


The background of the image is a vibrant green color. On the right side, there is a close-up, angled view of a solar panel, showing the grid of photovoltaic cells. A large, stylized white arrow points from the left towards the solar panel, partially overlapping the text. The text is arranged in four lines, with the first three lines in black and the last two in white.

**Green
Mountain
Power** **BROWN to
BRIGHT**

Environmental

INVESTIGATION

Phase I Site Assessment

- Unknown discharge of Floor Drains and OWS – Leachfield? Drywell?
 - Identified former USTs and ASTs
 - Drinking water well condition unknown
 - Small dumping area along embankment
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Environmental

INVESTIGATION

Phase II Site Assessment


Soil borings, Monitoring Wells, Test Pits

- Found buried fill material - demo debris, vehicle parts and utility poles
- Elevated PIDs near former AST and OWS
- Exceeded for TPH and low level VOCs
- Property became listed as a Hazardous Waste Site



Environmental

INVESTIGATION

- Removed a sludge filled discharge pipe from former OWS
 - Discharge point of OWS along slope of hill and found PAHs below regulatory standards
 - 5,400 sq ft area of buried solid waste
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Joint

OVERSIGHT

- ▶ Turned over the site to the owner to continue investigation and remediation
- ▶ GMP's consultant ECS provided 3rd party oversight
- ▶ Clean-up was done in accordance with State of VT and included:
 - ▶ Cleaned and removed 1,000 gal OWS
 - ▶ Removed approx 120 cu yards of soil around OWS

Septic TANK

- Septic tank was sampled
 - Leach field was sampled
 - Found metals in exceedance of Regulatory Standards
 - Found metals in monitoring wells
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Monitoring

and CLOSURE

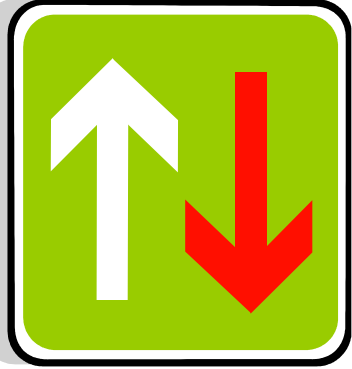
**“CLOSURE IS IMMINENT”
per the VT DEC**

THE BUILDING

- ▶ 13,600 sq ft on 5 acres
- ▶ Abandoned for years
- ▶ Close to interstate and provided excellent site & garage space



RENOVATION PLAN



- Roof replacement
- Window replacements
 - All windows can open
 - Added windows on south side of garage
- High efficiency lighting sensored for occupancy & daylight
- Low flow water fixtures
- Low/no maintenance landscaping
- Pursuing LEED – EB certification

Building **SPACE** for Productivity & Health

- All stock onsite: transformers & poles
- Onsite fueling, 5% biodiesel
- Garage space: room to work
- Open office space





Added

Solar Array

- ▶ **58 kw system, ground mounted**
- ▶ **Net metered system**
- ▶ **Clean Energy Development Fund Grant**
- ▶ **10 ¢ kwh energy for 25 yrs**

Cost Effective

GREEN BUILDING

	OLD	NEW
Sq ft	9,300	13,600
Maintenance /sq ft*	\$5.11	\$4.70
Onsite Renewable	0%	82%
Annual kwh	114,960	75,550

* Mtce costs do not include electricity