FACILITY CONDITION ASSESSMENT

prepared for

Vermont Agency of Education_FCA Phase Two
1 National Life Drive, Davis 5
Montpelier, VT 05620-2501

VERGENNES UHS - Main Building (PS312)
50 Monkton Road
Vergennes , VT 05491

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BV PROJECT #:
158982.22R000-344.379

DATE OF REPORT:
July 12, 2023

ON SITE DATE:
June 11, 2023

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1. Executive Summary

Property Overview and Assessment Details

General Information	
Property Type	School
School ID Number	PS312
Main Address	50 Monkton Road, Vergennes , VT 05491
E911 Address Verification	Zip 05491-1337,Standardized, Fixed abbreviations, Matched Street and city and state, Confirmed entire address
GPS Location (Verified E911)	Main Building 44.17138, -73.24304
Site Developed	1958
Site Area	33.5 acres (estimated)
Parking Spaces	291 total spaces all in open lots; 19 of which are accessible.
Building Square Footage	135,000 (Verified)
Number of Stories	2 above grade
Supervisory Union/ District	Addison Northwest SD
Date(s) of Visit	June 11, 2023

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

Significant/Systemic Findings and Deficiencies

Historical Summary

The building was constructed in 1958 and has operated as a high school since that time. The building has recently had significant renovations.

Architectural

The school buildings appear structurally sound, with no significant areas of settlement or structural related deficiencies reported or observed. The TPO and EPDM roofs do not appear to have any significant deficiencies. The exterior envelope components were observed to be performing adequately. The windows were replaced in 2022. Interior finishes are anticipated for lifecycle replacement based on useful life and normal wear.

Mechanical, Electrical, Plumbing and Fire (MEPF)

Most of the HVAC equipment was renovated within the past 5 years. Heating is supplied by three high efficiency condensing boilers and energy recovery ventilators on the roof and in the east and west penthouses. Cooling is provided to specific areas with mini-split heat pump systems and roof top package units. The plumbing systems are adequate to serve the facilities, with equipment and fixtures to be updated on an as needed basis. The domestic water service and fixtures appear well maintained with no leaks or problems reported or observed. The electrical service equipment and systems appear well maintained and of adequate size to provide necessary power to all systems. The electric service is supplemented by solar panel systems on the B and D wing roof tops. Interior and exterior lighting has been converted to LED. No major issues were observed or reported.

Site

Site parking lots are located on the east and west sides of the property with ADA specific parking at the north and south sides of the building. The asphalt lots and roadways show significant signs of aging as the asphalt has severe alligator cracking. The property has multiple sports fields with ancillary structures (dugouts, equipment sheds) that are well kept and maintained.

Recommended Additional Studies

No additional studies recommended at this time.

Facility Condition Index (FCI)

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

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

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

FCI Analysis		
Replacement Value	*Total SF*	*Cost/SF*
$33,750,000	135,000	$250
Current FCI	$826,600	**2.4%**
3-Year	$1,223,800	**3.6%**
5-Year	$2,289,100	**6.8%**
10-Year	$7,142,700	**21.2%**

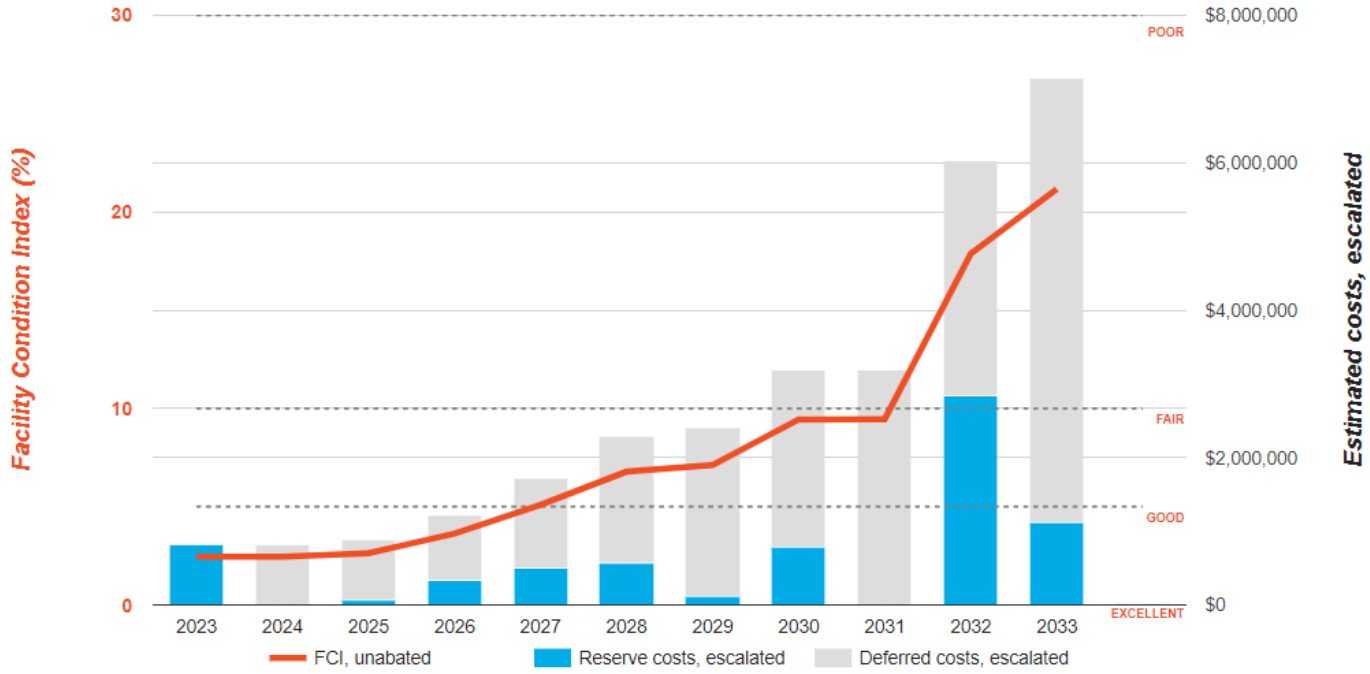
Facility Level FCI:

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

Needs by Year with Unaddressed FCI Over Time

FCI Analysis: VERGENNES UHS - Main Building

Replacement Value: $33,750,000 Inflation Rate: 3.0% Average Needs per Year: $649,400



Needs by Year with Unaddressed FCI Over Time (Table)

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

Year	Reserve	Reserve Escalation	Recurrence	Recurrence Escalation	Total Escalation	Deferred	FCI
2023	826,540	0	0	0	0	826,540	0.02
2024	0	0	0	0	0	826,540	0.02
2025	57,700	3,514	0	0	3,514	887,754	0.03
2026	307,500	28,514	0	0	28,514	1,223,768	0.04
2027	439,000	55,098	0	0	55,098	1,717,866	0.05
2028	407,195	64,856	85,500	13,618	78,474	2,189,917	0.06
2029	95,170	18,468	0	0	18,468	2,303,555	0.07
2030	637,142	146,462	0	0	146,462	3,087,159	0.09
2031	2,800	747	0	0	747	3,090,706	0.09
2032	2,177,687	663,701	0	0	663,701	5,932,094	0.18
2033	741,527	255,023	85,500	29,405	284,428	6,928,644	0.21
2034	296,520	113,933	0	0	113,933	7,339,097	0.22
2035	971,727	413,723	39,700	16,903	430,626	8,724,547	0.26
2036	0	0	307,500	144,074	144,074	8,724,547	0.26
2037	566,000	290,126	0	0	290,126	9,580,673	0.28
2038	1,085,864	605,877	113,400	63,274	669,151	11,272,414	0.33
2039	562,600	340,208	95,170	57,550	397,758	12,175,222	0.36
2040	632,700	413,057	33,555	21,906	434,963	13,220,979	0.39
2041	0	0	0	0	0	13,220,979	0.39
2042	65,000	48,978	0	0	48,978	13,334,957	0.4

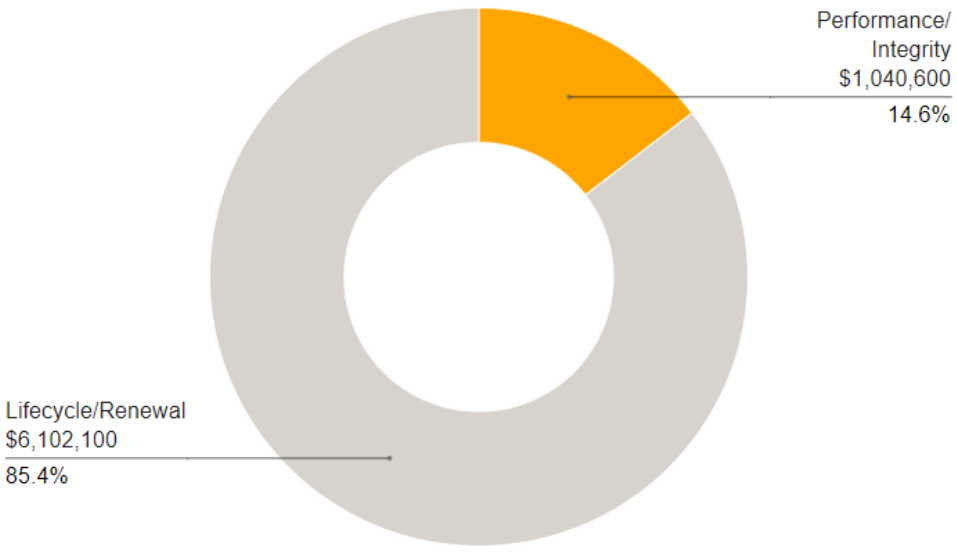
Plan Types

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

Plan Type Descriptions

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

Plan Type Distribution (by Cost)



10-YEAR TOTAL: $7,142,700

Immediate Needs

ID	Location Description	UF Code	Description	Condition	Plan Type	Cost
6696920	Site	B1080	Stairs, Concrete, Exterior, Replace	Poor	Performance/Integrity	$11,000
6697003	B wing	D3060	Exhaust Fan, Roof or Wall-Mounted, 12" Damper, 501 to 1000 CFM, Replace	Poor	Performance/Integrity	$2,800
6697209	Electric vault	D5020	Switchboard, 120/208 V, 800 AMP, Replace	Poor	Performance/Integrity	$50,000
6696955	Cafeteria roof	E1030	Foodservice Equipment, Walk-In, Condenser for Refrigerator/Freezer, Replace	Poor	Performance/Integrity	$6,300
6754690	Site	G2020	Parking Lots, Pavement, Asphalt, Mill & Overlay	Poor	Performance/Integrity	$665,000
6697154	Site	G2020	Parking Lots, Pavement, Asphalt, Seal & Stripe	Poor	Performance/Integrity	$85,500
6697033	Site	G2030	Sidewalk, Brick/Masonry Pavers, Repair	Poor	Performance/Integrity	$5,900
					Total	**$826,500**

Switchboard in Poor condition.

120/208 V, 800 AMP
VERGENNES UHS - Main Building Electric vault

Uniformat Code: D5020
Recommendation: **Replace in 2022**
Priority Score: **87.9**

Plan Type: Performance/Integrity
Cost Estimate: $50,000

$$$$

Outdated - AssetCALC ID: 6697209

Exhaust Fan in Poor condition.

Roof or Wall-Mounted, 12" Damper, 501 to 1000 CFM
VERGENNES UHS - Main Building B wing
Uniformat Code: D3060

Recommendation: **Replace in 2022**
Priority Score: **85.9**

Plan Type: Performance/Integrity
Cost Estimate: $2,800

**$$**$$

Units are rusting and beyond RUL. - AssetCALC ID: 6697003

Sidewalk in Poor condition.

Brick/Masonry Pavers
VERGENNES UHS - Main Building Site

Uniformat Code: G2030
Recommendation: **Repair in 2022**
Priority Score: **85.9**

Plan Type: Performance/Integrity
Cost Estimate: $5,900
**$$**$$

Some of the paving tiles are missing. - AssetCALC ID: 6697033

Parking Lots in Poor condition.

Pavement, Asphalt
VERGENNES UHS - Main Building Site

Uniformat Code: G2020
Recommendation: **Seal & Stripe in 2022**
Priority Score: **84.9**

Plan Type: Performance/Integrity
Cost Estimate: $85,500
$$$$

Asphalt paving is dried out and has severe alligator cracking. - AssetCALC ID: 6697154

Parking Lots in Poor condition.

Pavement, Asphalt
VERGENNES UHS - Main Building Site

Uniformat Code: G2020
Recommendation: **Mill & Overlay in 2022**
Priority Score: **84.9**

Plan Type: Performance/Integrity
Cost Estimate: $665,000
$$$$

Asphalt paving is dried out and has severe alligator cracking. - AssetCALC ID: 6754690

Stairs in Poor condition.

Concrete, Exterior
VERGENNES UHS - Main Building Site

Uniformat Code: B1080
Recommendation: **Replace in 2022**
Priority Score: **81.9**

Plan Type: Performance/Integrity
Cost Estimate: $11,000
**$$$**$

Concrete stairs are severely cracked. - AssetCALC ID: 6696920

Foodservice Equipment in Poor condition.

Walk-In, Condenser for Refrigerator/Freezer
VERGENNES UHS - Main Building Cafeteria roof

Uniformat Code: E1030
Recommendation: **Replace in 2022**
Priority Score: **81.9**

Plan Type: Performance/Integrity
Cost Estimate: $6,300
**$$**$$

Unit is aged beyond RUL - AssetCALC ID: 6696955

2. Building and Site Information

System Summary

System	*Description*	*Condition*
Structure	Masonry bearing walls with metal roof deck supported by open-web steel joists and concrete strip/wall footing foundation system	Good
Facade	Primary Wall Finish: Brick Secondary Wall Finish: Cement board siding Windows: Aluminum	Good
Roof	Primary: Flat construction with single-ply EPDM membrane Secondary: Flat construction with single-ply TPO/PVC membrane	Fair
Interiors	Walls: Painted gypsum board Floors: Carpet, VCT Ceilings: lath & plaster and ACT	Good
Elevators	Passenger: 02 hydraulic cars serving all 02 floors Freight: 01 Wheelchair lift serving 02 floors	Good
Plumbing	Distribution: Copper with PVC waste & venting Hot Water: Gas water heaters with integral tanks Fixtures: Toilets, urinals, and sinks in all restrooms	Good
HVAC	Central System: Boilers, air handlers, fan coil, hydronic baseboard radiators and cabinet terminal units Non-Central System: Packaged units, Split-system heat pumps, Ductless split-systems Supplemental components: Ductless split-systems, Split-system heat pumps , Suspended unit heaters, Make-up air units	Good
Safety and Security	Cameras, card readers, perimeter intrusion detection, security windows and doors, fencing, lighting, traffic gates. Multiple points of auto locking doors, main entry monitored, auto locking doors, internal locking on classroom doors, complete intercom system	Fair
Fire Suppression	Fire extinguishers and wet-pipe sprinkler system	Good
Electrical	Source & Distribution: Main switchboard with copper wiring Interior Lighting: LED Emergency Power: None	Good

Fire Alarm	Alarm panel with smoke detectors, heat detectors, alarms, strobes, pull stations, back-up emergency lights, and exit signs	Fair
Equipment/Special	Commercial kitchen equipment	Good
Site Pavement	Asphalt lots with limited areas of concrete aprons and pavement and adjacent concrete sidewalks, curbs, ramps, and stairs	Poor
Site Development	Property entrance signage Playgrounds and sports fields and courts with bleachers, dugouts, press box, fencing, and site lights. trash receptacles	Good
Landscaping & Topography	Significant landscaping features including lawns, trees, bushes, and planters	Good
Utilities	Municipal water and sewer Local utility-provided electric and natural gas	Good
Site Lighting	Pole-mounted: LED Building-mounted: LED	Good
Ancillary Structures	Garages // Storage sheds	Good
Accessibility	Presently it does not appear an accessibility study is needed for this property.	
Key Issues and Findings	Heavy asphalt wear, severe alligator cracking	

3. Supplemental Evaluations

Square Foot Verification

We have reviewed the square footage of 135,000 square feet and it is in the range of square foot calculations as reported by the school district. This confirmation of the square footage of the facility is based on the exterior wall dimensions and number of stories measured from Google Earth and other publicly available internet searches. This measurement may not reflect the actual heated square footage but provides a general size of the heated square feet of the overall building.

PCB Air Indoor Testing

PCB air testing was conducted on 04/17/23 at this building and all results were found to be Non-Detect. This information was gathered and verified through the Agency of Natural Resources PCB in Schools website https://anrweb.vt.gov/DEC/PCBPublic/Home.aspx.

School Educational Capacity and Programming Space

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

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

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

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

Depleted Value Index

Index Value	**36.1%**

System Expenditure Forecast

System	Immediate	Short Term (1-2 yr)	Near Term (3-5 yr)	Med Term (6-10 yr)	Long Term (11-20 yr)	TOTAL
Structure	$11,000	-	-	$1,396	$1,877	$14,273
Facade	-	-	-	$2,687	$156,959	$159,646
Roofing	-	-	-	$443,492	$1,092,523	$1,536,015
Interiors	-	-	$361,053	$762,510	$1,524,383	$2,647,946
Conveying	-	$19,096	-	$155,823	$73,588	$248,507
Plumbing	-	-	$10,514	$1,946,861	$134,257	$2,091,632
HVAC	$2,800	-	$68,871	$89,138	$2,614,833	$2,775,642
Fire Protection	-	-	-	$19,234	$277,529	$296,763
Electrical	$50,000	-	-	$734,776	$1,844,022	$2,628,798
Fire Alarm & Electronic Systems	-	-	$847,086	$381,305	$609,562	$1,837,953
Equipment & Furnishings	$6,300	$42,117	$8,114	$144,960	$261,264	$462,755
Special Construction & Demo	-	-	$6,520	-	$103,591	$110,111
Site Development	-	-	-	$56,523	$110,254	$166,777
Site Pavement	$756,440	-	$99,117	$114,904	$357,736	$1,328,197
Site Utilities	-	-	-	-	$70,606	$70,606
TOTALS	$826,540	$61,213	$1,401,275	$4,853,609	$9,232,984	$16,375,621

4. Property Space Use and Observed Areas

Areas Observed

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

Key Spaces Not Observed

All key areas of the property were accessible and observed.

5. ADA Accessibility

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

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

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

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

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

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

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

6. Purpose and Scope

Purpose

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

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

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

Condition Ratings	
Excellent	New or very close to new; component or system typically has been installed within the past year, sound and performing its function. Eventual repair or replacement will be required when the component or system either reaches the end of its useful life or fails in service.
Good	Satisfactory as-is. Component or system is sound and performing its function, typically within the first third of its lifecycle. However, it may show minor signs of normal wear and tear. Repair or replacement will be required when the component or system either reaches the end of its useful life or fails in service.
Fair	Showing signs of wear and use but still satisfactory as-is, typically near the median of its estimated useful life. Component or system is performing adequately at this time but may exhibit some signs of wear, deferred maintenance, or evidence of previous repairs. Repair or replacement will be required due to the component or system's condition and/or its estimated remaining useful life.
Poor	Component or system is significantly aged, flawed, functioning intermittently or unreliably; displays obvious signs of deferred maintenance; shows evidence of previous repair or workmanship not in compliance with commonly accepted standards; has become obsolete; or exhibits an inherent deficiency. The present condition could contribute to or cause the deterioration of contiguous elements or systems. Either full component replacement is needed, or repairs are required to restore to good condition, prevent premature failure, and/or prolong useful life.
Failed	Component or system has ceased functioning or performing as intended. Replacement, repair, or other significant corrective action is recommended or required.
Not Applicable	Assigning a condition does not apply or make logical sense, most commonly due to the item in question not being present.

Scope

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

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

7. Opinions of Probable Costs

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

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

Methodology

Based upon site observations, research, and judgment, along with referencing Expected Useful Life (EUL) tables from various industry sources, Bureau Veritas opines as to when a system or component will most probably necessitate replacement. Accurate historical replacement records, if provided, are typically the best source of information. Exposure to the elements, initial quality and installation, extent of use, the quality and amount of preventive maintenance exercised, etc., are all factors that impact the effective age of a system or component. As a result, a system or component may have an effective age that is greater or less than its actual chronological age. The Remaining Useful Life (RUL) of a component or system equals the EUL less its *effective age*, whether explicitly or implicitly stated. Projections of Remaining Useful Life (RUL) are based primarily on age and condition with the presumption of continued use and maintenance of the Property similar to the observed and reported past use and maintenance practices, in conjunction with the professional judgment of Bureau Veritas's assessors. Significant changes in occupants and/or usage may affect the service life of some systems or components.

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

Definitions

Immediate Needs

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

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

Replacement Reserves

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

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

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

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

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

Key Findings

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

Exceedingly Aged

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

8. STEM/STEAM Assessment

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

STEM/STEAM Evaluations

Property Name	STEM/STEAM Suitability Score	Project Number	School Type	Square Footage
Vergennes UHS - Main Building	**62%**	158982.22R000-344.379	High	135,000

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

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

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

9. Energy Audit

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

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

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

Energy and Water Using Equipment

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

Building Envelope

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

Recommendations for Energy Savings Opportunities

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

Analysis of Energy Consumption

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

Energy Audit Process

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

10. Historical Energy and Water Performance Metrics

Utility Data Tabulation Methodology

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

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

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

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

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

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

Average Utility Rates		
Electricity	Natural Gas	Water & Sewer
Average Rate	Average Rate	Blended Rate
$0.18 / kWh (est.)	$1.20 / therm (est.)	$16.11 / kGal (est.)

Electricity

Green Mountain Power provides electrical service to the facility.

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

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

Natural Gas

Vermont Gas provides natural gas to the facility.
The primary use of natural gas is for space heating, domestic water heating, and cooking. Any seasonal variation in consumption is primarily attributed to the heating loads, while the static base load primarily consists of domestic water heating and cooking.

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

Water and Sewer

The Town of Vergennes satisfies the water and sewer requirements of the facility.

The water consumption pattern most likely remains more or less flat over the 10-month period that school is in session.

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

11. Energy Conservation Measures

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

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

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

Recommended Non- Renewable Energy Conservation Measures: Financial Impact	
Total Projected Initial ECM Investment	$76,586
Estimated Annual Cost Savings Related to ECMs	$7,264
Net Effective ECM Payback	10.54 Years

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

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

Energy Conservation Measures Screening:

Bureau Veritas screens ECMs using the financial methodology below. ECMs which are considered financially viable must meet the criteria.

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

Vergennes UHS

	Description of ECM	Location	Net Projected Initial Investment ($)	Estimated Annual Savings Nat Gas (therms)	Estimated Annual Savings Electricity (kWh)	Estimated Annual Savings Water (KGal)	Total Energy Savings (MMBTU)	Total Green House Gas Savings ($MtCO^2/Yr.$)	Estimated Utility Cost Savings ($)	Estimated Annual O&M Savings ($)	Total Estimated Annual Cost Savings ($)	Simple Payback (Yrs)	Life Cycle Savings ($)	Expected Useful Life (EUL) (Yrs)
1	Install Low Flow Tankless Restroom Fixtures; Retrofit 36x; 1.6 GPF toilets with dual-flush flush valves	Location: Restrooms	$6,725	0.0	0.0	80.6	0.0	0.0	$0	$0	$1,299	5.2	$8,784	15
2	Re-Commission The Building & Its Control Systems; Improve building efficiency by 9% through re-commissioning	Location: Throughout building	$59,871	5400.0	1,620.0	0.0	545.5	29.0	$6,772	$0	$6,772	8.8	$20,967	15
Totals for no/low cost items			$0	0.0	0.0	0.0	0.0	0.0	$0	$0	$0	0.0		
Total for capital cost			$66,597	5400.0	1,620.0	80.6	545.5	29.0	$6,772	$0	$8,071	8.3		
Interactive Savings Discount @10%				-540.0	-162.0	-8.1	-54.6	-2.9	-$677	$0	-$807			
Total Contingency Expenses @ 15%			$9,989											
Totals for improvements			$76,586	4860.0	1,458.0	72.6	491.0	26.1	$6,094	$0	$7,264	10.5		

12. Certification

Vermont Agency of Education, Phase Two (the Client) retained Bureau Veritas to perform this Facility Condition Assessment in connection with its continued operation of Vergennes UHS - Main Building, 50 Monkton Road, Vergennes, VT 05491, the “Property”. It is our understanding that the primary interest of the Client is to locate and evaluate materials and building system defects that might significantly affect the value of the property and to determine if the present Property has conditions that will have a significant impact on its continued operations.

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

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

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

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

Prepared by: Bureau Veritas Technical Assessments

13. Appendices

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

Appendix A:
Photographic Record

Photographic Overview

1 - FRONT ELEVATION OF BUILDING

2 - LEFT ELEVATION OF BUILDING

3 - RIGHT ELEVATION OF BUILDING

4 - REAR ELEVATION OF BUILDING

5 - MAIN ENTRANCE DOORS AND GLAZING

6 - ENTRANCE TO GYMNASIUM OVERVIEW

Photographic Overview

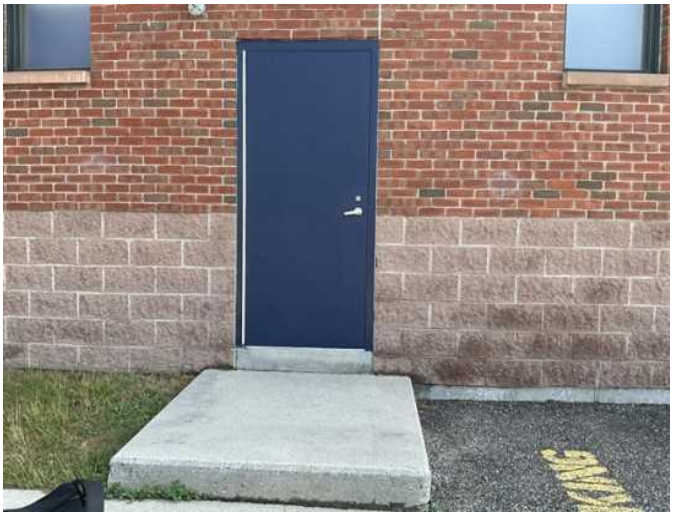
7 - STAIRS TO GYMNASIUM ENTRANCE

8 - EXTERIOR WALLS AND TPO ROOFING B AND C

9 - EPDM ROOFING A WING AND D WING

10 - CAFETERIA ROOF SKYLIGHT OVERVIEW

11 - EXTERIOR WALLS C/D WING



12 - BUILDING EXTERIOR STEEL DOOR

Photographic Overview

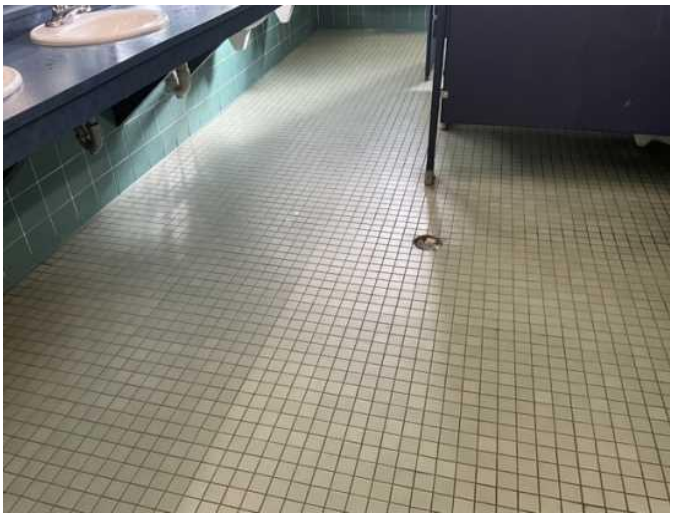
13 - BUILDING EXTERIOR WINDOWS B WING

14 - CAFETERIA LOADING DOCK OVERVIEW

15 - MAIN ENTRANCE BUILDING INTERIOR

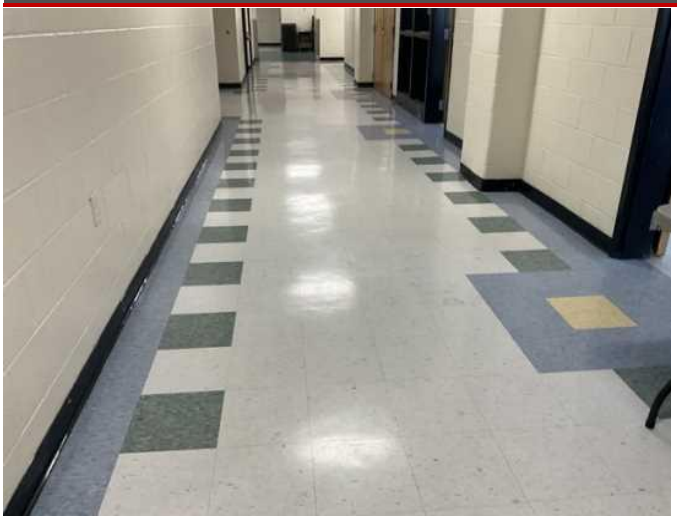
16 - CLASSROOM/OFFICES INTERIOR DOOR

17 - SUSPENDED ACT CEILING TILE



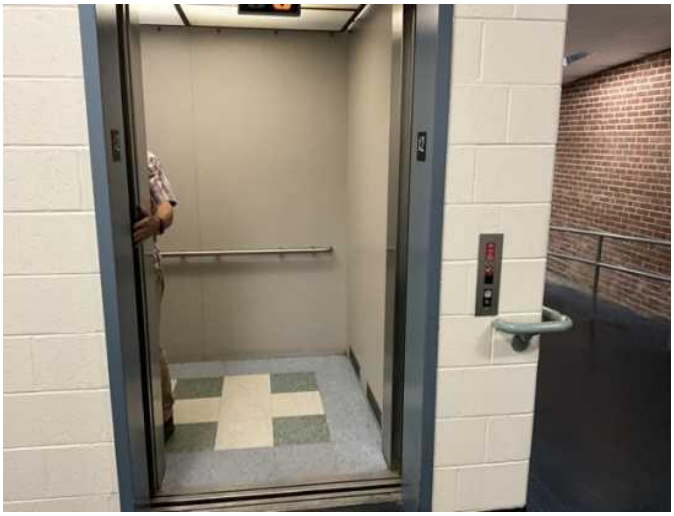
18 - RESTROOMS CERAMIC TILE FLOORING

Photographic Overview

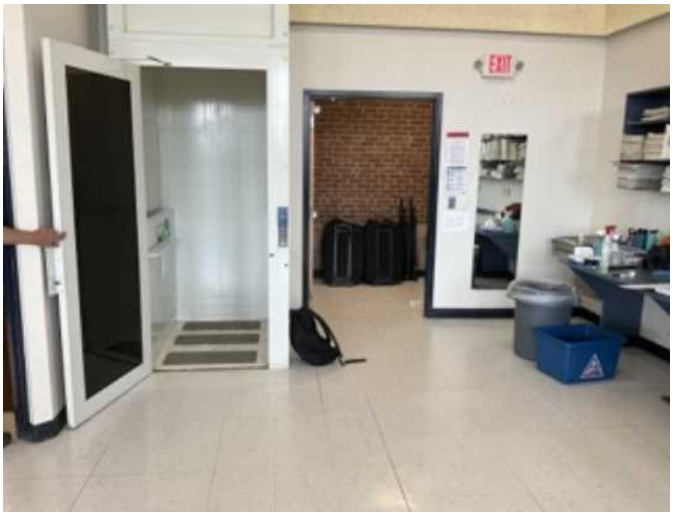


19 - VINYL TILE FLOORING OVERVIEW

20 - RESTROOM WALLS CERAMIC TILE



21 - STAFF ELEVATOR-TWO FLOORS.



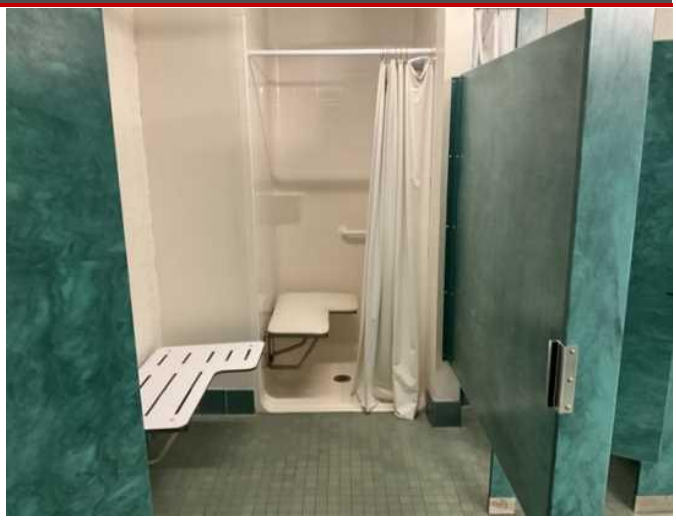
22 - HANDICAP ELEVATOR- TWO FLOORS

23 - HYDRAULIC ELEVATOR CONTROLs

24 - BACKFLOW PREVENTER

Photographic Overview

25 - HIGH EFFICIENCY WATER HEATER



26 - SHOWER WITH SAFETY SEAT

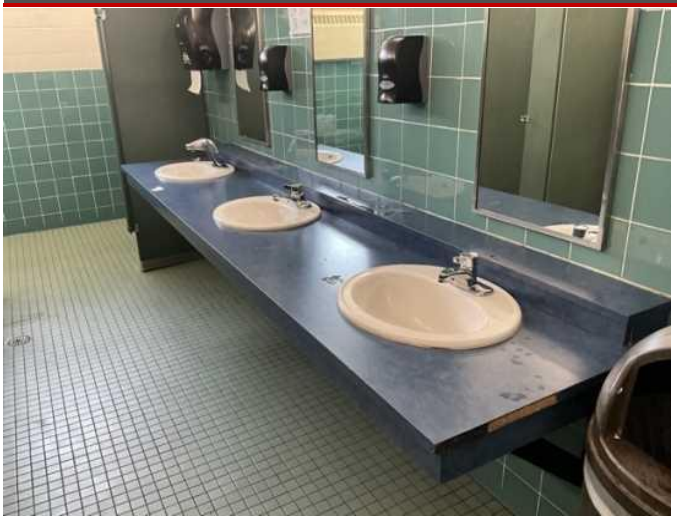
27 - CERAMIC TILE SHOWER STALL

28 - MEN'S ROOM STANDARD URINALS

29 - COMMERCIAL WATER CLOSET TOILET

30 - WATER FOUNTAIN WITH BOTTLE FILLER

Photographic Overview



31 - RESTROOM DROP IN STYLE SINKS

32 - DOUBLE BOWL STAINLESS STEEL SINK

33 - TROUGH STYLE SHOP SINK

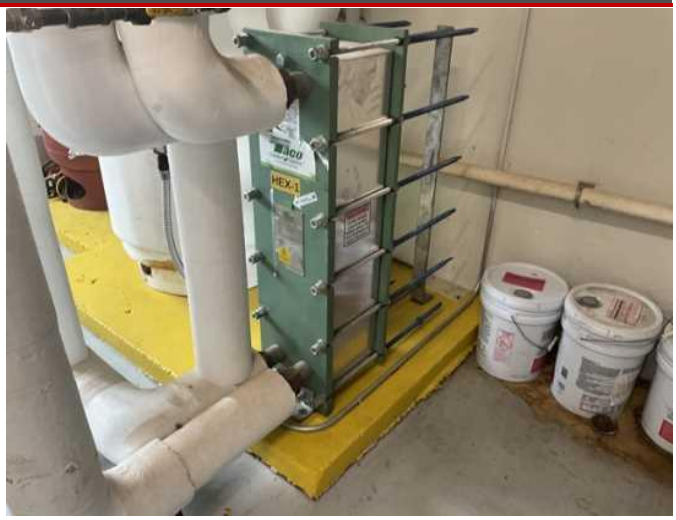
34 - HOT WATER MIXING VALVE

35 - EMERGENCY EYEWASH AND SHOWER

36 - BOILER ROOM SUMP PUMP

Photographic Overview

37 - HIGH EFFICIENCY CONDENSING BOILERS



38 - PLATE AND FRAME HEAT EXCHANGER

39 - CEILING MOUNTED FAN COIL UNIT

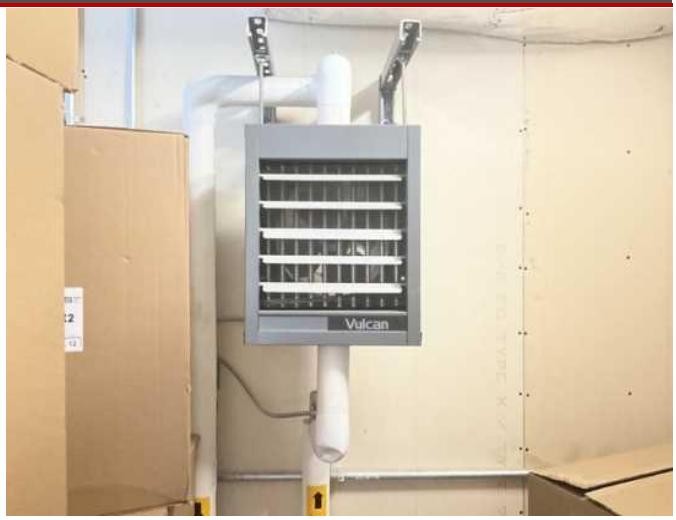
40 - HYDRONIC BASE BOARD HEATER

41 - ROOF TOP EXHAUST FAN

42 - HEATING WATER CIRCULATION PUMPS

Photographic Overview

43 - ENERGY RECOVERY AIR VENTILATOR



44 - HYDRONIC COIL UNIT HEATER

45 - SPLIT SYSTEM HEAT PUMP

46 - ROOF TOP PACKAGED UNIT

47 - ROOF TOP AIR HANDLER

48 - MAKE-UP AIR UNIT

Photographic Overview

49 - FIRE RISER PIPING AND VALVES

50 - SWITCHBOARD WITH MAIN DISCONNECT

51 - LED INTERIOR LIGHT FIXTURE

52 - MOTOR VARIABLE FREQUENCY DRIVES

53 - ROOFTOP SOLAR POWER INVERTER

54 - SOLAR POWER PHOTOVOLTAIC PANELS

Photographic Overview

55 - SECONDARY TRANSFORMER DRY TYPE

56 - WALL MOUNTED EXTERIOR LIGHTING

57 - POLE LIGHT FIXTURE W/ LAMPS

58 - FIRE ALARM PANEL MAIN OFFICE

59 - PARKING LOT AND ROAD WAY PAVEMENT

60 - TWENTY FOOT FLAG POLE

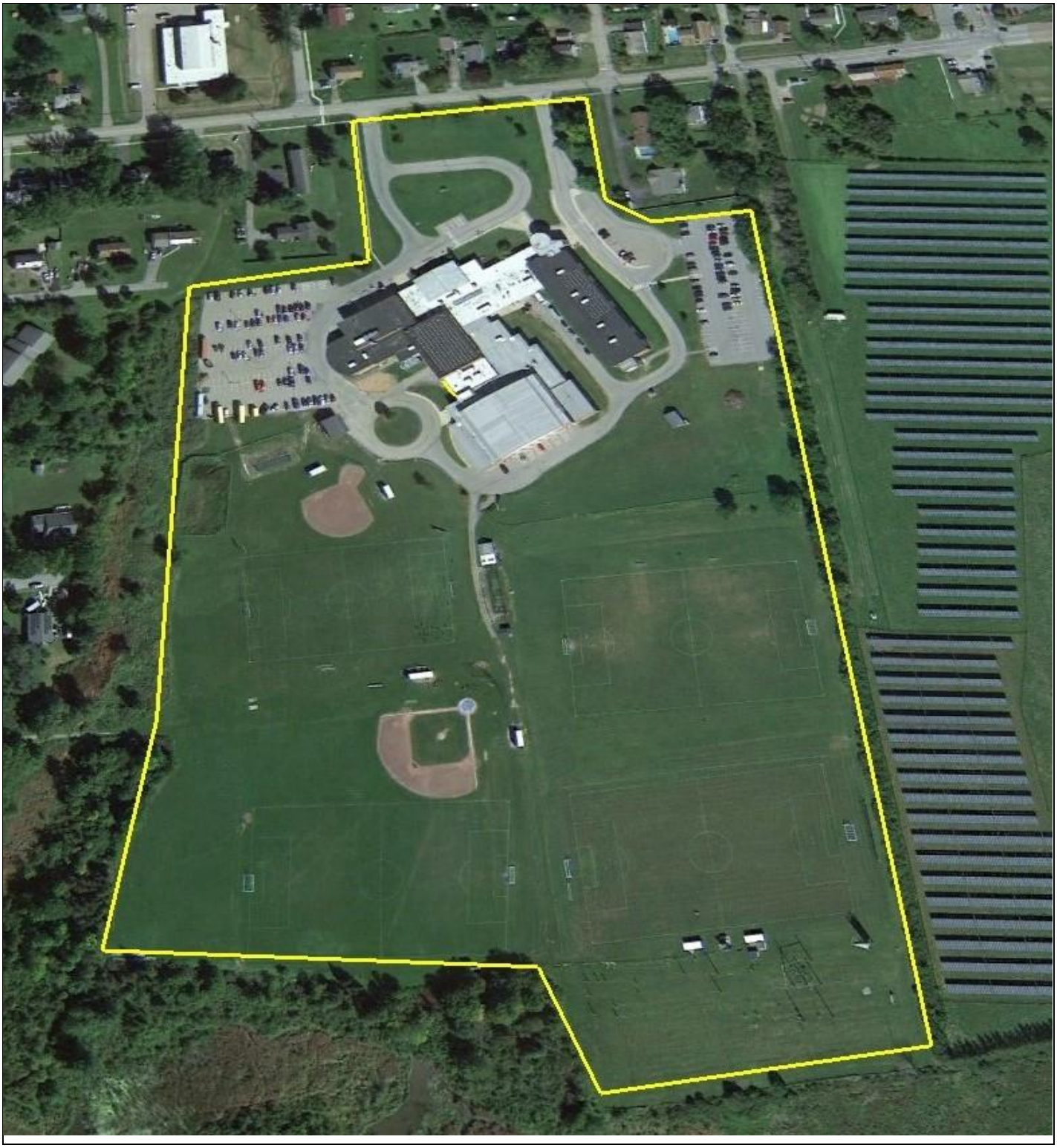
Photographic Overview

61 - SITE CONCRETE SIDEWALK/ WALKWAY

62 - PROPERTY SIGNAGE

Appendix B:
Site Plans

Site Plan



Project Name	Project Number
Vermont Agency of Education	158982.22R000-344.379 Vergennes UHS- Main Building

Source	On-Site Date
Google Maps	June 14, 2023

Appendix C:
Stem/Steam Assessment

STEM/STEAM Evaluation

Property Name	STEM/STEAM Suitability Score	Project Number	School Type	Square Footage
Vergennes UHS - Main Building	**62%**	158982.22R000-344.379	High	135,000

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

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

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

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

Overall Compliance

Questions	Art Room	Science Labs	Shops	Computer Lab	STEM/STEAM
Does the room have chemical resilient perimeter counters with a minimum of two sinks, one being ADA accessible?	1- Meets	1- Meets	1- Meets		
Does the room have electrical outlet distribution along perimeter walls and from the ceiling?	2- Partial	2- Partial	2- Partial	2- Partial	
Does the room have open shelving and lockable storage cabinets?	1- Meets	1- Meets	2- Partial		
Does the room have technology connectivity and an interactive display?	2- Partial	2- Partial	2- Partial	1- Meets	
Does the room have appropriate wet floor finishes?	1- Meets	1- Meets	1- Meets		
Does the room have visual display boards?	1- Meets	1- Meets	1- Meets	1- Meets	
Does the room have Prep/Storage Room?	1- Meets	1- Meets	1- Meets	3- Missing	
Does the room have direct access to the exterior?	3- Missing	3- Missing	1- Meets		
Does the room the ability to structurally suspend items from the ceiling?	1- Meets	1- Meets	1- Meets		
Does the have goggle cabinets, fire extinguisher, eye wash and deluge shower?	1- Meets	1- Meets	1- Meets		
Room Type Score	80%	80%	85%	63%	0%

Appendix D:
School Educational Capacity and Programming Space

School Educational Capacity and Programming Space

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

School Name

Vergennes Union High School

SU/SD

Addison Northwest Supervisory District

Does the school have an adequate number of classrooms to meet student enrollment needs?

Yes

Please provide some explanation and/or context (known needs, barriers, other constraints outside of space, etc.):

While we have enough classrooms and spaces for all students it could be beneficial to have more maker spaces to allow for more ways for students to access and engage with their learning. This applies to both Middle and High School since this building will now house a 6-8 Middle School and a 9-12 High School population.

Does the school have adequate space to accommodate all the current educational programs being offered?

Yes

Please describe capacity of your school building(s) to deliver educational programming:

We have a CAD lab, we have two STEM rooms, we have welding and woodworking rooms, we have three high school science labs, we have an outdoor classroom, we have a low and high ropes course (outside), we have a climbing wall (inside), we have two gyms, we have two art rooms with a dark room, a kiln room (but our kiln is broken), and a clay room.

Would the school provide additional programming if available space was provided?

No

.

We would not be able to provide additional programming without the additional staffing and resources even if we had the space.

Does the school have adequate confidential space to provide 1:1 services to students as required to maintain FERPA, HIPPA or IEP requirements?

Yes

Please describe:

This answer is really "most of the time yes". We have enough space for school counseling services, however, for some special education services, we do not have consistent service spaces for all needs.

Do the school have adequate administrative offices and/or office space for staff?

Yes

Please describe:

We have plenty of spaces for administrative and office staff. However, the layout of these spaces can be challenging as there are some rooms that do not have a direct route to outside.

Based on the size of enrollment does the size of the cafeteria, kitchen and gymnasium meet the current and future enrollment needs?

No

Please describe:

We have enough kitchen space and gym space to fit our needs, however, our cafeteria is too small to meet our serving needs.

Appendix E:
Accessibility Review & Photos

Visual Survey - ADA Standards for Accessible Design

Property Name: VERGENNES UHS - Main Building

BV Project Number: 158982.22R000-344.379

Facility History & Interview

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

Building : Accessibility Issues

Category	Major Issues (ADA study recommended)	Moderate Issues (ADA study recommended)	Minor Issues	None*
Parking				None
Exterior Route				None
Building Entrances				None
Interior Route				None
Public Restrooms				None
Kitchens/Kitchenettes				None

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

1 - OVERVIEW OF ACCESSIBLE PARKING AREA

2 - CLOSE-UP OF STALL or 2ND PARK AREA

3 - EXT RAMP or PRIMARY PATH OF TRAVEL

4 - CURB CUT or 2ND PATH OF TRAVEL

5 - MAIN ACCESSIBLE ENTRANCE

6 - 2nd ENTRANCE or SIGNAGE/HARDWARE

7 - ACCESSIBLE INTERIOR PATH (RAMP/LIFT)

8 - HARDWARE, STAIR RAILS or SELF-SERVICE AREA

9 - TOILET STALL OVERVIEW

10 - SINK, FAUCET HANDLES or ACCESSORIES

15 - KITCHEN CABINETS/SINK CLEARANCE

16 - KITCHENETTE OVEN WITH CONTROLS

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

Reference Guide

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

	Major Issues *(ADA study recommended)*	Moderate Issues *(ADA study recommended)*	Minor Issues
Public Restrooms	- No ADA RR on each accessible floor - Restroom(s) too small - Entire restroom(s) requires renovation - Water closet clearance requires moving walls	- Interior doors appear less than 32” wide - Missing or non-compliant grab bars - Easily fixable clearance issues	- Minor height adjustments required - Non-compliant door pressures - Missing a visual strobe (only required if audible fire alarm already present) - Missing lavatory pipe wraps - Signage not compliant
Kitchens/Kitchenettes	- Clear space for each appliance not present - Clearance between opposing counters too narrow	- Sink and counter too high - Sink knee and toe clearance not provided where required (built-in) - Less than 50% of cabinetry within reach range	- Dispensers not within reach range - Switches not within reach range - Missing sink pipe wraps if knee and toe clearance required
Playgrounds & Pools	- Large areas of surfacing non-compliant - Install compliant play structures - No pool lift provided	- Small area/s of surfacing or equipment non-compliant - Moderate issues with path of travel to playground/pool	- Minor issues with path of travel to playground/pool

Appendix F:
Component Condition Report

Component Condition Report | VERGENNES UHS - Main Building

UF L3 Code	Location	Category	Condition	Asset/Component/Repair	Quantity	Unit	RUL	ID
Structure								
B1010	Cafeteria loading dock	Structure	Fair	Loading Dock, Concrete	35	SF	25	6696980
B1080	Front left staiwell	Structure	Good	Stairs, Metal, Interior, Refinish	720	SF	6	6696930
B1080	Stairs to roof	Structure	Good	Stairs, Concrete, Interior	300	SF	40	6697267
B1080	Boiler room	Structure	Good	Stairs, Metal, Interior, Refinish	60	SF	6	6697099
B1080	Site	Structure	Poor	Stairs, Concrete, Exterior	200	SF	0	6696920
Facade								
B2020	High School Gym Concessions	Facade	Good	Screens & Shutters, Rolling Security Shutter, 10 to 50 SF	1		14	6697024
B2020	Building exterior	Facade	Good	Storefront, Glazing & Framing	900	SF	20	6697063
B2020	Building Exterior	Facade	Good	Window, Aluminum Double-Glazed, 16-25 SF	188		29	6696885
B2020	Welding shop	Facade	Fair	Screens & Shutters, Rolling Security Shutter, 55 to 100 SF	1		10	6696927
B2050	Building Exterior	Facade	Good	Overhead/Dock Door, Residential Garage, 7'x8' (56 SF)	1		25	6697022
B2050	Building Exterior	Facade	Good	Exterior Door, Steel, Standard	12		30	6697169
B2050	Maintenance building	Facade	Good	Overhead/Dock Door, Aluminum, 12'x12' (144 SF)	1		22	6697097
B2050	Building Exterior	Facade	Good	Exterior Door, Aluminum-Framed & Glazed, Standard Swing	28		20	6697232
Roofing								
B3010	Roof	Roofing	Fair	Roofing, Single-Ply Membrane, EPDM	30,000	SF	10	6697006
B3010	Roof	Roofing	Good	Roofing, Single-Ply Membrane, TPO/PVC	40,000	SF	15	6733561
B3020	Site	Roofing	Good	Roof Appurtenances, Roof Access Ladder, Steel	30	LF	30	6697072
B3060	Cafeteria roof	Roofing	Fair	Roof Skylight, per SF of glazing	425	SF	15	6696944
Interiors								
C1030	Throughout	Interiors	Fair	Interior Door, Steel, Fire-Rated at 90 Minutes or Over	20		20	6697079
C1030	Throughout	Interiors	Fair	Interior Door, Wood, Solid-Core	104		25	6697023
C1070	Throughout	Interiors	Good	Suspended Ceilings, Acoustical Tile (ACT)	134,000	SF	20	6696909
C2010	Throughout	Interiors	Fair	Wall Finishes, any surface, Prep & Paint	205,000	SF	3	6754706
C2010	Restrooms	Interiors	Good	Wall Finishes, Ceramic Tile	1,148	SF	36	6696935
C2030	Restrooms	Interiors	Good	Flooring, Ceramic Tile	2,058	SF	35	6697036
C2030	Front entrance	Interiors	Good	Flooring, Rubber Tile	60	SF	12	6697091
C2030	Throughout	Interiors	Fair	Flooring, Vinyl Tile (VCT)	105,000	SF	7	6697250
C2030	Throughout	Interiors	Good	Flooring, Carpet, Commercial Tile	1,470	SF	7	6697238
C2030	Auditorium	Interiors	Fair	Flooring, any surface, w/ Epoxy Coating, Prep & Paint	1,800	SF	5	6696974
C2030	Middle School and High School	Interiors	Good	Flooring, Wood, Strip, Refinish	22,000	SF	6	6734375
Conveying								
D1010	Band Room to 2nd Floor	Conveying	Good	Vertical Lift, Wheelchair, 5' Rise, Install	1		19	6696959
D1010	Elevator	Conveying	Fair	Passenger Elevator, Hydraulic, 2 Floors, 1500 to 2500 LB, Renovate	2		9	6697081
D1010	Elevator	Conveying	Fair	Elevator Cab Finishes, Standard	2		2	6754699
D1010	Elevator	Conveying	Fair	Elevator Controls, Automatic, 1 Car	2		7	6754700
Plumbing								
D2010	Restrooms	Plumbing	Good	Sink/Lavatory, Wall-Hung, Vitreous China	10		25	6697065
D2010	Welding shop	Plumbing	Good	Sink/Lavatory, Trough Style, Solid Surface	1		20	6696942

UF L3 Code	Location	Category	Condition	Asset/Component/Repair	Quantity	Unit	RUL	ID
D2010	Throughout	Plumbing	Fair	Drinking Fountain, Wall-Mounted, Single-Level	4		5	6697111
D2010	Restrooms	Plumbing	Good	Urinal, Standard	22		25	6697043
D2010	Restrooms	Plumbing	Good	Sink/Lavatory, Drop-In Style, Vitreous China	17		27	6697257
D2010	Science Classrooms	Plumbing	Fair	Emergency Plumbing Fixtures, Eye Wash & Shower Station	3		10	6696902
D2010	Restrooms	Plumbing	Good	Toilet, Commercial Water Closet	36		25	6696912
D2010	1 Boiler room and 1 Science Ro	Plumbing	Good	Piping & Valves, Mixing Valve, Domestic Water, 0.5 IN	2		20	6696950
D2010	Throughout	Plumbing	Fair	Plumbing System, Supply & Sanitary, Medium Density (excludes fixtures)	135,000	SF	9	6754693
D2010	Locker Rooms	Plumbing	Good	Shower, Ceramic Tile	4		27	6697140
D2010	2nd floor janitors closey	Plumbing	Good	Sink/Lavatory, Service Sink, Floor	2		25	6697186
D2010	Locker rooms	Plumbing	Good	Shower, Fiberglass	2		17	6697188
D2010	Kitchens and Break Rooms	Plumbing	Good	Sink/Lavatory, Commercial Kitchen, 2-Bowl	4		22	6697057
D2010	Mechanical Rooms and Kitchen	Plumbing	Good	Water Heater, Gas, Commercial (200 MBH), 100 to 199 GAL	4		15	6697093
D2010	Kitchen janitor closet	Plumbing	Good	Sink/Lavatory, Service Sink, Wall-Hung	1		23	6697174
D2030	Boiler room	Plumbing	Fair	Pump, Sump, 3 HP	1		5	6697202
HVAC								
D3020	Boiler room	HVAC	Good	Boiler, Gas, HVAC, 2001 to 2500 MBH	1		22	6697119
D3020	C and D wing Roof	HVAC	Good	Air Ventilator, Energy Recovery Unit, up to 6500 CFM	1		11	6696988
D3020	C and D wing Roof	HVAC	Good	Air Ventilator, Energy Recovery Unit, up to 6500 CFM	1		11	6697155
D3020	Boiler room	HVAC	Good	Boiler, Gas, HVAC, 2001 to 2500 MBH	1		22	6696925
D3020	East Penthouse	HVAC	Good	Boiler Supplemental Components, Shot Feed Tank, 5 GAL	1		21	6697125
D3020	Throughout	HVAC	Fair	Radiator, Hydronic, Baseboard (per LF)	500	LF	12	6697076
D3020	A wing roof	HVAC	Good	Air Ventilator, Energy Recovery Unit, up to 6500 CFM	1		11	6696886
D3020	Main roof	HVAC	Good	Air Ventilator, Energy Recovery Unit, up to 6500 CFM	1		11	6697262
D3020	East Penthouse	HVAC	Fair	Air Ventilator, Energy Recovery Unit, up to 6500 CFM	1		9	6697064
D3020	B wing	HVAC	Good	Air Ventilator, Energy Recovery Unit, up to 6500 CFM	1		11	6697249
D3020	Middle School Gym	HVAC	Good	Air Ventilator, Energy Recovery Unit, up to 6500 CFM	1		11	6697068
D3020	West penthouse	HVAC	Good	Air Ventilator, Energy Recovery Unit, up to 6500 CFM	1		12	6697271
D3020		HVAC	Good	Air Ventilator, Energy Recovery Unit, up to 6500 CFM	1		11	6697147
D3020	Mechanical Rooms	HVAC	Good	Heat Exchanger, Plate & Frame, HVAC, 6 to 10 GPM	2		30	6696995
D3020	Boiler room	HVAC	Good	Boiler Supplemental Components, Expansion Tank, 61 to 100 GAL	4		35	6697116
D3020	C and D wing Roof	HVAC	Good	Air Ventilator, Energy Recovery Unit, up to 6500 CFM	1		11	6697177
D3020	C and D wing Roof	HVAC	Good	Air Ventilator, Energy Recovery Unit, up to 6500 CFM	1		11	6697048
D3020	Boiler room	HVAC	Good	Boiler, Gas, HVAC, 2001 to 2500 MBH	1		22	6697176
D3020	Middle School Gym	HVAC	Good	Air Ventilator, Energy Recovery Unit, up to 6500 CFM	1		11	6697015
D3020	Boiler room	HVAC	Good	Boiler Supplemental Components, Chemical Feed System	1		11	6697266
D3020	Throughout	HVAC	Fair	Unit Heater, Hydronic, 13 to 36 MBH	3		10	6697168
D3020	West penthouse	HVAC	Good	Air Ventilator, Energy Recovery Unit, up to 6500 CFM	1		10	6697109
D3020	East Penthouse	HVAC	Fair	Air Ventilator, Energy Recovery Unit, up to 6500 CFM	1		7	6697263
D3030	Cafeteria roof	HVAC	Good	Split System Ductless, Single Zone, 1.5 to 2 TON	1		14	6697060
D3030	Cafeteria roof	HVAC	Good	Split System Ductless, Single Zone, 0.75 to 1 TON	1		11	6697228
D3030	Kitchen Loading Dock	HVAC	Good	Split System Ductless, Single Zone, 1.5 to 2 TON	1		10	6697085

UF L3 Code	Location	Category	Condition	Asset/Component/Repair	Quantity	Unit	RUL	ID
D3030	Right side outside computer ro	HVAC	Good	Split System Ductless, Single Zone, 1.5 to 2 TON	1		10	6697213
D3050	West penthouse	HVAC	Fair	Air Handler, Interior AHU, Easy/Moderate Access, 2401 to 4000 CFM	1		4	6697100
D3050	Middle School entrance hallwa	HVAC	Fair	Fan Coil Unit, Hydronic Terminal, 801 to 1200 CFM	5		10	6697217
D3050	A wing roof	HVAC	Fair	Air Handler, Exterior AHU, 1201 to 2400 CFM	1		12	6697158
D3050	A wing roof	HVAC	Fair	Air Handler, Exterior AHU, 2401 to 4000 CFM	1		12	6697171
D3050	Cafeteria roof	HVAC	Good	Packaged Unit, RTU, Pad or Roof-Mounted, 5 TON	1		16	6697001
D3050	Library roof	HVAC	Fair	Air Handler, Exterior AHU, 2401 to 4000 CFM	1		5	6697039
D3050	Cafeteria roof	HVAC	Good	Packaged Unit, RTU, Pad or Roof-Mounted, 5 TON	1		16	6697274
D3050	Boiler room	HVAC	Good	Pump, Distribution, HVAC Heating Water, 6 to 7.5 HP	4		20	6697029
D3050	Throughout	HVAC	Fair	HVAC System, Hydronic Piping, 2-Pipe	135,000	SF	12	6754691
D3050	Auditorium Roof	HVAC	Good	Packaged Unit, RTU, Pad or Roof-Mounted, 13 to 15 TON	1		16	6697226
D3050	East Penthouse	HVAC	Good	Pump, Distribution, HVAC Chilled or Condenser Water, 1 to 3 HP	2		11	6697227
D3050	Throughout	HVAC	Fair	Fan Coil Unit, Hydronic Terminal, 401 to 800 CFM	10		12	6696999
D3050	Guidance office roof	HVAC	Good	Packaged Unit, RTU, Pad or Roof-Mounted, 6 to 7.5 TON	1		16	6697105
D3050	Cafeteria roof	HVAC	Fair	Air Handler, Exterior AHU, 4001 to 6000 CFM	1		12	6697062
D3050	Boiler room	HVAC	Good	Pump, Distribution, HVAC Heating Water, 4 to 5 HP	2		21	6697035
D3050	East Penthouse	HVAC	Good	Air Handler, Interior AHU, Easy/Moderate Access, 2401 to 4000 CFM	1		17	6696916
D3050	Cafeteria roof	HVAC	Fair	Air Handler, Exterior AHU, 2401 to 4000 CFM	1		12	6696903
D3050	Throughout	HVAC	Fair	HVAC System, Ductwork, Medium Density	135,000	SF	14	6754707
D3050	Middle School Gym Roof	HVAC	Fair	Air Handler, Exterior AHU, 4001 to 6000 CFM	1		12	6697270
D3050	Cafeteria roof	HVAC	Fair	Make-Up Air Unit, MUA or MAU, 2000 to 6000 CFM	1		12	6696953
D3060	Mechanical Rooms	HVAC	Fair	Exhaust Fan, Centrifugal, 24" Damper, 2001 to 5000 CFM	4		4	6696998
D3060	Greenhouse	HVAC	Fair	Exhaust Fan, Propeller, less than 0.25 HP Motor, 1000 CFM	3		10	6697222
D3060	Cafeteria roof	HVAC	Fair	Exhaust Fan, Roof or Wall-Mounted, 24" Damper, 2001 to 5000 CFM	2		12	6697019
D3060	Kitchen	HVAC	Good	Exhaust Fan, Roof or Wall-Mounted, 24" Damper, 2001 to 5000 CFM	1		15	6697077
D3060	B wing Roof	HVAC	Good	Exhaust Fan, Centrifugal, 16" Damper, 1001 to 2000 CFM	3		20	6697230
D3060	B wing	HVAC	Poor	Exhaust Fan, Roof or Wall-Mounted, 12" Damper, 501 to 1000 CFM	2		0	6697003
Fire Protection								
D4010	Fire sprinkler room	Fire Protection	Fair	Backflow Preventer, Fire Suppression, 6 IN	1		9	6697256
D4010	Fire sprinkler room	Fire Protection	Fair	Fire Riser, Wet Standpipe, 4 IN	4		19	6697201
D4010	Throughout	Fire Protection	Fair	Fire Suppression System, Existing Sprinkler Heads, by SF	135,000	SF	11	6696989
D4030	Throughout building	Fire Protection	Good	Fire Extinguisher, Type ABC, up to 20 LB	30		7	6696938
Electrical								
D5010	C and D wing Roof	Electrical	Good	Solar Power, Photovoltaic (PV) Panel, 24 SF	66		15	6697127
D5010	C and D wing Roof	Electrical	Good	Solar Power, Inverter, 7.5 KW	1		11	6696890

UF L3 Code	Location	Category	Condition	Asset/Component/Repair	Quantity	Unit	RUL	ID
D5010	C and D wing Roof	Electrical	Fair	Solar Power, Inverter, 7.5 KW	1		9	6697086
D5010	Middle school gym roof	Electrical	Good	Solar Power, Photovoltaic (PV) Panel, 24 SF	172		16	6696937
D5020	Electric vault	Electrical	Poor	Switchboard, 120/208 V, 800 AMP	1		0	6697209
D5020	Electric vault	Electrical	Good	Secondary Transformer, Dry, Stepdown, 225 KVA	1		26	6697120
D5020	Electric vault	Electrical	Fair	Distribution Panel, 120/208 V, 400 AMP	1		9	6697210
D5020	Electric vault	Electrical	Good	Switchboard, 277/480 V, 1200 AMP	1		32	6697089
D5020	Electric vault	Electrical	Good	Secondary Transformer, Dry, Stepdown, 112.5 KVA	1		26	6696971
D5020	Boiler room	Electrical	Fair	Secondary Transformer, Dry, Stepdown, 15 KVA	1		7	6697141
D5030	Mechanical Rooms	Electrical	Good	Variable Frequency Drive, VFD, by HP of Motor, 5 HP	13		15	6696966
D5030	Throughout	Electrical	Fair	Electrical System, Wiring & Switches, High Density/Complexity	135,000	SF	9	6754692
D5040	Throughout	Electrical	Good	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures	135,000	SF	17	6733379
D5040	Throughout	Electrical	Good	Emergency & Exit Lighting, Exit Sign/Emergency Combo, LED	20		6	6697129
D5080	Mechanical Rooms	Electrical	Good	Surge Protector, Wall Mounted, 270/480V	7		15	6697053
Fire Alarm & Electronic Systems								
D7030	Throughout	Fire Alarm & Electronic Systems	Good	Security/Surveillance System, Full System Upgrade, Average Density	135,000	SF	10	6697145
D7050	Main office	Fire Alarm & Electronic Systems	Fair	Fire Alarm Panel, Fully Addressable	1		7	6697061
D7050	Throughout	Fire Alarm & Electronic Systems	Fair	Fire Alarm System, Full System Upgrade, Standard Addressable, Install	135,000	SF	4	6754694
D8010	Throughout	Fire Alarm & Electronic Systems	Fair	BAS/HVAC Controls, Basic System or Legacy Upgrades, Install	135,000	SF	5	6754708
Equipment & Furnishings								
E1030	Kitchen	Equipment & Furnishings	Fair	Commercial Kitchen, Refrigeration Line	1	LS	7	6697164
E1030	Kitchen	Equipment & Furnishings	Fair	Foodservice Equipment, Walk-In, Freezer	1		10	6697115
E1030	Kitchen	Equipment & Furnishings	Good	Foodservice Equipment, Icemaker, Freestanding	1		10	6696904
E1030	Kitchen	Equipment & Furnishings	Fair	Foodservice Equipment, Griddle	1		5	6697212
E1030	Cafeteria roof	Equipment & Furnishings	Poor	Foodservice Equipment, Walk-In, Condenser for Refrigerator/Freezer	1		0	6696955
E1030	Kitchen	Equipment & Furnishings	Fair	Foodservice Equipment, Convection Oven, Single	2		2	6696889
E1030	Kitchen	Equipment & Furnishings	Fair	Foodservice Equipment, Food Warmer, Proofing Cabinet on Wheels	1		7	6696986
E1030	Kitchen	Equipment & Furnishings	Fair	Foodservice Equipment, Walk-In, Freezer	1		10	6696994
E1030	Kitchen	Equipment & Furnishings	Fair	Foodservice Equipment, Steamer, Tabletop	1		2	6697071
E1030	Cafeteria roof	Equipment & Furnishings	Fair	Foodservice Equipment, Walk-In, Condenser for Refrigerator/Freezer	1		7	6696934
E1030	Kitchen	Equipment & Furnishings	Fair	Foodservice Equipment, Exhaust Hood, 8 to 10 LF	1		7	6697239
E1030	Kitchen	Equipment & Furnishings	Fair	Foodservice Equipment, Dishwasher Commercial	1		2	6697118
E1030	Kitchen	Equipment & Furnishings	Fair	Foodservice Equipment, Dairy Cooler/Wells	2		9	6697149
E1030	Kitchen	Equipment & Furnishings	Fair	Foodservice Equipment, Walk-In, Refrigerator	1		10	6697196
E1040	Main Entrance	Equipment & Furnishings	Good	Healthcare Equipment, Defibrillator (AED), Cabinet-Mounted	1		7	6697012
E1040	Science Classrooms	Equipment & Furnishings	Good	Laboratory Equipment, Lab Sink, Epoxy Resin	10		25	6696897
E1040	Room B3	Equipment & Furnishings	Fair	Laboratory Equipment, Exhaust Hood, Constant Volume 4 LF	1		8	6696921

UF L3 Code	Location	Category	Condition	Asset/Component/Repair	Quantity	Unit	RUL	ID
E2010	Auditorium	Equipment & Furnishings	Good	Fixed Seating, Auditorium/Theater, Metal Cushioned Standard	320		16	6697253
Special Construction & Demo								
F1020	Varsity field	Special Construction & Demo	Good	Ancillary Building, Steel, Pre-Engineered	160	SF	27	6696984
F1020	Greenhouse	Special Construction & Demo	Fair	Ancillary Building, Greenhouse, Glazing & Accessories	570	SF	15	6697014
F1020	Varsity field	Special Construction & Demo	Good	Shed/Gazebo/Shade Structure, Wood or Metal-Framed, Standard	120	SF	26	6696979
F1020	Varsity baseball field	Special Construction & Demo	Fair	Shed/Gazebo/Shade Structure, Wood or Metal-Framed, Basic/Minimal	120	SF	15	6697193
F1020	Varsity field	Special Construction & Demo	Good	Shed/Gazebo/Shade Structure, Wood or Metal-Framed, Standard	56	SF	25	6697184
F1020	Rear	Special Construction & Demo	Fair	Shed/Gazebo/Shade Structure, Wood or Metal-Framed, Basic/Minimal	570	SF	15	6697004
F1020	Varsity baseball field	Special Construction & Demo	Fair	Shed/Gazebo/Shade Structure, Wood or Metal-Framed, Basic/Minimal	225	SF	5	6696946
F1020	Site	Special Construction & Demo	Good	Ancillary Building, Steel, Pre-Engineered	375	SF	25	6697082
F1020	Varsity field	Special Construction & Demo	Good	Shed/Gazebo/Shade Structure, Wood or Metal-Framed, Basic/Minimal	80	SF	20	6697195
F1020	Varsity baseball field	Special Construction & Demo	Good	Shed/Gazebo/Shade Structure, Wood or Metal-Framed, Basic/Minimal	144	SF	20	6697244
Pedestrian Plazas & Walkways								
G2020	Site	Pedestrian Plazas & Walkways	Poor	Parking Lots, Pavement, Asphalt, Mill & Overlay	190,000	SF	0	6754690
G2020	Site	Pedestrian Plazas & Walkways	Poor	Parking Lots, Pavement, Asphalt, Seal & Stripe	190,000	SF	0	6697154
G2030	Site	Pedestrian Plazas & Walkways	Poor	Sidewalk, Brick/Masonry Pavers, Repair	180	SF	0	6697033
G2030	Site	Pedestrian Plazas & Walkways	Fair	Sidewalk, Concrete, Large Areas	5,000	SF	15	6697104
Athletic, Recreational & Playfield Areas								
G2050	Varsity field	Athletic, Recreational & Playfield Areas	Good	Sports Apparatus, Baseball/Football, Protective Netting	1,500	SF	12	6696908
G2050	Varsity baseball field	Athletic, Recreational & Playfield Areas	Good	Sports Apparatus, Scoreboard, Electronic Basic	1		20	6697075
G2050	Varsity baseball field	Athletic, Recreational & Playfield Areas	Good	Sports Apparatus, Baseball, Backstop Chain-Link	1		16	6696888
G2050	Varsity field	Athletic, Recreational & Playfield Areas	Good	Sports Apparatus, Scoreboard, Electronic Basic	1		20	6697152
G2050	Site	Athletic, Recreational & Playfield Areas	Good	Play Structure, Multipurpose, Medium	1		14	6696991
G2050	Varsity baseball field	Athletic, Recreational & Playfield Areas	Fair	Sports Apparatus, Baseball, Dugout	4		7	6697095
G2050	Site	Athletic, Recreational & Playfield Areas	Good	Play Structure, Climbing Wall, by vertical surface area	360	SF	10	6696957
G2050	Varsity baseball field	Athletic, Recreational & Playfield Areas	Good	Sports Apparatus, Baseball, Batting Cage	1		10	6696952
G2050	Varsity baseball field	Athletic, Recreational & Playfield Areas	Good	Sports Apparatus, Baseball, Dugout	1		10	6697103
Sitework								
G2060	Site	Sitework	Fair	Bike Rack, Fixed 6-10 Bikes	1		11	6697219
G2060	Site	Sitework	Fair	Fences & Gates, Fence, Wood Split 2-Rail	900	LF	7	6696887
G2060	Site	Sitework	Good	Flagpole, Metal	2		20	6696967
G2060	Site	Sitework	Good	Signage, Property, Building or Pole-Mounted	1		15	6697179
G2060	Site	Sitework	Good	Signage, Property, Pylon Robust/Electronic Programmable	1		16	6697194
G4050	Site	Sitework	Good	Pole Light Fixture w/ Lamps, any type 20' High, w/ LED Replacement, 400 W	10		16	6696961
G4050	Building Exterior	Sitework	Good	Exterior Lighting, Wall Pack, any type w/ LED, 13 to 26 W	10		16	6697146

Appendix G:
Replacement Reserves

Replacement Reserves Report
VERGENNES UHS - Main Building

2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	Total Escalated Estimate
$826,540	$0	$61,214	$336,014	$494,098	$571,169	$113,638	$783,604	$3,547	$2,841,388	$1,111,455	$410,453	$1,442,053	$451,574	$856,126	$1,868,414	$1,055,528	$1,101,218	$0	$113,978	$1,933,677	$16,375,687

Uniformat Code	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost *	Subtotal	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	Deficiency Repair Estimate
B1080	6696920	Stairs, Concrete, Exterior, Replace	50	51	0	200	SF	$55.00	$11,000	$11,000																					$11,000
B1080	6696930	Stairs, Metal, Interior, Refinish	10	4	6	720	SF	$1.50	$1,080							$1,080										$1,080					$2,160
B1080	6697099	Stairs, Metal, Interior, Refinish	10	4	6	60	SF	$1.50	$90							$90										$90					$180
B2020	6697063	Storefront, Glazing & Framing, Replace	30	10	20	900	SF	$55.00	$49,500																					$49,500	$49,500
B2020	6696927	Screens & Shutters, Rolling Security Shutter, 55 to 100 SF, Replace	20	10	10	1	EA	$2,000.00	$2,000											$2,000											$2,000
B2020	6697024	Screens & Shutters, Rolling Security Shutter, 10 to 50 SF, Replace	20	6	14	1	EA	$1,200.00	$1,200															$1,200							$1,200
B2050	6697232	Exterior Door, Aluminum-Framed & Glazed, Standard Swing, Replace	30	10	20	28	EA	$1,300.00	$36,400																					$36,400	$36,400
B3010	6697006	Roofing, Single-Ply Membrane, EPDM, Replace	20	10	10	30000	SF	$11.00	$330,000											$330,000											$330,000
B3010	6733561	Roofing, Single-Ply Membrane, TPO/PVC, Replace	20	5	15	40000	SF	$17.00	$680,000																$680,000						$680,000
B3060	6696944	Roof Skylight, per SF of glazing, Replace	30	15	15	425	SF	$50.00	$21,250																$21,250						$21,250
C1030	6697079	Interior Door, Steel, Fire-Rated at 90 Minutes or Over, Replace	40	20	20	20	EA	$950.00	$19,000																					$19,000	$19,000
C1070	6696909	Suspended Ceilings, Acoustical Tile (ACT), Replace	25	5	20	134000	SF	$3.50	$469,000																					$469,000	$469,000
C2010	6754706	Wall Finishes, any surface, Prep & Paint	10	7	3	205000	SF	$1.50	$307,500				$307,500										$307,500								$615,000
C2030	6696974	Flooring, any surface, w/ Epoxy Coating, Prep & Paint	10	5	5	1800	SF	$12.00	$21,600						$21,600										$21,600						$43,200
C2030	6734375	Flooring, Wood, Strip, Refinish	10	4	6	22000	SF	$4.00	$88,000							$88,000										$88,000					$176,000
C2030	6697250	Flooring, Vinyl Tile (VCT), Replace	15	8	7	105000	SF	$5.00	$525,000								$525,000														$525,000
C2030	6697091	Flooring, Rubber Tile, Replace	15	3	12	60	SF	$9.00	$540													$540									$540
C2030	6697238	Flooring, Carpet, Commercial Tile, Replace	10	3	7	1470	SF	$6.50	$9,555								$9,555										$9,555				$19,110
D1010	6754699	Elevator Cab Finishes, Standard, Replace	15	13	2	2	EA	$9,000.00	$18,000			$18,000															$18,000				$36,000
D1010	6754700	Elevator Controls, Automatic, 1 Car, Replace	20	13	7	2	EA	$5,000.00	$10,000								$10,000														$10,000
D1010	6697081	Passenger Elevator, Hydraulic, 2 Floors, 1500 to 2500 LB, Renovate	30	21	9	2	EA	$55,000.00	$110,000										$110,000												$110,000
D1010	6696959	Vertical Lift, Wheelchair, 5' Rise, Install	25	6	19	1	EA	$25,000.00	$25,000																			$25,000			$25,000
D2010	6697093	Water Heater, Gas, Commercial (200 MBH), 100 to 199 GAL, Replace	20	5	15	4	EA	$16,600.00	$66,400																$66,400						$66,400
D2010	6754693	Plumbing System, Supply & Sanitary, Medium Density (excludes fixtures), Replace	40	31	9	135000	SF	$11.00	$1,485,000										$1,485,000												$1,485,000
D2010	6696950	Piping & Valves, Mixing Valve, Domestic Water, 0.5 IN, Replace	30	10	20	2	EA	$1,280.00	$2,560																					$2,560	$2,560
D2010	6697111	Drinking Fountain, Wall-Mounted, Single-Level, Replace	15	10	5	4	EA	$1,200.00	$4,800						$4,800															$4,800	$9,600
D2010	6696902	Emergency Plumbing Fixtures, Eye Wash & Shower Station, Replace	20	10	10	3	EA	$2,300.00	$6,900											$6,900											$6,900
D2010	6697188	Shower, Fiberglass, Replace	20	3	17	2	EA	$1,600.00	$3,200																		$3,200				$3,200
D2010	6696942	Sink/Lavatory, Trough Style, Solid Surface, Replace	30	10	20	1	EA	$2,500.00	$2,500																					$2,500	$2,500
D2030	6697202	Pump, Sump, 3 HP, Replace	15	10	5	1	EA	$4,270.00	$4,270						$4,270															$4,270	$8,540
D3020	6697263	Air Ventilator, Energy Recovery Unit, up to 6500 CFM, Replace	15	8	7	1	EA	$12,987.00	$12,987								$12,987														$12,987
D3020	6697064	Air Ventilator, Energy Recovery Unit, up to 6500 CFM, Replace	15	6	9	1	EA	$12,987.00	$12,987										$12,987												$12,987
D3020	6697168	Unit Heater, Hydronic, 13 to 36 MBH, Replace	20	10	10	3	EA	$1,700.00	$5,100											$5,100											$5,100
D3020	6697109	Air Ventilator, Energy Recovery Unit, up to 6500 CFM, Replace	15	5	10	1	EA	$12,987.00	$12,987											$12,987											$12,987
D3020	6696988	Air Ventilator, Energy Recovery Unit, up to 6500 CFM, Replace	15	4	11	1	EA	$12,987.00	$12,987												$12,987										$12,987
D3020	6697177	Air Ventilator, Energy Recovery Unit, up to 6500 CFM, Replace	15	4	11	1	EA	$12,987.00	$12,987												$12,987										$12,987
D3020	6697048	Air Ventilator, Energy Recovery Unit, up to 6500 CFM, Replace	15	4	11	1	EA	$12,987.00	$12,987												$12,987										$12,987
D3020	6697249	Air Ventilator, Energy Recovery Unit, up to 6500 CFM, Replace	15	4	11	1	EA	$12,987.00	$12,987												$12,987										$12,987

Uniformat Code	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost *	Subtotal	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	Deficiency Repair Estimate
D3020	6697068	Air Ventilator, Energy Recovery Unit, up to 6500 CFM, Replace	15	4	11	1	EA	$12,987.00	$12,987												$12,987										$12,987
D3020	6697147	Air Ventilator, Energy Recovery Unit, up to 6500 CFM, Replace	15	4	11	1	EA	$12,987.00	$12,987												$12,987										$12,987
D3020	6697015	Air Ventilator, Energy Recovery Unit, up to 6500 CFM, Replace	15	4	11	1	EA	$12,987.00	$12,987												$12,987										$12,987
D3020	6697155	Air Ventilator, Energy Recovery Unit, up to 6500 CFM, Replace	15	4	11	1	EA	$12,987.00	$12,987												$12,987										$12,987
D3020	6696886	Air Ventilator, Energy Recovery Unit, up to 6500 CFM, Replace	15	4	11	1	EA	$12,987.00	$12,987												$12,987										$12,987
D3020	6697262	Air Ventilator, Energy Recovery Unit, up to 6500 CFM, Replace	15	4	11	1	EA	$12,987.00	$12,987												$12,987										$12,987
D3020	6697076	Radiator, Hydronic, Baseboard (per LF), Replace	30	18	12	500	LF	$150.00	$75,000													$75,000									$75,000
D3020	6697271	Air Ventilator, Energy Recovery Unit, up to 6500 CFM, Replace	15	3	12	1	EA	$12,987.00	$12,987													$12,987									$12,987
D3020	6697266	Boiler Supplemental Components, Chemical Feed System, Replace	15	4	11	1	EA	$1,700.00	$1,700												$1,700										$1,700
D3030	6697085	Split System Ductless, Single Zone, 1.5 to 2 TON, Replace	15	5	10	1	EA	$4,800.00	$4,800											$4,800											$4,800
D3030	6697213	Split System Ductless, Single Zone, 1.5 to 2 TON, Replace	15	5	10	1	EA	$4,800.00	$4,800											$4,800											$4,800
D3030	6697228	Split System Ductless, Single Zone, 0.75 to 1 TON, Replace	15	4	11	1	EA	$3,500.00	$3,500												$3,500										$3,500
D3030	6697060	Split System Ductless, Single Zone, 1.5 to 2 TON, Replace	15	1	14	1	EA	$4,800.00	$4,800															$4,800							$4,800
D3050	6697227	Pump, Distribution, HVAC Chilled or Condenser Water, 1 to 3 HP, Replace	15	4	11	2	EA	$5,100.00	$10,200												$10,200										$10,200
D3050	6754691	HVAC System, Hydronic Piping, 2-Pipe, Replace	40	28	12	135000	SF	$5.00	$675,000													$675,000									$675,000
D3050	6697029	Pump, Distribution, HVAC Heating Water, 6 to 7.5 HP, Replace	25	5	20	4	EA	$6,500.00	$26,000																					$26,000	$26,000
D3050	6697100	Air Handler, Interior AHU, Easy/Moderate Access, 2401 to 4000 CFM, Replace	25	21	4	1	EA	$22,000.00	$22,000					$22,000																	$22,000
D3050	6697039	Air Handler, Exterior AHU, 2401 to 4000 CFM, Replace	20	15	5	1	EA	$26,400.00	$26,400						$26,400																$26,400
D3050	6697217	Fan Coil Unit, Hydronic Terminal, 801 to 1200 CFM, Replace	20	10	10	5	EA	$2,530.00	$12,650											$12,650											$12,650
D3050	6696999	Fan Coil Unit, Hydronic Terminal, 401 to 800 CFM, Replace	20	8	12	10	EA	$1,670.00	$16,700													$16,700									$16,700
D3050	6697158	Air Handler, Exterior AHU, 1201 to 2400 CFM, Replace	20	8	12	1	EA	$17,300.00	$17,300													$17,300									$17,300
D3050	6697171	Air Handler, Exterior AHU, 2401 to 4000 CFM, Replace	20	8	12	1	EA	$26,400.00	$26,400													$26,400									$26,400
D3050	6697062	Air Handler, Exterior AHU, 4001 to 6000 CFM, Replace	20	8	12	1	EA	$37,200.00	$37,200													$37,200									$37,200
D3050	6696903	Air Handler, Exterior AHU, 2401 to 4000 CFM, Replace	20	8	12	1	EA	$26,400.00	$26,400													$26,400									$26,400
D3050	6697270	Air Handler, Exterior AHU, 4001 to 6000 CFM, Replace	20	8	12	1	EA	$37,200.00	$37,200													$37,200									$37,200
D3050	6696953	Make-Up Air Unit, MUA or MAU, 2000 to 6000 CFM, Replace	20	8	12	1	EA	$35,000.00	$35,000													$35,000									$35,000
D3050	6754707	HVAC System, Ductwork, Medium Density, Replace	30	16	14	135000	SF	$4.00	$540,000															$540,000							$540,000
D3050	6697001	Packaged Unit, RTU, Pad or Roof-Mounted, 5 TON, Replace	20	4	16	1	EA	$11,000.00	$11,000																	$11,000					$11,000
D3050	6697274	Packaged Unit, RTU, Pad or Roof-Mounted, 5 TON, Replace	20	4	16	1	EA	$11,000.00	$11,000																	$11,000					$11,000
D3050	6697226	Packaged Unit, RTU, Pad or Roof-Mounted, 13 to 15 TON, Replace	20	4	16	1	EA	$30,000.00	$30,000																	$30,000					$30,000
D3050	6697105	Packaged Unit, RTU, Pad or Roof-Mounted, 6 to 7.5 TON, Replace	20	4	16	1	EA	$15,000.00	$15,000																	$15,000					$15,000
D3050	6696916	Air Handler, Interior AHU, Easy/Moderate Access, 2401 to 4000 CFM, Replace	25	8	17	1	EA	$22,000.00	$22,000																		$22,000				$22,000
D3060	6697003	Exhaust Fan, Roof or Wall-Mounted, 12" Damper, 501 to 1000 CFM, Replace	20	21	0	2	EA	$1,400.00	$2,800	$2,800																				$2,800	$5,600
D3060	6696998	Exhaust Fan, Centrifugal, 24" Damper, 2001 to 5000 CFM, Replace	25	21	4	4	EA	$3,000.00	$12,000					$12,000																	$12,000
D3060	6697222	Exhaust Fan, Propeller, less than 0.25 HP Motor, 1000 CFM, Replace	20	10	10	3	EA	$500.00	$1,500											$1,500											$1,500
D3060	6697019	Exhaust Fan, Roof or Wall-Mounted, 24" Damper, 2001 to 5000 CFM, Replace	20	8	12	2	EA	$3,000.00	$6,000													$6,000									$6,000

Uniformat Code	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost *	Subtotal	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	Deficiency Repair Estimate
D3060	6697077	Exhaust Fan, Roof or Wall-Mounted, 24" Damper, 2001 to 5000 CFM, Replace	20	5	15	1	EA	$3,000.00	$3,000																$3,000						$3,000
D3060	6697230	Exhaust Fan, Centrifugal, 16" Damper, 1001 to 2000 CFM, Replace	25	5	20	3	EA	$2,400.00	$7,200																					$7,200	$7,200
D4010	6697256	Backflow Preventer, Fire Suppression, 6 IN, Replace	30	21	9	1	EA	$10,500.00	$10,500										$10,500												$10,500
D4010	6696989	Fire Suppression System, Existing Sprinkler Heads, by SF, Replace	25	14	11	135000	SF	$1.07	$144,450												$144,450										$144,450
D4010	6697201	Fire Riser, Wet Standpipe, 4 IN, Replace	40	21	19	4	EA	$10,000.00	$40,000																				$40,000		$40,000
D4030	6696938	Fire Extinguisher, Type ABC, up to 20 LB, Replace	10	3	7	30	EA	$150.00	$4,500								$4,500										$4,500				$9,000
D5010	6697086	Solar Power, Inverter, 7.5 KW, Replace	15	6	9	1	EA	$6,000.00	$6,000										$6,000												$6,000
D5010	6696890	Solar Power, Inverter, 7.5 KW, Replace	15	4	11	1	EA	$6,000.00	$6,000												$6,000										$6,000
D5010	6697127	Solar Power, Photovoltaic (PV) Panel, 24 SF, Replace	20	5	15	66	EA	$1,800.00	$118,800																$118,800						$118,800
D5010	6696937	Solar Power, Photovoltaic (PV) Panel, 24 SF, Replace	20	4	16	172	EA	$1,800.00	$309,600																	$309,600					$309,600
D5020	6697209	Switchboard, 120/208 V, 800 AMP, Replace	40	41	0	1	EA	$50,000.00	$50,000	$50,000																					$50,000
D5020	6697141	Secondary Transformer, Dry, Stepdown, 15 KVA, Replace	30	23	7	1	EA	$6,000.00	$6,000								$6,000														$6,000
D5020	6697210	Distribution Panel, 120/208 V, 400 AMP, Replace	30	21	9	1	EA	$6,000.00	$6,000										$6,000												$6,000
D5030	6754692	Electrical System, Wiring & Switches, High Density/Complexity, Replace	40	31	9	135000	SF	$4.00	$540,000										$540,000												$540,000
D5030	6696966	Variable Frequency Drive, VFD, by HP of Motor, 5 HP, Replace	20	5	15	13	EA	$5,300.00	$68,900																$68,900						$68,900
D5040	6697129	Emergency & Exit Lighting, Exit Sign/Emergency Combo, LED, Replace	10	4	6	20	EA	$300.00	$6,000							$6,000										$6,000					$12,000
D5040	6733379	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures, Replace	20	3	17	135000	SF	$4.50	$607,500																		$607,500				$607,500
D5080	6697053	Surge Protector, Wall Mounted, 270/480V, Replace	20	5	15	7	EA	$3,002.00	$21,014																$21,014						$21,014
D7030	6697145	Security/Surveillance System, Full System Upgrade, Average Density, Replace	15	5	10	135000	SF	$2.00	$270,000											$270,000											$270,000
D7050	6754694	Fire Alarm System, Full System Upgrade, Standard Addressable, Install	20	16	4	135000	SF	$3.00	$405,000					$405,000																	$405,000
D7050	6697061	Fire Alarm Panel, Fully Addressable, Replace	15	8	7	1	EA	$15,000.00	$15,000								$15,000														$15,000
D8010	6754708	BAS/HVAC Controls, Basic System or Legacy Upgrades, Install	15	10	5	135000	SF	$2.50	$337,500						$337,500															$337,500	$675,000
E1030	6696955	Foodservice Equipment, Walk-In, Condenser for Refrigerator/Freezer, Replace	15	22	0	1	EA	$6,300.00	$6,300	$6,300															$6,300						$12,600
E1030	6697071	Foodservice Equipment, Steamer, Tabletop, Replace	10	8	2	1	EA	$7,000.00	$7,000			$7,000											$7,000								$14,000
E1030	6696889	Foodservice Equipment, Convection Oven, Single, Replace	10	8	2	2	EA	$5,600.00	$11,200			$11,200											$11,200								$22,400
E1030	6697118	Foodservice Equipment, Dishwasher Commercial, Replace	10	8	2	1	EA	$21,500.00	$21,500			$21,500											$21,500								$43,000
E1030	6697212	Foodservice Equipment, Griddle, Replace	15	10	5	1	EA	$7,000.00	$7,000						$7,000															$7,000	$14,000
E1030	6697164	Commercial Kitchen, Refrigeration Line, Replace	15	8	7	1	LS	$15,000.00	$15,000								$15,000														$15,000
E1030	6696986	Foodservice Equipment, Food Warmer, Proofing Cabinet on Wheels, Replace	15	8	7	1	EA	$1,700.00	$1,700								$1,700														$1,700
E1030	6696934	Foodservice Equipment, Walk-In, Condenser for Refrigerator/Freezer, Replace	15	8	7	1	EA	$6,300.00	$6,300								$6,300														$6,300
E1030	6697239	Foodservice Equipment, Exhaust Hood, 8 to 10 LF, Replace	15	8	7	1	EA	$4,500.00	$4,500								$4,500														$4,500
E1030	6697149	Foodservice Equipment, Dairy Cooler/Wells, Replace	15	6	9	2	EA	$3,600.00	$7,200										$7,200												$7,200
E1030	6697115	Foodservice Equipment, Walk-In, Freezer, Replace	20	10	10	1	EA	$25,000.00	$25,000											$25,000											$25,000
E1030	6696994	Foodservice Equipment, Walk-In, Freezer, Replace	20	10	10	1	EA	$25,000.00	$25,000											$25,000											$25,000
E1030	6697196	Foodservice Equipment, Walk-In, Refrigerator, Replace	20	10	10	1	EA	$15,000.00	$15,000											$15,000											$15,000
E1030	6696904	Foodservice Equipment, Icemaker, Freestanding, Replace	15	5	10	1	EA	$6,700.00	$6,700											$6,700											$6,700

Uniformat Code	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost *	Subtotal	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	Deficiency Repair Estimate
E1040	6696921	Laboratory Equipment, Exhaust Hood, Constant Volume 4 LF, Replace	15	7	8	1	EA	$2,800.00	$2,800									$2,800													$2,800
E1040	6697012	Healthcare Equipment, Defibrillator (AED), Cabinet-Mounted, Replace	10	3	7	1	EA	$1,500.00	$1,500								$1,500										$1,500				$3,000
E2010	6697253	Fixed Seating, Auditorium/Theater, Metal Cushioned Standard, Replace	20	4	16	320	EA	$350.00	$112,000																	$112,000					$112,000
F1020	6696946	Shed/Gazebo/Shade Structure, Wood or Metal-Framed, Basic/Minimal, Replace	30	25	5	225	SF	$25.00	$5,625						$5,625																$5,625
F1020	6697014	Ancillary Building, Greenhouse, Glazing & Accessories, Replace	30	15	15	570	SF	$75.00	$42,750																$42,750						$42,750
F1020	6697193	Shed/Gazebo/Shade Structure, Wood or Metal-Framed, Basic/Minimal, Replace	30	15	15	120	SF	$25.00	$3,000																$3,000						$3,000
F1020	6697004	Shed/Gazebo/Shade Structure, Wood or Metal-Framed, Basic/Minimal, Replace	30	15	15	570	SF	$25.00	$14,250																$14,250						$14,250
F1020	6697195	Shed/Gazebo/Shade Structure, Wood or Metal-Framed, Basic/Minimal, Replace	30	10	20	80	SF	$25.00	$2,000																					$2,000	$2,000
F1020	6697244	Shed/Gazebo/Shade Structure, Wood or Metal-Framed, Basic/Minimal, Replace	30	10	20	144	SF	$25.00	$3,600																					$3,600	$3,600
G2020	6754690	Parking Lots, Pavement, Asphalt, Mill & Overlay	25	26	0	190000	SF	$3.50	$665,000	$665,000																					$665,000
G2020	6697154	Parking Lots, Pavement, Asphalt, Seal & Stripe	5	26	0	190000	SF	$0.45	$85,500	$85,500					$85,500					$85,500					$85,500				$85,500	$427,500
G2030	6697033	Sidewalk, Brick/Masonry Pavers, Repair	0	20	0	180	SF	$33.00	$5,940	$5,940																					$5,940
G2030	6697104	Sidewalk, Concrete, Large Areas, Replace	50	35	15	5000	SF	$9.00	$45,000																$45,000						$45,000
G2050	6697095	Sports Apparatus, Baseball, Dugout, Replace	15	8	7	4	EA	$2,900.00	$11,600								$11,600														$11,600
G2050	6697103	Sports Apparatus, Baseball, Dugout, Replace	15	5	10	1	EA	$3,190.00	$3,190											$3,190											$3,190
G2050	6696952	Sports Apparatus, Baseball, Batting Cage, Replace	15	5	10	1	EA	$1,500.00	$1,500											$1,500											$1,500
G2050	6696908	Sports Apparatus, Baseball/Football, Protective Netting, Replace	15	3	12	1500	SF	$4.00	$6,000													$6,000									$6,000
G2050	6696888	Sports Apparatus, Baseball, Backstop Chain-Link, Replace	20	4	16	1	EA	$5,000.00	$5,000																	$5,000					$5,000
G2050	6697152	Sports Apparatus, Scoreboard, Electronic Basic, Replace	25	5	20	1	EA	$3,000.00	$3,000																					$3,000	$3,000
G2050	6697075	Sports Apparatus, Scoreboard, Electronic Basic, Replace	25	5	20	1	EA	$3,000.00	$3,000																					$3,000	$3,000
G2050	6696957	Play Structure, Climbing Wall, by vertical surface area, Replace	15	5	10	360	SF	$40.00	$14,400											$14,400											$14,400
G2050	6696991	Play Structure, Multipurpose, Medium, Replace	20	6	14	1	EA	$20,000.00	$20,000															$20,000							$20,000
G2060	6696887	Fences & Gates, Fence, Wood Split 2-Rail, Replace	15	8	7	900	LF	$15.00	$13,500								$13,500														$13,500
G2060	6697219	Bike Rack, Fixed 6-10 Bikes, Replace	20	9	11	1	EA	$800.00	$800													$800									$800
G2060	6697179	Signage, Property, Building or Pole-Mounted, Replace	20	5	15	1	EA	$1,500.00	$1,500																$1,500						$1,500
G2060	6697194	Signage, Property, Pylon Robust/Electronic Programmable, Replace	20	4	16	1	EA	$25,000.00	$25,000																	$25,000					$25,000
G2060	6696967	Flagpole, Metal, Replace	30	10	20	2	EA	$2,500.00	$5,000																					$5,000	$5,000
G4050	6696961	Pole Light Fixture w/ Lamps, any type 20' High, w/ LED Replacement, 400 W, Replace	20	4	16	10	EA	$4,000.00	$40,000																	$40,000					$40,000
G4050	6697146	Exterior Lighting, Wall Pack, any type w/ LED, 13 to 26 W, Replace	20	4	16	10	EA	$400.00	$4,000																	$4,000					$4,000
								Totals, Unescalated	$826,540	$0	$57,700	$307,500	$439,000	$492,695	$95,170	$637,142	$2,800	$2,177,687	$827,027	$296,520	$1,011,427	$307,500	$566,000	$1,199,264	$657,770	$666,255	$0	$65,000	$1,070,630	$11,703,627
								Totals, Escalated (3.0% inflation, compounded annually)	$826,540	$0	$61,214	$336,014	$494,098	$571,169	$113,638	$783,604	$3,547	$2,841,388	$1,111,455	$410,453	$1,442,053	$451,574	$856,126	$1,868,414	$1,055,528	$1,101,218	$0	$113,978	$1,933,677	$16,375,687

Appendix H:
Depleted Value Report

VERGENNES UHS - Main Building

Depleted Value Index

36.1%

System	System Contribution	System Value
Air Handler	$ 4,400	$ 22,000
Air Handler	$ 4,613	$ 17,300
Air Handler	$ 7,040	$ 26,400
Air Handler	$ 6,034	$ 26,400
Air Ventilator	$ 6,494	$ 12,987
Air Ventilator	$ 3,711	$ 12,987
Air Ventilator	$ 9,091	$ 12,987
Air Ventilator	$ 5,844	$ 12,987
Air Ventilator	$ 3,463	$ 12,987
Air Ventilator	$ 3,463	$ 12,987
Air Ventilator	$ 3,896	$ 12,987
Air Ventilator	$ 1,623	$ 12,987
Air Ventilator	$ 6,926	$ 12,987
Air Ventilator	$ 9,091	$ 12,987
Ancillary Building	$ 3,200	$ 4,800
Ancillary Building	$ 33,131	$ 42,750
Ancillary Building	$ 4,500	$ 11,250
Backflow Preventer	$ 5,250	$ 10,500
Bike Rack	$ 672	$ 800
Boiler	$ 30,200	$ 60,400
Boiler	$ 24,160	$ 60,400
Boiler Supplemental Components	$ 380	$ 1,520
Boiler Supplemental Components	$ 2,832	$ 14,160
Commercial Kitchen	$ 15,000	$ 15,000
Distribution Panel	$ 1,500	$ 6,000
Drinking Fountain	$ 2,400	$ 4,800
Electrical System	$ 216,000	$ 540,000
Emergency & Exit Lighting	$ 3,200	$ 6,000
Emergency Plumbing Fixtures	$ 3,680	$ 6,900
Exhaust Fan	$ 9,600	$ 12,000
Exhaust Fan	$ 450	$ 1,500
Exhaust Fan	$ 2,000	$ 6,000
Exhaust Fan	$ 375	$ 3,000
Exhaust Fan	$ 1,440	$ 7,200
Exhaust Fan	$ 1,493	$ 2,800
Exterior Door	$ 2,160	$ 7,200
Fan Coil Unit	$ 6,325	$ 12,650
Fan Coil Unit	$ 5,567	$ 16,700
Fences & Gates	$ 9,000	$ 13,500

System	System Contribution	System Value
Fire Alarm Panel	$ 15,000	$ 15,000
Fire Alarm System	$ 324,000	$ 405,000
Fire Extinguisher	$ 2,400	$ 4,500
Flagpole	$ 2,500	$ 5,000
Flooring	$ 29,635	$ 37,044
Flooring	$ 162	$ 540
Flooring	$ 75,000	$ 525,000
Flooring	$ 6,689	$ 9,555
Foodservice Equipment	$ 12,500	$ 25,000
Foodservice Equipment	$ 1,005	$ 6,700
Foodservice Equipment	$ 1,167	$ 7,000
Foodservice Equipment	$ 2,940	$ 6,300
Foodservice Equipment	$ 7,467	$ 11,200
Foodservice Equipment	$ 283	$ 1,700
Foodservice Equipment	$ 6,667	$ 25,000
Foodservice Equipment	$ 1,400	$ 7,000
Healthcare Equipment	$ 300	$ 1,500
Heat Exchanger	$ 2,400	$ 12,000
HVAC System	$ 675,000	$ 675,000
Interior Door	$ 19,000	$ 19,000
Interior Lighting System	$ 202,500	$ 607,500
Laboratory Equipment	$ 7,350	$ 24,500
Laboratory Equipment	$ 933	$ 2,800
Loading Dock	$ 18,988	$ 24,500
Overhead/Dock Door	$ 190	$ 950
Overhead/Dock Door	$ 2,933	$ 4,400
Packaged Unit	$ 2,200	$ 11,000
Packaged Unit	$ 2,933	$ 11,000
Packaged Unit	$ 18,000	$ 30,000
Parking Lots	$ 332,500	$ 665,000
Parking Lots	$ 42,750	$ 85,500
Piping & Valves	$ 768	$ 2,560
Play Structure	$ 2,667	$ 20,000
Play Structure	$ 4,800	$ 14,400
Plumbing System	$ 198,000	$ 1,485,000
Pole Light Fixture w/ Lamps	$ 20,000	$ 40,000
Pump	$ 712	$ 4,270
Pump	$ 13,000	$ 26,000
Pump	$ 8,500	$ 10,200
Radiator	$ 7,500	$ 75,000
Roof Skylight	$ 3,188	$ 21,250
Roofing	$ -	$ 330,000
Screens & Shutters	$ 300	$ 1,200
Secondary Transformer	$ 4,167	$ 25,000
Security/Surveillance System	$ 90,000	$ 270,000

System	System Contribution	System Value
Shed/Gazebo/Shade Structure	$ 600	$ 6,000
Shed/Gazebo/Shade Structure	$ 857	$ 3,000
Shed/Gazebo/Shade Structure	$ 747	$ 2,800
Shed/Gazebo/Shade Structure	$ 3,563	$ 14,250
Shed/Gazebo/Shade Structure	$ 1,500	$ 5,625
Shower	$ 4,000	$ 10,000
Shower	$ 213	$ 3,200
Sidewalk	$ 1,584	$ 5,940
Signage	$ 500	$ 1,500
Sink/Lavatory	$ 5,000	$ 15,000
Sink/Lavatory	$ 500	$ 2,500
Sink/Lavatory	$ 3,740	$ 18,700
Sink/Lavatory	$ 320	$ 1,600
Sink/Lavatory	$ 1,680	$ 8,400
Solar Power	$ 63,360	$ 118,800
Solar Power	$ 2,400	$ 6,000
Solar Power	$ 1,200	$ 6,000
Split System Ductless	$ 1,920	$ 4,800
Split System Ductless	$ 875	$ 3,500
Split System Ductless	$ 4,800	$ 4,800
Split System Ductless	$ 960	$ 4,800
Sports Apparatus	$ 1,000	$ 6,000
Sports Apparatus	$ 500	$ 3,000
Sports Apparatus	$ 1,250	$ 5,000
Sports Apparatus	$ 720	$ 3,000
Sports Apparatus	$ 8,120	$ 11,600
Stairs	$ -	$ 1,080
Stairs	$ -	$ 15,000
Stairs	$ -	$ 90
Surge Protector	$ -	$ 21,014
Switchboard	$ -	$ 50,000
Switchboard	$ -	$ 75,000
Toilet	$ -	$ 46,800
Urinal	$ -	$ 24,200
Variable Frequency Drive	$ -	$ 68,900
Vertical Lift	$ -	$ 25,000
Wall Finishes	$ -	$ 307,500
Totals	**$ 2,742,506**	**$ 7,591,268**