

ORVIS SUNDERLAND - 178 Conservation Way, Sunderland, VT

- 351.88 ACRES – total
 - o Acquired in three parcels of 313+11.58+27.3 acres respectively
 - o 312 acres = restricted in two ways
 - VT Dept Fish & Wildlife Conservation Easement (no subdivision or development)
 - VT Current Use Value Appraisal program
 - o 39.88 acres = headquarter building / surrounding area
 - 21 acres of high value land building sits on
 - 19 acres not used but with slopes
 - o Three story building is 58,000 sq feet - Built in 1998 / 1999
 - Main building dimensions = 250ft x 65ft (approximately)
 - Divided evenly across three floors for 220 occupants
 - Water and Septic built for approximately 325+ occupants
 - There is a drawing / option for adding a 90-degree two story additional building wing off the loading dock into the mountain bank adding the additional 100+ seats
 - o Parking for Vehicles
 - 7 - Handicap
 - 6 - Visitors
 - 50 - Tier 1 all on pavement
 - 75 - Tier 2 all on pavement
 - 50 - Tier 3 on pavement
 - 50 - Tier 3 on gravel (never paved)

Sunderland System Facts - v. Feb 2024

Utilities	Underground from the West side of US RT 7 Four (4) six inch conduits coming up the hill to the building
Electrical	480 underground from the west side of US RT 7 to a central electrical room 277 and 120v – 1600 amp main
Generator	200 KVA Caterpillar generator - Diesel – 7 day run time Primary use is the Fire Pump for sprinklers Secondary use if middle floor HVAC unit and 1/3 of the building electrical plugs
Fuel	Propane Underground Tanks = five (5) in total , 1,000gallon each
Boilers	1998 Weil-McLain, 78 series boilers All sections replaced in 2001---warranty issue Propane Gas fired State tags 19495,19496 Have not had any issues with boilers other than normal maintenance.
Hot Water	2016, with a new Bradford White, 80 gallon, 199999 BTU unit. Propane Gas fired

HVAC
Roof top units 3 Trane roof-top units
RTU 1 @ 50 ton, bottom floor
RTU 2 @ 55 ton, middle floor
RTU 3 @ 60 ton, top floor
Condition good
Each unit contains; 7.5 hp exhaust fan, 30 hp supply fan, (6) 5hp cooling fans, condensing coil, evaporation coil, 4 compressors.
RTU 1 had condensing coil replaced on 2003 and 2 compressors replaced in 2010
RTU 2 had one compressor replaced in 2001
RTU 3 had 2 compressors replaced in 2010.

In the spring of 2014 we installed some monitoring equipment to each of the roof-tops to measure power used vs motor speeds vs airflow.

In 2014, Efficiency Vermont added frequency drives to each of the roof top units

APC HVAC Units for Technology
Spring of 2022,
Three (3) APC, in row cooling units systems for Technology / server room 19" racks

Water System Wells located in North East corner of campus = 200 feet, drilled well, drilled in 1998
Drilled Well #1 = 30 gpm never used since drilled in 1998
Drilled Well #2 = 75 gpm active and primary water source since drilled in 1998
Finish Cistern, 13K gallon, located underground, outside water room
Unifloat system replaced in 2006 and 2007.
Water Softener system replaced in 2015

Fire Protection Sprinklered by floor
Fire Pump and 15K gallon Cistern located in the Northeast bottom floor for sprinkler water protection

Septic Pumping Station
Two, 7.5 hp, 4 inch, 210 gpm sewage pumps.
Four leach fields (2 pairs of 2) that are rotated annually
Hydromatic control panel
Air relief valves were replaced in each leach field 2019
Permitted for 6,153 gallons per day, or a pair of two leach fields can take 3,076 gpd

Roof Roof replaced during solar project 2016 & 2017
Rubber membrane - Condition good
Industrial Roofing Co. (IRC), did the install.

Solar Roof is covered by a solar panel array – owned by a third party
A 75 KW, roof mounted, solar system was added in 2016.
SunRaise Investment financed the project,
Industrial Roofing Co. (IRC), did the install of the solar also.

Exterior Building was Last painted/stained in 2014/15

Exterior repairs summer of 2022 Front entry had extensive repairs made to front entry and siding.

Interior paint Yearly, we paint sections of the interior.
Majority of interior was painted in 2020.

Carpet The carpet in the majority of the building is original to our move in, (1999).
The carpet in the building is a commercial product by Shaw.
Our existing color pattern is no longer in production or available.

In 2021 the carpet on north end of middle floor was replaced with a carpet tile.

2023 carpet in south end of the middle floor (HR area) was replaced

Paving	In 2010 we “crack sealed” all of our pavement and paved the bottom 150 feet of the drive. Upper parking lot repaved spring of 2022.
Pond	Clay bottom with a Rubber liner over the clay Float valve to feed water into pond from well if it gets low
Insulation	From Blue Print # A-4.1 we read Walls have 6” fiberglass batts--- R-19 Roof has 6” rigid—R-38
Renovations	In Q1-2025 Orvis relocated our operation to the third floor, leaving the first & second floors open