

May 6, 2019

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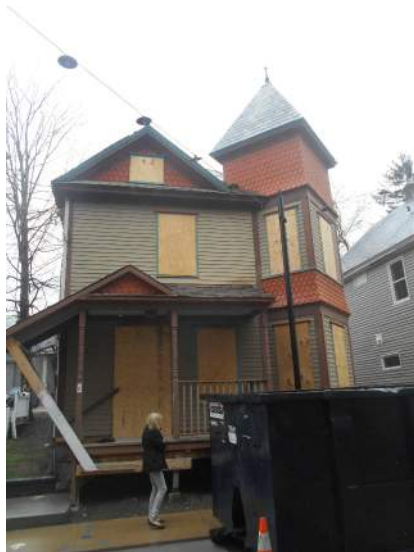
Re: 8 Browns Court- Structural Review r1

EV# 19208

Dear Karen:

At your request, a site visit was conducted on May 2, 2019 where I met with you and Saryn Campbell of HP Cummings.

The building was damaged by fire last fall and has been boarded up and left vacant since then. The fire started in the south-east corner and damaged the exterior and about 1/3 of the roof. The main floor and second floor were not damaged directly by the fire, but were heavily smoke damaged with some water damage.



Based on our conversations, you are mostly concerned about the condition of the foundation. The following was noted:

The foundation is mortared stone about 18" thick. The basement floor is concrete. The exterior foundation has been covered with spray-on



insulation making interior observations of the stone impossible without removal of the insulation.



The north wall has pushed in several inches and does not appear stable. There are deteriorated mortar joints and drainage slopes back towards the building.

The east wall has soil that has been placed above the main floor as the grade is several feet higher in this location. The foundation itself could not be observed. It appears there were some concrete reinforcing sections added at some point. This area is likely subject to rotted sills and excessive soil pressure.



The south wall has several jogs that help stabilize the wall and therefore it does not appear to be leaning inward. The mortar joints are in poor condition with loose stones and missing mortar.

The west wall is under the entry porch and its condition is similar to the south wall



The first and second floor framing were noted to be in good condition without direct fire damage. The finishes will likely need to be replaced due to smoke and water damage.



The roof framing was about 1/3 damaged by the fire. The damaged sections will need to be replaced. Additionally, the valley beams that form the dormers of the roof should be further evaluated and likely reinforced.

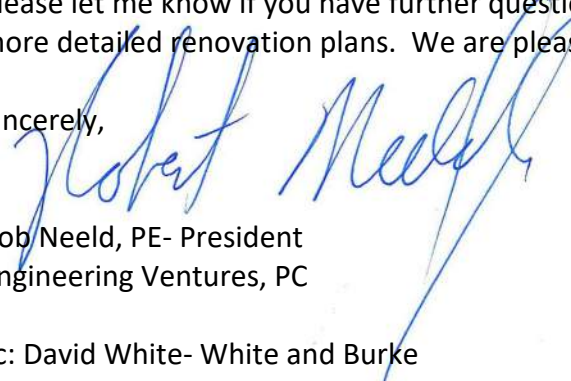
The building is not currently structurally sound due to the noted roof and foundation issues. In addition to the mechanical and electrical replacement issues, the following would need to be addressed to address structural and other issues to make it suitable for occupancy:

Recommendations:

- The foundations should be either replaced or reinforced/repared or a combination of the two. The north and east walls should be considered for replacement. The west and south walls could be repointed and repaired but a full replacement may be more economical in the long term. Walls that are repaired should be reviewed on a regular basis (every 5-10 years) and repaired as needed.
- Drainage at the north side should be addressed to keep water from flowing toward the building.
- A more detailed review of the roof framing should be conducted. Replacement of the damaged framing is needed and reinforcing of several elements is also warranted since a significant portion of the roof has been damaged.
- Interior finishes should be evaluated for smoke and water damage and will likely need to be 100% replaced.

Please let me know if you have further questions or if you would like us to move forward with more detailed renovation plans. We are pleased to have the opportunity to work with you.

Sincerely,


Bob Neeld, PE- President
Engineering Ventures, PC

cc: David White- White and Burke