

# FACILITY CONDITION ASSESSMENT

PREPARED FOR:

State of Vermont  
Buildings and General Services  
2 Governor Aiken Avenue  
Montpelier, Vermont 05633



PREPARED BY:

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EMG PROJECT NUMBER:

106686.17R000-085.305

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May 15, 2017

FACILITY CONDITION ASSESSMENT  
OF

09250  
47098 PROSPECT ST (RT. 4)  
FAIR HAVEN, VT 05743



engineering | environmental | capital planning | project management

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## 1. EXECUTIVE SUMMARY

### 1.1 PROJECT FACTS

#### Project Facts

Item	Description
Project Name	Fair Haven Welcome Center
Building ID	9250
Building Classification	
Year Built	1980
Year of Latest Renovation	1997
Number of Stories	1 (Does not Include Basements, Mezzanines, or MEP Penthouses)
Occupied	Yes
Land Area	4.3 Acre(s)
Gross Building Area	2,390 SF

### 1.2 NARRATIVE SUMMARY

#### Executive Summary

Fair Haven Welcome Center is a fully occupied commercial building. It is a single-story structure. The building generally appears to be handicap accessible.

#### Architectural and Structural Systems Summary

The foundation system was not able to be directly observed. However, based on similar structures, it is assumed to be a continuous reinforced concrete spread footing system supporting concrete foundation walls. The first floor is concrete slab-on-grade. The foundation walls are assumed insulated. The building is a conventional wood-framed structure. The roof is sloped and finished with areas of slate shingles and standing seam metal roofing. The exterior walls include painted wood shingle with painted exterior insulation and finish system (EIFS) accents, and stone veneer. Windows are double-glazed, aluminum-framed units in punched openings on all facades. There are no at-grade loading docks. There are no stairs.

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

Domestic hot water is provided to the restrooms by an electric water heaters located in the mechanical room. Heating and cooling is provided by a fan coil unit with a hydronic boiler. Supplemental cooling is provided to the by ductless split systems. Fire protection systems include a fire alarm system, smoke detectors, alarms with strobes, pull stations, and extinguishers. General interior lighting is provided by T-8 fluorescent fixtures with compact fluorescent (CFL) fixtures in accent locations. Electrical service is provided by a single 200-amp panel served from a pad-mounted transformer.

#### Site Summary

The building covers less than five percent of the entire site. Landscaping consists of trees, shrubs, planters, and lawn areas. Parking is provided in two asphalt paved lots. There is no service vehicle access. The pedestrian pavement throughout the property is constructed of cast-in-place concrete. Building perimeter lighting is provided by HID fixtures. Pedestrian areas and walkways are lit by LED lighting bollards.

### 1.3 SUMMARY OF FINDINGS

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

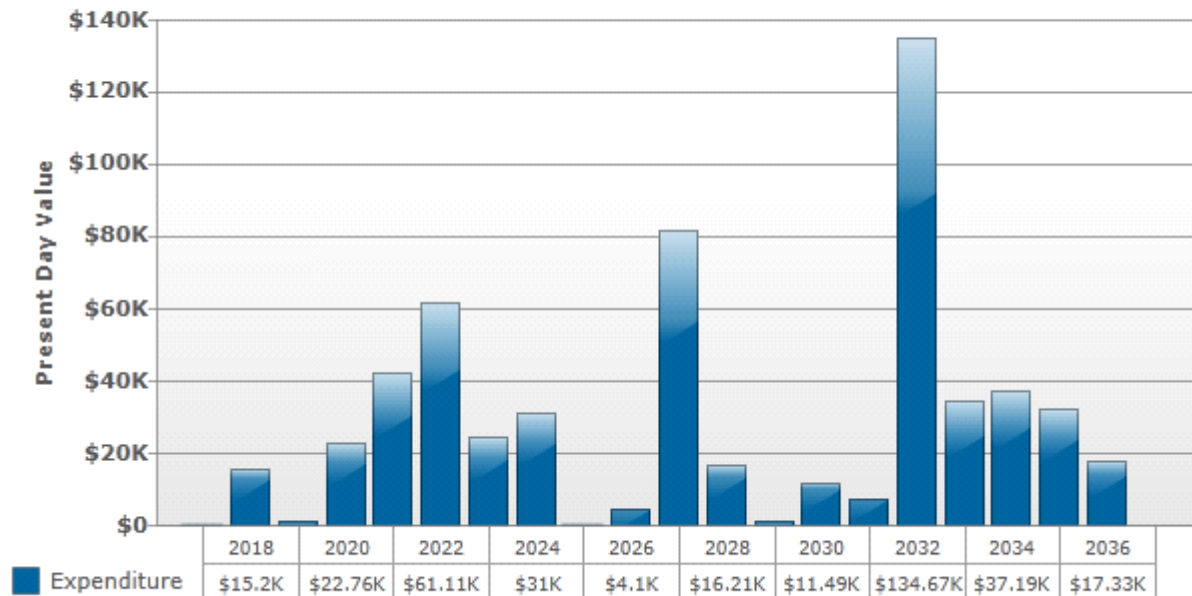
Key Finding	Metric
Facility Condition Index (FCI) $FCI = (ICN)/(CRV)$	0.0%
FCI Rating: up to 5% = Good; 5% to 10% = Fair; 10+% to 60% = Poor; over 60% = Very Poor	
Current Replacement Value (CRV)	\$717,000
Current Replacement Value (CRV) per Square Foot	\$300/SF

Year 0 (Current Year) - Immediate Capital Needs (ICN)	\$0
Years 1-5 - Capital Needs	\$141,866
Years 6-10 - Capital Needs	\$140,480
<b>TOTAL Capital Needs (20 Year Period)</b>	<b>\$572,413</b>

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

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

#### Expenditure Forecast Over Study Period



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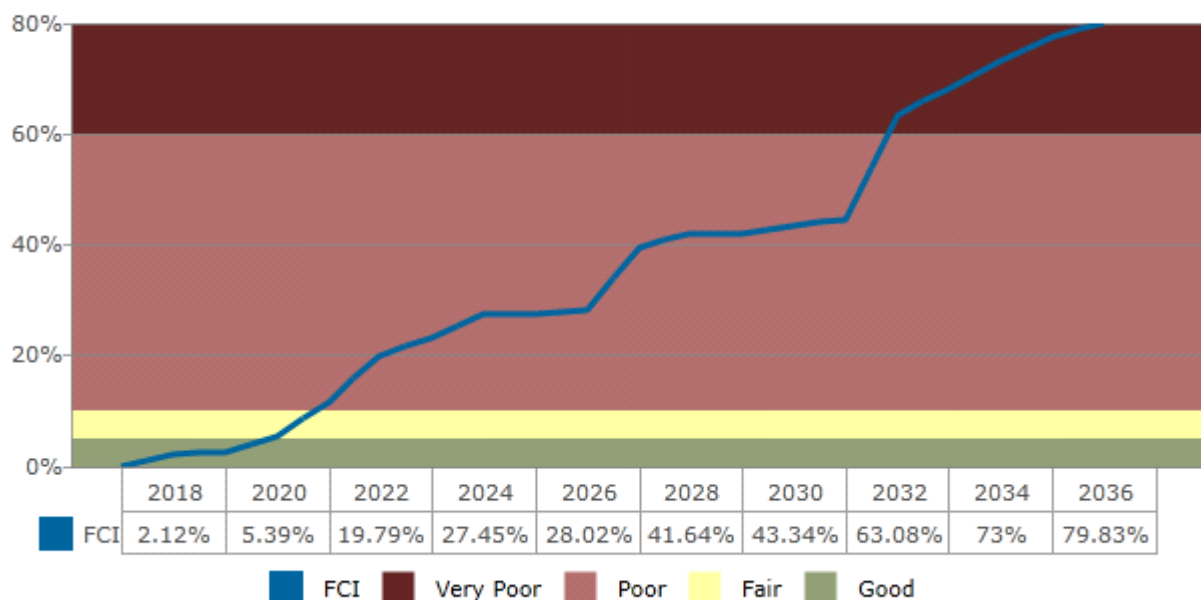
## 1.4 FACILITY CONDITION INDEX

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

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

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

**Cumulative Effects of FCI over the Study Period**



## 1.5 TOTAL CAPITAL NEEDS BY PRIORITY

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

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

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

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

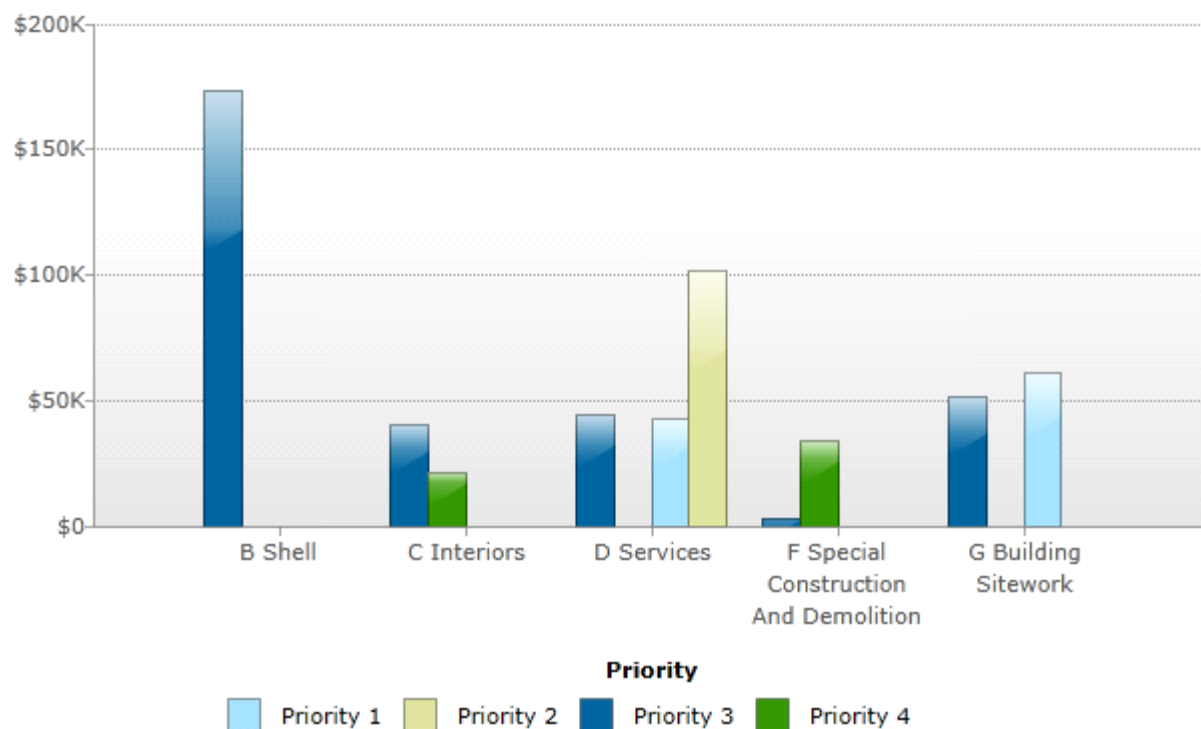
**Priority 3: Concerning:** Items under this classification require attention and planning in order to prevent future predictable deterioration or future interruptions to normal operations or items that may result in higher costs if deferred.

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

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### Total Capital Needs by System and Priority



Building System	Priority				Total Expenditure
	1 Critical	2 Potentially Critical	3 Concerning	4 Recommended	
B Shell	\$0	\$0	\$172,930	\$0	\$172,930
C Interiors	\$0	\$0	\$40,620	\$21,060	\$61,680
D Services	\$42,697	\$101,552	\$44,426	\$0	\$188,674
F Special Construction And Demolition	\$0	\$0	\$2,820	\$33,912	\$36,732
G Building Sitework	\$60,800	\$0	\$51,597	\$0	\$112,397
<b>Totals</b>	<b>\$103,497</b>	<b>\$101,552</b>	<b>\$312,392</b>	<b>\$54,972</b>	<b>\$572,413</b>

## 1.6 TOTAL CAPITAL NEEDS BY PLAN TYPES

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

### **Code Compliance (CC)**

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

### **Operations (OP)**

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

### **Environmental (EN)**

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

### **Functionality (FN)**

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

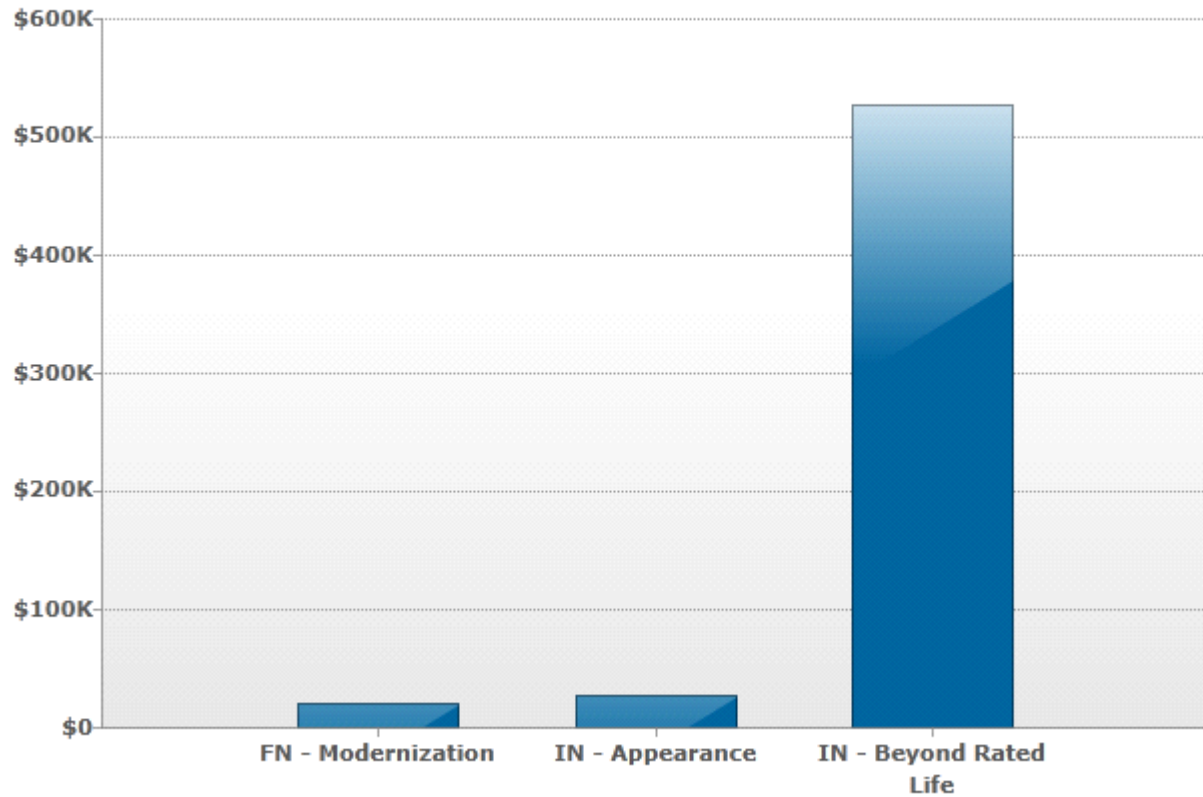
### **Integrity (IN)**

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

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### Total Capital Needs by Plan Type



Plan Type	Expenditure
FN - Modernization	\$19,117
IN - Appearance	\$26,290
IN - Beyond Rated Life	\$527,006
<b>Total</b>	<b>\$572,413</b>

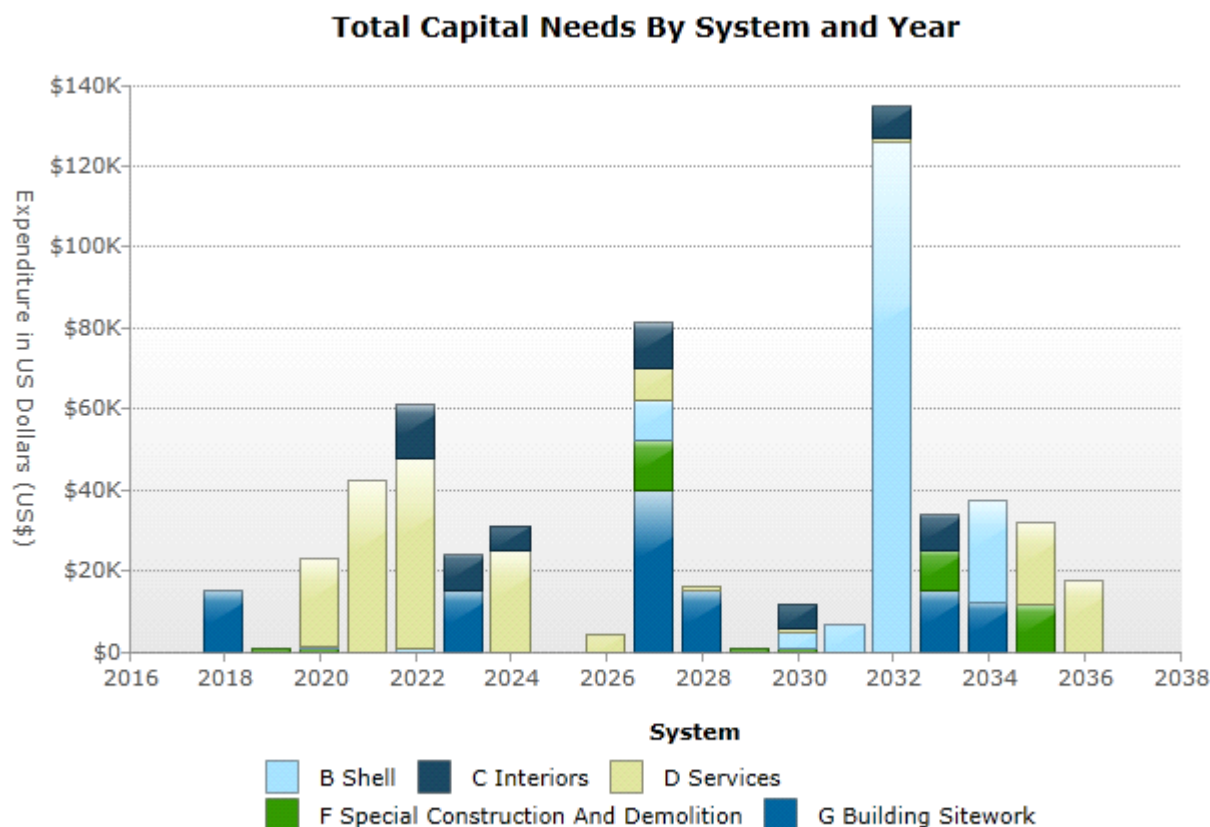
## **1.7 DISTRIBUTION OF IMMEDIATE NEEDS BY BUILDING SYSTEM**

No Immediate Needs were observed/reported."

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## 1.8 TOTAL CAPITAL NEEDS BY SYSTEM AND YEAR



Year	Building System	Expenditure
2020	B Shell	\$705
2022	B Shell	\$500
2027	B Shell	\$9,937
2030	B Shell	\$4,050
2031	B Shell	\$6,841
2032	B Shell	\$125,660
2034	B Shell	\$25,238
2022	C Interiors	\$13,432
2023	C Interiors	\$8,740
2024	C Interiors	\$5,950
2027	C Interiors	\$11,385
2030	C Interiors	\$5,680
2032	C Interiors	\$7,752
2033	C Interiors	\$8,740
2020	D Services	\$21,348

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2021	D Services	\$42,088
2022	D Services	\$47,182
2024	D Services	\$25,055
2026	D Services	\$4,100
2027	D Services	\$7,951
2028	D Services	\$1,014
2030	D Services	\$1,051
2032	D Services	\$1,258
2035	D Services	\$20,298
2036	D Services	\$17,331
2019	F Special Construction And Demolition	\$705
2020	F Special Construction And Demolition	\$705
2027	F Special Construction And Demolition	\$12,519
2029	F Special Construction And Demolition	\$705
2030	F Special Construction And Demolition	\$705
2033	F Special Construction And Demolition	\$10,000
2035	F Special Construction And Demolition	\$11,393
2018	G Building Sitework	\$15,200
2023	G Building Sitework	\$15,200
2027	G Building Sitework	\$39,644
2028	G Building Sitework	\$15,200
2033	G Building Sitework	\$15,200
2034	G Building Sitework	\$11,953
	<b>Total</b>	<b>\$572,413</b>

## 2. SCOPE AND PURPOSE

### 2.1 SCOPE

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

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

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

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

## 2.2 PURPOSE

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

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

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### 2.2.1 Condition Ratings

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

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

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

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#### 2.2.2 Probable Capital Needs - Immediate Repairs

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

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#### 2.2.3 Probable Capital Needs - Capital Reserves

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

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

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

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### 2.2.5 Opinions of Probable Cost

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

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

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### 2.2.6 Priority Ranking

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

- **Plan Type**  
The cost associated with each asset or component evaluated is assigned a Plan Type. These Plan Type categories are described in Section 1.6.
- **Building Mission Ranking**  
If the building is one of multiple buildings at the facility, each building is ranked on a scale of 1-10 based on conversations with the client. This rank defines the importance of each building to the overall mission of the facility. For example, the building containing the administrative offices for a subject property may carry a higher ranked importance than the parking garage. However, if the parking garage is used for Mission Critical or emergency services vehicles then it may have a higher priority than the office building. Both are required for the operation of the facility but ranking is adjusted based on the use of the buildings and the mission of the overall facility as defined by the client.
- **Uniformat II Code**  
Each asset or component evaluated is coded as per the industry standard Uniformat II. The Uniformat designation is then associated with a ranking based on the overall importance to the operation of a facility. An asset that is related to building envelope, e.g. roof or windows, is assigned a higher ranking than a component such as carpeting or interior paint.
- **Remaining Useful Life (RUL) as Relates to the Expected Useful Life (EUL)**  
The expected useful life (EUL) projection of the component is calibrated against the remaining useful life (RUL) as estimated by EMG field assessor.

### 3. ASSETS OBSERVED

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

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

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

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

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Coding / Field Name	Asset Description
<b>A1011 Wall Foundations</b>	Foundation Wall
<b>Condition</b>	Good
<b>Qty / UOM</b>	200 / LF
<b>Unit Cost</b>	\$105.56
<b>Basis of Costing</b>	Foundation Wall, Concrete or CMU w/ Continuous Footings, 1-2 Stories
<b>Year in Service</b>	1980
<b>Expected Useful Life (EUL)</b>	50 Year(s), Based on Industry Averages
<b>Remaining Useful Life (RUL)</b>	35 Year(s), Estimated, Based on Date of Observation
<b>Location</b>	Structure
<b>Foundation Type</b>	Reinforced Concrete Spread Footing
<b>Perimeter Drainage</b>	Yes
<b>Insulation</b>	Yes

#### Observations/Comments

Not directly observable.



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Coding / Field Name	Asset Description
A1031 Standard Slab on Grade	Slab on Grade
Condition	Fair
Qty / UOM	2390 / SF
Unit Cost	\$10.00
Basis of Costing	Concrete Slab-On-Grade
Year in Service	1980
Expected Useful Life (EUL)	50 Year(s), Based on Industry Averages
Remaining Useful Life (RUL)	30 Year(s), Estimated, Based on Date of Observation
Location	Structure
Basement Wall Construction	Concrete



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Coding / Field Name	Asset Description
<b>B1022 Pitched Roof Construction</b>	Roof Structure
<b>Condition</b>	Good
<b>Qty / UOM</b>	2800 / SF
<b>Unit Cost</b>	\$19.72
<b>Basis of Costing</b>	Roof Structure, Pitched, Wood Rafters
<b>Year in Service</b>	1980
<b>Expected Useful Life (EUL)</b>	50 Year(s), Based on Industry Averages
<b>Remaining Useful Life (RUL)</b>	13 Year(s), Estimated, Based on Date of Observation
<b>Location</b>	Structure
<b>Roofing Type</b>	Gable
<b>Attic</b>	Yes
<b>Roof Access</b>	None



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Coding / Field Name	Asset Description
<b>B2011 Exterior Wall Construction</b>	Wood Shingles
<b>Condition</b>	Fair
<b>Qty / UOM</b>	500 / SF
<b>Unit Cost</b>	\$6.69
<b>Basis of Costing</b>	Wood Shingles, 1-2 Stories
<b>Year in Service</b>	1997
<b>Expected Useful Life (EUL)</b>	20 Year(s), Based on Industry Averages
<b>Remaining Useful Life (RUL)</b>	13 Year(s), Estimated, Based on Date of Observation
<b>Location</b>	Exterior Walls
<b>Exterior Wall Construction</b>	Wood Shake Siding
<b>Parapets</b>	No
<b>Exterior Soffits</b>	Exposed



#### Recommendations

Uniformat	Action Description	Quantity	Unit Cost	Plan Type	Priority	Year	Expenditure
<b>B2011</b>	Prep & Paint Exterior Walls	500 SF	\$1.41	APP	Priority 3	2020	\$705
<b>B2011</b>	Prep & Paint Exterior Walls	500 SF	\$1.41	APP	Priority 3	2030	\$705
<b>B2011</b>	Replace Wood Shingles	500 SF	\$6.69	BYL	Priority 3	2030	\$3,345

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Coding / Field Name	Asset Description
<b>B2011 Exterior Wall Construction</b>	Exterior Insulated Finishing System (EIFS)
<b>Condition</b>	Good
<b>Qty / UOM</b>	150 / SF
<b>Unit Cost</b>	\$45.60
<b>Basis of Costing</b>	Exterior Insulated Finishing System (EIFS), 1-2 Stories
<b>Year in Service</b>	1997
<b>Expected Useful Life (EUL)</b>	20 Year(s), Based on Industry Averages
<b>Remaining Useful Life (RUL)</b>	14 Year(s), Estimated, Based on Date of Observation
<b>Location</b>	Exterior Walls

#### Observations/Comments

Used in accent locations.



#### Recommendations

Uniformat	Action Description	Quantity	Unit Cost	Plan Type	Priority	Year	Expenditure
<b>B2011</b>	Allowance to paint EIFS	1 SF	\$500.00	APP	Priority 3	2022	\$500
<b>B2011</b>	Replace Exterior Insulated Finishing System (EIFS)	150 SF	\$45.60	BYL	Priority 3	2031	\$6,841
<b>B2011</b>	Allowance to paint EIFS	1 SF	\$500.00	APP	Priority 3	2032	\$500

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Coding / Field Name	Asset Description
<b>B2021 Windows</b>	Aluminum Window, Double Glazed
<b>Condition</b>	Fair
<b>Qty / UOM</b>	24 / EA
<b>Unit Cost</b>	\$1,051.57
<b>Basis of Costing</b>	Aluminum Window, Double Glazed, 1-2 Stories, 12 SF
<b>Year in Service</b>	2004
<b>Expected Useful Life (EUL)</b>	30 Year(s), Based on Industry Averages
<b>Remaining Useful Life (RUL)</b>	17 Year(s), Estimated, Based on Date of Observation
<b>Location</b>	Exterior Walls
<b>Window Type</b>	Casement
<b>Windows Material</b>	Aluminum
<b>Windows Glazing</b>	Double Glazed
<b>Window Operation</b>	Manual



#### Recommendations

Uniformat	Action Description	Quantity	Unit Cost	Plan Type	Priority	Year	Expenditure
<b>B2021</b>	Replace Aluminum Window, Double Glazed	24 EA	\$1,051.57	BYL	Priority 3	2034	\$25,238

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Coding / Field Name	Asset Description
<b>B2023 Storefronts</b>	Storefront Glazing & Framing
<b>Condition</b>	Fair
<b>Qty / UOM</b>	150 / SF
<b>Unit Cost</b>	\$48.00
<b>Year in Service</b>	1997
<b>Expected Useful Life (EUL)</b>	30 Year(s), Based on Industry Averages
<b>Remaining Useful Life (RUL)</b>	10 Year(s), Estimated, Based on Date of Observation
<b>Location</b>	Exterior Walls
<b>Window Type</b>	Fixed
<b>Windows Material</b>	Aluminum
<b>Windows Glazing</b>	Double Glazed
<b>Window Operation</b>	Fixed



#### Recommendations

Uniformat	Action Description	Quantity	Unit Cost	Plan Type	Priority	Year	Expenditure
<b>B2023</b>	Replace Storefront Glazing & Framing	150 SF	\$48.00	BYL	Priority 3	2027	\$7,200

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Coding / Field Name	Asset Description
<b>B2031 Glazed Doors &amp; Entrances</b>	Aluminum Frame, Fully Glazed, Exterior Door
<b>Condition</b>	Fair
<b>Qty / UOM</b>	2 / EA
<b>Unit Cost</b>	\$1,368.37
<b>Basis of Costing</b>	Aluminum Frame, Fully Glazed, Exterior Door
<b>Year in Service</b>	1997
<b>Expected Useful Life (EUL)</b>	30 Year(s), Based on Industry Averages
<b>Remaining Useful Life (RUL)</b>	10 Year(s), Estimated, Based on Date of Observation
<b>Location</b>	Exterior Walls
<b>Door Hardware</b>	Lever
<b>Door Operation</b>	Manual
<b>Glass Type</b>	Tempered Glass
<b>Door Frame</b>	Metal Framed
<b>Door Use</b>	Entrance



#### Recommendations

Uniformat	Action Description	Quantity	Unit Cost	Plan Type	Priority	Year	Expenditure
<b>B2031</b>	Replace Aluminum Frame, Fully Glazed, Exterior Door	2 EA	\$1,368.37	BYL	Priority 3	2027	\$2,737

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Coding / Field Name	Asset Description
<b>B3011 Roof Finishes</b>	Metal Roof
<b>Condition</b>	Fair
<b>Qty / UOM</b>	1000 / SF
<b>Unit Cost</b>	\$32.41
<b>Basis of Costing</b>	Metal Roof (Includes Tear-Off of Old)
<b>Year in Service</b>	1997
<b>Expected Useful Life (EUL)</b>	40 Year(s), Based on Industry Averages
<b>Remaining Useful Life (RUL)</b>	20 Year(s), Estimated, Based on Date of Observation
<b>Location</b>	Roof
<b>Insulation</b>	Batt
<b>Flashings and Trim</b>	Metal
<b>Roof Eaves and Soffits</b>	Yes
<b>Roof Drainage</b>	Metal Gutter And Down Spouts
<b>Roof Warranty</b>	Unknown



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Coding / Field Name	Asset Description
<b>B3011 Roof Finishes</b>	Slate Steep Roof
<b>Condition</b>	Fair
<b>Qty / UOM</b>	3000 / SF
<b>Cost Adjustment Factor/Reason</b>	1.4 / Gable
<b>Unit Cost (Adjusted)</b>	\$41.72
<b>Basis of Costing</b>	Slate Steep Roof (Includes Tear-Off of Old)
<b>Year in Service</b>	1980
<b>Expected Useful Life (EUL)</b>	40 Year(s), Based on Industry Averages
<b>Remaining Useful Life (RUL)</b>	15 Year(s), Estimated, Based on Date of Observation
<b>Location</b>	Roof
<b>Insulation</b>	Batt
<b>Flashings and Trim</b>	Metal
<b>Roof Eaves and Soffits</b>	Yes
<b>Roof Drainage</b>	Metal Gutter And Down Spouts
<b>Roof Warranty</b>	Unknown



#### Recommendations

Uniformat	Action Description	Quantity	Unit Cost	Plan Type	Priority	Year	Expenditure
<b>B3011</b>	Replace Slate Steep Roof	3,000 SF	\$41.72	BYL	Priority 3	2032	\$125,160

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Coding / Field Name	Asset Description
<b>C1021 Interior Doors</b>	Wood Door
<b>Condition</b>	Fair
<b>Qty / UOM</b>	8 / EA
<b>Unit Cost</b>	\$1,423.11
<b>Basis of Costing</b>	Wood, Solid Core, Painted/Stained, Interior Door
<b>Year in Service</b>	1997
<b>Expected Useful Life (EUL)</b>	20 Year(s), Based on Industry Averages
<b>Remaining Useful Life (RUL)</b>	10 Year(s), Estimated, Based on Date of Observation
<b>Location</b>	Building Interior (General)



#### Recommendations

Uniformat	Action Description	Quantity	Unit Cost	Plan Type	Priority	Year	Expenditure
<b>C1021</b>	Replace Wood Door	8 EA	\$1,423.11	BYL	Priority 3	2027	\$11,385

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Coding / Field Name	Asset Description
<b>C1031 Fabricated Toilet Partitions</b>	Toilet Partitions, Metal
<b>Condition</b>	Fair
<b>Qty / UOM</b>	7 / EA
<b>Unit Cost</b>	\$850.00
<b>Basis of Costing</b>	Toilet Partitions, Metal, Overhead Braced
<b>Year in Service</b>	1997
<b>Expected Useful Life (EUL)</b>	20 Year(s), Based on Industry Averages
<b>Remaining Useful Life (RUL)</b>	7 Year(s), Estimated, Based on Date of Observation
<b>Location</b>	Restrooms



#### Recommendations

Uniformat	Action Description	Quantity	Unit Cost	Plan Type	Priority	Year	Expenditure
<b>C1031</b>	Replace Toilet Partitions, Metal	7 EA	\$850.00	BYL	Priority 3	2024	\$5,950

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Coding / Field Name	Asset Description
<b>C3012 Wall Finishes to Interior Walls</b>	Gypsum Board, Wall
<b>Condition</b>	Fair
<b>Qty / UOM</b>	4000 / SF
<b>Unit Cost</b>	\$3.38
<b>Basis of Costing</b>	Gypsum Board/Plaster, Interior Wall
<b>Year in Service</b>	1997
<b>Expected Useful Life (EUL)</b>	40 Year(s), Based on Industry Averages
<b>Remaining Useful Life (RUL)</b>	20 Year(s), Estimated, Based on Date of Observation
<b>Location</b>	Building Interior (General)



#### Recommendations

Uniformat	Action Description	Quantity	Unit Cost	Plan Type	Priority	Year	Expenditure
<b>C3012</b>	Paint Interior Walls	4,000 SF	\$1.42	APP	Priority 4	2022	\$5,680
<b>C3012</b>	Paint Interior Walls	4,000 SF	\$1.42	APP	Priority 4	2030	\$5,680

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Coding / Field Name	Asset Description
<b>C3021 Floor Toppings</b>	Epoxy Floor Finish
<b>Condition</b>	Fair
<b>Qty / UOM</b>	1000 / SF
<b>Unit Cost</b>	\$8.74
<b>Basis of Costing</b>	Epoxy Floor Finish
<b>Year in Service</b>	1997
<b>Expected Useful Life (EUL)</b>	10 Year(s), Based on Industry Averages
<b>Remaining Useful Life (RUL)</b>	6 Year(s), Estimated, Based on Date of Observation
<b>Location</b>	Building Interior (General)
<b>Floor Toppings</b>	Poured Epoxy Sealant



#### Recommendations

Uniformat	Action Description	Quantity	Unit Cost	Plan Type	Priority	Year	Expenditure
<b>C3021</b>	Replace Epoxy Floor Finish	1,000 SF	\$8.74	BYL	Priority 3	2023	\$8,740
<b>C3021</b>	Replace Epoxy Floor Finish	1,000 SF	\$8.74	BYL	Priority 3	2033	\$8,740

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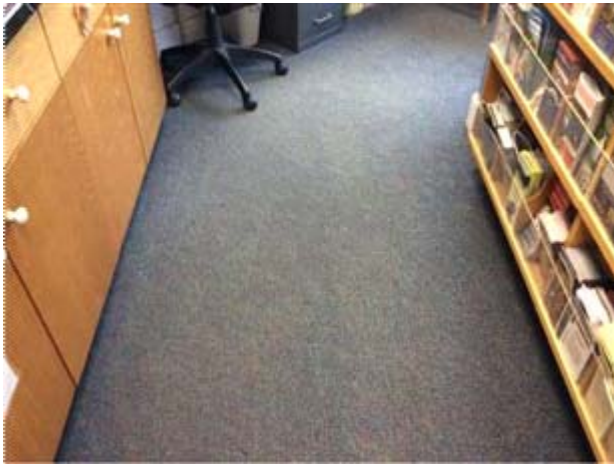
Coding / Field Name	Asset Description
<b>C3024 Flooring</b>	Slate Floor Tiles
<b>Condition</b>	Fair - Good
<b>Qty / UOM</b>	1000 / SF
<b>Cost Adjustment Factor/Reason</b>	0.5 / Slate Tile
<b>Unit Cost (Adjusted)</b>	\$34.78
<b>Basis of Costing</b>	Marble Flooring
<b>Year in Service</b>	1997
<b>Expected Useful Life (EUL)</b>	50 Year(s), Based on Industry Averages
<b>Remaining Useful Life (RUL)</b>	30 Year(s), Estimated, Based on Date of Observation
<b>Location</b>	Building Interior (General)



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Coding / Field Name	Asset Description
<b>C3025 Carpeting</b>	Carpet, Standard Commercial, Medium Traffic
<b>Condition</b>	Fair
<b>Qty / UOM</b>	400 / SF
<b>Unit Cost</b>	\$7.26
<b>Basis of Costing</b>	Carpet, Standard Commercial, Medium Traffic
<b>Year in Service</b>	1997
<b>Expected Useful Life (EUL)</b>	10 Year(s), Based on Industry Averages
<b>Remaining Useful Life (RUL)</b>	5 Year(s), Estimated, Based on Date of Observation
<b>Location</b>	Building Interior (General)



#### Recommendations

Uniformat	Action Description	Quantity	Unit Cost	Plan Type	Priority	Year	Expenditure
<b>C3025</b>	Replace Carpet, Standard Commercial, Medium Traffic	400 SF	\$7.26	BYL	Priority 3	2022	\$2,902
<b>C3025</b>	Replace Carpet, Standard Commercial, Medium Traffic	400 SF	\$7.26	BYL	Priority 3	2032	\$2,902

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Coding / Field Name	Asset Description
<b>C3031 Ceiling Finishes</b>	Gypsum Board Ceiling
<b>Condition</b>	Fair
<b>Qty / UOM</b>	2390 / SF
<b>Unit Cost</b>	\$7.13
<b>Basis of Costing</b>	Gypsum Board/Plaster, Ceiling
<b>Year in Service</b>	1997
<b>Expected Useful Life (EUL)</b>	50 Year(s), Based on Industry Averages
<b>Remaining Useful Life (RUL)</b>	30 Year(s), Estimated, Based on Date of Observation
<b>Location</b>	Building Interior (General)



#### Recommendations

Uniformat	Action Description	Quantity	Unit Cost	Plan Type	Priority	Year	Expenditure
<b>C3031</b>	Paint Interior Ceilings	2,500 SF	\$1.94	APP	Priority 4	2022	\$4,850
<b>C3031</b>	Paint Interior Ceilings	2,500 SF	\$1.94	APP	Priority 4	2032	\$4,850

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Coding / Field Name	Asset Description
<b>D2011 Water Closets</b>	Flush Tank Water Closet
<b>Condition</b>	Fair
<b>Qty / UOM</b>	7 / EA
<b>Unit Cost</b>	\$1,055.15
<b>Basis of Costing</b>	Flush Tank Water Closet, One Piece
<b>Year in Service</b>	1997
<b>Expected Useful Life (EUL)</b>	20 Year(s), Based on Industry Averages
<b>Remaining Useful Life (RUL)</b>	7 Year(s), Estimated, Based on Date of Observation
<b>Location</b>	Restrooms
<b>Low Flow Toilet</b>	Yes
<b>System Grade</b>	Commercial Grade



#### Recommendations

Uniformat	Action Description	Quantity	Unit Cost	Plan Type	Priority	Year	Expenditure
<b>D2011</b>	Replace Flush Tank Water Closet	7 EA	\$1,055.15	BYL	Priority 3	2024	\$7,386

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Coding / Field Name	Asset Description
<b>D2012 Urinals</b>	Urinal, Vitreous China
<b>Condition</b>	Fair
<b>Qty / UOM</b>	2 / EA
<b>Unit Cost</b>	\$1,193.44
<b>Basis of Costing</b>	Urinal, Vitreous China
<b>Year in Service</b>	1997
<b>Expected Useful Life (EUL)</b>	20 Year(s), Based on Industry Averages
<b>Remaining Useful Life (RUL)</b>	7 Year(s), Estimated, Based on Date of Observation
<b>Location</b>	Restrooms
<b>Low Flow Toilet</b>	No
<b>System Grade</b>	Commercial Grade



#### Recommendations

Uniformat	Action Description	Quantity	Unit Cost	Plan Type	Priority	Year	Expenditure
<b>D2012</b>	Replace Urinal, Vitreous China	2 EA	\$1,193.44	BYL	Priority 3	2024	\$2,387

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Coding / Field Name	Asset Description
<b>D2013 Lavatories</b>	Lavatory, Enameled Steel
<b>Condition</b>	Fair
<b>Qty / UOM</b>	7 / EA
<b>Unit Cost</b>	\$353.05
<b>Basis of Costing</b>	Lavatory, Enameled Steel
<b>Year in Service</b>	1997
<b>Expected Useful Life (EUL)</b>	20 Year(s), Based on Industry Averages
<b>Remaining Useful Life (RUL)</b>	7 Year(s), Estimated, Based on Date of Observation
<b>Location</b>	Restrooms
<b>System Grade</b>	Commercial Grade



#### Recommendations

Uniformat	Action Description	Quantity	Unit Cost	Plan Type	Priority	Year	Expenditure
<b>D2013</b>	Replace Lavatory, Enameled Steel	7 EA	\$353.05	BYL	Priority 3	2024	\$2,471

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Coding / Field Name	Asset Description
<b>D2018 Drinking Fountains and Coolers</b>	Drinking Fountain, Refrigerated
<b>Condition</b>	Fair
<b>Qty / UOM</b>	1 / EA
<b>Unit Cost</b>	\$1,257.51
<b>Basis of Costing</b>	Drinking Fountain, Refrigerated
<b>Year in Service</b>	2003
<b>Expected Useful Life (EUL)</b>	10 Year(s), Based on Industry Averages
<b>Remaining Useful Life (RUL)</b>	5 Year(s), Estimated, Based on Date of Observation
<b>Location</b>	Building Interior (General)
<b>System Grade</b>	Commercial Grade



#### Recommendations

Uniformat	Action Description	Quantity	Unit Cost	Plan Type	Priority	Year	Expenditure
<b>D2018</b>	Replace Drinking Fountain, Refrigerated	1 EA	\$1,257.51	BYL	Priority 2	2022	\$1,258
<b>D2018</b>	Replace Drinking Fountain, Refrigerated	1 EA	\$1,257.51	BYL	Priority 2	2032	\$1,258

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Coding / Field Name	Asset Description
<b>D2023 Domestic Water Supply Equipment</b>	Water Heater
<b>Condition</b>	Good
<b>Qty / UOM</b>	1 / EA
<b>Unit Cost</b>	\$1,014.17
<b>Basis of Costing</b>	Water Heater, Electric, Residential, 5 to 15 GAL
<b>Year in Service</b>	2013
<b>Expected Useful Life (EUL)</b>	15 Year(s), Based on Industry Averages
<b>Remaining Useful Life (RUL)</b>	11 Year(s), Estimated, Based on Date of Observation
<b>Location</b>	MEP Closet



#### Recommendations

Uniformat	Action Description	Quantity	Unit Cost	Plan Type	Priority	Year	Expenditure
<b>D2023</b>	Replace Water Heater	1 EA	\$1,014.17	BYL	Priority 3	2028	\$1,014

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Coding / Field Name	Asset Description
<b>D3021 Boilers</b>	Boiler
<b>Condition</b>	Fair
<b>Qty / UOM</b>	1 / EA
<b>Unit Cost</b>	\$23,840.88
<b>Basis of Costing</b>	Boiler, Gas, 301 to 750 MBH
<b>Year in Service</b>	1997
<b>Expected Useful Life (EUL)</b>	25 Year(s), Based on Industry Averages
<b>Remaining Useful Life (RUL)</b>	5 Year(s), Estimated, Based on Date of Observation
<b>Location</b>	MEP Closet
<b>Boiler Draft Type</b>	Atmospheric/Induced Draft



#### Recommendations

Uniformat	Action Description	Quantity	Unit Cost	Plan Type	Priority	Year	Expenditure
<b>D3021</b>	Replace Boiler	1 EA	\$23,840.88	BYL	Priority 2	2022	\$23,841

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Coding / Field Name	Asset Description
<b>D3032 Direct Expansion Systems</b>	Ductless Split System
<b>Condition</b>	Fair
<b>Qty / UOM</b>	3 / EA
<b>Unit Cost</b>	\$3,578.72
<b>Basis of Costing</b>	Ductless Split System, Multi Zone (per 1 to 2 Ton Fan Coil Unit)
<b>Year in Service</b>	1997
<b>Expected Useful Life (EUL)</b>	15 Year(s), Based on Industry Averages
<b>Remaining Useful Life (RUL)</b>	4 Year(s), Estimated, Based on Date of Observation
<b>Location</b>	Building Interior (General)



#### Recommendations

Uniformat	Action Description	Quantity	Unit Cost	Plan Type	Priority	Year	Expenditure
<b>D3032</b>	Replace Ductless Split System	3 EA	\$3,578.72	BYL	Priority 2	2021	\$10,736
<b>D3032</b>	Replace Ductless Split System	3 EA	\$3,578.72	BYL	Priority 2	2036	\$10,736

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Coding / Field Name	Asset Description
<b>D3041 Air Distribution Systems</b>	Fan Coil Unit
<b>Condition</b>	Fair
<b>Qty / UOM</b>	1 / EA
<b>Unit Cost</b>	\$4,099.52
<b>Basis of Costing</b>	Fan Coil Unit, 3.5 to 5 Ton
<b>Year in Service</b>	1997
<b>Expected Useful Life (EUL)</b>	15 Year(s), Based on Industry Averages
<b>Remaining Useful Life (RUL)</b>	9 Year(s), Estimated, Based on Date of Observation
<b>Location</b>	Attic



#### Recommendations

Uniformat	Action Description	Quantity	Unit Cost	Plan Type	Priority	Year	Expenditure
<b>D3041</b>	Replace Fan Coil Unit	1 EA	\$4,099.52	BYL	Priority 3	2026	\$4,100

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Coding / Field Name	Asset Description
<b>D3068 Building Automation Systems</b>	Direct Digital (DDC) HVAC Controls
<b>Condition</b>	Fair
<b>Qty / UOM</b>	2390 / SF
<b>Unit Cost</b>	\$5.36
<b>Basis of Costing</b>	Building Automation System (HVAC Controls), Full Upgrade (per SF)
<b>Year in Service</b>	1997
<b>Expected Useful Life (EUL)</b>	20 Year(s), Based on Industry Averages
<b>Remaining Useful Life (RUL)</b>	7 Year(s), Estimated, Based on Date of Observation
<b>Location</b>	Building Interior (General)



#### Recommendations

Uniformat	Action Description	Quantity	Unit Cost	Plan Type	Priority	Year	Expenditure
<b>D3068</b>	Replace Direct Digital (DDC) HVAC Controls	2,390 SF	\$5.36	BYL	Priority 2	2024	\$12,810

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Coding / Field Name	Asset Description
<b>D4019 Sprinkler Systems</b>	Sprinkler System (Full Retrofit)
<b>Condition</b>	Poor
<b>Qty / UOM</b>	2390 / SF
<b>Unit Cost</b>	\$8.00
<b>Basis of Costing</b>	Sprinkler System, Full Retrofit, Office (per SF)
<b>Year in Service</b>	2021
<b>Expected Useful Life (EUL)</b>	50 Year(s), Based on Industry Averages
<b>Remaining Useful Life (RUL)</b>	4 Year(s), Estimated, Based on Date of Observation
<b>Location</b>	Building Interior (General)

#### Observations/Comments

There is no wet sprinkler fire suppression system in the building. Though likely grandfathered, installation is recommended for life safety and asset protection reasons.



#### Recommendations

Uniformat	Action Description	Quantity	Unit Cost	Plan Type	Priority	Year	Expenditure
<b>D4019</b>	Retrofit fire suppression system.	2,390 SF	\$8.00	MOD	Priority 3	2021	\$19,117

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Coding / Field Name	Asset Description
D5012 Low Tension Service & Dist.	Power Panel Board
Condition	Fair
Qty / UOM	1 / EA
Unit Cost	\$7,951.00
Basis of Costing	Power Panel Board, 208 Y, 120 V, 225 Amp
Year in Service	1997
Expected Useful Life (EUL)	30 Year(s), Based on Industry Averages
Remaining Useful Life (RUL)	10 Year(s), Estimated, Based on Date of Observation
Location	Electrical Room (Primary)
Service Size (Amperage)	200
Service Voltage	120/240
Step Down Transformers	No
Electrical Distribution Panel Type	Circuit Breakers
Main Electrical Distribution Lines	Overhead
Site Electrical Transformer Location	Pad-Mounted
Electrical Wiring Material	Solid Copper
Electrical Wiring in Metal Conduit	Yes
Electrical Wiring in Non-Metal (NM) Conduit	No
Electrical Wiring in Non- Metal Sheathing (Romex)	No
Electrical Wiring in Metal Sheathing (BX)	Yes



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47098 PROSPECT ST (RT. 4)  
FAIR HAVEN, VT 05743

EMG PROJECT NO: 106686.17R000-085.305

Recommendations

Uniformat	Action Description	Quantity	Unit Cost	Plan Type	Priority	Year	Expenditure
D5012	Replace Power Panel Board	1 EA	\$7,951.00	BYL	Priority 3	2027	\$7,951



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EMG PROJECT NO: 106686.17R000-085.305

Coding / Field Name	Asset Description
<b>D5029 Lighting Systems</b>	Lighting System, Interior
<b>Condition</b>	Fair
<b>Qty / UOM</b>	2390 / SF
<b>Unit Cost</b>	\$9.24
<b>Basis of Costing</b>	Lighting System, Full Upgrade, Office (per SF)
<b>Year in Service</b>	1997
<b>Expected Useful Life (EUL)</b>	25 Year(s), Based on Industry Averages
<b>Remaining Useful Life (RUL)</b>	5 Year(s), Estimated, Based on Date of Observation
<b>Location</b>	Building Interior (General)



#### Recommendations

Uniformat	Action Description	Quantity	Unit Cost	Plan Type	Priority	Year	Expenditure
<b>D5029</b>	Replace Lighting System, Interior	2,390 SF	\$9.24	BYL	Priority 2	2022	\$22,084

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Coding / Field Name	Asset Description
<b>D5037 Fire Alarm Systems</b>	Fire Alarm System
<b>Condition</b>	Fair
<b>Qty / UOM</b>	2390 / SF
<b>Unit Cost</b>	\$2.36
<b>Basis of Costing</b>	Fire Alarm System, Full Upgrade/Install, Office (per SF)
<b>Year in Service</b>	1997
<b>Expected Useful Life (EUL)</b>	20 Year(s), Based on Industry Averages
<b>Remaining Useful Life (RUL)</b>	4 Year(s), Estimated, Based on Date of Observation
<b>Location</b>	Building Interior (General)



#### Recommendations

Uniformat	Action Description	Quantity	Unit Cost	Plan Type	Priority	Year	Expenditure
<b>D5037</b>	Replace Fire Alarm System	2,390 SF	\$2.36	BYL	Priority 2	2021	\$5,640

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Coding / Field Name	Asset Description
<b>D5037 Fire Alarm Systems</b>	Fire Alarm Control Panel
<b>Condition</b>	Fair
<b>Qty / UOM</b>	1 / EA
<b>Unit Cost</b>	\$20,297.59
<b>Basis of Costing</b>	Fire Alarm Control Panel, Addressable
<b>Year in Service</b>	1997
<b>Expected Useful Life (EUL)</b>	15 Year(s), Based on Industry Averages
<b>Remaining Useful Life (RUL)</b>	3 Year(s), Estimated, Based on Date of Observation
<b>Location</b>	MEP Closet



#### Recommendations

Uniformat	Action Description	Quantity	Unit Cost	Plan Type	Priority	Year	Expenditure
<b>D5037</b>	Replace Fire Alarm Control Panel	1 EA	\$20,297.59	BYL	Priority 1	2020	\$20,298
<b>D5037</b>	Replace Fire Alarm Control Panel	1 EA	\$20,297.59	BYL	Priority 1	2035	\$20,298

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Coding / Field Name	Asset Description
<b>D5038 Security and Detection Systems</b>	Security Control Panel
<b>Condition</b>	Fair
<b>Qty / UOM</b>	1 / EA
<b>Unit Cost</b>	\$6,594.69
<b>Basis of Costing</b>	Security Control Panel
<b>Year in Service</b>	1997
<b>Expected Useful Life (EUL)</b>	15 Year(s), Based on Industry Averages
<b>Remaining Useful Life (RUL)</b>	4 Year(s), Estimated, Based on Date of Observation
<b>Location</b>	Electrical Room (Primary)



#### Recommendations

Uniformat	Action Description	Quantity	Unit Cost	Plan Type	Priority	Year	Expenditure
<b>D5038</b>	Replace Security Control Panel	1 EA	\$6,594.69	BYL	Priority 2	2021	\$6,595
<b>D5038</b>	Replace Security Control Panel	1 EA	\$6,594.69	BYL	Priority 2	2036	\$6,595

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Coding / Field Name	Asset Description
<b>D5038 Security and Detection Systems</b>	Card Reader
<b>Condition</b>	Fair
<b>Qty / UOM</b>	1 / EA
<b>Unit Cost</b>	\$1,050.69
<b>Basis of Costing</b>	Card Reader
<b>Year in Service</b>	1997
<b>Expected Useful Life (EUL)</b>	10 Year(s), Based on Industry Averages
<b>Remaining Useful Life (RUL)</b>	3 Year(s), Estimated, Based on Date of Observation
<b>Location</b>	Exterior Walls



#### Recommendations

Uniformat	Action Description	Quantity	Unit Cost	Plan Type	Priority	Year	Expenditure
<b>D5038</b>	Replace Card Reader	1 EA	\$1,050.69	BYL	Priority 1	2020	\$1,051
<b>D5038</b>	Replace Card Reader	1 EA	\$1,050.69	BYL	Priority 1	2030	\$1,051

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Coding / Field Name	Asset Description
<b>F1013 Other Special Structures</b>	Gazebo
<b>Condition</b>	Fair
<b>Qty / UOM</b>	130 / SF
<b>Cost Adjustment Factor/Reason</b>	0.7 / Basic Structure
<b>Unit Cost (Adjusted)</b>	\$87.64
<b>Basis of Costing</b>	Prefabricated Temporary Building, All Components
<b>Year in Service</b>	2005
<b>Expected Useful Life (EUL)</b>	30 Year(s), Based on Industry Averages
<b>Remaining Useful Life (RUL)</b>	18 Year(s), Estimated, Based on Date of Observation
<b>Location</b>	Site



#### Recommendations

Uniformat	Action Description	Quantity	Unit Cost	Plan Type	Priority	Year	Expenditure
<b>F1013</b>	Replace Gazebo	130 SF	\$87.64	BYL	Priority 4	2035	\$11,393

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Coding / Field Name	Asset Description
<b>F1013 Other Special Structures</b>	Grounds Shed
<b>Condition</b>	Fair
<b>Qty / UOM</b>	200 / SF
<b>Cost Adjustment Factor/Reason</b>	0.5 / Basic Structure
<b>Unit Cost (Adjusted)</b>	\$50.00
<b>Basis of Costing</b>	Prefabricated Temporary Building, All Components
<b>Year in Service</b>	2003
<b>Expected Useful Life (EUL)</b>	30 Year(s), Based on Industry Averages
<b>Remaining Useful Life (RUL)</b>	16 Year(s), Estimated, Based on Date of Observation
<b>Location</b>	Site

#### Recommendations

Uniformat	Action Description	Quantity	Unit Cost	Plan Type	Priority	Year	Expenditure
<b>F1013</b>	General Painting Cost Per SF, Minor Prep	500 SF	\$1.41	APP	Priority 3	2020	\$705
<b>F1013</b>	General Painting Cost Per SF, Minor Prep	500 SF	\$1.41	APP	Priority 3	2030	\$705
<b>F1013</b>	Replace Grounds Shed	200 SF	\$50.00	BYL	Priority 4	2033	\$10,000

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Coding / Field Name	Asset Description
<b>F1013 Other Special Structures</b>	Materials Shed
<b>Condition</b>	Fair
<b>Qty / UOM</b>	200 / SF
<b>Cost Adjustment Factor/Reason</b>	0.5 / Basic Structure
<b>Unit Cost (Adjusted)</b>	\$62.60
<b>Basis of Costing</b>	Prefabricated Temporary Building, All Components
<b>Year in Service</b>	1997
<b>Expected Useful Life (EUL)</b>	30 Year(s), Based on Industry Averages
<b>Remaining Useful Life (RUL)</b>	10 Year(s), Estimated, Based on Date of Observation
<b>Location</b>	Site

#### Observations/Comments

Used primarily for storage of printed materials. Paint is worn.



#### Recommendations

Uniformat	Action Description	Quantity	Unit Cost	Plan Type	Priority	Year	Expenditure
<b>F1013</b>	General Painting Cost Per SF, Minor Prep	500 SF	\$1.41	APP	Priority 3	2019	\$705
<b>F1013</b>	Replace Materials Shed	200 SF	\$62.60	BYL	Priority 4	2027	\$12,519
<b>F1013</b>	General Painting Cost Per SF, Minor Prep	500 SF	\$1.41	APP	Priority 3	2029	\$705

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Coding / Field Name	Asset Description
<b>G2022 Paving &amp; Surfacing</b>	Asphalt Pavement, Parking Lot
<b>Condition</b>	Good
<b>Qty / UOM</b>	40000 / SF
<b>Unit Cost</b>	\$5.90
<b>Basis of Costing</b>	Asphalt Pavement, Parking Lot
<b>Year in Service</b>	2011
<b>Expected Useful Life (EUL)</b>	25 Year(s), Based on Industry Averages
<b>Remaining Useful Life (RUL)</b>	19 Year(s), Estimated, Based on Date of Observation
<b>Location</b>	Site

#### Observations/Comments

Sealant and striping are worn.



#### Recommendations

Uniformat	Action Description	Quantity	Unit Cost	Plan Type	Priority	Year	Expenditure
<b>G2022</b>	Seal & Stripe Asphalt Pavement	40,000 SF	\$0.38	BYL	Priority 1	2018	\$15,200
<b>G2022</b>	Seal & Stripe Asphalt Pavement	40,000 SF	\$0.38	BYL	Priority 1	2023	\$15,200
<b>G2022</b>	Seal & Stripe Asphalt Pavement	40,000 SF	\$0.38	BYL	Priority 1	2028	\$15,200
<b>G2022</b>	Seal & Stripe Asphalt Pavement	40,000 SF	\$0.38	BYL	Priority 1	2033	\$15,200

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Coding / Field Name	Asset Description
<b>G2031 Paving &amp; Surfacing</b>	Concrete Sidewalk
<b>Condition</b>	Fair
<b>Qty / UOM</b>	2000 / SF
<b>Unit Cost</b>	\$19.82
<b>Basis of Costing</b>	Concrete Sidewalk
<b>Year in Service</b>	1997
<b>Expected Useful Life (EUL)</b>	30 Year(s), Based on Industry Averages
<b>Remaining Useful Life (RUL)</b>	10 Year(s), Estimated, Based on Date of Observation
<b>Location</b>	Site



#### Recommendations

Uniformat	Action Description	Quantity	Unit Cost	Plan Type	Priority	Year	Expenditure
<b>G2031</b>	Replace Concrete Sidewalk	2,000 SF	\$19.82	BYL	Priority 3	2027	\$39,644

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Coding / Field Name	Asset Description
<b>G4021 Fixtures &amp; Transformers</b>	Walkway Bollard Light
<b>Condition</b>	Good
<b>Qty / UOM</b>	8 / EA
<b>Unit Cost</b>	\$1,494.12
<b>Basis of Costing</b>	Walkway Bollard Light, 70 to 150 W HID
<b>Year in Service</b>	2014
<b>Expected Useful Life (EUL)</b>	20 Year(s), Based on Industry Averages
<b>Remaining Useful Life (RUL)</b>	17 Year(s), Estimated, Based on Date of Observation
<b>Location</b>	Exterior Walls
<b>Location of Site Lighting</b>	Walkways
<b>Light Pole Type</b>	Metal



#### Recommendations

Uniformat	Action Description	Quantity	Unit Cost	Plan Type	Priority	Year	Expenditure
<b>G4021</b>	Replace Walkway Bollard Light	8 EA	\$1,494.12	BYL	Priority 3	2034	\$11,953

## 4. ACCESSIBILITY ISSUES

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

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FAIR HAVEN, VT 05743

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## 5. DOCUMENTS FOR REVIEW

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

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

## 6. CERTIFICATION

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

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

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

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

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

**Prepared By:** [Ryan Peters](#), Field Observer

**Program Manager:** John Landry

## 7. APPENDICES

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

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## **APPENDIX A**

### **KEY PHOTOGRAPHIC RECORD**

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09250  
47098 PROSPECT ST (RT. 4)  
FAIR HAVEN, VT 05743

EMG PROJECT NO: 106686.17R000-085.305



Front Elevation



Left Elevation



Right Elevation



Rear Elevation

09250  
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FAIR HAVEN, VT 05743

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Overall Site



Interiors (General)



Attic



Front Walkway



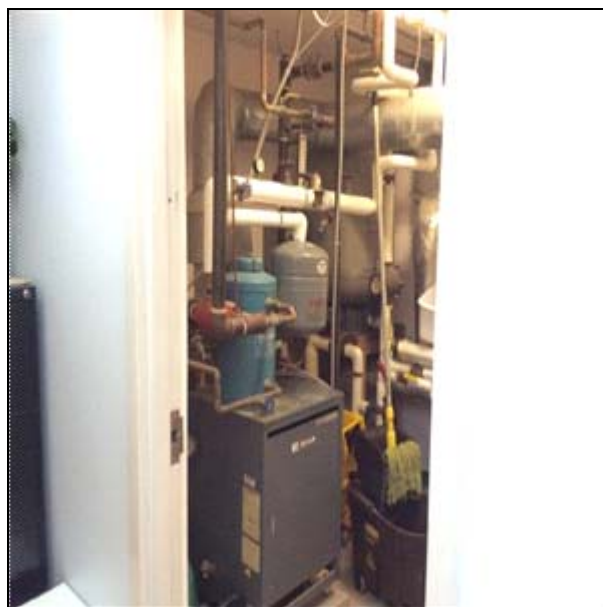
Gazebo



Grounds Shed



Materials Shed



Mechanical Room

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## APPENDIX B

### SITE LOCATION PLAN

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FAIR HAVEN, VT 05743

EMG PROJECT NO: 106686.17R000-085.305

Source

The north arrow indicator approximates  
0° North.

EMG Project Number  
**106686.17R000-085.305**

Project Name  
**09250**

On-Site Date  
**5/15/17**

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## **APPENDIX C**

### **CAPITAL EXPENDITURE (CAPEX) TABLE**

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20 YEAR EXPENDITURE FORECAST

Fair Haven Welcome Center  
47008 Prospect St (RT. 4)  
Fair Haven, VT

Element No.	Component Description	Asset	Location	Action	Estimated Useful Life or Replacement Cycle (Yrs)	Remaining Useful Life (Yrs)	Quantity	Unit of Measurement	Unit Cost	Plan Type	Priority	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	Total	Total										
												0	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19												
A. SUBSTRUCTURE												Deferred	Scheduled	Scheduled	Scheduled	Scheduled	Scheduled	Scheduled	Scheduled	Scheduled	Scheduled	Scheduled	Scheduled	Scheduled	Scheduled	Scheduled	Scheduled	Scheduled	Scheduled	Scheduled	Scheduled	Scheduled	Scheduled	Scheduled	Deferred	Scheduled							
A. SUBSTRUCTURE SUB-TOTALS												\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0		
B. SHELL																																											
B. SHELL SUB-TOTALS												\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
B20	EXTERIOR ENCLOSURE	Exterior Insulated Finishing System (EIFS), 1-2 Stories	Exterior Insulated Finishing System (EIFS)	Exterior Walls	Allowance to paint EIFS	10	5	1.00	SF	\$500.00	IN - Appearance	Priority 3	\$0	\$0	\$0	\$0	\$0	\$500	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$500	\$0	\$0	\$0	\$0	\$0	\$1,000									
B2011	Exterior Insulated Finishing System (EIFS), 1-2 Stories	Exterior Insulated Finishing System (EIFS)	Exterior Walls	Replace Exterior Insulated Finishing System (EIFS)	20	14	150.00	SF	\$45.60	IN - Beyond Rated Life		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$6,841	\$0	\$0	\$0	\$0	\$0	\$0	\$6,841										
B2011	Wood Shingles, 1-2 Stories	Wood Shingles	Exterior Walls	Prep & Paint Exterior Walls	10	3	500.00	SF	\$1.41	IN - Appearance	Priority 3	\$0	\$0	\$0	\$705	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$705	\$0	\$0	\$0	\$0	\$0	\$0	\$1,410										
B2021	Wood Shingles, 1-2 Stories	Wood Shingles	Exterior Walls	Replace Wood Shingles	20	13	500.00	SF	\$6.69	IN - Beyond Rated Life		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$3,345	\$0	\$0	\$0	\$0	\$0	\$0	\$3,345										
B2021	Aluminum Window, Double Glazed, 1-2 Stories, 12 SF	Aluminum Window, Double Glazed	Exterior Walls	Replace Aluminum Window, Double Glazed	30	17	24.00	EA	\$1,051.57	IN - Beyond Rated Life		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$25,238	\$0	\$0	\$25,238										
B2023	Storefronts	Storefront Glazing & Framing	Exterior Walls	Replace Storefront Glazing & Framing	30	10	150.00	SF	\$48.00	IN - Beyond Rated Life		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$7,200										
B2031	Aluminum Frame, Fully Glazed, Exterior Door	Aluminum Frame, Fully Glazed, Exterior Door	Exterior Walls	Replace Aluminum Frame, Fully Glazed, Exterior Door	30	10	2.00	EA	\$1,368.37	IN - Beyond Rated Life		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$2,737										
B30	ROOFING																																										
B3011	Slate Steep Roof (Includes Tear-Off of Old)	Slate Steep Roof	Roof	Replace Slate Steep Roof	40	15	3,000.00	SF	\$41.72	IN - Beyond Rated Life		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$125,160	\$0	\$0	\$0	\$0	\$0	\$125,160										
B. SHELL SUB-TOTALS												\$0	\$0	\$0	\$705	\$0	\$500	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$9,937	\$0	\$0	\$0	\$4,050	\$6,841	\$125,660	\$0	\$25,238	\$0	\$0	\$0	\$0	\$172,930					
C. INTERIORS																																											
C. INTERIORS SUB-TOTALS												\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
C10	INTERIOR CONSTRUCTION																																										
C1021	Wood, Solid Core, Painted/Stained, Interior Door	Wood Door	Building Interior (General)	Replace Wood Door	20	10	8.00	EA	\$1,423.11	IN - Beyond Rated Life		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$11,385										
C1031	Toilet Partitions, Metal, Overhead Braced	Toilet Partitions, Metal	Restrooms	Replace Toilet Partitions, Metal	20	7	7.00	EA	\$850.00	IN - Beyond Rated Life		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$5,950	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$5,950									
C30	INTERIOR FINISHES																																										
C3012	Gypsum Board/Plaster, Interior Wall	Gypsum Board, Wall	Building Interior (General)	Paint Interior Walls	8	5	4,000.00	SF	\$1.42	IN - Appearance	Priority 4	\$0	\$0	\$0	\$0	\$0	\$5,680	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$11,360										
C3021	Epoxy Floor Finish	Epoxy Floor Finish	Building Interior (General)	Replace Epoxy Floor Finish	10	6	1,000.00	SF	\$8.74	IN - Beyond Rated Life		\$0	\$0	\$0	\$0	\$0	\$0	\$8,740	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$17,480										
C3025	Carpet, Standard Commercial, Medium Traffic	Carpet, Standard Commercial, Medium Traffic	Building Interior (General)	Replace Carpet, Standard Commercial, Medium Traffic	10	5	400.00	SF	\$7.26	IN - Beyond Rated Life		\$0	\$0	\$0	\$0	\$0	\$2,902	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$2,902	\$0	\$0	\$0	\$0	\$0	\$0	\$5,805									
C3031	Gypsum Board/Plaster, Ceiling	Gypsum Board Ceiling	Building Interior (General)	Paint Interior Ceilings	10	5	2,500.00	SF	\$1.94	IN - Appearance	Priority 4	\$0	\$0	\$0	\$0	\$0	\$4,850	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$4,850	\$0	\$0	\$0	\$0	\$0	\$0	\$9,700									
C. INTERIORS SUB-TOTALS												\$0	\$0	\$0	\$0	\$0	\$13,432	\$8,740	\$5,950	\$0	\$0	\$11,385	\$0	\$0	\$5,680	\$0	\$0	\$7,752	\$8,740	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$61,680						
D. SERVICES																																											
D. SERVICES SUB-TOTALS												\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
D20	PLUMBING																																										
D2011	Flush Tank Water Closet, One Piece	Flush Tank Water Closet	Restrooms	Replace Flush Tank Water Closet	20	7	7.00	EA	\$1,055.15	IN - Beyond Rated Life		\$0	\$0	\$0	\$0	\$0	\$0	\$7,386	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$7,386										
D2012	Urinal, Vitreous China	Urinal, Vitreous China	Restrooms	Replace Urinal, Vitreous China	20	7	2.00	EA	\$1,193.44	IN - Beyond Rated Life		\$0	\$0	\$0	\$0	\$0	\$2,387	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$2,387										
D2013	Lavatory, Enamelled Steel	Lavatory, Enamelled Steel	Restrooms	Replace Lavatory, Enamelled Steel	20	7	7.00	EA	\$353.05	IN - Beyond Rated Life		\$0	\$0	\$0	\$0	\$0	\$0	\$2,471	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$2,471										
D2018	Drinking Fountain, Refrigerated	Drinking Fountain, Refrigerated	Building Interior (General)	Replace Drinking Fountain, Refrigerated	10	5	1.00	EA	\$1,257.51	IN - Beyond Rated Life		\$0	\$0	\$0	\$0	\$0	\$1,258	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,258	\$0	\$0	\$0	\$0	\$0	\$0	\$2,515									
D2023	Water Heater, Electric, Residential, 5 to 15 GAL	Water Heater	MEP Closet	Replace Water Heater	15	11	1.00	EA	\$1,014.17	IN - Beyond Rated Life		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,014										
D30	HVAC																																										
D3021	Boiler, Gas, 301 to 750 MBH	Boiler	MEP Closet	Replace Boiler	25	5	1.00	EA	\$23,840.88	IN - Beyond Rated Life		\$0	\$0	\$0	\$0	\$0	\$23,841	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$23,841										
D3032	Ductless Split System, Multi Zone (per 1 to 2 Ton Fan Coil Unit)	Ductless Split System	Building Interior (General)	Replace Ductless Split System	15	4	3.00	EA	\$3,578.72	IN - Beyond Rated Life		\$0	\$0	\$0	\$0	\$10,736	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$10,736	\$0	\$0	\$21,472									
D3041	Fan Coil Unit, 3.5 to 5 Ton	Fan Coil Unit	Attic	Replace Fan Coil Unit	15	9	1.00	EA	\$4,099.52	IN - Beyond Rated Life		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$4,100	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$4,100										
D3068	Building Automation System (HVAC Controls), Full Upgrade (per SF)	Direct Digital (DDC) HVAC Controls	Building Interior (General)	Replace Direct Digital (DDC) HVAC Controls	20	7	2,390.00	SF	\$5.36	IN - Beyond Rated Life		\$0	\$0	\$0	\$0	\$0	\$12,810	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$12,810										
D40	FIRE PROTECTION SYSTEMS																																										
D4019	Sprinkler System, Full Retrofit, Office (per SF)	Sprinkler System (Full Retrofit)	Building Interior (General)	Retrofit fire suppression system.	50	4	2,390.00	SF	\$8.00	FN - Modernization		\$0	\$0	\$0	\$0	\$19,117	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$19,117										
D50	ELECTRICAL SYSTEMS																																										
D5012	Power Panel Board, 208 Y, 120 V, 225 Amp	Power Panel Board	Electrical Room (Primary)	Replace Power Panel Board	30	10	1.00	EA	\$7,951.00	IN - Beyond Rated Life		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$7,951										
D5029	Lighting System, Full Upgrade, Office (per SF)	Lighting System, Interior	Building Interior (General)	Replace Lighting System, Interior	25	5	2,390.00	SF	\$9.24	IN - Beyond Rated Life		\$0	\$0	\$0	\$0	\$0	\$22,084	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$22,084										
D5037	Fire Alarm System, Full Upgrade/Install, Office (per SF)	Fire Alarm System	Building Interior (General)	Replace Fire Alarm System	20	4	2,390.00	SF	\$2.36	IN - Beyond Rated Life		\$0	\$0	\$0	\$0	\$5,640	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$5,640										
D5037	Fire Alarm Control Panel, Addressable	Fire Alarm Control Panel	MEP Closet	Replace Fire Alarm Control Panel	15	3	1.00	EA	\$20,297.59	IN - Beyond Rated Life		\$0	\$0	\$0	\$0	\$20,298	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$20,298											
D5038	Security Control Panel	Security Control Panel	Electrical Room (Primary)	Replace Security Control Panel	15	4	1.00	EA	\$6,594.69	IN - Beyond Rated Life		\$0	\$0	\$0	\$0	\$6,595	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$6,595											
D5038	Card Reader	Card Reader	Exterior Walls	Replace Card Reader	10	3	1.00	EA	\$1,050.69	IN - Beyond Rated Life		\$0	\$0	\$0	\$1,051	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,051	\$0	\$0	\$0	\$0	\$0	\$0	\$2,101										
D. SERVICES SUB-TOTALS												\$0	\$0	\$0	\$21,348	\$42,088	\$47,182	\$0	\$25,055	\$0	\$4,100	\$7,951	\$1,014	\$0	\$1,051	\$0	\$1,258	\$0	\$0	\$20,298	\$17,331	\$0	\$188,674										
E. EQUIPMENT & FURNISHING																																											
E. EQUIPMENT & FURNISHING SUB-TOTALS												\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0		
F. SPECIAL CONSTRUCTION AND DEMOLITION																																											
F. SPECIAL CONSTRUCTION AND DEMOLITION SUB-TOTALS												\$0	\$0	\$705	\$705	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
F10	SPECIAL CONSTRUCTION																																										
F1013	Prefabricated Temporary Building, All Components	Materials Shed	Site	General Painting Cost Per SF, Minor Prep	10	2	500.00	SF	\$1.41	IN - Appearance	Priority 3	\$0	\$0	\$0	\$705	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,410										
F1013	Prefabricated Temporary Building, All Components	Materials Shed	Site	Replace Materials Shed	30	10	200.00	SF	\$62.60	IN - Beyond Rated Life		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$																

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## APPENDIX D

### ADA ACCESSIBILITY CHECKLIST/QUESTIONNAIRE

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09250  
47098 PROSPECT ST (RT. 4)  
FAIR HAVEN, VT 05743

EMG PROJECT NO: 106686.17R000-085.305

### ADA Accessibility Checklist/Questionnaire

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

09250  
47098 PROSPECT ST (RT. 4)  
FAIR HAVEN, VT 05743

EMG PROJECT NO: 106686.17R000-085.305

Question	Response
Do at least 5% of dining tables and work surfaces have knee and toe clearance with surface heights appearing to be minimum 28" high and maximum 34" high?	NA
Do food service counters appear to be maximum 34" height?	NA
Do check-out aisles, sales and service counters appear to be maximum 38" high?	NA
Tables, Work Surfaces, and Service Counters Comments	
Are sufficient wheelchair spaces provided, with a companion seat for each wheelchair space?	NA
Where an audio system is present and integral to the use of the space, are assistive listening systems present or available?	NA
<b>Assembly Area Comments</b>	
Are restrooms located on an accessible route?	Yes
Are pull handles push/pull or lever type?	Yes
If fire alarms are located in restrooms, are they both audible AND visual?	Yes
Are toilet room access doors wheelchair-accessible (appear to be at least 32 inches wide)?	Yes
Are public restrooms large enough to accommodate a wheelchair turnaround (appear to have 60" turning diameter)?	Yes
In unisex toilet rooms, are there safety alarms with pull cords?	NA
Are toilet stall doors wheelchair accessible (appear to be at least 32" wide)?	Yes
Are sinks provided with clearance for a wheelchair to roll under (appear to have clearance of 8" depth min. at 27" ht.)?	Yes
Are sink handles operable with one hand without grasping, pinching, or twisting?	Yes
Are exposed pipes under sink sufficiently insulated against contact?	Yes
<b>Toilet Comments</b>	
How many total accessible sleeping rooms does the property management report to have?	0
Are there sufficient reported accessible sleeping rooms with respect to the total number of reported sleeping rooms?	NA
How many accessible sleeping rooms have roll-in showers, per property management?	
Are there sufficient reported accessible rooms with roll-in showers with respect to the total number of reported accessible guestrooms?	NA
How many assistive listening kits and/or rooms with communication features are available per property management?	
Are there sufficient reported assistive listening devices with respect to the total number of rooms?	NA
Where kitchens/kitchenettes are provided, is a wheelchair turning space present in the kitchen/kitchenette and accessible counters (appear to be maximum 34" high adjacent a built in stove or microwave)?	NA
How many total accessible units of graduate/faculty apartments and townhouses leased on an annual basis does the property management report to have?	
Are there sufficient reported accessible units with accessible kitchens with respect to the total number of reported units?	NA

09250  
47098 PROSPECT ST (RT. 4)  
FAIR HAVEN, VT 05743

EMG PROJECT NO: 106686.17R000-085.305

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

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## APPENDIX E

### FIRE PROTECTION CHECKLIST

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09250  
47098 PROSPECT ST (RT. 4)  
FAIR HAVEN, VT 05743

EMG PROJECT NO: 106686.17R000-085.305

**Fire Protection Checklist**

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

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## **APPENDIX F**

### **PRE-SURVEY QUESTIONNAIRE (PSQ)**

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09250  
47098 PROSPECT ST (RT. 4)  
FAIR HAVEN, VT 05743

EMG PROJECT NO: 106686.17R000-085.305

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

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## APPENDIX G

### TERMINOLOGY

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The following are definitions of terms utilized in this report.

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

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

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

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

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## APPENDIX H

### DEFICIENCY PLAN

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If no Deficiency Plan is provided here as part of this Appendix then there were no plans provided by the State of Vermont