FACILITY CONDITION ASSESSMENT

prepared for

Vermont Agency of Education_FCA Phase Two
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Montpelier, VT 05620-2501

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July 6, 2023

ON SITE DATE:
May 22, 2023

WINDHAM ELEMENTARY SCHOOL - Main Building (PS347-U087)
5940 Windham Road
Windham , VT 05359

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1. Executive Summary

Property Overview and Assessment Details

General Information	
Property Type	School
School ID Number	PS347-U087
Main Address	5940 Windham Road, Windham , VT 05359
E911 Address Verification	Zip 05031, Standardized, Address not found, ZIP+4 did not match
GPS Location (Verified E911)	Main Building 43.14746, -72.71984
Site Developed	1963 Renovated: 1996
Site Area	2.12 acres (estimated)
Parking Spaces	10 total spaces all in open lots; 0 of which are accessible
Building Square Footage	4,200 (Verified)
Number of Stories	0 above grade
Supervisory Union/ District	Windham Central SU
Date(s) of Visit	May 22, 2023

Note: (Verified) in Square Foot signifies that the square footage of the facility has been verified to be accurate.

Significant/Systemic Findings and Deficiencies

Historical Summary

In 1801 the first school was erected at a cost of $172.50. Windham Elementary School was built in 1963 and is one of several small schools in Vermont. It sits in a hilly rural area and has two classrooms. It has 17 students and 3 staff members and teaches grades K-6. It was renovated in 1996.

Architectural

The 4200 sq ft school sits on a slab with a stem wall foundation. There are no visible signs of cracking or settlement. Part of the exterior wall in painted CMU but the majority is wood clapboards. The siding is deteriorating in the front of the building. Coner boards are also decaying and should be replaced. The gable roof has two types of materials. The primary roof is asphalt shingles, and the secondary roof is a standing seam metal roof. The metal roof is located in the front over the main entry door. The asphalt roof is showing signs of degradation. Lifecycle replacement is budgeted. Most of the windows were replaced in the 1996 renovation. Twelve original single pane windows remain in the rear of the school. Replacement is anticipated. Entry doors do not close tightly and could benefit from weatherstripping and door sweeps. The interior flooring is mixed VCT and carpet. They are budgeted for lifecycle replacement. The multipurpose room has wood plank flooring and is in good shape.

Mechanical, Electrical, Plumbing and Fire (MEPF)

The heating system was replaced in 2022 with two on demand 90% efficient propane boilers. Hot water is circulated to unit ventilators and cabinet heaters throughout the building. The unit ventilators were installed in the 1996 renovation and are budgeted for replacement. The building is not cooled. Ventilation for the facility is supplied by the unit ventilators. A 40-gallon storage tank is used for dhw usage and was installed with the new boilers. There is no evidence of leakage. The plumbing fixtures were generally observed to be near the middle of their useful life. Much of the electrical system for the building was upgraded in 1996 and has over 10 years of estimated useful life left before lifecycle replacement in needed. The emergency generator is shared with town offices that sit next to the school. It was installed in 2007. The interior lighting system is in the process of LED retrofitting and is 50% completed. The fire alarm system controlled by a fully addressable panel reportedly functions well. A sprinkler system has recently been installed for the basement level which is currently undergoing renovation. A security/surveillance system throughout the building and site offers protection for the facility.

Site

The asphalt pavement exhibits significant areas of failure and deterioration, such as alligator cracking, transverse cracking, extensive raveling, and heavy overall surface wear. All of the paving must be overlaid with new asphalt paving in order to maintain the integrity of the overall pavement system. Milling is recommended as part of the overall repair work. The playgrounds and sport fields are generally in good condition.

Recommended Additional Studies

The POC suspects ACBM are on site. To be sure the school does not contain hazardous materials, a professional consultant must be retained to analyze the existing condition, provide recommendations and, if necessary, estimate the scope and cost of any required repairs. The cost of this study is included in the cost tables. Due to the ambiguity of the required repair if any, the cost for any possible subsequent repairs is not included.

Facility Condition Index (FCI)

One of the major goals of the FCA is to calculate each building's Facility Condition Index (FCI), which provides a theoretical objective indication of a building's overall condition. By definition, the FCI is defined as the ratio of the cost of current needs divided by current replacement value (CRV) of the facility. The chart below presents the industry standard ranges and cut-off points.

FCI Ranges and Descriptions	
0 – 5%	In new or well-maintained condition, with little or no visual evidence of wear or deficiencies.
5 – 10%	Subjected to wear but is still in a serviceable and functioning condition.
10 – 30%	Subjected to hard or long-term wear. Nearing the end of its useful or serviceable life.
30% and above	Has reached the end of its useful or serviceable life. Renewal is now necessary.

The deficiencies and lifecycle needs identified in this assessment provide the basis for a portfolio-wide capital improvement funding strategy. In addition to the current FCI, extended FCI's have been developed to provide owners the intelligence needed to plan and budget for the "keep-up costs" for their facilities. As such the 3-year, 5-year, and 10-year FCI's are calculated by dividing the anticipated needs of those respective time periods by current replacement value. As a final point, the FCI's ultimately provide more value when used to relatively compare facilities across a portfolio instead of being over-analyzed and scrutinized as stand-alone values. The table below summarizes the individual findings for this FCA:

FCI Analysis		
Replacement Value	*Total SF*	*Cost/SF*
$1,050,000	4,200	$250
Current FCI	$148,700	**14.2%**
3-Year	$269,400	**25.7%**
5-Year	$343,200	**32.7%**
10-Year	$498,200	**47.4%**

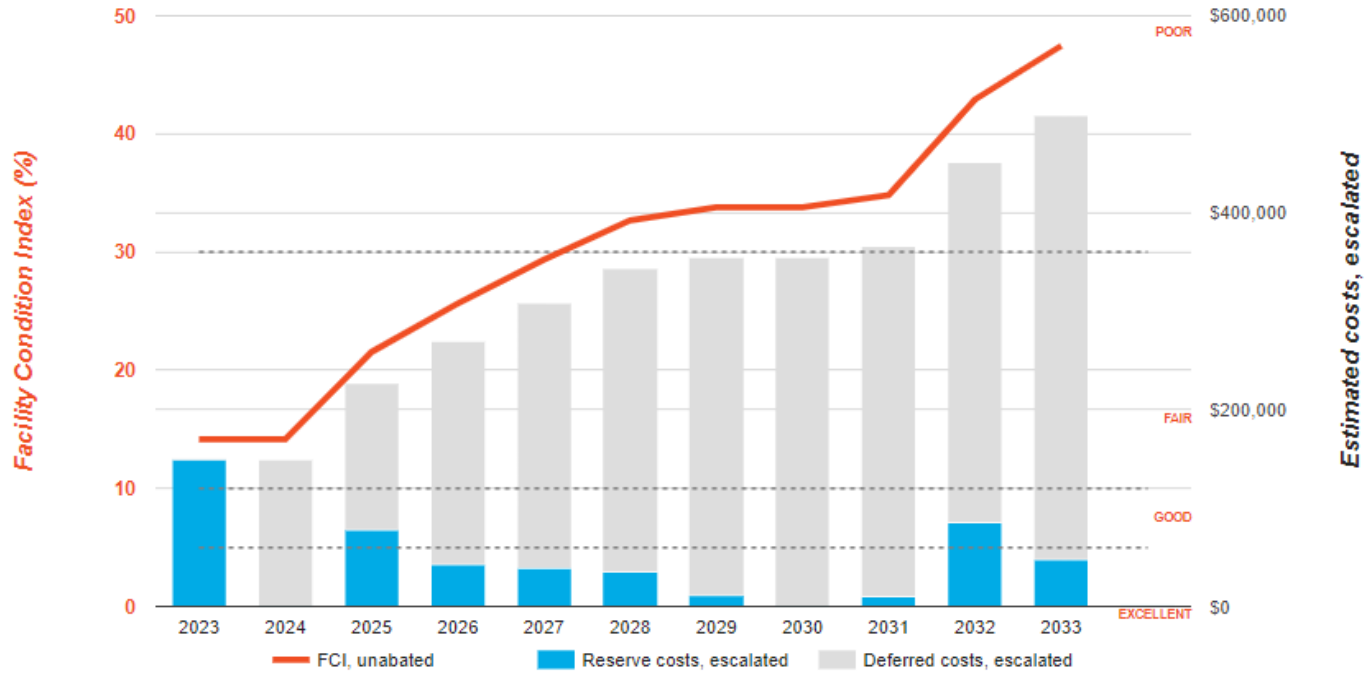
Facility Level FCI:

The orange line in the graph below forecasts what would happen to the FCI (left Y axis) over time, assuming zero capital expenditures. The capital expenditures allocated for each year (blue bars) are associated with the dollar amounts along the right Y axis. If the school expends the average amount per year to maintain and replace systems, they will not incur the capital debt represented by the gray bars.

Needs by Year with Unaddressed FCI Over Time

FCI Analysis: WINDHAM ELEMENTARY SCHOOL - Main Building

Replacement Value: $1,050,000 Inflation Rate: 3.0% Average Needs per Year: $45,300



Needs by Year with Unaddressed FCI Over Time (Table)

The above graph is a visual representation of the information contained in the table below.

Year	Reserve	Reserve Escalation	Recurrence	Recurrence Escalation	Total Escalation	Deferred	FCI
2023	148,695	0	0	0	0	148,695	0.14
2024	0	0	0	0	0	148,695	0.14
2025	73,164	4,456	0	0	4,456	226,315	0.22
2026	39,400	3,653	0	0	3,653	269,368	0.26
2027	34,500	4,330	0	0	4,330	308,198	0.29
2028	23,150	3,687	6,975	1,111	4,798	335,035	0.32
2029	9,750	1,892	0	0	1,892	346,677	0.33
2030	0	0	0	0	0	346,677	0.33
2031	8,400	2,241	0	0	2,241	357,318	0.34
2032	65,200	19,871	0	0	19,871	442,389	0.42
2033	21,000	7,222	14,475	4,978	12,200	470,611	0.45
2034	65,400	25,129	0	0	25,129	561,140	0.53
2035	0	0	21,150	9,005	9,005	561,140	0.53
2036	21,100	9,886	0	0	9,886	592,126	0.56
2037	5,200	2,665	0	0	2,665	599,991	0.57
2038	9,200	5,133	17,225	9,611	14,744	614,324	0.59
2039	0	0	9,750	5,896	5,896	614,324	0.59
2040	0	0	3,500	2,285	2,285	614,324	0.59
2041	0	0	0	0	0	614,324	0.59
2042	0	0	2,600	1,959	1,959	614,324	0.59

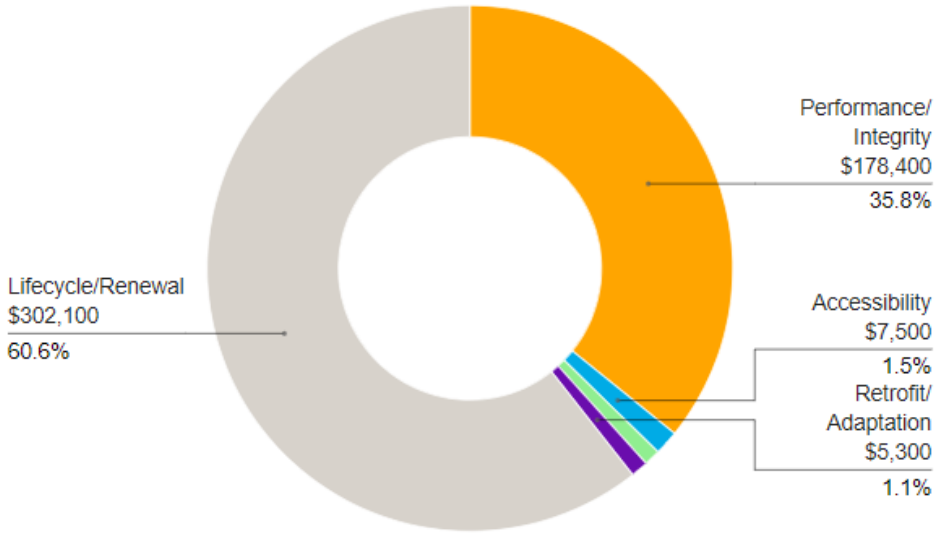
Plan Types

Each line item in the cost database is assigned a Plan Type, which is the primary reason or rationale for the recommended replacement, repair, or other corrective action. This is the "why" part of the equation. A cost or line item may commonly have more than one applicable Plan Type; however, only one Plan Type will be assigned based on the "best" fit, typically the one with the greatest significance. Each of the Key Findings identified below are assigned a Plan Type.

Plan Type Descriptions

Safety	■	An observed or reported unsafe condition that if left unaddressed could result in injury; a system or component that presents potential liability risk.
Performance/Integrity	■	Component or system has failed, is almost failing, performs unreliably, does not perform as intended, and/or poses risk to overall system stability.
Accessibility	■	Does not meet ADA, UFAS, Safety and/or other handicap accessibility requirements.
Environmental	■	Improvements to air or water quality, including removal of hazardous materials from the building or site.
Retrofit/Adaptation	■	Components, systems, or spaces recommended for upgrades in in order to meet current standards, facility usage, or client/occupant needs.
Lifecycle/Renewal	■	Any component or system that is not currently deficient or problematic but for which future replacement or repair is anticipated and budgeted.

Plan Type Distribution (by Cost)



10-YEAR TOTAL: $498,300

Immediate Needs

ID	Location Description	UF Code	Description	Condition	Plan Type	Cost
6689496	Building Exterior	B2010	Exterior Walls, any painted surface, Prep & Paint	Poor	Performance/Integrity	$7,500
6689512	Building Exterior	B2020	Window, Wood, 16-25 SF, Replace	Poor	Performance/Integrity	$14,400
6689493	Building Exterior	B2050	Exterior Door, Steel, Standard, Replace	Failed	Performance/Integrity	$600
6689507	Classrooms	C2030	Flooring, Vinyl Tile (VCT), Replace	Poor	Performance/Integrity	$2,300
6689504	Center section of school	D3050	Fan Coil Unit, Hydronic Terminal, 401 to 800 CFM, Replace	Poor	Performance/Integrity	$3,300
6689518	Throughout	D5040	Interior Lighting System, Full Upgrade, High Density & Standard Fixtures, Replace	Poor	Performance/Integrity	$21,000
6717899	Office	D7050	Fire Alarm Panel, Multiplex, Replace	Poor	Performance/Integrity	$8,000
6689521	Throughout building	D7050	Fire Alarm System, Full System Upgrade, Standard Addressable, Upgrade/Install	Poor	Performance/Integrity	$12,600
6689527	Site	G2020	Parking Lots, Pavement, Asphalt, Mill & Overlay	Poor	Performance/Integrity	$54,300
6689543	Site	G2020	Parking Lots, Pavement, Asphalt, Seal & Stripe	Poor	Performance/Integrity	$7,000
6691680	Throughout	P2030	Engineering Study, Environmental, Asbestos (ACM) & Lead Base Paint (LBP), Evaluate/Report	NA	Environmental	$5,000
6689538	Attic	X1010	ECM Building Envelope, Insulation, Attics or Roof Sandwich, Upgrade	Poor	Retrofit/Adaptation	$5,300
6694787	Throughout	Y1090	ADA Miscellaneous, Level III Study, Includes Measurements, Evaluate/Report	NA	Accessibility	$7,500
					Total	**$148,800**

Key Findings

Exterior Walls in Poor condition.

any painted surface
WINDHAM ELEMENTARY SCHOOL - Main Building Building Exterior

Uniformat Code: B2010
Recommendation: **Prep & Paint in 2023**
Priority Score: **89.8**
Plan Type: Performance/Integrity
Cost Estimate: $7,500
**$$**$$

Many areas around the school the paint is peeling and needs a fresh coat - AssetCALC ID: 6689496

Window in Poor condition.

Wood, 16-25 SF
WINDHAM ELEMENTARY SCHOOL - Main Building Building Exterior

Uniformat Code: B2020
Recommendation: **Replace in 2023**
Priority Score: **87.9**
Plan Type: Performance/Integrity
Cost Estimate: $14,400
**$$$**$

Single pane, very poor condition, rear of school - AssetCALC ID: 6689512

Parking Lots in Poor condition.

Pavement, Asphalt
WINDHAM ELEMENTARY SCHOOL - Main Building Site

Uniformat Code: G2020
Recommendation: **Mill & Overlay in 2023**
Priority Score: **84.9**
Plan Type: Performance/Integrity
Cost Estimate: $54,300
$$$$

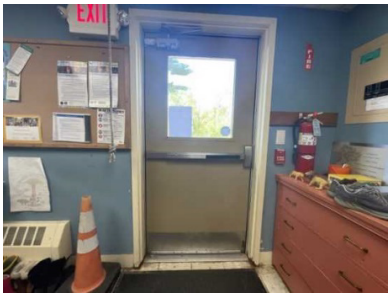
Asphalt has alligator cracking and transverse cracking - AssetCALC ID: 6689527

Parking Lots in Poor condition.

Pavement, Asphalt
WINDHAM ELEMENTARY SCHOOL - Main Building Site

Uniformat Code: G2020
Recommendation: **Seal & Stripe in 2023**
Priority Score: **84.9**
Plan Type: Performance/Integrity
Cost Estimate: $7,000
**$$**$$

Asphalt parking lot needs milling and line striping. - AssetCALC ID: 6689543



Exterior Door in Failed condition.

Steel, Standard
WINDHAM ELEMENTARY SCHOOL - Main Building Building Exterior

Uniformat Code: B2050
Recommendation: **Replace in 2023**
Priority Score: **81.9**
Plan Type: Performance/Integrity
Cost Estimate: $600
**$$**$$

Door frame has rusted out next to floor. Needs replacement. - AssetCALC ID: 6689493

Fire Alarm Panel in Poor condition.

Multiplex
WINDHAM ELEMENTARY SCHOOL - Main Building Office

Uniformat Code: D7050
Recommendation: **Replace in 2023**
Priority Score: **81.9**
Plan Type: Performance/Integrity
Cost Estimate: $8,000
**$$**$$

Fire alarm system has passed recommended useful life - AssetCALC ID: 6717899

Fan Coil Unit in Poor condition.

Hydronic Terminal, 401 to 800 CFM
WINDHAM ELEMENTARY SCHOOL - Main Building Center section of school

Uniformat Code: D3050
Recommendation: **Replace in 2023**
Priority Score: **81.9**
Plan Type: Performance/Integrity
Cost Estimate: $3,300
**$$**$$

Heater has passed, estimated useful life - AssetCALC ID: 6689504

Fire Alarm System in Poor condition.

Full System Upgrade, Standard Addressable
WINDHAM ELEMENTARY SCHOOL - Main Building Throughout building

Uniformat Code: D7050
Recommendation: **Upgrade/Install in 2023**
Priority Score: **81.9**
Plan Type: Performance/Integrity
Cost Estimate: $12,600
**$$$**$

Fire alarm system has passed recommended useful life - AssetCALC ID: 6689521

Flooring in Poor condition.

Vinyl Tile (VCT)
WINDHAM ELEMENTARY SCHOOL - Main Building Classrooms

Uniformat Code: C2030
Recommendation: **Replace in 2023**
Priority Score: **81.9**
Plan Type: Performance/Integrity
Cost Estimate: $2,300
**$$**$$

Tile has passed, estimated useful life - AssetCALC ID: 6689507

Interior Lighting System in Poor condition.

Full Upgrade, High Density & Standard Fixtures
WINDHAM ELEMENTARY SCHOOL - Main Building Throughout

Uniformat Code: D5040
Recommendation: **Replace in 2023**
Priority Score: **81.9**
Plan Type: Performance/Integrity
Cost Estimate: $21,000
**$$$**$

Outdated - AssetCALC ID: 6689518

Flooring in Poor condition.

Carpet, Commercial Standard
WINDHAM ELEMENTARY SCHOOL - Main Building Throughout

Uniformat Code: C2030
Recommendation: **Replace in 2025**
Priority Score: **81.7**

Plan Type: Performance/Integrity

Cost Estimate: $18,800

**$$$**$

Carpet has passes estimated useful life - AssetCALC ID: 6689659

Recommended Follow-up Study: Environmental, Asbestos (ACM) & Lead Base Paint (LBP)

Environmental, Asbestos (ACM) & Lead Base Paint (LBP)
WINDHAM ELEMENTARY SCHOOL - Main Building Throughout

Uniformat Code: P2030
Recommendation: **Evaluate/Report in 2023**
Priority Score: **72.9**

Plan Type: Environmental

Cost Estimate: $5,000

**$$**$$

The POC suspects ACBM are on site in the floor and walls. To be sure the school does not contain hazardous materials a study is recommended. - AssetCALC ID: 6691680

2. Building and Site Information

System Summary

System	*Description*	*Condition*
Structure	Conventional wood frame structure over concrete slab foundation	Good
Facade	Primary Wall Finish :Wood siding Secondary Wall Finish: CMU Windows: Wood	Fair
Roof	Primary: Gable construction with asphalt shingles Secondary: Gable construction with metal finish	Fair
Interiors	Walls: Painted gypsum board Floors: Carpet, VCT, and wood plank Ceilings: Painted gypsum board and ACT	Fair
Elevators	None	-
Plumbing	Distribution: Copper, PVC waste & venting Hot Water: Gas boiler with storage tank Fixtures: Toilets, and sinks in all restrooms	Good
HVAC	Central System: Boilers feeding unit ventilators, hydronic baseboard radiators and cabinet terminal units	Good
Safety and Security	Cameras, card readers, perimeter intrusion detection, security windows and doors, fencing, lighting, traffic gates. Multiple points of auto locking doors, main entry monitored, auto locking doors, internal locking on classroom doors, complete intercom system	Fair
Fire Suppression	Wet-pipe sprinkler system and fire extinguishers,	Fair
Electrical	Source & Distribution: Main panel with copper Fed from pole with copper wiring Interior Lighting: LED, linear fluorescent, Emergency Power: Propane generator with automatic transfer switch	Good
Fire Alarm	Alarm panel with heat detectors, alarms, strobes, pull stations, back-up emergency lights, and exit signs	Fair
Equipment/Special	None	-

Site Pavement	Asphalt lots	Poor
Site Development	Building-mounted signage. Playgrounds and sports fields, picnic tables,	Fair
Landscaping & Topography	Significant landscaping features including lawns, trees, bushes, Irrigation not present Low to moderate site slopes throughout	Good
Utilities	On-site wells and septic Local utility-provided electric with propane’s	Good
Site Lighting	Building-mounted: LED,	Good
Ancillary Structures	None	--
Accessibility	Presently it does not appear an accessibility study is needed for this property. Security: there are four cameras. There are no card readers, perimeter intrusion detection, security windows and doors, fencing, traffic gates. Multiple points of entry exist, main entry is not monitored, exterior doors auto lock. no internal locking on classroom doors, no intercom system.	
Key Issues and Findings	Chipped and loose siding and corner boards, antiquated HVAC components and infrastructure, building lacks whole building fire suppression, heavy asphalt wear, severe alligator cracking.	

3. Supplemental Evaluations

Square Foot Verification

We have reviewed the square footage of 4,200 square feet and it is in the range of square foot calculations as reported by the school district. This confirmation of the square footage of the facility is based on the exterior wall dimensions and number of stories measured from Google Earth and other publicly available internet searches. This measurement may not reflect the actual heated square footage but provides a general size of the heated square feet of the overall building.

PCB Air Indoor Testing

At the time of the onsite evaluation of this facility PCB air testing has not been conducted. Further ongoing information can be found on the Agency of Natural Resources PCB in Schools website Agency of Natural Resources PCB in Schools.

School Educational Capacity and Programming Space

As part of the FCA report, school administrative staff were asked to conduct a self-assessment of whether their school building meets their space, operational needs and if they have sufficient building capacity and appropriate spaces to deliver educational programming. The school responses to the survey are reported in Appendix D. The respondents indicated that the following areas were inadequate to meet current needs:

A space needs self-assessment was conducted by the school administrative staff which identified space constraints in the following areas:

- Adequate number of classrooms.
- Adequate overall building space.
- Confidential space to maintain FERPA, HIPPA or IEP requirements.
- Administrative offices and/or office space for staff.
- Cafeteria, kitchen and/or gymnasium space.

The Depleted Value Facility Condition Index (FCI) is an estimate of a building's overall amount of consumed system life. The Depleted Value FCI ratings scale indicates the estimated condition of the system. Generally, the higher the Depleted Value FCI, the greater the need to repair or replace a system. Note that the FCI can also be calculated for system groups, building types and other aggregations. The estimated percentage of collective system life left in a building, also referred to as Remaining Useful Life (RUL). The higher the RUL, the newer the system. The sum of Depleted Value FCI and RUL will equal 100%.

Depleted Value Index

Index Value	**56.7%**

System Expenditure Forecast

System	Immediate	Short Term (1-2 yr)	Near Term (3-5 yr)	Med Term (6-10 yr)	Long Term (11-20 yr)	TOTAL
Facade	$22,500	$10,609	$11,801	$10,079	$14,426	$69,415
Roofing	-	$13,706	-	-	$15,272	$28,978
Interiors	$2,250	$33,575	$20,259	$11,642	$59,583	$127,309
Plumbing	-	-	$10,804	-	$87,479	$98,283
HVAC	$3,340	$11,245	$31,251	$28,222	$6,032	$80,090
Fire Protection	-	$4,767	-	$1,565	$2,104	$8,436
Electrical	$21,000	-	$4,502	$83,505	$61,183	$170,190
Fire Alarm & Electronic Systems	$20,600	-	-	$10,640	$41,763	$73,003
Equipment & Furnishings	-	$3,712	$3,130	-	$10,660	$17,502
Site Pavement	$61,225	-	$8,085	$9,373	$23,463	$102,146
Site Development	-	-	$26,969	-	$3,266	$30,235
Follow-up Studies	$5,000	-	-	-	-	$5,000
Energy Savings Opportunity	$5,280	-	-	-	-	$5,280
Accessibility	$7,500	-	-	-	-	$7,500
TOTALS	$148,695	$77,614	$116,801	$155,026	$325,231	$823,367

4. Property Space Use and Observed Areas

Areas Observed

The interior spaces were observed to gain a clear understanding of the property's overall condition. Other areas accessed included the site within the property boundaries, the exterior of the property and the roofs.

Key Spaces Not Observed

All key areas of the property were accessible and observed.

5. ADA Accessibility

Generally, Title II of the Americans with Disabilities Act (ADA) prohibits discrimination by entities to access and use of "areas of public accommodations" and "public facilities" on the basis of disability. Regardless of their age, these areas and facilities must be maintained and operated to comply with the Americans with Disabilities Act Accessibility Guidelines (ADAAG).
A public entity (i.e. city governments) shall operate each service, program, or activity so that the service, program, or activity, when viewed in its entirety, is readily accessible to and usable by individuals with disabilities.
However, this does not:

1. Necessarily requires a public entity to make each of its existing facilities accessible to and usable by individuals with disabilities.
2. Require a public entity to take any action that would threaten or destroy the historic significance of an historic property; or
3. Require a public entity to take any action that it can demonstrate would result in a fundamental alteration in the nature of a service, program, or activity or in undue financial and administrative burdens. In those circumstances where personnel of the public entity believe that the proposed action would fundamentally alter the service, program, or activity or would result in undue financial and administrative burdens, a public entity has the burden of proving that compliance with 35.150(a) of this part would result in such alteration or burdens. The decision that compliance would result in such alteration or burdens must be made by the head of a public entity or his or her designee after considering all resources available for use in the funding and operation of the service, program, or activity, and must be accompanied by a written statement of the reasons for reaching that conclusion. If an action would result in such an alteration or such burdens, a public entity shall take any other action that would not result in such an alteration or such burdens but would nevertheless ensure that individuals with disabilities receive the benefits or services provided by the public entity.

Removal of barriers to accessibility should be addressed from a liability standpoint in order to comply with federal law, but the barriers may or may not be building code violations. The Americans with Disabilities Act Accessibility Guidelines are part of the ADA federal civil rights law pertaining to the disabled and are not a construction code. State and local jurisdictions have adopted the ADA Guidelines or have adopted other standards for accessibility as part of their construction codes.

During the FCA, Bureau Veritas performed a limited high-level accessibility review of the facility non-specific to any local regulations or codes. The scope of the visual observation was limited to the same areas observed while performing the FCA and the categories set forth in the appendix. It is understood by the Client that the limited observations described herein do not comprise a full ADA Compliance Survey, and that such a survey is beyond the scope of this particular assessment. A full measured ADA survey would be required to identify any and all specific potential accessibility issues.
Additional clarifications of this limited survey:

- This survey was visual in nature and actual measurements were not taken to verify compliance.
- Only a representative sample of areas was observed.
- Two overview photos were taken for each subsection regardless of perceived compliance or non-compliance.
- Itemized costs for individual non-compliant items are not included in the dataset.
- For any "none" boxes checked or reference to "no issues" identified, that alone does not guarantee full compliance.

The facility was originally constructed in 1956. The facility was renovated in 1994 and has widespread accessibility.
No information about complaints or pending litigation associated with potential accessibility issues was provided during the interview process.

A detailed follow-up accessibility study is included as a recommendation based on the potential that specific ADA violations, not in this scope of services, may exist. Reference the appendix for specific data, photos, and tables or checklists associated with this limited accessibility survey.

6. Purpose and Scope

Purpose

Bureau Veritas was retained by the client to render an opinion as to the Property's current general physical condition on the day of the site visit.

Based on the observations, interviews and document review outlined below, this report identifies significant deferred maintenance issues, existing deficiencies, and material code violations of record, which affect the Property's use. Opinions are rendered as to its structural integrity, building system condition and the Property's overall condition. The report also notes building systems or components that have realized or exceeded their typical expected useful lives.

The physical condition of building systems and related components are typically defined as being in one of five condition ratings. For the purposes of this report, the following definitions are used:

Condition Ratings	
Excellent	New or very close to new; component or system typically has been installed within the past year, sound and performing its function. Eventual repair or replacement will be required when the component or system either reaches the end of its useful life or fails in service.
Good	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	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	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.
Failed	Component or system has ceased functioning or performing as intended. Replacement, repair, or other significant corrective action is recommended or required.
Not Applicable	Assigning a condition does not apply or make logical sense, most commonly due to the item in question not being present.

Scope

The standard scope of the Facility Condition Assessment includes the following:

- Visit the Property to evaluate the general condition of the building and site improvements, review available construction documents to familiarize ourselves with, and be able to comment on, the in-place construction systems, life safety, mechanical, electrical, and plumbing systems, and the general-built environment.
- Identify those components that are exhibiting deferred maintenance issues and provide cost estimates for Immediate Costs and Replacement Reserves based on observed conditions, maintenance history and industry standard useful life estimates. This will include the review of documented capital improvements completed within the last five-year period and work currently contracted for, if applicable.
- Provide a full description of the Property with descriptions of in-place systems and commentary on observed conditions.
- Provide a high-level categorical general statement regarding the subject Property's compliance to Title III of the Americans with Disabilities Act. This will not constitute a full ADA survey but will help identify exposure to issues and the need for further review.
- Obtain background and historical information about the facility from a building engineer, property manager, maintenance staff, or other knowledgeable source. The preferred methodology is to have the client representative or building occupant complete a Pre-Survey Questionnaire (PSQ) in advance of the site visit. Common alternatives include a verbal interview just prior to or during the walk-through portion of the assessment.
- Review maintenance records and procedures with the in-place maintenance personnel.
- Observe a representative sample of the interior spaces/units, including vacant spaces/units, to gain a clear understanding of the property's overall condition. Other areas to be observed include the exterior of the property, the roofs, interior common areas, and the significant mechanical, electrical and elevator equipment rooms.
- Provide recommendations for additional studies, if required, with related budgetary information.
- Provide an Executive Summary at the beginning of this report, which highlights key findings and includes a Facility Condition Index as a basis for comparing the relative conditions of the buildings within the portfolio.

7. Opinions of Probable Costs

Cost estimates are attached throughout this report, with the Replacement Reserves in the appendix.
These estimates are based on Invoice or Bid Document/s provided either by the Owner/facility and construction costs developed by construction resources such as *R.S. Means, CBRE Whitestone,* and *Marshall & Swift,* Bureau Veritas's experience with past costs for similar properties, city cost indexes, and assumptions regarding future economic conditions.

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 or bundling of the work (if applicable), quality of contractor, quality of project management exercised, market conditions, use of subcontractors, and whether competitive pricing is solicited, etc. 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 the FCA.

Methodology

Based upon site observations, research, and judgment, along with referencing Expected Useful Life (EUL) tables from various industry sources, Bureau Veritas opines as to when a system or component will most probably necessitate replacement. Accurate historical replacement records, if provided, are typically the best source of information. 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*, whether explicitly or implicitly stated. Projections of Remaining Useful Life (RUL) are based primarily on age and condition with the presumption of continued use and maintenance of the Property similar to the observed and reported past use and maintenance practices, in conjunction with the professional judgment of Bureau Veritas's assessors. Significant changes in occupants and/or usage may affect the service life of some systems or components.

Where quantities could not be or were not derived from an actual construction document take-off or facility walk-through, and/or where systemic costs are more applicable or provide more intrinsic value, budgetary square foot and gross square foot costs are used. Estimated costs are based on professional judgment and the probable or actual extent of the observed defect, inclusive of the cost to design, procure, construct and manage the corrections.

Definitions

Immediate Needs

Immediate Needs are line items that require immediate action as a result of: (1) material existing or potential unsafe conditions, (2) failed or imminent failure of mission critical building systems or components, or (3) conditions that, if not addressed, have the potential to result in, or contribute to, critical element or system failure within one year or will most probably result in a significant escalation of its remedial cost.

For database and reporting purposes the line items with RUL=0, and commonly associated with *Safety* or *Performance/Integrity* Plan Types, are considered Immediate Needs.

Replacement Reserves

Cost line items traditionally called Replacement Reserves (equivalently referred to as Lifecycle/Renewals) are for recurring probable renewals or expenditures, which are not classified as operation or maintenance expenses. The replacement reserves should be budgeted for in advance on an annual basis. Replacement Reserves are reasonably predictable both in terms of frequency and cost. However, Replacement Reserves may also include components or systems that have an indeterminable life but, nonetheless, have a potential for failure within an estimated time period.

Replacement Reserves generally exclude systems or components that are estimated to expire after the reserve term and are not considered material to the structural and mechanical integrity of the subject property. Furthermore, systems and components that are not deemed to have a material effect on the use of the Property are also excluded. Costs that are caused by acts of God, accidents, or other occurrences that are typically covered by insurance, rather than reserved for, are also excluded.

Replacement costs are solicited from ownership/property management, Bureau Veritas's discussions with service companies, manufacturers' representatives, and previous experience in preparing such schedules for other similar facilities. Costs for work performed by the ownership's or property management's maintenance staff are also considered.

Bureau Veritas's reserve methodology involves identification and quantification of those systems or components requiring capital reserve funds within the assessment period. The assessment period is defined as the effective age plus the reserve term. Additional information concerning systems or component's respective replacement costs (in today's dollars), typical expected useful lives, and remaining useful lives were estimated so that a funding schedule could be prepared. The Replacement Reserves Schedule presupposes that all required remedial work has been performed or that monies for remediation have been budgeted for items defined as Immediate Needs.

For the purposes of 'bucketizing' the System Expenditure Forecasts in this report, the Replacement Reserves have been subdivided and grouped as follows: Short Term (years 1-3), Near Term (years 4-5), Medium Term (years 6-10), and Long Term (years 11-20).

Key Findings

In an effort to highlight the most significant cost items and not be overwhelmed by the Replacement Reserves report in its totality, a subsection of Key Findings is included within the Executive Summary section of this report. Key Findings typically include repairs or replacements of deficient items within the first five-year window, as well as the most significant high-dollar line items that fall anywhere within the ten-year term. Note that while there is some subjectivity associated with identifying the Key Findings, the Immediate Needs are always included as a subset.

Exceedingly Aged

A common scenario encountered during the assessment process, and a frequent source of debate, occurs when classifying and describing "very old" systems or components that are still functioning adequately and do not appear nor were reported to be in any way deficient. To help provide some additional intelligence on these items, such components will be tagged in the database as Exceedingly Aged. This designation will be reserved for mechanical or electrical systems or components that have aged well beyond their industry standard lifecycles, typically at least 15 years beyond and/or twice their Estimated Useful Life (EUL). In tandem with this designation, these items will be assigned a Remaining Useful Life (RUL) not less than two years but not greater than 1/3 of their standard EUL. As such the recommended replacement time for these components will reside outside the typical Short-Term window but will not be pushed 'irresponsibly' (too far) into the future.

8. STEM/STEAM Assessment

STEM and STEAM education is an integrated curriculum that is driven by exploratory project-based learning and student-centered development of ideas and solutions. BV has evaluated the facility for the existence of spaces and systems to provide STEM/STEAM education based on input from the point of contact for the school. The below table identifies the required standards and to what degree the requirements have been met for the facility.

STEM/STEAM Evaluations

Property Name	STEM/STEAM Suitability Score	Project Number	School Type	Square Footage
Windham Elementary School - Main Building	**6%**	158982.22R000-370.379	Elementary	4,200

Suitability Classification	Scale
Compares Poorly	Score 0 - 25
Compares Marginally	Score 25-50
Compares Fairly	Score 50-75
Compares Well	Score 75 - 100

Score Value	Score Impact
1- Meets	100%
2- Partial	50%
3- Missing	0%

Details of the STEM/STEAM evaluation are included in the appendix of this report. Reference this appendix for specific data associated with this limited survey.

9. Energy Audit

The purpose of this Energy Audit is to provide the Windham Elementary School with a baseline of energy usage, the relative energy efficiency of the facility, and specific recommendations for Energy Conservation Measures. Information obtained from these analyses may be used to support a future application to an Energy Conservation Program, Federal and Utility grants towards energy conservation, as well as support performance contracting, justify a municipal bond-funded improvement program, or as a basis for replacement of equipment or systems.

The energy audit consisted of an on-site visual assessment to determine current conditions, itemize the energy consuming equipment (i.e. Boilers, Make-Up Air Units, DWH equipment); review lighting systems both exterior and interior; and review efficiency of all such equipment. The study also included interviews and consultation with operational and maintenance personnel. The following is a summary of the tasks and reporting that make up the Energy Audit portion of the report.

The following is a summary of the tasks and reporting that make up the Energy Audit portion of the report.

Energy and Water Using Equipment

- Bureau Veritas has surveyed the common areas, offices, maintenance facilities and mechanical rooms to document utility-related equipment, including heating systems, cooling systems, air handling systems and lighting systems.

Building Envelope

- Bureau Veritas has reviewed the characteristics and conditions of the building envelope, checking insulation values and conditions. This review also includes an inspection of the condition of walls, windows, doors, roof areas, insulation and special use areas.

Recommendations for Energy Savings Opportunities

- Based on the information gathered during the on-site assessment, the utility rates, as well as recent consumption data and engineering analysis, Bureau Veritas has identified opportunities to save energy and provide probable construction costs, projected energy/utility savings and provide a simple payback analysis.

Analysis of Energy Consumption

- Based on the information gathered during the on-site assessment and a, Bureau Veritas has conducted an analysis of the energy usage of all equipment, and identified which equipment is using the most energy and what equipment upgrades may be necessary. As a result, equipment upgrades, or replacements are identified that may provide a reasonable return on the investment and improve maintenance reliability.

Energy Audit Process

- Interviewing staff and review plans and past upgrades
- Performing an energy audit for each use type
- Performing a preliminary evaluation of the utility system
- Analyzing findings, utilizing ECM cost-benefit worksheets
- Making preliminary recommendations for system energy improvements and measures
- Estimating initial cost and changes in operating and maintenance costs based on implementation of energy efficiency measures
- Ranking recommended cost measures, based on the criticality of the project and the largest payback

10. Historical Energy and Water Performance Metrics

Utility Data Tabulation Methodology

Establishing the energy baseline begins with an analysis of the utility cost and consumption of the facility. Utilizing the historical energy data and local weather information, we evaluate the existing utility consumption and assign it to the various end-uses throughout the buildings. The Historical Data Analysis breaks down utilities by consumption, cost and annual profile.

This data is analyzed using standard engineering assumptions and practices. The analysis serves the following functions:

- Allows our engineers to benchmark the energy and water consumption of the facilities against consumption of efficient buildings of similar construction, use and occupancy.
- Generates the historical and current unit costs for energy and water
- Provides an indication of how well changes in energy consumption correlate to changes in weather.
- Reveals potential opportunities for energy consumption and/or cost reduction. For example, the analysis may indicate that there is excessive, simultaneous heating and cooling, which may mean that there is an opportunity to improve the control of the heating and cooling systems.

By performing this analysis and leveraging our experience, our engineers prioritize buildings and pinpoint systems for additional investigation during the site visit, thereby maximizing the benefit of their time spent on-site and minimizing time and effort by the customer's personnel.

No utility data was received by Bureau Veritas from the client at the time of report compilation. As a result, Bureau Veritas has used average utility costs from other VT Agency of Education properties to approximate the utility costs for this property. Bureau Veritas will update the report on receipt of the actual data from the client.

Utilities Metering at a Glance	
Number of electric meters observed	One
Number of gas meters observed	None
Number of central steam meters observed	None
Number of domestic water meter observed	None

Average Utility Rates			
Electricity	Propane	No. 2 Oil	Water & Sewer
Average Rate	Average Rate	Average Rate	Blended Rate
$0.18 / kWh (est.)	$1.96 / Gal (est.)	$2.78 / Gal (est.)	N/A - Onsite only

Electricity

Green Mountain Power provides electrical service to the facility.

The consumption pattern likely remains relatively constant. Any seasonal variation in consumption is primarily attributed to periods when school is out of session, while the static base load primarily consists of lighting and appliances.

Note: No utility data was received by Bureau Veritas from the client at the time of report compilation. As a result, Bureau Veritas has used the electric rate from other properties within the same geographical region having similar construction layout and usage patterns. Bureau Veritas will update the report on receipt of the actual data from the client.

Propane and Fuel Oil

Amerigas provides propane and fuel oil to the facility. The deliveries are made on an as-needed basis.
The primary use of propane is for domestic water heating and cooking. The primary use of fuel oil is for space heating. Any seasonal variation in consumption is primarily attributed to the heating loads, while the static base load primarily consists of domestic water heating and cooking.

Note: No utility data was received by Bureau Veritas from the client at the time of report compilation. As a result, Bureau Veritas has used the utility rates from other properties within the same geographical region having similar construction layout and usage patterns. Bureau Veritas will update the report on receipt of the actual data from the client.

Water and Sewer

The water and sewer requirements for the facility are satisfied by an on-site well and septic system, respectively.

11. Energy Conservation Measures

Bureau Veritas has conducted an Energy Audit on the Windham Elementary School. The study included a review of the building's construction features, historical energy and water consumption and costs, review of the building envelope, HVAC equipment, heat distribution systems, lighting, and the building's operational and maintenance practices.

Bureau Veritas has evaluated two Energy Conservation Measures (ECMs) for this property. The savings for each measure are calculated using standard engineering methods followed in the industry, and detailed calculations for ECM are provided in Appendix H for reference. A 10% discount in energy savings was applied to account for the interactive effects amongst the ECMs. In addition to the consideration of the interactive effects, Bureau Veritas has applied a 15% contingency to the implementation costs to account for potential cost overruns during the implementation of the ECMs.

The following table summarizes the recommended ECMs in terms of description, investment cost, energy consumption reduction, and cost savings.

Recommended Non- Renewable Energy Conservation Measures: Financial Impact	
Total Projected Initial ECM Investment	$4,742
Estimated Annual Cost Savings Related to ECMs	$2,830
Net Effective ECM Payback	1.68 Years

Key Metrics to Benchmark the Subject Property's Energy Usage Profile

- Building Site Energy Use Intensity - The sum of the total site energy use in thousands of Btu per unit of gross building area. Site energy accounts for all energy consumed at the building location only not the energy consumed during generation and transmission of the energy to the site.
- Building Source Energy Use Intensity – The sum of the total source energy use in thousands of Btu per unit of gross building area. Source energy is the energy consumed during generation and transmission in supplying the energy to your site.
- Building Cost Intensity - This metric is the sum of all energy use costs in dollars per unit of gross building area.
- Greenhouse Gas Emissions - Although there are numerous gases that are classified as contributors to the total for Greenhouse Emissions, the scope of this energy audit focuses on carbon dioxide (CO_2). Carbon dioxide enters the atmosphere through the burning of fossil fuels (oil, natural gas, and coal), solid waste, trees and wood products, and also as a result of other chemical reactions (e.g., manufacture of cement).

Energy Conservation Measures Screening:

Bureau Veritas screens ECMs using two financial methodologies. ECMs which are considered financially viable must meet both criteria.

1. Simple Payback Period –The number of years required for the cumulative value of energy or water cost savings less future non-fuel or non-water costs to equal the investment costs of the building energy or water system, without consideration of discount rates. ECMs with a payback period greater than the Expected Useful Life (EUL) of the project are not typically recommended, as the cost of the project will not be recovered during the lifespan of the equipment. These ECMs are recommended for implementation during future system replacement. At that time, replacement may be evaluated based on the premium cost of installing energy efficient equipment.

2. Savings-to-Investment Ratio (SIR) – The savings-to-investment ratio is the ratio of the present value savings to the present value costs of an energy or water conservation measure. The numerator of the ratio is the present value over the estimated useful life (EUL) of net savings in energy or water and non-fuel or non-water operation and maintenance costs attributable to the proposed energy or water conservation measure. The denominator of the ratio is the present value of the net increase in investment and replacement costs less salvage value attributable to the proposed energy or water conservation measure. It is recommended that energy efficiency recommendations should be based on a calculated SIR, with larger SIRs receiving a higher priority. A project is typically only recommended if SIR is greater than or equal to 1.0, unless other factors outweigh the financial benefit.

Energy Conservation Measures

	Description of ECM	Location	Net Projected Initial Investment ($)	Estimated Annual Savings Propane (Gal)	Estimated Annual Savings #2 Oil (Gal)	Estimated Annual Savings Electricity (kWh)	Estimated Annual Savings Water (KGal)	Total Energy Savings (MMBTU)	Total Green House Gas Savings ($MiCO^2$/Yr.	Estimated Utility Cost Savings ($)	Estimated Annual O&M Savings ($)	Total Estimated Annual Cost Savings ($)	Simple Payback ($)	Life Cycle Savings ($)	Expected Useful Life (EUL) (Yrs)
1	Control External Air Leakage In Commercial Buildings, Perform air sealing of building through Installing 18x linear feet of door sweeps, Re-	Location: attic and throughout building	$1,957	1,421.0	0.0	0.0	0.0	130.0	8.2	$2,785	$139	$2,924	$0.67	$32,954	15
2	Replace Existing Linear Fluorescent Lamps, Replace 12x F42T8 with F42LED; Replace 9x F43T8 with F43LED	Location: Classroom and Hallway	$2,166	0.0	0.0	1,018.1	0.0	3.5	0.2	$183	$37	$220	$9.85	$460	15
Totals for no/low cost items			$0	0.0	0.0	0.0	0.0	0.0	0.0	$0	$0	$0	$0.00		
Total for capital cost			$4,123	1,421.0	0.0	1,018.1	0.0	133.5	8.4	$2,968	$176	$3,144	$1.31		
Interactive Savings Discount @10%				-142.1	0.0	-101.8	0.0	-13.3	-0.8	-$297	-$18	-$314			
Total Contingency Expenses @ 15%			$619												
Totals for improvements			$4,742	1,278.9	0.0	916.3	0.0	120.1	7.6	$2,672	$158	$2,830	$1.68		

12. Certification

Vermont Agency of Education, Phase Two (the Client) retained Bureau Veritas to perform this Facility Condition Assessment in connection with its continued operation of WINDHAM ELEMENTARY SCHOOL - Main Building, 5940 Windham Road, Windham , VT 05359, the “Property”. It is our understanding that the primary interest of the Client is to locate and evaluate materials and building system defects that might significantly affect the value of the property and to determine if the present Property has conditions that will have a significant impact on its continued operations.

The conclusions and recommendations presented in this report are based on the brief review of the plans and records made available to our Project Manager during the site visit, interviews of available property management personnel and maintenance contractors familiar with the Property, appropriate inquiry of municipal authorities, our Project Manager’s walk-through observations during the site visit, and our experience with similar properties.

No testing, exploratory probing, dismantling, or operating of equipment or in-depth studies were performed unless specifically required under the *Purpose and Scope* section of this report. This assessment did not include engineering calculations to determine the adequacy of the Property’s original design or existing systems. Although walk-through observations were performed, not all areas may have been observed (see Section 1 for specific details). There may be defects in the Property, which were in areas not observed or readily accessible, may not have been visible, or were not disclosed by management personnel when questioned. The report describes property conditions at the time that the observations and research were conducted.

This report has been prepared on behalf of and exclusively for the use of the Client for the purpose stated within the *Purpose and Scope* section of this report. The report, or any excerpt thereof, shall not be used by any party other than the Client or for any other purpose than that specifically stated in our agreement or within the *Purpose and Scope* section of this report without the express written consent of Bureau Veritas.

Any reuse or distribution of this report without such consent shall be at the Client and the recipient’s sole risk, without liability to Bureau Veritas.

Prepared by: Bureau Veritas Technical Assessments

13. Appendices

Appendix A: Photographic Record
Appendix B: Site Plans
Appendix C: Stem/Steam Assessment
Appendix D: School Educational Capacity and Programming Space
Appendix E: Accessibility Review & Photos
Appendix F: Component Condition Report
Appendix G: Replacement Reserves
Appendix H: Depleted Value Report

Appendix A:
Photographic Record

Photographic Overview

1 - FRONT ELEVATION

2 - LEFT ELEVATION

3 - REAR ELEVATION

4 - RIGHT ELEVATION

5 - FACADE IN FRONT OF BUILDING

6 - MAIN BUILDING ENTRANCE

Photographic Overview

7 - PRIMARY ASPHALT ROOF OVERVIEW

8 - SECONDARY METAL ROOF OVERVIEW

9 - PERIMETER ELEMENTS AND DRAINAGE

10 - MULTIPURPOSE AND GENERAL STUDIES

11 - TYPICAL GENERAL CLASSROOM

12 - PRIMARY MECHANICAL ROOM

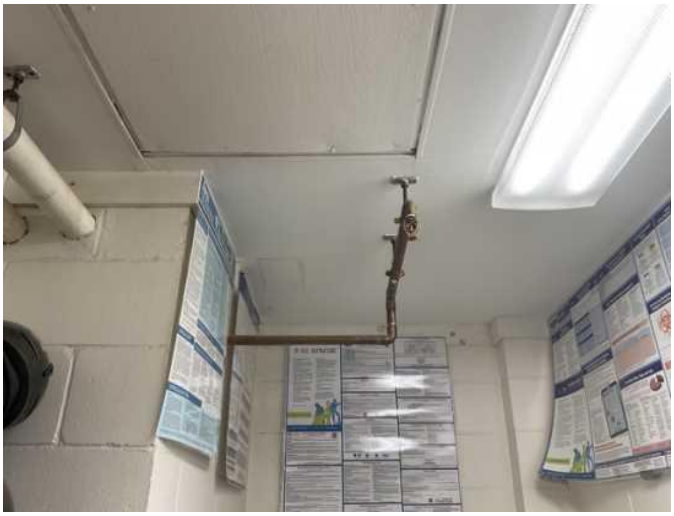
Photographic Overview

13 - HOT WATER BOILERS

14 - INCOMING WATER FROM WELL

15 - VENTILATOR HEAT AND EXHAUST

16 - HYDRONIC BASEBOARD HEAT



17 - FIRE SUPPRESSION SPRINKLER HEAD

18 - INCOMING ELECTRIC SERVICE

Photographic Overview

19 - FIRE ALARM SYSTEM

20 - FIRE EXTINGUISHER

21 - PROPANE EMERGENCY GENERATOR

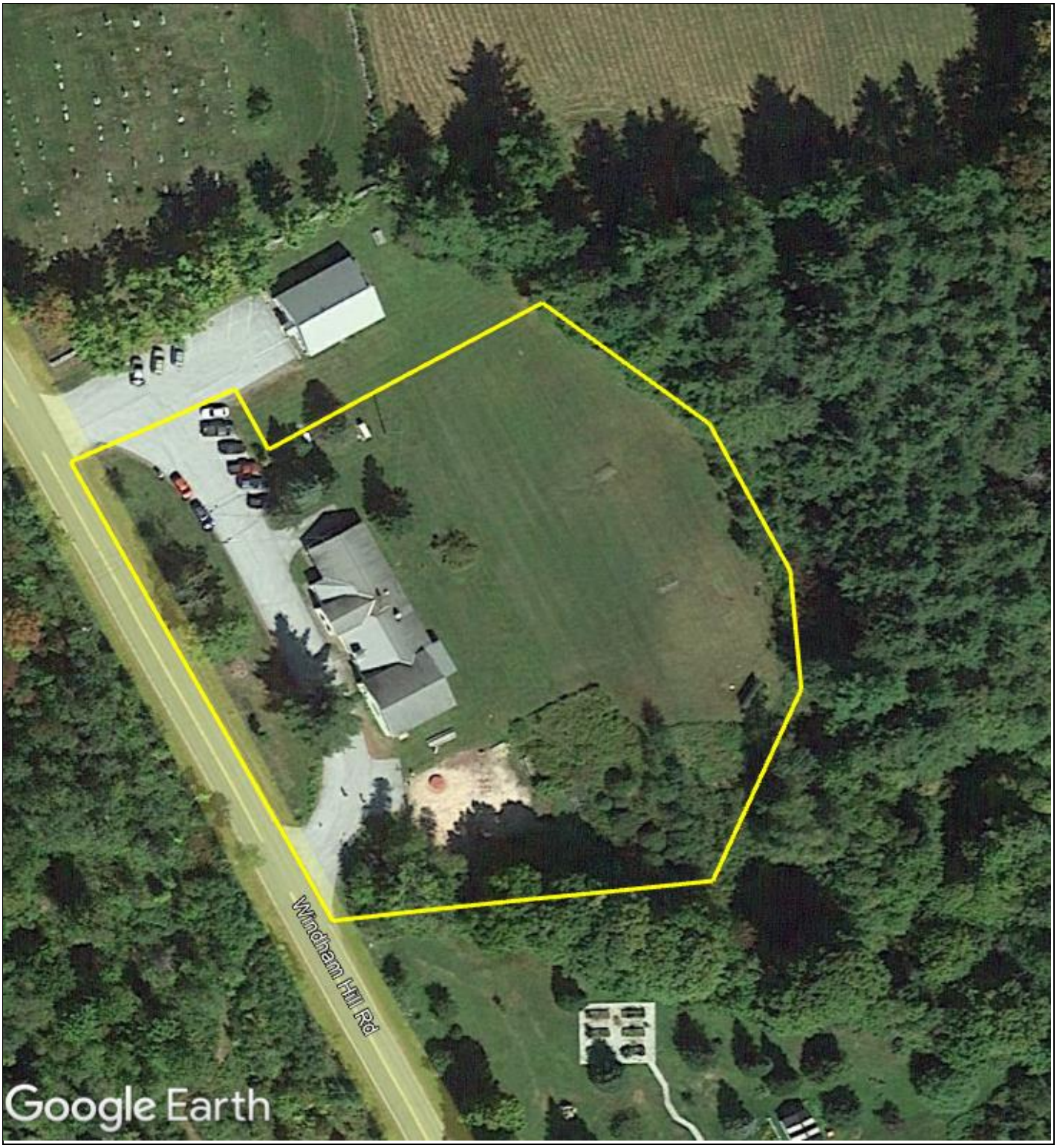
22 - PARKING LOTS

23 - EXTERIOR PLAY STRUCTURE AND SWING SET

24 - EXTERIOR SPORTS FIELD

Appendix B:
Site Plans

Site Plan



Project Name	Project Number
Vermont Agency of Education	158982.22R000-370.379 Windham Elementary School

Source	On-Site Date
Google MyMaps	May 25, 2023

Appendix C:
Stem/Steam Assessment

STEM/STEAM Evaluation

Property Name	STEM/STEAM Suitability Score	Project Number	School Type	Square Footage
Windham Elementary School - Main Building	**6%**	158982.22R000-370.379	Elementary	4,200

Suitability Classification	Scale
Compares Poorly	Score 0 - 25
Compares Marginally	Score 25-50
Compares Fairly	Score 50-75
Compares Well	Score 75 - 100

Score Value	Score Impact
1- Meets	100%
2- Partial	50%
3- Missing	0%

Rooms to support STEM/STEAM Curriculum - X= Required by School Type

Room Types	Room Present (Yes/No)	Elementary School	Middle School	High School
Does the facility have an Art Room?	Yes	X	X	X
Does the facility have a Science Lab?	No		X	X
Does the facility have a Shop (Machine, Wood, Metal, etc.)?	No		X	X
Does the facility have a Computer Lab?	No	X	X	X
Does the facility have a dedicated STEM/STEAM Room?	No	X	X	X

	Overall Compliance				
Questions	**Art Room**	**Science Labs**	**Shops**	**Computer Lab**	**STEM/STEAM**
Does the room have chemical resilient perimeter counters with a minimum of two sinks, one being ADA accessible?	3- Missing				
Does the room have electrical outlet distribution along perimeter walls and from the ceiling?	2- Partial				
Does the room have open shelving and lockable storage cabinets?	3- Missing				
Does the room have technology connectivity and an interactive display?	3- Missing				
Does the room have appropriate wet floor finishes?	1- Meets				
Does the room have visual display boards?	1- Meets				
Does the room have Prep/Storage Room?	1- Meets				
Does the room have direct access to the exterior?	1- Meets				
Does the room the ability to structurally suspend items from the ceiling?	3- Missing				
Does the have goggle cabinets, fire extinguisher, eye wash and deluge shower?	2- Partial				
Room Type Score	50%	N/A	N/A	0%	0%

Appendix D:
School Educational Capacity and Programming Space

School Educational Capacity and Programming Space

As part of Act 72, AOE has contracted with Bureau Veritas (BVNA) to complete a Facility Condition Assessment (FCA) of very public school building in Vermont. One component of the FCA report will be to identify whether the size and configuration of your current facility is meeting your school's educational and operational needs. In order for us to accurately capture your facility space needs, it is necessary for the AOE and BVNA to receive your input. To complete this brief survey, we recommend that you consult with school building leadership and facilities/custodial staff.

School Name

Windham Elementary School - Main Building

At the time of this assessment there was no information available for this location.

Appendix E:
Accessibility Review & Photos

Visual Survey - ADA Standards for Accessible Design

Property Name: **Windham Elementary School**

BV Project Number: **158982.22R000-370.379**

Facility History & Interview

Question	Yes	No	Unk	Comments
1. ADA: Has an accessibility study been performed at the site? If so, when?			X	
2. ADA: If a study has occurred, have the associated recommendations been addressed? In full or in part?			X	
3. ADA: Have there been regular complaints about accessibility issues, or previous or pending litigation?			X	

Building : Accessibility Issues

Category	Major Issues (ADA study recommended)	Moderate Issues (ADA study recommended)	Minor Issues	None*
Parking			There is no defined ADA parking	
Exterior Route			Door from multipurpose room could be utilized as a route to playground	
Building Entrances			Door threshold should be a smoother transition into the lobby	
Interior Route				None
Public Restrooms				None

**be cognizant that if the "None" box is marked that does not guarantee full compliance; this study is limited in nature*

1 - OVERVIEW OF ACCESSIBLE PARKING AREA

2 - CURB CUT or 2ND PATH OF TRAVEL

3 - EXT RAMP or PRIMARY PATH OF TRAVEL

4 - 2nd ENTRANCE or SIGNAGE/HARDWARE

5 - MAIN ACCESSIBLE ENTRANCE

6 - ACCESSIBLE INTERIOR PATH (RAMP/LIFT)

7 - HARDWARE, STAIR RAILS or SELF-SERVICE AREA

8 - TOILET STALL OVERVIEW

9 - SINK, FAUCET HANDLES or ACCESSORIES

10 - ACCESSIBLE ROUTE TO PLAYGROUND

11 - OVERVIEW OF PLAYGROUND

The table below is intended to be used as a general reference guide to help differentiate the orders of magnitude between some of the more commonly observed accessibility issues. The table is not intended to be all-inclusive, and boxes checked in the tables above do not necessarily mean those specific problems or shortcomings cited as examples below exist at the subject buildings and sites. Reference the data and photos above and/or the *Key Findings* section in the body of the report for visuals and/or more specifics about the particular subject site conditions.

Reference Guide

	Major Issues *(ADA study recommended)*	Moderate Issues *(ADA study recommended)*	Minor Issues
Parking	- Needs full reconstruction - Excessive slopes over 3% require major re-grading - No level locations to add required spaces	- No or non-compliant curb cuts - Moderate difficulty to add required accessible spaces - Slopes close to compliant	- Painting of markings needed - Signage height non-compliant - Signage missing
Exterior Route	- Large areas of sidewalks with excessive slopes - No ramp when needed - Ramps with excessive slopes	- Ramps need rails - Ramps need rail extensions - All or most entrance door exterior maneuvering clearance areas with excessive slopes	- One entrance door exterior maneuvering clearance area with excessive slope - Non-compliant signage
Building Entrances	- No compliant entrance exists - Exterior entry door/s not wide enough - Entrance vestibule requires complete reconstruction / reconfiguration due to clearance	- Need significant # of lever handles - Need to add or modify automatic door opener - Entrance vestibule requires limited reconfigurations	- A few door knobs instead of lever handles - Non-compliant door threshold
Interior Route	- All or most interior doors appear less than 32” wide - Corridors less than 36” wide - No ramp when needed - Ramps with excessive slopes - Non-compliant treads/risers at means of egress stairways	- Single height drinking fountains - Drinking fountain too high or protrudes into accessible route - Ramps need rails - Ramps need rail extensions - Need significant # of lever handles - Non-compliant rail extensions at egress stairways - All/most door thresholds high	- One door threshold too high - A few door knobs instead of lever handles - Non-compliant door pressures - Non-compliant signage - Switches not within reach range
Elevators	- No elevator present when required - Elevator cab too small	- Panel control buttons not at compliant height - No hands-free emergency communication system - Elevator only has mechanical stops	- Audible/visual signals at every floor may be lacking - Minor signage / Braille issues
Public Restrooms	- No ADA RR on each accessible floor - Restroom(s) too small - Entire restroom(s) requires renovation - Water closet clearance requires moving walls	- Interior doors appear less than 32” wide - Missing or non-compliant grab bars - Easily fixable clearance issues	- Minor height adjustments required - Non-compliant door pressures - Missing a visual strobe (only required if audible fire alarm already present) - Missing lavatory pipe wraps - Signage not compliant

	Major Issues *(ADA study recommended)*	Moderate Issues *(ADA study recommended)*	Minor Issues
Kitchens/Kitchenettes	- Clear space for each appliance not present - Clearance between opposing counters too narrow	- Sink and counter too high - Sink knee and toe clearance not provided where required (built-in) - Less than 50% of cabinetry within reach range	- Dispensers not within reach range - Switches not within reach range - Missing sink pipe wraps if knee and toe clearance required
Playgrounds & Pools	- Large areas of surfacing non-compliant - Install compliant play structures - No pool lift provided	- Small area/s of surfacing or equipment non-compliant - Moderate issues with path of travel to playground/pool	- Minor issues with path of travel to playground/pool

Appendix F:
Component Condition Report

Component Condition Report | WINDHAM ELEMENTARY SCHOOL - Main Building

UF L3 Code	Location	Category	Condition	Asset/Component/Repair	Quantity	Unit	RUL	ID
Facade								
B2010	Building Exterior	Facade	Poor	Exterior Walls, any painted surface, Prep & Paint	2,500	SF	0	6689496
B2010	Building Exterior	Facade	Fair	Exterior Walls, Brick Veneer	480	SF	23	6689510
B2010	Building exterior	Facade	Fair	Exterior Walls, Wood Siding	1,000	SF	3	6689505
B2020	Building Exterior	Facade	Fair	Window, Vinyl-Clad Double-Glazed, 16-25 SF	12		3	6689531
B2020	Building Exterior	Facade	Poor	Window, Wood, 16-25 SF	12		0	6689512
B2050	Building Exterior	Facade	Failed	Exterior Door, Steel, Standard	1		0	6689493
B2050	Building Exterior	Facade	Fair	Exterior Door, Steel, Standard	1		13	6689500
Roofing								
B3010	Roof	Roofing	Fair	Roofing, Asphalt Shingle, 20-Year Standard	3,400	SF	2	6689511
B3010	Roof	Roofing	Fair	Roofing, Metal	800	SF	13	6689540
Interiors								
C1030	Throughout building	Interiors	Fair	Interior Door, Wood, Solid-Core	10		13	6689494
C1070	Throughout building	Interiors	Fair	Suspended Ceilings, Hard Tile, Replacement w/ ACT	1,500	SF	2	6689529
C1070	Throughout building	Interiors	Fair	Suspended Ceilings, Acoustical Tile (ACT)	1,500	SF	2	6689514
C2010	Throughout	Interiors	Fair	Wall Finishes, any surface, Prep & Paint	6,500	SF	4	6690126
C2030	Classrooms	Interiors	Poor	Flooring, Vinyl Tile (VCT)	450	SF	0	6689507
C2030	Throughout	Interiors	Poor	Flooring, Carpet, Commercial Standard	2,500	SF	0	6689659
C2030	Gymnasium	Interiors	Fair	Flooring, Wood, Strip	1,200	SF	3	6689525
C2050	Gymnasium	Interiors	Fair	Ceiling Finishes, any flat surface, Prep & Paint	1,200	SF	2	6689522
Plumbing								
D2010	Restroom	Plumbing	Fair	Toilet, Residential Water Closet	3		3	6689535
D2010	Boiler room	Plumbing	Good	Pump, Circulation, Domestic Water	2		14	6689530
D2010	Water room	Plumbing	Fair	Storage Tank, Domestic Water	1		11	6689528
D2010	Boiler room	Plumbing	Good	Water Heater, Indirect, 40 to 79 GAL	1		13	6689515
D2010	Water room	Plumbing	Fair	Storage Tank, Domestic Water	1		15	6689509
D2010	Throughout	Plumbing	Fair	Plumbing System, Supply & Sanitary, Medium Density (e	4,200	SF	11	6717839
D2010	Restroom	Plumbing	Fair	Sink/Lavatory, Wall-Hung, Vitreous China	5		3	6689536
HVAC								
D3010	Site	HVAC	Good	Storage Tank, Fuel, 501 to 1000 GAL	1		24	6689539
D3020	Boiler room	HVAC	Good	Boiler Supplemental Components, Expansion Tank	1		39	6689541
D3020	Boiler room	HVAC	Good	Boiler, Gas, HVAC, 126 to 250 MBH	2		29	6689517
D3030	Classrooms	HVAC	Fair	Unit Ventilator, approx/nominal 3 Ton	2		3	6689542
D3030	Multipurpose room	HVAC	Fair	Unit Ventilator, approx/nominal 4 Ton	1		2	6689523
D3030	Ceiling mount center of school	HVAC	Fair	Unit Ventilator, approx/nominal 4 Ton	1		3	6689497
D3050	Throughout building	HVAC	Fair	HVAC System, Hydronic Piping, 2-Pipe	4,200	SF	10	6689506
D3050	Center section of school	HVAC	Poor	Fan Coil Unit, Hydronic Terminal, 401 to 800 CFM	2		0	6689504
Fire Protection								
D4010	Throughout building	Fire Protection	Fair	Fire Suppression System, Existing Sprinkler Heads, by SF	4,200	SF	2	6689502
D4030	Throughout building	Fire Protection	Good	Fire Extinguisher, Type ABC, up to 20 LB	8		9	6689520
Electrical								
D5010	Site	Electrical	Fair	Generator, Gas or Gasoline	1		9	6689526
D5010	Building exterior	Electrical	Fair	Automatic Transfer Switch, ATS	1		9	6689537
D5020	Boiler room	Electrical	Fair	Distribution Panel, 120/208 V, 200 AMP	2		4	6717898
D5030	Throughout	Electrical	Fair	Electrical System, Wiring & Switches, High Density/Comp	4,200	SF	11	6689498

UF L3 Code	Location	Category	Condition	Asset/Component/Repair	Quantity	Unit	RUL	ID
D5040	Throughout	Electrical	Poor	Interior Lighting System, Full Upgrade, High Density & St	4,200	SF	0	6689518
Fire Alarm & Electronic Systems								
D6020	Throughout	Fire Alarm & Electronic Systems	Good	Low Voltage System, Phone or Data Lines	4,200	SF	15	6689533
D7030	Throughout building	Fire Alarm & Electronic Systems	Fair	Security/Surveillance System, Full System Upgrade, Aver	4,200	SF	8	6689534
D7050	Throughout building	Fire Alarm & Electronic Systems	Poor	Fire Alarm System, Full System Upgrade, Standard Addre	4,200	SF	0	6689521
D7050	Office	Fire Alarm & Electronic Systems	Poor	Fire Alarm Panel, Multiplex	2		0	6717899
Equipment & Furnishings								
E1030	Kitchen	Equipment & Furnishings	Fair	Foodservice Equipment, Food Warmer, Proofing Cabinet	1		2	6689508
E1030	Kitchen	Equipment & Furnishings	Fair	Foodservice Equipment, Freezer, Chest	1		2	6689495
E1030	Kitchen	Equipment & Furnishings	Fair	Foodservice Equipment, Refrigerator, 1-Door Reach-In	1		5	6689501
Pedestrian Plazas & Walkways								
G2020	Site	Pedestrian Plazas & Walkways	Poor	Parking Lots, Pavement, Asphalt, Seal & Stripe	15,500	SF	0	6689543
G2020	Site	Pedestrian Plazas & Walkways	Poor	Parking Lots, Pavement, Asphalt, Mill & Overlay	15,500	SF	0	6689527
Athletic, Recreational & Playfield Areas								
G2050	Site	Athletic, Recreational & Playfield Areas	Fair	Sports Apparatus, Soccer, Movable Practice Goal	2		3	6689516
G2050	Site	Athletic, Recreational & Playfield Areas	Fair	Sports Apparatus, Player/Dugout Benches, 12' Length	1		5	6689499
G2050	Site	Athletic, Recreational & Playfield Areas	Fair	Play Structure, Multipurpose, Medium	1		5	6689513
Sitework								
G2060	Site	Sitework	Fair	Signage, Property, Building or Pole-Mounted, Replace/In	1		3	6689503
Follow-up Studies								
P2030	Throughout	Follow-up Studies	NA	Engineering Study, Environmental, Asbestos (ACM) & Le	1		0	6691680
Energy Savings Opportunity								
X1010	Attic	Energy Savings Opportunity	Poor	ECM Building Envelope, Insulation, Attics or Roof Sandw	3,300	SF	0	6689538
Accessibility								
Y1090	Throughout	Accessibility	NA	ADA Miscellaneous, Level III Study, Includes Measureme	1		0	6694787

Appendix G:
Replacement Reserves

Replacement Reserves Report
WINDHAM ELEMENTARY SCHOOL - Main Building

2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	Total Escalated Estimate
$148,695	$0	$77,620	$43,053	$38,830	$34,923	$11,642	$0	$10,641	$85,071	$47,675	$90,529	$30,155	$30,986	$7,865	$41,169	$15,646	$5,785	$0	$4,559	$98,550	$823,396

Uniformat Code	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost *	Subtotal	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	Deficiency Repair Estimate
B2010	6689496	Exterior Walls, any painted surface, Prep & Paint	10	26	0	2500	SF	$3.00	$7,500	$7,500										$7,500										$7,500	$22,500
B2010	6689505	Exterior Walls, Wood Siding, Replace	30	27	* 3	1000	SF	$10.00	$10,000			$10,000																			$10,000
B2020	6689512	Window, Wood, 16-25 SF, Replace	30	59	0	12	EA	$1,200.00	$14,400	$14,400																					$14,400
B2020	6689531	Window, Vinyl-Clad Double-Glazed, 16-25 SF, Replace	30	27	3	12	EA	$900.00	$10,800				$10,800																		$10,800
B2050	6689493	Exterior Door, Steel, Standard, Replace	40	42	0	1	EA	$600.00	$600	$600																					$600
B2050	6689500	Exterior Door, Steel, Standard, Replace	40	27	13	1	EA	$600.00	$600														$600								$600
B3010	6689511	Roofing, Asphalt Shingle, 20-Year Standard, Replace	20	18	2	3400	SF	$3.80	$12,920			$12,920																			$12,920
B3010	6689540	Roofing, Metal, Replace	40	27	13	800	SF	$13.00	$10,400														$10,400								$10,400
C1030	6689494	Interior Door, Wood, Solid-Core, Replace	40	27	13	10	EA	$700.00	$7,000														$7,000								$7,000
C1070	6689529	Suspended Ceilings, Hard Tile, Replacement w/ ACT, Replace	25	23	2	1500	SF	$3.50	$5,250			$5,250																			$5,250
C1070	6689514	Suspended Ceilings, Acoustical Tile (ACT), Replace	25	23	2	1500	SF	$3.50	$5,250			$5,250																			$5,250
C2010	6690126	Wall Finishes, any surface, Prep & Paint	10	6	* 4	6500	SF	$1.50	$9,750							$9,750										$9,750					$19,500
C2030	6689525	Flooring, Wood, Strip, Replace	30	27	* 3	1200	SF	$15.00	$18,000					$18,000																	$18,000
C2030	6689507	Flooring, Vinyl Tile (VCT), Replace	15	59	0	450	SF	$5.00	$2,250	$2,250															$2,250						$4,500
C2030	6689659	Flooring, Carpet, Commercial Standard, Replace	10	26	* 0	2500	SF	$7.50	$18,750			$18,750										$18,750									$37,500
C2050	6689522	Ceiling Finishes, any flat surface, Prep & Paint	10	8	2	1200	SF	$2.00	$2,400			$2,400										$2,400									$4,800
D2010	6689528	Storage Tank, Domestic Water, Replace	30	19	11	1	EA	$2,400.00	$2,400												$2,400										$2,400
D2010	6689509	Storage Tank, Domestic Water, Replace	30	15	15	1	EA	$5,000.00	$5,000																$5,000						$5,000
D2010	6689515	Water Heater, Indirect, 40 to 79 GAL, Replace	15	2	13	1	EA	$3,100.00	$3,100														$3,100								$3,100
D2010	6689530	Pump, Circulation, Domestic Water, Replace	15	1	14	2	EA	$2,600.00	$5,200															$5,200							$5,200
D2010	6717839	Plumbing System, Supply & Sanitary, Medium Density (excludes fixtures), Replace	40	29	11	4200	SF	$11.00	$46,200												$46,200										$46,200
D2010	6689535	Toilet, Residential Water Closet, Replace	30	27	* 3	3	EA	$700.00	$2,100					$2,100																	$2,100
D2010	6689536	Sink/Lavatory, Wall-Hung, Vitreous China, Replace	30	27	* 3	5	EA	$1,500.00	$7,500					$7,500																	$7,500
D3030	6689523	Unit Ventilator, approx/nominal 4 Ton, Replace	20	18	2	1	EA	$10,600.00	$10,600			$10,600																			$10,600
D3030	6689542	Unit Ventilator, approx/nominal 3 Ton, Replace	20	17	3	2	EA	$9,000.00	$18,000				$18,000																		$18,000
D3030	6689497	Unit Ventilator, approx/nominal 4 Ton, Replace	20	17	3	1	EA	$10,600.00	$10,600				$10,600																		$10,600
D3050	6689506	HVAC System, Hydronic Piping, 2-Pipe, Replace	40	30	10	4200	SF	$5.00	$21,000											$21,000											$21,000
D3050	6689504	Fan Coil Unit, Hydronic Terminal, 401 to 800 CFM, Replace	20	59	0	2	EA	$1,670.00	$3,340	$3,340																				$3,340	$6,680
D4010	6689502	Fire Suppression System, Existing Sprinkler Heads, by SF, Replace	25	23	2	4200	SF	$1.07	$4,494			$4,494																			$4,494
D4030	6689520	Fire Extinguisher, Type ABC, up to 20 LB, Replace	10	1	9	8	EA	$150.00	$1,200										$1,200										$1,200		$2,400
D5010	6689526	Generator, Gas or Gasoline, Replace	25	16	9	1	EA	$52,000.00	$52,000										$52,000												$52,000
D5010	6689537	Automatic Transfer Switch, ATS, Replace	25	16	9	1	EA	$12,000.00	$12,000										$12,000												$12,000
D5020	6717898	Distribution Panel, 120/208 V, 200 AMP, Replace	30	26	4	2	EA	$2,000.00	$4,000					$4,000																	$4,000
D5030	6689498	Electrical System, Wiring & Switches, High Density/Complexity, Replace	40	29	11	4200	SF	$4.00	$16,800												$16,800										$16,800
D5040	6689518	Interior Lighting System, Full Upgrade, High Density & Standard Fixtures, Replace	20	26	0	4200	SF	$5.00	$21,000	$21,000																				$21,000	$42,000

Uniformat Code	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost *	Subtotal	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	Deficiency Repair Estimate
D6020	6689533	Low Voltage System, Phone or Data Lines, Replace	20	5	15	4200	SF	$1.00	$4,200																$4,200						$4,200
D7030	6689534	Security/Surveillance System, Full System Upgrade, Average Density, Replace	15	7	8	4200	SF	$2.00	$8,400									$8,400													$8,400
D7050	6689521	Fire Alarm System, Full System Upgrade, Standard Addressable, Upgrade/Install	20	26	0	4200	SF	$3.00	$12,600	$12,600																				$12,600	$25,200
D7050	6717899	Fire Alarm Panel, Multiplex, Replace	15	26	0	2	EA	$4,000.00	$8,000	$8,000															$8,000						$16,000
E1030	6689508	Foodservice Equipment, Food Warmer, Proofing Cabinet on Wheels, Replace	15	13	2	1	EA	$1,700.00	$1,700			$1,700															$1,700				$3,400
E1030	6689495	Foodservice Equipment, Freezer, Chest, Replace	15	13	2	1	EA	$1,800.00	$1,800			$1,800															$1,800				$3,600
E1030	6689501	Foodservice Equipment, Refrigerator, 1-Door Reach-In, Replace	15	10	5	1	EA	$2,700.00	$2,700						$2,700															$2,700	$5,400
G2020	6689543	Parking Lots, Pavement, Asphalt, Seal & Stripe	5	26	0	15500	SF	$0.45	$6,975	$6,975					$6,975					$6,975					$6,975					$6,975	$34,875
G2020	6689527	Parking Lots, Pavement, Asphalt, Mill & Overlay	25	26	0	15500	SF	$3.50	$54,250	$54,250																					$54,250
G2050	6689516	Sports Apparatus, Soccer, Movable Practice Goal, Replace	15	12	* 3	2	EA	$700.00	$1,400					$1,400															$1,400		$2,800
G2050	6689499	Sports Apparatus, Player/Dugout Benches, 12' Length, Replace	15	10	5	1	EA	$450.00	$450						$450															$450	$900
G2050	6689513	Play Structure, Multipurpose, Medium, Replace	20	15	5	1	EA	$20,000.00	$20,000						$20,000																$20,000
G2060	6689503	Signage, Property, Building or Pole-Mounted, Replace/Install	20	17	* 3	1	EA	$1,500.00	$1,500					$1,500																	$1,500
P2030	6691680	Engineering Study, Environmental, Asbestos (ACM) & Lead Base Paint (LBP), Evaluate/Report	0	1	0	1	EA	$5,000.00	$5,000	$5,000																					$5,000
X1010	6689538	ECM Building Envelope, Insulation, Attics or Roof Sandwich, Upgrade	0	1	0	3300	SF	$1.60	$5,280	$5,280																					$5,280
Y1090	6694787	ADA Miscellaneous, Level III Study, Includes Measurements, Evaluate/Report	0	1	0	1	EA	$7,500.00	$7,500	$7,500																					$7,500
								Totals, Unescalated		$148,695	$0	$73,164	$39,400	$34,500	$30,125	$9,750	$0	$8,400	$65,200	$35,475	$65,400	$21,150	$21,100	$5,200	$26,425	$9,750	$3,500	$0	$2,600	$54,565	$654,399
								Totals, Escalated (3.0% inflation, compounded annually)		$148,695	$0	$77,620	$43,053	$38,830	$34,923	$11,642	$0	$10,641	$85,071	$47,675	$90,529	$30,155	$30,986	$7,865	$41,169	$15,646	$5,785	$0	$4,559	$98,550	$823,396

Appendix H:
Depleted Value Report

WINDHAM ELEMENTARY SCHOOL - Main Building

Depleted Value Index

56.7%

System	System Contribution	System Value
ADA Miscellaneous	$ 7,500	$ 7,500
Automatic Transfer Switch	$ 6,480	$ 12,000
Boiler	$ 28,440	$ 31,600
Boiler Supplemental Components	$ 2,180	$ 2,180
Ceiling Finishes	$ 2,400	$ 2,400
Distribution Panel	$ 4,000	$ 4,000
ECM Building Envelope	$ 528	$ 5,280
Electrical System	$ 15,456	$ 16,800
Engineering Study	$ 5,000	$ 5,000
Exterior Door	$ 600	$ 600
Exterior Door	$ 540	$ 600
Exterior Walls	$ 6,500	$ 7,500
Exterior Walls	$ 11,232	$ 12,960
Exterior Walls	$ 6,667	$ 10,000
Fan Coil Unit	$ 2,138	$ 3,340
Fire Alarm Panel	$ 6,000	$ 8,000
Fire Alarm System	$ 8,505	$ 12,600
Fire Extinguisher	$ 1,200	$ 1,200
Fire Suppression System	$ 1,124	$ 4,494
Flooring	$ 2,250	$ 2,250
Flooring	$ 18,750	$ 18,750
Flooring	$ 13,500	$ 18,000
Foodservice Equipment	$ 1,233	$ 1,700
Foodservice Equipment	$ 120	$ 1,800
Foodservice Equipment	$ 2,430	$ 2,700
Generator	$ 35,100	$ 52,000
HVAC System	$ 9,800	$ 21,000
Interior Door	$ 5,950	$ 7,000
Interior Lighting System	$ 18,900	$ 21,000
Low Voltage System	$ 3,360	$ 4,200
Parking Lots	$ 4,650	$ 6,975
Parking Lots	$ 34,358	$ 54,250
Play Structure	$ 10,000	$ 20,000
Plumbing System	$ 1,848	$ 46,200
Pump	$ 4,784	$ 5,200
Roofing	$ 11,886	$ 12,920
Roofing	$ 9,360	$ 10,400
Security/Surveillance System	$ 7,140	$ 8,400
Signage	$ 1,350	$ 1,500

System	System Contribution	System Value
Sink/Lavatory	$ 6,375	$ 7,500
Sports Apparatus	$ 840	$ 1,400
Sports Apparatus	$ 60	$ 450
Storage Tank	$ 2,160	$ 2,400
Storage Tank	$ 5,000	$ 5,000
Storage Tank	$ -	$ 6,600
Suspended Ceilings	$ -	$ 5,250
Suspended Ceilings	$ -	$ 5,250
Toilet	$ -	$ 2,100
Unit Ventilator	$ -	$ 18,000
Unit Ventilator	$ -	$ 10,600
Unit Ventilator	$ -	$ 10,600
Wall Finishes	$ -	$ 9,750
Water Heater	$ -	$ 3,100
Window	$ -	$ 10,800
Window	$ -	$ 14,400
Totals	**$ 327,693**	**$ 577,499**