

FACILITY CONDITION ASSESSMENT

PREPARED FOR:

State of Vermont
Buildings and General Services
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Montpelier, Vermont 05633



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EMG PROJECT NUMBER:

106686.17R000-138.305

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May 03, 2017

FACILITY CONDITION ASSESSMENT

OF

09437 RANDOLPH INFORMATION CENTER I89 SOUTH
I-89 SOUTHBOUND MILE MARKER 33.5
RANDOLPH, VT 05060



engineering | environmental | capital planning | project management

TABLE OF CONTENTS

- 1. Executive Summary2**
 - 1.1 Project Facts2
 - 1.2 Narrative Summary2
 - 1.3 Summary of Findings3
 - 1.4 Facility Condition Index4
 - 1.5 Total Capital Needs By Priority5
 - 1.6 Total Capital Needs By Plan Types7
 - 1.7 Distribution of Immediate Needs by Building System9
 - 1.8 Total Capital Needs by System and Year10
- 2. Scope and Purpose12**
 - 2.1 Scope12
 - 2.2 Purpose13
 - 2.2.1 Condition Ratings13
 - 2.2.2 Probable Capital Needs - Immediate Repairs13
 - 2.2.3 Probable Capital Needs - Capital Reserves13
 - 2.2.4 Remaining Useful Life Estimate (RUL) and Expected Useful Life (EUL)13
 - 2.2.5 Opinions of Probable Cost14
 - 2.2.6 Priority Ranking14
- 3. Assets Observed15**
- 4. Accessibility Issues53**
- 5. Documents For Review54**
- 6. Certification55**
- 7. Appendices56**



1. EXECUTIVE SUMMARY

1.1 PROJECT FACTS

Project Facts

| Item | Description |
|---------------------------|---|
| Project Name | Randolph Information Center I89 South |
| Building ID | 09437 |
| Building Classification | Rest Area |
| Year Built | 1970 |
| Year of Latest Renovation | N/A |
| Number of Stories | 1 (Does not Include Basements, Mezzanines, or MEP Penthouses) |
| Occupied | Yes |
| Land Area | 11.3 Acre(s) |
| Gross Building Area | 1,491 SF |

1.2 NARRATIVE SUMMARY

Executive Summary

Randolph Information Center I89 South is a fully occupied building, also used as a rest stop. It is a single-story structure. The facility is in fair condition. However, there is evidence of movement that would indicate excessive settlement at the rear attached shed. The building is not handicap accessible. Cost allowances for these improvements are included in the report.

Architectural and Structural Systems Summary

The foundation system was not able to be directly observed. However, based on similar structures it is assumed to be a continuous reinforced concrete spread footing system supporting concrete foundation walls. The first floor is concrete slab-on-grade. The foundation walls are assumed to be uninsulated. The building structural systems consist of masonry bearing walls with wood framed roofs. The roof is sloped and finished with asphalt shingles. The exterior walls are painted wood siding with wood trim. Windows are double-glazed, wood-framed units in a punched opening on the front. The building interiors generally include painted gypsum board walls and glazed cmu block walls. The floor finishes consist of an epoxy coating. The interior ceiling is finished with painted gypsum board.

Conveyance, Plumbing, HVAC, Fire Protection and Electrical Systems Summary

Domestic hot water is provided from an insulated storage tank fed by a domestic hot water boiler. Heating is provided by an oil-fired boiler and fan coil units throughout the facility. Cooling is provided by a condensing unit. General interior lighting is provided by fluorescent fixtures. Electrical service is provided by a single 225-amp panel.

Site Summary

The building covers a small portion of the site. Landscaping consists of trees, shrubs, lawn areas, benches and picnic tables. Parking is provided in one asphalt paved lot. There is no service vehicle access. The pedestrian pavement throughout the property is constructed of asphalt. General site lighting is provided by pole-mounted fixtures. Building perimeter lighting is provided by wall-mounted metal halide fixtures.



1.3 SUMMARY OF FINDINGS

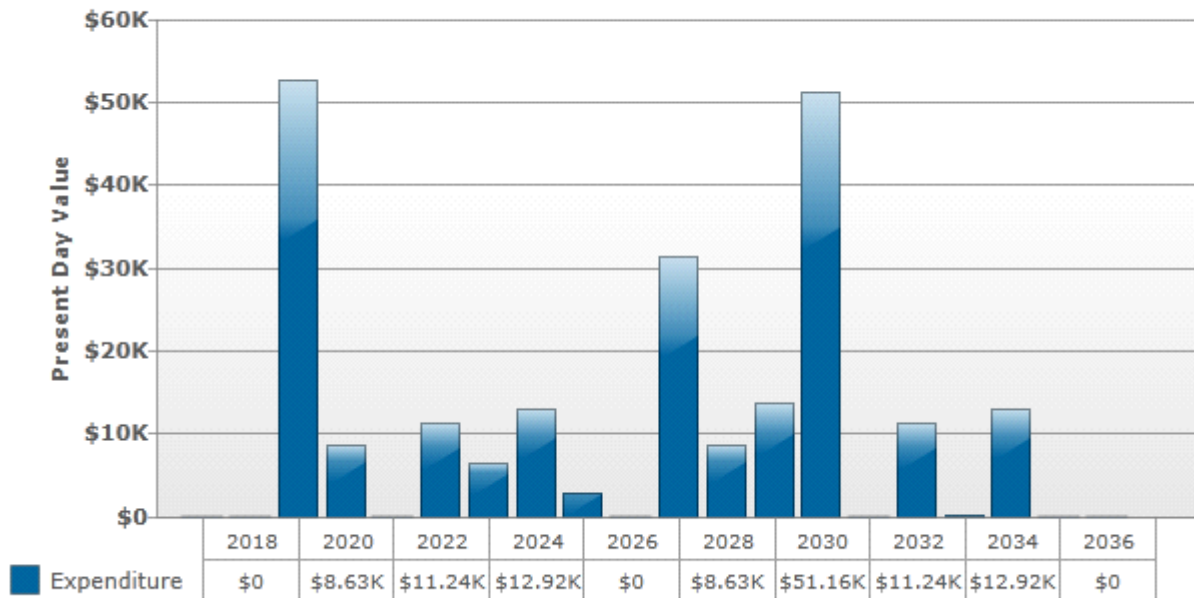
The below table represents summary-level findings for the Facility Condition Assessment. The deficiencies identified in this assessment can be combined with potential new construction requirements to develop an overall Long Term Capital Needs Plan that can be the basis for a facility wide capital improvement funding strategy. Key findings from the assessment include:

| Key Finding | Metric |
|---|------------------|
| Facility Condition Index (FCI) $FCI = (ICN)/(CRV)$ | 0.0% |
| FCI Rating: up to 5% = Good; 5% to 10% = Fair; 10+% to 60% = Poor; over 60% = Very Poor | |
| Current Replacement Value (CRV) | \$298,200 |
| Current Replacement Value (CRV) per Square Foot | \$200/SF |
| Year 0 (Current Year) - Immediate Capital Needs (ICN) | \$0 |
| Years 1-5 - Capital Needs | \$72,426 |
| Years 6-10 - Capital Needs | \$53,550 |
| TOTAL Capital Needs (20 Year Period) | \$223,704 |

Please note: the Total Capital Needs in the table above refer to the entire period of the reserve term - twenty years. Therefore, the enumerated costs listed above the total equal the costs through year ten, the difference between the total cost and the enumerated costs for years one to ten is equal to the costs of years 11 through 20.

The chart below provides a summary of yearly-anticipated expenditures including cost related to Modernization/Adaptation over the study period for the subject building. Further detail on the specific costs that make up the summary can be found in Section 3 and the cost tables in the appendices.

Expenditure Forecast Over Study Period



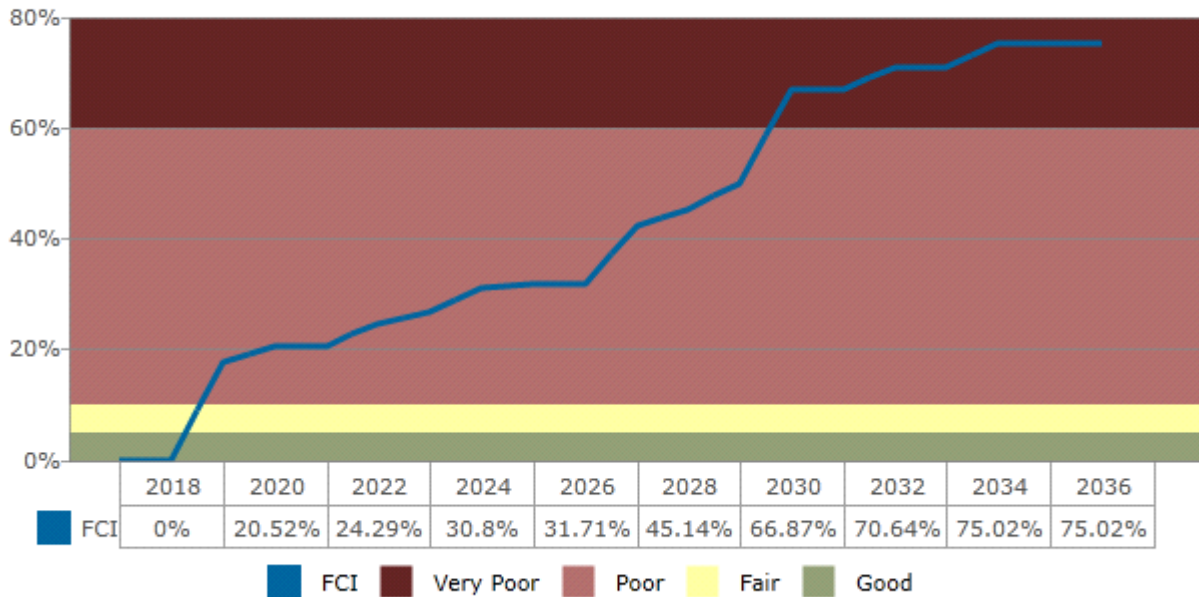
1.4 FACILITY CONDITION INDEX

The Facility Condition Index (FCI) gives an indication of a building or portfolio's overall condition. The value is based on a 0-100%+ scale and is derived by dividing the repair costs for a facility by a Current Replacement Value (CRV). The CRV is calculated by multiplying the existing building square footage by the Cost per Square Foot to construct a new, similar facility. Typically, the FCI is calculated using only the current condition values, not taking into account the future needs identified in the life cycle evaluation. Accounting principles indicate that an FCI value of 65% or greater be utilized as the threshold to identify a potential replacement candidate. If the current repair costs reach 65% of the CRV, it may not be prudent to continue to fund repairs. In cases where aggressive facilities planning is expected to be necessary, this threshold may be adjusted to address more pressing needs.

| FCI Condition Rating | Definition | Percentage Value |
|----------------------|--|-------------------|
| Good | In new or well-maintained condition, with no visual evidence of wear, soiling or other deficiencies. | 0% to 5% |
| Fair | Subjected to wear and soiling but is still in a serviceable and functioning condition. | > than 5% to 10% |
| Poor | Subjected to hard or long-term wear. Nearing the end of its useful or serviceable life. | > than 10% to 60% |
| Very Poor | Has reached the end of its useful or serviceable life. Renewal is now necessary. | > than 60% |

The Chart below indicates cumulative effects of the FCI ratio over the study period assuming the required funds and expenditures are **NOT** provided to address identified repairs and replacements for each year. The FCI calculation is not inclusive of cost related to Modernization/Adaptation.

Cumulative Effects of FCI over the Study Period



1.5 TOTAL CAPITAL NEEDS BY PRIORITY

Another method to plan for replacement of building systems or components is by assigning a priority that is relative to the other systems and components in the building. The priority model used in the analysis takes into account the urgency of the repair, as well as the importance of the system, and the location of the system within the property. Repairs to mission critical systems may have a higher priority than back of house finishes that are in worse condition. The identified repairs or replacements have been prioritized according to the ranking criteria identified in Section 2.2.6, with Priority 1 items being the most critical to address.

Based on the results of the ranking calculation derived from the analysis of the variables described above, the asset and component is assigned to one of the following Priority categories. The scale is 1-4 with 1=highest and 4=lowest priority.

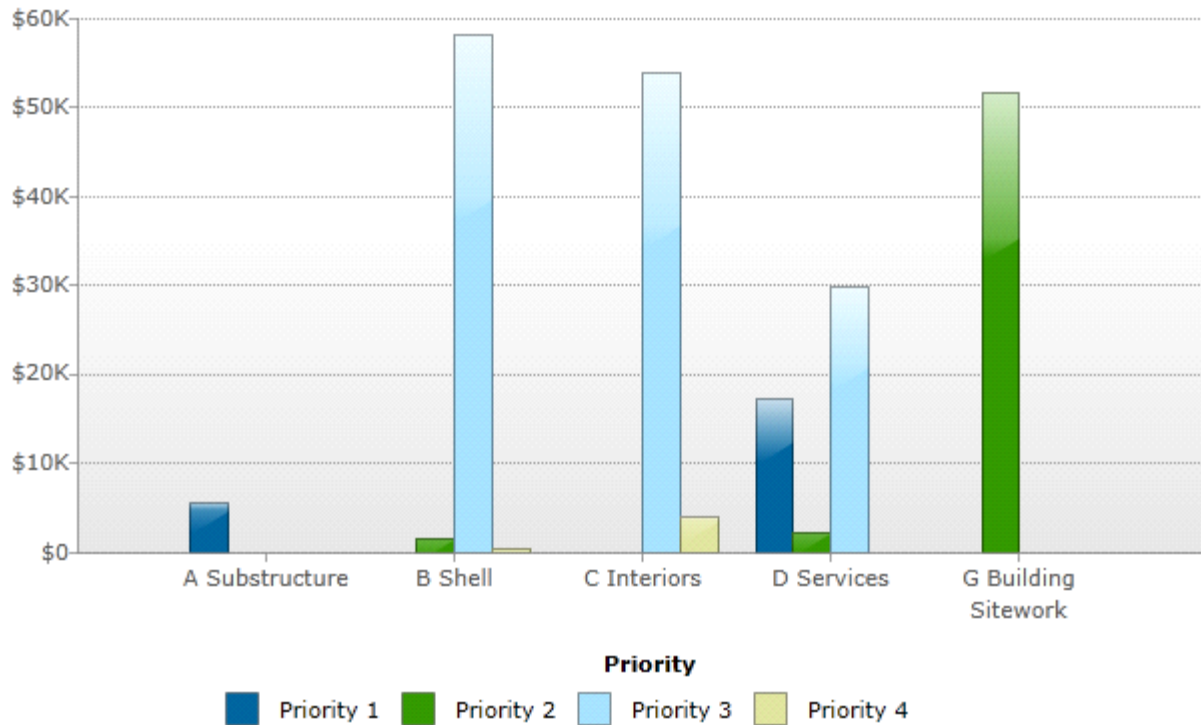
Priority 1: Critical: Items under this classification require immediate attention to (a) return a facility to normal operation, (b) address non-functional systems (c) address a safety hazard.

Priority 2: Potentially Critical: Items under this classification require attention in order to prevent a deficiency from becoming critical. Situations include (a) intermittent interruptions to normal operation, (b) rapid deterioration of distressed systems (c) address a safety hazard.

Priority 3: Concerning: Items under this classification require attention and planning in order to prevent future predictable deterioration or future interruptions to normal operations or items that may result in higher costs if deferred.

Priority 4: Recommended: Items under this classification are not required for normal function and operation of the facility, but would improve efficiency and functionality of the facility or reduce long-term maintenance.

Total Capital Needs by System and Priority



| Building System | Priority | | | | Total Expenditure |
|---------------------|-----------------|------------------------------|------------------|------------------|-------------------|
| | 1 Critical | 2 Potentially Critical | 3 Concerning | 4 Recommended | |
| A Substructure | \$5,500 | \$0 | \$0 | \$0 | \$5,500 |
| B Shell | \$0 | \$1,423 | \$58,092 | \$282 | \$59,798 |
| C Interiors | \$0 | \$0 | \$53,730 | \$3,880 | \$57,610 |
| D Services | \$17,267 | \$2,119 | \$29,730 | \$0 | \$49,116 |
| G Building Sitework | \$0 | \$51,680 | \$0 | \$0 | \$51,680 |
| Totals | \$22,767 | \$55,222 | \$141,552 | \$4,162 | \$223,704 |



1.6 TOTAL CAPITAL NEEDS BY PLAN TYPES

In the chart below, costs are sorted by Plan Types, which define briefly the reason the cost exists. The chart and tables cover the planning period, including the current year. A cost may have more than one applicable Plan Type, however, only the dominant Plan Type will be selected based on the most heavily impacted building system and the Plan Type with the greatest significance. The following Plan Types are listed in general order of significance:

Code Compliance (CC)

- CC - Accessibility: Conditions that violate the American Disabilities Act guidelines
- CC - Building Code: Conditions that violate Building codes
- CC - Life Safety: Conditions that violate NFPA 101 Life Safety Code

Operations (OP)

- OP - Energy: Conditions that adversely affect energy use
- OP - Maintenance: Components or systems that require routine maintenance
- OP - Security: Conditions that compromise the protection of the asset or its occupants

Environmental (EN)

- EN - Air/ Water Quality: Conditions that affect air or water quality
- EN - Asbestos: Visible observance of suspected asbestos-containing material(ACM)
- EN - Lead Visible Observance of suspected lead based paint
- EN - PCB: Observance of suspected PCB containing equipment

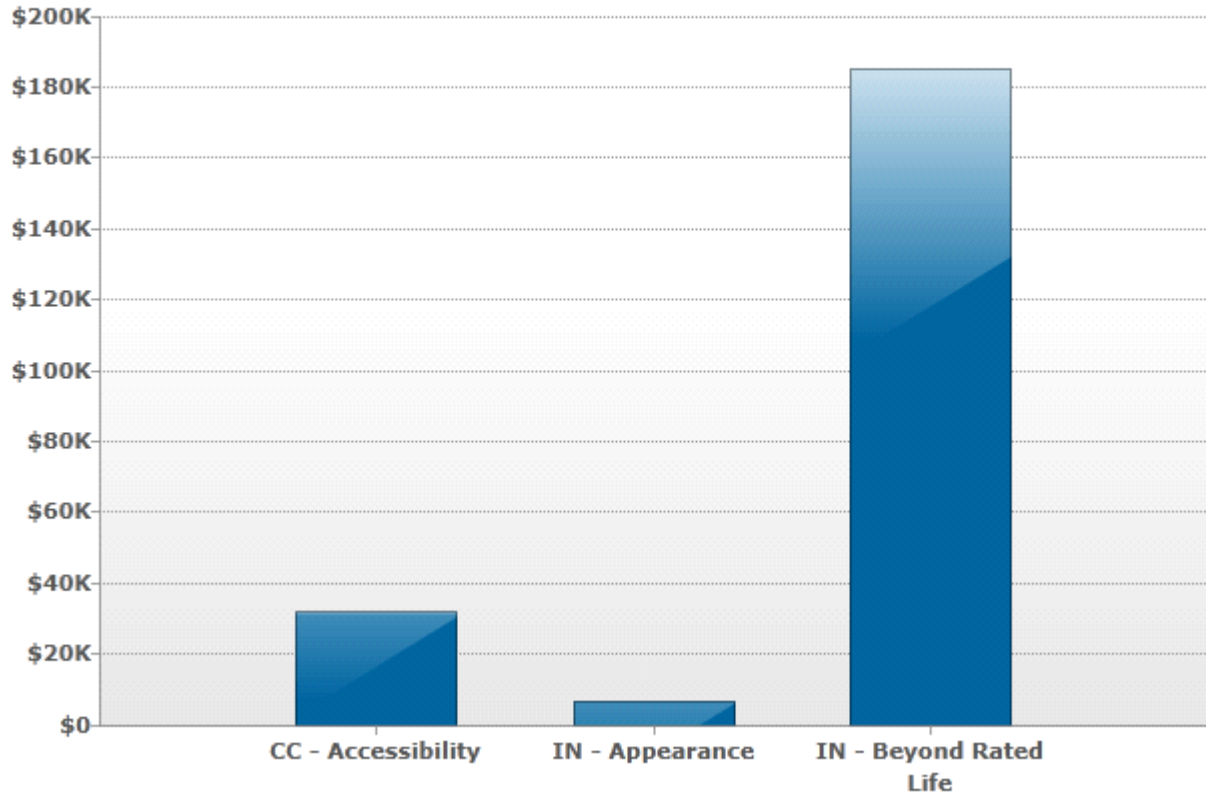
Functionality (FN)

- FN - Mission: Components which do not meet the mission of the organization
- FN - Modernization: Conditions that need to made modern in appearance or function
- FN - Plant Adaptation: Components or systems that must change to fit a new or adapted use
- FN - Obsolescence: Components or systems that are or are becoming obsolete
- FN - Capacity: Components or system which cannot meet demand load

Integrity (IN)

- IN - Appearance: Problems with the asset's appearance that are not functional in nature
- IN - Reliability: Components or systems which cannot be depended on
- IN - Beyond Rated Life: A component or system that has exceeded its rated life

Total Capital Needs by Plan Type



| Plan Type | Expenditure |
|------------------------|------------------|
| CC - Accessibility | \$32,000 |
| IN - Appearance | \$6,700 |
| IN - Beyond Rated Life | \$185,004 |
| Total | \$223,704 |

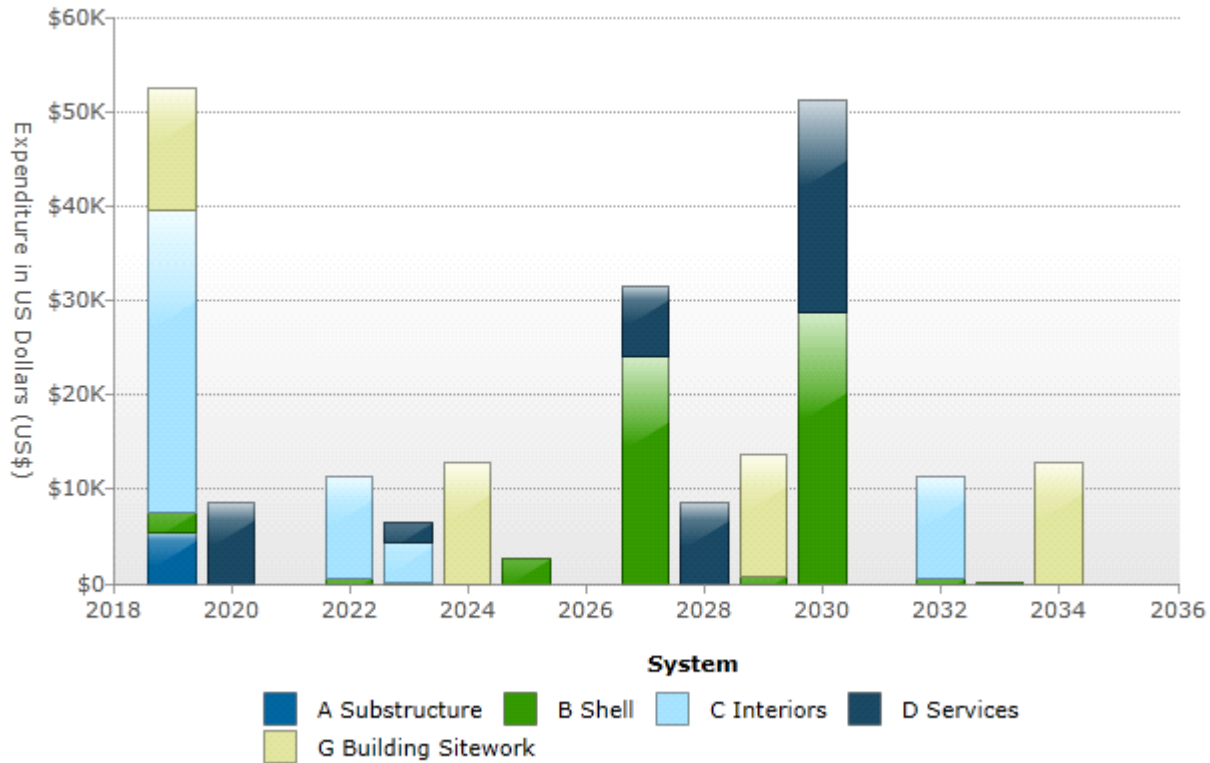


1.7 DISTRIBUTION OF IMMEDIATE NEEDS BY BUILDING SYSTEM

No Immediate Needs were observed/reported.

1.8 TOTAL CAPITAL NEEDS BY SYSTEM AND YEAR

Total Capital Needs By System and Year



| Year | Building System | Expenditure |
|------|-----------------|-------------|
| 2019 | A Substructure | \$5,500 |
| 2019 | B Shell | \$2,128 |
| 2022 | B Shell | \$564 |
| 2023 | B Shell | \$141 |
| 2025 | B Shell | \$2,705 |
| 2027 | B Shell | \$24,095 |
| 2029 | B Shell | \$705 |
| 2030 | B Shell | \$28,755 |
| 2032 | B Shell | \$564 |
| 2033 | B Shell | \$141 |
| 2019 | C Interiors | \$32,000 |
| 2022 | C Interiors | \$10,680 |
| 2023 | C Interiors | \$4,250 |
| 2032 | C Interiors | \$10,680 |
| 2020 | D Services | \$8,633 |



09437 RANDOLPH INFORMATION CENTER I89 SOUTH
 I-89 SOUTHBOUND MILE MARKER 33.5
 RANDOLPH, VT 05060

EMG PROJECT NO: 106686.17R000-138.305

| Year | Building System | Expenditure |
|------|---------------------|------------------|
| 2023 | D Services | \$2,119 |
| 2027 | D Services | \$7,320 |
| 2028 | D Services | \$8,633 |
| 2030 | D Services | \$22,410 |
| 2019 | G Building Sitework | \$12,920 |
| 2024 | G Building Sitework | \$12,920 |
| 2029 | G Building Sitework | \$12,920 |
| 2034 | G Building Sitework | \$12,920 |
| | Total | \$223,704 |



2. SCOPE AND PURPOSE

2.1 SCOPE

The evaluation team visited the subject property to evaluate the general condition of the building, reviewed available construction documents in order to familiarize themselves with the physical conditions, setting and be able to comment on the in-place construction systems, life safety, mechanical, electrical and plumbing systems, and the general built environment. The evaluation team conducted a walk-through survey of the building(s) in order to observe building systems and components, identify physical deficiencies and formulate recommendations to remedy the physical deficiencies.

- As a part of the walk-through survey, the evaluation team surveyed 100% of the facility's interior. In addition, EMG surveyed the exterior of the properties including the building exterior and roofs.
- The evaluation team interviewed the building maintenance staff to inquire about the subject property's historical repairs and replacements and their costs, level of preventive maintenance exercised, pending repairs and improvements, and frequency of repairs and replacements.
- The evaluation team developed opinions based on their site evaluation, interviews with relevant maintenance contractors, municipal authorities, and experience gained on similar properties previously evaluated. The evaluation team questioned others who are knowledgeable of the subject property's physical condition and operation or knowledgeable of similar systems to gain comparative information to use in evaluation of the subject property.

The Client contracted with EMG to conduct a Facility Condition Assessment (FCA) consisting of field observations, document review and related due diligence tasks of the subject property. The Facility Assessment will:

- Determine the present condition and estimated life expectancy of various building systems and components.
- Result in strategic plan for capital repairs, lifecycle component replacement and building modernization.
- Establish a standard operating procedure for the evaluation of facilities by establishing a standard facility assessment software platform. Establish anticipated renewal and replacement costs for the various systems and components.
- Identify and document present condition of all physical assets with recommended corrections for all deficiencies and provide cost estimates for corrections. Prioritize, categorize and classify deficient conditions, associated corrective actions and information concerning building systems and deficiency categories.
- Coordinate and consult with the updates to the master plan for prioritization of projects. The FCA will be a guide for future replacement, repairs and improvements and to assist the client in prioritizing their capital budget and expenditures across their real estate portfolio.
- Calculate the Current Replacement Value (CRV) and Facility Condition Index (FCI) for each facility and extend that calculation over the planning horizon, including the current year.

2.2 PURPOSE

The goal of the FCA is to gather the data necessary to understand the existing facility's condition, identify strategies to meet the facility's life cycle needs and create the foundation for an overall capital plan. The facility condition assessment includes the following:

- Current conditions analyses - existing facility requirements including deferred maintenance, recommended discretionary improvements, and code noncompliance issues.
- Anticipated facility reserve analyses - projections of ongoing degradation of facilities' components and costs associated with the reserve or replacement of these components as they reach the end of their useful lives
- Funding needs analysis - summary report of deferred maintenance and systems reserves funding needs.

2.2.1 Condition Ratings

The physical condition of building systems and related components are typically defined as being in one of the following conditions:

- **Good (G)**
Satisfactory as-is. Component or system is sound and performing its function, typically within the first third of its lifecycle. However, it may show minor signs of normal wear and tear. Repair or replacement will be required when the component or system either reaches the end of its useful life or fails in service.
- **Fair (F)**
Showing signs of wear and use but still satisfactory as-is, typically near the median of its estimated useful life. Component or system is performing adequately at this time but may exhibit some signs of wear, deferred maintenance, or evidence of previous repairs. Repair or replacement will be required due to the component or system's condition and/or its estimated remaining useful life.
- **Poor (P)**
Component or system is significantly aged, flawed, functioning intermittently or unreliably; displays obvious signs of deferred maintenance; shows evidence of previous repair or workmanship not in compliance with commonly accepted standards; has become obsolete; or exhibits an inherent deficiency. The present condition could contribute to or cause the deterioration of contiguous elements or systems. Either full component replacement is needed or repairs are required to restore to good condition, prevent premature failure, and/or prolong useful life.

EMG's calculation of probable capital needs methodology involves identification and quantification of those systems or components requiring immediate actions or capital funding reserves over the lifecycle horizon of the facility key components. The component is segregated into two categories "Immediate Repairs" and "Capital Reserve" defined as follows:

2.2.2 Probable Capital Needs - Immediate Repairs

Immediate repairs are opinions of probable costs that require immediate action as a result of: (1) material existing or potential unsafe conditions, (2) material building or fire code violations, or (3) conditions that, if left un-remedied, have the potential to result in or contribute to critical element or system failure within **the current year**, or will most probably result in a significant escalation of its remedial cost. Immediate repair costs are items which require action in year zero.

2.2.3 Probable Capital Needs - Capital Reserves

Capital Reserves are for recurring probable expenditures that are not classified as operation or maintenance expenses. The modified capital reserves should be budgeted for in advance on an annual basis. Capital reserves are reasonably predictable both in terms of frequency and cost. However, capital reserves may also include components or systems that have an indeterminable life but nonetheless have a potential liability for failure within the reserve period.

2.2.4 Remaining Useful Life Estimate (RUL) and Expected Useful Life (EUL)

Based upon site observations, research, and judgment, along with referencing Expected Useful Life (EUL) tables from various industry sources, EMG opines as to when a system or component will most probably necessitate replacement or repair. Exposure to the elements, initial quality and installation, extent of use, the quality and amount of preventive maintenance exercised, etc., are all factors that impact the effective age of a system or component. As a result, a system or component may

have an effective age that is greater or less than its actual chronological age. The Remaining Useful Life (RUL) of a component or system equals the EUL less its effective age.

2.2.5 Opinions of Probable Cost

Estimates for individual repair and replacements are a key part of this engagement. These estimates are based on invoice or bid documents provided by the Owner/facility or construction cost estimates developed by construction resources such as R.S. Means, Whitestone, Marshall & Swift, and EMG's experience with past costs for similar properties, city cost indexes, and assumptions regarding future economic conditions. Where quantities are not derived from an actual take-off, algorithms based on building gross square footage, lump sum costs, or allowances are utilized.

Opinions of probable costs should only be construed as preliminary, order of magnitude budgets. Actual costs most probably will vary from the consultant's opinions of probable costs depending on such matters as type and design of suggested remedy, quality of materials and installation, manufacturer and type of equipment or system selected, field conditions, whether a physical deficiency is repaired or replaced in whole, phasing of the work (if applicable), quality of contractor, market conditions, and whether competitive pricing is solicited, etc. ASTM E2018-15 recognizes that certain opinions of probable costs cannot be developed within the scope of this guide without further study. Opinions of probable cost for further study should be included in this Property Condition Report (PCR).

2.2.6 Priority Ranking

EMG recorded existing conditions, identified problems and deficiencies, documented corrective action and quantities of recommended repairs and/or replacements. During the assessment, the collected data is entered directly into the EMG assessment and capital planning database using tablet computers. Based on the analysis of the collected data a Priority Ranking is calculated for each item observed. The Priority Ranking calculation is a function of the following key facility variables generally listed in order of importance:

- **Plan Type**

The cost associated with each asset or component evaluated is assigned a Plan Type. These Plan Type categories are described in Section 1.6.

- **Building Mission Ranking**

If the building is one of multiple buildings at the facility, each building is ranked on a scale of 1-10 based on conversations with the client. This rank defines the importance of each building to the overall mission of the facility. For example, the building containing the administrative offices for a subject property may carry a higher ranked importance than the parking garage. However, if the parking garage is used for Mission Critical or emergency services vehicles then it may have a higher priority than the office building. Both are required for the operation of the facility but ranking is adjusted based on the use of the buildings and the mission of the overall facility as defined by the client.

- **Uniformat II Code**

Each asset or component evaluated is coded as per the industry standard Uniformat II. The Uniformat designation is then associated with a ranking based on the overall importance to the operation of a facility. An asset that is related to building envelope, e.g. roof or windows, is assigned a higher ranking than a component such as carpeting or interior paint.

- **Remaining Useful Life (RUL) as Relates to the Expected Useful Life (EUL)**

The expected useful life (EUL) projection of the component is calibrated against the remaining useful life (RUL) as estimated by EMG field assessor.

3. ASSETS OBSERVED

All assets observed are provided in this Section sorted by the **Uniformat II** coding indexed is as follows:

- **A SUBSTRUCTURE**
 - A10 - Foundations
 - A20 - Basement Construction
- **B SHELL**
 - B10 - Super Structure
 - B20 - Exterior Enclosure
 - B30 - Roofing
- **C INTERIORS**
 - C10 - Interior Construction
 - C20 - Stairs
 - C30 - Interior Finishes
- **D SERVICES**
 - D10 - Conveying
 - D20 - Plumbing
 - D30 - HVAC
 - D40 - Fire Protection
 - D50 - Electrical
- **E EQUIPMENT and FURNISHINGS**
 - E10 - Equipment
 - E20 - Furnishings
- **F SPECIAL CONSTRUCTION and DEMOLITION**
 - F10 - Special Construction
 - F20 - Selective Building Demolition
- **G SITEWORK**
 - G10 - Site Preparation
 - G20 - Site Improvements
 - G30 - Site Mechanical Utilities
 - G40 - Site Electrical Utilities
 - G90 - Other Site Construction
- **P Professional Services**
- **Z General Requirements**

The above list provides a complete index to Uniformat II nomenclature. Items below are actually observed and therefore included in this report. All categories above may not be utilized by the following entries.

Throughout reports dealing with historic properties, the term “replace” is employed to represent a condition where remedial action is anticipated. The specific action is dictated by the nature of the work undertaken and therefore not necessarily consistent with the common meaning of “replace”. Instead, the action may actually be a restoration or a repair (as in the case of a component of a historically significant structure). Therefore, the term “replace” should be interpreted as to provide the greatest effect consistent with a remedial action for a historically significant structure.

09437 RANDOLPH INFORMATION CENTER I89 SOUTH
 I-89 SOUTHBOUND MILE MARKER 33.5
 RANDOLPH, VT 05060

EMG PROJECT NO: 106686.17R000-138.305

| Coding / Field Name | Asset Description |
|------------------------------------|--|
| A1011 Wall Foundations | Foundation System |
| Condition | Fair |
| Qty / UOM | 190 / LF |
| Unit Cost | \$105.56 |
| Basis of Costing | Foundation Wall, Concrete or CMU w/ Continuous Footings, 1-2 Stories |
| Year in Service | 1970 |
| Expected Useful Life (EUL) | 50 Year(s), Based on Industry Averages |
| Remaining Useful Life (RUL) | 20 Year(s), Estimated, Based on Date of Observation |
| Location | Structure |

Observations/Comments

Evidence of movement at rear attached shed that would indicate excessive settlement.



Recommendations

| Uniformat | Action Description | Quantity | Unit Cost | Plan Type | Priority | Year | Expenditure |
|--------------|--|----------|------------|-----------|------------|------|-------------|
| A1011 | Engineering Study for Structural Exterior Wall | 1 EA | \$5,500.00 | BYL | Priority 1 | 2019 | \$5,500 |



09437 RANDOLPH INFORMATION CENTER I89 SOUTH
 I-89 SOUTHBOUND MILE MARKER 33.5
 RANDOLPH, VT 05060

EMG PROJECT NO: 106686.17R000-138.305

| Coding / Field Name | Asset Description |
|-------------------------------------|---|
| A1031 Standard Slab on Grade | Slab on Grade |
| Condition | Good |
| Qty / UOM | 1491 / SF |
| Unit Cost | \$10.00 |
| Basis of Costing | Concrete Slab-On-Grade |
| Year in Service | 1970 |
| Expected Useful Life (EUL) | 50 Year(s), Based on Industry Averages |
| Remaining Useful Life (RUL) | 40 Year(s), Estimated, Based on Date of Observation |
| Location | Structure |



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 I-89 SOUTHBOUND MILE MARKER 33.5
 RANDOLPH, VT 05060

EMG PROJECT NO: 106686.17R000-138.305

| Coding / Field Name | Asset Description |
|-------------------------------------|---|
| A1031 Standard Slab on Grade | Slab on Grade - Snack and Drink Stand |
| Condition | Good |
| Qty / UOM | 50 / SF |
| Unit Cost | \$10.00 |
| Basis of Costing | Concrete Slab-On-Grade |
| Year in Service | 1970 |
| Expected Useful Life (EUL) | 50 Year(s), Based on Industry Averages |
| Remaining Useful Life (RUL) | 40 Year(s), Estimated, Based on Date of Observation |
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 I-89 SOUTHBOUND MILE MARKER 33.5
 RANDOLPH, VT 05060

EMG PROJECT NO: 106686.17R000-138.305

| Coding / Field Name | Asset Description |
|--|--|
| B1012 Upper Floors Construction | Superstructure, Structural Frame, Masonry (CMU) Bearing Walls |
| Condition | Good |
| Qty / UOM | 1491 / SF |
| Unit Cost | \$25.64 |
| Basis of Costing | Superstructure, Structural Frame, Masonry (CMU) Bearing Walls, 1-2 Stories |
| Year in Service | 1970 |
| Expected Useful Life (EUL) | 50 Year(s), Based on Industry Averages |
| Remaining Useful Life (RUL) | 40 Year(s), Estimated, Based on Date of Observation |
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 RANDOLPH, VT 05060

EMG PROJECT NO: 106686.17R000-138.305

| Coding / Field Name | Asset Description |
|--|---|
| B1022 Pitched Roof Construction | Roof Construction |
| Condition | Good |
| Qty / UOM | 1491 / SF |
| Unit Cost | \$19.72 |
| Basis of Costing | Roof Structure, Pitched, Wood Rafters |
| Year in Service | 1970 |
| Expected Useful Life (EUL) | 50 Year(s), Based on Industry Averages |
| Remaining Useful Life (RUL) | 40 Year(s), Estimated, Based on Date of Observation |
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09437 RANDOLPH INFORMATION CENTER I89 SOUTH
 I-89 SOUTHBOUND MILE MARKER 33.5
 RANDOLPH, VT 05060

EMG PROJECT NO: 106686.17R000-138.305

| Coding / Field Name | Asset Description |
|--|---|
| B1022 Pitched Roof Construction | Roof Construction - Snack and Drink Stand |
| Condition | Good |
| Qty / UOM | 50 / SF |
| Unit Cost | \$19.72 |
| Basis of Costing | Roof Structure, Pitched, Wood Rafters |
| Year in Service | 1970 |
| Expected Useful Life (EUL) | 50 Year(s), Based on Industry Averages |
| Remaining Useful Life (RUL) | 40 Year(s), Estimated, Based on Date of Observation |
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09437 RANDOLPH INFORMATION CENTER I89 SOUTH
 I-89 SOUTHBOUND MILE MARKER 33.5
 RANDOLPH, VT 05060

EMG PROJECT NO: 106686.17R000-138.305

| Coding / Field Name | Asset Description |
|---|--|
| B2011 Exterior Wall Construction | Exterior Walls, Wood Shingles |
| Condition | Fair |
| Qty / UOM | 500 / SF |
| Unit Cost | \$6.69 |
| Basis of Costing | Wood Shingles, 1-2 Stories |
| Year in Service | 2000 |
| Expected Useful Life (EUL) | 20 Year(s), Based on Industry Averages |
| Remaining Useful Life (RUL) | 6 Year(s), Estimated, Based on Date of Observation |
| Location | Exterior Walls |

Observations/Comments

Asset age is unknown but estimated based on observed condition. The Condition and RUL are based on observation only. The Asset appears to be functioning as required. However, paint in some areas is deteriorated.



Recommendations

| Uniformat | Action Description | Quantity | Unit Cost | Plan Type | Priority | Year | Expenditure |
|--------------|---|----------|-----------|-----------|------------|------|-------------|
| B2011 | Prep & Paint Exterior Walls, up to 4-Story Building | 500 SF | \$1.41 | APP | Priority 3 | 2019 | \$705 |
| B2011 | Prep & Paint Exterior Walls, up to 4-Story Building | 500 SF | \$1.41 | APP | Priority 3 | 2029 | \$705 |



09437 RANDOLPH INFORMATION CENTER I89 SOUTH
 I-89 SOUTHBOUND MILE MARKER 33.5
 RANDOLPH, VT 05060

EMG PROJECT NO: 106686.17R000-138.305

| Coding / Field Name | Asset Description |
|---|---|
| B2011 Exterior Wall Construction | Exterior Walls, Wood Shingles - Snack And Drink Stand |
| Condition | Fair |
| Qty / UOM | 100 / SF |
| Unit Cost | \$6.69 |
| Basis of Costing | Wood Shingles, 1-2 Stories |
| Year in Service | 2011 |
| Expected Useful Life (EUL) | 20 Year(s), Based on Industry Averages |
| Remaining Useful Life (RUL) | 14 Year(s), Estimated, Based on Date of Observation |
| Location | Snack And Drink Stand |



Recommendations

| Uniformat | Action Description | Quantity | Unit Cost | Plan Type | Priority | Year | Expenditure |
|--------------|---|----------|-----------|-----------|------------|------|-------------|
| B2011 | Prep & Paint Exterior Walls, up to 4-Story Building | 100 SF | \$1.41 | APP | Priority 4 | 2023 | \$141 |
| B2011 | Prep & Paint Exterior Walls, up to 4-Story Building | 100 SF | \$1.41 | APP | Priority 4 | 2033 | \$141 |



09437 RANDOLPH INFORMATION CENTER I89 SOUTH
 I-89 SOUTHBOUND MILE MARKER 33.5
 RANDOLPH, VT 05060

EMG PROJECT NO: 106686.17R000-138.305

| Coding / Field Name | Asset Description |
|---|--|
| B2011 Exterior Wall Construction | Stone Veneer Exterior Wall |
| Condition | Fair |
| Qty / UOM | 200 / SF |
| Unit Cost | \$35.49 |
| Basis of Costing | Stone Veneer Exterior Wall |
| Year in Service | 1970 |
| Expected Useful Life (EUL) | 40 Year(s), Based on Industry Averages |
| Remaining Useful Life (RUL) | 5 Year(s), Estimated, Based on Date of Observation |
| Location | Exterior Walls |

Observations/Comments

The Asset appears to have been well maintained, as such it is suggested it will exceed its EUL.



09437 RANDOLPH INFORMATION CENTER I89 SOUTH
 I-89 SOUTHBOUND MILE MARKER 33.5
 RANDOLPH, VT 05060

EMG PROJECT NO: 106686.17R000-138.305

| Coding / Field Name | Asset Description |
|---|--|
| B2011 Exterior Wall Construction | Plywood Wall, Painted/Stained |
| Condition | Fair |
| Qty / UOM | 400 / SF |
| Unit Cost | \$11.59 |
| Basis of Costing | Plywood Wall, Painted/Stained |
| Year in Service | 2005 |
| Expected Useful Life (EUL) | 20 Year(s), Based on Industry Averages |
| Remaining Useful Life (RUL) | 8 Year(s), Estimated, Based on Date of Observation |
| Location | Exterior Walls |

Observations/Comments

Asset age is unknown but estimated based on observed condition. The Condition and RUL are based on observation only. The Asset appears to be functioning as required.



Recommendations

| Uniformat | Action Description | Quantity | Unit Cost | Plan Type | Priority | Year | Expenditure |
|--------------|---|----------|-----------|-----------|------------|------|-------------|
| B2011 | Prep & Paint Exterior Walls, up to 4-Story Building | 400 SF | \$1.41 | APP | Priority 3 | 2022 | \$564 |
| B2011 | Prep & Paint Exterior Walls, up to 4-Story Building | 400 SF | \$1.41 | APP | Priority 3 | 2032 | \$564 |



09437 RANDOLPH INFORMATION CENTER I89 SOUTH
 I-89 SOUTHBOUND MILE MARKER 33.5
 RANDOLPH, VT 05060

EMG PROJECT NO: 106686.17R000-138.305

| Coding / Field Name | Asset Description |
|------------------------------------|---|
| B2021 Windows | Exterior Windows, Wood |
| Condition | Fair |
| Qty / UOM | 2 / EA |
| Unit Cost | \$1,295.75 |
| Basis of Costing | Wood Window, 1-2 Stories, 12 SF |
| Year in Service | 2000 |
| Expected Useful Life (EUL) | 30 Year(s), Based on Industry Averages |
| Remaining Useful Life (RUL) | 13 Year(s), Estimated, Based on Date of Observation |
| Location | Exterior Walls |

Observations/Comments

Asset age is unknown but estimated based on observed condition. The Condition and RUL are based on observation only. The Asset appears to be functioning as required.



Recommendations

| Uniformat | Action Description | Quantity | Unit Cost | Plan Type | Priority | Year | Expenditure |
|--------------|--------------------------------|----------|------------|-----------|------------|------|-------------|
| B2021 | Replace Exterior Windows, Wood | 2 EA | \$1,295.75 | BYL | Priority 3 | 2030 | \$2,592 |



09437 RANDOLPH INFORMATION CENTER I89 SOUTH
 I-89 SOUTHBOUND MILE MARKER 33.5
 RANDOLPH, VT 05060

EMG PROJECT NO: 106686.17R000-138.305

| Coding / Field Name | Asset Description |
|------------------------------------|---|
| B2022 Curtain Walls | Storefront Glazing & Framing |
| Condition | Fair |
| Qty / UOM | 300 / SF |
| Unit Cost | \$87.21 |
| Basis of Costing | Glass Curtain Wall |
| Year in Service | 2000 |
| Expected Useful Life (EUL) | 30 Year(s), Based on Industry Averages |
| Remaining Useful Life (RUL) | 13 Year(s), Estimated, Based on Date of Observation |
| Location | Exterior Walls |

Observations/Comments

Asset age is unknown but estimated based on observed condition. The Condition and RUL are based on observation only. The Asset appears to be functioning as required.



Recommendations

| Uniformat | Action Description | Quantity | Unit Cost | Plan Type | Priority | Year | Expenditure |
|--------------|--------------------------------------|----------|-----------|-----------|------------|------|-------------|
| B2022 | Replace Storefront Glazing & Framing | 300 SF | \$87.21 | BYL | Priority 3 | 2030 | \$26,163 |



09437 RANDOLPH INFORMATION CENTER I89 SOUTH
 I-89 SOUTHBOUND MILE MARKER 33.5
 RANDOLPH, VT 05060

EMG PROJECT NO: 106686.17R000-138.305

| Coding / Field Name | Asset Description |
|------------------------------------|--|
| B2032 Solid Exterior Doors | Steel w/ Safety Glass, Exterior Door |
| Condition | Fair |
| Qty / UOM | 2 / EA |
| Unit Cost | \$1,352.72 |
| Basis of Costing | Steel w/ Safety Glass, Exterior Door |
| Year in Service | 2000 |
| Expected Useful Life (EUL) | 25 Year(s), Based on Industry Averages |
| Remaining Useful Life (RUL) | 8 Year(s), Estimated, Based on Date of Observation |
| Location | Exterior Walls |

Observations/Comments

Asset age is unknown but estimated based on observed condition. The Condition and RUL are based on observation only. The Asset appears to be functioning as required.



Recommendations

| Uniformat | Action Description | Quantity | Unit Cost | Plan Type | Priority | Year | Expenditure |
|--------------|--|----------|------------|-----------|------------|------|-------------|
| B2032 | Replace Steel w/ Safety Glass, Exterior Door | 2 EA | \$1,352.72 | BYL | Priority 3 | 2025 | \$2,705 |



09437 RANDOLPH INFORMATION CENTER I89 SOUTH
 I-89 SOUTHBOUND MILE MARKER 33.5
 RANDOLPH, VT 05060

EMG PROJECT NO: 106686.17R000-138.305

| Coding / Field Name | Asset Description |
|------------------------------------|--|
| B2032 Solid Exterior Doors | Wood, Solid Core, Painted, Exterior Door |
| Condition | Poor |
| Qty / UOM | 1 / EA |
| Unit Cost | \$1,423.11 |
| Basis of Costing | Wood, Solid Core, Painted, Exterior Door |
| Year in Service | 1994 |
| Expected Useful Life (EUL) | 25 Year(s), Based on Industry Averages |
| Remaining Useful Life (RUL) | 2 Year(s), Estimated, Based on Date of Observation |
| Location | Exterior Walls |

Observations/Comments

Asset age is unknown but estimated based on observed condition. The Condition and RUL are based on observation only. The Asset significantly deteriorated at base of door.



Recommendations

| Uniformat | Action Description | Quantity | Unit Cost | Plan Type | Priority | Year | Expenditure |
|--------------|--|----------|------------|-----------|------------|------|-------------|
| B2032 | Replace Wood, Solid Core, Painted, Exterior Door | 1 EA | \$1,423.11 | BYL | Priority 2 | 2019 | \$1,423 |



09437 RANDOLPH INFORMATION CENTER I89 SOUTH
 I-89 SOUTHBOUND MILE MARKER 33.5
 RANDOLPH, VT 05060

EMG PROJECT NO: 106686.17R000-138.305

| Coding / Field Name | Asset Description |
|------------------------------------|---|
| B3011 Roof Finishes | Metal Roof - Snack And Drink Stand |
| Condition | Fair |
| Qty / UOM | 100 / SF |
| Unit Cost | \$32.41 |
| Basis of Costing | Metal Roof (Includes Tear-Off of Old) |
| Year in Service | 2000 |
| Expected Useful Life (EUL) | 40 Year(s), Based on Industry Averages |
| Remaining Useful Life (RUL) | 23 Year(s), Estimated, Based on Date of Observation |
| Location | Roof |

Observations/Comments

Asset age is unknown but estimated based on observed condition. The Condition and RUL are based on observation only. The Asset appears to be functioning as required.



09437 RANDOLPH INFORMATION CENTER I89 SOUTH
 I-89 SOUTHBOUND MILE MARKER 33.5
 RANDOLPH, VT 05060

EMG PROJECT NO: 106686.17R000-138.305

| Coding / Field Name | Asset Description |
|------------------------------------|---|
| B3011 Roof Finishes | Asphalt Shingle Roof |
| Condition | Fair |
| Qty / UOM | 1491 / SF |
| Unit Cost | \$16.16 |
| Basis of Costing | Asphalt Shingle Roof (Includes Tear-Off of Old) |
| Year in Service | 2007 |
| Expected Useful Life (EUL) | 20 Year(s), Based on Industry Averages |
| Remaining Useful Life (RUL) | 10 Year(s), Estimated, Based on Date of Observation |
| Location | Roof |

Observations/Comments

Asset age is unknown but estimated based on observed condition. The Condition and RUL are based on observation only. The Asset appears to be functioning as required.



Recommendations

| Uniformat | Action Description | Quantity | Unit Cost | Plan Type | Priority | Year | Expenditure |
|--------------|------------------------------|----------|-----------|-----------|------------|------|-------------|
| B3011 | Replace Asphalt Shingle Roof | 1,491 SF | \$16.16 | BYL | Priority 3 | 2027 | \$24,095 |



09437 RANDOLPH INFORMATION CENTER I89 SOUTH
 I-89 SOUTHBOUND MILE MARKER 33.5
 RANDOLPH, VT 05060

EMG PROJECT NO: 106686.17R000-138.305

| Coding / Field Name | Asset Description |
|---|--|
| C1031 Fabricated Toilet Partitions | Toilet Partitions, Metal, Overhead Braced |
| Condition | Fair |
| Qty / UOM | 5 / EA |
| Unit Cost | \$850.00 |
| Basis of Costing | Toilet Partitions, Metal, Overhead Braced |
| Year in Service | 1970 |
| Expected Useful Life (EUL) | 20 Year(s), Based on Industry Averages |
| Remaining Useful Life (RUL) | 6 Year(s), Estimated, Based on Date of Observation |
| Location | Restrooms |



Recommendations

| Uniformat | Action Description | Quantity | Unit Cost | Plan Type | Priority | Year | Expenditure |
|--------------|---|----------|-----------|-----------|------------|------|-------------|
| C1031 | Replace Toilet Partitions, Metal, Overhead Braced | 5 EA | \$850.00 | BYL | Priority 3 | 2023 | \$4,250 |



09437 RANDOLPH INFORMATION CENTER I89 SOUTH
 I-89 SOUTHBOUND MILE MARKER 33.5
 RANDOLPH, VT 05060

EMG PROJECT NO: 106686.17R000-138.305

| Coding / Field Name | Asset Description |
|--|---|
| C3012 Wall Finishes to Interior Walls | Glazed CMU, Wall |
| Condition | Fair |
| Qty / UOM | 500 / SF |
| Unit Cost | \$30.13 |
| Basis of Costing | Concrete, Interior Wall |
| Year in Service | 1970 |
| Expected Useful Life (EUL) | 40 Year(s), Based on Industry Averages |
| Remaining Useful Life (RUL) | 10 Year(s), Estimated, Based on Date of Observation |
| Location | Building Interior (General) |

Observations/Comments

The Asset appears to have been well maintained, as such it is suggested it will exceed its EUL.



Recommendations

| Uniformat | Action Description | Quantity | Unit Cost | Plan Type | Priority | Year | Expenditure |
|--------------|---|----------|------------|-----------|------------|------|-------------|
| C3012 | ADA- Modify entrance doors for wheelchair access and clear floor space for door swing | 4 EA | \$8,000.00 | ACC | Priority 3 | 2019 | \$32,000 |



09437 RANDOLPH INFORMATION CENTER I89 SOUTH
 I-89 SOUTHBOUND MILE MARKER 33.5
 RANDOLPH, VT 05060

EMG PROJECT NO: 106686.17R000-138.305

| Coding / Field Name | Asset Description |
|------------------------------------|--|
| C3021 Floor Toppings | Epoxy Floor Finish |
| Condition | Fair |
| Qty / UOM | 1000 / SF |
| Unit Cost | \$8.74 |
| Basis of Costing | Epoxy Floor Finish |
| Year in Service | 2012 |
| Expected Useful Life (EUL) | 10 Year(s), Based on Industry Averages |
| Remaining Useful Life (RUL) | 5 Year(s), Estimated, Based on Date of Observation |
| Location | Building Interior (General) |

Observations/Comments

Asset age is unknown but estimated based on observed condition. The Condition and RUL are based on observation only. The Asset appears to be functioning as required.



Recommendations

| Uniformat | Action Description | Quantity | Unit Cost | Plan Type | Priority | Year | Expenditure |
|--------------|----------------------------|----------|-----------|-----------|------------|------|-------------|
| C3021 | Replace Epoxy Floor Finish | 1,000 SF | \$8.74 | BYL | Priority 3 | 2022 | \$8,740 |
| C3021 | Replace Epoxy Floor Finish | 1,000 SF | \$8.74 | BYL | Priority 3 | 2032 | \$8,740 |



09437 RANDOLPH INFORMATION CENTER I89 SOUTH
 I-89 SOUTHBOUND MILE MARKER 33.5
 RANDOLPH, VT 05060

EMG PROJECT NO: 106686.17R000-138.305

| Coding / Field Name | Asset Description |
|------------------------------------|--|
| C3031 Ceiling Finishes | Gypsum Board Ceiling |
| Condition | Fair |
| Qty / UOM | 1000 / SF |
| Unit Cost | \$7.13 |
| Basis of Costing | Gypsum Board/Plaster, Ceiling |
| Year in Service | 1970 |
| Expected Useful Life (EUL) | 50 Year(s), Based on Industry Averages |
| Remaining Useful Life (RUL) | 3 Year(s), Estimated, Based on Date of Observation |
| Location | Building Interior (General) |



Recommendations

| Uniformat | Action Description | Quantity | Unit Cost | Plan Type | Priority | Year | Expenditure |
|--------------|-------------------------|----------|-----------|-----------|------------|------|-------------|
| C3031 | Paint Interior Ceilings | 1,000 SF | \$1.94 | APP | Priority 4 | 2022 | \$1,940 |
| C3031 | Paint Interior Ceilings | 1,000 SF | \$1.94 | APP | Priority 4 | 2032 | \$1,940 |



09437 RANDOLPH INFORMATION CENTER I89 SOUTH
 I-89 SOUTHBOUND MILE MARKER 33.5
 RANDOLPH, VT 05060

EMG PROJECT NO: 106686.17R000-138.305

| Coding / Field Name | Asset Description |
|-----------------------------|---|
| D2012 Urinals | Urinals |
| Condition | Fair |
| Qty / UOM | 2 / EA |
| Unit Cost | \$1,193.44 |
| Basis of Costing | Urinal, Vitreous China |
| Year in Service | 2007 |
| Expected Useful Life (EUL) | 20 Year(s), Based on Industry Averages |
| Remaining Useful Life (RUL) | 10 Year(s), Estimated, Based on Date of Observation |
| Location | Restrooms |

Observations/Comments

Asset age is unknown but estimated based on observed condition. The Condition and RUL are based on observation only. The Asset appears to be functioning as required.



Recommendations

| Uniformat | Action Description | Quantity | Unit Cost | Plan Type | Priority | Year | Expenditure |
|-----------|--------------------|----------|------------|-----------|------------|------|-------------|
| D2012 | Replace Urinals | 2 EA | \$1,193.44 | BYL | Priority 3 | 2027 | \$2,387 |



09437 RANDOLPH INFORMATION CENTER I89 SOUTH
 I-89 SOUTHBOUND MILE MARKER 33.5
 RANDOLPH, VT 05060

EMG PROJECT NO: 106686.17R000-138.305

| Coding / Field Name | Asset Description |
|------------------------------------|---|
| D2013 Lavatories | Lavatories |
| Condition | Fair |
| Qty / UOM | 4 / EA |
| Unit Cost | \$572.66 |
| Basis of Costing | Lavatory, Vitreous China |
| Year in Service | 2007 |
| Expected Useful Life (EUL) | 20 Year(s), Based on Industry Averages |
| Remaining Useful Life (RUL) | 10 Year(s), Estimated, Based on Date of Observation |
| Location | Restrooms |

Observations/Comments

Asset age is unknown but estimated based on observed condition. The Condition and RUL are based on observation only. The Asset appears to be functioning as required.



Recommendations

| Uniformat | Action Description | Quantity | Unit Cost | Plan Type | Priority | Year | Expenditure |
|--------------|--------------------|----------|-----------|-----------|------------|------|-------------|
| D2013 | Replace Lavatories | 4 EA | \$572.66 | BYL | Priority 3 | 2027 | \$2,291 |



09437 RANDOLPH INFORMATION CENTER I89 SOUTH
 I-89 SOUTHBOUND MILE MARKER 33.5
 RANDOLPH, VT 05060

EMG PROJECT NO: 106686.17R000-138.305

| Coding / Field Name | Asset Description |
|------------------------------------|---|
| D2029 Plumbing Systems | Plumbing System, Domestic Supply |
| Condition | Fair |
| Qty / UOM | 1491 / SF |
| Unit Cost | \$7.59 |
| Basis of Costing | Plumbing System, Domestic Supply |
| Year in Service | 1970 |
| Expected Useful Life (EUL) | 40 Year(s), Based on Industry Averages |
| Remaining Useful Life (RUL) | 10 Year(s), Estimated, Based on Date of Observation |
| Location | Building Interior (General) |

Observations/Comments

The Asset appears to have been well maintained, or repaired as needed, as such it is suggested it will exceed its EUL.



09437 RANDOLPH INFORMATION CENTER I89 SOUTH
 I-89 SOUTHBOUND MILE MARKER 33.5
 RANDOLPH, VT 05060

EMG PROJECT NO: 106686.17R000-138.305

| Coding / Field Name | Asset Description |
|--------------------------------|---|
| D2034 Sanitary Waste Equipment | Plumbing System, Sanitary Waste |
| Condition | Fair |
| Qty / UOM | 1491 / SF |
| Unit Cost | \$5.06 |
| Basis of Costing | Plumbing System, Sanitary Waste |
| Year in Service | 1970 |
| Expected Useful Life (EUL) | 40 Year(s), Based on Industry Averages |
| Remaining Useful Life (RUL) | 10 Year(s), Estimated, Based on Date of Observation |
| Location | Building Interior (General) |

Observations/Comments

The Asset appears to have been well maintained, or repaired as needed, as such it is suggested it will exceed its EUL.



09437 RANDOLPH INFORMATION CENTER I89 SOUTH
 I-89 SOUTHBOUND MILE MARKER 33.5
 RANDOLPH, VT 05060

EMG PROJECT NO: 106686.17R000-138.305

| Coding / Field Name | Asset Description |
|------------------------------------|---|
| D3021 Boilers | Boiler, Oil |
| Condition | Fair |
| Qty / UOM | 1 / EA |
| Unit Cost | \$8,107.55 |
| Basis of Costing | Boiler, Oil, 26 to 50 MBH |
| Year in Service | 2006 |
| Expected Useful Life (EUL) | 22 Year(s), Based on Industry Averages |
| Remaining Useful Life (RUL) | 11 Year(s), Estimated, Based on Date of Observation |
| Location | Building Interior (General) |

Observations/Comments

Asset age is unknown but estimated based on observed condition. The Condition and RUL are based on observation only. The Asset appears to be functioning as required.



Recommendations

| Uniformat | Action Description | Quantity | Unit Cost | Plan Type | Priority | Year | Expenditure |
|--------------|---------------------|----------|------------|-----------|------------|------|-------------|
| D3021 | Replace Boiler, Oil | 1 EA | \$8,107.55 | BYL | Priority 3 | 2028 | \$8,108 |



09437 RANDOLPH INFORMATION CENTER I89 SOUTH
 I-89 SOUTHBOUND MILE MARKER 33.5
 RANDOLPH, VT 05060

EMG PROJECT NO: 106686.17R000-138.305

| Coding / Field Name | Asset Description |
|---------------------------------------|---|
| D3032 Direct Expansion Systems | Split Type Air Conditioner |
| Condition | Fair |
| Qty / UOM | 1 / EA |
| Unit Cost | \$2,118.94 |
| Basis of Costing | Condensing Unit, Split System DX, Air-Cooled, 1 Ton |
| Year in Service | 2008 |
| Expected Useful Life (EUL) | 15 Year(s), Based on Industry Averages |
| Remaining Useful Life (RUL) | 6 Year(s), Estimated, Based on Date of Observation |
| Location | Site |

Observations/Comments

Asset age is unknown but estimated based on observed condition. The Condition and RUL are based on observation only. The Asset appears to be functioning as required.



Recommendations

| Uniformat | Action Description | Quantity | Unit Cost | Plan Type | Priority | Year | Expenditure |
|--------------|------------------------------------|----------|------------|-----------|------------|------|-------------|
| D3032 | Replace Split Type Air Conditioner | 1 EA | \$2,118.94 | BYL | Priority 2 | 2023 | \$2,119 |



09437 RANDOLPH INFORMATION CENTER I89 SOUTH
 I-89 SOUTHBOUND MILE MARKER 33.5
 RANDOLPH, VT 05060

EMG PROJECT NO: 106686.17R000-138.305

| Coding / Field Name | Asset Description |
|--|---|
| D3051 Terminal Self-Contained Units | Unit Heater, Hydronic |
| Condition | Fair |
| Qty / UOM | 3 / EA |
| Unit Cost | \$880.85 |
| Basis of Costing | Unit Heater, Hydronic, 8 to 12 MBH |
| Year in Service | 2007 |
| Expected Useful Life (EUL) | 20 Year(s), Based on Industry Averages |
| Remaining Useful Life (RUL) | 10 Year(s), Estimated, Based on Date of Observation |
| Location | Building Interior (General) |

Observations/Comments

Asset age is unknown but estimated based on observed condition. The Condition and RUL are based on observation only. The Asset appears to be functioning as required.



Recommendations

| Uniformat | Action Description | Quantity | Unit Cost | Plan Type | Priority | Year | Expenditure |
|--------------|-------------------------------|----------|-----------|-----------|------------|------|-------------|
| D3051 | Replace Unit Heater, Hydronic | 3 EA | \$880.85 | BYL | Priority 3 | 2027 | \$2,643 |



09437 RANDOLPH INFORMATION CENTER I89 SOUTH
 I-89 SOUTHBOUND MILE MARKER 33.5
 RANDOLPH, VT 05060

EMG PROJECT NO: 106686.17R000-138.305

| Coding / Field Name | Asset Description |
|------------------------------------|---|
| D4019 Sprinkler Systems | Sprinkler System, Full Retrofit, School (per SF) |
| Condition | Fair |
| Qty / UOM | 1 / SF |
| Unit Cost | \$6.25 |
| Basis of Costing | Sprinkler System, Full Retrofit, School (per SF) |
| Year in Service | 2021 |
| Expected Useful Life (EUL) | 50 Year(s), Based on Industry Averages |
| Remaining Useful Life (RUL) | 54 Year(s), Estimated, Based on Date of Observation |
| Location | Building Interior (General) |

Observations/Comments

No fire protection systems observed



09437 RANDOLPH INFORMATION CENTER I89 SOUTH
 I-89 SOUTHBOUND MILE MARKER 33.5
 RANDOLPH, VT 05060

EMG PROJECT NO: 106686.17R000-138.305

| Coding / Field Name | Asset Description |
|-----------------------------------|--|
| D5012 Low Tension Service & Dist. | Distribution Panel 1 |
| Condition | Fair |
| Qty / UOM | 1 / EA |
| Unit Cost | \$5,079.93 |
| Basis of Costing | Power Panel Board, 208 Y, 120 V, 100 Amp |
| Year in Service | 1970 |
| Expected Useful Life (EUL) | 30 Year(s), Based on Industry Averages |
| Remaining Useful Life (RUL) | 6 Year(s), Estimated, Based on Date of Observation |
| Location | Electrical Room (Primary) |

Observations/Comments

The Asset appears to have been well maintained, or repaired as needed, as such it is suggested it will exceed its EUL.



09437 RANDOLPH INFORMATION CENTER I89 SOUTH
 I-89 SOUTHBOUND MILE MARKER 33.5
 RANDOLPH, VT 05060

EMG PROJECT NO: 106686.17R000-138.305

| Coding / Field Name | Asset Description |
|--|--|
| D5012 Low Tension Service & Dist. | Distribution Panel 2 |
| Condition | Fair |
| Qty / UOM | 1 / EA |
| Unit Cost | \$7,951.00 |
| Basis of Costing | Power Panel Board, 208 Y, 120 V, 225 Amp |
| Year in Service | 1970 |
| Expected Useful Life (EUL) | 30 Year(s), Based on Industry Averages |
| Remaining Useful Life (RUL) | 6 Year(s), Estimated, Based on Date of Observation |
| Location | Electrical Room (Primary) |

Observations/Comments

The Asset appears to have been well maintained, or repaired as needed, as such it is suggested it will exceed its EUL.



09437 RANDOLPH INFORMATION CENTER I89 SOUTH
 I-89 SOUTHBOUND MILE MARKER 33.5
 RANDOLPH, VT 05060

EMG PROJECT NO: 106686.17R000-138.305

| Coding / Field Name | Asset Description |
|-----------------------------------|--|
| D5012 Low Tension Service & Dist. | Disconnect Switch |
| Condition | Fair |
| Qty / UOM | 2 / EA |
| Unit Cost | \$1,898.29 |
| Basis of Costing | Disconnect Switch, 100 Amp |
| Year in Service | 1970 |
| Expected Useful Life (EUL) | 50 Year(s), Based on Industry Averages |
| Remaining Useful Life (RUL) | 6 Year(s), Estimated, Based on Date of Observation |
| Location | Electrical Room (Primary) |



| Coding / Field Name | Asset Description |
|------------------------------------|---|
| D5019 Electrical Systems | Electrical System |
| Condition | Fair |
| Qty / UOM | 1491 / SF |
| Unit Cost | \$27.25 |
| Basis of Costing | Electrical System, Full Upgrade, Office (per SF) |
| Year in Service | 1970 |
| Expected Useful Life (EUL) | 40 Year(s), Based on Industry Averages |
| Remaining Useful Life (RUL) | 10 Year(s), Estimated, Based on Date of Observation |
| Location | Building Interior (General) |

Observations/Comments

The Asset appears to have been well maintained, or repaired as needed, as such it is suggested it will exceed its EUL.



09437 RANDOLPH INFORMATION CENTER I89 SOUTH
 I-89 SOUTHBOUND MILE MARKER 33.5
 RANDOLPH, VT 05060

EMG PROJECT NO: 106686.17R000-138.305

| Coding / Field Name | Asset Description |
|------------------------------------|---|
| D5022 Lighting Equipment | Light Fixture, Exterior |
| Condition | Fair |
| Qty / UOM | 2 / EA |
| Unit Cost | \$262.68 |
| Basis of Costing | Fluorescent Lighting Fixture, 160 W |
| Year in Service | 2008 |
| Expected Useful Life (EUL) | 20 Year(s), Based on Industry Averages |
| Remaining Useful Life (RUL) | 11 Year(s), Estimated, Based on Date of Observation |
| Location | Exterior Walls |

Observations/Comments

Asset age is unknown but estimated based on observed condition. The Condition and RUL are based on observation only. The Asset appears to be functioning as required.



Recommendations

| Uniformat | Action Description | Quantity | Unit Cost | Plan Type | Priority | Year | Expenditure |
|--------------|---------------------------------|----------|-----------|-----------|------------|------|-------------|
| D5022 | Replace Light Fixture, Exterior | 2 EA | \$262.68 | BYL | Priority 3 | 2028 | \$525 |



09437 RANDOLPH INFORMATION CENTER I89 SOUTH
 I-89 SOUTHBOUND MILE MARKER 33.5
 RANDOLPH, VT 05060

EMG PROJECT NO: 106686.17R000-138.305

| Coding / Field Name | Asset Description |
|------------------------------------|---|
| D5029 Lighting Systems | Lighting System, Interior |
| Condition | Fair |
| Qty / UOM | 1491 / SF |
| Unit Cost | \$9.24 |
| Basis of Costing | Lighting System, Full Upgrade, Office (per SF) |
| Year in Service | 2005 |
| Expected Useful Life (EUL) | 25 Year(s), Based on Industry Averages |
| Remaining Useful Life (RUL) | 13 Year(s), Estimated, Based on Date of Observation |
| Location | Building Interior (General) |

Observations/Comments

Asset age is unknown but estimated based on observed condition. The Condition and RUL are based on observation only. The Asset appears to be functioning as required.



Recommendations

| Uniformat | Action Description | Quantity | Unit Cost | Plan Type | Priority | Year | Expenditure |
|--------------|-----------------------------------|----------|-----------|-----------|------------|------|-------------|
| D5029 | Replace Lighting System, Interior | 1,491 SF | \$9.24 | BYL | Priority 3 | 2030 | \$13,777 |



09437 RANDOLPH INFORMATION CENTER I89 SOUTH
 I-89 SOUTHBOUND MILE MARKER 33.5
 RANDOLPH, VT 05060

EMG PROJECT NO: 106686.17R000-138.305

| Coding / Field Name | Asset Description |
|---|--|
| D5038 Security and Detection Systems | Camera, Security System |
| Condition | Poor |
| Qty / UOM | 4 / EA |
| Unit Cost | \$2,158.37 |
| Basis of Costing | Camera, Security System |
| Year in Service | 1970 |
| Expected Useful Life (EUL) | 10 Year(s), Based on Industry Averages |
| Remaining Useful Life (RUL) | 3 Year(s), Estimated, Based on Date of Observation |
| Location | Building Interior (General) |

Observations/Comments

POC indicated that the security system needs upgrading

Recommendations

| Uniformat | Action Description | Quantity | Unit Cost | Plan Type | Priority | Year | Expenditure |
|--------------|---------------------------------|----------|------------|-----------|------------|------|-------------|
| D5038 | Replace Camera, Security System | 4 EA | \$2,158.37 | BYL | Priority 1 | 2020 | \$8,633 |
| D5038 | Replace Camera, Security System | 4 EA | \$2,158.37 | BYL | Priority 1 | 2030 | \$8,633 |



09437 RANDOLPH INFORMATION CENTER I89 SOUTH
 I-89 SOUTHBOUND MILE MARKER 33.5
 RANDOLPH, VT 05060

EMG PROJECT NO: 106686.17R000-138.305

| Coding / Field Name | Asset Description |
|-------------------------------------|--|
| G2022 Paving & Surfacing | Asphalt Pavement, Parking Lot |
| Condition | Fair |
| Qty / UOM | 34000 / SF |
| Unit Cost | \$5.90 |
| Basis of Costing | Asphalt Pavement, Parking Lot |
| Year in Service | 2000 |
| Expected Useful Life (EUL) | 25 Year(s), Based on Industry Averages |
| Remaining Useful Life (RUL) | 8 Year(s), Estimated, Based on Date of Observation |
| Location | Site |

Observations/Comments

Asset age is unknown but estimated based on observed condition. The Condition and RUL are based on observation only. The Asset appears to be functioning as required.



Recommendations

| Unifomat | Action Description | Quantity | Unit Cost | Plan Type | Priority | Year | Expenditure |
|--------------|--------------------------------|-----------|-----------|-----------|------------|------|-------------|
| G2022 | Seal & Stripe Asphalt Pavement | 34,000 SF | \$0.38 | BYL | Priority 2 | 2019 | \$12,920 |
| G2022 | Seal & Stripe Asphalt Pavement | 34,000 SF | \$0.38 | BYL | Priority 2 | 2024 | \$12,920 |
| G2022 | Seal & Stripe Asphalt Pavement | 34,000 SF | \$0.38 | BYL | Priority 2 | 2029 | \$12,920 |
| G2022 | Seal & Stripe Asphalt Pavement | 34,000 SF | \$0.38 | BYL | Priority 2 | 2034 | \$12,920 |



09437 RANDOLPH INFORMATION CENTER I89 SOUTH
 I-89 SOUTHBOUND MILE MARKER 33.5
 RANDOLPH, VT 05060

EMG PROJECT NO: 106686.17R000-138.305

| Coding / Field Name | Asset Description |
|--|---|
| G4021 Fixtures & Transformers | Pole Light, Exterior |
| Condition | Good |
| Qty / UOM | 7 / EA |
| Unit Cost | \$8,523.34 |
| Basis of Costing | Pole Light, Exterior, 135 to 1000 W HID (Double Fixture, with Metal Pole) |
| Year in Service | 2005 |
| Expected Useful Life (EUL) | 20 Year(s), Based on Industry Averages |
| Remaining Useful Life (RUL) | 8 Year(s), Estimated, Based on Date of Observation |
| Location | Site |

Observations/Comments

Asset age is unknown but estimated based on observed condition. The Condition and RUL are based on observation only. The Asset appears to be functioning as required.



4. ACCESSIBILITY ISSUES

Unless indicated below, no significant accessibility issues were observed/reported.

Recommendations:

| Uniformat | Action Description | Quantity | Unit Cost | Plan Type | Priority | Year | Expenditure |
|--------------|---|----------|------------|-----------|------------|------|-------------|
| C3012 | ADA- Modify entrance doors for wheelchair access and clear floor space for door swing | 4.0 EA | \$8,000.00 | | Priority 3 | 2019 | \$32,000 |



5. DOCUMENTS FOR REVIEW

Documents were requested prior to the on-site assessment. The following documents were provided for review:

| Item | Provided for Review |
|------------------------------|---------------------|
| Site Plan(s) | No |
| Floor Plan(s) | No |
| Construction Drawing(s) | No |
| Termite Inspection Report(s) | No |
| Boiler Certificate(s) | No |
| Prior Report Available | No |
| Prior Report Prepared By | |
| Prior Report Date | |



6. CERTIFICATION

EMG has completed a Facility Condition Assessment (FCA) of the subject property listed on the cover page. The FCA was performed at the Client's request using methods and procedures consistent with good commercial and customary practice conforming to ASTM E2018-15, Standard Guide for Property Condition Assessments: Baseline Property Condition Assessment Process. Within this Property Condition Report (PCR), EMG's reference to the Client follows the ASTM guide's definition of User, that is, the party that retains EMG for the preparation of a baseline PCA of the subject property.

This report is exclusively for the use and benefit of the Client identified on the first page of this report. The purpose for which this report shall be used shall be limited to the use as stated in the contract between the client and EMG.

The opinions EMG expresses in this report were formed utilizing the degree of skill and care ordinarily exercised by any prudent architect or engineer in the same community under similar circumstances. EMG assumes no responsibility or liability for the accuracy of information contained within this report that has been obtained from the Client or the Client's representatives, from other interested parties, or from the public domain. The conclusions presented represent EMG's professional judgment based on information obtained during the course of this assignment. EMG's evaluations, analyses, and opinions are not representations regarding the building design, structural soundness, or actual value of the property. Factual information regarding operations, conditions, and test data provided by the Client or the Client's representative has been assumed to be correct and complete. The conclusions presented within this report are based on the data provided, observations made, and conditions that existed specifically on the date of the assessment. EMG certifies that EMG has no undisclosed interest in the subject property, that EMG's relationship with the Client is at arms-length, and that EMG's employment and compensation are not contingent upon the findings or estimated costs to remedy any noted deficiencies due to deferred maintenance and/or any noted component or system replacements.

EMG's FCA cannot wholly eliminate the uncertainty regarding the presence of physical deficiencies and/or the performance of a subject property's building systems. Preparation of a FCA in accordance with ASTM E2018-15 is intended to reduce, but not eliminate, the uncertainty regarding the potential for component or system failure and to reduce the potential that such component or system failure may not be initially observed. This FCA was prepared recognizing the inherent subjective nature of EMG's opinions as to such issues as workmanship, quality of original installation, and estimating the remaining useful life of any given component or system. It should be understood that EMG's suggested remedy may be determined under time constraints or may be formed without the aid of engineering calculations, testing, exploratory probing, the removal of materials, or design. Furthermore, there may be other alternate or more appropriate schemes or methods to remedy the noted physical deficiencies. EMG's opinions are generally formed without detailed knowledge from individuals familiar with the performance of noted components or systems.

Any questions regarding this report should be directed to the Program Manager listed on the cover page of this report.

Prepared By: Philip Crosscup , Field Observer

Program Manager: John Landry

7. APPENDICES

| | |
|-------------------|--|
| APPENDIX A | Key Photographic Record |
| APPENDIX B | Site Location Plan |
| APPENDIX C | Capital Expenditure (CapEx) Table |
| APPENDIX D | ADA Accessibility Checklist/Questionnaire |
| APPENDIX E | Fire Protection Checklist |
| APPENDIX F | Pre-Survey Questionnaire (PSQ) |
| APPENDIX G | Terminology |
| APPENDIX H | Deficiency Plan |

APPENDIX A

KEY PHOTOGRAPHIC RECORD

FACILITY CONDITION ASSESSMENT

Draft - For Discussion Purposes Only

09437 RANDOLPH INFORMATION CENTER I89 SOUTH
I-89 SOUTHBOUND MILE MARKER 33.5
RANDOLPH, VT 05060

EMG PROJECT NO: 106686.17R000-138.305



Front Elevation



Left Elevation



Right Elevation



Rear Elevation



Overall Site



Interiors (General)



Additional Site Views



Additional Site Views



Lobby Floor



Roof

APPENDIX B

SITE LOCATION PLAN

09437 RANDOLPH INFORMATION CENTER I89 SOUTH
I-89 SOUTHBOUND MILE MARKER 33.5
RANDOLPH, VT 05060

EMG PROJECT NO: 106686.17R000-138.305



Google Earth Image

| | | |
|--|---|---|
| | <p><u>Source</u></p> | <p><u>EMG Project Number</u> 106686.17R000-138.305</p> |
| | <p>The north arrow indicator approximates 0° North.</p> | <p><u>Project Name</u> 09437</p> |
| | | <p><u>On-Site Date</u> May 3, 2017</p> |

APPENDIX C

CAPITAL EXPENDITURE (CAPEX) TABLE



20 YEAR EXPENDITURE FORECAST

09437 Randolph Information Center B9 South
149 Southbound Mile Marker 33.5
Randolph, VT 05060

Table with columns: Element No., Component Description, Asset, Location, Action, Estimated Useful Life or Replacement Cycle (Yrs), Remaining Useful Life (Yrs), Quantity, Unit of Measurement, Unit Cost, Plan Type, Priority, and years 2017-2036, Total, Total. Includes categories like A. SUBSTRUCTURE, B. SHELL, C. INTERIORS, D. SERVICES, E. EQUIPMENT & FURNISHING, G. BUILDING SITEMWORK, P. ENGINEERING, X. ENERGY, Z. GENERAL.

Summary table with columns: Year (2017-2036), Total, Total. Values include: Expenditure Totals per Year, Total Cost (inflated @ 4% per Yr.), and Total 2223,704.

Current Replacement Value \$298,200

APPENDIX D
ADA ACCESSIBILITY CHECKLIST/QUESTIONNAIRE

09437 RANDOLPH INFORMATION CENTER I89 SOUTH
 I-89 SOUTHBOUND MILE MARKER 33.5
 RANDOLPH, VT 05060

EMG PROJECT NO: 106686.17R000-138.305

ADA Accessibility Checklist/Questionnaire

| Question | Response |
|--|----------|
| Has an ADA survey previously been completed for this property? | Unknown |
| Have any ADA improvements been made to the property? | Unknown |
| Does a Transition Plan / Barrier Removal Plan exist for the property? | Unknown |
| Has building ownership or management received any ADA related complaints that have not been resolved? | Unknown |
| Is any litigation pending related to ADA issues? | Unknown |
| Do all ramps along accessible path of travel appear to meet slope requirements? (1:12 or less) with maximum rise 30" for each ramp run? | NA |
| Do ramp runs that appear to rise more than 6" have railings on both sides? | NA |
| Does the width between railings appear at least 36 inches? | NA |
| Is there a level landing at the top and at the bottom of ramp runs and at ramp turns? | NA |
| Ramps Comments | |
| Are minimum 60% of the public entrances accessible? | No |
| Do all required accessible entrance doorways appear to be: (a) at least 32 inches wide; (b) at least 80 inches high; (c) with hardware between 34" and 48" high, and (d) not a revolving door? | Yes |
| Is the door hardware easy to operate- lever/push type hardware, no twisting required, minimum 36 inches to maximum 48 inches above the floor? | Yes |
| Entrances, Exits Comments | |
| Are all paths of travel free of obstruction and wide enough for a wheelchair (appear at least 36 inches wide)? | Yes |
| Do accessible routes coincide with the paths of travel for non-disabled (accessible routes cannot be in a totally different area than where everyone else walks)? | Yes |
| Is there a path of travel that does not require the use of stairs? | Yes |
| Is signage for restrooms, building means of egress exits, interior and exterior signs identifying permanent rooms/spaces compliant? | Yes |
| Paths of Travel Comments | |
| Do the call buttons have visual and audible signals to indicate when a call is registered and answered when car arrives? | NA |
| Are there visual and audible signals inside cars indicating floor change? | NA |
| Are there standard raised and Braille marking on both jambs of each hoist way entrance as well as all cab call buttons? | NA |
| Do elevator doors have a reopening device that will stop and reopen a car door if an object or a person obstructs the door? | NA |
| Do all elevator controls appear to be within reach ranges between 15 and 48 inches, including emergency communication controls? | NA |
| If a two-way emergency communication system is provided within the elevator cab, is it usable without voice communication? | NA |
| Elevators Comments | |



| Question | Response |
|--|----------|
| Do at least 5% of dining tables and work surfaces have knee and toe clearance with surface heights appearing to be minimum 28" high and maximum 34" high? | NA |
| Do food service counters appear to be maximum 34" height? | NA |
| Do check-out aisles, sales and service counters appear to be maximum 38" high? | NA |
| Tables, Work Surfaces, and Service Counters Comments | |
| Are sufficient wheelchair spaces provided, with a companion seat for each wheelchair space? | NA |
| Where an audio system is present and integral to the use of the space, are assistive listening systems present or available? | NA |
| Assembly Area Comments | |
| Are restrooms located on an accessible route? | Yes |
| Are pull handles push/pull or lever type? | Yes |
| If fire alarms are located in restrooms, are they both audible AND visual? | No |
| Are toilet room access doors wheelchair-accessible (appear to be at least 32 inches wide)? | No |
| Are public restrooms large enough to accommodate a wheelchair turnaround (appear to have 60" turning diameter)? | Yes |
| In unisex toilet rooms, are there safety alarms with pull cords? | No |
| Are toilet stall doors wheelchair accessible (appear to be at least 32" wide)? | Yes |
| Are sinks provided with clearance for a wheelchair to roll under (appear to have clearance of 8" depth min. at 27" ht.)? | Yes |
| Are sink handles operable with one hand without grasping, pinching, or twisting? | Yes |
| Are exposed pipes under sink sufficiently insulated against contact? | Yes |
| Toilet Comments | |
| How many total accessible sleeping rooms does the property management report to have? | |
| Are there sufficient reported accessible sleeping rooms with respect to the total number of reported sleeping rooms? | NA |
| How many accessible sleeping rooms have roll-in showers, per property management? | |
| Are there sufficient reported accessible rooms with roll-in showers with respect to the total number of reported accessible guestrooms? | NA |
| How many assistive listening kits and/or rooms with communication features are available per property management? | |
| Are there sufficient reported assistive listening devices with respect to the total number of rooms? | NA |
| Where kitchens/kitchenettes are provided, is a wheelchair turning space present in the kitchen/kitchenette and accessible counters (appear to be maximum 34" high adjacent a built in stove or microwave)? | NA |
| How many total accessible units of graduate/faculty apartments and townhouses leased on an annual basis does the property management report to have? | |
| Are there sufficient reported accessible units with accessible kitchens with respect to the total number of reported units? | NA |



09437 RANDOLPH INFORMATION CENTER I89 SOUTH
 I-89 SOUTHBOUND MILE MARKER 33.5
 RANDOLPH, VT 05060

EMG PROJECT NO: 106686.17R000-138.305

| Question | Response |
|---|----------|
| Guest Room Comments | |
| Are public access pools/spas/wading pools/wave action features provided? If the answer is no, please disregard this section. | NA |
| How many accessible access points are provided to each type of water activity? | |
| Is at least one fixed lift or sloped entry to each type provided (2 entries required for pools with 300 LF or more pool wall)? | NA |
| Pools Comments | |
| Has the play area been reviewed for accessibility? All public playgrounds are subject to ADA standards. | NA |
| Is an accessible route provided to each sport area, exercise area? To each press box where total of boxes in an assembly area is greater than 500 SF? | NA |
| Is there an accessible route outside of marked play lines within each sport court, providing access to all sides of the court? | NA |
| Does there appear to be adequate clear floor space (30" minimum by 48" minimum) around a minimum of one of each type of exercise machine/ equipment? | NA |
| Play, Exercise Equip Comments | |



APPENDIX E

FIRE PROTECTION CHECKLIST

Fire Protection Checklist

| Item | Provided/Description |
|-----------------------------------|----------------------|
| Smoke Detectors | No |
| Pull Stations | No |
| Audible Alarms | No |
| Strobe Lights | No |
| Smoke Detector Power Supply | |
| Carbon Monoxide Detectors | No |
| Heat Detector | No |
| Fire Extinguishers | No |
| Fire Extinguisher Inspection Date | |
| Illuminated Exit Signs | No |
| Fire Rated Stairwells | No |
| Fire Rated Doors Observed | No |



APPENDIX F

PRE-SURVEY QUESTIONNAIRE (PSQ)

FACILITY CONDITION ASSESSMENT

Draft - For Discussion Purposes Only

09437 RANDOLPH INFORMATION CENTER I89 SOUTH
I-89 SOUTHBOUND MILE MARKER 33.5
RANDOLPH, VT 05060

EMG PROJECT NO: 106686.17R000-138.305

The Pre-Survey Questionnaire (PSQ) is based on information provided directly by the Client or the Client's designated Point of Contact (POC). A version of this form is provided to the Client prior to EMG's on-site assessment with the instructions that it be filled out as completely as possible. If a completed form is provided, it is included here. If a completed form is not provided, then an electronic form will be provided here based on the EMG Project Manager's interview with the POC.



FACILITY CONDITION ASSESSMENT: PRE-SURVEY QUESTIONNAIRE

This questionnaire must be completed by the property owner, the owner's designated representative, or someone knowledgeable about the subject property. **The completed form must be presented to EMG's Field Observer on the day of the site visit.** If the form is not completed, EMG's Project Manager will require **additional time** during the on-site visit with such a knowledgeable person in order to complete the questionnaire. During the site visit, EMG's Field Observer may ask for details associated with selected questions. This questionnaire will be utilized as an exhibit in EMG's final Property Condition Report.

Name of person completing form: Lisa Sanchez

Title / Association with property: Chief of Operations Vermont Information Center Division

Length of time associated w/ property: 14 years

Date Completed: April 19, 2017

Phone Number: 802 793 9918

Building / Facility Name: Randolph Info Center I89 South

Directions: Please answer all questions to the best of your knowledge and in good faith. Please provide additional details in the Comments column, or backup documentation for any **Yes** responses.

| DATA OVERVIEW | | RESPONSE |
|---------------|--|--|
| 1 | Year constructed | 1970's |
| 2 | Building size in SF | 1470 |
| 3 | Acreage | unknown |
| 4 | Number of parking spaces (provide accessible counts) | 18 Auto 12 Truck Split lot upper and lower (not accessible year round) |
| 5 | Age of roof (known or estimated); active warranty w/ expiration date? | unknown |
| QUESTION | | RESPONSE |
| 6 | List all major renovations or rehabilitations since construction (with estimated dates). | Restroom updates – mostly cosmetic Coffee bar install with plumbed features |
| 7 | List other somewhat lesser but still significant capital improvements, focused within recent years (provide approximate year completed). | Sidewalks were repaved in 2011 Siding on Snack Shack building replaced |
| 8 | List any major capital expenditures planned/requested for the next few years. Have they been budgeted? | This center has is in need of restroom renovations – increased visitor traffic requires the rental of 3 port-o-lets from June 1 – October 15 each year. No \$\$\$ set aside for renovation |
| 9 | Describe any extremely problematic, historically chronic, or immediate facility needs. | Security Cameras, and Recording Devices Attached back shed needs attention/floor rotting |
| 10 | Describe any shared building or site elements or unique arrangements with neighboring properties, entities, or tenants. | Unknown |

| Mark the column corresponding to the appropriate response. Please provide additional details in the Comments column, or backup documentation for any Yes responses. (NA indicates "Not Applicable", Unk indicates "Unknown") | | | | | | |
|--|--|----------|----|-----|----|--|
| QUESTION | | RESPONSE | | | | COMMENTS |
| | | Yes | No | Unk | NA | |
| 11 | Are there any unusable or "down" areas, units, or spaces within the facility? | | X | | | |
| 12 | Is the facility served by a private water well, septic system or other special waste treatment system? | X | | | | Both private well and private septic – multiple leach fields |
| 13 | Are there any problems with the utilities, such as inadequate pressure or capacities? | | X | | | |
| 14 | Have there been any leaks or pressure problems with natural gas service? | | X | | | |
| 15 | Are there any problems with erosion or areas with storm water drainage issues? | | X | | | |
| 16 | Are there any problems with the landscape irrigation systems? | | X | | | |
| 17 | Are there any problems or inadequacies with exterior lighting? | X | | | | Building could use some additional lighting for night |
| 18 | Are there any problems with foundations or structures, like excessive settlement? | X | | | | Attached shed needs attention |
| 19 | Are there any known issues with termites or other wood-boring pests? | | X | | | |
| 20 | Are there any wall, window, basement or roof leaks? | | X | | | |
| 21 | Are there any plumbing leaks or water pressure problems? | | X | | | |
| 22 | Are any areas of the facility inadequately heated, cooled or ventilated? | X | | | | Office area is cold – not adequate heat |
| 23 | Are there any poorly insulated areas? | X | | | | Back door (staff entrance) needs attention -should be replaced |
| 24 | Do any of the HVAC systems use older R-11, 12, or 22 refrigerants? | | X | | | |
| 25 | Has any part of the facility ever contained visible suspect mold growth? | | X | | | |
| 26 | Have there been indoor air quality or mold related complaints from building occupants? | | X | | | |

| Mark the column corresponding to the appropriate response. Please provide additional details in the Comments column, or backup documentation for any Yes responses. (NA indicates "Not Applicable", Unk indicates "Unknown") | | | | | | |
|--|--|----------|----|-----|----|---|
| QUESTION | | RESPONSE | | | | COMMENTS |
| | | Yes | No | Unk | NA | |
| 27 | Are there any known unresolved building, fire, or zoning code issues with the governing municipality? | | X | | | |
| 28 | Is there any pending litigation concerning the property? | | X | | | |
| 29 | Are there outstanding accessibility issues at the facility? (Go over and fill out first 'History' subsection of separate ADA checklist.) | X | | | | Front entrance doors should be checked for ADA – questionable ADA compliant |
| 30 | Are there any EMG 'red flag' issues at the facility? (Go over and fill out attached checklist below.) | | | X | | |
| 31 | Are there any other unresolved construction defects or significant issues/hazards at the property that have not yet been identified? | | | X | | |

Signature of person interviewed or completing form

Date

RED FLAG CHECKLIST

| Mark the single column corresponding to the most appropriate situation. (PSQ only indicates POC acknowledged presence during interview but item was not observed on-site; OBS only indicates the item was observed but not identified as known to be present during interview process; PSQ & OBS indicates item was both verbally identified and physically observed; NOT EVID indicates the item was neither observed during limited visual assessment nor identified as present during discussions). | | | | | | |
|--|---|-----------|----------|-----------|----------|--|
| RED FLAG ISSUE | | OBSERVED? | | | | GUIDANCE |
| | | PSQ only | OBS only | PSQ & OBS | NOT EVID | |
| 1 | Asbestos (ACM) | | | | | 1970's and prior; ACM insulation or fire retardant materials such as boiler or pipe wrap, ceiling spray, 9" floor tile, mastic |
| 2 | Lead-Based Paint (LBP) | | | | | 1978 and prior; primarily concerned with housing sites |
| 3 | Polychlorinated Biphenyls (PCB's) | | | | | 1984 and prior; transformers, capacitors, or hydraulic equipment |
| 4 | Fire Retardant Plywood (FRT) | | | | | 1955 to 1998; as roof sheathing; view attics; sometimes stamped; moisture absorbance leads to premature failure |
| 5 | Engineered / Hardboard Wood Siding | | | | | any time; Masonite, Louisiana Pacific; water damage and premature failure |
| 6 | Exterior Insulation and Finish System (EIFS) | | | | | any time; water penetration and premature failure (looks like stucco but feels "lighter") |
| 7 | Galvanized Water Piping | | | | | prior to early 1980's; common in 1970's; pinhole leaks and interior mineral build-up |
| 8 | Polybutylene Water Piping | | | | | 1977-1995; mostly relevant to housing; grey/blue plastic commonly leaks at joint fittings |
| 9 | Cadet/Encore Wall Heater Recall | | | | | 1982-1999; mostly relevant to housing; collect & cross-check model numbers; potential fire hazards |
| 10 | PTAC Recall (Goodman/Amana) | | | | | 1996-2003; mostly relevant to housing; faulty thermal override switch; collect & cross-check model numbers |
| 11 | Aluminum Wiring (interior branch) | | | | | 1964-1975; more concerns with interior and smaller gauge, branch wiring |
| 12 | Federal Pacific Stab-Lok Electrical Panels | | | | | prior to 1986; potential fire hazards |
| 13 | Fused Electrical Panels | | | | | prior to early 1960's; easily tampered with, as such potential fire hazard |
| 14 | Low Unit Amperage (< 60 amps) | | | | | any time; relevant to housing |
| 15 | Fire Sprinkler Head Recalls | | | | | 1960-2001; more heavily 1990's; Central, Gem, Star, Globe, Omega can be suspect; collect & cross-check model numbers |
| 16 | Dishwasher Recalls | | | | | 1983-1989: GE, Hotpoint; 1997-2001: GE, Hotpoint, Maytag, Jenn-Air, Kenmore; collect & cross-check model numbers; potential fire hazards |
| 17 | Swimming Pool Entrapment Protection (Virginia Baker Safety Act) | | | | | prior to 2008; beware strong suction in and around pool and spa drains; 3' spacing between drains, modern drain covers; safety vacuum release system |

REQUEST FOR DOCUMENTATION

On the day of the site visit, provide EMG's Field Observer the documents listed below. Signify which documents will be copied, available for review at the site, not available, or not applicable by placing a check mark in the appropriate columns. Also provide this completed checklist.

| | | Copies Provided | Reviewed at Site | Not Available | Not Applicable |
|----|--|-----------------|------------------|---------------|----------------|
| 1 | Maintenance Contractor List. Provide the company name, phone number, and contact person of all maintenance contractors who serve the property, such as mechanical contractors, roof contractors, fire sprinkler and fire alarm testing contractors, and elevator contractors. | | | | |
| 2 | Construction Documents (Blueprints). Provide all available construction documents for the original construction of the building or for any tenant improvement work or other recent construction work. | | | | |
| 3 | Site plan. Provide a site plan, preferably 8 1/2" X 11", which depicts the arrangement of buildings, roads, parking stalls, and other site features. | | | | |
| 4 | Certificates of Occupancy and original Building Permits. | | | | |
| 5 | Tenant List. For commercial properties, provide a tenant list, which identifies the names of each tenant, vacant tenant units, the floor area of each tenant space, and the gross and net leasable area of the building(s). | | | | |
| 6 | Apartment Unit Summary. For apartment properties, provide a summary of the apartment unit types and quantities, including the floor area of each apartment unit as measured in square feet. | | | | |
| 7 | Hotel & Nursing Home Room Summary. For hotel or nursing home properties, provide a summary of the room types and room type quantities, including the floor area of each room type. | | | | |
| 8 | Occupancy Percentage. Provide the current occupancy percentage and typical turnover rate records (for commercial and apartment properties). | | | | |
| 9 | Inspection Documents and Certificates. Fire, building, and health department inspection reports and elevator inspection certificates. | | | | |
| 10 | Warranties. Roof and HVAC warranties, or any other similar relevant documents. | | | | |
| 11 | Utility Companies. The names of the local utility companies which serve the property, including the water, sewer, electric, gas, and phone companies. | | | | |
| 12 | Capital Improvement Summary. A summary of recent (over the last 5 years) capital improvement work which describes the scope of the work and the cost of the improvements. | | | | |
| 13 | Proposed Improvements. Pending contracts or proposals for future improvements. | | | | |
| 14 | Historical Costs. Costs for repairs, improvements, and replacements. | | | | |
| 15 | Records. Records of system & material ages (roof, MEP, paving, finishes, furnishings). | | | | |
| 16 | Brochures or Marketing Information. | | | | |
| 17 | Appraisal, either current or previously prepared. | | | | |
| 18 | Previous reports pertaining to the physical condition of property. | | | | |
| 19 | ADA survey and status of improvements implemented. | | | | |
| 20 | Litigation. Current / pending litigation related to property condition. | | | | |

APPENDIX G

TERMINOLOGY

The following are definitions of terms utilized in this report.

| TERMINOLOGY | |
|------------------------------------|---|
| Actual Knowledge | Information or observations known first hand by EMG. |
| ADA | The Americans with Disabilities Act |
| Ancillary Structures | Structures that are not the primary improvements of the Property but which may have been constructed to provide support uses. |
| Appropriate Inquiry | A requests for information from appropriate entity conducted by a Freedom of Information Letter (FOIL), verbal request, or by written request made either by fax, electronic mail, or mail. A good-faith one time effort conducted to obtain the information in light of the time constraints to deliver the FCA. |
| ASTM | American Society for Testing and Materials |
| Base Building | That portion of the building (common area) and its systems that are not typically subject to improvements to suit tenant requirements. |
| Baseline | A minimum scope level of observation, inquiry, research, documentation review, and cost estimating for conducting a Facility Condition Assessment as normally conducted by EMG. |
| BOMA | Building Owners & Managers Association |
| Building | Referring to the primary building or buildings on the Property, which are within the scope of the FCA. |
| Building Codes | A compilation of rules adopted by the municipal, county and/or state governments having jurisdiction over the Property that govern the property's design &/or construction of buildings. |
| Building Department Records | Information concerning the Property's compliance with applicable Building, Fire and Zoning Codes that is readily available for use by EMG within the time frame required for production of the Property Condition Assessment. |
| Building Systems | Interacting or interdependent components that comprise a building such as structural, roofing, side wall, plumbing, HVAC, water, sanitary sewer and electrical systems. |
| BUR | Built Up Roof |
| Client | The entity identified on the cover of this document as the Client. |
| Commercial Real Estate | Real property used for industrial, retail, office, agricultural, other commercial, medical, or educational purposes, and property used for residential purposes that has more than four (4) residential dwelling units. |
| Commercial Real Estate Transaction | The transfer of either a mortgage, lease, or deed; the re-financing of a commercial property by an existing mortgagee; or the transferring of an equity interest in commercial property. |
| Component | A piece of equipment or element in its entirety that is part of a system. |
| Consultant | The entity or individual that prepares the Facility Condition Assessment and that is responsible for the observance of, and reporting on the physical condition of Commercial Property. |
| Dangerous or Adverse Conditions | Situations which may pose a threat or possible injury to the Project Manager, or those situations which may require the use of special protective clothing, safety equipment, access equipment, or any precautionary measures. |
| Deferred Maintenance | Deficiencies that result from postponed maintenance, or repairs that have been put off until a later time and that require repair or replacement to an acceptable condition relative to the age of the system or property. |
| Dismantle | To take apart; disassemble; tear down any component, device or piece of equipment that is bolted, screwed, secured, or fastened by other means. |
| DWV | Drainage Waste Ventilation |
| EIFS | Exterior Insulation and Finish System |
| EMS | Energy Management System |



| TERMINOLOGY | |
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| Engineering | Analysis or design work requiring extensive formal education, preparation and experience in the use of mathematics, chemistry, physics, and the engineering sciences as provided by a Professional Engineer licensed to practice engineering by any state of the 50 states. |
| Expected Useful Life (EUL) | The average amount of time in years that a system or component is estimated to function when installed new. |
| FEMA | Federal Emergency Management Agency |
| FFHA | Federal Fair Housing Act |
| Fire Department Records | Information generated or acquired by the Fire Department having jurisdiction over the Property, and that is readily available to EMG within the time frame required for production of the FCA. |
| FIRM | Flood Insurance Rate Maps |
| FM | Factory Mutual |
| FOIA | U.S. Freedom of Information Act (5 USC 552 et seq.) |
| FOIL | Freedom of Information Letter |
| FRT | Fire Retardant Treated |
| Guide | A series of options or instructions that do not recommend a specific course of action. |
| His | Referring to either a male or female Project Manager, or individuals interviewed by the Project Manager. |
| HVAC | Heating, Ventilating & Air Conditioning |
| IAQ | Indoor Air Quality |
| Immediate Repairs | Physical deficiencies that require immediate action as a result of: (i) existing or potentially material unsafe conditions, (ii) significant negative conditions impacting tenancy/marketability, (iii) material building code violations, or (iv) poor or deteriorated condition of critical element or system, or (v) a condition that if left "as is", with an extensive delay in addressing same, has the potential to result in or contribute to critical element or system failure within one (1) year. |
| Interviews | Interrogatory with those knowledgeable about the Property. |
| Material | Having significant importance or great consequence to the asset's intended use or physical condition. |
| MEP | Mechanical, Electrical, and Plumbing |
| NFPA | National Fire Protection Association |
| Observations | The results of the Project Manager's Walk-through Survey. |
| Observe | The act of conducting a visual, unaided survey of items, systems or conditions that are readily accessible and easily visible on a given day as a result of the Project Manager's walk-through. |
| Obvious | That which is plain or evident; a condition that is readily accessible and can be easily seen by the Project Manager as a result of his Walk-through without the removal of materials, moving of chattel, or the aid of any instrument, device, or equipment. |
| Owner | The entity holding the deed to the Property that is the subject of the FCA. |
| FCA | Facility Condition Assessment |



| TERMINOLOGY | |
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| Physical Deficiency | <p>Patent, conspicuous defects, or significant deferred maintenance of the Property's material systems, components, or equipment as observed during the Project Manager's Walk-through Survey.</p> <p>Material systems, components, or equipment that are approaching, have realized, or have exceeded their typical Expected Useful Life (EUL); or, that have exceeded their useful life result of abuse, excessive wear and tear, exposure to the elements, or lack of proper or adequate maintenance.</p> <p>This definition specifically excludes deficiencies that may be remedied with routine maintenance, miscellaneous repairs, normal operating maintenance, and conditions that do not present a material deficiency to the Property.</p> |
| PML | Probable Maximum Loss |
| Practically Reviewable | Information that is practically reviewable means that the information is provided by the source in a manner and form that, upon examination, yields information relevant to the property without the need for extraordinary analysis of irrelevant data. |
| Practice | A definitive procedure for performing one or more specific operations or functions that does not produce a test result. |
| Primary Improvements | The site and building improvements that are of fundamental importance with respect to the Property. |
| Project Manager | The individual Professional Engineer or Registered Architect having a general, well rounded knowledge of all pertinent site and building systems and components that conducts the on site visit and walk-through observation. |
| Property | The site and building improvements, which are specifically within the scope of the FCA to be prepared in accordance with the agreement between the Client and EMG. |
| Readily Accessible | Those areas of the Property that are promptly made available for observation by the Project Manager without the removal of materials or chattel, or the aid of any instrument, device, or equipment at the time of the Walk-through Survey. |
| Reasonably Ascertainable | Information that is publicly available, provided to EMG's offices from either its source or an information research/retrieval concern, practically reviewable, and available at a nominal cost for either retrieval, reproduction or forwarding. |
| Recreational Facilities | Spas, saunas, steam baths, swimming pools, tennis courts, playground equipment, and other exercise, entertainment, or athletic facilities. |
| Remaining Useful Life (RUL) | <p>The consultant's professional opinion of the number of years before a system or component will require replacement or reconditioning. The estimate is based upon observation, available maintenance records, and accepted EUL's for similar items or systems.</p> <p>Inclement weather, exposure to the elements, demand on the system, quality of installation, extent of use, and the degree and quality of preventive maintenance exercised are all factors that could impact the RUL of a system or component. As a result, a system or component may have an effective age greater or less than its actual age. The RUL may be greater or less than its Expected Useful Life (EUL) less actual age.</p> |
| Replacement Costs | Costs to replace the system or component "in kind" based on Invoices or Bid Documents provided by the current owner or the client, construction costs developed by construction resources such as <i>Means</i> and <i>Dodge</i> , EMG's experience with past costs for similar properties, or the current owner's historical incurred costs. |
| Replacement Reserves | Major recurring probable expenditures, which are neither commonly classified as an operation or maintenance expense. Replacement Reserves are reasonably predictable both in terms of frequency and cost. However, they may also include components or systems that have an indeterminable life but nonetheless have a potential liability for failure within the reserve term. |
| RTU | Rooftop Unit |
| RUL | Remaining Useful Life (See definition) |



| TERMINOLOGY | |
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| Short Term Repair Costs | Opinions of Costs to remedy Physical Deficiencies, such as deferred maintenance, that may not warrant immediate attention, but requiring repairs or replacements that should be undertaken on a priority basis, taking precedence over routine preventive maintenance work within a zero to one year time frame. Included are such Physical Deficiencies resulting from improper design, faulty installation and/or substandard quality of original system or materials. Components or systems that have realized or exceeded their Expected Useful Life (EUL) that may require replacement to be implemented within zero to one-year time frame are also included. |
| Shut-Down | Equipment or systems that are not operating at the time of the Project Manager's Walk-through Survey. Equipment or systems may be considered shutdown if it is not in operation as a result of seasonal temperatures. |
| Significant | Important, material, and/or serious. |
| Site Visit | The visit to the property by EMG's Project Manager including walk-through visual observations of the Property, interviews of available project personnel and tenants (if appropriate), review of available documents and interviews of available municipal personnel at municipal offices, all in accordance with the agreement for the Facility Condition Assessment. |
| Specialty Consultants | Practitioners in the fields of engineering, architecture; or, building system mechanics, specialized service personnel or other specialized individuals that have experience in the maintenance and repair of a particular building component, equipment, or system that have acquired detailed, specialized knowledge in the design, assessment, operation, repair, or installation of the particular component, equipment, or system. |
| Structural Component | A component of the building, which supports non-variable forces or weights (dead loads) and variable forces or weights (live loads). |
| Suggested Remedy | A preliminary opinion as to a course of action to remedy or repair a physical deficiency. There may be alternate methods that may be more commensurate with the Client's requirements. Further investigation might make other schemes more appropriate or the suggested remedy unworkable. The suggested remedy may be to conduct further research or testing, or to employ Specialty Consultants to gain a better understanding of the cause, extent of a deficiency (whether observed or highly probable), and the appropriate remedy. |
| Survey | Observations as the result of a walk-through scan or reconnaissance to obtain information by EMG of the Property's readily accessible and easily visible components or systems. |
| System | A combination of interacting or interdependent components assembled to carry out one or more functions. |
| Technically Exhaustive | The use of measurements, instruments, testing, calculations, exploratory probing or discover, and/or other means to discover and/or troubleshoot Physical Deficiencies, develop scientific or Engineering findings, conclusions, and recommendations. Such efforts are not part of this report. |
| Term | Reserve Term: The number of years that Replacement Reserves are projected for as specified in the Replacement Reserves Cost Estimate. |
| Timely Access | Entry provided to the Project Manager at the time of his site visit. |
| UST | Underground Storage Tank |
| Walk-through Survey | The Project Manager's site visit of the Property consisting of his visual reconnaissance and scan of readily accessible and easily visible components and systems. This definition connotes that such a survey should not be considered in depth, and is to be conducted without the aid of special protective clothing, exploratory probing, removal of materials, testing, or the use of special equipment such as ladders, scaffolding, binoculars, moisture meters, air flow meters, or metering/testing equipment or devices of any kind. It is literally the Project Manager's walk of the Property and observations. |



APPENDIX H

DEFICIENCY PLAN



STATE OF VERMONT
Department of Buildings
and General Services
Agency of Administration
Montpelier, Vermont



VERMONT

RANDOLPH SOUTHBOUND
INFORMATION CENTER
FLOOR PLAN

RANDOLPH

REVISIONS

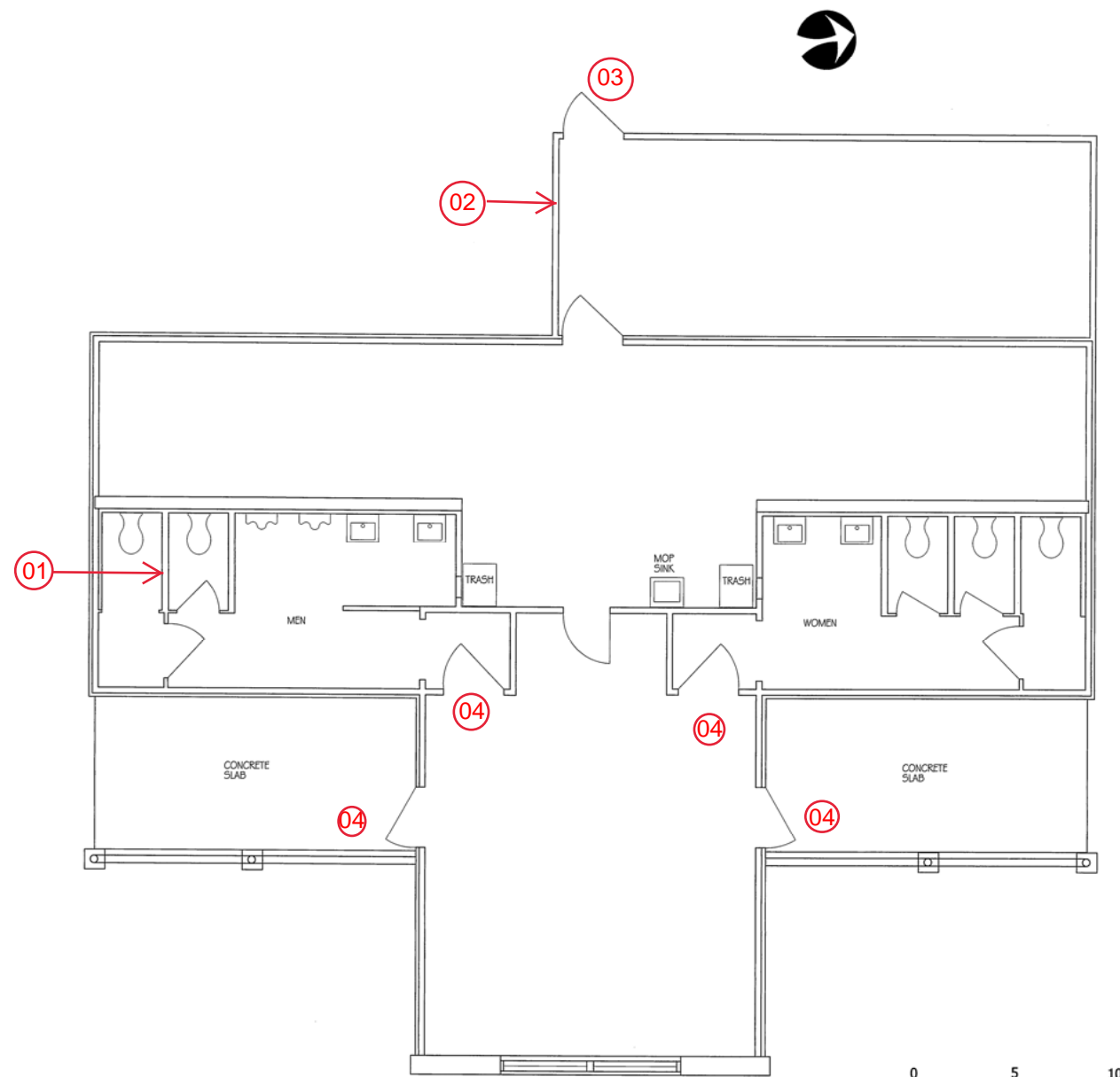
| | |
|-----------|---------------|
| SCALE: | AS NOTED |
| DATE: | NOVEMBER 2008 |
| DRAWN BY: | S.K. Janawicz |
| APPR. BY: | |

RANDOLPH SB
INFO CENTER
FLOOR
PLAN

A-1

1 OF 1

1. REPLACE TOILET PARTITIONS FOR ACCESSIBILITY, TYP.
2. ENGINEERING REPORT REQUIRED AT FOUNDATION AT BACK ATTACHED SHED.
3. REPLACE DOOR IN POOR CONDITION
4. RECONFIGURE DOORS FOR ACCESSIBILITY
5. WOOD SHINGLES REQUIRE PREP AND PAINT



FLOOR PLAN