

FACILITY CONDITION ASSESSMENT



**BUREAU
VERITAS**

prepared for

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



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BV PROJECT #:

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DATE OF REPORT:

May 20, 2023

ON SITE DATE:

May 2, 2023

**CHAMPLAIN ELEMENTARY SCHOOL - Main Building (PS065-U021)
800 Pine Street
Burlington, VT 05401**

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1. Executive Summary

Property Overview and Assessment Details

General Information	
Property Type	School
School ID Number	PS065-U021
Main Address	800 Pine Street, Burlington, VT 05401
E911 Address Verification	Zip 05401-4923, Standardized, Fixed abbreviations, Matched Street and city and state, Confirmed entire address
GPS Location (Verified E911)	Main Building 44.45854, -73.21429
Site Developed	1969 Renovated: 2016
Site Area	9 acres (estimated)
Parking Spaces	60 total spaces all in open lots; 2 of which are accessible.
Building Square Footage	52,299 (Verified)
Number of Stories	2 above grade
Supervisory Union/District	Burlington SD
Date(s) of Visit	May 2, 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 facility was constructed in 1969 and has operated as an active elementary school since that time. The school has gone through various small renovations with the latest update in 2016.

Architectural

The elementary school appears structurally sound, with no significant areas of settlement or structural-related deficiencies reported or observed. The roof membranes do not appear to have any significant deficiencies. Overall, the exterior envelope systems and components were observed to be performing adequately. The exterior walls are in good condition with no visible deficiency found. The exterior aluminum frame windows are in good condition, but the metal frame windows need to be re-caulked throughout. Interior finishes have generally been replaced as needed and are anticipated for lifecycle replacement based on useful life and normal wear. For the entire building, only typical lifecycle interior finishes, exterior finishes, and roof membrane replacements are budgeted and anticipated.

Mechanical, Electrical, Plumbing and Fire (MEPF)

The HVAC equipment has received as-needed upgrades since the building's initial construction, resulting in a range of equipment ages. Numerous roof-mounted units are likely nearing or past the end of their expected useful life, and while generally still functional, will likely benefit from replacement in the near term. Both of roof-mounted condensing units were observed to be using R-22 refrigerant, which has been phased out. The HVAC systems and BMS controls were reported to generally provide adequate heating, cooling, and ventilation throughout the facility. The plumbing systems are also a mix of original and replacement, and plumbing appears adequate for the facility, with equipment and fixtures generally updated as needed. No significant leaks or pressure issues were reported. Electrical service equipment and systems appear generally adequate, but the overall distribution components are aged. Fire alarm systems are present throughout the school, but the building is not equipped with a suppression sprinkler system. The elevator components are aged, but the control and hydraulic machine have been refurbished and it works adequately.

Site

The elementary site includes asphalt paved parking and drive areas, as well as areas of concrete sidewalks. The front asphalt drive areas have major cracks and potholes throughout. The site perimeter is ringed by chain link fencing. Pole lights are present throughout the site. Three outdoor shed structures provide additional storage space.

Recommended Additional Studies

Potential minor to major issues has been identified at this property and a detailed accessibility study is recommended.

Facility Condition Index (FCI)

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

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

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

FCI Analysis			
<i>Replacement Value</i>	<i>Total SF</i>	<i>Cost/SF</i>	
\$13,074,750	52,299	\$250	
Current FCI		\$195,700	1.5%
3-Year		\$463,400	3.5%
5-Year		\$627,900	4.8%
10-Year		\$3,492,100	26.7%

Campus Level FCI:

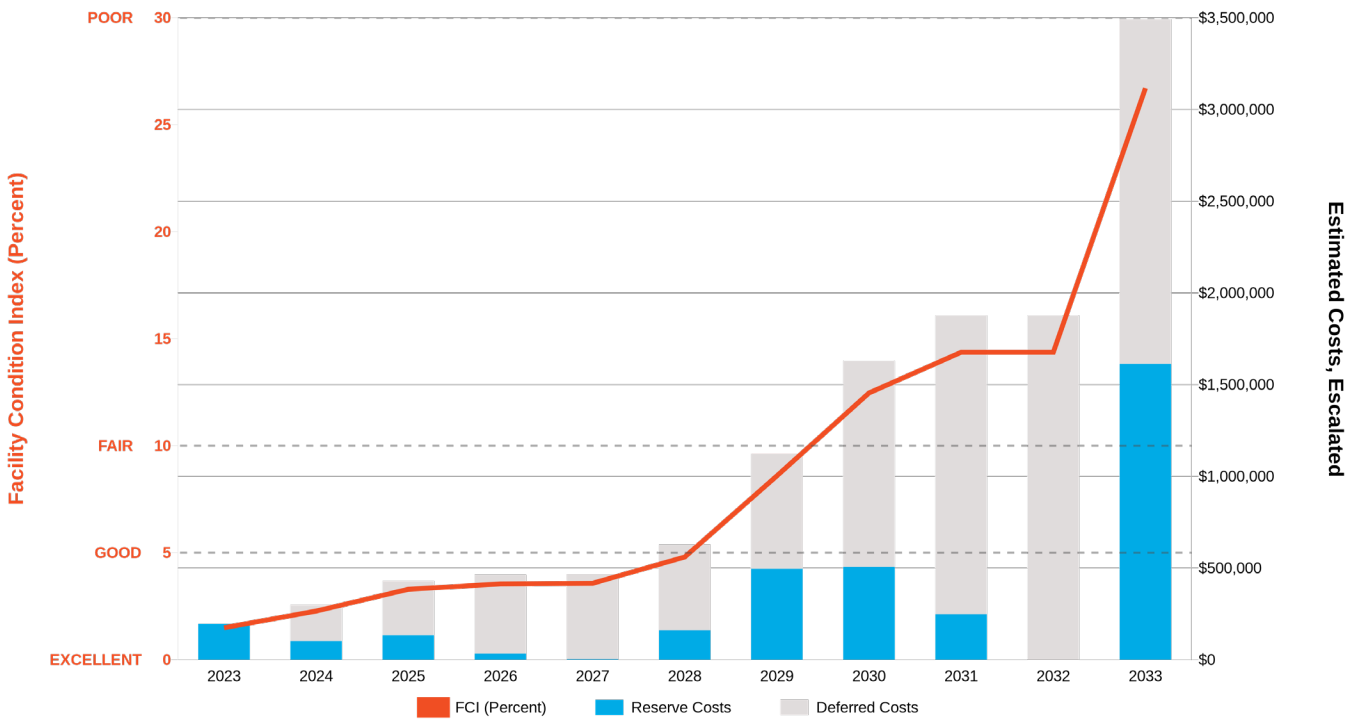
The orange line in the graph below forecasts what would happen to the FCI (left Y axis) over time, assuming zero capital expenditures. The capital expenditures allocated for each year (blue bars) are associated with the dollar amounts along the right Y axis. If the school expends the average amount per 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

Replacement Value: \$13,074,750.00

Inflation Rate: 3%

Average Needs (per year - over next 10 years): \$317,463.00



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	195,648	0	0	0	0	195,648	0.01
2024	98,960	2,969	0	0	2,969	297,577	0.02
2025	125,500	7,643	0	0	7,643	430,720	0.03
2026	29,900	2,773	0	0	2,773	463,393	0.04
2027	3,400	427	0	0	427	467,220	0.04
2028	134,060	21,352	4,500	717	22,069	622,632	0.05
2029	401,225	77,859	13,950	2,707	80,566	1,101,716	0.08
2030	411,908	94,687	0	0	94,687	1,608,311	0.12
2031	191,747	51,152	4,500	1,200	52,352	1,851,210	0.14
2032	0	0	0	0	0	1,851,210	0.14
2033	1,200,484	412,866	0	0	412,866	3,464,560	0.26
2034	6,500	2,498	18,450	7,089	9,587	3,473,558	0.27
2035	0	0	0	0	0	3,473,558	0.27
2036	45,400	21,271	0	0	21,271	3,540,229	0.27
2037	12,400	6,356	4,500	2,307	8,663	3,558,985	0.27
2038	384,446	214,508	145,138	80,982	295,490	4,157,939	0.32
2039	0	0	206,500	124,872	124,872	4,157,939	0.32
2040	0	0	13,700	8,944	8,944	4,157,939	0.32
2041	101,600	71,367	23,200	16,296	87,663	4,330,906	0.33
2042	16,500	12,433	2,000	1,507	13,940	4,359,839	0.33

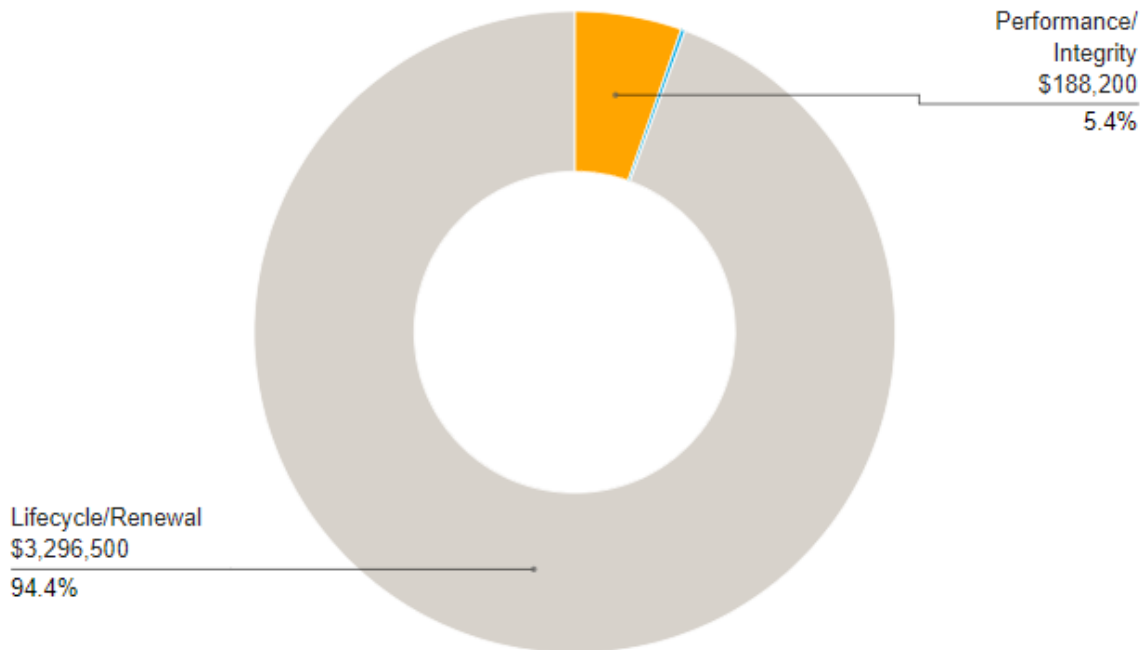


Plan Types

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: \$3,492,200

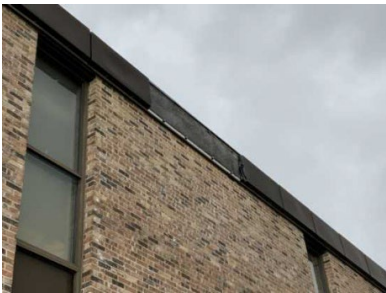


Immediate Needs

ID	Location Description	UF Code	Description	Condition	Plan Type	Cost
6045285	Building Exterior	B1020	Roof Sheathing, Plywood, Replace	Poor	Performance/Integrity	\$1,600
6045228	Building Exterior	B2010	Exterior Walls, Metal/Insulated Sandwich Panels, Replace	Failed	Performance/Integrity	\$4,400
6045249	Restrooms	C1090	Toilet Partitions, Metal, Replace	Poor	Performance/Integrity	\$2,600
6045225	Throughout building	D7030	Security/Surveillance System, Full System Upgrade, Average Density, Replace	Poor	Performance/Integrity	\$104,600
6045238	Site	G2010	Roadways, Pavement, Asphalt, Mill & Overlay	Poor	Performance/Integrity	\$70,000
6045200	Site	G2050	Play Structure, Swing Set, 4 Seats, Replace	Poor	Performance/Integrity	\$5,000
6077754	Throughout	Y1090	ADA Miscellaneous, Level III Study, Includes Measurements, Evaluate/Report	NA	Accessibility	\$7,500
Total						\$195,700



Key Findings



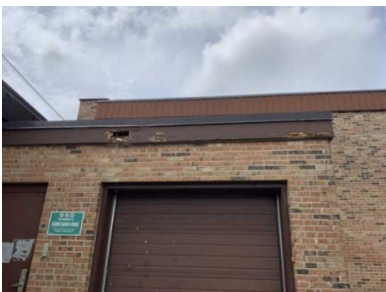
Exterior Walls in Failed condition.

Metal/Insulated Sandwich Panels
 CHAMPLAIN ELEMENTARY SCHOOL - Main Building Exterior

Uniformat Code: B2010
 Recommendation: **Replace in 2023**
 Priority Score: **89.9**
 Plan Type: Performance/Integrity
 Cost Estimate: \$4,400

\$\$\$\$

The exterior wall is missing the metal panels. - AssetCALC ID: 6045228



Roof Sheathing in Poor condition.

Plywood
 CHAMPLAIN ELEMENTARY SCHOOL - Main Building Exterior

Uniformat Code: B1020
 Recommendation: **Replace in 2023**
 Priority Score: **89.9**
 Plan Type: Performance/Integrity
 Cost Estimate: \$1,600

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The roof trimming is damaged and needs to be replaced. - AssetCALC ID: 6045285





Roadways in Poor condition.

Pavement, Asphalt
CHAMPLAIN ELEMENTARY SCHOOL - Main Building Site

Uniformat Code: G2010
Recommendation: **Mill & Overlay in 2023**
Priority Score: **84.9**
Plan Type: Performance/Integrity
Cost Estimate: \$70,000

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The asphalt roadway has major cracks and potholes throughout. - AssetCALC ID: 6045238



Play Structure in Poor condition.

Swing Set, 4 Seats
CHAMPLAIN ELEMENTARY SCHOOL - Main Building Site

Uniformat Code: G2050
Recommendation: **Replace in 2023**
Priority Score: **82.9**
Plan Type: Performance/Integrity
Cost Estimate: \$5,000

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The swing structure is missing the swinging components. - AssetCALC ID: 6045200

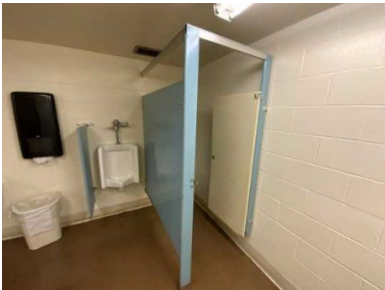


Security/Surveillance System in Poor condition.

Full System Upgrade, Average Density
 CHAMPLAIN ELEMENTARY SCHOOL - Main Building Throughout building

Uniformat Code: D7030
 Recommendation: **Replace in 2023**
 Priority Score: **81.9**
 Plan Type: Performance/Integrity
 Cost Estimate: \$104,600
\$\$\$\$

This school does not camera surveillance throughout the school, only camera surveillance at the main entrance. - AssetCALC ID: 6045225



Toilet Partitions in Poor condition.

Metal
 CHAMPLAIN ELEMENTARY SCHOOL - Main Building Restrooms

Uniformat Code: C1090
 Recommendation: **Replace in 2023**
 Priority Score: **81.9**
 Plan Type: Performance/Integrity
 Cost Estimate: \$2,600
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The toilet partition panels are aged and rusted. It's recommended to be replaced. - AssetCALC ID: 6045249

ADA Miscellaneous

Level III Study, Includes Measurements

CHAMPLAIN ELEMENTARY SCHOOL - Main Building Throughout

Uniformat Code: Y1090

Recommendation: **Evaluate/Report in 2023**

Priority Score: **63.9**

Plan Type: Accessibility

Cost Estimate: \$7,500

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The accessibility of this school is not fully compliant. - AssetCALC ID: 6077754

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: Metal siding Windows: Aluminum and steel	Fair
Roof	Primary: Flat construction with single-ply TPO/PVC membrane Secondary: Flat construction with single-ply EPDM membrane	Fair
Interiors	Walls: Painted gypsum board and painted CMU Floors: Carpet, VCT, vinyl sheeting, and coated concrete Ceilings: Painted gypsum board, ACT, and exposed	Fair
Elevators	Passenger: One hydraulic car serving all two floors	Fair
Plumbing	Distribution: Copper supply and cast-iron waste & venting Hot Water: Electric water heaters with integral tanks and a tankless water heater Fixtures: Toilets, urinals, and sinks in all restrooms	Fair
HVAC	Central System: Boilers feeding hydronic baseboard radiators and cabinet terminal units. Non-Central System: Packaged units and Split-system heat pumps Supplemental components: Ductless split-systems	Fair
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 only	Fair



Electrical	Source & Distribution: Main switchboard and panel with copper wiring Interior Lighting: LED Emergency Power: None	Fair
Fire Alarm	Alarm panel with smoke detectors, heat detectors, alarms, strobes, pull stations, and exit signs	Fair
Equipment/Special	Commercial kitchen equipment	Fair
Site Pavement	Asphalt lots with limited areas of concrete aprons and pavement and adjacent concrete sidewalks, curbs, ramps, and stairs	Fair
Site Development	Building-mounted and property entrance signage; chain link fencing. Playgrounds and sports field with fencing Limited park benches, picnic tables, trash receptacles	Fair
Landscaping & Topography	Limited landscaping features including lawns, trees, bushes, and planters. Irrigation not present Concrete retaining walls Low to moderate site slopes throughout	Fair
Utilities	Municipal water and sewer Local utility-provided electric and natural gas	Fair
Site Lighting	Pole-mounted: LED Building-mounted: LED	Fair
Ancillary Structures	Storage shed	Fair
Accessibility	Potential moderate/major issues have been identified at this property and a detailed accessibility study is recommended.	
Key Issues and Findings	The building lacks fire suppression, aged electrical infrastructure, heavy asphalt wear, severe alligator cracking, potholes, significant sidewalk trip hazards, missing exterior metal panels, damaged roofing wood trim, playground swing structure is missing components, rusted toilet partitions, and the building lacks security camera surveillant system.	



3. Supplemental Evaluations

Square Foot Verification

We have reviewed the square footage of 52,299 square feet and it is in the range of square foot calculations as reported by the school district. This confirmation of the square footage of the facility is based on the exterior wall dimensions and number of stories measured from Google Earth and other publicly available internet searches. This measurement may not reflect the actual heated square footage but provides a general size of the heated square feet of the overall building.

PCB Air Indoor Testing

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

School Educational Capacity and Programming Space

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

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

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

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

Depleted Value Index	
Index Value	47.7%

System Expenditure Forecast						
System	Immediate	Short Term (1-2 yr)	Near Term (3-5 yr)	Med Term (6-10 yr)	Long Term (11-20 yr)	TOTAL
Structure	\$1,600	-	-	-	-	\$1,600
Facade	\$4,400	-	\$41,400	\$1,600	\$79,800	\$127,200
Roofing	-	-	-	\$536,600	-	\$536,600
Interiors	\$2,600	-	\$24,600	\$730,200	\$350,000	\$1,107,400
Conveying	-	\$63,500	-	\$12,100	-	\$75,600
Plumbing	-	-	\$15,700	\$111,000	\$1,064,600	\$1,191,200
HVAC	-	\$68,100	\$13,200	\$171,300	\$1,059,200	\$1,311,800
Electrical	-	\$84,400	\$38,300	\$644,700	\$18,800	\$786,100
Fire Alarm & Electronic Systems	\$104,600	-	-	\$396,600	\$163,000	\$664,200
Equipment & Furnishings	-	-	\$54,400	\$102,100	\$149,800	\$306,300
Special Construction & Demo	-	-	-	-	\$5,600	\$5,600
Site Development	\$5,000	\$4,800	\$9,600	\$58,000	\$193,300	\$270,600
Site Utilities	-	-	-	-	\$109,500	\$109,500
Site Pavement	\$70,000	\$14,400	-	\$100,000	\$41,700	\$226,000
Accessibility	\$7,500	-	-	-	-	\$7,500
TOTALS	\$195,700	\$235,200	\$197,200	\$2,864,200	\$3,235,300	\$6,727,200

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 like the observed and reported past use and maintenance practices, in conjunction with the professional judgment of Bureau Veritas's assessors. Significant changes in occupants and/or usage may affect the service life of some systems or components.

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

Definitions

Immediate Needs

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

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

Replacement Reserves

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

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

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

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

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

Key Findings

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

Exceedingly Aged

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

8. STEM/STEAM Assessment

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

STEM/STEAM Evaluations				
Property Name	STEM/STEAM Suitability Score	Project Number	School Type	Square Footage
Champlain Elementary School	4%	158982.22R000-080.379	Elementary	52,299

Suitability Classification	Scale	Score Value	Score Impact
Compares Poorly	Score 0 - 25	1- Meets	100%
Compares Marginally	Score 25-50	2- Partial	50%
Compares Fairly	Score 50-75	3- Missing	0%
Compares Well	Score 75 - 100		

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

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

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

Energy and Water Using Equipment

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

Building Envelope

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

Recommendations for Energy Savings Opportunities

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

Analysis of Energy Consumption

- Based on the information gathered during the on-site assessment, 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.

Based upon the utility bills provided, the following energy rates have been calculated and utilized in determining existing and proposed energy costs. Only partial 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 utility costs for this property for utilities where data was not received. 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	\$1.15 / Gal	\$16.11 / kGal (est.)



Electricity

City of Burlington Electric provides electrical service to the facility.

The consumption pattern for the period under consideration remains relatively constant. Minor seasonal variation in consumption is primarily attributed to periods when school is out of session, while the static base load primarily consists of domestic water heating, lighting and appliances.

Based on the 2022 electric usage and costs, the average price paid during the year was \$0.18 per kWh. The total annual electricity consumption for the 12-month period analyzed is 277,370 kWh for a total cost of \$49,136.

Electricity Consumption & Cost Data			
Billing Month	Consumption (kWh)	Unit Cost (per kWh)	Total Cost
January,22	22,722	\$0.18	\$4,124
February,22	22,274	\$0.19	\$4,171
March,22	24,301	\$0.18	\$4,389
April,22	20,407	\$0.19	\$3,946
May,22	23,598	\$0.17	\$4,074
June,22	21,597	\$0.18	\$3,971
July,22	23,052	\$0.17	\$3,954
August,22	18,204	\$0.20	\$3,576
September,22	41,795	\$0.14	\$6,006
October,22	23,349	\$0.18	\$4,179
November,22	18,436	\$0.19	\$3,524
December,22	17,635	\$0.18	\$3,222
TOTAL/AVERAGE	277,370	\$0.18	\$49,136

Natural Gas

Vermont Gas provides natural gas to the facility.

The primary use of natural gas is for space heating and domestic water heating. The consumption pattern for the period under consideration varies seasonally. The seasonal variation in consumption is primarily attributed to the heating loads, and to varying domestic water heating requirements based on weather and school being in session.

Based on the 2022 natural gas usage and costs provided, the average price paid during the year was \$1.15 per therm of natural gas. The total annual consumption for the 12-month period analyzed is 22,471 therms for a total cost of \$25,949.

Natural Gas Consumption & Cost Data			
Delivery Month	Consumption (therms)	Unit Cost (per therm)	Total Cost
January,22	4,099	\$0.99	\$4,074
February,22	5,007	\$1.03	\$5,178
March,22	4,029	\$1.05	\$4,222
April,22	2,783	\$1.08	\$3,001
May,22	1,930	\$1.13	\$2,183
June,22	309	\$1.83	\$567
July,22	110	\$3.15	\$347
August,22	35	\$8.86	\$310
September,22	95	\$3.85	\$366
October,22	727	\$1.50	\$1,093
November,22	979	\$1.49	\$1,461
December,22	2,368	\$1.33	\$3,147
TOTAL/AVERAGE	22,471	\$1.15	\$25,949

Water and Sewer

City of Burlington Public Works 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 Champlain Elementary School. The study included a review of the building’s construction features, historical energy and water consumption and costs, review of the building envelope, HVAC equipment, heat distribution systems, lighting, and the building’s operational and maintenance practices.

Bureau Veritas has evaluated three 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	\$22,848
Estimated Annual Cost Savings Related to ECMs	\$3,429
Net Effective ECM Payback	6.66 Years
Estimated Annual Energy Savings	8%
Estimated Annual Utility Cost Savings (<i>excluding water</i>)	4%

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 (CO₂). 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 this criteria.

Energy Usage Profile	
Site Energy Use Intensity	
Current Site Energy Use Intensity (EUI)	61.06 kBTU/SF
Post ECM Site Energy Use Intensity (EUI)	56.14 kBTU/SF
Source Energy Use Intensity (EUI)	
Current Source Energy Use Intensity (EUI)	105.43 kBTU/SF
Post ECM Source Energy Use Intensity (EUI)	99.96 kBTU/SF
Building Cost Intensity	
Current Building Cost Intensity	\$1.44/SF
Post ECM Building Cost Intensity	\$1.37/SF
Greenhouse Gas Emissions Reduction (from recommended by ECM's)	
Current Annual Emissions From Building Operation	184.86 MtCO _{2e} /Yr
Estimated Annual Thermal Energy Reduction	257.38 MMBTU
Total CO _{2e} Emissions Reduced	13.78 MtCO _{2e} /Yr
Total Cars Off The Road (Equivalent)*	3
Total Acres of Pine Trees Planted (Equivalent)*	4

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



Champlain Elementary School

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 Outside Air Temperature Reset Controls For Hot Water Boilers; Install OA sesnsors on (2x) boiler(s)	Location: Boiler room	\$2,262	1800.0	0.0	0.0	180.0	9.6	\$2,079	\$0	\$2,079	1.1	\$15,469	10
2 Install Low Flow Faucet Aerators; Replace 35x 1.5GPM rated bathroom aerators with 0.5GPM WaterSense certified aerators	Location: Restrooms	\$531	0.0	884.8	10.8	3.0	0.2	\$157	\$0	\$331	1.6	\$2,294	10
3 Replace External Windows; Replace Metal Frame & Single Glazing windows with new double pane windows rated at U-0.31	Location: Building exteriors	\$17,074	980.6	1,434.9	0.0	103.0	5.5	\$1,387	\$14	\$1,400	12.2	\$10,374	30
Totals for no/low cost items		\$531	0.0	884.8	10.8	3.0	0.2	\$157	\$0	\$331	1.6		
Total for capital cost		\$19,337	2780.6	1,434.9	0.0	283.0	15.1	\$3,465	\$14	\$3,479	5.6		
Interactive Savings Discount @10%			-278.1	-232.0	-1.1	-28.6	-1.5	-\$362	-\$1	-\$381			
Total Contingency Expenses @ 15%		\$2,980											
Totals for improvements		\$22,848	2502.5	2,087.8	9.7	257.4	13.8	\$3,260	\$12	\$3,429	6.7		

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 Champlain Elementary School - Main Building, 800 Pine Street, Burlington, VT 05401, 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 - PHOTO OF A FRONT ELEVATION



2 - PHOTO OF A RIGHT ELEVATION



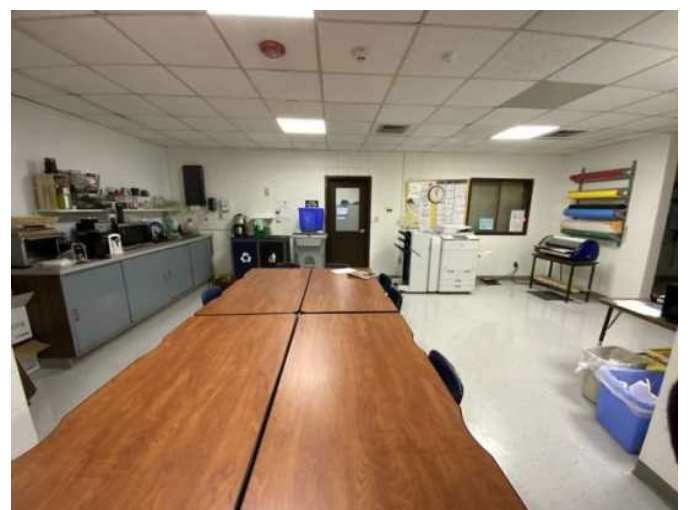
3 - PHOTO OF A LEFT ELEVATION



4 - PHOTO OF A REAR ELEVATION



5 - PHOTO OF AN OVERALL ROOFING



6 - PHOTO OF A WORKROOM

Photographic Overview



7 - PHOTO OF THE OFFICE STORAGE



8 - PHOTO OF THE LIBRARY AREA



9 - PHOTO OF A GYMNASIUM



10 - PHOTO OF THE GYM/CAFETERIA AREA



11 - PHOTO OF THE KITCHEN AREA



12 - PHOTO OF A CLASSROOM

Photographic Overview



13 - PHOTO OF A CLASSROOM



14 - PHOTO OF A CLASSROOM



15 - PHOTO OF A CLASSROOM



16 - PHOTO OF AN ARTS ROOM



17 - PHOTO OF THE HVAC BOILERS



18 - PHOTO OF AN EXTERIOR AIR HANDLER

Photographic Overview



19 - PHOTO OF AN AIR HANDLER



20 - PHOTO OF ELECTRICAL DISTRIBUTION AREA



21 - PHOTO OF A WATER HEATER



22 - PHOTO OF A WATER HEATER



23 - PHOTO OF THE PARKING LOTS



24 - PHOTO OF THE PLAYGROUND

Appendix B:

Site Plans

Site Plan



Project Name	Project Number
Vermont Agency of Education	158982.22R000-080.379 Champlain Elementary School
Source	On-Site Date
Google MyMaps	May 2, 2023

Appendix C:

Stem/Steam Assessment

STEM/STEAM Evaluation

Property Name	STEM/STEAM Suitability Score	Project Number	School Type	Square Footage
Champlain Elementary School - Main Building	4%	158982.22R000-080.379	Elementary	52,299

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?			X	X
Does the facility have a Shop (Machine, Wood, Metal, etc.)?			X	X
Does the facility have a Computer Lab?	No	X	X	X
Does the facility have a dedicated STEM/STEAM Room?	No	X	X	X

Overall Compliance

Questions	Art Room	Science Labs	Shops	Computer Lab	STEM/STEAM
Does the room have chemical resilient perimeter counters with a minimum of two sinks, one being ADA accessible?	3- Missing				
Does the room have electrical outlet distribution along perimeter walls and from the ceiling?	1- Meets				
Does the room have open shelving and lockable storage cabinets?	3- Missing				
Does the room have technology connectivity and an interactive display?	1- Meets				
Does the room have appropriate wet floor finishes?	1- Meets				
Does the room have visual display boards?	1- Meets				
Does the room have Prep/Storage Room?	3- Missing				
Does the room have direct access to the exterior?	3- Missing				
Does the room the ability to structurally suspend items from the ceiling?	3- Missing				
Does the have goggle cabinets, fire extinguisher, eye wash and deluge shower?	3- Missing				
Room Type Score	40%	N/A	N/A	0%	0%

Appendix D: School Educational Capacity and Programming Space

School Educational Capacity and Programming Space

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

School Name

Champlain School

SU/SD

Burlington 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.):

But enrollment demand has been increasing at this school, so we are approaching our limit.

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

Yes

Yes. We do not need to make use of modular classrooms to deliver our programming at this site.

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

Yes

Potential additional programming includes: intensive special needs programming, program space for multilingual learners, and STEAM program spaces (such as maker spaces). We occasionally have grantors who want to support investment in this type of programming but we do not have adequate space to use for new programs.

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:

Yes, but the spaces are not ideal for this use because they were not originally designed for that purpose.

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

Yes

Please describe:

Yes

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:

This school's gymnasium also serves as the cafeteria. This limits the ability to efficiently schedule access to the gym and limits the ability to expand enrollment overall.

Appendix E:

Accessibility Review & Photos

Visual Survey - ADA Standards for Accessible Design

Property Name: Champlain Elementary School

BV Project Number: 158982.22R000-080.379

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
Elevators				None
Public Restrooms				None
Playground				None
Kitchens/Kitchenettes		Issue with sink clearances and counter height		

**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



3 - EXT RAMP



4 - CURB CUT



5 - MAIN ACCESSIBLE ENTRANCE



6 - SIGNAGE/HARDWARE



7 - ACCESSIBLE INTERIOR PATH



8 - DOOR HARDWARE



9 - TOILET STALL OVERVIEW



10 - SINK, FAUCET HANDLES or ACCESSORIES



11 - ACCESSIBLE ROUTE TO PLAYGROUND



12 - OVERVIEW OF PLAYGROUND



13 - LOBBY VIEW OF CABS, WITH DOORS OPEN



14 - IN-CAB CONTROLS/EMERGENCY CALL PANEL



15 - KITCHEN CABINETS/SINK CLEARANCE



16 - KITCHENETTE CABINETS

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 <i>(ADA study recommended)</i>	Moderate Issues <i>(ADA study recommended)</i>	Minor Issues
Parking	<ul style="list-style-type: none"> - Needs full reconstruction - Excessive slopes over 3% require major re-grading - No level locations to add required spaces 	<ul style="list-style-type: none"> - No or non-compliant curb cuts - Moderate difficulty to add required accessible spaces - Slopes close to compliant 	<ul style="list-style-type: none"> - Painting of markings needed - Signage height non-compliant - Signage missing
Exterior Route	<ul style="list-style-type: none"> - Large areas of sidewalks with excessive slopes - No ramp when needed - Ramps with excessive slopes 	<ul style="list-style-type: none"> - Ramps need rails - Ramps need rail extensions - All or most entrance door exterior maneuvering clearance areas with excessive slopes 	<ul style="list-style-type: none"> - One entrance door exterior maneuvering clearance area with excessive slope - Non-compliant signage
Building Entrances	<ul style="list-style-type: none"> - No compliant entrance exists - Exterior entry door/s not wide enough - Entrance vestibule requires complete reconstruction / reconfiguration due to clearance 	<ul style="list-style-type: none"> - Need significant # of lever handles - Need to add or modify automatic door opener - Entrance vestibule requires limited reconfigurations 	<ul style="list-style-type: none"> - A few door knobs instead of lever handles - Non-compliant door threshold
Interior Route	<ul style="list-style-type: none"> - 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 	<ul style="list-style-type: none"> - 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 	<ul style="list-style-type: none"> - 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	<ul style="list-style-type: none"> - No elevator present when required - Elevator cab too small 	<ul style="list-style-type: none"> - Panel control buttons not at compliant height - No hands-free emergency communication system - Elevator only has mechanical stops 	<ul style="list-style-type: none"> - Audible/visual signals at every floor may be lacking - Minor signage / Braille issues
Public Restrooms	<ul style="list-style-type: none"> - No ADA RR on each accessible floor - Restroom(s) too small - Entire restroom(s) requires renovation - Water closet clearance requires moving walls 	<ul style="list-style-type: none"> - Interior doors appear less than 32" wide - Missing or non-compliant grab bars - Easily fixable clearance issues 	<ul style="list-style-type: none"> - Minor height adjustments required - Non-compliant door pressures - Missing a visual strobe (only required if audible fire alarm already present) - Missing lavatory pipe wraps - Signage not compliant

	Major Issues <i>(ADA study recommended)</i>	Moderate Issues <i>(ADA study recommended)</i>	Minor Issues
Kitchens/Kitchenettes	<ul style="list-style-type: none"> - Clear space for each appliance not present - Clearance between opposing counters too narrow 	<ul style="list-style-type: none"> - Sink and counter too high - Sink knee and toe clearance not provided where required (built-in) - Less than 50% of cabinetry within reach range 	<ul style="list-style-type: none"> - Dispensers not within reach range - Switches not within reach range - Missing sink pipe wraps if knee and toe clearance required
Playgrounds & Pools	<ul style="list-style-type: none"> - Large areas of surfacing non-compliant - Install compliant play structures - No pool lift provided 	<ul style="list-style-type: none"> - Small area/s of surfacing or equipment non-compliant - Moderate issues with path of travel to playground/pool 	<ul style="list-style-type: none"> - Minor issues with path of travel to playground/pool

Appendix F:

Component Condition Report

Component Condition Report CHAMPLAIN ELEMENTARY SCHOOL - Main Building								
UF L3 Code	Location	Category	Condition	Asset/Component/Repair	Quantity		RUL	ID
Structure								
B1020	Building Exterior	Structure	Poor	Roof Sheathing, Plywood	16	SF	2	6045285
Facade								
B2010	Building Exterior	Facade	Failed	Exterior Walls, Metal/Insulated Sandwich Panels	20	SF	2	6045228
B2010	Building Exterior	Facade	Fair	Exterior Walls, Metal Siding	3,000	SF	21	6045196
B2010	Building Exterior	Facade	Good	Exterior Walls, Brick	21,500	SF	31	6045273
B2020	Building Exterior	Facade	Fair	Window, Steel, 16-25 SF	21		6	6045284
B2020	Building Exterior	Facade	Good	Window, Aluminum Double-Glazed, 16-25 SF	51		24	6045229
B2020	Kitchen	Facade	Fair	Screens & Shutters, Rolling Security Shutter, 10 to 50 SF	1		11	6045279
B2050	Kitchen	Facade	Fair	Overhead Door, Residential Garage, 7'x8' (56 SF)	1		16	6045192
B2050	Building Exterior	Facade	Fair	Exterior Door, Steel, Standard	20		16	6045195
Roofing								
B3010	Roof	Roofing	Fair	Roofing, Single-Ply Membrane, TPO/PVC	24,160	SF	11	6045243
B3010	Roof	Roofing	Fair	Roofing, Single-Ply Membrane, EPDM	8,500	SF	11	6045234
B3060	Roof	Roofing	Fair	Roof Skylight, per unit, up to 20 SF	10		11	6045220
Interiors								
C1070	Classrooms	Interiors	Fair	Suspended Ceilings, Acoustical Tile (ACT)	43,799	SF	11	6045267
C1090	Restrooms	Interiors	Poor	Toilet Partitions, Metal	3		2	6045249
C2010	Classrooms	Interiors	Good	Wall Finishes, any surface, Prep & Paint	104,000	SF	7	6045242
C2030	Restrooms	Interiors	Fair	Flooring, any surface, w/ Epoxy Coating, Prep & Paint	670	SF	6	6045233
C2030	Gymnasium	Interiors	Fair	Flooring, Vinyl Sheeting	4,700	SF	8	6045191
C2030	Throughout building	Interiors	Fair	Flooring, Vinyl Tile (VCT), w/ Asbestos Abatement	1,750	SF	4	6045239
C2030	Classrooms	Interiors	Good	Flooring, Carpet, Commercial Standard	700	SF	7	6045250
C2030	Restrooms	Interiors	Fair	Flooring, Vinyl Sheeting	544	SF	8	6045253
C2030	Office	Interiors	Good	Flooring, Carpet, Commercial Tile	2,200	SF	7	6045266
C2030	Classrooms	Interiors	Fair	Flooring, Vinyl Tile (VCT)	41,735	SF	7	6045206
C2050	Throughout building	Interiors	Good	Ceiling Finishes, any flat surface, Prep & Paint	8,500	SF	7	6045187
Conveying								
D1010	Elevator	Conveying	Fair	Elevator Controls, Automatic, 1 Car	1		11	6045237
D1010	Elevator	Conveying	Fair	Passenger Elevator, Hydraulic, 2 Floors, Renovate	1		11	6045263
D1010	Elevator	Conveying	Good	Elevator Cab Finishes, Standard	1		11	6045226
Plumbing								
D2010	Utility closet	Plumbing	Fair	Sink/Lavatory, Service Sink, Floor	3		16	6045224
D2010	Restrooms	Plumbing	Fair	Toilet, Commercial Water Closet	24		11	6045282
D2010	Restrooms	Plumbing	Fair	Urinal, Standard	1		16	6045203
D2010	Basement	Plumbing	Fair	Backflow Preventer, Domestic Water	1		11	6045202
D2010	Utility closet	Plumbing	Fair	Water Heater, Electric, Residential	1		6	6045244
D2010	Throughout building	Plumbing	Fair	Sink/Lavatory, Wall-Hung, Vitreous China	1		16	6045247
D2010	Restrooms	Plumbing	Fair	Shower, Enameled Steel	3		6	6045222

UF L3 Code	Location	Category	Condition	Asset/Component/Repair	Quantity		RUL	ID
D2010	Classrooms	Plumbing	Fair	Sink/Lavatory, Vanity Top, Stainless Steel	25		11	6045227
D2010	Restrooms	Plumbing	Fair	Toilet, Commercial Water Closet	1		16	6045275
D2010	Restrooms	Plumbing	Fair	Sink/Lavatory, Wall-Hung, Vitreous China	10		11	6045277
D2010	Throughout building	Plumbing	Fair	Plumbing System, Supply & Sanitary, Medium Density (excludes fixtures)	52,299	SF	21	6045217
D2010	Kitchen	Plumbing	Fair	Sink/Lavatory, Commercial Kitchen, 2-Bowl	1		11	6045197
D2010	Basement	Plumbing	Fair	Water Heater, Gas, Tankless	1		4	6045223
D2010	Utility closet	Plumbing	Fair	Water Heater, Electric, Residential	1		6	6045254
D2010	Throughout building	Plumbing	Fair	Drinking Fountain, Wall-Mounted, Single-Level	1		8	6045260
D2030	Basement	Plumbing	Fair	Pump, Sump	1		6	6045208
HVAC								
D3020	Throughout building	HVAC	Fair	Radiator, Hydronic, Column/Cabinet Style (per EA)	3		6	6045210
D3020	Classrooms	HVAC	Fair	Radiator, Hydronic, Baseboard (per LF)	200	LF	11	6045216
D3020	Kitchen	HVAC	Fair	Unit Heater, Hydronic	3		6	6045198
D3020	Basement	HVAC	Good	Boiler, Gas, HVAC [B2]	1		19	6045289
D3020	Basement	HVAC	Good	Boiler, Gas, HVAC [B1]	1		19	6045281
D3030	Roof	HVAC	Fair	Split System, Condensing Unit/Heat Pump	1		4	6045189
D3030		HVAC	Fair	Split System, Fan Coil Unit, DX, 3.5 to 5 TON	2		3	6079838
D3030	Building exterior	HVAC	Good	Split System, Condensing Unit/Heat Pump [OU-1]	1		9	6045261
D3030	Classrooms	HVAC	Fair	Split System, Fan Coil Unit, DX [HP-3]	1		9	6045271
D3030	Roof	HVAC	Fair	Split System, Condensing Unit/Heat Pump	1		4	6045286
D3030	Classrooms	HVAC	Fair	Split System, Fan Coil Unit, DX [HP-4]	1		9	6045219
D3050	Basement	HVAC	Fair	Pump, Distribution, HVAC Heating Water [P2]	1		12	6045259
D3050	Building exterior	HVAC	Good	Packaged Unit, RTU, Pad or Roof-Mounted [ERV-1]	1		14	6045241
D3050	Roof	HVAC	Fair	Packaged Unit, RTU, Pad or Roof-Mounted [RTU-1]	1		11	6045231
D3050	Roof	HVAC	Fair	Packaged Unit, RTU, Pad or Roof-Mounted [RTU-3]	1		4	6045207
D3050	Roof	HVAC	Fair	HVAC System, Ductwork, Medium Density	52,299	SF	16	6045205
D3050	Basement	HVAC	Good	Pump, Distribution, HVAC Heating Water [P1]	1		20	6045221
D3050	Throughout building	HVAC	Fair	HVAC System, Hydronic Piping, 2-Pipe	52,299	SF	21	6045295
D3060	Roof	HVAC	Fair	Exhaust Fan, Roof or Wall-Mounted, 12" Damper	1		6	6045292
D3060	Basement	HVAC	Fair	Exhaust Fan, Centrifugal, 12" Damper	1		5	6045188
Electrical								
D5010	Roof	Electrical	Fair	Solar Power, Photovoltaic (PV) Panel, 24 SF	5		11	6045258
D5020	Electrical room	Electrical	Fair	Switchboard, 277/480 V	1		6	6045255
D5020	Electrical room	Electrical	Fair	Secondary Transformer, Dry, Stepdown	1		6	6045265
D5020	Electrical room	Electrical	Fair	Secondary Transformer, Dry, Stepdown	1		11	6045288
D5020	Electrical room	Electrical	Good	Distribution Panel, 277/480 V	1		24	6045252
D5020	Basement	Electrical	Fair	Secondary Transformer, Dry, Stepdown	1		6	6045211
D5020	Electrical room	Electrical	Fair	Secondary Transformer, Dry, Stepdown	1		6	6045278

UF L3 Code	Location	Category	Condition	Asset/Component/Repair	Quantity		RUL	ID
D5030	Basement	Electrical	Good	Variable Frequency Drive, VFD, by HP of Motor, Replace/Install [P2]	1		15	6045199
D5030	Electrical room	Electrical	Fair	Electrical System, Wiring & Switches, High Density/Complexity	52,299	SF	11	6045230
D5030	Basement	Electrical	Good	Variable Frequency Drive, VFD, by HP of Motor, Replace/Install [P1]	1		15	6045287
D5040	Throughout building	Electrical	Fair	Interior Lighting System, Full Upgrade, High Density & Standard Fixtures	52,299	SF	11	6045214
Fire Alarm & Electronic Systems								
D7030	Throughout building	Fire Alarm & Electronic Systems	Poor	Security/Surveillance System, Full System Upgrade, Average Density	52,299	SF	2	6045225
D7050	Throughout building	Fire Alarm & Electronic Systems	Fair	Fire Alarm System, Full System Upgrade, Standard Addressable, Upgrade/Install	52,299	SF	11	6045246
D7050	Throughout building	Fire Alarm & Electronic Systems	Good	Fire Alarm Panel, Fully Addressable	1		11	6045236
D8010	Throughout building	Fire Alarm & Electronic Systems	Fair	BAS/HVAC Controls, Basic System or Legacy Upgrades, Upgrade/Install	52,299	SF	9	6045294
Equipment & Furnishings								
E1030	Kitchen	Equipment & Furnishings	Fair	Foodservice Equipment, Walk-In, Refrigerator	1		11	6045296
E1030	Kitchen	Equipment & Furnishings	Fair	Foodservice Equipment, Dairy Cooler/Wells	1		6	6045212
E1030	Kitchen	Equipment & Furnishings	Fair	Foodservice Equipment, Convection Oven, Double	1		6	6045204
E1030	Kitchen	Equipment & Furnishings	Fair	Foodservice Equipment, Food Warmer, Proofing Cabinet on Wheels	1		6	6045268
E1030	Kitchen	Equipment & Furnishings	Fair	Foodservice Equipment, Dishwasher Commercial	1		6	6045274
E1030	Kitchen	Equipment & Furnishings	Fair	Foodservice Equipment, Walk-In, Freezer	1		11	6045218
E1030	Kitchen	Equipment & Furnishings	Good	Foodservice Equipment, Range/Oven, 4-Burner	1		6	6045251
E1030	Kitchen	Equipment & Furnishings	Fair	Foodservice Equipment, Refrigerator, 2-Door Reach-In	1		6	6045235
E1030	Kitchen	Equipment & Furnishings	Good	Foodservice Equipment, Steam Kettle	1		16	6045248
E1040	Gymnasium	Equipment & Furnishings	Fair	Healthcare Equipment, Defibrillator (AED), Cabinet-Mounted	1		6	6045272
E2010	Classrooms	Equipment & Furnishings	Fair	Casework, Cabinetry, Hardwood Standard	120	LF	11	6045215
E2010	Throughout building	Equipment & Furnishings	Good	Casework, Cabinetry, Hardwood Standard	60	LF	14	6045190
Special Construction & Demo								
F1020	Site	Special Construction & Demo	Good	Shed/Gazebo/Shade Structure, Wood or Metal-Framed, Basic/Minimal	150	SF	30	6045201
F1020	Site	Special Construction & Demo	Good	Shed/Gazebo/Shade Structure, Wood or Metal-Framed, Basic/Minimal	90	SF	21	6045194
F1020	Site	Special Construction & Demo	Fair	Shed/Gazebo/Shade Structure, Wood or Metal-Framed, Basic/Minimal	40	SF	16	6045270
Pedestrian Plazas & Walkways								
G2010	Site	Pedestrian Plazas & Walkways	Poor	Roadways, Pavement, Asphalt, Mill & Overlay	20,000	SF	2	6045238
G2020	Site	Pedestrian Plazas & Walkways	Fair	Parking Lots, Pavement, Asphalt, Overlay	31,000	SF	11	6045193
G2020	Site	Pedestrian Plazas & Walkways	Fair	Parking Lots, Pavement, Asphalt, Seal & Stripe	31,000	SF	4	6045245
Athletic, Recreational & Playfield Areas								

UF L3 Code	Location	Category	Condition	Asset/Component/Repair	Quantity		RUL	ID
G2050	Gymnasium	Athletic, Recreational & Playfield Areas	Fair	Sports Apparatus, Basketball, Backboard/Rim/Pole	5		16	6045290
G2050	Site	Athletic, Recreational & Playfield Areas	Fair	Play Structure, Swing Set, 4 Seats	1		11	6045256
G2050	Site	Athletic, Recreational & Playfield Areas	Poor	Play Structure, Swing Set, 4 Seats	2		2	6045200
G2050	Site	Athletic, Recreational & Playfield Areas	Good	Playfield Surfaces, Chips Wood, 3" Depth	4,500	SF	4	6045276
G2050	Site	Athletic, Recreational & Playfield Areas	Good	Play Structure, Multipurpose, Small	1		20	6045291
G2050	Site	Athletic, Recreational & Playfield Areas	Fair	Play Structure, Multipurpose, Large	1		11	6045280
Sitework								
G2060	Site	Sitework	Fair	Fences & Gates, Fence, Chain Link 6'	1,300	LF	21	6045269
G2060	Site	Sitework	Good	Signage, Property, Pylon Standard, Replace/Install	1		16	6045209
G2060	Site	Sitework	Fair	Signage, Property, Building-Mounted Individual Letters, Replace/Install	25		6	6045213
G2060	Site	Sitework	Fair	Fences & Gates, Fence, Wood Board 6'	50	LF	11	6045293
G4050	Building exterior	Sitework	Fair	Exterior Fixture w/ Lamp, any type, w/ LED Replacement	4		14	6045264
G4050	Site	Sitework	Good	Pole Light Fixture w/ Lamps, any type 30' High, w/ LED Replacement, Replace/Install	10		16	6045262
Accessibility								
Y1090		Accessibility	Poor	ADA Miscellaneous, Level III Study, Includes Measurements, Evaluate/Report	1		0	6077754

Appendix G: Replacement Reserves

Replacement Reserves Report
CHAMPLAIN ELEMENTARY SCHOOL - Main Building

2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	Total Escalated Estimate
\$195,648	\$101,929	\$133,143	\$32,673	\$3,827	\$160,629	\$495,741	\$506,595	\$248,600	\$0	\$1,613,351	\$34,537	\$0	\$66,671	\$25,563	\$825,075	\$331,372	\$22,644	\$212,464	\$32,440	\$1,684,296	\$6,727,196

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
B1020	6045285	Roof Sheathing, Plywood, Replace	50	51	0	400	SF	\$4.00	\$1,600	\$1,600																				\$1,600	
B2010	6045228	Exterior Walls, Metal/Insulated Sandwich Panels, Replace	45	46	0	200	SF	\$22.00	\$4,400	\$4,400																				\$4,400	
B2010	6045196	Exterior Walls, Metal Siding, Replace	40	20	20	3000	SF	\$11.00	\$33,000																				\$33,000	\$33,000	
B2020	6045284	Window, Steel, 16-25 SF, Replace	30	25	5	21	EA	\$1,700.00	\$35,700						\$35,700															\$35,700	
B2020	6045279	Screens & Shutters, Rolling Security Shutter, 10 to 50 SF, Replace	20	10	10	1	EA	\$1,200.00	\$1,200											\$1,200										\$1,200	
B2050	6045195	Exterior Door, Steel, Standard, Replace	40	25	15	20	EA	\$600.00	\$12,000																\$12,000					\$12,000	
B2050	6045192	Overhead Door, Residential Garage, 7'x8' (56 SF), Replace	30	15	15	1	EA	\$950.00	\$950																\$950					\$950	
B3010	6045243	Roofing, Single-Ply Membrane, TPO/PVC, Replace	20	13	7	22000	SF	\$17.00	\$374,000								\$374,000													\$374,000	
B3010	6045234	Roofing, Single-Ply Membrane, EPDM, Replace	20	10	10	4000	SF	\$11.00	\$44,000											\$44,000										\$44,000	
B3060	6045220	Roof Skylight, per unit, up to 20 SF, Replace	30	20	10	10	EA	\$1,300.00	\$13,000											\$13,000										\$13,000	
C1070	6045267	Suspended Ceilings, Acoustical Tile (ACT), Replace	25	15	10	43799	SF	\$3.50	\$153,297											\$153,297										\$153,297	
C1090	6045249	Toilet Partitions, Metal, Replace	20	21	0	3	EA	\$850.00	\$2,550	\$2,550																			\$2,550	\$5,100	
C2010	6045242	Wall Finishes, any surface, Prep & Paint	10	4	6	104000	SF	\$1.50	\$156,000							\$156,000										\$156,000				\$312,000	
C2030	6045233	Flooring, any surface, w/ Epoxy Coating, Prep & Paint	10	5	5	670	SF	\$12.00	\$8,040						\$8,040										\$8,040					\$16,080	
C2030	6045239	Flooring, Vinyl Tile (VCT), w/ Asbestos Abatement, Replace	15	12	3	1750	SF	\$8.00	\$14,000				\$14,000															\$14,000		\$28,000	
C2030	6045206	Flooring, Vinyl Tile (VCT), Replace	15	9	6	41735	SF	\$5.00	\$208,675							\$208,675														\$208,675	
C2030	6045191	Flooring, Vinyl Sheeting, Replace	15	8	7	4700	SF	\$7.00	\$32,900								\$32,900													\$32,900	
C2030	6045253	Flooring, Vinyl Sheeting, Replace	15	8	7	544	SF	\$7.00	\$3,808								\$3,808													\$3,808	
C2030	6045250	Flooring, Carpet, Commercial Standard, Replace	10	4	6	700	SF	\$7.50	\$5,250							\$5,250										\$5,250				\$10,500	
C2030	6045266	Flooring, Carpet, Commercial Tile, Replace	10	4	6	2200	SF	\$6.50	\$14,300							\$14,300										\$14,300				\$28,600	
C2050	6045187	Ceiling Finishes, any flat surface, Prep & Paint	10	4	6	8500	SF	\$2.00	\$17,000							\$17,000										\$17,000				\$34,000	
D1010	6045237	Elevator Controls, Automatic, 1 Car, Replace	20	19	1	1	EA	\$5,000.00	\$5,000		\$5,000																			\$5,000	
D1010	6045263	Passenger Elevator, Hydraulic, 2 Floors, Renovate	30	28	2	1	EA	\$55,000.00	\$55,000			\$55,000																		\$55,000	
D1010	6045226	Elevator Cab Finishes, Standard, Replace	15	5	10	1	EA	\$9,000.00	\$9,000											\$9,000										\$9,000	
D2010	6045223	Water Heater, Gas, Tankless, 6.5 to 9.5 GPM, Replace	15	11	4	1	EA	\$2,000.00	\$2,000						\$2,000													\$2,000		\$4,000	
D2010	6045244	Water Heater, Electric, Residential, Replace	15	10	5	1	EA	\$1,600.00	\$1,600						\$1,600													\$1,600		\$3,200	
D2010	6045254	Water Heater, Electric, Residential, Replace	15	10	5	1	EA	\$900.00	\$900						\$900													\$900		\$1,800	
D2010	6045202	Backflow Preventer, Domestic Water, Replace	30	20	10	1	EA	\$3,200.00	\$3,200											\$3,200										\$3,200	
D2010	6045217	Plumbing System, Supply & Sanitary, Medium Density (excludes fixtures), Replace	40	20	20	52299	SF	\$11.00	\$575,289																			\$575,289		\$575,289	
D2010	6045222	Shower, Fiberglass, Replace	20	15	5	3	EA	\$1,600.00	\$4,800						\$4,800															\$4,800	
D2010	6045260	Drinking Fountain, Wall-Mounted, Single-Level, Replace	15	8	7	1	EA	\$1,200.00	\$1,200								\$1,200													\$1,200	
D2010	6045282	Toilet, Commercial Water Closet, Replace	30	20	10	24	EA	\$1,300.00	\$31,200											\$31,200										\$31,200	
D2010	6045227	Sink/Lavatory, Vanity Top, Stainless Steel, Replace	30	20	10	25	EA	\$1,200.00	\$30,000											\$30,000										\$30,000	
D2010	6045277	Sink/Lavatory, Wall-Hung, Vitreous China, Replace	30	20	10	10	EA	\$1,500.00	\$15,000											\$15,000										\$15,000	
D2010	6045197	Sink/Lavatory, Commercial Kitchen, 2-Bowl, Replace	30	20	10	1	EA	\$2,100.00	\$2,100											\$2,100										\$2,100	
D2010	6045224	Sink/Lavatory, Service Sink, Floor, Replace	35	20	15	3	EA	\$800.00	\$2,400																\$2,400					\$2,400	
D2010	6045203	Urinal, Standard, Replace	30	15	15	1	EA	\$1,100.00	\$1,100																\$1,100					\$1,100	
D2010	6045247	Sink/Lavatory, Wall-Hung, Vitreous China, Replace	30	15	15	1	EA	\$1,500.00	\$1,500																\$1,500					\$1,500	

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
D2010	6045275	Toilet, Commercial Water Closet, Replace	30	15	15	1	EA	\$1,300.00	\$1,300																\$1,300					\$1,300	
D2030	6045208	Pump, Sump, Replace	15	10	5	1	EA	\$4,270.00	\$4,270						\$4,270															\$8,540	
D3020	6045289	Boiler, Gas, HVAC, Replace	30	12	18	1	EA	\$50,800.00	\$50,800																			\$50,800		\$50,800	
D3020	6045281	Boiler, Gas, HVAC, Replace	30	12	18	1	EA	\$50,800.00	\$50,800																			\$50,800		\$50,800	
D3020	6045198	Unit Heater, Hydronic, Replace	20	18	2	3	EA	\$1,700.00	\$5,100																					\$5,100	
D3020	6045216	Radiator, Hydronic, Baseboard (per LF), Replace	30	20	10	200	LF	\$150.00	\$30,000											\$30,000											\$30,000
D3030	6079838	Split System, Fan Coil Unit, DX, 3.5 to 5 TON, Replace	15	13	2	2	EA	\$4,600.00	\$9,200																		\$9,200				\$18,400
D3030	6045189	Split System, Condensing Unit/Heat Pump, Replace	15	12	3	1	EA	\$4,600.00	\$4,600																				\$4,600		\$9,200
D3030	6045286	Split System, Condensing Unit/Heat Pump, Replace	15	12	3	1	EA	\$4,600.00	\$4,600																				\$4,600		\$9,200
D3030	6045261	Heat Pump, Variable Refrigerant Volume (VRV), 15 TON, Replace	15	7	8	1	EA	\$55,000.00	\$55,000																						\$55,000
D3030	6045271	Split System, Fan Coil Unit, DX, Replace	15	7	8	1	EA	\$3,000.00	\$3,000																						\$3,000
D3030	6045219	Split System, Fan Coil Unit, DX, Replace	15	7	8	1	EA	\$3,000.00	\$3,000																						\$3,000
D3050	6045259	Pump, Distribution, HVAC Heating Water, Replace	25	14	11	1	EA	\$6,500.00	\$6,500												\$6,500										\$6,500
D3050	6045221	Pump, Distribution, HVAC Heating Water, Replace	25	6	19	1	EA	\$6,500.00	\$6,500																				\$6,500		\$6,500
D3050	6045295	HVAC System, Hydronic Piping, 2-Pipe, Replace	40	20	20	52299	SF	\$5.00	\$261,495																				\$261,495		\$261,495
D3050	6045210	Fan Coil Unit, Hydronic Terminal, 200 to 400 CFM, Replace	20	19	1	3	EA	\$1,670.00	\$5,010		\$5,010																				\$5,010
D3050	6045207	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	18	2	1	EA	\$45,000.00	\$45,000																						\$45,000
D3050	6045231	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	10	10	1	EA	\$40,000.00	\$40,000												\$40,000										\$40,000
D3050	6045241	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	7	13	1	EA	\$25,000.00	\$25,000													\$25,000									\$25,000
D3050	6045205	HVAC System, Ductwork, Medium Density, Replace	30	15	15	52299	SF	\$4.00	\$209,196																\$209,196						\$209,196
D3060	6045188	Exhaust Fan, Centrifugal, 12" Damper, Replace	25	21	4	1	EA	\$1,400.00	\$1,400						\$1,400																\$1,400
D3060	6045292	Exhaust Fan, Roof or Wall-Mounted, 12" Damper, Replace	20	15	5	1	EA	\$1,400.00	\$1,400						\$1,400																\$1,400
D5010	6045258	Solar Power, Photovoltaic (PV) Panel, 24 SF, Replace	20	10	10	5	EA	\$1,800.00	\$9,000												\$9,000										\$9,000
D5020	6045255	Switchboard, 277/480 V, 1600 AMP, Replace	40	39	1	1	EA	\$75,000.00	\$75,000		\$75,000																				\$75,000
D5020	6045265	Secondary Transformer, Dry, Stepdown, Replace	30	28	2	1	EA	\$6,700.00	\$6,700																						\$6,700
D5020	6045288	Secondary Transformer, Dry, Stepdown, Replace	30	27	3	1	EA	\$6,700.00	\$6,700																						\$6,700
D5020	6045211	Secondary Transformer, Dry, Stepdown, Replace	30	25	5	1	EA	\$6,700.00	\$6,700							\$6,700															\$6,700
D5020	6045278	Secondary Transformer, Dry, Stepdown, Replace	30	25	5	1	EA	\$20,000.00	\$20,000							\$20,000															\$20,000
D5030	6045230	Electrical System, Wiring & Switches, High Density/Complexity, Replace	40	30	10	52299	SF	\$4.00	\$209,196												\$209,196										\$209,196
D5030	6045199	Variable Frequency Drive, VFD, by HP of Motor, Replace/Install	20	6	14	1	EA	\$6,200.00	\$6,200																\$6,200						\$6,200
D5030	6045287	Variable Frequency Drive, VFD, by HP of Motor, Replace/Install	20	6	14	1	EA	\$6,200.00	\$6,200																\$6,200						\$6,200
D5040	6045214	Interior Lighting System, Full Upgrade, High Density & Standard Fixtures, Replace	20	10	10	52299	SF	\$5.00	\$261,495												\$261,495										\$261,495
D7030	6045225	Security/Surveillance System, Full System Upgrade, Average Density, Replace	15	16	0	52299	SF	\$2.00	\$104,598	\$104,598															\$104,598						\$209,196
D7050	6045246	Fire Alarm System, Full System Upgrade, Standard Addressable, Upgrade/Install	20	10	10	52299	SF	\$3.00	\$156,897												\$156,897										\$156,897
D7050	6045236	Fire Alarm Panel, Fully Addressable, Replace	15	5	10	1	EA	\$15,000.00	\$15,000												\$15,000										\$15,000
D8010	6045294	BAS/HVAC Controls, Basic System or Legacy Upgrades, Upgrade/Install	15	7	8	52299	SF	\$2.50	\$130,748												\$130,748										\$130,748
E1030	6045212	Foodservice Equipment, Dairy Cooler/Wells, Replace	15	10	5	1	EA	\$3,600.00	\$3,600							\$3,600												\$3,600		\$7,200	
E1030	6045204	Foodservice Equipment, Convection Oven, Double, Replace	10	5	5	1	EA	\$9,500.00	\$9,500																\$9,500						\$19,000

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	2044	Deficiency Repair Estimate	
E1030	6045268	Foodservice Equipment, Food Warmer, Proofing Cabinet on Wheels, Replace	15	10	5	1	EA	\$1,700.00	\$1,700						\$1,700															\$1,700	\$3,400		
E1030	6045274	Foodservice Equipment, Dishwasher Commercial, Replace	10	5	5	1	EA	\$21,500.00	\$21,500						\$21,500									\$21,500								\$43,000	
E1030	6045251	Foodservice Equipment, Range/Oven, 4-Burner, Replace	15	10	5	1	EA	\$4,500.00	\$4,500						\$4,500															\$4,500	\$9,000		
E1030	6045235	Foodservice Equipment, Refrigerator, 2-Door Reach-In, Replace	15	10	5	1	EA	\$4,600.00	\$4,600						\$4,600															\$4,600	\$9,200		
E1030	6045296	Foodservice Equipment, Walk-In, Refrigerator, Replace	20	10	10	1	EA	\$15,000.00	\$15,000											\$15,000												\$15,000	
E1030	6045218	Foodservice Equipment, Walk-In, Freezer, Replace	20	10	10	1	EA	\$25,000.00	\$25,000											\$25,000												\$25,000	
E1030	6045248	Foodservice Equipment, Steam Kettle, Replace	20	5	15	1	EA	\$30,000.00	\$30,000																\$30,000							\$30,000	
E1040	6045272	Healthcare Equipment, Defibrillator (AED), Cabinet-Mounted, Replace	10	5	5	1	EA	\$1,500.00	\$1,500						\$1,500										\$1,500							\$3,000	
E2010	6045215	Casework, Cabinetry, Hardwood Standard, Replace	20	10	10	120	LF	\$300.00	\$36,000											\$36,000												\$36,000	
E2010	6045190	Casework, Cabinetry, Hardwood Standard, Replace	20	7	13	60	LF	\$300.00	\$18,000													\$18,000										\$18,000	
F1020	6045270	Shed/Gazebo/Shade Structure, Wood or Metal-Framed, Basic/Minimal, Replace	30	15	15	40	SF	\$25.00	\$1,000																\$1,000							\$1,000	
F1020	6045194	Shed/Gazebo/Shade Structure, Wood or Metal-Framed, Basic/Minimal, Replace	30	10	20	90	SF	\$25.00	\$2,250																				\$2,250			\$2,250	
G2010	6045238	Roadways, Pavement, Asphalt, Mill & Overlay	25	26	0	20000	SF	\$3.50	\$70,000	\$70,000																						\$70,000	
G2020	6045245	Parking Lots, Pavement, Asphalt, Seal & Stripe	5	4	1	31000	SF	\$0.45	\$13,950		\$13,950				\$13,950					\$13,950						\$13,950						\$55,800	
G2020	6045193	Parking Lots, Pavement, Asphalt, Overlay	25	15	10	31000	SF	\$2.00	\$62,000											\$62,000												\$62,000	
G2050	6045290	Sports Apparatus, Basketball, Backboard/Rim/Pole, Replace	25	10	15	5	EA	\$9,500.00	\$47,500																\$47,500							\$47,500	
G2050	6045200	Play Structure, Swing Set, 4 Seats, Replace	20	21	0	2	EA	\$2,500.00	\$5,000	\$5,000																			\$5,000			\$10,000	
G2050	6045276	Playfield Surfaces, Chips Wood, 3" Depth, Replace	3	1	2	4500	SF	\$1.00	\$4,500			\$4,500			\$4,500			\$4,500			\$4,500			\$4,500				\$4,500				\$31,500	
G2050	6045256	Play Structure, Swing Set, 4 Seats, Replace	20	10	10	1	EA	\$2,500.00	\$2,500											\$2,500	\$4,500											\$2,500	
G2050	6045280	Play Structure, Multipurpose, Large, Replace	20	10	10	1	EA	\$35,000.00	\$35,000											\$35,000													\$35,000
G2050	6045291	Play Structure, Multipurpose, Small, Replace	20	1	19	1	EA	\$10,000.00	\$10,000																			\$10,000				\$10,000	
G2060	6045293	Fences & Gates, Fence, Wood Board 6', Replace	20	10	10	50	LF	\$28.00	\$1,400											\$1,400												\$1,400	
G2060	6045269	Fences & Gates, Fence, Chain Link 6', Replace	40	20	20	1300	LF	\$21.00	\$27,300																				\$27,300			\$27,300	
G2060	6045213	Signage, Property, Building-Mounted Individual Letters, Replace/Install	20	15	5	25	EA	\$150.00	\$3,750						\$3,750																	\$3,750	
G2060	6045209	Signage, Property, Pylon Standard, Replace/Install	20	5	15	1	EA	\$9,500.00	\$9,500																\$9,500							\$9,500	
G4050	6045262	Pole Light Fixture w/ Lamps, any type 30' High, w/ LED Replacement, Replace/Install	20	5	15	10	EA	\$6,800.00	\$68,000																\$68,000							\$68,000	
G4050	6045264	Exterior Fixture w/ Lamp, any type, w/ LED Replacement, Replace	20	7	13	4	EA	\$600.00	\$2,400													\$2,400										\$2,400	
Y1090	6077754	ADA Miscellaneous, Level III Study, Includes Measurements, Evaluate/Report	0	0	0	1	EA	\$7,500.00	\$7,500	\$7,500																						\$7,500	
Totals, Unescalated										\$195,648	\$98,960	\$125,500	\$29,900	\$3,400	\$138,560	\$415,175	\$411,908	\$196,248	\$0	\$1,200,485	\$24,950	\$0	\$45,400	\$16,900	\$529,584	\$206,500	\$13,700	\$124,800	\$18,500	\$932,554	\$4,728,671		
Totals, Escalated (3.0% inflation, compounded annually)										\$195,648	\$101,929	\$133,143	\$32,673	\$3,827	\$160,629	\$495,741	\$506,595	\$248,600	\$0	\$1,613,351	\$34,537	\$0	\$66,671	\$25,563	\$825,075	\$331,372	\$22,644	\$212,464	\$32,440	\$1,684,296	\$6,727,196		

Appendix H:

Depleted Value Report

CHAMPLAIN ELEMENTARY SCHOOL - Main Building

Depleted Value Index

49.7%

System	System Contribution	System Value
ADA Miscellaneous	\$ 2,000	\$ 7,500
Backflow Preventer	\$ 1,440	\$ 3,200
BAS/HVAC Controls	\$ 91,523	\$ 130,748
Boiler	\$ 40,640	\$ 50,800
Boiler	\$ 30,480	\$ 50,800
Casework	\$ 10,800	\$ 36,000
Casework	\$ 17,200	\$ 18,000
Ceiling Finishes	\$ 8,075	\$ 17,000
Distribution Panel	\$ 3,800	\$ 10,000
Drinking Fountain	\$ 570	\$ 1,200
Electrical System	\$ 94,138	\$ 209,196
Elevator Cab Finishes	\$ 2,400	\$ 9,000
Elevator Controls	\$ 2,250	\$ 5,000
Exhaust Fan	\$ 560	\$ 1,400
Exhaust Fan	\$ 653	\$ 1,400
Exterior Door	\$ 8,800	\$ 12,000
Exterior Fixture w/ Lamp	\$ 720	\$ 2,400
Exterior Walls	\$ 205	\$ 440
Exterior Walls	\$ 9,900	\$ 33,000
Exterior Walls	\$ 607,733	\$ 1,139,500
Fences & Gates	\$ 12,285	\$ 27,300
Fences & Gates	\$ 840	\$ 1,400
Fire Alarm Panel	\$ 6,000	\$ 15,000
Fire Alarm System	\$ 94,138	\$ 156,897
Flooring	\$ 3,216	\$ 8,040
Flooring	\$ 14,805	\$ 32,900
Flooring	\$ 8,400	\$ 14,000
Flooring	\$ 3,150	\$ 5,250
Flooring	\$ 762	\$ 3,808
Flooring	\$ 5,720	\$ 14,300
Flooring	\$ 97,382	\$ 208,675
Foodservice Equipment	\$ 7,125	\$ 15,000
Foodservice Equipment	\$ 1,620	\$ 3,600
Foodservice Equipment	\$ 4,433	\$ 9,500
Foodservice Equipment	\$ 510	\$ 1,700
Foodservice Equipment	\$ 9,675	\$ 21,500
Foodservice Equipment	\$ 20,000	\$ 25,000
Foodservice Equipment	\$ 2,520	\$ 4,500
Foodservice Equipment	\$ 920	\$ 4,600

System	System Contribution	System Value
Foodservice Equipment	\$ 19,000	\$ 30,000
Healthcare Equipment	\$ 675	\$ 1,500
HVAC System	\$ 188,276	\$ 209,196
HVAC System	\$ -	\$ 261,495
Interior Lighting System	\$ 117,673	\$ 261,495
Overhead Door	\$ (317)	\$ 950
Packaged Unit	\$ 11,875	\$ 25,000
Packaged Unit	\$ 8,000	\$ 40,000
Packaged Unit	\$ 23,400	\$ 45,000
Parking Lots	\$ 37,200	\$ 62,000
Parking Lots	\$ 2,790	\$ 13,950
Passenger Elevator	\$ 44,000	\$ 55,000
Play Structure	\$ 1,583	\$ 2,500
Play Structure	\$ 4,600	\$ 5,000
Play Structure	\$ 9,600	\$ 10,000
Play Structure	\$ 22,167	\$ 35,000
Playfield Surfaces	\$ 2,025	\$ 4,500
Plumbing System	\$ 258,880	\$ 575,289
Pole Light Fixture w/ Lamps	\$ 30,600	\$ 68,000
Pump	\$ 5,200	\$ 6,500
Pump	\$ 2,704	\$ 4,270
Pump	\$ 5,200	\$ 6,500
Radiator	\$ 1,920	\$ 2,400
Radiator	\$ 26,000	\$ 30,000
Roadways	\$ -	\$ 70,000
Roof Sheathing	\$ 19	\$ 64
Roof Skylight	\$ 6,067	\$ 13,000
Roofing	\$ 287,504	\$ 410,720
Roofing	\$ 18,700	\$ 93,500
Screens & Shutters	\$ 840	\$ 1,200
Secondary Transformer	\$ 3,637	\$ 6,700
Secondary Transformer	\$ 3,127	\$ 6,700
Secondary Transformer	\$ 4,243	\$ 6,700
Secondary Transformer	\$ 12,667	\$ 20,000
Security/Surveillance System	\$ 66,245	\$ 104,598
Shed/Gazebo/Shade Structure	\$ 1,688	\$ 3,750
Shed/Gazebo/Shade Structure	\$ 1,650	\$ 2,250
Shed/Gazebo/Shade Structure	\$ 800	\$ 1,000
Shower	\$ 3,240	\$ 8,100
Signage	\$ 3,800	\$ 9,500
Signage	\$ 2,750	\$ 3,750
Sink/Lavatory	\$ 960	\$ 2,400
Sink/Lavatory	\$ 540	\$ 1,500
Sink/Lavatory	\$ 16,800	\$ 30,000
Sink/Lavatory	\$ 12,750	\$ 15,000

System	System Contribution	System Value
Sink/Lavatory	\$ 1,330	\$ 2,100
Solar Power	\$ 4,200	\$ 9,000
Split System	\$ 4,140	\$ 4,600
Split System	\$ 6,440	\$ 9,200
Split System	\$ 11,807	\$ 25,300
Split System	\$ 750	\$ 3,000
Split System	\$ 1,150	\$ 4,600
Split System	\$ 900	\$ 3,000
Sports Apparatus	\$ 28,500	\$ 47,500
Suspended Ceilings	\$ 112,417	\$ 153,297
Switchboard	\$ 45,000	\$ 75,000
Toilet	\$ 24,960	\$ 31,200
Toilet	\$ 260	\$ 1,300
Toilet Partitions	\$ -	\$ 2,550
Unit Heater	\$ -	\$ 5,100
Urinal	\$ -	\$ 1,100
Variable Frequency Drive	\$ -	\$ 6,200
Variable Frequency Drive	\$ -	\$ 6,200
Wall Finishes	\$ -	\$ 156,000
Water Heater	\$ -	\$ 1,600
Water Heater	\$ -	\$ 1,600
Water Heater	\$ -	\$ 900
Window	\$ -	\$ 35,700
Window	\$ -	\$ 48,450
Totals	\$ 2,740,322	\$ 5,512,027