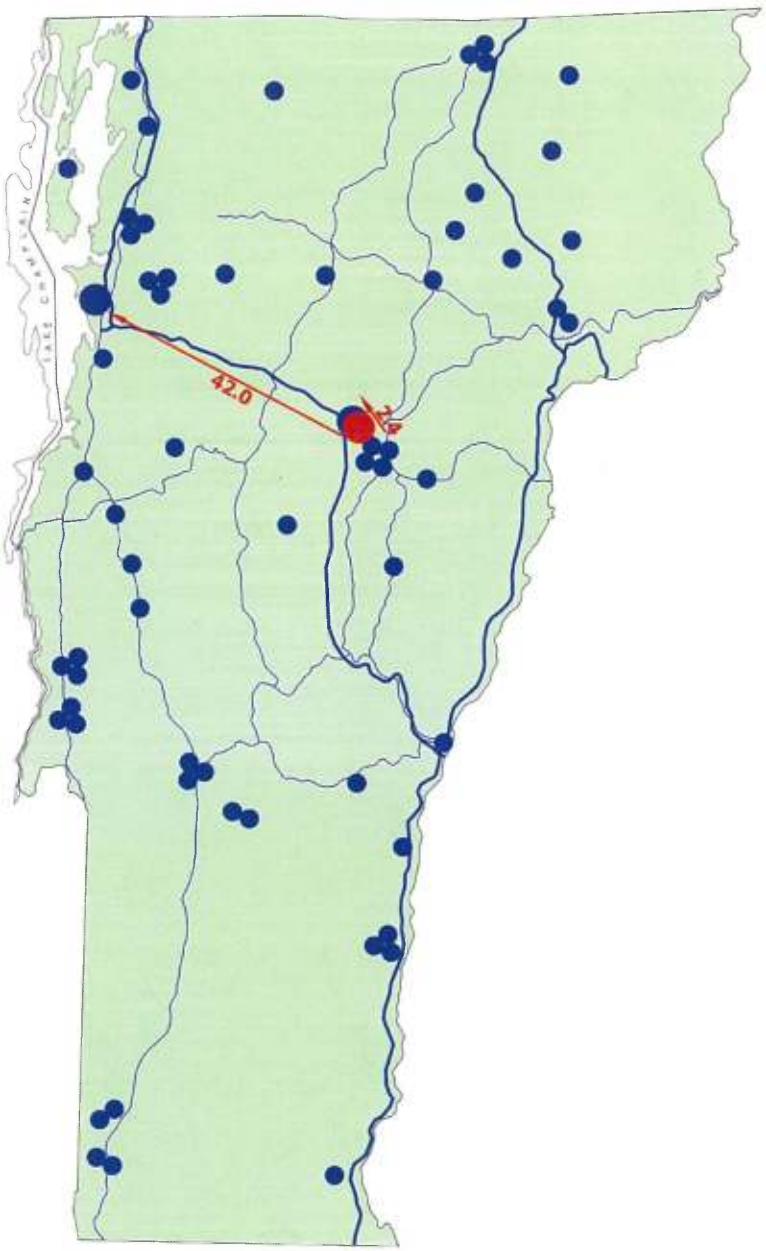
Not included:
Landscaping, foundation work, sidewalks and ramps, signage, solar infrastructure, or solar panels.



OVERALL SCORE: 27.8/40 (# 9)

TWO RIVERS FARM, MONTPELIER

Criteria & Scores

1. 4.2 Site is spacious with room for fields, solar array, and expansion
2. 2.8 Site is in a floodway; will need fill
3. 4.3 All utilities available, including fiberoptic
4. 3.3 Conditional use. Phase I complete. NEPA is required, plus Corps of Engineers for floodway
5. 3.8 Commercial neighborhood
6. 2.7 Demolition of historic building or move it
7. 3.7 Close to Montpelier
8. 3.0 Possible demonstration site for agriculture

Size: 18.4 acres

Acquisition cost: $245,000

Rough cost to develop: $800,000 - $950,000

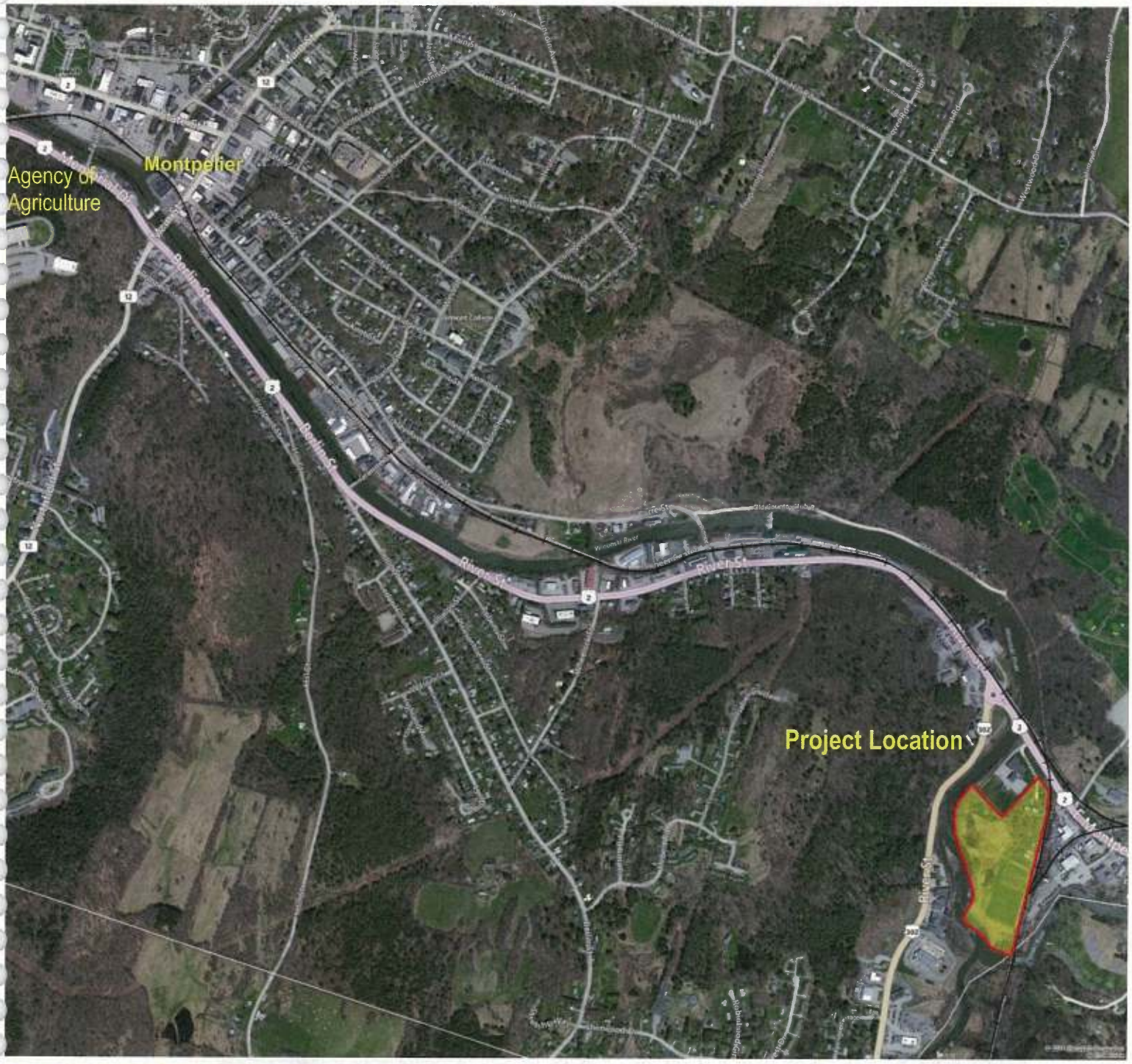
TOTAL $1,050,000 +

VERMONT

Montpelier-2 Rivers Farm-Site Location Plan

Vermont Agency of Natural Resources

vermont.gov



LEGEND

- Railroads
- Designated Downtown Areas
- Designated Village Areas
- Town Boundary
- County Boundary

NOTES

Map created using ANR's Natural Resources Atlas

1: 14,700

July 24, 2014

2,450.0 0 1,225.00 2,450.0 Feet

WGS_1984_Web_Mercator_Auxiliary_Sphere

1" = 1225 Ft. 1cm = 147 Meters

THIS MAP IS NOT TO BE USED FOR NAVIGATION

Montpelier: Two Rivers Farm

Montpelier: Two Rivers Farm

Permitting Summary

Municipal

Zone: Industrial; Use is conditional.
50' front yard setback; 20' rear and side yard setbacks; 45' maximum building height
33% maximum building coverage on lot.

State

Wastewater – The project can be served by both municipal water and sewer connections. There are no other known technical issues associated with the acquisition of this permit.

Water Supply – The project may require the acquisition of a Permit to Construct from the Water Supply Division if a hydrant is required or the service extension exceeds 500 feet.

Construction Stormwater – The project may qualify for a Low Risk Authorization under the State Construction Stormwater General Permit.

Operational Stormwater – Coverage under the State Operation Stormwater General Permit will be required as amount of impervious area on the property exceeds the one acre jurisdictional limit. The extent of the mitigation may change as the State is in the process of modifying the Stormwater Rules to require additional on-site retention of storm events.

Wetlands – The project does not appear to contain any wetlands but may contain Class II wetland buffers from adjacent wetlands. (see attached map) Depending on the siting a State Wetland Permit may be required.

Stream Alteration – As this project will likely require fill to be placed within the 100-year flood plain, the project will require an Individual Stream Alteration Permit. This work will include the preparation of predevelopment and post-development floodway capacity study with proposed mitigation measures.

Act 250

Currently the proposed area of disturbance would be less than 10 acres and barring any other jurisdictional triggers associated with the creation of residential units or lots within the past 5 years and 5 miles of this site, Act 250 jurisdiction should not attach to this project.

Federal

Corps of Engineers – The project is not proposing any wetland impact, however, the project is located within the 100-year flood plain and is subject to ES ACE review as it relates to potentially impact to navigable waters. Similar to the State Stream Alteration Permit this work will include the preparation of predevelopment and post-development floodway capacity study with proposed mitigation measures.

NEPA – Many Act 250 criteria will need to be addressed as part of the NEPA review. Items of exposure are archaeological issues (high exposure) and traffic impacts.

Two Rivers Farm
Montpelier
Summary of Estimate of Standard Site Development Cost
August 8, 2014

Description	
Site & Building Demolition	very high - move building?
Mass Earthwork	very high - accesssibility or raise parking & cut
Rock Removal	average
Supplemental Foundation Costs	very high - poor soils
Sewer Disposal	very high - long connection
Water Supply	very high - long connection
Stormwater Management	average -
Site Development Components	average
Special Site Conditions	average
Retaining Walls	very high
Communications Utilities	average
Pavement Surfaces	very high - long driveway
Wetland Mitigation Measures	very high
Environmental Permitting	very high: floodplain, historic building

Total: $950,000 - $1,200,000

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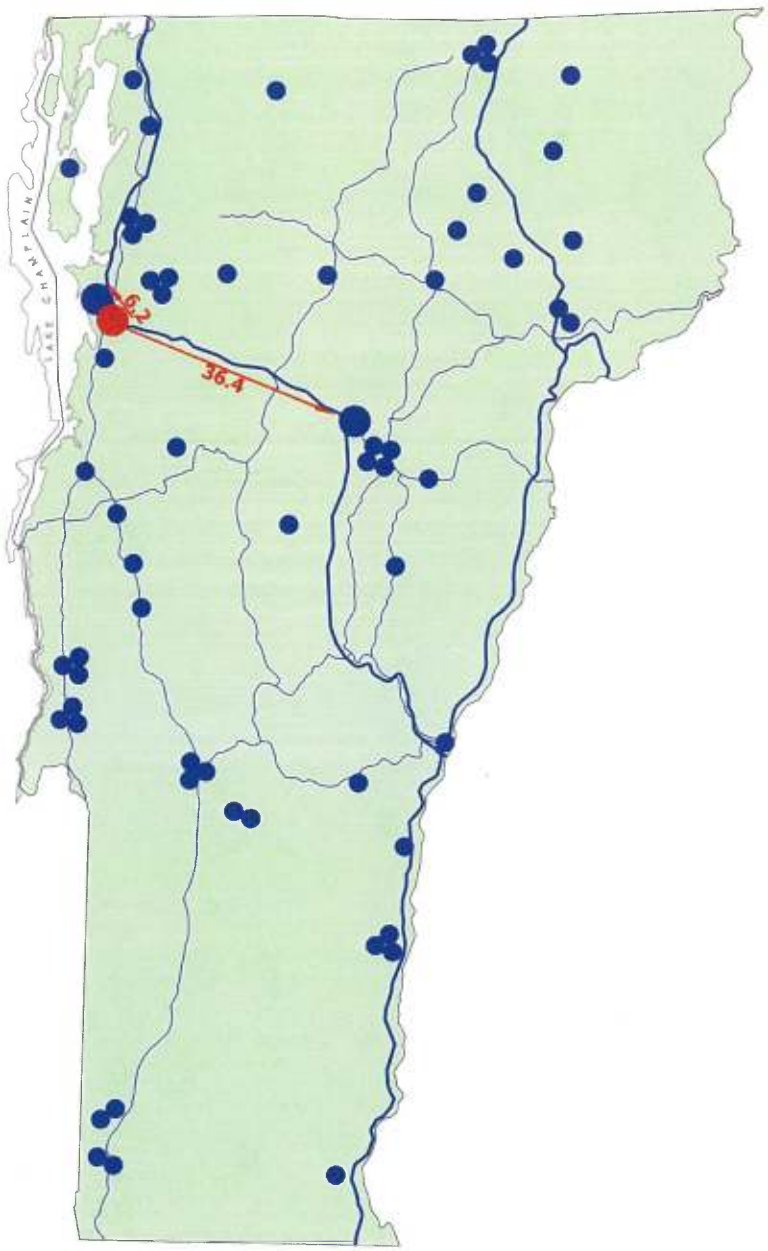

OVERALL SCORE: 27.3/40 (# 10)

HINESBURG ROAD, SOUTH BURLINGTON

Criteria & Scores

1. 4.0 Site fits program, minimal room for expansion and solar array
2. 4.3 Site is open with good soils
3. 4.8 All utilities available including fiberoptic
4. 4.2 Permitted use, height okay depending on precise location. NEPA necessary
5. 3.5 Compatible: industrial/commercial park
6. 4.2 Site is good for construction
7. 1.3 Distant from Montpelier. In airport approach corridor
8. 1.0 No wider benefits

Size: 5+ acres

Acquisition cost: $725,000

Rough cost to develop: +/- $700,000

TOTAL $1,400,000+

VERMONT

So Burl. - Hinesburg Rd - Site Location Plan

Vermont Agency of Natural Resources

vermont.gov

LEGEND

- Railroads
- Designated Downtown Areas
- Designated Village Areas
- Town Boundary
- County Boundary

NOTES

Map created using ANR's Natural Resources Atlas

1: 14,700

July 17, 2014

2,450.0 0 1,225.00 2,450.0 Feet

WGS_1984_Web_Mercator_Auxiliary_Sphere

1" = 1225 Ft. 1cm = 147 Meters

THIS MAP IS NOT TO BE USED FOR NAVIGATION

South Burlington: Hinesburg Road

South Burlington: Hinesburg Road

Permitting Summary

Municipal

Zone: Industrial/open with "Hinesburg North" overlay and Airport Approach Corridor
Use is permitted.

Parking is to be set on the sides of rear of the buildings which will impact the ability to utilize both sides of the buildings without orienting the long axis of the building perpendicular to the street frontage. This will control the location of the building as the site generally slopes moderately from west to east. Lot coverage is allowed to be up to 50%.

The height of the building is limited by the Hinesburg Road (VT Rte. 116) View Protection Zone which seeks to protect views of the distant mountains. The building will need to be located on the lower end of the site closer to Meadowland Drive to satisfy this requirement.

Flat roof building height is limited to 35' above existing grade. Higher buildings may have conditional approval if setbacks are increased. Aesthetics of the building and mitigation of the taller portions will be integral components of the DRB review.

State

Wastewater – The project has access to both municipal water and sewer services. The final design of the utilities will be based on the lot layout. A modest water and sewer allocation will be required to be acquired from the Town for this project. There are no other known technical issues associated with the acquisition of is permit.

Water Supply – The project may require the acquisition of a Permit to Construct from the Water Supply Division if a hydrant is required on the property.

Construction Stormwater – The project may qualify for a Low Risk Authorization under the State Construction Stormwater General Permit.

Operational Stormwater – Coverage under the State Operation Stormwater General Permit will be required as amount of impervious area on the property exceeds the one acre jurisdictional limit. The extent of the mitigation may change as the State is in the process of modifying the Stormwater Rules to require additional on-site retention of storm events.

Wetlands – The project does extend into the wetland buffer thereby requiring the acquisition of a wetland permit.

Stream Alteration – Not applicable

Act 250 – The subject parcel is currently under Act 250 Jurisdiction and will require an amendment to the existing Act 250 permit, which was a master plan.

Federal

Corps of Engineers – The project is not proposing any wetland impact, therefore no authorization should be required.

NEPA – Many Act 250 criteria process will need to be addressed as part of the NEPA review.

South Burlington

Hinesburg Road

Summary of Estimate of Standard Site Development Cost

August 8, 2014

Description

Site & Building Demolition	less than average					
Mass Earthwork	average					
Rock Removal	average					
Supplemental Foundation Costs	average					
Sewer Disposal	average					
Water Supply	average					
Stormwater Management	average					
Site Development Components	higher than average - height mitigation					
Special Site Conditions	average					
Retaining Walls	average					
Communications Utilities	average					
Pavement Surfaces	average					
Wetland Mitigation Measures	less than average					
Environmental Permitting	average					

Average: + /- $700,00

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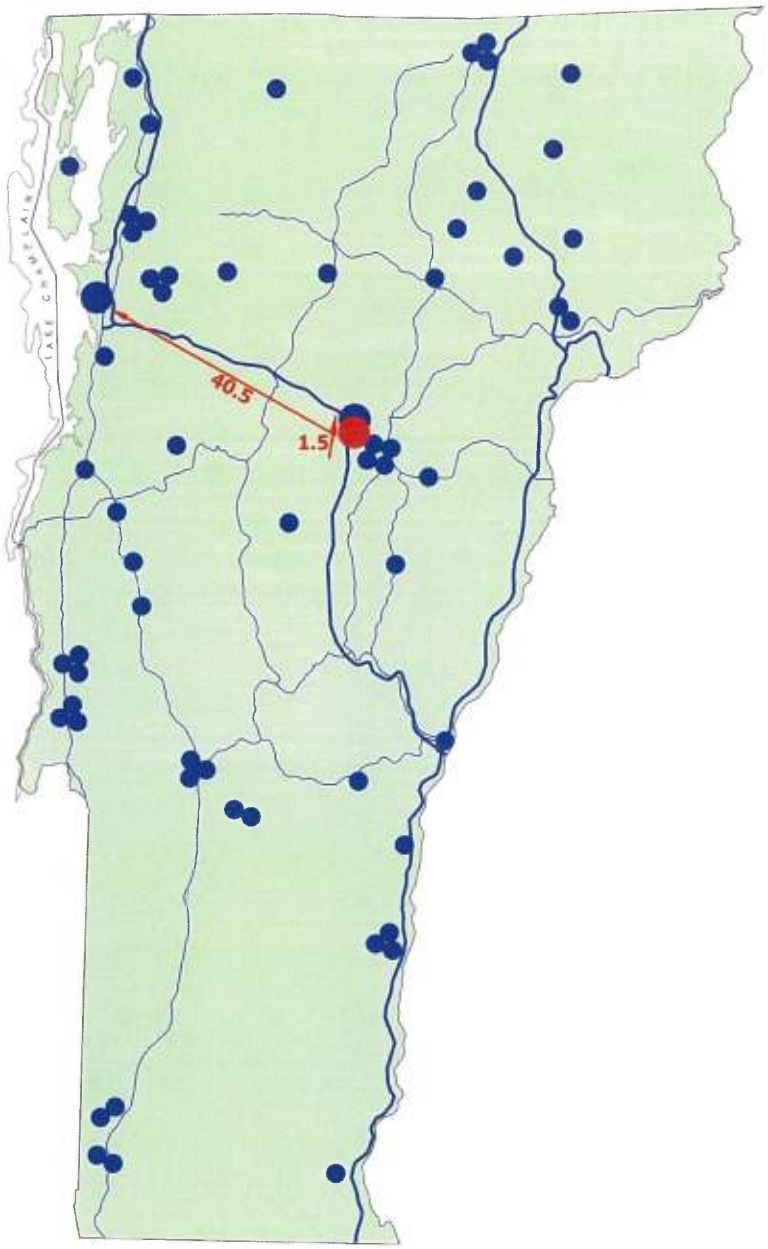


OVERALL SCORE: 27.2/40 (# 11)

ROUTE 12, BERLIN

Criteria & Scores

1. 3.8 Site a little tight esp. if septic field is needed
   Steep drive up; needs to be reconfigured
2. 3.5 Site is a plateau with steep slopes; no room for septic
3. 1.8 Water would be a well. Extend wastewater up Rte 12 to Independence Green. Fiberoptic is available
4. 3.2 Conditional use, height fine. NEPA necessary
5. 3.7 Compatible, although visible from interstate
6. 3.2 Somewhat tight for construction and steep drive
7. 4.3 Very close to Montpelier, particularly National Life
8. 3.7 No wider benefits

Size: 6 acres

Acquisition cost: $400,000

Rough cost to develop: $800,000 - $950,000

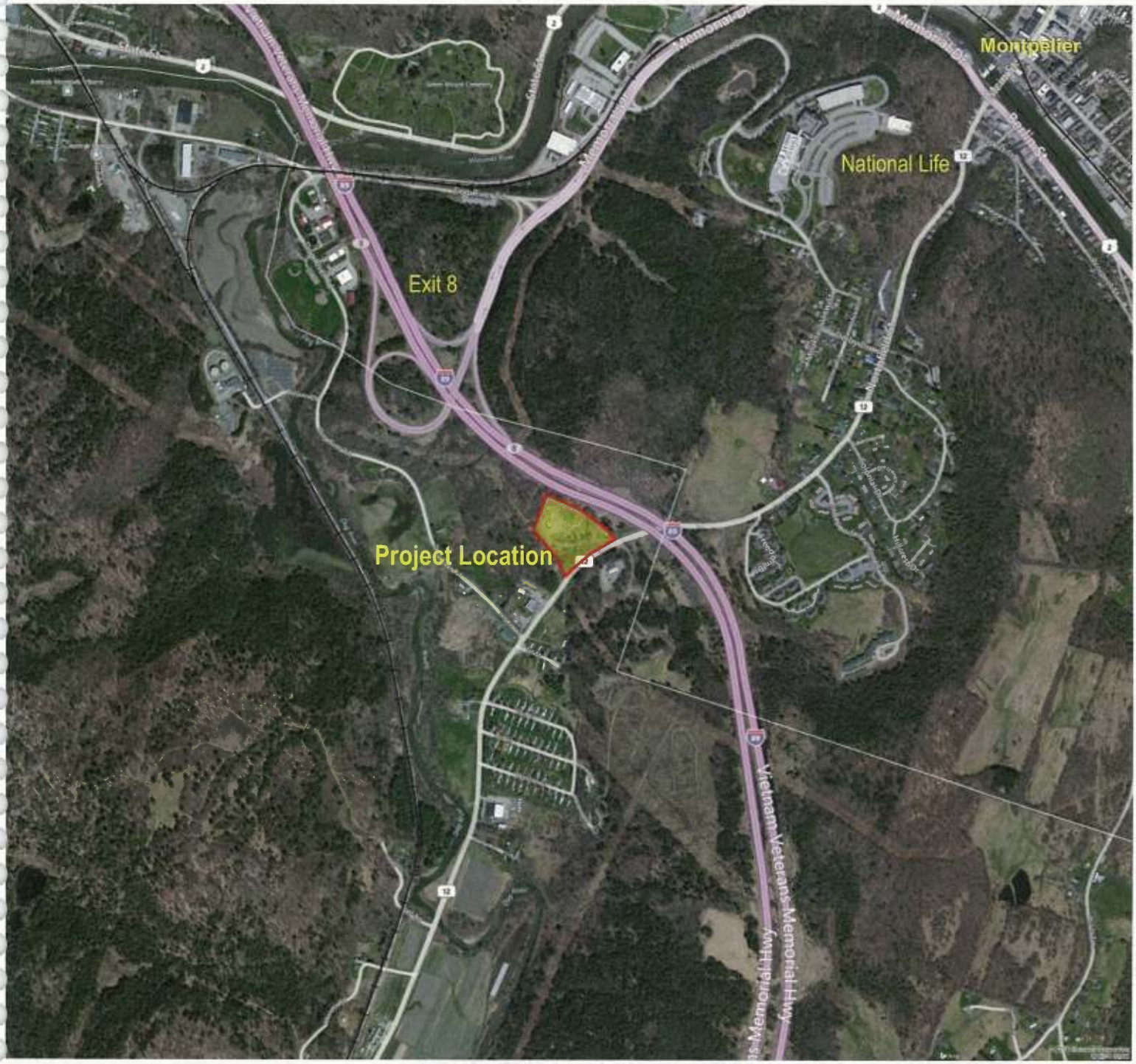
TOTAL $1,200,000+

VERMONT

Berlin - Route 12 - Site Location Plan

Vermont Agency of Natural Resources

vermont.gov



LEGEND

- Railroads
- Designated Downtown Areas
- Designated Village Areas
- Town Boundary
- County Boundary

NOTES

Map created using ANR's Natural Resources Atlas

1: 14,700

July 18, 2014

2,450.0 0 1,225.00 2,450.0 Feet

WGS_1984_Web_Mercator_Auxiliary_Sphere

1" = 1225 Ft. 1cm = 147 Meters

THIS MAP IS NOT TO BE USED FOR NAVIGATION

Berlin: Route 12

Berlin: Route 12

Permitting Summary

Municipal

Zone: Commercial (CG)
Conditional use.
50' front yard setback; 25' rear and side yard setbacks; 60' maximum building height
(Fits all dimensional criteria)

State

Wastewater – The proposed site does not have access to municipal sewer at this time. There are discussions about a potential future sewer main along Route 12 however the construction schedule is unknown. The site contains very steep slopes and poor soils so the capacity for an onsite location is limited.

Water Supply – The site would does not have access to municipal water at this time. The site would need to be served by a proposed drilled well. The project may require the acquisition of a Permit to Construct from the Water Supply Division depending upon the water source and number of people using it.

Construction Stormwater – The project may qualify for a Low Risk Authorization under the State Construction Stormwater General Permit.

Operational Stormwater – Coverage under the State Operation Stormwater General Permit will be required as amount of impervious area on the property exceeds the one acre jurisdictional limit. The extent of the mitigation may change as the State is in the process of modifying the Stormwater Rules to require additional on-site retention of storm events.

Wetlands – The project does not appear to contain any wetlands.

Stream Alteration – Not applicable

Act 250 – Currently the parcel size is less than 10 acres and barring any other jurisdictional triggers associated with the creation of residential units or lots within the past 5 years and 5 miles of this site, Act 250 jurisdiction should not attach to this project.

Federal

Corps of Engineers – The project is not proposing any wetland impact, therefore no authorization should be required.

NEPA – Many of the criteria otherwise handled within the Act 250 process will need to be addressed as part of the NEPA review. Items of exposure are archaeological issues (much of the site has been disturbed but sits on fill perhaps encapsulating sensitive items, and traffic impacts.

Route 12

Berlin

Summary of Estimate of Standard Site Development Cost

August 8, 2014

Description	
Site & Building Demolition	less than average
Mass Earthwork	very high - steep slopes; realign driveway
Rock Removal	above average
Supplemental Foundation Costs	average
Sewer Disposal	very high - long connection
Water Supply	above average - well or long connection
Stormwater Management	average
Site Development Components	average
Special Site Conditions	average
Retaining Walls	above average
Communications Utilities	above average
Pavement Surfaces	very high - long driveway
Wetland Mitigation Measures	less than average
Environmental Permitting	above average

Total: $800,000 - $950,000

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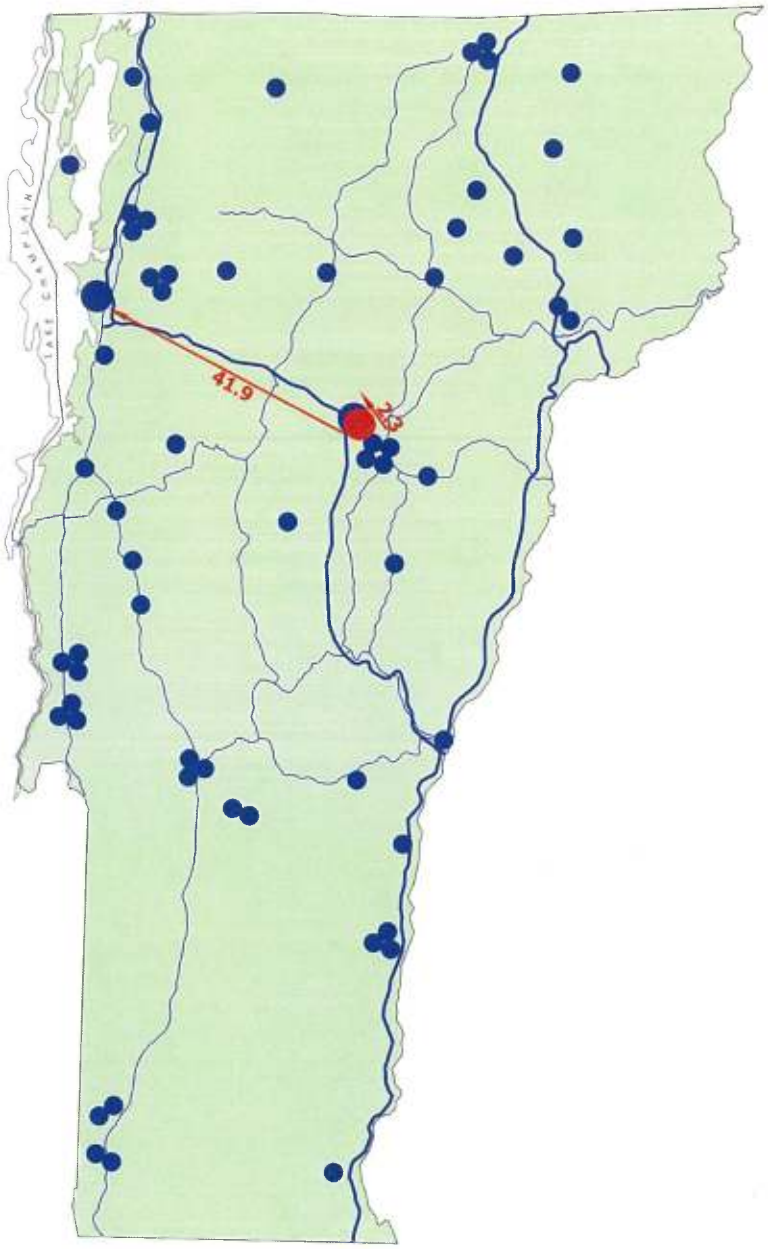


OVERALL SCORE: 26.8/40 (# 12)

OLD ARMORY SITE, MONTPELIER

Criteria & Scores

1. 2.0 Site is tight especially with flood plain
   No room for solar array
2. 2.7 Flood plain
3. 4.5 All utilities available including fiberoptic
4. 3.3 Conditional use. NEPA required
5. 3.8 Commercial neighborhood
6. 3.5 Significant demolition or renovation of the existing building
7. 4.0 Close to Montpelier
8. 3.0 No wider benefits

Size: 4.3 acres

Acquisition cost: n/a (lease)

Rough cost to develop: $800,000 - $950,000

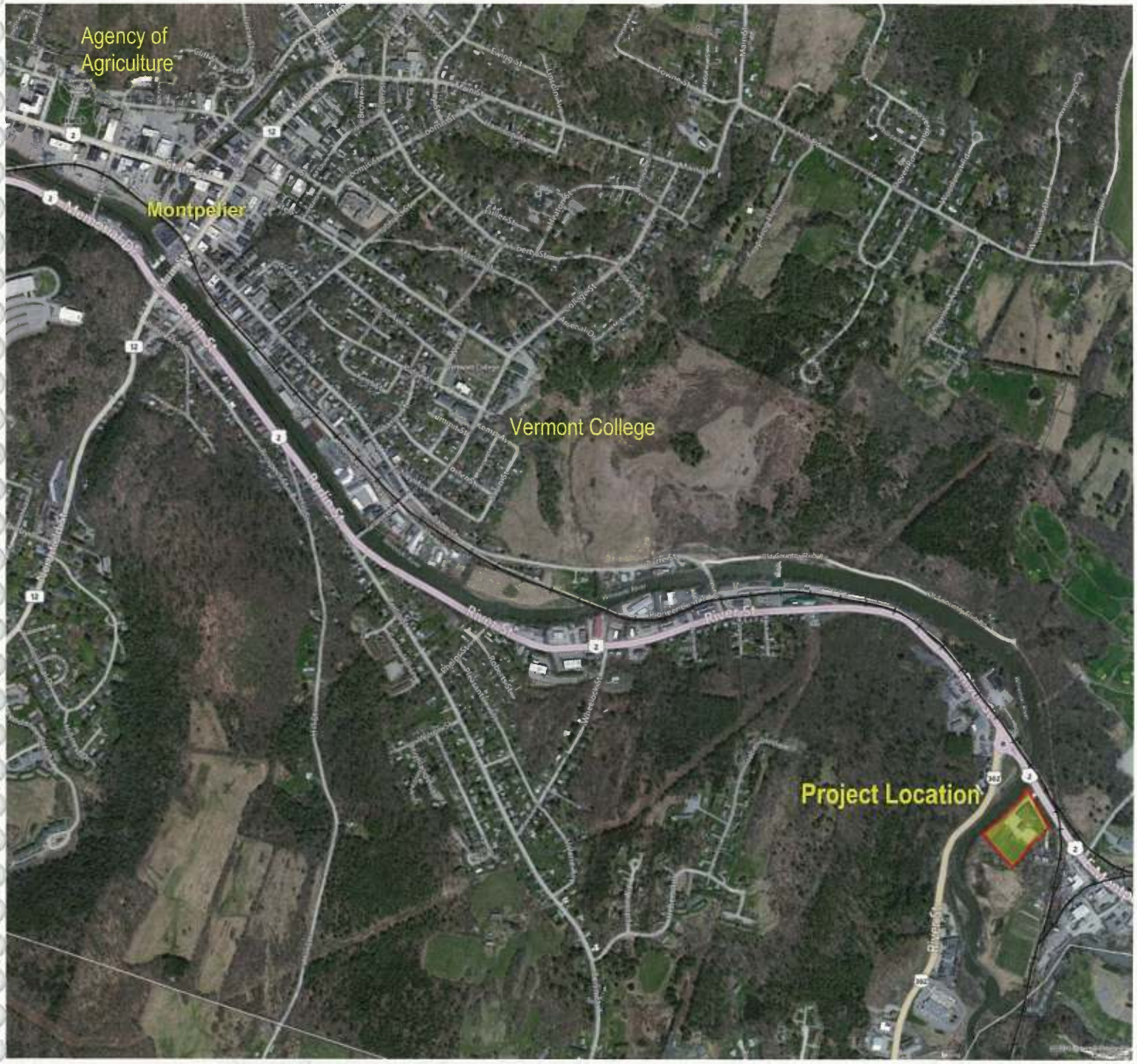
TOTAL not applicable

VERMONT

Montpelier - Armory - Site Location Plan

Vermont Agency of Natural Resources

vermont.gov



LEGEND

- Railroads
- Designated Downtown Areas
- Designated Village Areas
- Town Boundary
- County Boundary

NOTES

Map created using ANR's Natural Resources Atlas

1: 14,700

July 24, 2014

2,450.0 0 1,225.00 2,450.0 Feet

WGS_1984_Web_Mercator_Auxiliary_Sphere

1" = 1225 Ft. 1cm = 147 Meters

THIS MAP IS NOT TO BE USED FOR NAVIGATION

Montpelier: Old Armory (now Cabot Cheese)

Montpelier: Old Armory Site

Permitting Summary

Municipal

Zone: Industrial; Use is conditional.
50' front yard setback; 20' rear and side yard setbacks; 45' maximum building height;
33% maximum building coverage on lot. (Fits all dimensional criteria)

State

Wastewater – The project will rely upon municipal water and sewer connections. There are no other known technical issues associated with the acquisition of is permit.

Water Supply – The project may require the acquisition of a Permit to Construct from the Water Supply Division if a hydrant is required on the property.

Construction Stormwater – The project may qualify for a Low Risk Authorization under the State Construction Stormwater General Permit.

Operational Stormwater – Coverage under the State Operation Stormwater General Permit will be required as amount of impervious area on the property exceeds the one acre jurisdictional limit. The extent of the mitigation may change as the State is in the process of modifying the Stormwater Rules to require additional on-site retention of storm events.

Wetlands – There does not appear to be any wetlands located on the project site.

Stream Alteration – As this project will likely require fill to be placed within the 100-year flood plain, the project will require an Individual Stream Alteration Permit. This work will include the preparation of predevelopment and post-development floodway capacity study with proposed mitigation measures.

Act 250

Currently the parcel size is less than 10 acres and barring any other jurisdictional triggers associated with the creation of residential units or lots within the past 5 years and 5 miles of this site, Act 250 jurisdiction should not attach to this project.

Federal

Corps of Engineers – The project is not proposing any wetland impact, however, the project is located within the 100-year flood plan and is subject to USACE review as it relates to potentially impact to navigable waters. Similar to the State Stream Alteration Permit this work will include the preparation of predevelopment and post-development floodway capacity study with proposed mitigation measures.

NEPA – Many of the criteria otherwise handled within the Act 250 process will need to be addressed as part of the NEPA review. Items of exposure are archaeological issues (due to the proximity to the river and need to expand beyond the existing armory footprint) and traffic impacts.

Old Armory
Montpelier

Summary of Estimate of Standard Site Development Cost
August 8, 2014

Description	
Site & Building Demolition	very high - large building to demolish
Mass Earthwork	very high - demolition; floodplain cut/fill
Rock Removal	average
Supplemental Foundation Costs	above average
Sewer Disposal	average
Water Supply	average
Stormwater Management	above average
Site Development Components	above average
Special Site Conditions	average
Retaining Walls	above average
Communications Utilities	average
Pavement Surfaces	average
Wetland Mitigation Measures	above average
Environmental Permitting	above average

Total: $800,000 - $950,000

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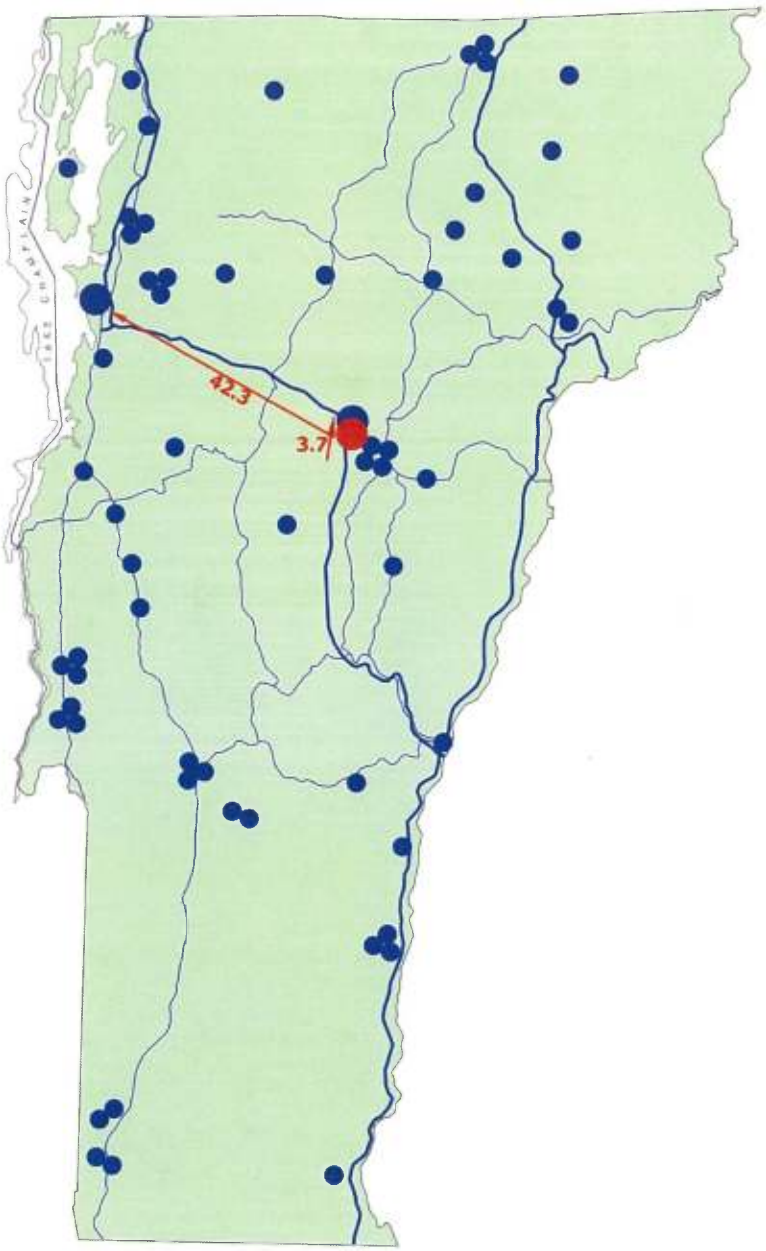


OVERALL SCORE: 26.1/40 (# 13)

REGIONAL LIBRARY SITE, BERLIN

Criteria & Scores

1. 3.3 Site a little tight with wetlands. No room for expansion; solar array is possible
2. 3.2 Site is average; slope at front of property
3. 4.2 All utilities at site; fiberoptic available
4. 2.0 This use is prohibited. Title 24 would have to be invoked. No Act 250 but NEPA is required.
5. 3.7 Compatible neighborhood; in transition
6. 2.7 Demolition of library necessary
7. 3.5 Close to Montpelier
8. 3.5 Possible economies with other State buildings

Size: 8.2 acres

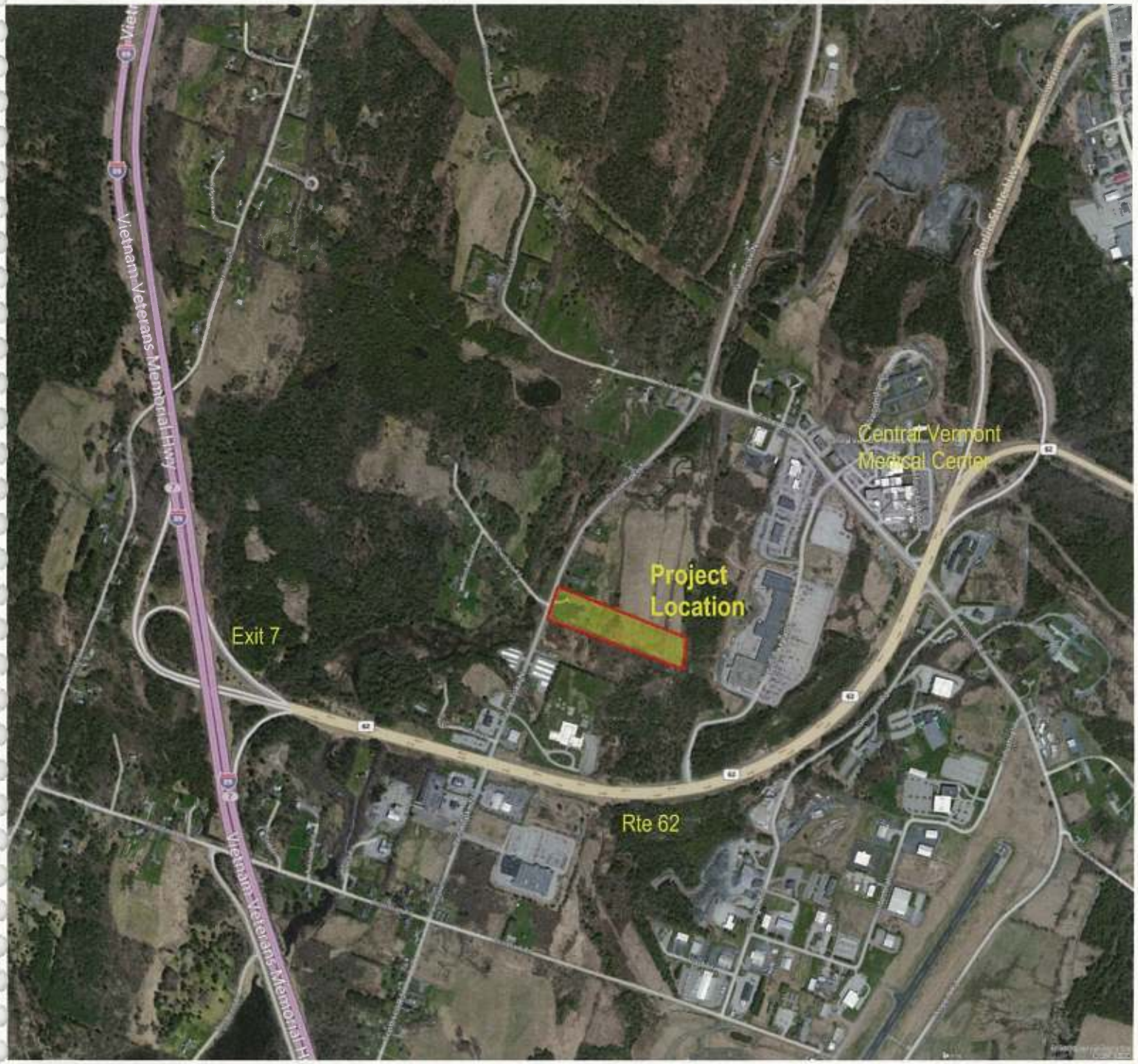
Acquisition cost: (none)
Rough cost to develop site: $810,000
Cost to replace the library: $3,700,000
TOTAL $4,510,000

VERMONT

Berlin - Regional Library - Site Location Plan

Vermont Agency of Natural Resources

vermont.gov



LEGEND

- Railroads
- Designated Downtown Areas
- Designated Village Areas
- Town Boundary
- County Boundary

NOTES

Map created using ANR's Natural Resources Atlas

1: 14,700

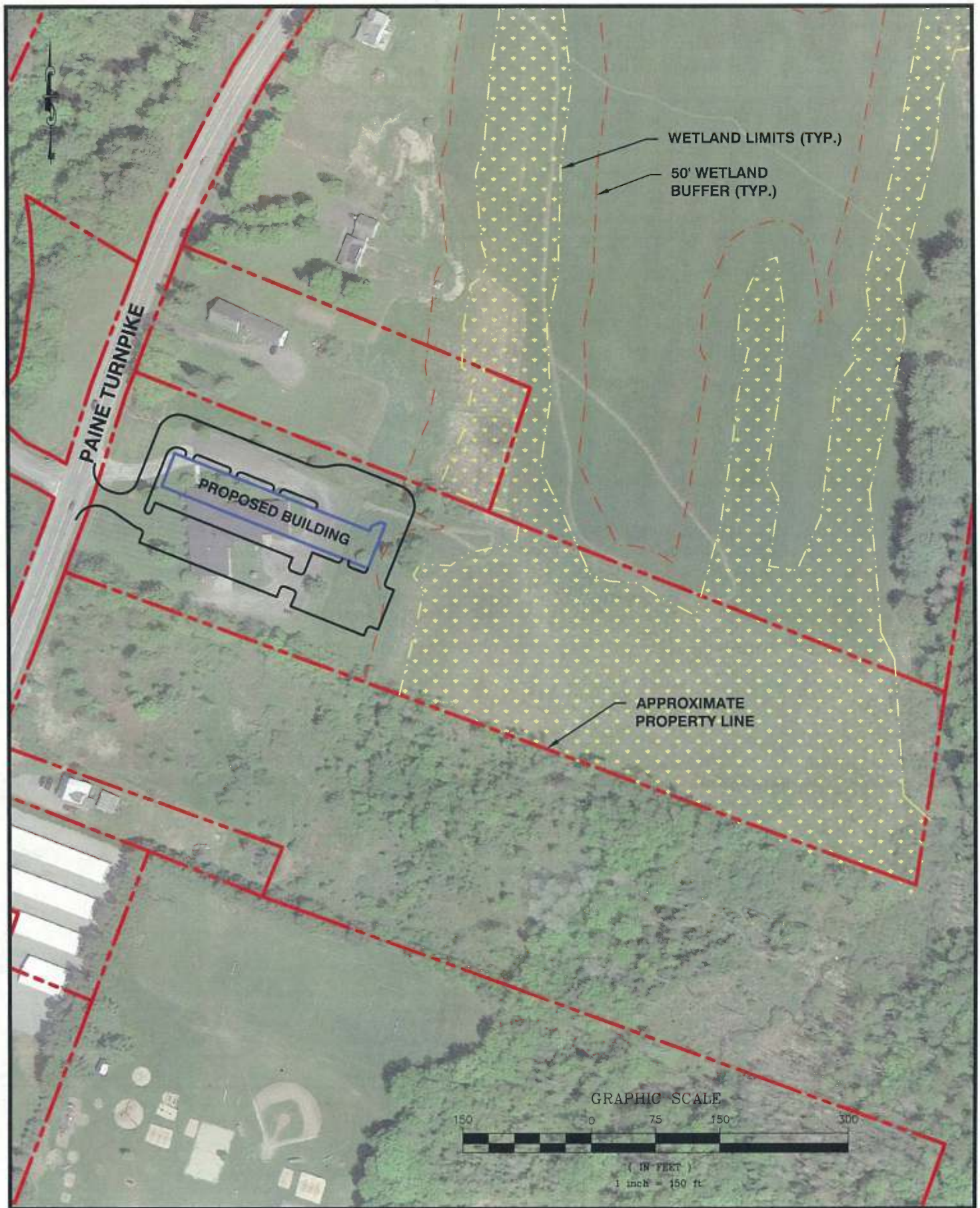
July 16, 2014

2,450.0 0 1,225.00 2,450.0 Feet

WGS_1984_Web_Mercator_Auxiliary_Sphere

1" = 1225 Ft. 1cm = 147 Meters

THIS MAP IS NOT TO BE USED FOR NAVIGATION



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10 MANSFIELD VIEW LN.,
SO. BURLINGTON, VT 05403
802-864-2323 FAX: 802-864-2271

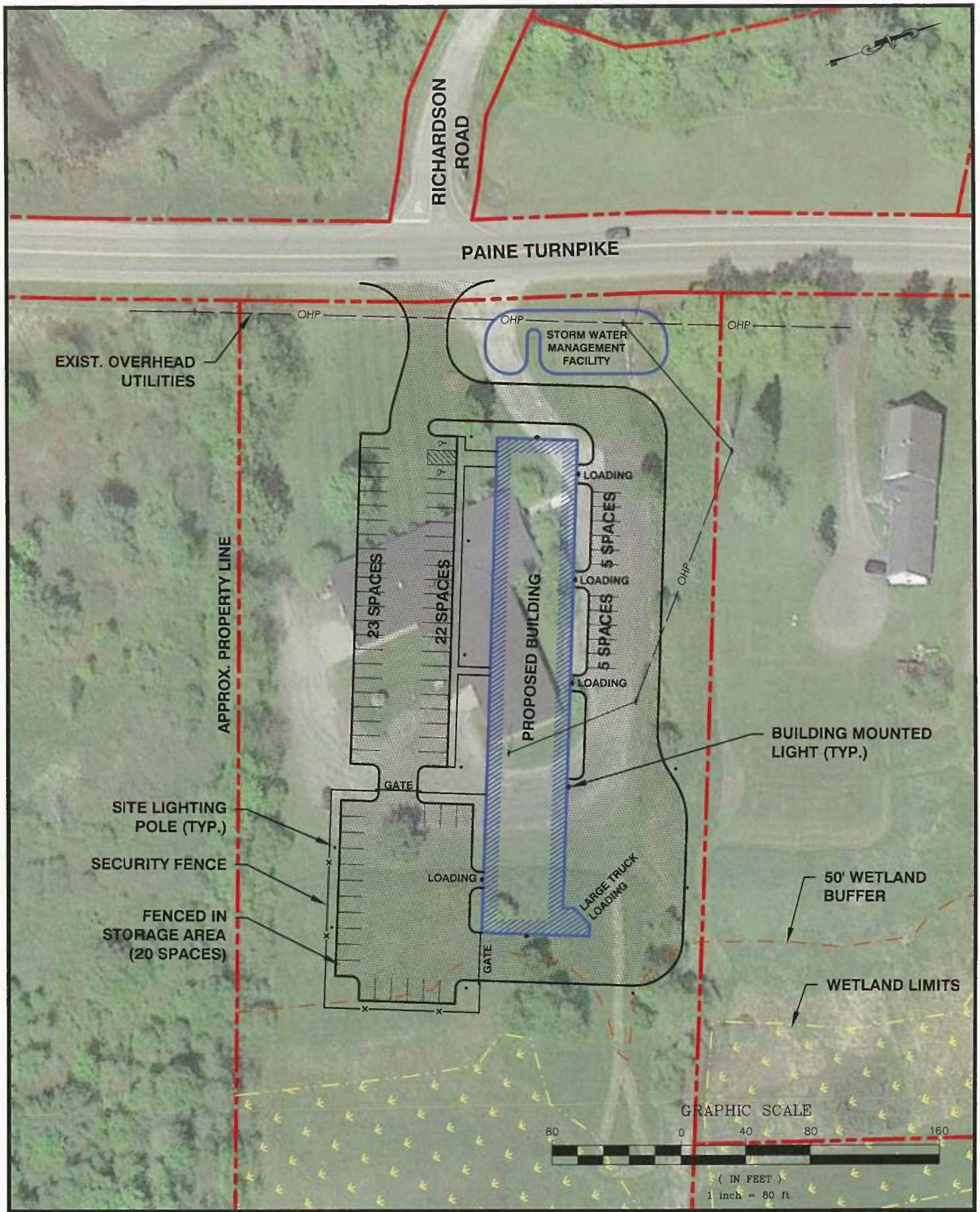
Scale 1" = 150' Drawn by SAL
Date JUL. 29. 2014 CEA Project No. 14165

STATE OF VERMONT
DEPARTMENT OF BUILDINGS & GENERAL SERVICES

NEW AGRICULTURAL/ENVIRONMENTAL LAB

OVERALL PROPERTY PLAN
REGIONAL LIBRARY SITE

BERLIN VERMONT



CIVIL ENGINEERING ASSOCIATES, INC.
10 MANSFIELD VIEW LN.,
SO. BURLINGTON, VT 05403
802-864-2323 FAX: 802-864-2271

Scale 1" = 80' Drawn by SAL
Date JUL. 29. 2014 CEA Project No. 14165

STATE OF VERMONT
DEPARTMENT OF BUILDINGS & GENERAL SERVICES

NEW AGRICULTURAL/ENVIRONMENTAL LAB

SITE PLAN
REGIONAL LIBRARY SITE

BERLIN VERMONT

Berlin: Regional Library site

Berlin: Regional Library Site

Permitting Summary

Municipal

Zone: Town Center. Laboratory use is prohibited. There is a precedent established in Berlin to honor Title 24.
15' front yard setback; 10' side and rear yard setback. Building height 45' allowed.
Lot coverage 75%

State

Wastewater – The project will rely upon the timely construction of the extension of municipal sewer to this portion of the Town of Berlin. This is currently underway. A modest water and sewer allocation will be required to be acquired from the Town for this project. There are no other known technical issues associated with the acquisition of is permit.

Water Supply – The project may require the acquisition of a Permit to Construct from the Water Supply Division if a hydrant is required on the property. Fire Flow Capacity may become an issue as this is located at the higher portion of the proposed distribution system.

Construction Stormwater – The project may qualify for a Low Risk Authorization under the State Construction Stormwater General Permit.

Operational Stormwater – Coverage under the State Operation Stormwater General Permit will be required as amount of impervious area on the property exceeds the one acre jurisdictional limit. The extent of the mitigation may change as the State is in the process of modifying the Stormwater Rules to require additional on-site retention of storm events.

Wetlands – The project does extend into the wetland buffer thereby requiring the acquisition of a wetland permit.

Stream Alteration – Not applicable

Act 250

Currently the parcel size is less than 10 acres and barring any other jurisdictional triggers associated with the creation of residential units or lots within the past 5 years and 5 miles of this site, Act 250 jurisdiction should not attach to this project.

Federal

Corps of Engineers – The project is not proposing any wetland impact, therefore no authorization should be required.

NEPA - Many of the criteria otherwise handled within the Act 250 process will need to be addressed as part of the NEPA review. Items of exposure are archaeological issues (much of the site has been disturbed but sits on fill perhaps encapsulating sensitive items, and traffic impacts.

Regional Library Site

Berlin

Summary of Estimate of Probable Site Development Cost

August 8, 2014

Description	Qty	Unit		Unit Cost		Cost
Site & Building Demolition	1	LS	x	$21,000	=	$21,000
Mass Earthwork	6,667	CY	x	$15.00	=	$100,000
Rock Removal	10	CY	x	$40	=	$400
Supplemental Foundation Costs	1	LS	x	$12,000	=	$12,000
Sewer Disposal	1	LS	x	$2,800	=	$2,800
Water Supply	1	LS	x	$30,400	=	$30,400
Stormwater Management	1	LS	x	$56,000	=	$56,000
Site Development Components	1	LS	x	$100,200	=	$100,200
Special Site Conditions	1	LS	x	$1,000	=	$1,000
Retaining Walls	1	SF	x	$4,800	=	$4,800
Communications Utilities	1	LS	x	$32,000	=	$32,000
Pavement Surfaces	50,585	SF	x	$5.44	=	$275,334
Wetland Mitigation Measures	1	LS	x	$2,800	=	$2,800
Environmental Permitting	1	LS	x	$1,000	=	$38,200
					Subtotal	$676,934
		20%			Contingency	$133,066
					Total	**$810,000**

CIVIL ENGINEERING ASSOCIATES, INC.
10 MANSFIELD VIEW LANE, SOUTH BURLINGTON, VT 05403
802-864-2323 FAX: 802-864-2271 web: www.cea-vt.com

Not included:

Landscaping, foundation work, sidewalks and ramps, signage, solar infrastructure, or solar panels.

Regional Library Site

Berlin

Detail Breakdown of Probable Development Cost

August 8, 2014

Description	Qty	Unit		Unit Cost		Cost
Site & Building Demolition						
Materials Recycling	1	CF	x	$3,500	=	$3,500
Building Decommissioning	1	CF	x	$5,500	=	$5,500
Materials to Landfill	1	CF	x	$12,000	=	$12,000
						$21,000
Mass Earthwork						
Access Road	0	CY	x	$8	=	$0
Building Site (to Off-site Waste)	6666.7	CY	x	$15	=	$100,000
	6666.7			$15		$100,000
Rock Removal						
Excavated	10	CY	x	$40	=	$400
Chipped	0	CY	x	$60	=	$0
Blasted	0	CY	x	$100	=	$0
	10			$40		$400
Supplemental Foundation Costs						
Spread Foundation	300	SF	x	$20	=	$6,000
GeoPiers	0	EA	x	$1,000	=	$0
Poor Soil Replacement	150	CY	x	$40	=	$6,000
						$12,000
Sewage Disposal						
6" Sewer Service	100	LF	x	$20	=	$2,000
Septic Tank	0	Gal	x	$3.25	=	$0
Pump Station	0	LS	x	$5,500	=	$0
On-Site Wastewate Disposal Sys.	0	LS	x	$25,000	=	$0
2" Force Main	0	LF	x	$20	=	$0
Manhole Connection	1	LS	x	$800	=	$800
						$2,800
Water Supply						
8" Fire Service	300	LF	x	$60	=	$18,000
New Hydrant Assembly	1	EA	x	$2,500	=	$2,500
6" Sprinkler Service	50	LF	x	$58	=	$2,900
Wet Tap at Municipal Line	1	LS	x	$3,000	=	$3,000
1" Domestic Service	120	LF	x	$25	=	$3,000
Water Main Connection	1	LS	x	$1,000	=	$1,000
						$30,400

Prepared by Civil Engineering Associates, Inc.

Regional Library Site

Berlin

Detail Breakdown of Probable Development Cost

August 8, 2014

Description	Qty	Unit		Unit Cost		Cost
Stormwater Management						
Wet Pond	1	LS	x	$30,000	=	$30,000
Underground Sediment Trap	0	LS	x	$15,000	=	$0
Undergound Filter	0	LS	x	$25,000	=	$0
Infiltration Galley	0	LF	x	$40	=	$0
Catch Basins/DMH's	5	EA	x	$2,500	=	$12,500
15" Storm Drain Pipe	300	LF	x	$35	=	$10,500
Grass Lined Swale	150	LF	x	$20	=	$3,000
						$56,000
Standard Site Development Items						
Perimeter Chain Link Fence	380	LF	x	$20	=	$7,600
Signage/Pavement Markings	1	LS	x	$4,500	=	$4,500
Area Light Poles & Bases	10	EA	x	$2,500	=	$25,000
Bldg Mounted Lights	7	EA	x	$1,000	=	$7,000
Secondary Electrical Condu. & Wire	750	LF	x	$20	=	$15,000
Strip Topsoil & Stockpile	1310	CY	x	$10	=	$13,100
Spread Topsoil, Seed, Fert & Mulch	500	CY	x	$15	=	$7,500
Import Screened Topsoil & Spread	50	CY	x	$35	=	$1,750
Loading Area Concrete Surface	450	SF	x	$15	=	$6,750
Erosion Prevention & Sed. Control	1	LS	x	$12,000	=	$12,000
						$100,200
Special Site Conditions						
Tree Clearing	0.1	Acre	x	$6,000	=	$600
Tree Protection	4	EA	x	$100	=	$400
Special Fencing	0	LF	x	$40	=	$0
Erosion Prevention & Sed. Control	1	LS	x	$0	=	$0
						$1,000
Loading Area Retaining Walls	80	SF	x	$60	=	$4,800
Power & Communications Utilities						
Phone & Cable Conduit & Line	100	LF	x	$40	=	$4,000
Fiber Optic Conduit & Line	100	LF	x	$60	=	$6,000
Primary Power Conduit & Wire	100	LF	x	$50	=	$5,000
Concrete Encasement	40	LF	x	$50	=	$2,000
Transformer & Base	1	EA	x	$15,000	=	$15,000
						$32,000

Prepared by Civil Engineering Associates, Inc.

Regional Library Site

Berlin

Detail Breakdown of Probable Development Cost

August 8, 2014

Description	Qty	Unit		Unit Cost		Cost
Pavement Surfaces						
Access Road	2,685	SF	x	$6.17	=	$16,558
Parking Lot	45,460	SF	x	$5.43	=	$246,803
Additional Circulation	2,440	SF	x	$4.91	=	$11,974
	50,585			$5.44		$275,334
Wetland Mitigation						
Avoidance						
Retaining walls	0	SF	x	$60	=	$0
Steep Slopes	700	SY	x	$4	=	$2,800
Special Surfaces	0	SY	x	$12	=	$0
						$2,800

Prepared by Civil Engineering Associates, Inc.

Regional Library Site

Berlin

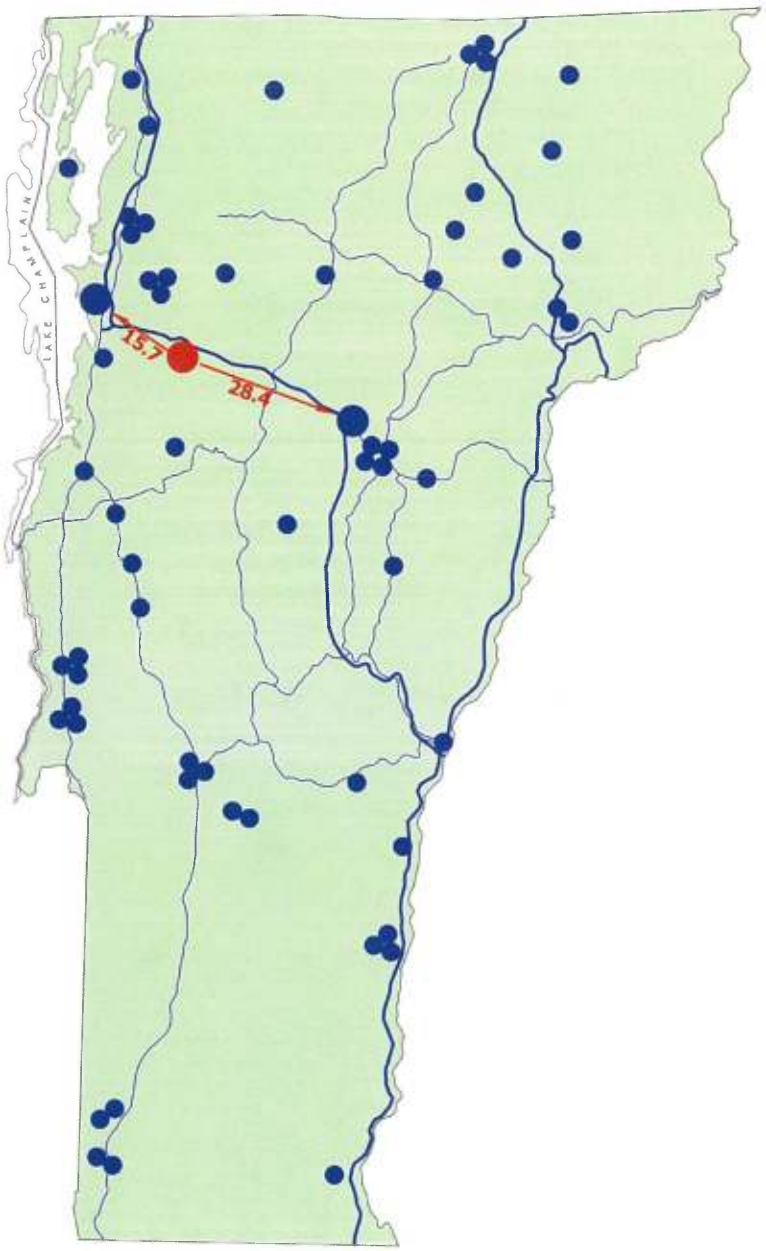
Detail Breakdown of Probable Development Cost

August 8, 2014

Description	Qty	Unit		Unit Cost		Cost
Environmental Permitting						
Basic Plan Package Preparation						
Existing Condition Documentation	1	LS	x	$3,000	=	$3,000
Boundary Survey	0	LS	x	$4,000	=	$0
Wetland Delineation	1	LS	x	$2,500	=	$2,500
Site Grading & Stormwater Plan	1	LS	x	$7,000	=	$7,000
Site Utility Plan	1	LS	x	$2,500	=	$2,500
EPSC Plan	1	LS	x	$1,500	=	$1,500
Details	1	LS	x	$2,000	=	$2,000
Specifications	1	LS	x	$1,500	=	$1,500
						$20,000
Local						
Site Plan	1	LS	x	$1,500	=	$1,500
Condition Use	1	LS	x	$1,000	=	$1,000
State						
WW & Potable Water Supply	1	LS	x	$1,200	=	$1,200
Water Supply Permit to Construct	1	LS	x	$2,500	=	$2,500
Construction Stormwater						
Low Risk Site	1	LS	x	$500	=	$500
Moderate Risk Site	0	LS	x	$2,500	=	$0
Operational Stormwater	1	LS	x	$4,000	=	$4,000
Stream Alteration	0	LS	x	$1,200	=	$0
Act 250/NEPA						
Land Use Permit Application	0	LS	x	$3,000	=	$0
Administrative Amendment	0	LS	x	$800	=	$0
Level 1 Environmental Assessment	1	LS	x	$1,500	=	$1,500
Archeology Study	1	LS	x	$2,500	=	$2,500
Traffic Study	1	LS	x	$3,500	=	$3,500
Federal						
Corps of Enginers Wetlands	0	LS	x	$1,500	=	$0
					Total	$38,200

Does not include the development of Construction Documents

Prepared by Civil Engineering Associates, Inc.



OVERALL SCORE: 24.2/40 (# 14)

OLD CREAMERY SITE, RICHMOND

Criteria & Scores

1. 2.3 Plateau is a little tight for program. No room for expansion, but room below for solar array
2. 3.3 Floodplain. Currently a brownfield
3. 4.3 All utilities at site except fiberoptic
4. 3.8 Conditional use, particularly height. NEPA nec.
5. 2.7 Compatible neighborhood (commercial)
6. 3.5 Site will be delivered "clean" (including demolition)
7. 1.8 Distant from Montpelier. Potential shaking from adjacent railroad
8. 2.5 Benefit to village; possible to use fields

Size: 6 acres

Acquisition cost: $575,000

Rough cost to develop: $800,000 - $950,000

TOTAL $1,400,000+

VERMONT

Richmond - Creamery - Site Location Plan

Vermont Agency of Natural Resources

vermont.gov

LEGEND

- Railroads
- Designated Downtown Areas
- Designated Village Areas
- Town Boundary
- County Boundary

NOTES

Map created using ANR's Natural Resources Atlas

1: 14,700

July 18, 2014

2,450.0 0 1,225.00 2,450.0 Feet

WGS_1984_Web_Mercator_Auxiliary_Sphere

1" = 1225 Ft. 1cm = 147 Meters

THIS MAP IS NOT TO BE USED FOR NAVIGATION

Richmond: Old Creamery (Village)

Richmond: Old Creamery Site

Permitting Summary

Municipal

Zone: Joline Court Interim Zoning District with Flood Zone Overlay District
Laboratory use is conditional.
80% lot coverage; 15' front yard setback. 5' side and rear yard setback. (No problem to meet.)
Maximum building height is 38' due to fire fighting equipment. The penthouse may be exempt, and if not the Town will negotiate a solution.

State

Wastewater – The site is connected to municipal water and sewer. The sewer connection will likely require a sewage pump station to connect to the municipal system. Water and sewer allocations are in place. There are no other known technical issues associated with the acquisition of this permit.

Water Supply – The project may require the acquisition of a Permit to Construct from the Water Supply Division if a hydrant is required on the property.

Construction Stormwater – The project may qualify for a Low Risk Authorization under the State Construction Stormwater General Permit.

Operational Stormwater – Coverage under the State Operation Stormwater General Permit will be required as amount of impervious area on the property exceeds the one acre jurisdictional limit. The extent of the mitigation may change as the State is in the process of modifying the Stormwater Rules to require additional on-site retention of storm events.

Wetlands – There is a mapped Class II wetland located on the site. The existing development is not adjacent to the mapped wetland. If construction occurs within the wetland or wetland buffer a wetland permit will be required.

Stream Alteration – Not applicable

Act 250

Currently the parcel size is less than 10 acres and barring any other jurisdictional triggers associated with the creation of residential units or lots within the past 5 years and 5 miles of this site, Act 250 jurisdiction should not attach to this project.

Federal

Corps of Engineers – The site layout and design will govern whether there is any wetland impact, if any disturbance of either the wetland or buffer occurs a wetland permit would be required. The building area is above the 500-year floodplain.

NEPA –An archeological survey was conducted in 2009. The historic structure has been approved for demolition. A traffic study may be required.

Creamery
Richmond
Summary of Estimate of Standard Site Development Cost
August 8, 2014

Description						
Site & Building Demolition	average - site will be sold "clean"					
Mass Earthwork	average					
Rock Removal	average					
Supplemental Foundation Costs	average					
Sewer Disposal	average					
Water Supply	average					
Stormwater Management	above average					
Site Development Components	average					
Special Site Conditions	average					
Retaining Walls	above average					
Communications Utilities	average					
Pavement Surfaces	above average - long driveway					
Wetland Mitigation Measures	above average					
Environmental Permitting	above average					

Total: $800,000 - $950,000

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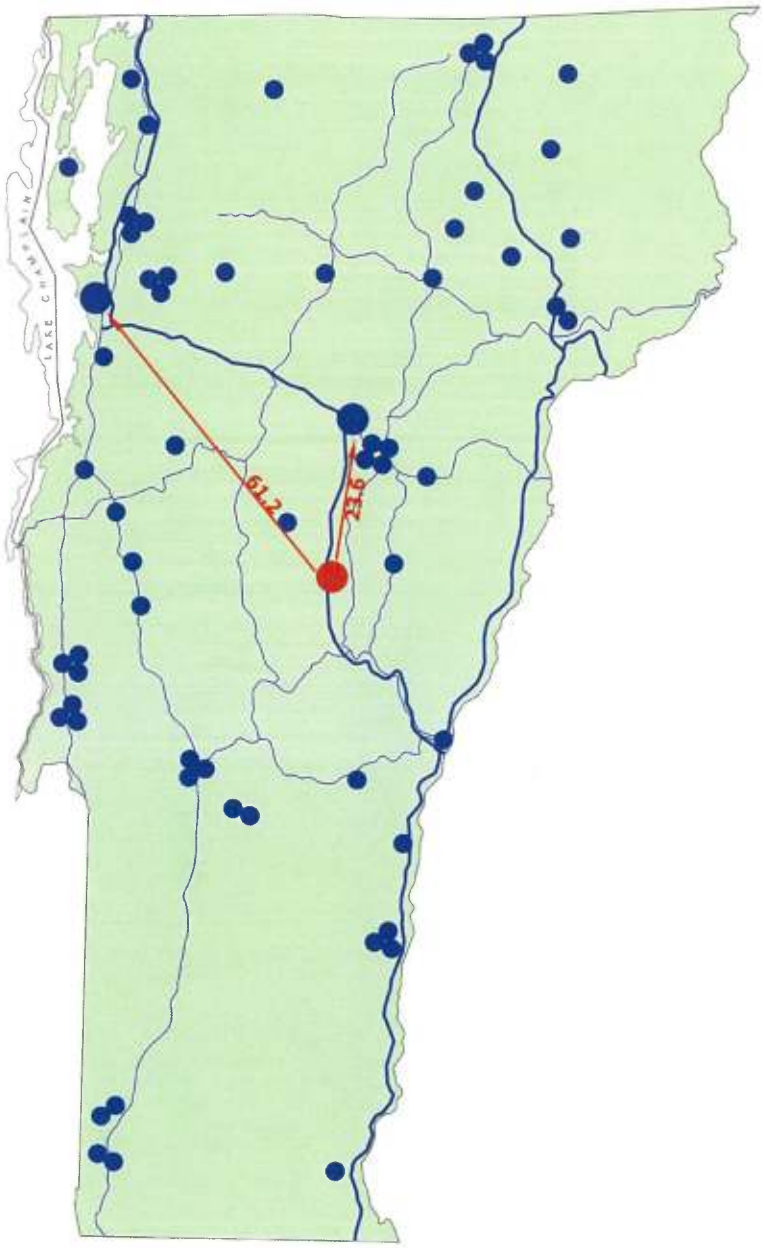
Not included:
Landscaping, foundation work, sidewalks and ramps, signage, solar infrastructure, or solar panels.



OVERALL SCORE: 24.0/40 (# 15)

NEAR EXIT 4 (ROUTE 66), RANDOLPH

Criteria & Scores

1. 3.6 Site fits program well; would use "walkout" design because of slope. Minimal room for solar array
2. 2.4 Site is open with good soils; slope
3. 2.6 Wastewater available; no water. Needs well
   Fiberoptic is available
4. 2.8 Conditional use. Act 250 is in process. NEPA required
5. 3.2 Area being developed as commercial use
6. 3.6 Good site for construction other than slope
7. 2.8 Distant from Montpelier
8. 3.0 No wider benefits

Size: 5+ acres

Acquisition cost: $500,000

Rough cost to develop: $800,000 - $950,000

TOTAL $1,300,000+

VERMONT

Randolph - Exit 4 - Site Location Plan

Vermont Agency of Natural Resources

vermont.gov

LEGEND

- Railroads
- Designated Downtown Areas
- Designated Village Areas
- Town Boundary
- County Boundary

NOTES

Map created using ANR's Natural Resources Atlas

1: 14,700

July 18, 2014

2,450.0 0 1,225.00 2,450.0 Feet

WGS_1984_Web_Mercator_Auxiliary_Sphere

1" = 1225 Ft. 1cm = 147 Meters

THIS MAP IS NOT TO BE USED FOR NAVIGATION

Randolph: Exit 4 (Route 66)

Randolph: Exit 4 (Route 66)

Permitting Summary

Municipal

Zone: Interchange SW (Int-SW)
Use is conditional.
60' front yard setback from center of road; 30' side and rear yard setbacks.
Height may be up to 50' but must be approved by DRB for sensitive scenery from the interstate.
Max building coverage 8%, max impervious coverage 24%. Other soil max 30% coverage.

State

Wastewater – The project has access to municipal sewer. A modest sewer allocation will be required to be acquired from the Town for this project. There are no other known technical issues associated with the acquisition of is permit.

Water Supply – The site will be served by a new drilled well as there is not municipal water service. The project may require the acquisition of a Permit to Construct from the Water Supply Division depending upon the proposed water source and the number of people connected to this service.

Construction Stormwater – The project may qualify for a Low Risk Authorization under the State Construction Stormwater General Permit.

Operational Stormwater – Coverage under the State Operation Stormwater General Permit will be required as amount of impervious area on the property exceeds the one acre jurisdictional limit. The extent of the mitigation may change as the State is in the process of modifying the Stormwater Rules to require additional on-site retention of storm events.

Wetlands – The project does appear to contain any wetlands.

Stream Alteration – Not applicable

Act 250

The subdivision is in the process of receiving Act 250 approval. Because the area of disturbance does not exceed 10 acres, this project would not otherwise need an Act 250 permit. It may, however, need an amendment to the masterplan.

Federal

Corps of Engineers – The project is not proposing any wetland impact, therefore no authorization should be required.

NEPA – Many of the criteria otherwise handled within the Act 250 process will need to be addressed as part of the NEPA review. Items of exposure are archaeological issues and traffic impacts.

Exit 4
Randolph
Summary of Estimate of Standard Site Development Cost
August 8, 2014

Description							
Site & Building Demolition	average						
Mass Earthwork	very high: steep slope						
Rock Removal	average						
Supplemental Foundation Costs	average						
Sewer Disposal	average						
Water Supply	above average - well						
Stormwater Management	average						
Site Development Components	average						
Special Site Conditions	average						
Retaining Walls	above average - sloping site						
Communications Utilities	average						
Pavement Surfaces	average						
Wetland Mitigation Measures	average						
Environmental Permitting	average						

Total: $800,000 - $950,000

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Not included:
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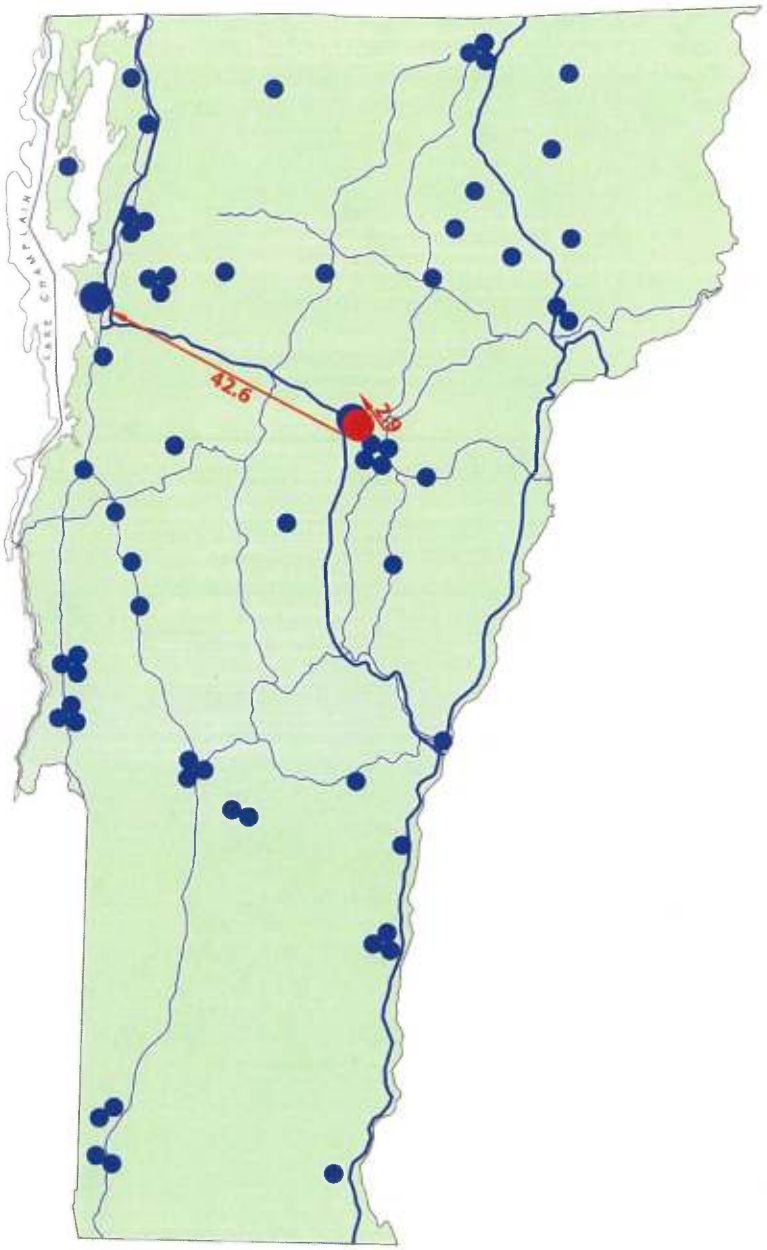


OVERALL SCORE: 23.2/40 (# 16)

FISH & WILDLIFE PROPERTY, BERLIN

Criteria & Scores

1. 3.7 Site is tight due to little buildable area; no room to expand. Plenty of room for a solar array
2. 2.2 Front of lot is wetland, quickly slopes up
3. 1.2 No utilities available, not even 3-phase electric Have to connect at Gallison Hill Road
4. 3.2 Conditional use; NEPA and wetland permit required
5. 2.8 Rural site, although commercial is nearby
6. 3.5 No hindrances to construction. Some demolition
7. 3.8 Close to Montpelier
8. 2.8 No wider benefits

Size: 13 acres

Acquisition cost: (none)

Rough cost to develop: $1,720,000

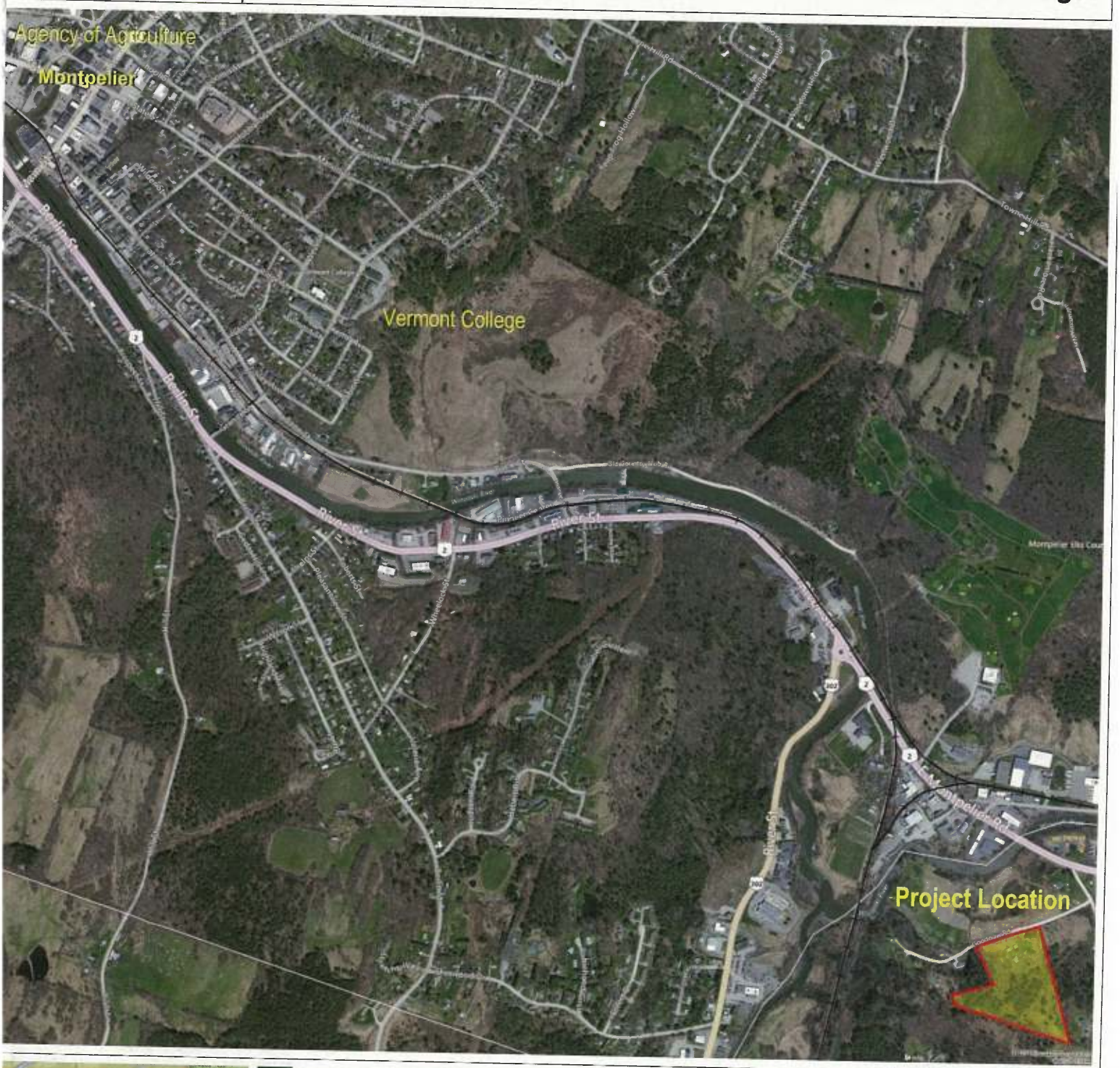
TOTAL $1,720,000

VERMONT

Berlin - F&W - Site Location Plan

Vermont Agency of Natural Resources

vermont.gov



LEGEND

- Railroads
- Designated Downtown Areas
- Designated Village Areas
- Town Boundary
- County Boundary

NOTES

Map created using ANR's Natural Resources Atlas

1: 14,700

July 24, 2014

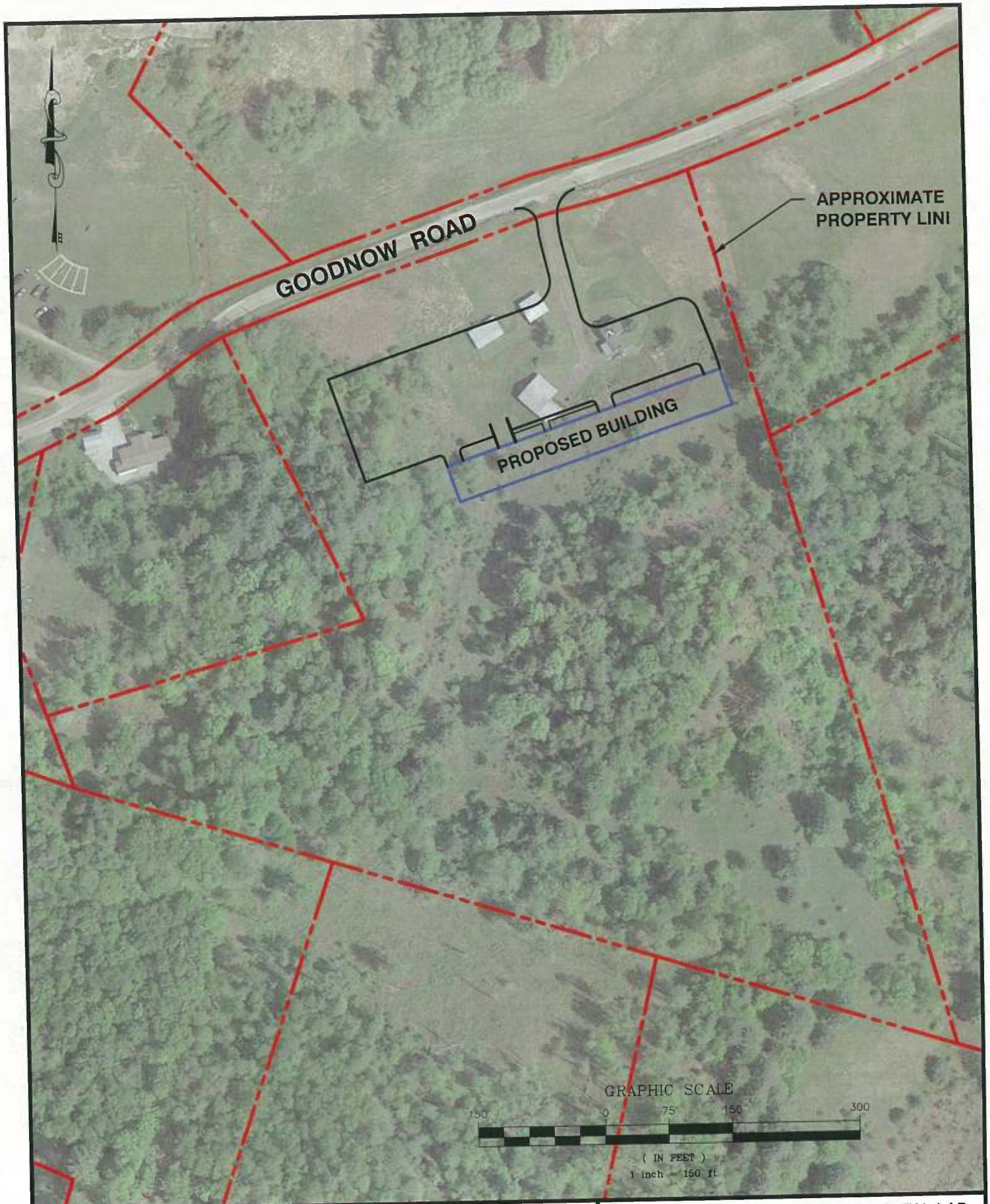
,450.0 0 1,225.00 2,450.0 Feet

'GS_1984_Web_Mercator_Auxiliary_Sphere

Vermont Agency of Natural Resources

1" = 1225 Ft. 1cm = 147 Meters

THIS MAP IS NOT TO BE USED FOR NAVIGATION



CIVIL ENGINEERING ASSOCIATES, INC.
10 MANSFIELD VIEW LN.,
SO. BURLINGTON, VT 05403
802-864-2323 FAX: 802-864-2271

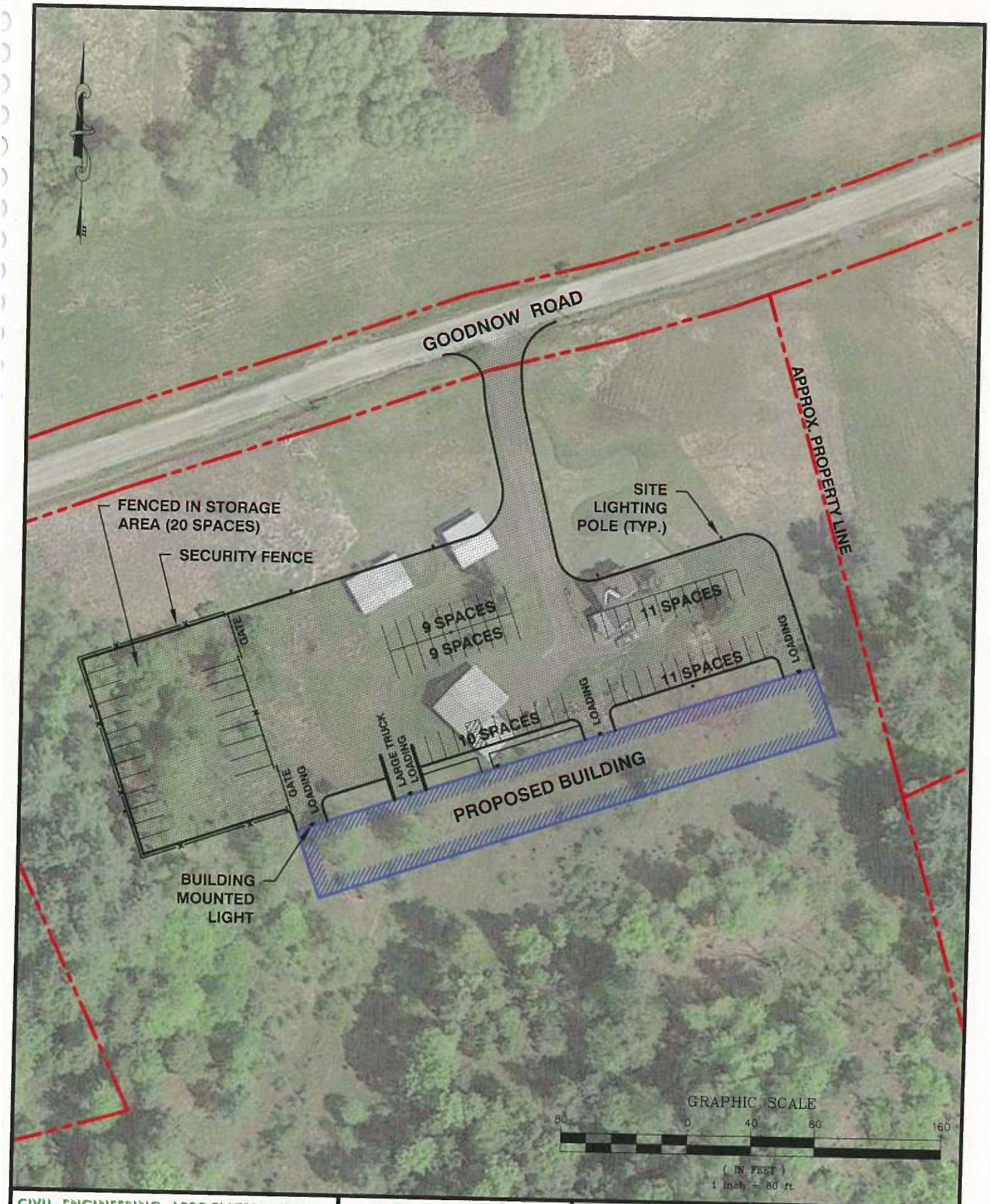
Scale 1" = 150'
Date JUL. 29. 2014
Drawn by SAL
CEA Project No. 14165

STATE OF VERMONT
DEPARTMENT OF BUILDINGS & GENERAL SERVICES

NEW AGRICULTURAL/ENVIRONMENTAL LAB

OVERALL PROPERTY PLAN
F & W SITE

BERLIN VERMONT



CIVIL ENGINEERING ASSOCIATES, INC.
10 MANSFIELD VIEW LN.,
SO. BURLINGTON, VT 05403
802-864-2323 FAX: 802-864-2271

Scale 1" = 80'
Date JUL. 29. 2014
Drawn by SAL
CEA Project No. 14165

STATE OF VERMONT
DEPARTMENT OF BUILDINGS & GENERAL SERVICES

NEW AGRICULTURAL/ENVIRONMENTAL LAB

SITE PLAN
F & W SITE

BERLIN VERMONT

Berlin: Fish & Wildlife property

Berlin: Fish & Wildlife Property

Permitting Summary

Municipal

Zone: Highway Commercial
Conditional use.
50' front yard setback; 25' rear and side yard setbacks; 45' maximum building height

State

Wastewater – The City of Montpelier has indicated that it will accept the wastewater from this site provided that the infrastructure is constructed from the site to the existing collection system. This will require coordination with the State Wastewater Management Division and the City of Montpelier.

Water Supply – The project will require the acquisition of a Permit to Construct from the Water Supply Division if municipal water is to be extended from the City of Montpelier to the site. Otherwise a drilled well will be required.

Construction Stormwater – The project may qualify for a Low Risk Authorization under the State Construction Stormwater General Permit.

Operational Stormwater – Coverage under the State Operation Stormwater General Permit will be required as amount of impervious area on the property exceeds the one acre jurisdictional limit. The extent of the mitigation may change as the State is in the process of modifying the Stormwater Rules to require additional on-site retention of storm events.

Wetlands – The project includes wetlands that will be impacted by the site not only for the access but also the program requirements outside the footprint of the building. This will require the application for a State Wetland Permit.

Stream Alteration – Depending on the means of extending municipal services to the site, a Stream Alteration Permit may be required as a result of the crossing of the Winooski River.

Act 250

Currently the parcel size is less than 10 acres and barring any other jurisdictional triggers associated with the creation of residential units or lots within the past 5 years and 5 miles of this site, Act 250 jurisdiction should not attach to this project.

Federal

Corps of Engineers – The project is proposing a significant wetland impact, and an authorization and likely wetland mitigation will be required.

NEPA – Many of the criteria otherwise handled within the Act 250 process will need to be addressed as part of the NEPA review. Items of exposure are archaeological and traffic impacts.

F & W Land

Berlin

Summary of Estimate of Probable Site Development Cost

August 8, 2014

Description	Qty	Unit		Unit Cost		Cost
Site & Building Demolition	1	LS	x	$13,500	=	$13,500
Mass Earthwork	6,667	CY	x	$15.00	=	$100,000
Rock Removal	40	CY	x	$40	=	$1,600
Supplemental Foundation Costs	1	LS	x	$161,556	=	$161,556
Sewer Disposal	1	LS	x	$66,175	=	$66,175
Water Supply	1	LS	x	$128,400	=	$128,400
Stormwater Management	1	LS	x	$109,000	=	$109,000
Site Development Components	1	LS	x	$80,400	=	$80,400
Special Site Conditions	1	LS	x	$9,400	=	$9,400
Retaining Walls	1	SF	x	$4,800	=	$4,800
Communications Utilities	1	LS	x	$282,000	=	$282,000
Pavement Surfaces	54,000	SF	x	$5.35	=	$288,694
Wetland Mitigation Measures	1	LS	x	$127,200	=	$127,200
Environmental Permitting	1	LS	x	$1,000	=	$61,800
					Subtotal	$1,434,525
			20%		Contingency	$285,475
					Total	**$1,720,000**

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Not included:

Landscaping, foundation work, sidewalks and ramps, signage, solar infrastructure, or solar panels.

F & W Land

Berlin

Detail Breakdown of Probable Development Cost

August 8, 2014

Description	Qty	Unit		Unit Cost		Cost
Site & Building Demolition						
Materials Recycling	1	CF	x	$2,000	=	$2,000
Building Decommissioning	1	CF	x	$3,500	=	$3,500
Materials to Landfill	1	CF	x	$8,000	=	$8,000
						$13,500
Mass Earthwork						
Access Road	0	CY	x	$8	=	$0
Building Site (to Off-site Waste)	6666.7	CY	x	$15	=	$100,000
	6666.7			$15		$100,000
Rock Removal						
Excavated	40	CY	x	$40	=	$1,600
Chipped	0	CY	x	$60	=	$0
Blasted	0	CY	x	$100	=	$0
	40			$40		$1,600
Supplemental Foundation Costs						
Spread Foundation	300	SF	x	$20	=	$6,000
GeoPiers	48	EA	x	$2,500	=	$120,000
Poor Soil Replacement	888.89	CY	x	$40	=	$35,556
						$161,556
Sewage Disposal						
6" Sewer Service	100	LF	x	$20	=	$2,000
Septic Tank	1500	Gal	x	$3.25	=	$4,875
Pump Station	1	LS	x	$5,500	=	$5,500
Bridge/River Crossing	1	LS	x	$25,000	=	$25,000
2" Force Main	1400	LF	x	$20	=	$28,000
Manhole Connection	1	LS	x	$800	=	$800
						$66,175
Water Supply						
8" Fire Service	1400	LF	x	$60	=	$84,000
New Hydrant Assembly	4	EA	x	$2,500	=	$10,000
6" Sprinkler Service	50	LF	x	$58	=	$2,900
Wet Tap at Municipal Line	1	LS	x	$3,000	=	$3,000
1" Domestic Service	100	LF	x	$25	=	$2,500
Bridge/River Crossing	1	LS	x	$25,000	=	$25,000
Water Main Connection	1	LS	x	$1,000	=	$1,000
						$128,400

Prepared by Civil Engineering Associates, Inc.

F & W Land

Berlin

Detail Breakdown of Probable Development Cost

August 8, 2014

Description	Qty	Unit		Unit Cost		Cost
Stormwater Management						
Wet Pond	0	LS	x	$30,000	=	$0
Underground Sediment Trap	2	LS	x	$15,000	=	$30,000
Undergound Filter	1	LS	x	$25,000	=	$25,000
Infiltration/Storage Galley	600	LF	x	$40	=	$24,000
Catch Basins/DMH's	5	EA	x	$2,500	=	$12,500
15" Storm Drain Pipe	300	LF	x	$35	=	$10,500
Grass Lined Swale	350	LF	x	$20	=	$7,000
						$109,000
Standard Site Development Items						
Perimeter Chain Link Fence	200	LF	x	$20	=	$4,000
Signage/Pavement Markings	1	LS	x	$4,500	=	$4,500
Area Light Poles & Bases	8	EA	x	$2,500	=	$20,000
Bldg Mounted Lights	6	EA	x	$1,000	=	$6,000
Secondary Electrical Condu. & Wire	750	LF	x	$20	=	$15,000
Strip Topsoil & Stockpile	740	CY	x	$10	=	$7,400
Spread Topsoil, Seed, Fert & Mulch	200	CY	x	$15	=	$3,000
Import Screened Topsoil & Spread	50	CY	x	$35	=	$1,750
Loading Area Concrete Surface	450	SF	x	$15	=	$6,750
Erosion Prevention & Sed. Control	1	LS	x	$12,000	=	$12,000
						$80,400
Special Site Conditions						
Tree Clearing	0.6	Acre	x	$6,000	=	$3,600
Tree Protection	8	EA	x	$100	=	$800
Special Fencing	0	LF	x	$40	=	$0
Erosion Prevention & Sed. Control	1	LS	x	$5,000	=	$5,000
						$9,400
Loading Area Retaining Walls	80	SF	x	$60	=	$4,800
Power & Communications Utilities						
Phone & Cable Conduit & Line	1740	LF	x	$40	=	$69,600
Fiber Optic Conduit & Line	1740	LF	x	$60	=	$104,400
Primary Power Conduit & Wire	1740	LF	x	$50	=	$87,000
Concrete Encasement	120	LF	x	$50	=	$6,000
Transformer & Base	1	EA	x	$15,000	=	$15,000
						$282,000

Prepared by Civil Engineering Associates, Inc.

F & W Land

Berlin

Detail Breakdown of Probable Development Cost

August 8, 2014

Description	Qty	Unit		Unit Cost		Cost
Pavement Surfaces						
Access Road	3,200	SF	x	$6.17	=	$19,733
Parking Lot	37,700	SF	x	$5.43	=	$204,674
Additional Circulation	13,100	SF	x	$4.91	=	$64,287
	54,000			$5.35		$288,694
Wetland Mitigation						
Avoidance						
Retaining walls	2000	SF	x	$60	=	$120,000
Steep Slopes	1800	SY	x	$4	=	$7,200
Special Surfaces	0	SY	x	$12	=	$0
						$127,200

Prepared by Civil Engineering Associates, Inc.

F & W Land

Berlin

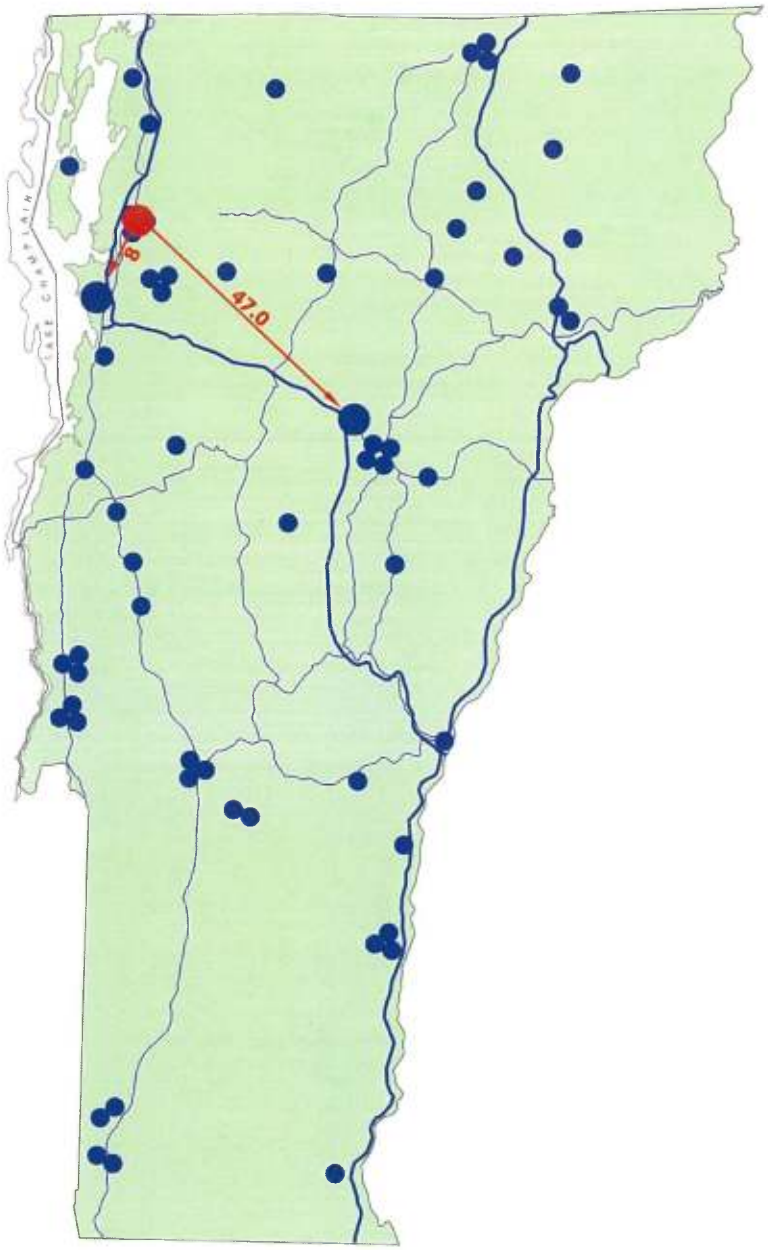
Detail Breakdown of Probable Development Cost

August 8, 2014

Description	Qty	Unit		Unit Cost		Cost
Environmental Permitting						
Basic Plan Package Preparation						
Existing Condition Documentation	1	LS	x	$4,000	=	$4,000
Boundary Survey	1	LS	x	$6,000	=	$6,000
Wetland Delineation	1	LS	x	$3,500	=	$3,500
Site Grading & Stormwater Plan	1	LS	x	$10,500	=	$10,500
Site Utility Plan	1	LS	x	$8,500	=	$8,500
EPSC Plan	1	LS	x	$2,500	=	$2,500
Details	1	LS	x	$2,500	=	$2,500
Specifications	1	LS	x	$1,500	=	$1,500
						$39,000
Local						
Site Plan	1	LS	x	$1,500	=	$1,500
Condition Use	1	LS	x	$1,000	=	$1,000
State						
WW & Potable Water Supply	1	LS	x	$1,800	=	$1,800
Water Supply Permit to Construct	1	LS	x	$2,500	=	$2,500
Construction Stormwater						
Low Risk Site	0	LS	x	$500	=	$0
Moderate Risk Site	1	LS	x	$2,500	=	$2,500
Operational Stormwater	1	LS	x	$4,000	=	$4,000
Stream Alteration	0	LS	x	$1,200	=	$0
Act 250/NEPA						
Land Use Permit Application	0	LS	x	$3,000	=	$0
Administrative Amendment	0	LS	x	$800	=	$0
Level 1 Environmental Assessment	1	LS	x	$2,000	=	$2,000
Archeology Study	1	LS	x	$2,500	=	$2,500
Traffic Study	1	LS	x	$3,500	=	$3,500
Federal						
Corps of Enginers Wetlands	1	LS	x	$1,500	=	$1,500
					Total	$61,800

Does not include the development of Construction Documents

Prepared by Civil Engineering Associates, Inc.



OVERALL SCORE: 20.2 (# 17)

96 GONYEAU ROAD, MILTON

Criteria & Scores

1. 2.8 Site a little tight esp. if septic field is needed
   No room for solar panels
2. 2.8 Site is open with good soils
3. 3.2 Sewer hook up remote. Water nearby
   No fiberoptic
4. 2.8 Conditional use, particularly height. NEPA nec.
5. 3.2 Compatible, although close to interstate
6. 3.0 Tight site but otherwise good for construction
7. 1.2 Distant from Montpelier
8. 1.2 No wider benefits

Size: 5.5 acres

Acquisition cost: $550,000

Rough cost to develop: +/- $700,000

TOTAL +/- $1,200,000

VERMONT

Milton - Site Location Plan

Vermont Agency of Natural Resources

vermont.gov

LEGEND

- Railroads
- Designated Downtown Areas
- Designated Village Areas
- Town Boundary
- County Boundary

NOTES

Map created using ANR's Natural Resources Atlas

1: 14,700

July 17, 2014

,450.0 0 1,225.00 2,450.0 Feet

/GS_1984_Web_Mercator_Auxiliary_Sphere
Vermont Agency of Natural Resources

1" = 1225 Ft. 1cm = 147 Meters

THIS MAP IS NOT TO BE USED FOR NAVIGATION

Milton: 96 Gonyeau Road

Milton: 96 Gonyeau Road

Permitting Summary

Municipal

Zone: General Industrial (I2)
Permitted use: Research and development laboratory
Conditional use: State facility
Only other issue is height. 35' is permitted. Another 10' for penthouses is permitted as conditional use.

State

Wastewater – This estimating assumes the design, permitting and construction of an on-site wastewater system. Sewer connection is available nearby but needs an easement. Capacity is available from the Town.

Water Supply – The project is served by municipal water which is available adjacent to the project site. A modest water allocation will be required to be acquired from the Town for this project. The project may require the acquisition of a Permit to Construct from the Water Supply Division if a hydrant is required on the property. There are no other known technical issues associated with the acquisition of is permit.

Construction Stormwater – The project may qualify for a Low Risk Authorization under the State Construction Stormwater General Permit.

Operational Stormwater – Coverage under the State Operation Stormwater General Permit will be required as amount of impervious area on the property exceeds the one acre jurisdictional limit. The extent of the mitigation may change as the State is in the process of modifying the Stormwater Rules to require additional on-site retention of storm events.

Wetlands – The project does not appear to contain wetlands which would thereby not require the acquisition of a wetland permit.

Stream Alteration – Not applicable

Act 250

Currently the parcel size is less than 10 acres and barring any other jurisdictional triggers associated with the creation of residential units or lots within the past 5 years and 5 miles of this site, Act 250 jurisdiction should not attach to this project.

Federal

Corps of Engineers – The project is not proposing any wetland impact, therefore no authorization should be required.

NEPA – Many of the criteria otherwise handled within the Act 250 process will need to be addressed as part of the NEPA review. Items of exposure are archaeological and traffic impacts.

Milton

Summary of Estimate of Standard Site Development Cost

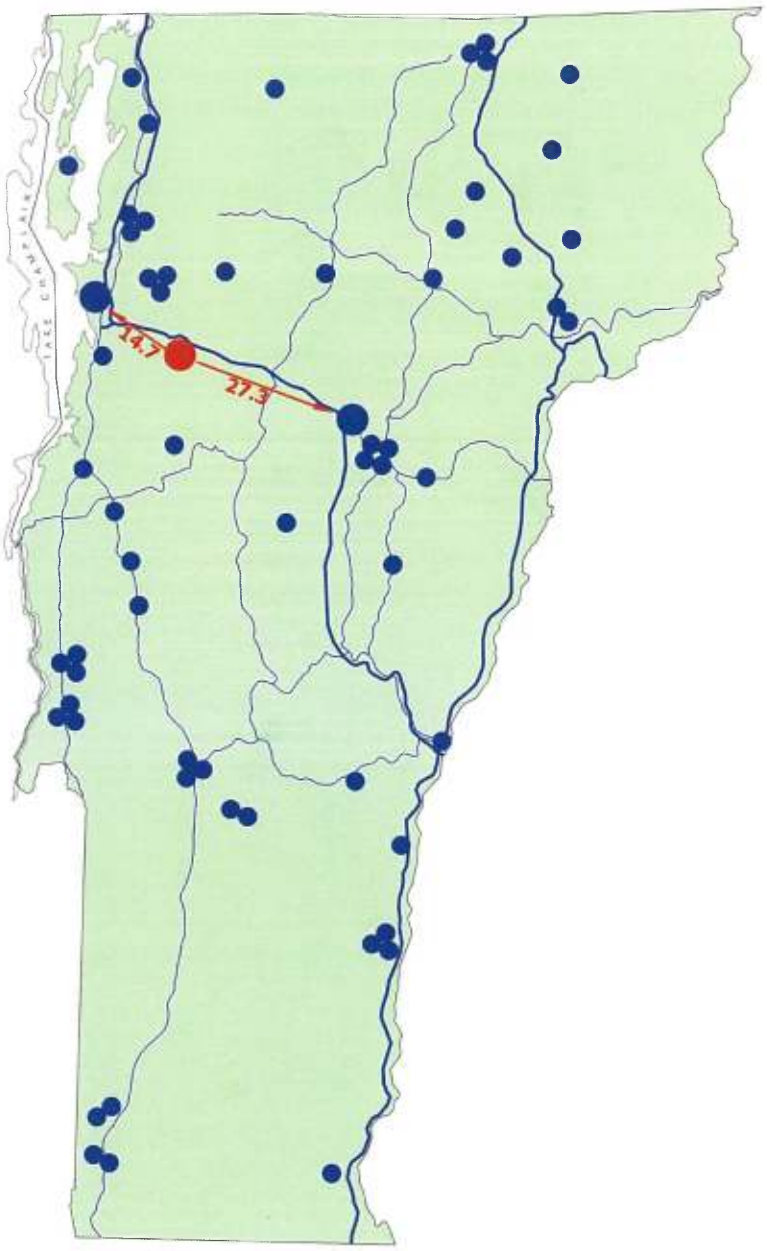
August 8, 2014

Description						
Site & Building Demolition	less than average					
Mass Earthwork	average					
Rock Removal	less than average					
Supplemental Foundation Costs	average					
Sewer Disposal	very high - long connection or septic system					
Water Supply	average					
Stormwater Management	average					
Site Development Components	average					
Special Site Conditions	average					
Retaining Walls	average					
Communications Utilities	average					
Pavement Surfaces	average					
Wetland Mitigation Measures	less than average					
Environmental Permitting	average					

Total: +/- $700,000

CIVIL ENGINEERING ASSOCIATES, INC.
10 MANSFIELD VIEW LANE, SOUTH BURLINGTON, VT 05403
802-864-2323 FAX: 802-864-2271 web: www.cea-vt.com

Not included:
Landscaping, foundation work, sidewalks and ramps, signage, solar infrastructure, or solar panels.



OVERALL SCORE: 17.5/40 (# 18)

ROUTE 2, RICHMOND

Criteria & Scores

1. 2.3 Flat area of site is limited. Minimal room for a solar array if 5 acres purchased
2. 3.0 Site is open with good soils; slopes
3. 1.5 No utilities now except fiberoptic. Town is Committed to providing utilities by next year
4. 2.5 Use not permitted under current regs; in revision
5. 2.2 Compatible neighborhood, although close to interstate
6. 3.0 No significant barriers to construction
7. 1.7 Distant from Montpelier
8. 1.3 No wider benefits

Size: 5 acres

Acquisition cost: $1,250,000

Rough cost to develop: $800,000 - $950,000

TOTAL $2,100,000+

VERMONT

Richmond - Route 2 - Site Location Plan

Vermont Agency of Natural Resources

vermont.gov

LEGEND

- Railroads
- Designated Downtown Areas
- Designated Village Areas
- Town Boundary
- County Boundary

NOTES

Map created using ANR's Natural Resources Atlas

1: 14,700

July 18, 2014

,450.0 0 1,225.00 2,450.0 Feet

/GS_1984_Web_Mercator_Auxiliary_Sphere
Vermont Agency of Natural Resources

1" = 1225 Ft. 1cm = 147 Meters

THIS MAP IS NOT TO BE USED FOR NAVIGATION

Richmond: Route 2

Richmond: Route 2 (850 West Main Street)

Permitting Summary

Municipal

Zone: Gateway Commercial (G)
Currently laboratory use >5,000 sf is neither permitted nor conditional. Town Manager confirms regulations will be revised by the end of 2014.

State

Wastewater – According to the Town Manager, the Town is very interested in extending water/sewer service to or past this site. All parties are in favor, and an engineer has been retained to do a preliminary design and cost estimate. It should be known by the end of October if this project will proceed. This estimating assumes the design, permitting and construction of an on-site wastewater system and drilled well. Soil investigation will need to be performed to verify the capacity for an on-site system. There are no other known technical issues associated with the acquisition of is permit.

Water Supply – The project may require the acquisition of a Permit to Construct from the Water Supply Division depending upon the water system design and number of people being served by this water supply.

Construction Stormwater – The project may qualify for a Low Risk Authorization under the State Construction Stormwater General Permit.

Operational Stormwater – Coverage under the State Operation Stormwater General Permit will be required as amount of impervious area on the property exceeds the one acre jurisdictional limit. The extent of the mitigation may change as the State is in the process of modifying the Stormwater Rules to require additional on-site retention of storm events.

Wetlands – The project does not appear to extend into the wetland buffer thereby it is not anticipated that the acquisition of a wetland permit is required.

Stream Alteration – Not applicable

Act 250

Currently the parcel size is less than 10 acres and barring any other jurisdictional triggers associated with the creation of residential units or lots within the past 5 years and 5 miles of this site, Act 250 jurisdiction should not attach to this project.

Federal

Corps of Engineers – The project is not proposing any wetland impact, therefore no authorization should be required.

NEPA – Many of the criteria otherwise handled within the Act 250 process will need to be addressed as part of the NEPA review. Items of exposure are archaeological issues and traffic impacts.

Route 2
Richmond
Summary of Estimate of Standard Site Development Cost
August 8, 2014

Description	
Site & Building Demolition	average
Mass Earthwork	very high - sloping site
Rock Removal	above average
Supplemental Foundation Costs	above average
Sewer Disposal	very high - long connection or septic system
Water Supply	above average
Stormwater Management	average
Site Development Components	average
Special Site Conditions	average
Retaining Walls	above average
Communications Utilities	average
Pavement Surfaces	above average
Wetland Mitigation Measures	less than average
Environmental Permitting	average

Total: $800,000 - $950,000

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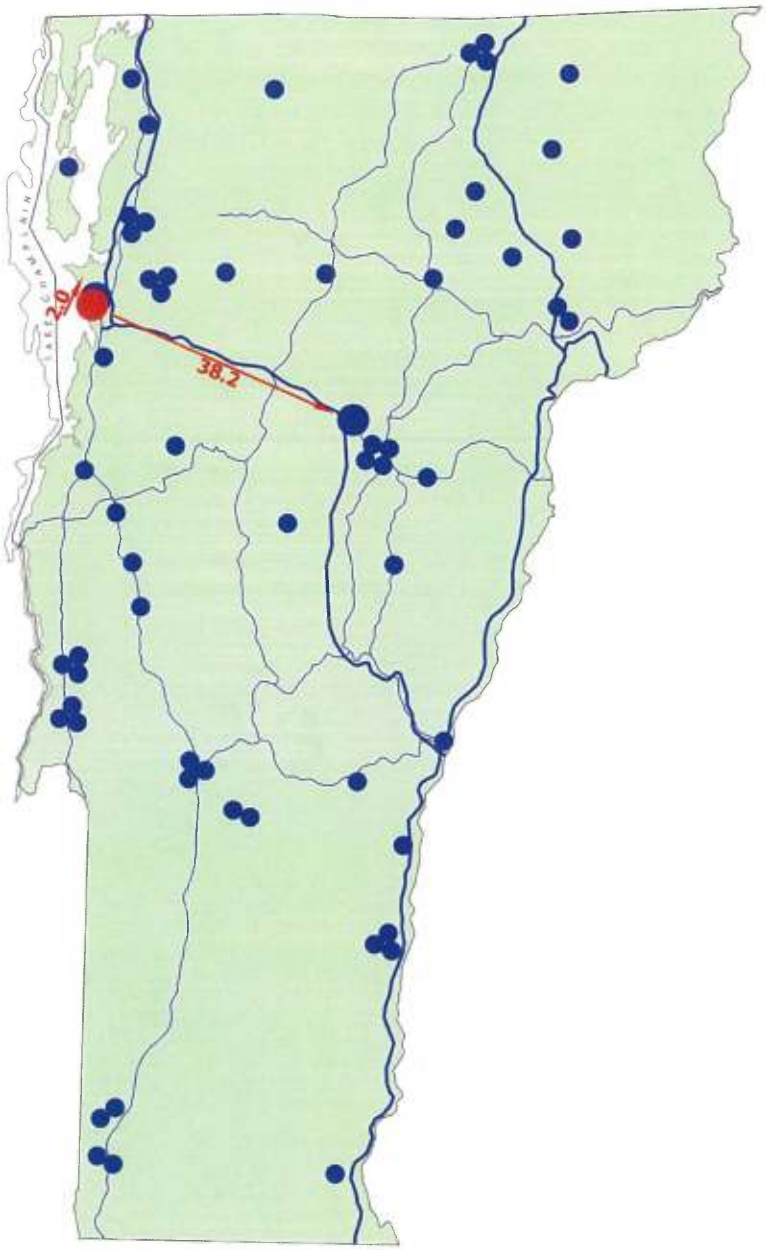
Landscaping, foundation work, sidewalks and ramps, signage, solar infrastructure, or solar panels.



OVERALL SCORE: 17.2/40 (# 19)

195 COLCHESTER AVENUE, BURLINGTON

Criteria & Scores

1. 1.2 Site is very tight. Limited to 36 parking spaces
   No room for exterior storage or solar array
2. 1.5 Site is sloped to the east. Requires 3 story building
3. 4.8 All utilities including fiberoptic are on site
4. 2.0 Pre-existing use, dimensional requirements can
   be met. Parking is problem. Needs Act 250 amendment
5. 2.0 Residential neighborhood to east; they will lose open space
6. 1.0 Urban restrictions to construction; demolition
7. 1.5 Distant from Montpelier. Hard to get to interstate
8. 3.2 Closest location to UVM interns and faculty

Size: 1.4 acres

Acquisition cost: (none)

Rough cost to develop: $950,000 - $1,200,000

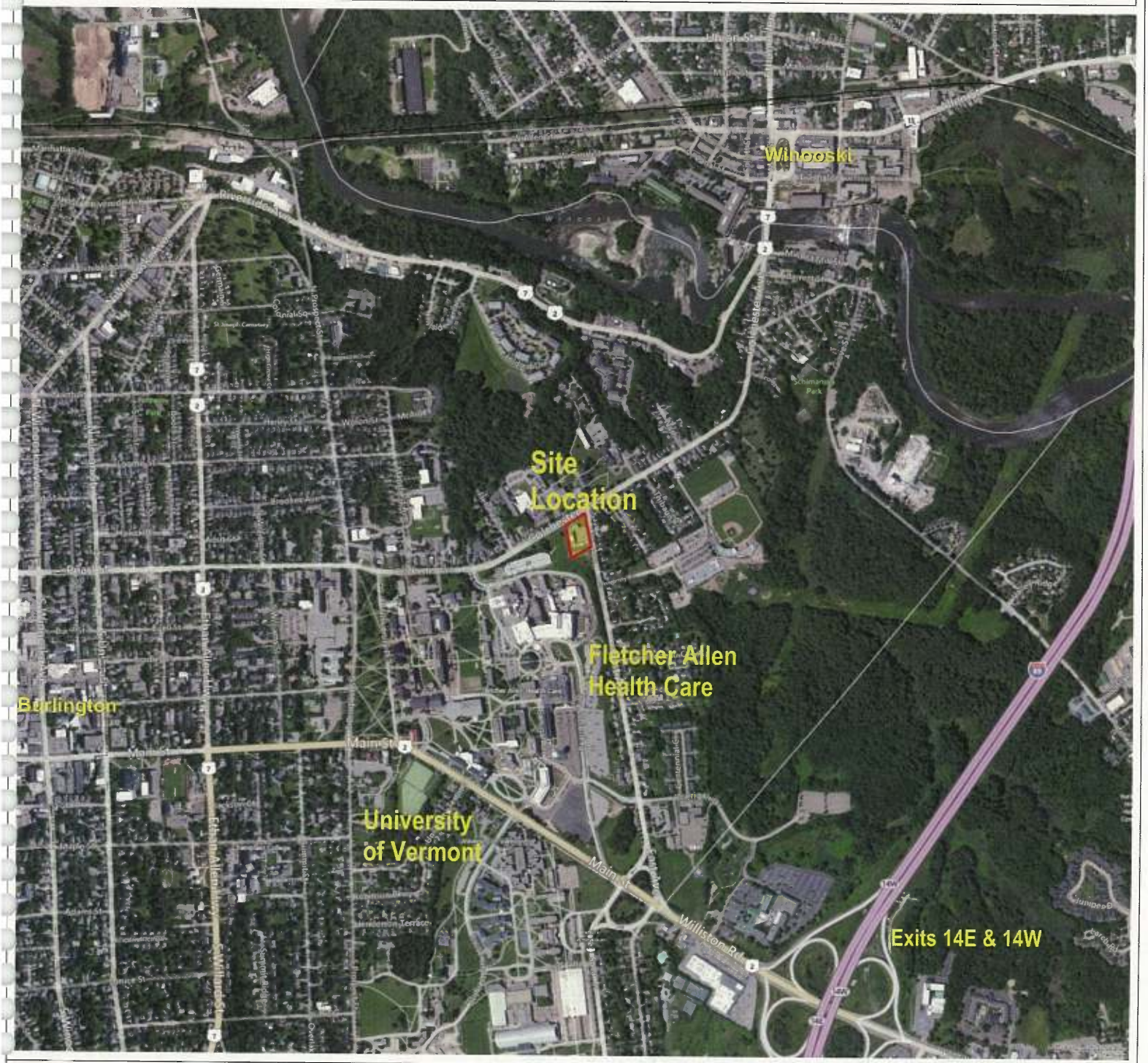
TOTAL $950,000+

VERMONT

Burl.-195 Colchester Ave-Site Location Plan

Vermont Agency of Natural Resources

vermont.gov



LEGEND

- Railroads
- Designated Downtown Areas
- Designated Village Areas
- Town Boundary
- County Boundary

NOTES

Map created using ANR's Natural Resources Atlas

1: 14,700

July 17, 2014

2,450.0 0 1,225.00 2,450.0 Feet

WGS_1984_Web_Mercator_Auxiliary_Sphere

1" = 1225 Ft. 1cm = 147 Meters

THIS MAP IS NOT TO BE USED FOR NAVIGATION

Burlington: 195 Colchester Avenue

Burlington: 195 Colchester Avenue

Permitting Summary

Municipal

Zone: Institutional, FAHC Overlay (transitional buffer)
Use: laboratory (existing use)
65% lot coverage, except 40% if our lot's land is not considered owned by UVM.
No new parking spaces may be added.
All other criteria can be met: 15' setback on streets. Height = top of FAMC. 3 stories is possible.

State

Wastewater – The project is served by municipal water and sewer connections. A modest water and sewer allocation will be required to be acquired from the City for this project. There are no other known technical issues associated with the acquisition of is permit.

Water Supply – The project may require the acquisition of a Permit to Construct from the Water Supply Division if additional hydrants are required on the property.

Construction Stormwater – The project may qualify for a Low Risk Authorization under the State Construction Stormwater General Permit.

Operational Stormwater – Coverage under the State Operation Stormwater General Permit will be required as amount of impervious area on the property exceeds the one acre jurisdictional limit. The extent of the mitigation may change as the State is in the process of modifying the Stormwater Rules to require additional on-site retention of storm events.

Wetlands – The project involves a previously developed parcel. There are not any anticipated wetland or wetland buffer impacts associated with this project.

Stream Alteration – Not applicable

Act 250

Currently the parcel size is less than 10 acres and barring any other jurisdictional triggers associated with the creation of residential units or lots within the past 5 years and 5 miles of this site, Act 250 jurisdiction should not attach to this project.

Federal

Corps of Engineers – The project is not proposing any wetland impact, therefore no authorization should be required.

NEPA – Many of the criteria otherwise handled within the Act 250 process will need to be addressed as part of the NEPA review. Items of exposure are archaeological issues (much of the site has been disturbed but sits on fill perhaps encapsulating sensitive items, and traffic impacts.

195 Colchester Avenue
Burlington

Summary of Estimate of Standard Site Development Cost
August 8, 2014

Description

Site & Building Demolition	very high - large building demolition
Mass Earthwork	above average - cut into hillside
Rock Removal	above average - cut into hillside
Supplemental Foundation Costs	above average - slope
Sewer Disposal	average
Water Supply	average
Stormwater Management	average
Site Development Components	average
Special Site Conditions	very high - off site parking
Retaining Walls	above average
Communications Utilities	average
Pavement Surfaces	average
Wetland Mitigation Measures	less than average
Environmental Permitting	average

Total: $950,000 - $1,200,000

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