



VERMONT AGRICULTURE & ENVIRONMENTAL LABORATORY

SITING OPTIONS
AND
ANALYSIS
APRIL 21, 2015



MEASURING SUCCESS

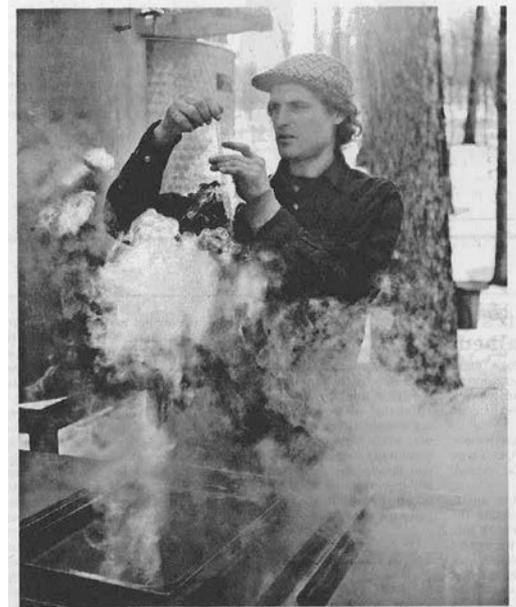
BGS must first and foremost determine the best interest of the State. BGS then maximizes and balances benefit to towns and other Vermont institutions such as VTC.

We are a partner for the long term. We try to listen carefully, and we try to use our resources to help ongoing local problems.

What we have heard so far:

- Randolph Center is a small and historic village under a lot of development pressure.
- Minimize impact on prime agricultural soil, Penny Brook, and all the natural resources of the area that are finite.
- Keep local people involved in the development process.
- Keep traffic safe and don't let it overwhelm the village.

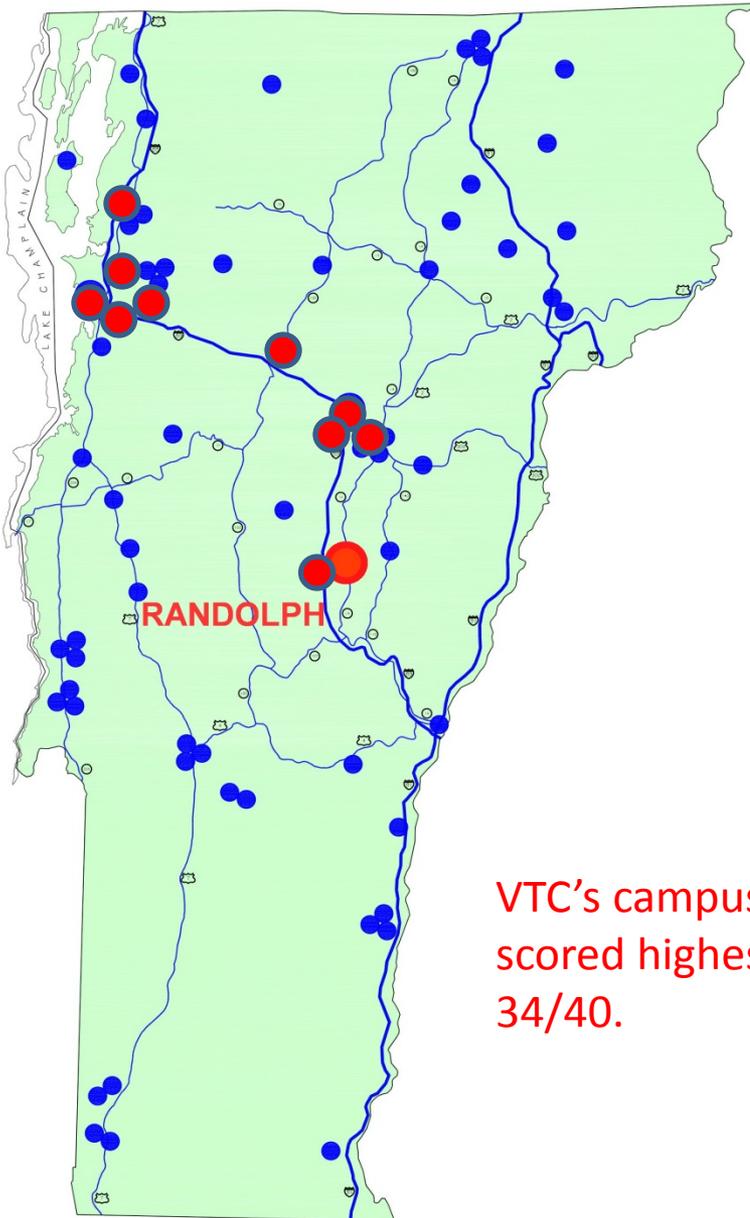
Tonight we must focus on site questions, but please continue to contact Sandy Vitzthum, BGS Project Manager, with any concerns or questions regarding the project: (802) 505-3389 or sandra.vitzthum@state.vt.us



Jonny Piana takes a reading from a hydrometer to measure the density of the maple sap. Fable Farm will experiment by fermenting this sweet sap into maple wines, using different levels of maple sugar content to produce various effects.
Randolph Herald 4/16/15

2014 SITE EVALUATION

19 sites were offered for use
They were scored with 8 criteria



VTC's campus
scored highest,
34/40.

| VERMONT AGENCIES OF AGRICULTURE & NATURAL RESOURCES LAB FACILITY | | | | | | | | | | |
|--|---------------------------|-------------------------|-------------------------|--------------------------|-----------------------|-----------------------------|-----------------------------|------------------------|-------------------------|-------|
| FACILITY SITE OPTIONS CRITERIA SCORING SUMMARY | | | | | | | | | | |
| SITE | VARIATION | CRITERION 1 LOT SIZE | CRITERION 2 PHYSICAL | CRITERION 3 UTILITIES | CRITERION 4 ZONING | CRITERION 5 NEIGHBORHOOD | CRITERION 6 CONSTRUCTION | CRITERION 7 QUALITY | CRITERION 8 BENEFITS | TOTAL |
| 1 | Milton | 2.8 | 2.8 | 3.2 | 2.8 | 3.2 | 3 | 1.2 | 1.2 | 20.2 |
| 2 | Colchester Severance | 4.3 | 4.2 | 4.3 | 3.7 | 4 | 4.8 | 1.7 | 2.2 | 29.2 |
| 3 | Colchester Health Lab | 3.5 | 3.3 | 4.8 | 4.5 | 4.2 | 4 | 2.2 | 3.3 | 29.8 |
| 4 | Burlington 195 Colchester | 1.2 | 1.5 | 4.8 | 2 | 2 | 1 | 1.5 | 3.2 | 17.2 |
| 5 | So Burl Spear St | 3.3 | 3.5 | 4.7 | 3 | 3.8 | 3.8 | 2.3 | 3.8 | 28.2 |
| 6 | So Burl Tech Park | 3.5 | 3.8 | 4.8 | 4.3 | 4.5 | 3.3 | 2.2 | 2.2 | 28.6 |
| 7 | So Burl Hinesburg Rd | 4 | 4.3 | 4.8 | 4.2 | 3.5 | 4.2 | 1.3 | 1 | 27.3 |
| 8 | Richmond Rte 2 | 2.3 | 3 | 1.5 | 2.5 | 2.2 | 3 | 1.7 | 1.3 | 17.5 |
| 9 | Richmond Creamery | 2.3 | 3.3 | 4.3 | 3.8 | 2.7 | 3.5 | 1.8 | 2.5 | 24.2 |
| 10 | Waterbury | 4 | 3.7 | 4.3 | 4 | 2.8 | 3.8 | 4 | 4 | 30.6 |
| 11 | Montpelier Armory | 2 | 2.7 | 4.5 | 3.3 | 3.8 | 3.5 | 4 | 3 | 26.8 |
| 12 | Montpelier 2 Rivers Farm | 4.2 | 2.8 | 4.3 | 3.3 | 3.8 | 2.7 | 3.7 | 3 | 27.8 |
| 13 | Berlin F&W Land | 3.7 | 2.2 | 1.2 | 3.2 | 2.8 | 3.5 | 3.8 | 2.8 | 23.2 |
| 14 | Berlin Route 12 | 3.8 | 3.5 | 1.8 | 3.2 | 3.7 | 3.2 | 4.3 | 3.7 | 27.2 |
| 15 | Berlin Dog River Rd | 4.2 | 3.8 | 2 | 3.8 | 3.7 | 3.7 | 4.3 | 3.7 | 29.2 |
| 16 | Berlin Regional Library | 3.3 | 3.2 | 4.2 | 2 | 3.7 | 2.7 | 3.5 | 3.5 | 26.1 |
| 17 | Berlin Back Field | 4.5 | 3.5 | 4.2 | 2 | 4 | 3.7 | 3.7 | 3.7 | 29.3 |
| 18 | Randolph VTC Campus | 4.5 | 4.5 | 4 | 4.3 | 4 | 4.5 | 3.6 | 4.6 | 34 |
| 19 | Randolph Exr 4 | 3.6 | 2.4 | 2.6 | 2.8 | 3.2 | 3.6 | 2.8 | 3 | 24 |

BGS CRITERIA FOR SITE EVALUATION

Criterion 1 – Lot Size

Is the site capable of reasonably providing for the Building(s) and Future Expansion?

Is there space to accommodate safe Vehicular (truck & auto) and Pedestrian Circulation, Roads, Parking, and Loading Facilities?

Is there adequate frontage/Access for sight distances?

Is the site large enough to provide for buffers, safety, and security?

Criterion 2 – Site Physical Characteristics

Is the site flat, rolling, or does it have steep grades? (5% for parking; 10% for buildings)

Are the soils well drained?

Is there any rock or ledge outcroppings?

Does the site configuration lend itself to the proposed development?

Does the site support the optimum building configuration?

Criterion 3 – Utilities

Is municipal water and sewer available?

Is there adequate electrical service?

Is Natural gas available?

Is telephone and telecommunication service available?

Is there a storm water utility or provisions for municipal storm water disposal?

Criterion 4 – Zoning/Permitting

Is this a permitted use?

Is this a conditional use?

Is the site within a special zoning district?

Are there special restrictions/requirements on the site?

Can the site be planned to conform with Planning/Zoning criteria?

Is there a current or will we require a State Land Use Permit?

Do wetland or flood restrictions apply to this site?

Criterion 5 – Neighborhood

Is the site located in an Institutional area?

Is the site located in a Residential area?

Is the site located in a Mixed-Use area?

Is this a rural, suburban or urban setting?

Are there view opportunities?

Criterion 6 – Construction Issues

Are there existing buildings on site that need demolition?

Is this a new building or renovation?

Are there construction impacts on existing facilities?

Are there special logistical issues to address for construction?

Will these impacts and issues have scheduling implications?

Are there existing facilities/services that need to be replaced?

Criterion 7 – Quality of Program/Service

Can the site accommodate a fully integrated facility?

Is integration possible for field services and deliveries?

Can the site accommodate integration of infrastructure and support services?

Are there substantial different operational impacts?

Is the site in close proximity to required services?

Proximities:

- to Montpelier/admin
- to Burlington BSL-3 lab
- to storage areas and peripheral stations for the lab programs
- to I-89

Criterion 8 – Additional Benefits to the Agencies & State

Is there an additional research or educational benefit from this site?

Is there a possible economy with nearby State buildings for shared services?

Is the site in a growth center or a designated downtown?

Are there statewide efficiencies reducing energy utilization?

Are there new business model opportunities?



LEGEND

Rare Threatened Endangered

- Threatened or Endangered
- Rare

Significant Natural Community

Natural Communities

- Acidic Riverside Outcrop
- Alder Swamp
- Alluvial Shrub Swamp
- Alpine Meadow
- Alpine Peatland
- Beaver Wetland (Non-NC)
- Black Spruce Swamp
- Black Spruce Woodland Bog
- Boreal Acidic Cliff
- Boreal Calcareous Cliff
- Boreal Outcrop
- Boreal Talus Woodland
- Buttonbush Swamp
- Calcareous Red Maple-Tamarack S
- Calcareous Riverside Outcrop
- Calcareous Riverside Seep
- Cattail Marsh
- Cold-Air Talus Woodland
- Deep Broadleaf Marsh
- Deep Burush Marsh
- Dry Oak Forest
- Dry Oak Woodland
- Dry Oak/Maple/Heatherham Ex

NOTES

Map created using ANR's Natural Resources Atlas

1,667.0 0 834.00 1,667.0 Feet

WGS_1984_Web_Mercator_Auxiliary_Sphere 1" = 833 Ft. 1cm = 100 Meters

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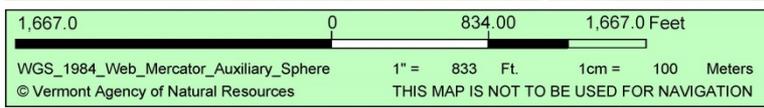
LEGEND

- Wetlands - VSWM
 - Class 1 Wetland
 - Class 2 Wetland
- Soils - Hydric

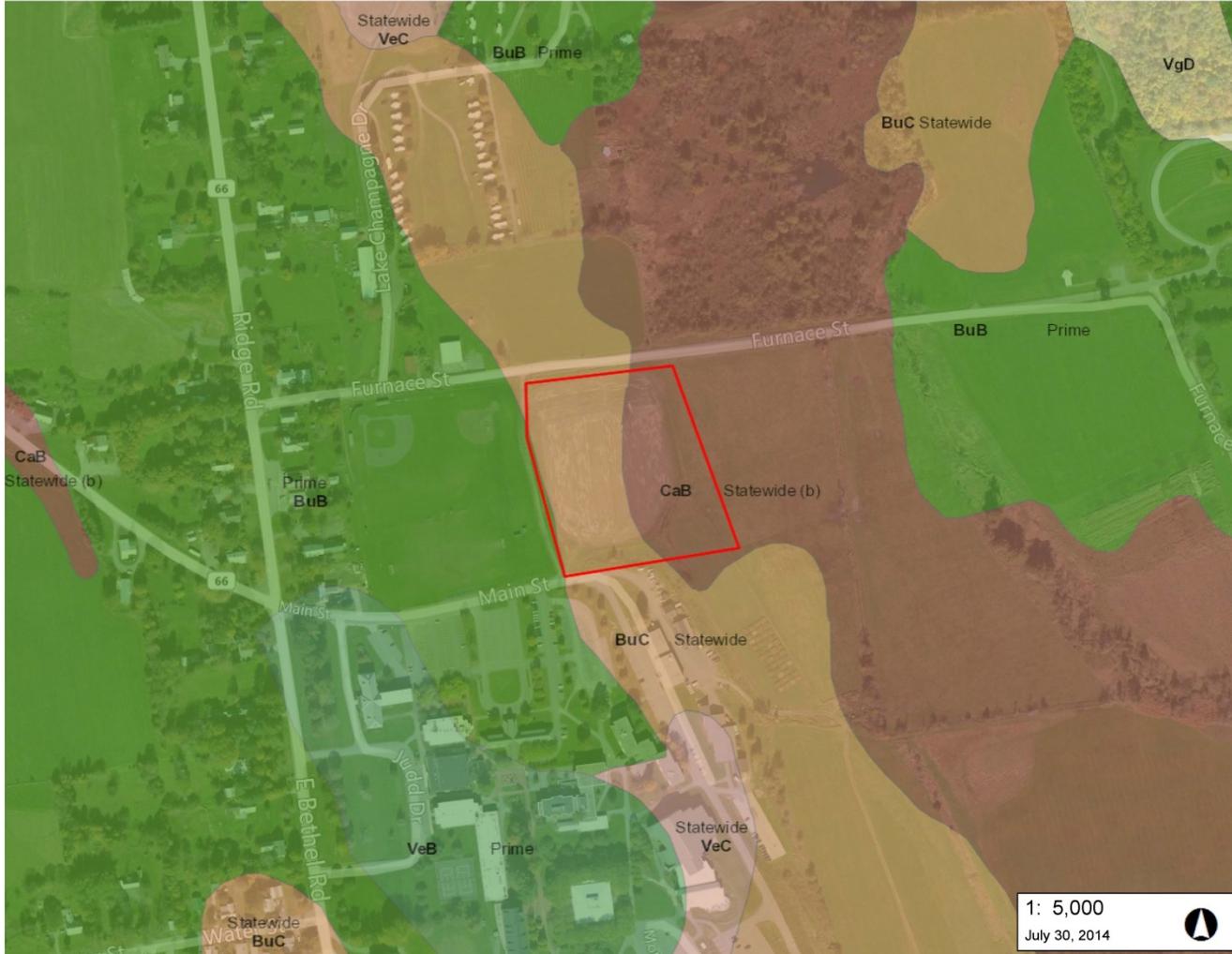
1: 10,000
July 30, 2014

NOTES

Map created using ANR's Natural Resources Atlas



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LEGEND

- Soils - Prime Agricultural**
- Local
 - Local (b)
 - Not rated
 - Prime
 - Prime (b)
 - Prime (f)
 - Statewide
 - Statewide (a)
 - Statewide (b)
 - Statewide (c)
- Soils**
- <all other values>
 - Association
 - Consociation
 - Undifferentiated group
 - Complex

1: 5,000
July 30, 2014



833.0 0 416.00 833.0 Feet

WGS_1984_Web_Mercator_Auxiliary_Sphere 1" = 417 Ft. 1cm = 50 Meters
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NOTES

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Example of site analysis for Criterion 2

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

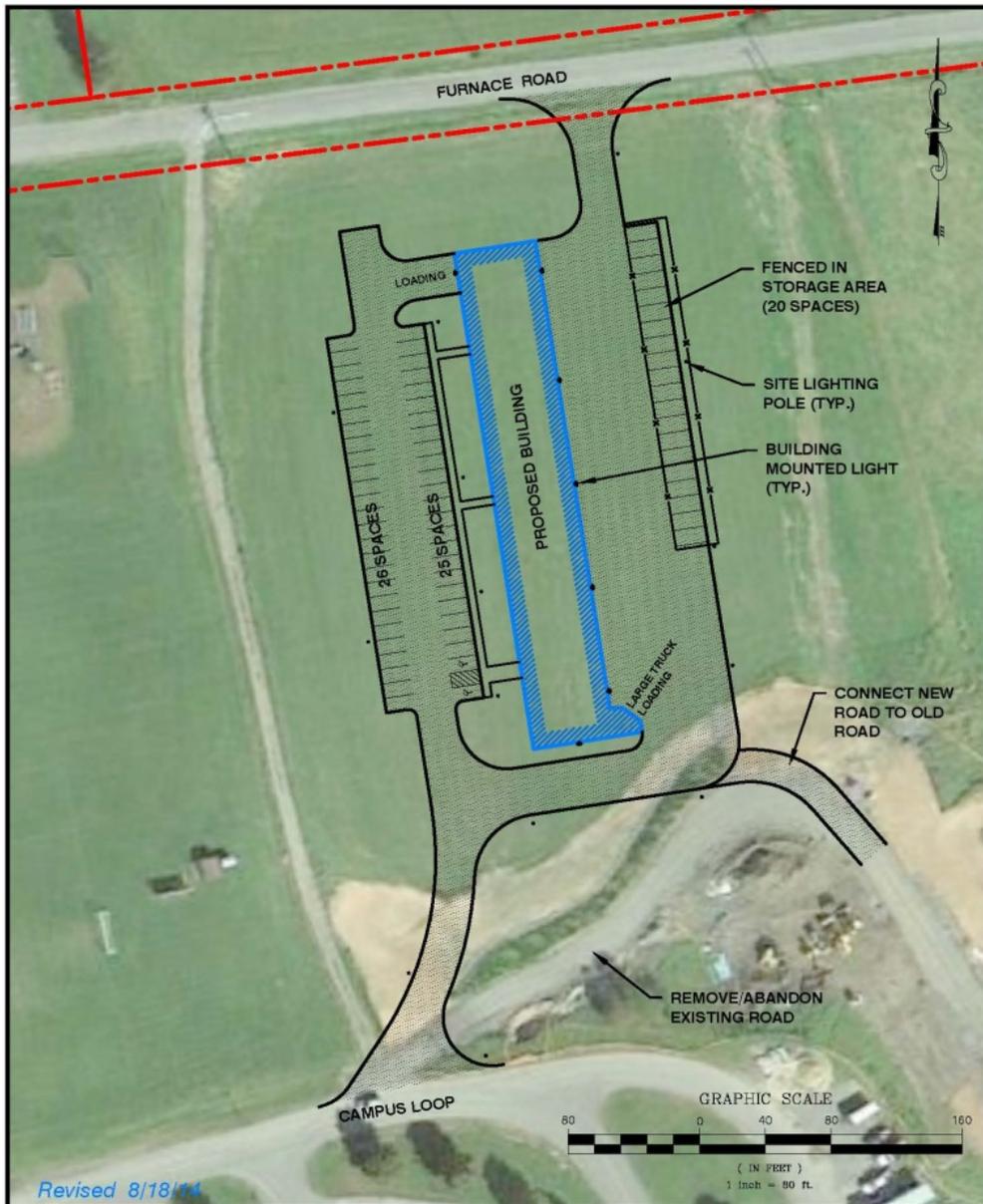
Act 250 – The VTC campus is subject to an existing Act 250 permit and as such, this project will require an amendment Land Use Permit application to be submitted. Items of exposure are archaeological issues (much of the site has been disturbed but sits on fill perhaps encapsulating sensitive items).

Federal

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

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

Example of site analysis for Criteria 3 & 4



Revised 8/18/14

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. 14185



STATE
OF
VERMONT

DEPARTMENT OF
BUILDINGS & GENERAL SERVICES

NEW AGRICULTURAL/ENVIRONMENTAL LAB

SITE PLAN
VTC SITE - NORTH

RANDOLPH

VERMONT



Example of site analysis for Criteria 5 & 6

VTC Randolph

Summary of Estimate of Probable Site Development Cost August 18, 2014

| Description | Qty | Unit | | Unit Cost | | Cost |
|-------------------------------|--------|------|---|-----------|---|-----------|
| Site & Building Demolition | 1 | LS | x | \$0 | = | \$0 |
| Mass Earthwork | 12,133 | CY | x | \$12.00 | = | \$145,600 |
| 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 | = | \$118,550 |
| Special Site Conditions | 1 | LS | x | \$16,325 | = | \$16,325 |
| Retaining Walls | 1 | SF | x | \$3,200 | = | \$3,200 |
| Communications Utilities | 1 | LS | x | \$62,000 | = | \$62,000 |
| Pavement Surfaces | 30,000 | SF | x | \$5.54 | = | \$166,169 |
| Wetland Mitigation Measures | 1 | LS | x | \$44,400 | = | \$44,400 |
| Environmental Permitting | 1 | LS | x | \$1,000 | = | \$38,700 |

Subtotal \$698,544

20% Contingency \$141,456

Total \$840,000

Numbers in blue were revised 8/18/14

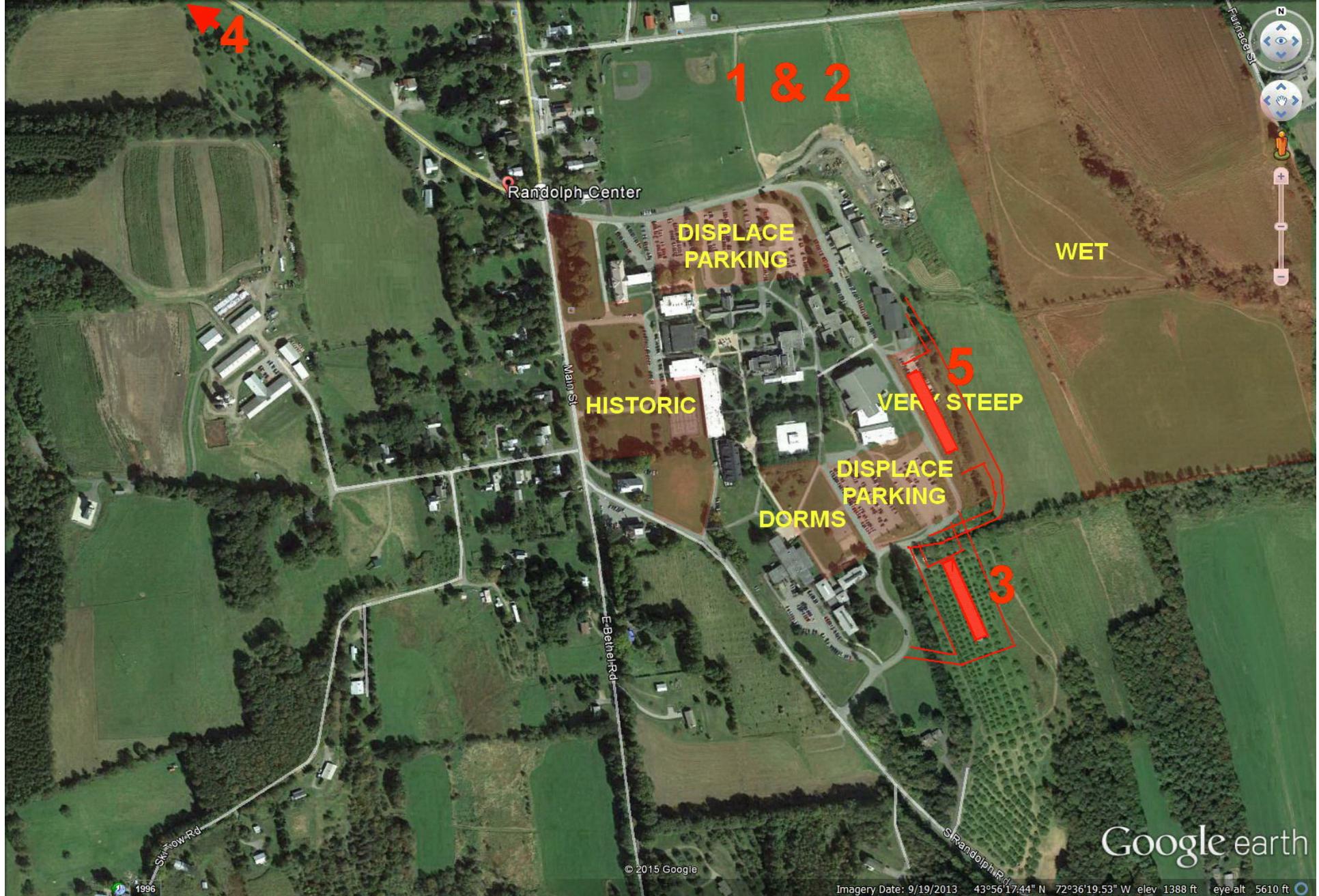


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Not included:

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

SAMPLE COST ANALYSIS



4

1 & 2

Randolph Center

DISPLACE
PARKING

WET

Main St

HISTORIC

5

VERY STEEP

DISPLACE
PARKING
DORMS

3

E Bethel Rd

S Randolph Rd

Google earth

© 2015 Google

Imagery Date: 9/19/2013 43°56'17.44" N 72°36'19.53" W elev 1388 ft eye alt 5610 ft

BUILDABLE SITES ON VTC'S CAMPUS

2015: DECISION TO EVALUATE ALL VTC SITES

- A) REPLICATE 2014 PROCESS AS CLOSELY AS POSSIBLE**
- B) UPDATE 2014 ANALYSES WITH NEW INFORMATION**
- C) BRING NEW VTC SITES UP TO THE SAME LEVEL OF
DETAIL**

SITE 1: NORTH (ORIGINAL PROPOSED SITE)

SITE 2: NORTH, SHIFTED SLIGHTLY SOUTH

SITE 3: SOUTH (ORCHARD)

SITE 4: WEST (RTE 66, ENTERPRISE SITE)

SITE 5: EAST (LOWER RING ROAD)

SAME CRITERIA FOR SITE EVALUATION:

Criterion 1 – Lot Size

Criterion 2 – Site Physical Characteristics

Criterion 3 – Utilities

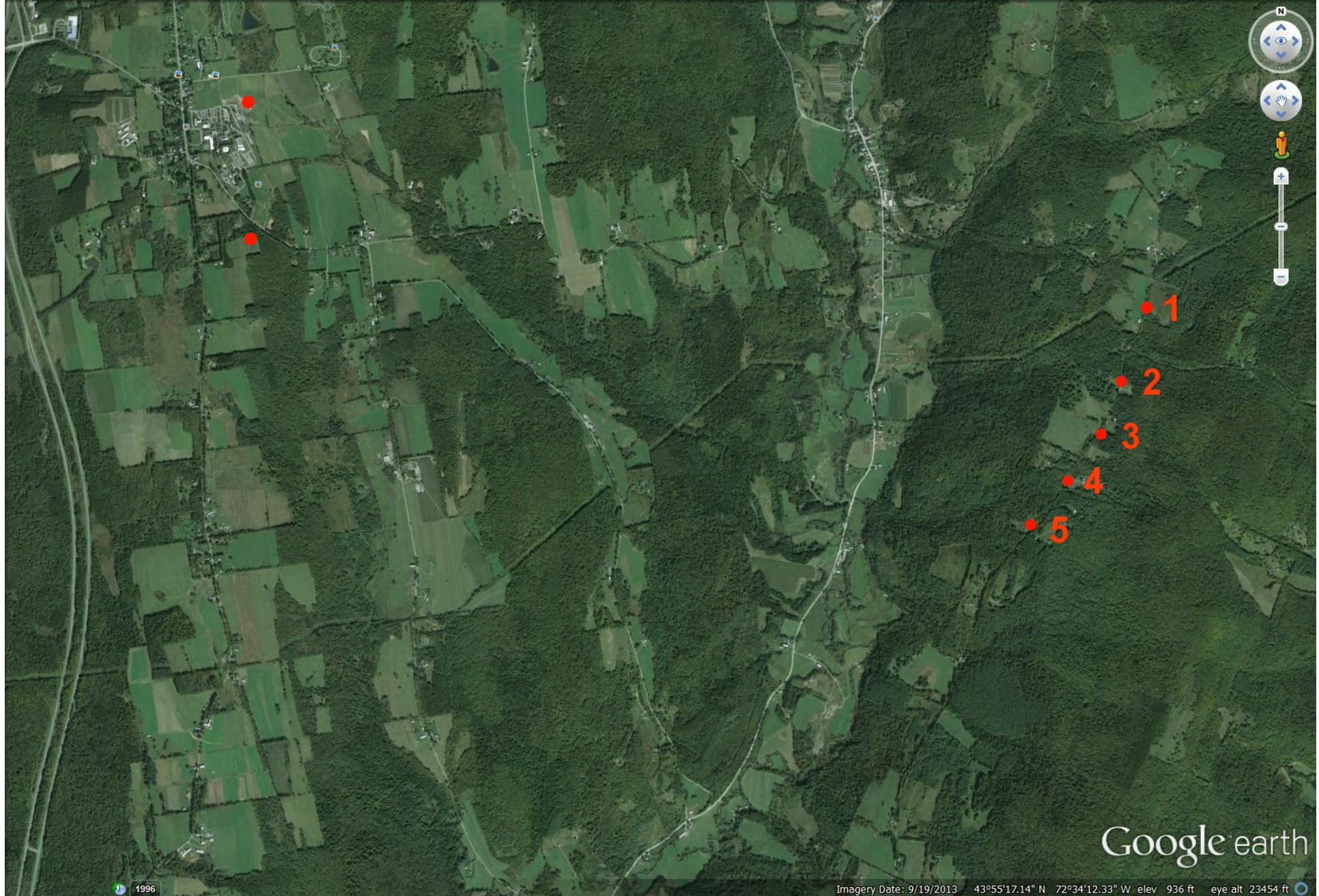
Criterion 4 – Zoning/Permitting

Criterion 5 – Neighborhood

Criterion 6 – Construction Issues

Criterion 7 – Quality of Program/Service

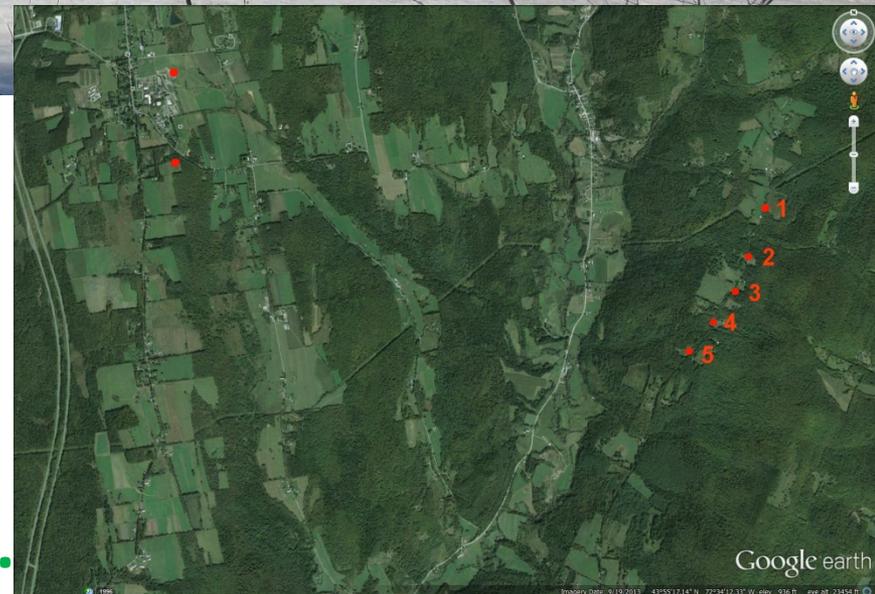
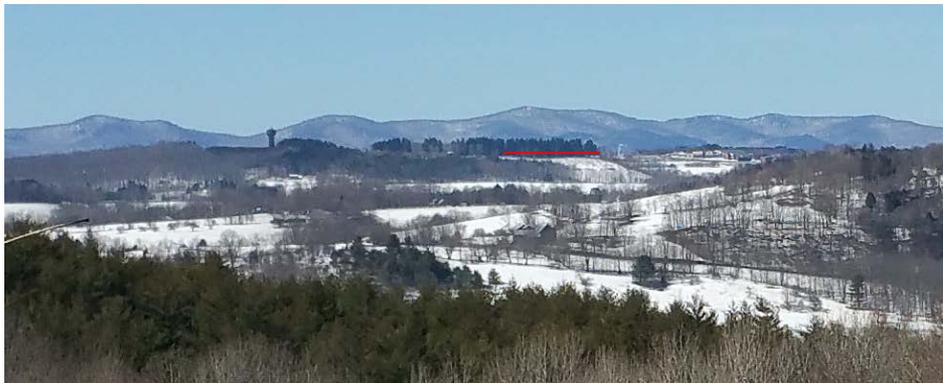
Criterion 8 – Additional Benefits to the Agencies & State



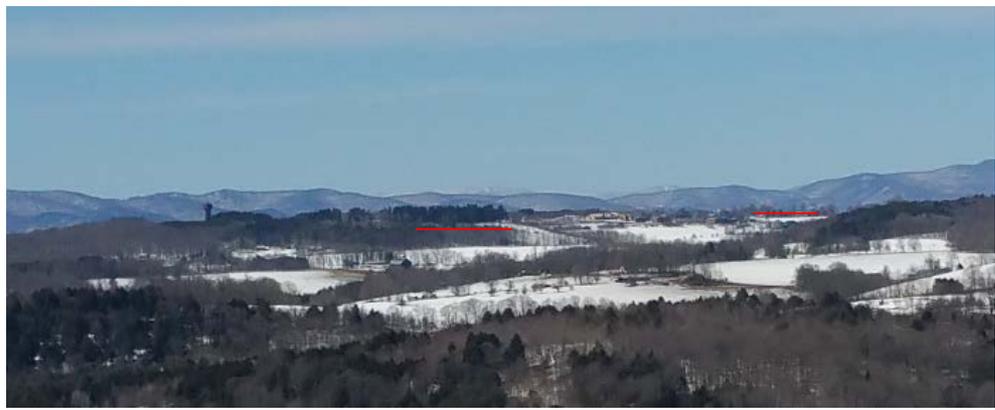
Google earth

Imagery Date: 9/19/2013 43°55'17.14" N 72°34'12.33" W elev 936 ft eye alt 23454 ft

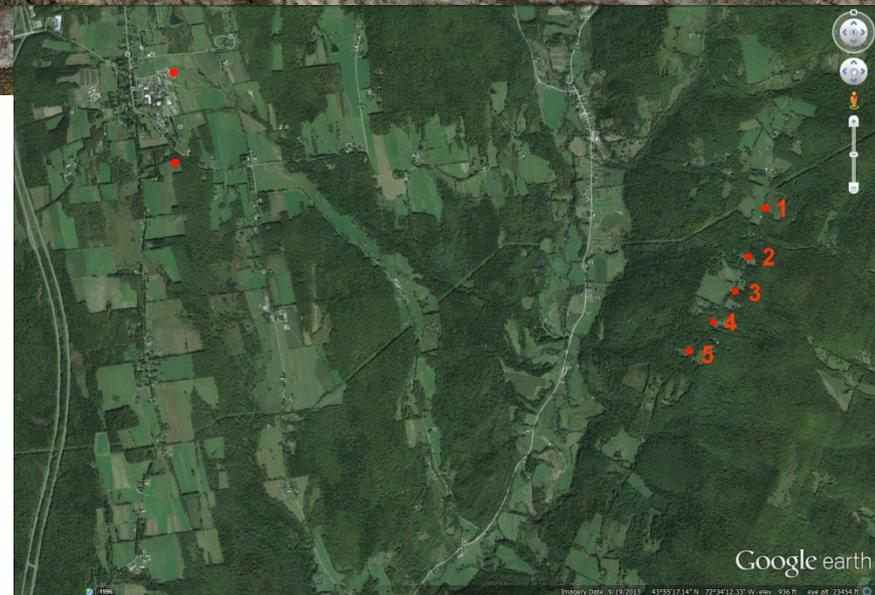
RANDOLPH & TUNBRIDGE RIDGES

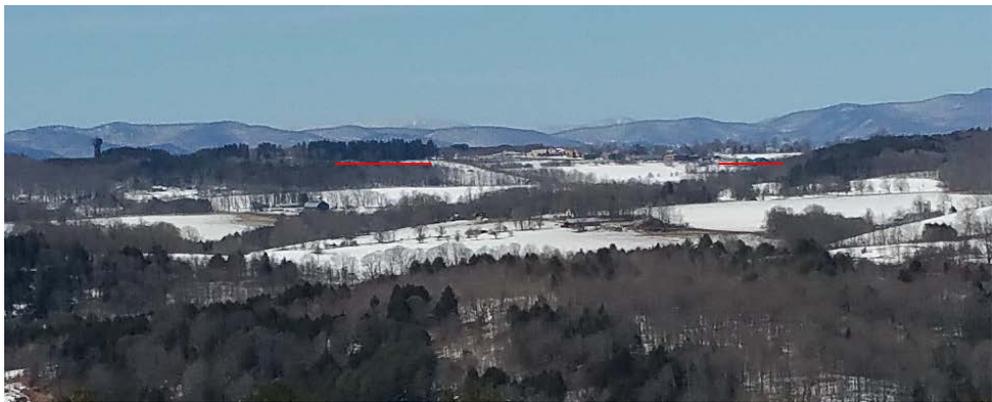


#1- FROM TUNBRIDGE MTN. RD.

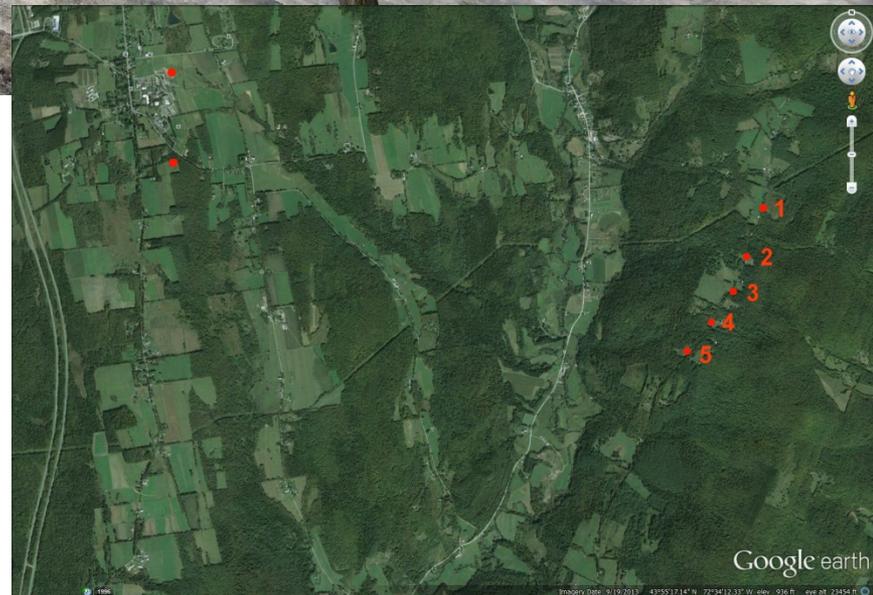


#2- FROM KELSEY MTN. ROAD



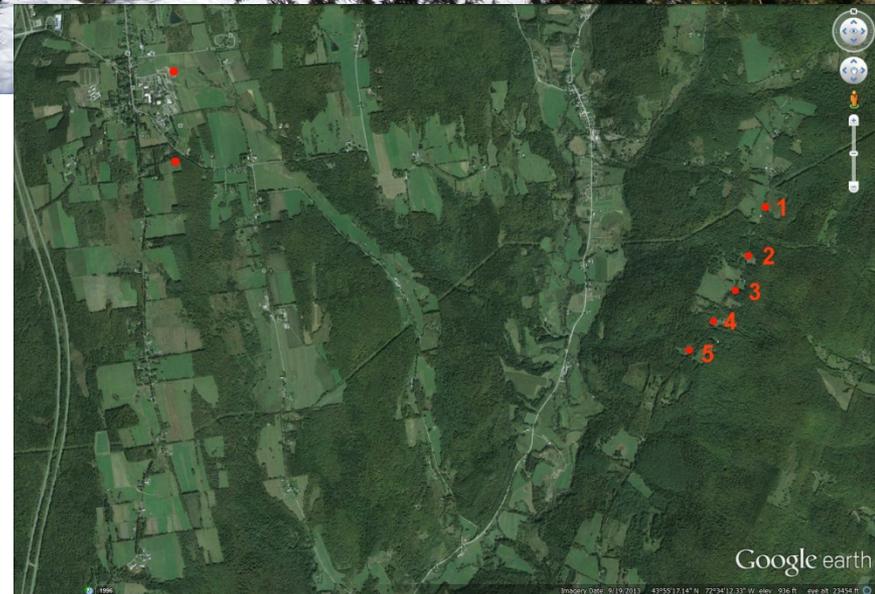


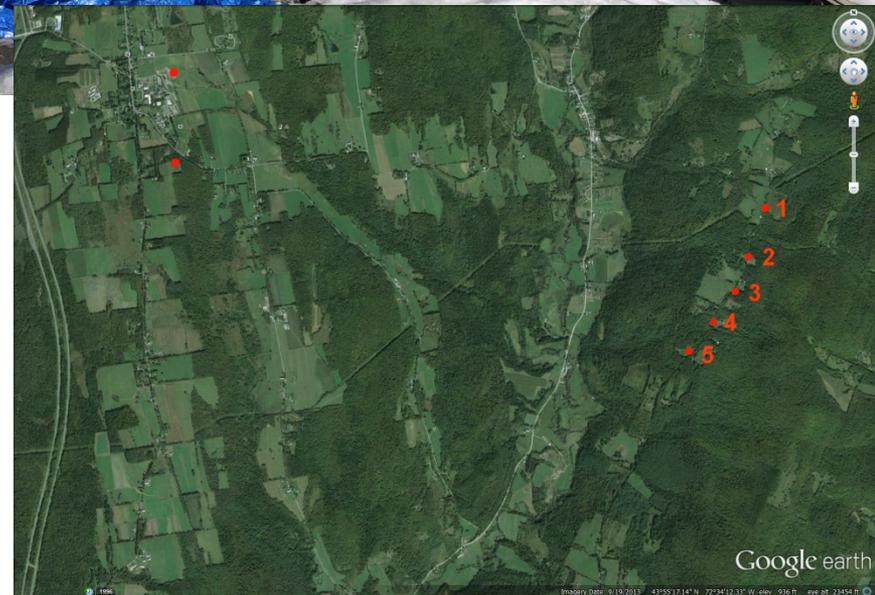
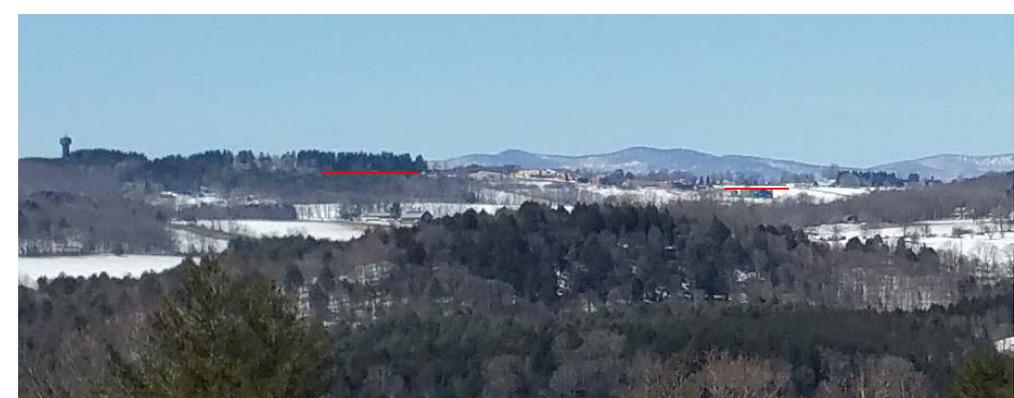
#3- FROM KELSEY MTN. ROAD



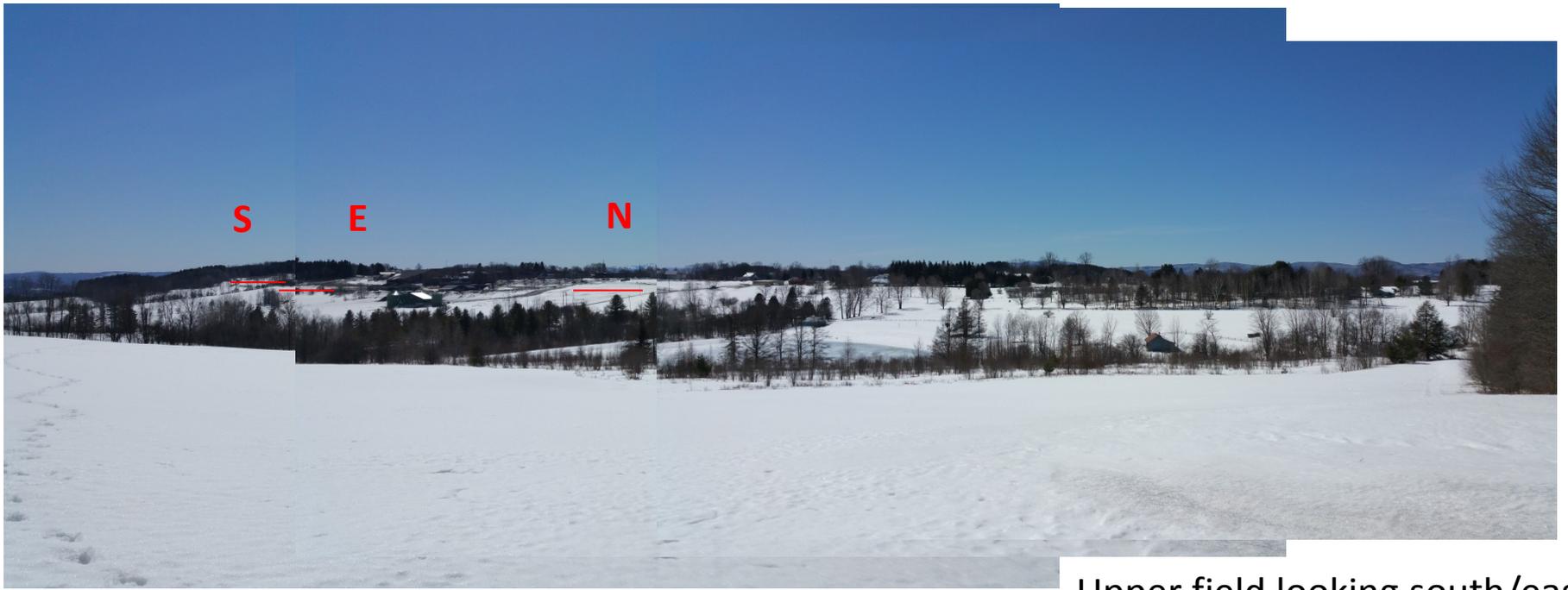


#4- FROM KELSEY MTN. ROAD

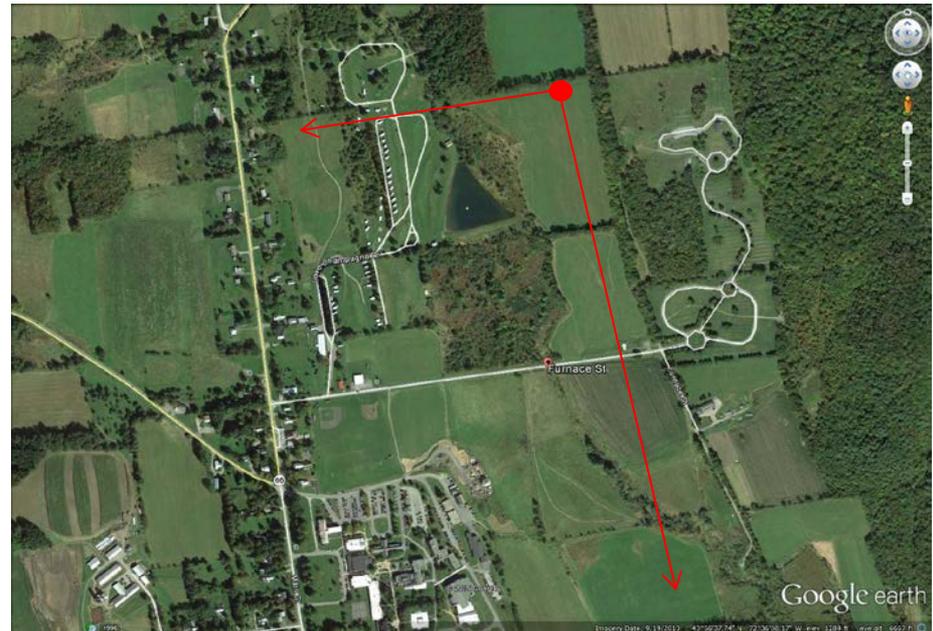




#5- FROM KELSEY MTN. ROAD



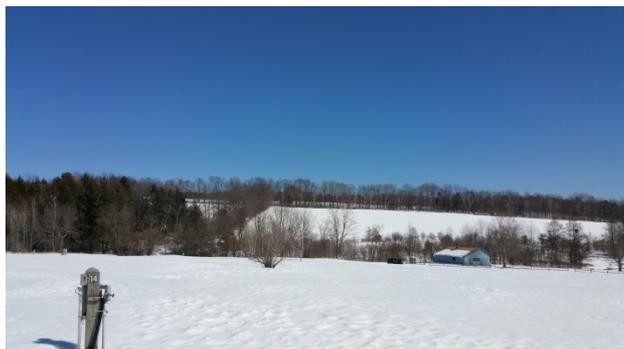
Upper field looking south/east



CAMPGROUND VIEWS



Panorama at site 14

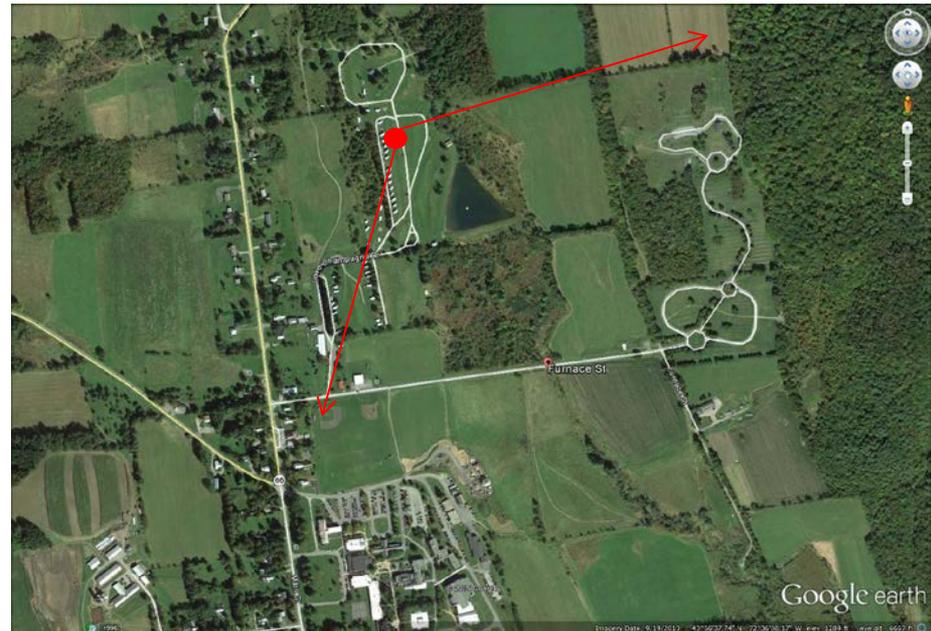


CAMPGROUND VIEWS





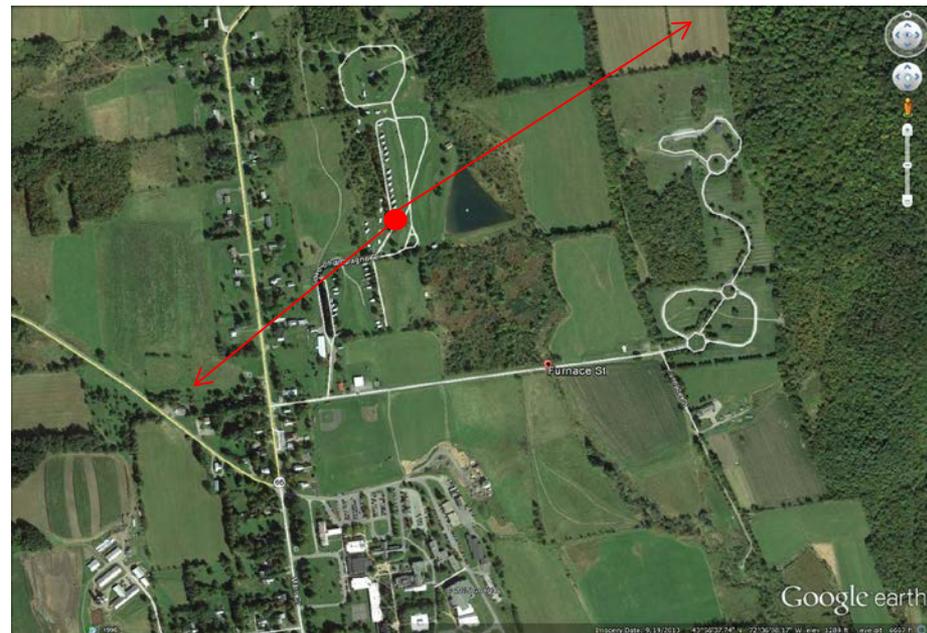
Panorama at lower road



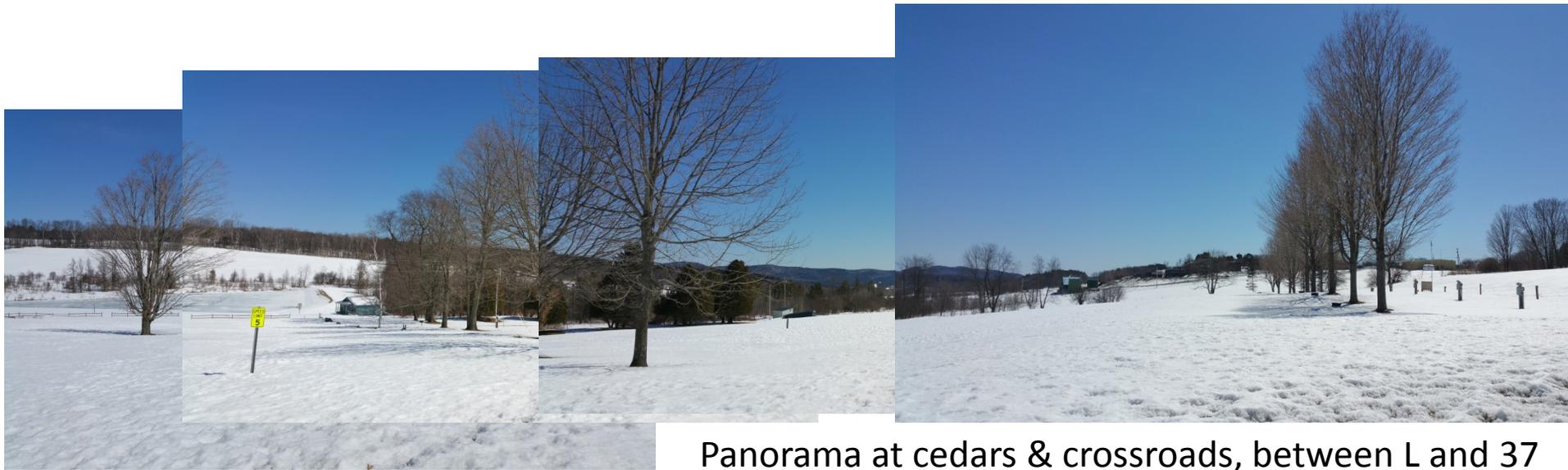
CAMPGROUND VIEWS



Panorama at site 1



CAMPGROUND VIEWS



Panorama at cedars & crossroads, between L and 37



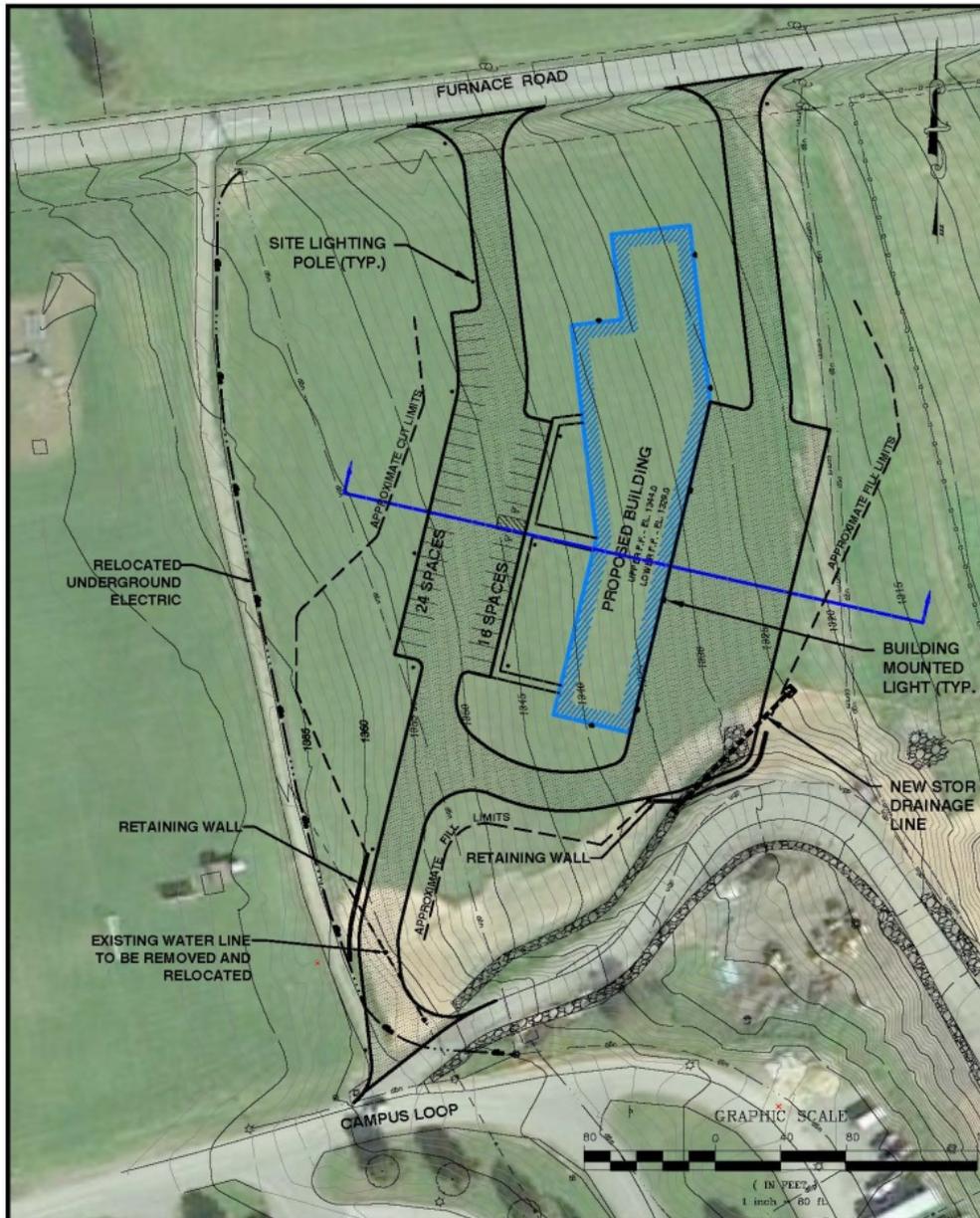
CAMPGROUND VIEWS



Panorama at site V



CAMPGROUND VIEWS



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Scale 1" = 80'
 Date MAR 20 2015

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STATE
 OF
 VERMONT

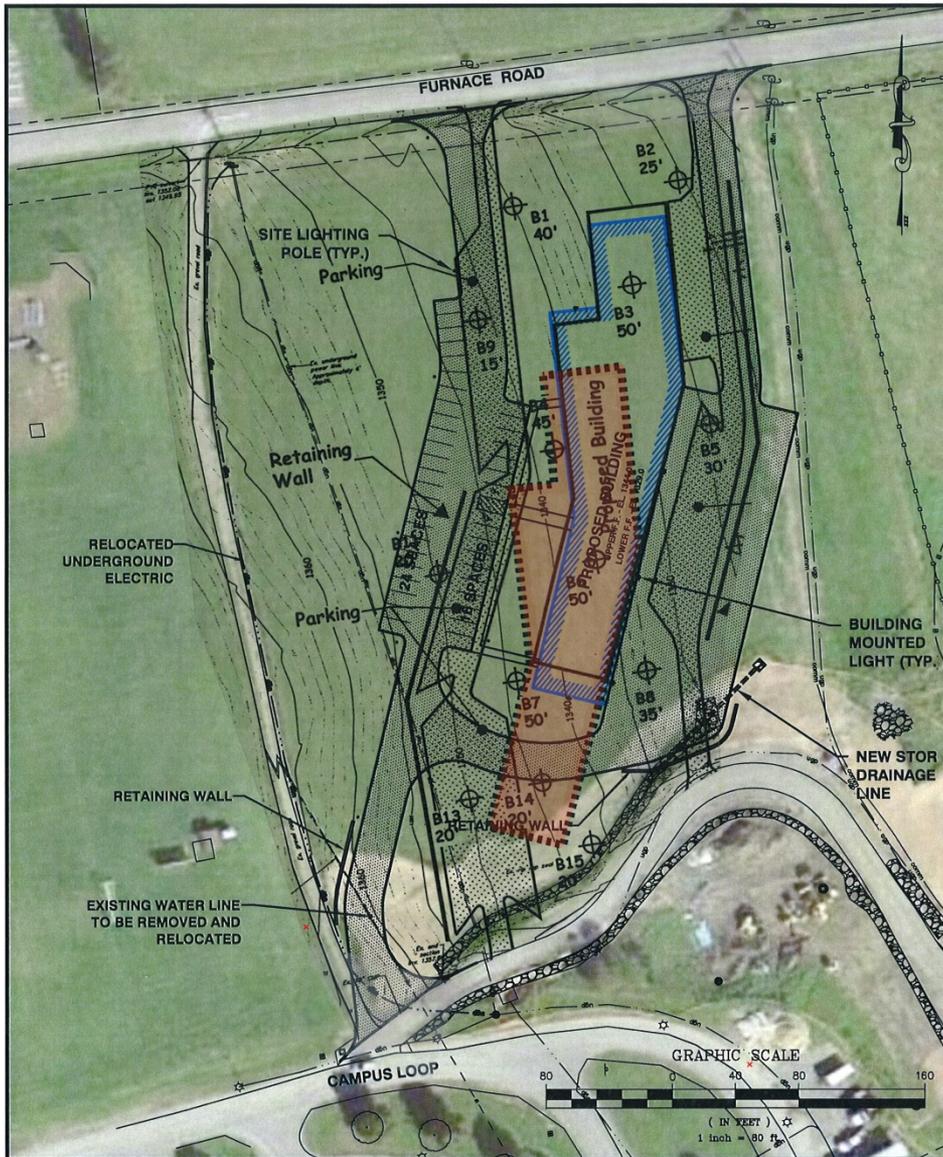
DEPARTMENT OF
 BUILDINGS & GENERAL SERVICES

NEW AGRICULTURAL/ENVIRONMENTAL LAB

SITE PLAN
VTC SITE - NORTH

RANDOLPH VERMONT

SITE #1
NORTH



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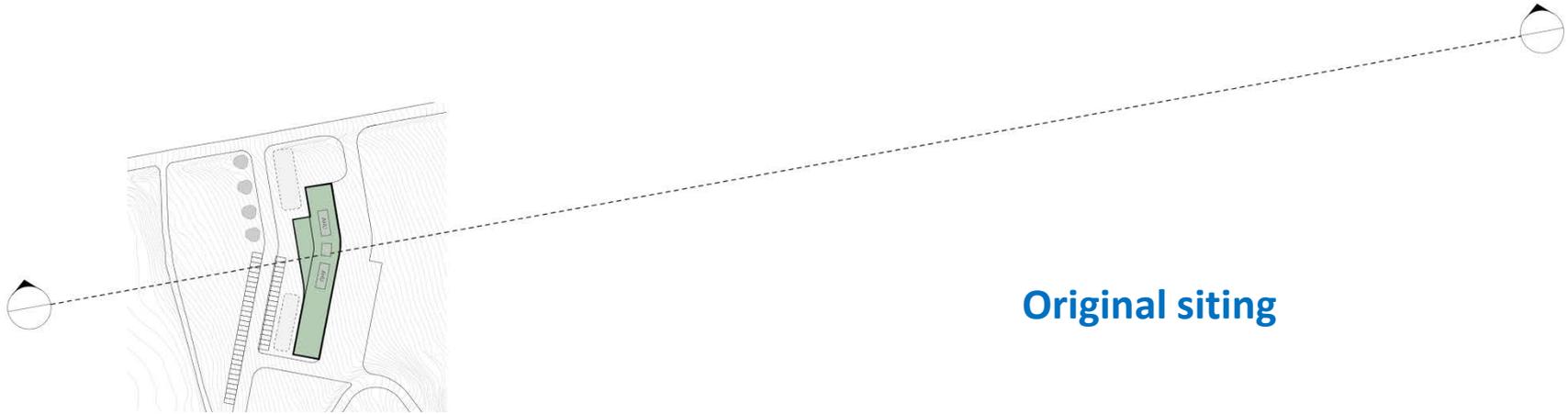
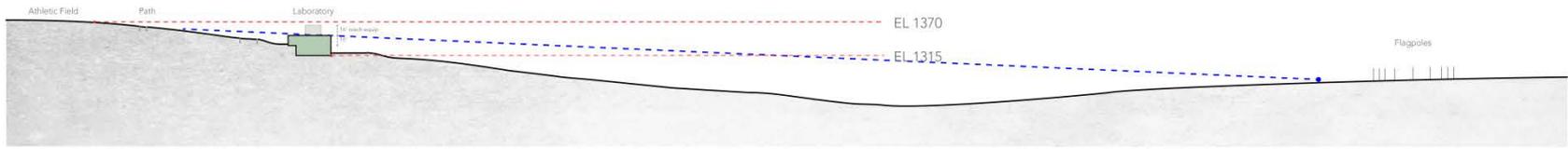
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 Date MAR. 20. 2015

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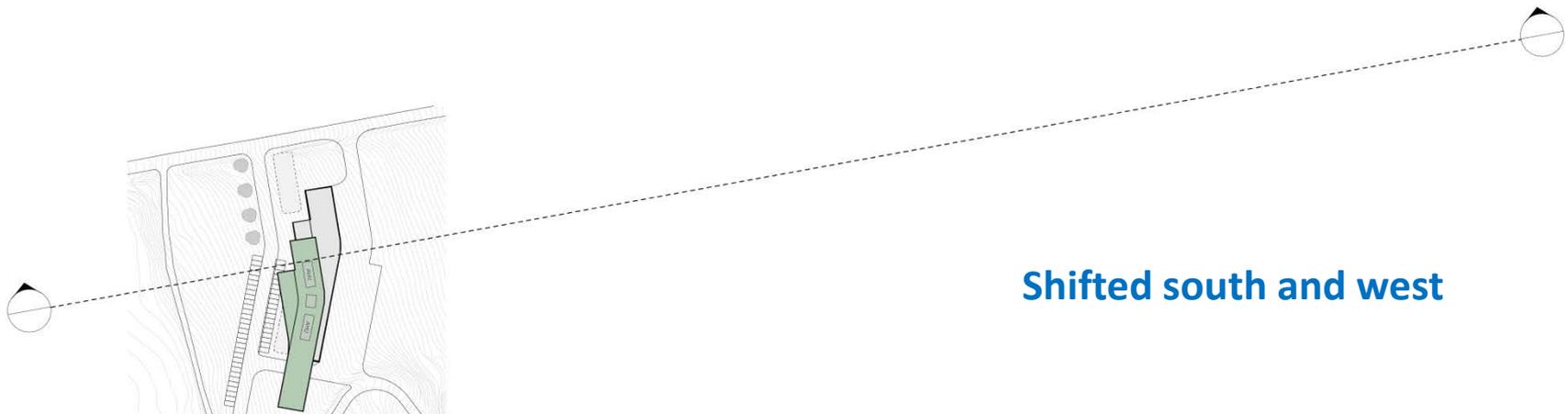
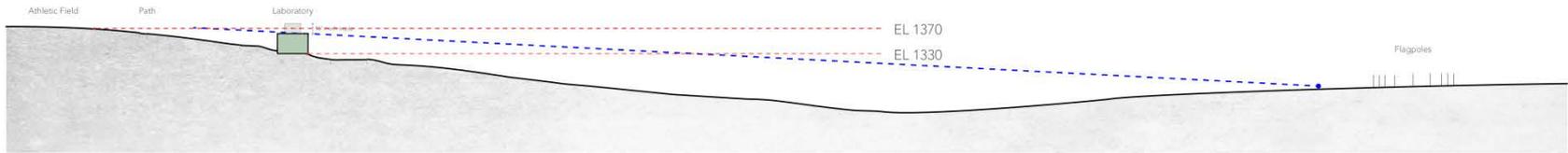
STATE OF VERMONT
 DEPARTMENT OF BUILDINGS & GENERAL SERVICES

NEW AGRICULTURAL/ENVIRONMENTAL LAB
SITE PLAN
VTC SITE - NORTH
 RANDOLPH VERMONT

SITE #2
NORTH
SHIFTED



Original siting



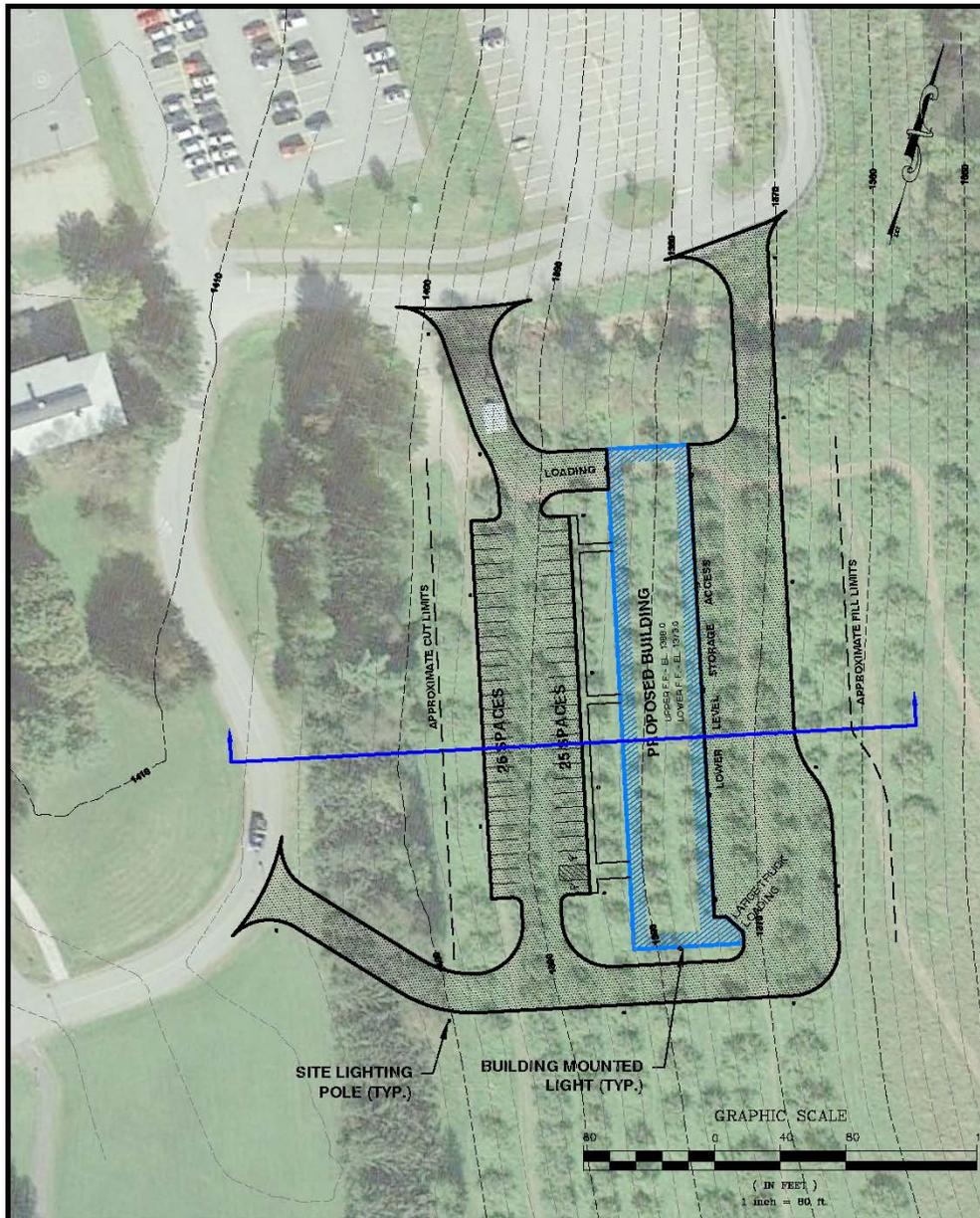
Shifted south and west



Original siting



Shifted south & west



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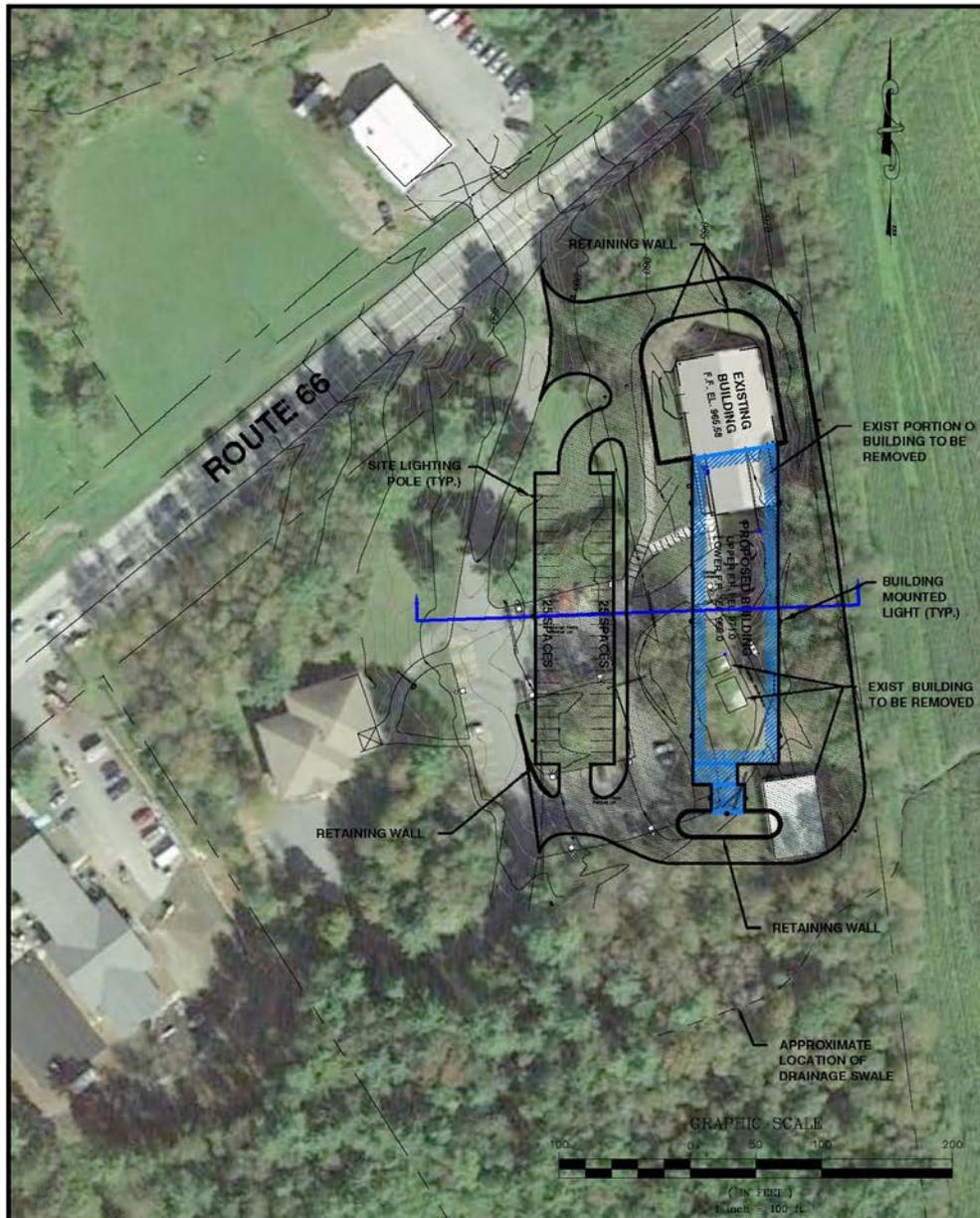
Scale 1" = 80'
 Date MAR 20 2015

Drawn by SAL
 CFA Project No. 14165

STATE OF VERMONT
 DEPARTMENT OF BUILDINGS & GENERAL SERVICES

NEW AGRICULTURAL/ENVIRONMENTAL LAB
 SITE PLAN
 VTC SITE- SOUTH
 RANDOLPH VERMONT

**SITE #3
 SOUTH
 (ORCHARD)**



SITE #4 WEST (RTE 66)

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

Scale 1" = 100'
 Date MAR. 20, 2015

Drawn by SAL
 CEA Project No. 14165

STATE OF VERMONT
 DEPARTMENT OF BUILDINGS & GENERAL SERVICES

NEW AGRICULTURAL/ENVIRONMENTAL LAB
 SITE PLAN
 VTC SITE - WEST
 RANDOLPH VERMONT



LEGEND

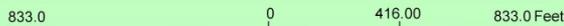
| Town Boundary | |
|---------------|--------|
| Slope | |
| | <15% |
| | 15-20% |
| | 20-25% |
| | >25% |

NOTES

Map created using ANR's Natural Resources Atlas

1: 5,000

April 13, 2015



WGS_1984_Web_Mercator_Auxiliary_Sphere
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**SITE #5
EAST
(LOWER RING)**

**VERMONT AGENCIES OF AGRICULTURE & NATURAL RESOURCES LAB FACILITY
FACILITY SITE OPTIONS CRITERIA SCORING SUMMARY**

| SITE | VARIATION | CRITERION 1 LOT SIZE | CRITERION 2 PHYSICAL | CRITERION 3 UTILITIES | CRITERION 4 ZONING | CRITERION 5 NEIGHBORHOOD | CRITERION 6 CONSTRUCTION | CRITERION 7 QUALITY | CRITERION 8 BENEFITS | TOTAL |
|------|----------------------|-------------------------|-------------------------|--------------------------|-----------------------|-----------------------------|-----------------------------|------------------------|-------------------------|-------|
| 1 | NORTH | 5 | 5 | 4.4 | 4 | 4 | 4.5 | 3.1 | 4.6 | 34.6 |
| 2 | NORTH-SHIFTED | 4.9 | 5 | 4.4 | 4 | 4 | 4.4 | 3.1 | 4.6 | 34.4 |
| 3 | SOUTH (Orchard) | 4.5 | 4.3 | 4.1 | 3.6 | 4.2 | 3.6 | 2.8 | 4.4 | 31.5 |
| 4 | WEST (Rte 66) | 3.9 | 4.2 | 3.3 | 4.4 | 4.1 | 3.1 | 2.5 | 2.1 | 27.6 |
| 5 | EAST (Lower Ring) | 4 | 3.4 | 4.5 | 4.3 | 4.3 | 3.2 | 2.8 | 4.5 | 31 |

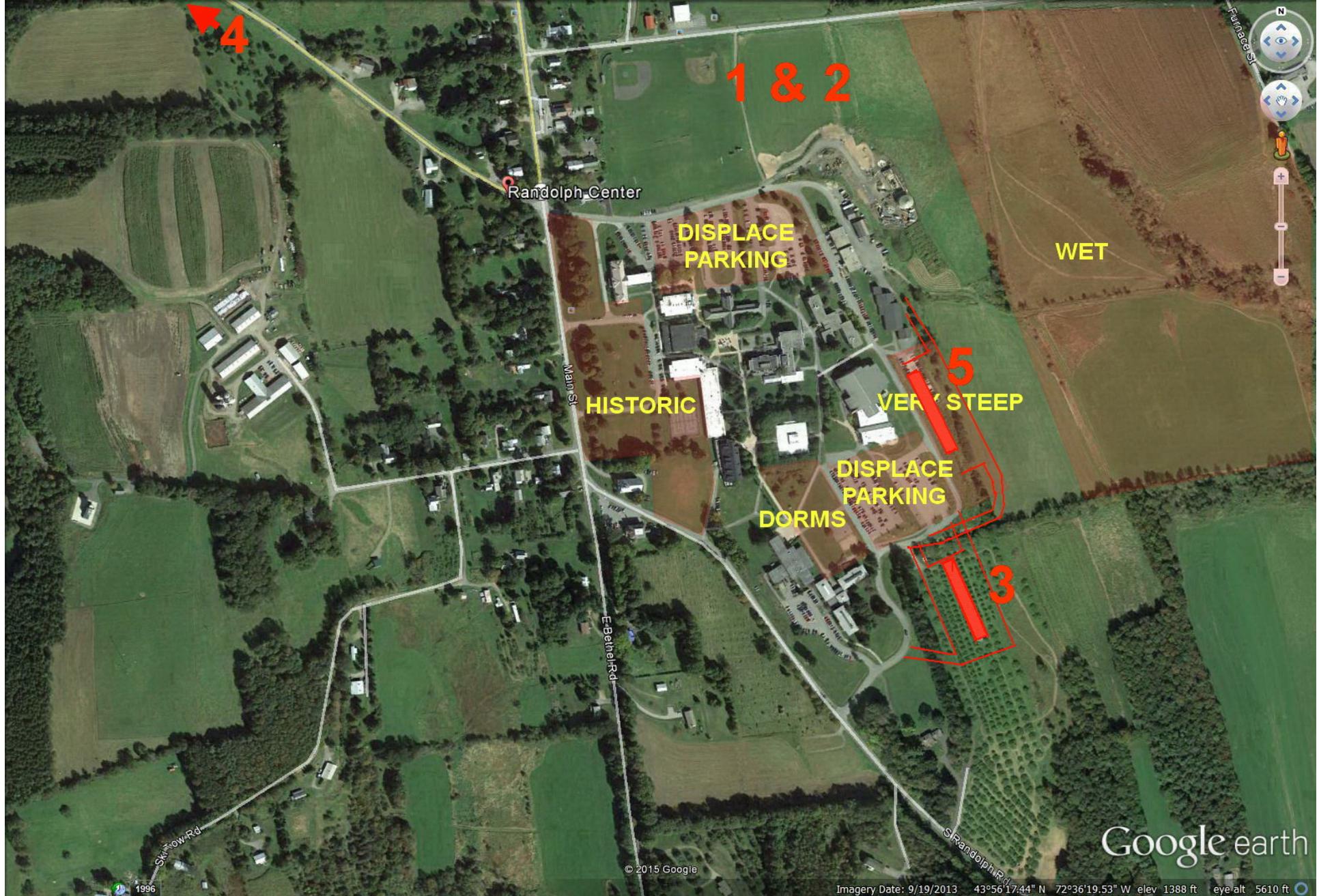
| AGENCIES OF AGRICULTURE AND NATURAL RESOURCES COLLABORATIVE LABORATORY | | | | | | |
|--|---------------------------------|----------------|------------------------|-------------------------|--------------------|--|
| Matrix of Scored Site Options | | | REVISED APRIL 16, 2015 | | | |
| <u>RANK</u> | <u>LOCATION</u> | <u>SCORE</u> | <u>7 & 8</u> | <u>Acquisition Cost</u> | <u>Notes</u> | |
| NEW | 1 Randolph: VTC NORTH | 34.6 34 | 7.7 8.2 (#1) | \$0 | VTC agreement | |
| NEW | VTC NORTH/shifted | 34.4 | 7.7 | \$0 | | |
| NEW | VTC SOUTH (orchard) | 31.5 | 7.2 | \$0 | | |
| NEW | VTC EAST (lower ring) | 31 | 7.3 | \$0 | | |
| 2 | Waterbury | 30.6 | 8.0 (#2 tie) | \$0 | State owned | |
| 3 | Colchester: Health Lab | 29.8 | 5.5 (#12) | \$0 | UVM agreement | |
| tie | Berlin: Back Lot | 29.3 | 7.4 (#5) | \$1,200,000 | | |
| tie | Berlin: Dog River Rd | 29.2 | 8.0 (#2 tie) | \$632,500 | | |
| tie | Colchester: Severance Rd | 29.2 | 3.9 (#16) | \$1,260,000 | | |
| 7 | So Burl: Tech Park | 28.6 | 4.4 (#14) | lease | | |
| 8 | So Burl: Spear St | 28.2 | 6.1 (#10) | negligible | | |
| 9 | Mplr: 2 Rivers Farm | 27.8 | 6.7 (#8) | \$245,000 | | |
| NEW | Enterprise Site (Rte 66) | 27.6 | 4.6 | \$0 | | |
| 10 | So Burl: Hinesburg Rd | 27.3 | 2.3 (#19) | \$725,000 | | |
| 11 | Berlin: Rte 12 | 27.2 | 8.0 (#2 tie) | \$400,000 | | |
| 12 | Mplr: Armory | 26.8 | 7.0 (#6 tie) | lease | | |
| 13 | Berlin: Regional Library | 26.1 | 7.0 (#6 tie) | \$0 | State owned | |
| 14 | Richmond: Creamery | 24.2 | 4.3 (#15) | \$575,000 | | |
| 15 | Randolph: Exit 4 | 24 | 5.8 (#11) | \$500-750k | | |
| 16 | Berlin: F&W Land | 23.2 | 6.6 (#9) | ?? | currently F&W land | |
| 17 | Milton | 20.2 | 2.4 (#18) | \$550,000 | | |
| 18 | Richmond: Rte 2 | 17.5 | 3.0 (#17) | \$1,250,000 | | |
| 19 | Burl.: 195 Colchester Ave | 17.2 | 4.7(#13) | 0 | UVM agreement | |

Cost comparison for Randolph Sites

April 13, 2015

| | #1: NORTH VTC-Proposed site | #2 VTC- shifted site | #3: SOUTH VTC-Orchard site | #4: WEST Rte 66 (Enterprise) | #5: EAST Lower Ring |
|-----------------------|---|---|-------------------------------|---------------------------------|--|
| Construction | \$840,000 | \$1,092,000 | \$1,130,000 | \$1,130,000 | \$1,130,000 |
| Other costs | \$160,000 (angled shape, landscaping, berms) | | \$14,000 angled shape | \$1,782,900 (building) | \$ 14,000 angled shape \$ 155,000 slope --0-- extra road seems to be offset by orchard savings Utilities seem to be about the same cost. |
| | \$ 10,000 (pump station) | \$ 10,000 (pump station) | ** | | |
| | \$ 14,000 pipe to Rte 66 (700 add'l LF@ \$20/LF) | \$ 14,000 pipe to Rte 66 (700 add'l LF@ \$20/LF) | | | |
| | \$ 37,500 8" water main (625 LF @ \$60/LF) | \$ 37,500 8" water main (625 LF @ \$60/LF) | | | |
| Heat Plant Savings | (\$1,155,350) | (\$1,155,350) | \$899,350 (800 LF @\$320/LF) | | (\$1,155,350) |
| Net cost (Savings) | (\$ 93,850) | (\$ 1,850) | \$244,650 | \$2,912,900 | \$143,650 |

**Note: The cost of replanting the orchard has not been finalized. CEA included the cost of moving 116 mature trees. The entire orchard (450 trees) will have to be moved, including an access road, but the trees can be small. Water supply would be wise. VTC students might be able to help with labor. \$63,400 was allowed; this seems like a reasonable amount to carry.



4

1 & 2

Randolph Center

DISPLACE
PARKING

WET

Main St

HISTORIC

5

VERY STEEP

DISPLACE
PARKING
DORMS

3

E Bethel Rd

S Randolph Rd

Sky Plover Rd

Google earth

© 2015 Google

Imagery Date: 9/19/2013 43°56'17.44" N 72°36'19.53" W elev 1388 ft eye alt 5610 ft

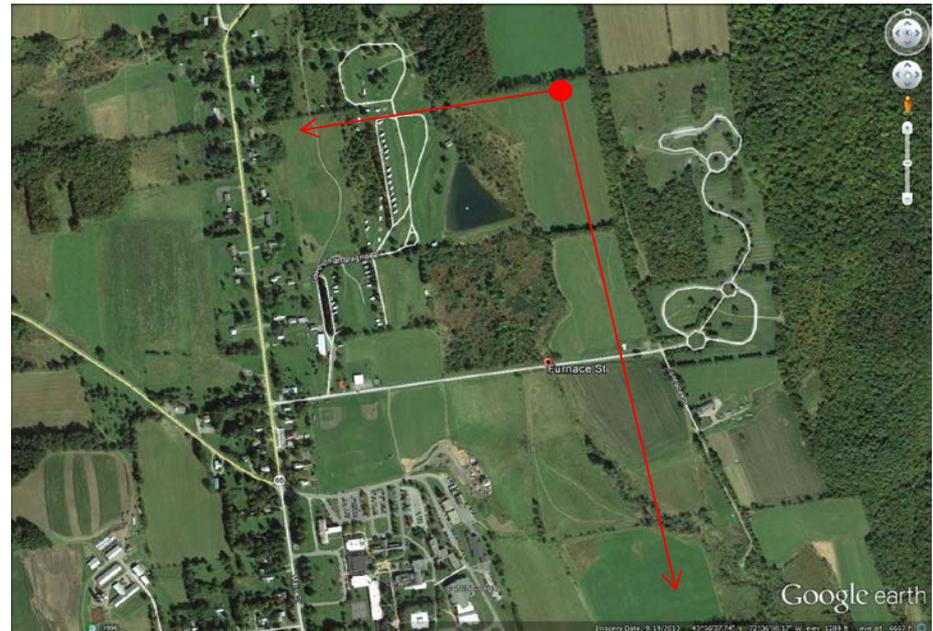
TIME FOR QUESTIONS!

APPENDIX: FULL SET OF CAMPGROUND PANORAMAS

- **Pictures with snow were used for the committee's evaluation.**
- **Pictures without snow were added for clarification at this public meeting.**



Upper field looking south/east

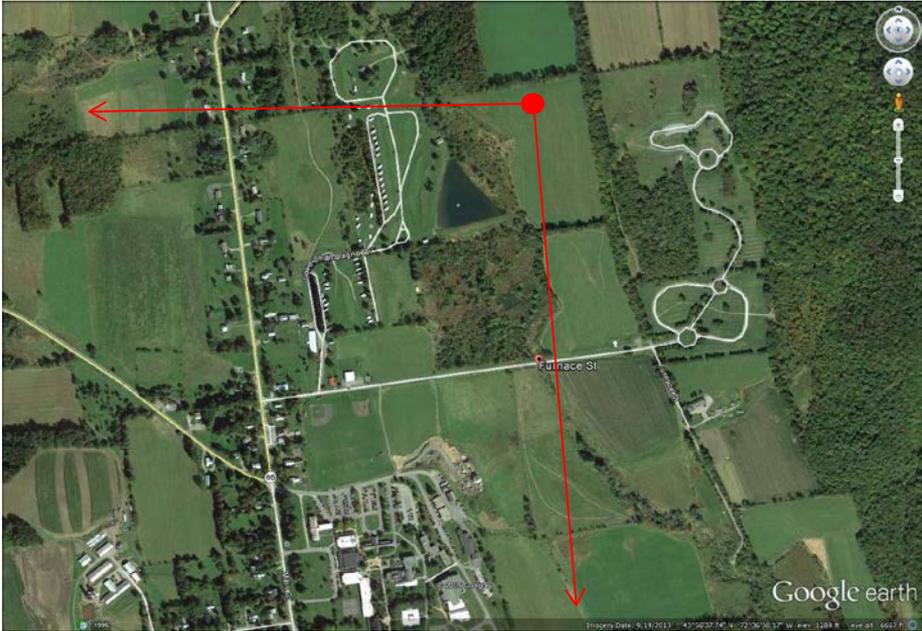


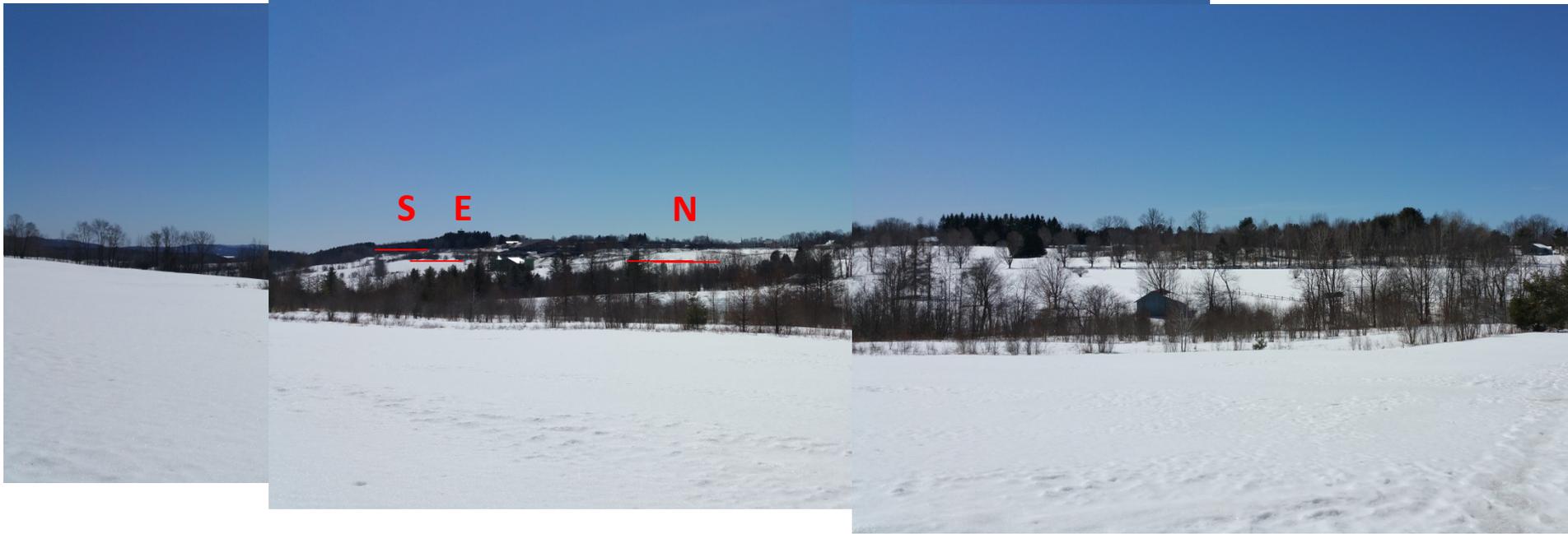
CAMPGROUND VIEWS



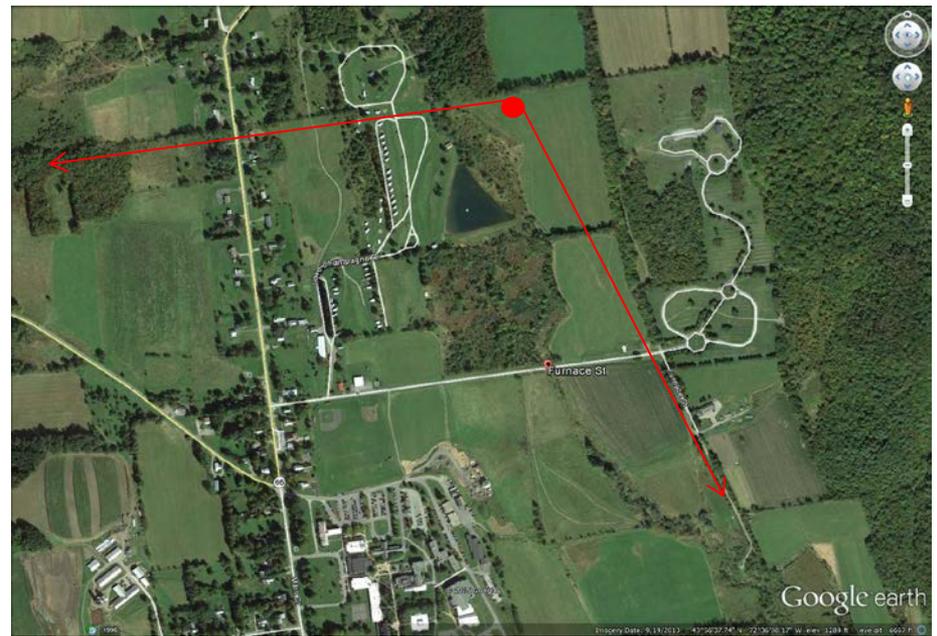
Middle of field looking south/east

CAMPGROUND VIEWS





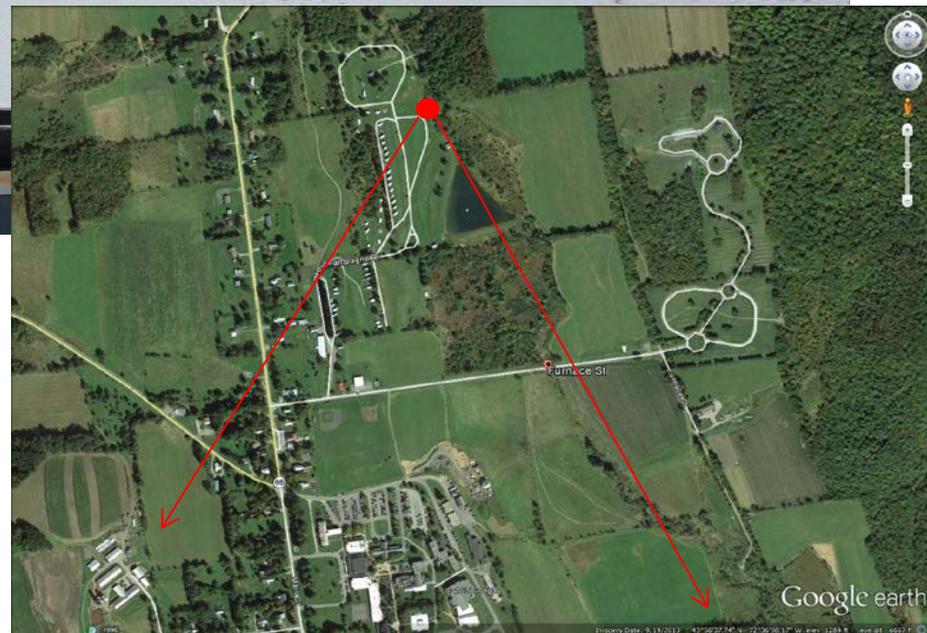
Mid field from north end



CAMPGROUND VIEWS



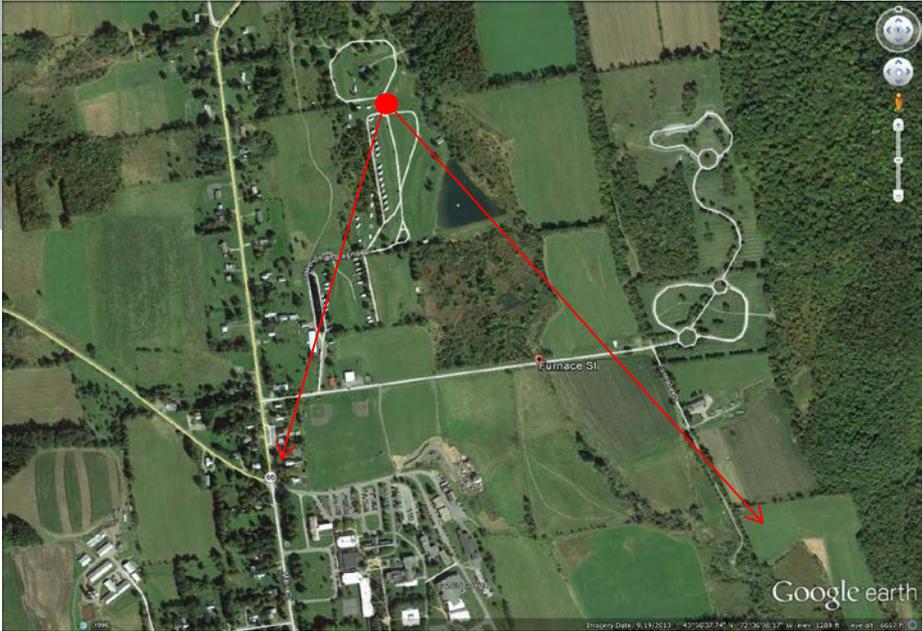
View from site 29



CAMPGROUND VIEWS



View from site 23



CAMPGROUND VIEWS



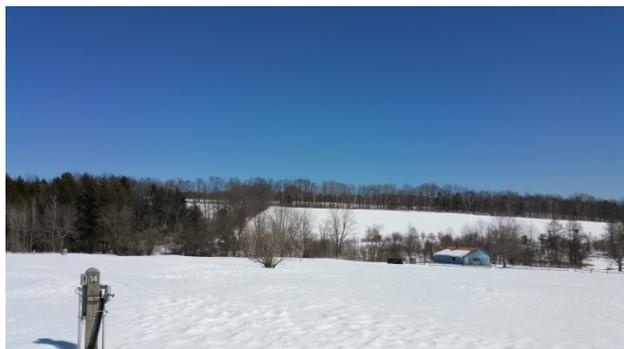
Panorama at site 14



CAMPGROUND VIEWS



Panorama at site 14



CAMPGROUND VIEWS



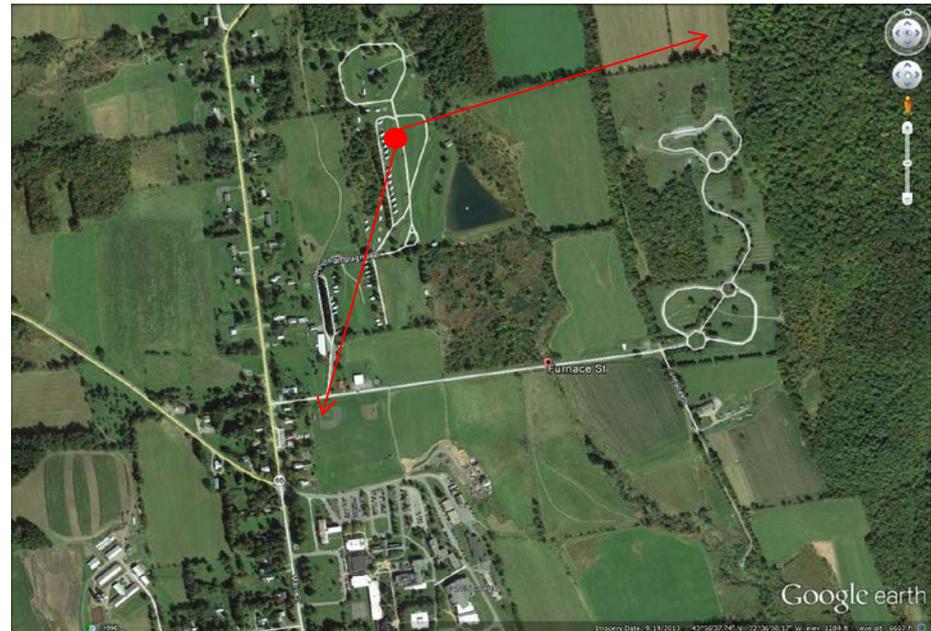
Panorama at 14 or 16's fire ring



CAMPGROUND VIEWS



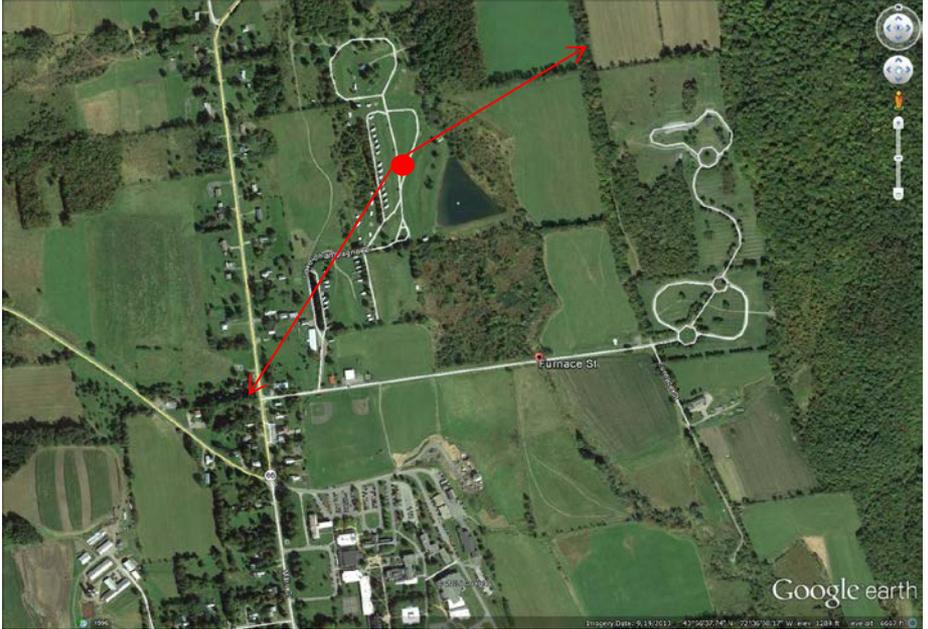
Panorama at lower road



CAMPGROUND VIEWS



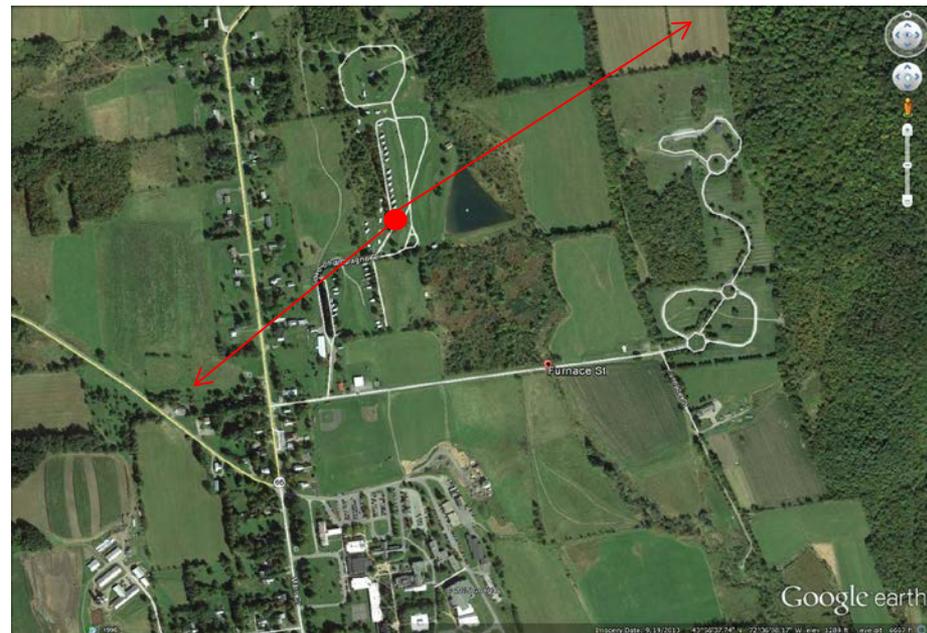
Panorama at lower road, mid way



CAMPGROUND VIEWS



Panorama at site 1



CAMPGROUND VIEWS



Panorama at site 36

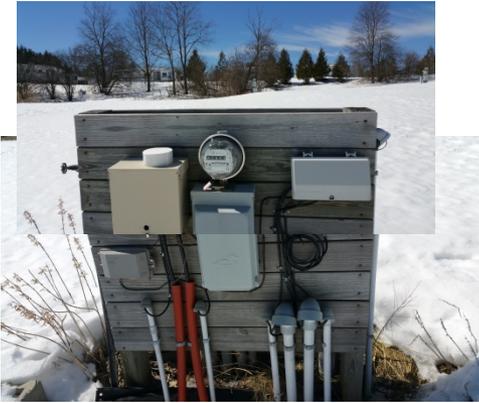
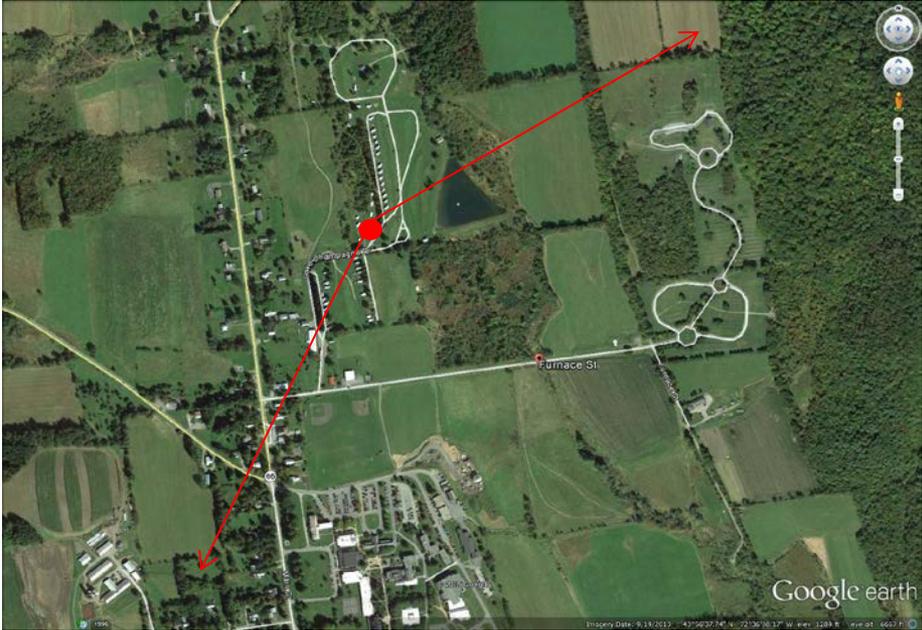


CAMPGROUND VIEWS





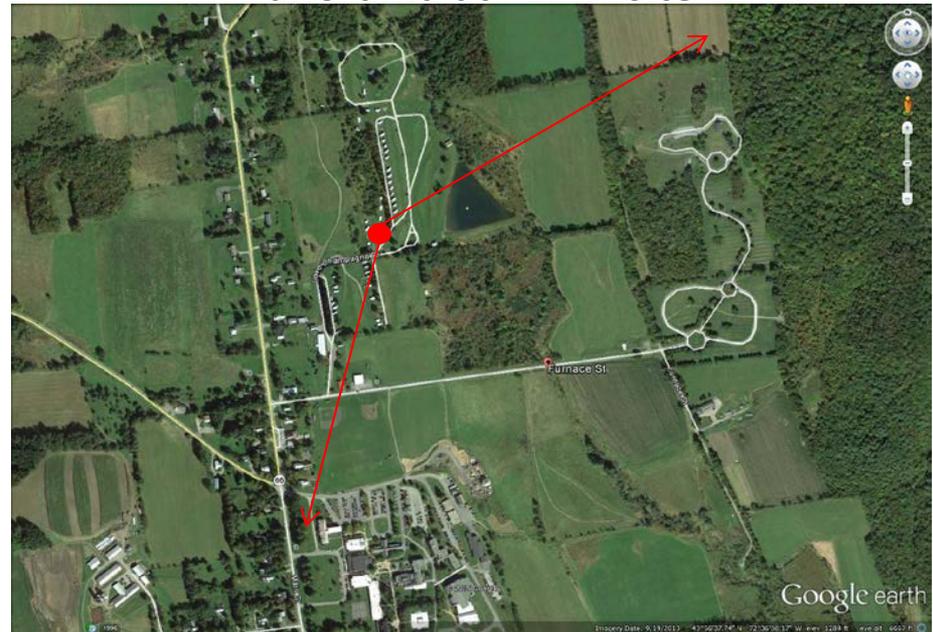
Panorama at site 33



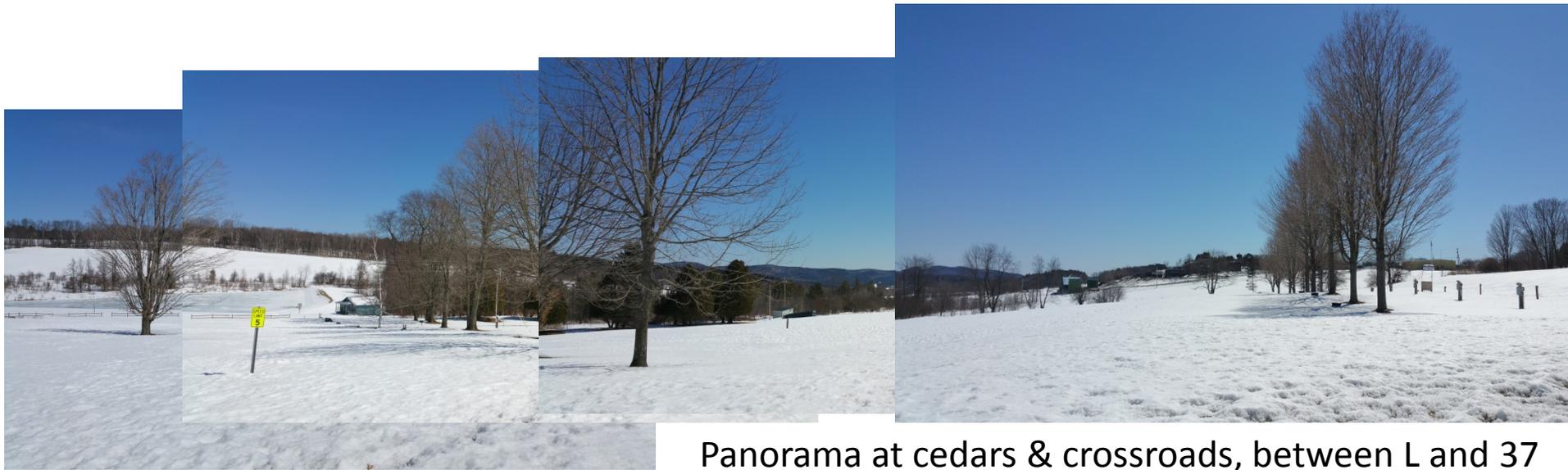
CAMPGROUND VIEWS



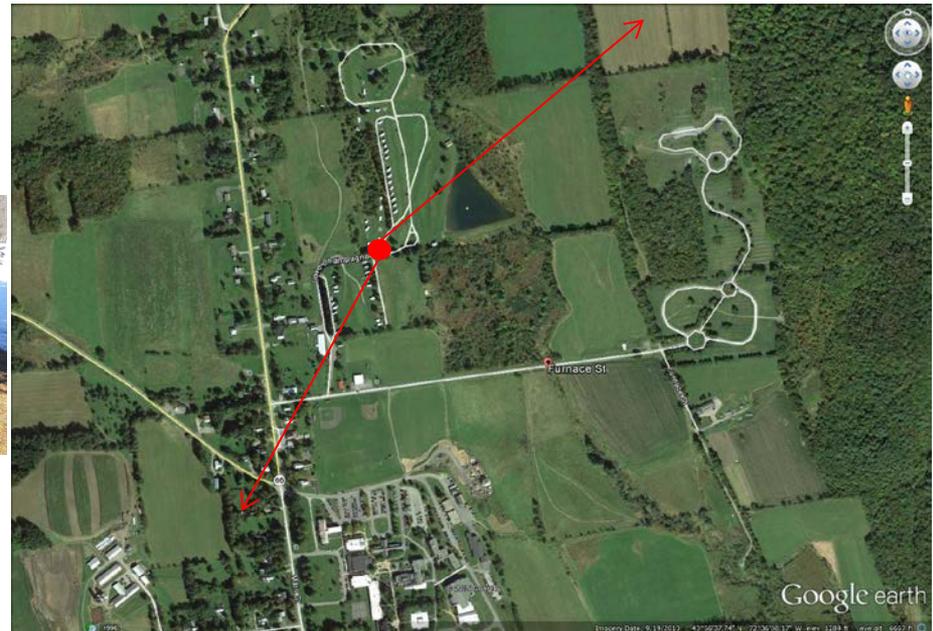
Panorama at "Elm" site



CAMPGROUND VIEWS



Panorama at cedars & crossroads, between L and 37



CAMPGROUND VIEWS



Panorama at site M



CAMPGROUND VIEWS



Panorama at site V



CAMPGROUND VIEWS