

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 #:

158982.22R000-089.379

DATE OF REPORT:

July 23, 2023

ON SITE DATE:

June 7, 2023

**COLCHESTER HIGH SCHOOL - Main Building (PS072-U401)
131 Laker Lane
Colchester VT, 05446**

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1. Executive Summary

Property Overview and Assessment Details

General Information	
Property Type	School
School ID Number	PS072-U401
Main Address	131 Laker Lane, Colchester VT, 05446
E911 Address Verification	Zip 5446, Address not found, ZIP+4 did not match
GPS Location (Verified E911)	Main Building 44.54177, -73.20199
Site Developed	1975 Renovated: 2013
Site Area	36.4 acres (estimated)
Parking Spaces	270 total spaces all in open lots; 8 of which are accessible.
Building Square Footage	122,262 (Verified)
Number of Stories	1 above grade
Supervisory Union/ District	Colchester SD
Date(s) of Visit	June 7, 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

Colchester High School was built in 1975 and has received ongoing periodic upgrades and maintenance since then including a major interior renovation in 2013.

Architectural

The building exterior is primarily brick walls with a few areas requiring repair and repointing. The exterior windows are original and are well past their useful life. Exterior doors are a combination of glass & aluminum and steel doors with some of the doors having been replaced. The EPDM roof is reportedly at least 25 years old and has been coated with white and silver elastomeric paint in several areas. The interior finishes are primarily ACT ceilings with VCT floors and painted interior walls and have been periodically refreshed over the years.

Mechanical, Electrical, Plumbing and Fire (MEPF)

Mechanical systems range in age from new condensing units being installed during the site visit to air handlers which are from the original construction. There are multiple types of systems present and in use including boilers, water cooled condensing units, rooftop package units, unit ventilators and hydronic radiators primarily in classrooms throughout, ductless wall and ceiling cassette units supplied by exterior heat pumps and variable refrigerant units and hydronic unit heaters. The HVAC controls have been partially replaced and upgraded but there are still pneumatic components from the original construction in use. Many of the rooftop exhaust fans are original, run continuously and are past their useful lives.

Lighting systems are in the process of being upgraded throughout with most classrooms on the second floor having dimmable LED troffer and pendant fixtures. LED lights have been installed in common areas on the first floor including hallways, cafeteria, and library. First Floor classrooms and office areas have a mix of troffer fluorescent fixtures which are planned for upgrade to LED fixtures in the future.

Most restroom fixtures and finishes appear to be original and in need of refreshing with some restrooms already having been renovated. Reportedly low flow flush valves and faucets were installed in the past to conserve water but resulted in a dramatic increase in drain clogs, so they were removed.

The building is fully sprinkled but there is no on-site fire pump present. In addition to the fire alarm system there are intrusion alarms and CCTV systems present.

Site

The high school site consists of a long asphalt roadway, parking lot and driveways around the building which are in fair condition. There are multiple sports fields onsite including football, baseball, softball, soccer, and practice fields. These fields have multiple ancillary buildings on them including dugouts, scorer's boxes, concession stand and storage sheds. The football field has lights and a running track around it. There is another ancillary building onsite which formerly housed the school district's administrative offices and now hosts special education programs. There are adjacent public walking trails and ballfields to the school site.

Recommended Additional Studies

No additional studies recommended at this time.



Facility Condition Index (FCI)

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

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

The deficiencies and lifecycle needs identified in this assessment provide the basis for a portfolio-wide capital improvement funding strategy. In addition to the current FCI, extended FCI's have been developed to provide owners the intelligence needed to plan and budget for the "keep-up costs" for their facilities. As such the 3-year, 5-year, and 10-year FCI's are calculated by dividing the anticipated needs of those respective time periods by current replacement value. As a final point, the FCI's ultimately provide more value when used to 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>	
\$30,565,500	122,262	\$250	
Current FCI		\$345,100	1.1%
3-Year		\$6,204,100	20.3%
5-Year		\$9,511,300	31.1%
10-Year		\$11,305,600	37.0%

Facility Level FCI:

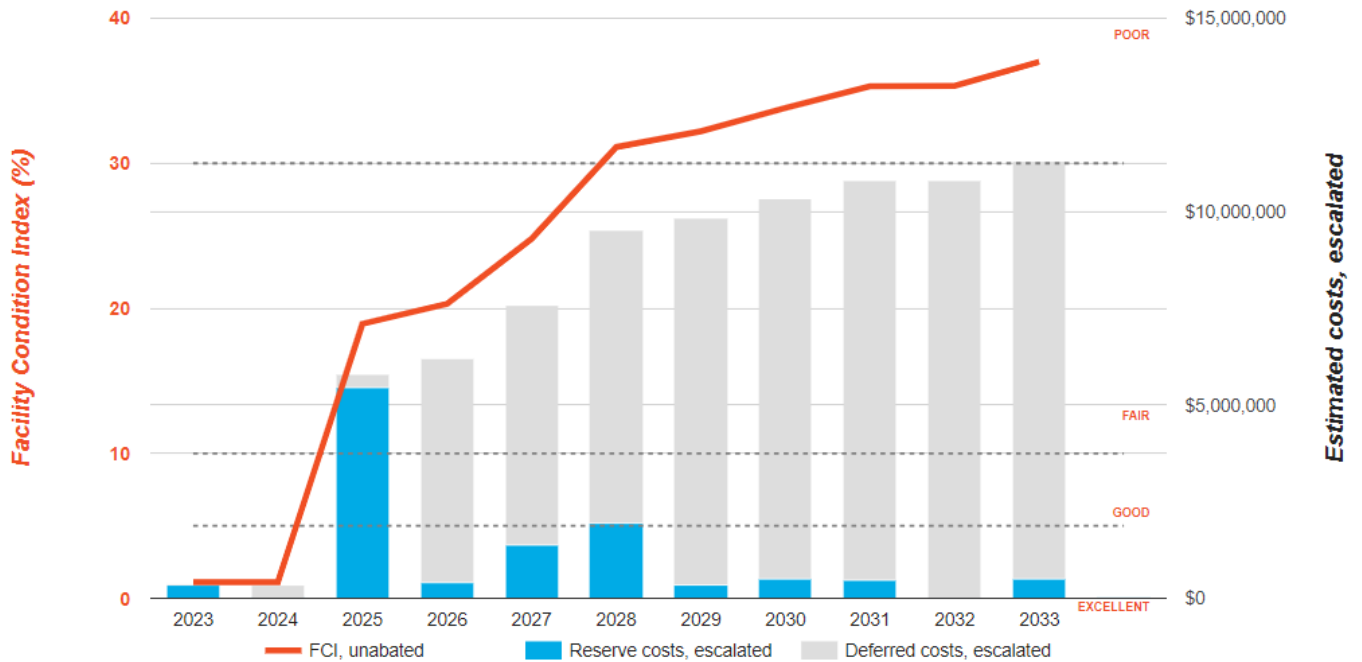
The orange line in the graph below forecasts what would happen to the FCI (left Y axis) over time, assuming zero capital expenditures. The capital expenditures allocated for each year (blue bars) are associated with the dollar amounts along the right Y axis. If the school expends the average amount per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

Needs by Year with Unaddressed FCI Over Time

Replacement Value: \$30,565,500

Inflation Rate: 3.0%

Average Needs per Year: \$1,027,800



Needs by Year with Unaddressed FCI Over Time (Table)

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

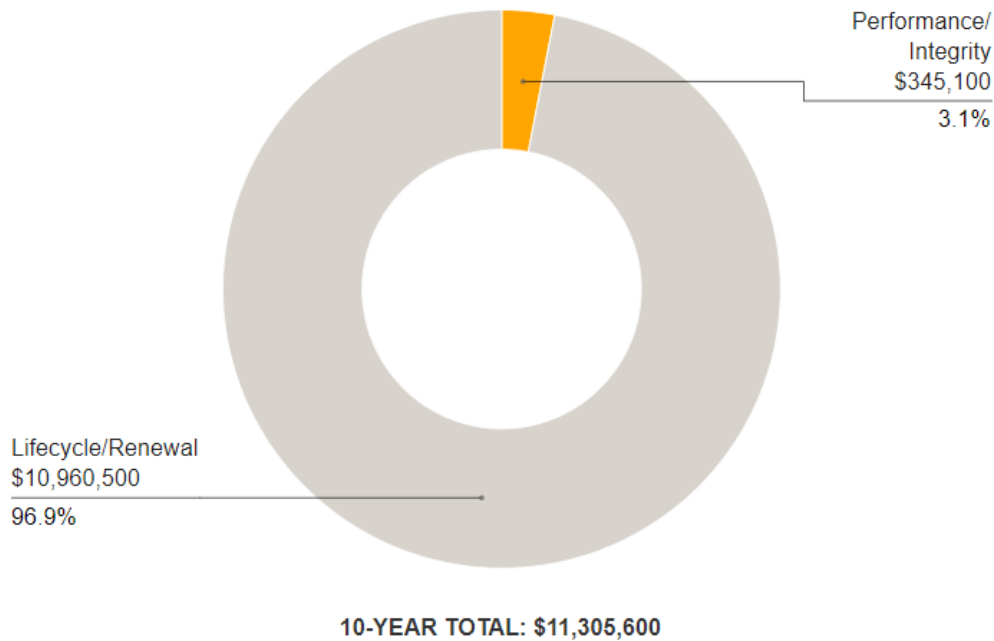
Year	Reserve	Reserve Escalation	Recurrence	Recurrence Escalation	Total Escalation	Deferred	FCI
2023	345,055	0	0	0	0	345,055	0.01
2024	0	0	0	0	0	345,055	0.01
2025	5,126,771	312,220	0	0	312,220	5,784,046	0.19
2026	384,437	35,648	0	0	35,648	6,204,131	0.2
2027	1,222,111	153,386	0	0	153,386	7,579,628	0.25
2028	1,666,316	265,401	0	0	265,401	9,511,345	0.31
2029	276,420	53,640	0	0	53,640	9,841,405	0.32
2030	401,100	92,202	0	0	92,202	10,334,707	0.34
2031	279,900	74,669	81,337	21,698	96,367	10,689,276	0.35
2032	7,300	2,225	0	0	2,225	10,698,801	0.35
2033	374,850	128,917	0	0	128,917	11,202,568	0.37
2034	1,025,410	393,997	0	0	393,997	12,621,975	0.41
2035	2,700	1,150	770,750	328,155	329,305	12,625,825	0.41
2036	66,734	31,267	331,337	155,243	186,510	12,723,826	0.42
2037	12,588	6,452	111,500	57,154	63,606	12,742,866	0.42
2038	408,800	228,097	305,655	170,546	398,643	13,379,763	0.44
2039	151,000	91,311	0	0	91,311	13,622,074	0.45
2040	67,400	44,002	493,381	322,103	366,105	13,733,476	0.45
2041	687,300	482,782	131,437	92,326	575,108	14,903,558	0.49
2042	1,629,360	1,227,733	2,000	1,507	1,229,240	17,760,651	0.58

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)



Immediate Needs

ID	Location Description	UF Code	Description	Condition	Plan Type	Cost
6752873	Building Exterior	B2010	Exterior Walls, Brick, Repair/Repoint	Poor	Performance/Integrity	\$33,000
6753071	Roof	D3060	Exhaust Fan, Roof or Wall-Mounted, 12" Damper, Replace	Poor	Performance/Integrity	\$1,400
6752990	Throughout	D8010	BAS/HVAC Controls, Basic System or Legacy Upgrades, Install	Poor	Performance/Integrity	\$305,700
6752845	Site	F1020	Shed/Gazebo/Shade Structure, Wood or Metal-Framed, Standard, Replace	Poor	Performance/Integrity	\$5,000
Total						\$345,100

Key Findings



Exterior Walls in Poor condition.

Brick
COLCHESTER HIGH SCHOOL - Main Building Building Exterior

Uniformat Code: B2010
Recommendation: **Repair/Repoint in 2023**
Priority Score: **89.9**
Plan Type: Performance/Integrity
Cost Estimate: \$33,000

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Some areas of brick walls need repointing - AssetCALC ID: 6752873



Exhaust Fan in Poor condition.

Roof or Wall-Mounted, 12" Damper
COLCHESTER HIGH SCHOOL - Main Building Roof

Uniformat Code: D3060
Recommendation: **Replace in 2023**
Priority Score: **85.9**
Plan Type: Performance/Integrity
Cost Estimate: \$1,400

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Fan loose, flange damaged. - AssetCALC ID: 6753071



Shed/Gazebo/Shade Structure in Poor condition.

Wood or Metal-Framed, Standard
COLCHESTER HIGH SCHOOL - Main Building Site

Uniformat Code: F1020

Recommendation: **Replace in 2023**

Priority Score: **81.9**

Plan Type: Performance/Integrity

Cost Estimate: \$5,000

\$\$\$\$

Some wood rot and roof in poor condition - AssetCALC ID: 6752845



BAS/HVAC Controls in Poor condition.

Basic System or Legacy Upgrades
COLCHESTER HIGH SCHOOL - Main Building Throughout

Uniformat Code: D8010

Recommendation: **Install in 2023**

Priority Score: **81.9**

Plan Type: Performance/Integrity

Cost Estimate: \$305,700

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System has received partial periodic upgrades but some original components still in service - AssetCALC ID: 6752990

2. Building and Site Information



System Summary

System	Description	Condition
Structure	Steel frame with concrete-topped metal decks over concrete pad column footings and grade beam foundation	Fair
Facade	Primary Wall Finish: Brick Windows: Aluminum	Good
Roof	Primary: Flat construction with single-ply EPDM membrane	Fair
Interiors	Walls: Painted gypsum board and painted CMU Floors: Carpet, VCT, wood strip Ceilings: Painted gypsum board and ACT	Fair
Elevators	Passenger: One hydraulic car serving all three floors including basement	Fair
Plumbing	Distribution: Copper supply and cast-iron waste & venting Hot Water: Gas domestic boilers with storage tanks and Electric water heaters with integral tanks Fixtures: Toilets and sinks in all restrooms	Good
HVAC	Central System: Boilers, chillers and air handlers 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	Wet-pipe sprinkler system, fire extinguishers and kitchen hood system	Fair

Electrical	Source & Distribution: Main switchboard with copper wiring Interior Lighting: LED, linear fluorescent, CFL, incandescent Emergency Power: Natural gas generator with automatic transfer switch	Fair
Fire Alarm	Alarm panel with smoke detectors, alarms, strobes, pull stations, back-up emergency lights, 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 Sports fields with bleachers, dugouts, press box, fencing, and site lights Limited Park benches, picnic tables, trash receptacles	Fair
Landscaping & Topography	Limited landscaping features including lawns, trees, bushes, and planters Irrigation present on football field Low 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 sheds, classrooms, and modular buildings	Fair
Accessibility	Presently it does not appear an accessibility study is needed for this property.	
Key Issues and Findings	Aged roof, antiquated HVAC controls, components, and infrastructure	

3. Supplemental Evaluations

Square Foot Verification

We have reviewed the square footage of 122,262 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	53.7%

System Expenditure Forecast						
System	Immediate	Short Term (1-2 yr)	Near Term (3-5 yr)	Med Term (6-10 yr)	Long Term (11-20 yr)	TOTAL
Facade	\$33,000	\$525,145	-	-	\$2,897,029	\$3,455,174
Roofing	-	-	-	-	\$1,161,059	\$1,161,059
Interiors	-	\$767,559	\$684,109	-	\$2,262,354	\$3,714,022
Conveying	-	\$89,115	-	-	\$14,875	\$103,990
Plumbing	-	\$1,562,445	\$2,251	\$64,659	\$56,150	\$1,685,505
HVAC	\$1,400	\$1,217,806	\$687,768	\$841,572	\$1,033,249	\$3,781,795
Fire Protection	-	\$5,887	-	\$160,505	\$7,911	\$174,303
Electrical	-	\$662,899	-	\$148,981	\$927,007	\$1,738,887
Fire Alarm & Electronic Systems	\$305,655	\$421,549	\$997,149	\$27,989	\$2,043,326	\$3,795,668
Equipment & Furnishings	-	\$183,898	\$59,340	\$41,278	\$271,569	\$556,085
Special Construction & Demo	\$5,000	-	-	\$116,132	-	\$121,132
Site Development	-	\$2,652	\$298,684	\$154,078	\$845,596	\$1,301,010
Site Pavement	-	-	\$997,980	\$103,035	\$257,916	\$1,358,931
Site Utilities	-	-	-	\$136,003	-	\$136,003
TOTALS	\$345,055	\$5,438,955	\$3,727,281	\$1,794,232	\$11,778,041	\$23,083,564

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 assessment. A full measured ADA survey would be required to identify any and all specific potential accessibility issues. Additional clarifications of this limited survey:

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

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

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

6. Purpose and Scope

Purpose

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

Based on the observations, interviews and document review outlined below, this report identifies significant deferred maintenance issues, existing deficiencies, and material code violations of record, which affect the Property's use. Opinions are rendered as to its structural integrity, building system condition and the Property's overall condition. The report also notes building systems or components that have realized or exceeded their typical expected useful lives. The physical condition of building systems and related components are typically defined as being in one of five condition ratings. For the purposes of this report, the following definitions are used:

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

Scope

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

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

7. Opinions of Probable Costs

Cost estimates are attached throughout this report, with the Replacement Reserves in the appendix.

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

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

Methodology

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

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

Definitions

Immediate Needs

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

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

Replacement Reserves

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

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

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

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

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

Key Findings

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

Exceedingly Aged

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

8. STEM/STEAM Assessment

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

STEM/STEAM Evaluations				
Property Name	STEM/STEAM Suitability Score	Project Number	School Type	Square Footage
Colchester High School - Main Building	0%	158982.22R000-089.379	High	122,262

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

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

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

9. Energy Audit

The purpose of this Energy Audit is to provide Colchester High 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.

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

Utilities Metering at a Glance

Number of electric meters observed	One
Number of gas meters observed	One
Number of central steam meters observed	None
Number of domestic water meters observed	One

Average Utility Rates

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

Electricity

Green Mountain Power provides electrical service to the facility.

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

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

Natural Gas

Vermont Gas provides natural gas to the facility.

The primary use of natural gas is for space heating, domestic water heating, emergency power (generator), and cooking. Any seasonal variation in consumption is primarily attributed to the heating loads, while the static base load primarily consists of domestic water heating and cooking.

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

Water and Sewer

The municipality satisfies the water and sewer requirements of the facility.

The water consumption pattern most likely remains more or less flat while 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 Colchester High 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 six 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	\$285,420
Estimated Annual Cost Savings Related to ECMs	\$35,398
Net Effective ECM Payback	8.06 Years

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

- **Building Site Energy Use Intensity** - The sum of the total site energy use in thousands of Btu per unit of gross building area. Site energy accounts for all energy consumed at the building location only not the energy consumed during generation and transmission of the energy to the site.
- **Building Source Energy Use Intensity** – The sum of the total source energy use in thousands of Btu per unit of gross building area. Source energy is the energy consumed during generation and transmission in supplying the energy to your site.
- **Building Cost Intensity** - This metric is the sum of all energy use costs in dollars per unit of gross building area.
- **Greenhouse Gas Emissions** - Although there are numerous gases that are classified as contributors to the total for Greenhouse Emissions, the scope of this energy audit focuses on carbon dioxide (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 the criteria.

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

Colchester High 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 Timers On Exhaust Fans; Install (23x) timer(s) on (23x) Rooftop Exhaust Fans	Location: Roof	\$7,569	2926.1	43,838.7	0.0	442.2	25.9	\$11,402	\$0	\$11,402	0.7	\$128,552	15
2 Install Low Flow Faucet Aerators; Replace 28x 2GPM rated bathroom aerators with 0.5GPM WaterSense certified aerators	Location: Restrooms	\$425	0.9	0.0	15.9	0.1	0.0	\$1	\$0	\$257	1.6	\$1,771	10
3 Install Energy Savers on Vending, Snack Machines; Install VendMisers on 3x machines	Location: Throughout building	\$629	0.0	1,886.7	0.0	6.4	0.4	\$340	\$0	\$340	1.9	\$2,268	10
4 Install Low Flow Tankless Restroom Fixtures; Replace 10x; 1GPF urinals with 0.125 GPF -Wall Mount urinal and Retrofit 29x; 1.6 GPF toilets with dual-flush flush valves	Location: Restrooms	\$16,128	0.0	0.0	196.2	0.0	0.0	\$0	\$0	\$3,160	5.1	\$21,598	15
5 Replace Existing Linear Fluorescent Lamps; Replace 420x F42T8 with F42LED	Location: Throughout first floor classrooms and offices	\$42,896	0.0	20,160.0	0.0	68.8	4.8	\$3,629	\$1,120	\$4,749	9.0	\$13,795	15
6 Replace Inefficient Heating Plant; Replace (2x) Cast Iron boilers with (2x) 84% efficient Cast Iron boilers	Location: Boiler room	\$180,546	15714.3	0.0	0.0	1,571.4	83.4	\$18,857	\$566	\$19,423	9.3	\$236,797	35
Totals for no/low cost items		\$1,054	0.9	1,886.7	15.9	6.5	0.5	\$341	\$0	\$597	1.8		
Total for capital cost		\$247,138	18640.4	63,998.7	196.2	2,082.4	114.0	\$33,888	\$1,686	\$38,734	6.4		
Interactive Savings Discount @10%			-1864.1	-6,588.5	-21.2	-208.9	-11.4	-\$3,423	-\$169	-\$3,933			
Total Contingency Expenses @ 15%		\$37,229											
Totals for improvements		\$285,420	16777.2	59,296.8	190.9	1,880.0	103.0	\$30,806	\$1,517	\$35,398	8.1		

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 Colchester High School - Main Building, 131 Laker Lane, Colchester VT, 05446, the "Property". It is our understanding that the primary interest of the Client is to locate and evaluate materials and building system defects that might significantly affect the value of the property and to determine if the present Property has conditions that will have a significant impact on its continued operations.

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

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

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

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

Prepared by: Bureau Veritas Technical Assessments

13. Appendices

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

Appendix A: Photographic Record

Photographic Overview



1 - FRONT ELEVATION



2 - LEFT ELEVATION



3 - REAR ELEVATION



4 - RIGHT ELEVATION



5 - ROOF



6 - ROOF

Photographic Overview



7 - SWITCHBOARD



8 - GENERATOR



9 - BOILER



10 - WATER HEATER



11 - WATER COOLED CONDENSER



12 - RTU PACKAGED UNIT

Photographic Overview



13 - EXHAUST FAN



14 - EXHAUST FAN



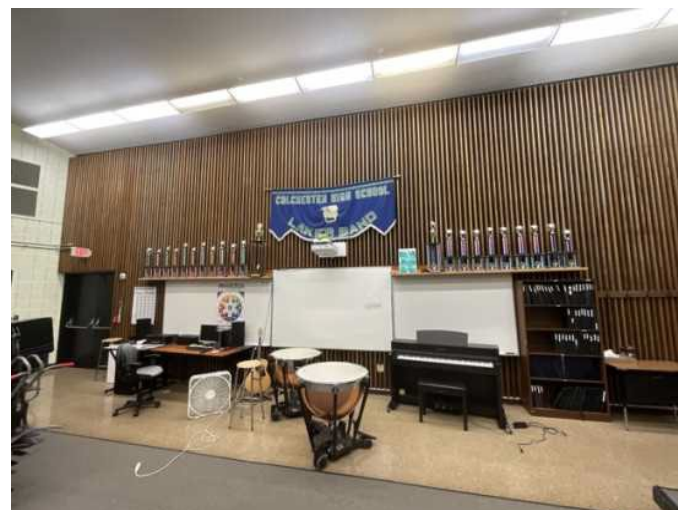
15 - CLASSROOMS



16 - CLASSROOM



17 - LIBRARY



18 - BAND ROOM

Photographic Overview



19 - AUDITORIUM



20 - GYMNASIUM



21 - KITCHEN



22 - CAFETERIA



23 - RESTROOMS



24 - HALLWAY

Photographic Overview



25 - ANCILLARY BUILDING, CLASSROOM/OFFICE



26 - PARKING LOT



27 - PARKING LOTS



28 - FACADE OF BUILDING

Appendix B:

Site Plans

Site Plan



Project Name	Project Number
Vermont Agency of Education	158982.22R000-089.379 Colchester High School - Main Building
Source	On-Site Date
Google MyMaps	June 7, 2023

Appendix C:

Stem/Steam Assessment

STEM/STEAM Evaluation

Property Name	STEM/STEAM Suitability Score	Project Number	School Type	Square Footage
Colchester High School - Main Building	0%	158982.22R000-089.379	High	122,262

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

Questions	Overall Compliance				
	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?					
Does the room have electrical outlet distribution along perimeter walls and from the ceiling?					
Does the room have open shelving and lockable storage cabinets?					
Does the room have technology connectivity and an interactive display?					
Does the room have appropriate wet floor finishes?					
Does the room have visual display boards?					
Does the room have Prep/Storage Room?					
Does the room have direct access to the exterior?					
Does the room the ability to structurally suspend items from the ceiling?					
Does the have goggle cabinets, fire extinguisher, eye wash and deluge shower?					
Room Type Score	0%	0%	0%	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

Colchester High School

SU/SD

Colchester Supervisory District

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

No

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

Classroom space is juggled to meet the needs of the students/staff.

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

No

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

Further programs could be offered if more space was available.

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

Yes

Yes. One of the issues is that the district's IT function is located at the high school. If this function could be moved out, additional classrooms and work spaces could be opened up for use.

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

No

Please describe:

Space is managed but certainly addition space could be utilized if available.

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

No

Please describe:

The high school manages the space that they have well, but it is tight and more space certainly could be used.

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

Yes

Please describe:

Adequate for current enrollment.

Appendix E: Accessibility Review & Photos

Visual Survey - ADA Standards for Accessible Design

Property Name: Colchester High School - Main Building

BV Project Number: 158982.22R000-089.379

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			Door openers
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

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



1 - OVERVIEW OF ACCESSIBLE PARKING AREA



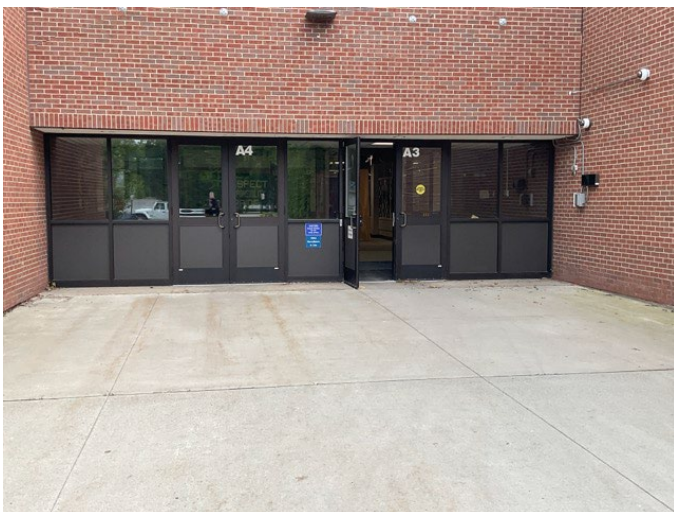
2 - CLOSE-UP OF STALL or 2ND PARK AREA



3 - EXT RAMP or PRIMARY PATH OF TRAVEL



4 - CURB CUT or 2ND PATH OF TRAVEL



5 - MAIN ACCESSIBLE ENTRANCE



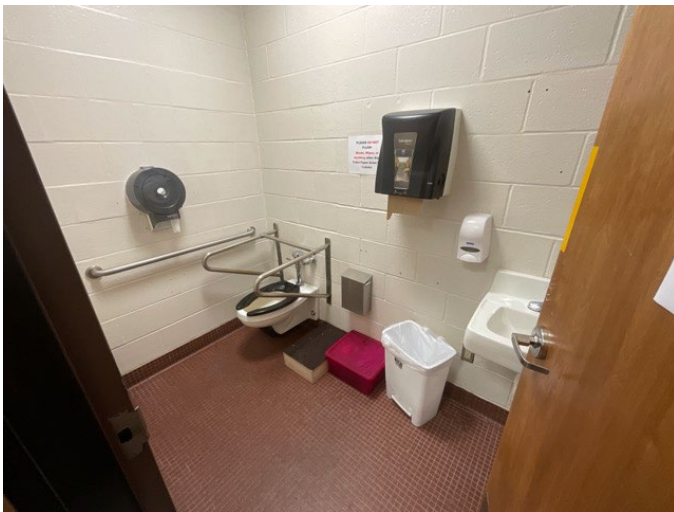
6 - 2ND ENTRANCE or SIGNAGE/HARDWARE



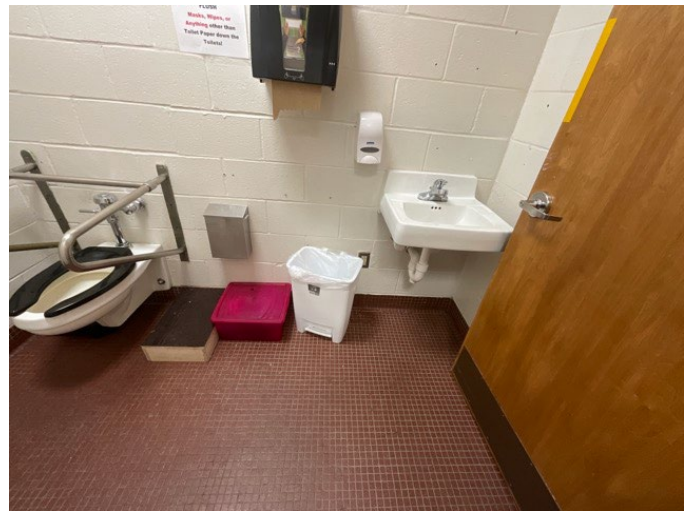
7 - ACCESSIBLE INTERIOR PATH (RAMP/LIFT)



8 - HARDWARE, STAIR RAILS or SELF-SERVICE AREA



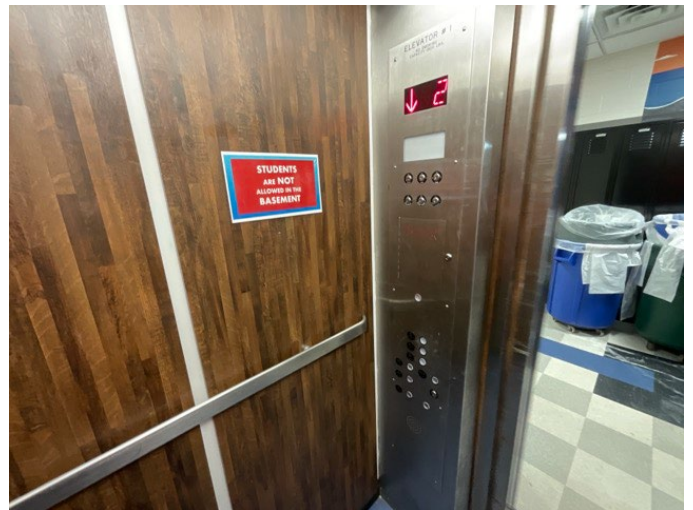
9 - TOILET STALL OVERVIEW



10 - SINK, FAUCET HANDLES or ACCESSORIES



13 - LOBBY VIEW OF CABS, WITH DOORS OPEN



14 - IN-CAB CONTROLS/EMERGENCY CALL PANEL

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

	Major Issues <i>(ADA study recommended)</i>	Moderate Issues <i>(ADA study recommended)</i>	Minor 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
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 | COLCHESTER HIGH SCHOOL - Main Building

UF L3 Code	Location	Category	Condition	Asset/Component/Repair	Quantity	Unit	RUL	ID
Facade								
B2010	Building exterior	Facade	Fair	Exterior Walls, Brick Veneer	60,000	SF	19	6809765
B2010	Building Exterior	Facade	Poor	Exterior Walls, Brick, Repair/Repoint	1,000	SF	0	6752873
B2020	CAP	Facade	Good	Window, Aluminum Double-Glazed, 16-25 SF	32		21	6752902
B2020	Building Exterior	Facade	Fair	Window, Ribbon/Banded Style, Aluminum-Framed (by SF)	9,000	SF	2	6753069
B2050	CAP	Facade	Good	Exterior Door, Steel, Standard	1		30	6752903
B2050	CAP	Facade	Good	Exterior Door, Steel, Standard	1		30	6753105
B2050	Building Exterior	Facade	Good	Exterior Door, Aluminum-Framed & Glazed, Standard Swing	24		20	6752954
Roofing								
B3010	Roof	Roofing	Good	Roofing, Single-Ply Membrane, EPDM	62,000	SF	18	6752963
Interiors								
C1030	Throughout building	Interiors	Fair	Interior Door, Wood, Solid-Core	150		4	6797914
C1070	Throughout building	Interiors	Fair	Suspended Ceilings, Acoustical Tile (ACT)	68,000	SF	15	6802239
C2010	Throughout building	Interiors	Fair	Wall Finishes, any surface, Prep & Paint	245,000	SF	2	6802241
C2030	Throughout building	Interiors	Fair	Flooring, Carpet, Commercial Tile	10,000	SF	2	6797917
C2030	Throughout building	Interiors	Fair	Flooring, Vinyl Tile (VCT)	78,000	SF	5	6797916
C2030	Gymnasium	Interiors	Fair	Flooring, Maple Sports Floor, Refinish	12,000	SF	2	6752979
C2030	Weight room	Interiors	Fair	Flooring, Rubber Tile	1,200	SF	5	6752977
C2030	Mini Gym	Interiors	Fair	Flooring, Maple Sports Floor, Refinish	3,000	SF	2	6752937
C2030	Throughout	Interiors	Fair	Flooring, any surface, w/ Epoxy Coating, Prep & Paint	18,000	SF	2	6752931
C2050	Throughout building	Interiors	Fair	Ceiling Finishes, any flat surface, Prep & Paint	45,000	SF	4	6802240
Conveying								
D1010	Elevator	Conveying	Fair	Elevator Controls, Automatic, 1 Car	1		2	6752925
D1010	Basement	Conveying	Fair	Passenger Elevator, Hydraulic, 3 Floors, Renovate	1		2	6752868
D1010	Elevator	Conveying	Fair	Elevator Cab Finishes, Standard	1		2	6752971
Plumbing								
D2010	Nurse	Plumbing	Good	Sink/Lavatory, Vanity Top, Stainless Steel	1		20	6752869
D2010	Main office Break room	Plumbing	Fair	Sink/Lavatory, Vanity Top, Stainless Steel	1		2	6753097
D2010	Basement	Plumbing	Fair	Water Heater, Indirect	1		2	6752832
D2010	CAP	Plumbing	Good	Sink/Lavatory, Wall-Hung, Vitreous China	1		24	6752926
D2010	Girls coach	Plumbing	Good	Shower, Valve & Showerhead	1		20	6752834
D2010	229B	Plumbing	Good	Sink/Lavatory, Vanity Top, Stainless Steel	2		20	6753008
D2010	Throughout building	Plumbing	Fair	Plumbing System, Supply & Sanitary, Medium Density (excludes fixtures)	122,262	SF	2	6754169
D2010	Staff lounge	Plumbing	Good	Sink/Lavatory, Vanity Top, Stainless Steel	1		20	6752970
D2010	CAP	Plumbing	Good	Toilet, Residential Water Closet	3		27	6752989
D2010	Kitchen	Plumbing	Fair	Sink/Lavatory, Service Sink, Floor	5		2	6753095
D2010		200 Plumbing	Fair	Sink/Lavatory, Vanity Top, Stainless Steel	1		2	6752986
D2010		106 Plumbing	Fair	Sink/Lavatory, Vanity Top, Stainless Steel	1		2	6752828
D2010	Kitchen	Plumbing	Fair	Sink/Lavatory, Commercial Kitchen, 3-Bowl	1		2	6752855
D2010		233 Plumbing	Fair	Sink/Lavatory, Vanity Top, Stainless Steel	2		2	6753098

UF L3 Code	Location	Category	Condition	Asset/Component/Repair	Quantity	Unit	RUL	ID
D2010	212	Plumbing	Fair	Emergency Plumbing Fixtures, Eye Wash & Shower Station	1		10	6752836
D2010	CAP basement	Plumbing	Good	Water Heater, Electric, Residential	1		10	6752887
D2010	CAP	Plumbing	Good	Sink/Lavatory, Vanity Top, Stainless Steel	1		24	6752915
D2010	214	Plumbing	Fair	Emergency Plumbing Fixtures, Eye Wash & Shower Station	1		10	6753043
D2010	220	Plumbing	Fair	Emergency Plumbing Fixtures, Eye Wash & Shower Station	1		10	6752957
D2010	Hallway	Plumbing	Fair	Drinking Fountain, Wall-Mounted, Single-Level	1		2	6752916
D2010	Boys locker	Plumbing	Good	Shower, Ceramic Tile	2		20	6753038
D2010	Basement	Plumbing	Fair	Pump, Circulation, Domestic Water, 0.5 HP	1		6	6752881
D2010	Throughout building	Plumbing	Fair	Toilet, Commercial Water Closet	29		2	6753039
D2010	Basement	Plumbing	Fair	Water Heater, Gas, Tankless, 6.5 to 9.5 GPM	1		4	6752987
D2010	CAP	Plumbing	Good	Sink/Lavatory, Service Sink, Floor	1		29	6753000
D2010	Boys locker	Plumbing	Fair	Shower, Valve & Showerhead	4		13	6752999
D2010	CAP	Plumbing	Good	Shower, Fiberglass	1		14	6753066
D2010	Throughout building	Plumbing	Fair	Sink/Lavatory, Wall-Hung, Vitreous China	28		2	6752844
D2010	Hallway	Plumbing	Fair	Drinking Fountain, Wall-Mounted, Single-Level	10		6	6753001
D2010	Trainer	Plumbing	Good	Sink/Lavatory, Service Sink, Laundry	1		20	6752940
D2010	218	Plumbing	Fair	Emergency Plumbing Fixtures, Eye Wash & Shower Station	1		10	6753065
D2010	Basement	Plumbing	Fair	Water Heater, Indirect	1		2	6753059
D2010	IT room	Plumbing	Fair	Sink/Lavatory, Vanity Top, Stainless Steel	1		2	6752883
D2010	2nd floor custodial	Plumbing	Fair	Sink/Lavatory, Service Sink, Floor	1		2	6752928
D2010	CAP	Plumbing	Good	Sink/Lavatory, Vanity Top, Stainless Steel	1		24	6752890
D2010	2nd floor custodial	Plumbing	Good	Heat Pump Domestic Water Heater, Electric, 4500 Watts	1		23	6752842
D2010	Kitchen	Plumbing	Fair	Sink/Lavatory, Commercial Kitchen, 1-Bowl	1		2	6752849
D2010	Girls locker	Plumbing	Fair	Shower, Fiberglass	2		6	6752859
D2010	Basement	Plumbing	Good	Pump, Circulation, Domestic Water, 0.5 HP	1		10	6753101
D2010	CAP	Plumbing	Good	Sink/Lavatory, Wall-Hung, Vitreous China	2		24	6753100
D2010	235	Plumbing	Fair	Sink/Lavatory, Vanity Top, Stainless Steel	2		2	6753019
D2010	Kitchen	Plumbing	Fair	Sink/Lavatory, Commercial Kitchen, 3-Bowl	1		2	6752866
D2010	222	Plumbing	Fair	Sink/Lavatory, Vanity Top, Stainless Steel	1		2	6752863
D2010	Boys locker	Plumbing	Fair	Urinal, Standard	10		2	6752993
D2010	216	Plumbing	Fair	Emergency Plumbing Fixtures, Eye Wash & Shower Station	1		10	6752995
D2010	Concession	Plumbing	Fair	Water Heater, Electric, Residential	1		2	6752941
D2020	Basement	Plumbing	Fair	Pump, Sewage Ejector	1		2	6752978
D2060	Basement	Plumbing	Fair	Air Compressor, Tank-Style	1		10	6753016
HVAC								
D3020	CAP basement	HVAC	Good	Replace Energy Recovery Ventilator 180 to 315 CFM, Energy Recovery Unit [ERV1]	1		14	6752983
D3020	Electrical room	HVAC	Fair	Unit Heater, Hydronic	1		2	6752952
D3020	Throughout building	HVAC	Fair	Radiator, Hydronic, Column/Cabinet Style (per EA)	20		2	6752964
D3020	IT room	HVAC	Fair	Unit Heater, Natural Gas	1		10	6753045

UF L3 Code	Location	Category	Condition	Asset/Component/Repair	Quantity	Unit	RUL	ID
D3020	Basement	HVAC	Fair	Boiler, Gas, HVAC	1		8	6752837
D3020	Basement	HVAC	Fair	Boiler, Gas, HVAC	1		8	6752864
D3020	IT room	HVAC	Fair	Unit Heater, Hydronic	1		10	6752898
D3020	Auditorium mezzanine	HVAC	Fair	Unit Heater, Hydronic	1		2	6752904
D3020	CAP	HVAC	Fair	Unit Heater, Electric	1		10	6752886
D3020	CAP basement	HVAC	Fair	Furnace, Gas, 51 to 100 MBH [AHU-2]	1		4	6752929
D3020	Basement	HVAC	Good	Boiler Supplemental Components, Expansion Tank	1		35	6752906
D3020	CAP basement	HVAC	Good	Replace Energy Recovery Ventilator 180 to 315 CFM, Energy Recovery Unit	1		14	6753090
D3020	156	HVAC	Good	Replace Energy Recovery Ventilator 180 to 315 CFM, Energy Recovery Unit	1		13	6752965
D3020	Throughout	HVAC	Fair	Radiator, Hydronic, Baseboard (per LF)	800	LF	7	6752917
D3030	Roof	HVAC	Fair	Split System, Condensing Unit/Heat Pump [CU-1 EVAP]	1		7	6752924
D3030	Site	HVAC	Fair	Heat Pump, Variable Refrigerant Volume (VRV)	1		5	6753047
D3030	CAP	HVAC	Fair	Split System, Condensing Unit/Heat Pump	1		6	6753022
D3030	Site	HVAC	Fair	Split System Ductless, Single Zone	1		2	6752876
D3030	Site	HVAC	Fair	Heat Pump, Variable Refrigerant Volume (VRV)	1		3	6753104
D3030	CAP basement	HVAC	Good	Split System, Fan Coil Unit, DX	1		14	6753084
D3030	Roof	HVAC	Fair	Split System, Condensing Unit/Heat Pump, 31 to 50 TON	1		13	6752920
D3030	Building exterior	HVAC	Fair	Split System, Condensing Unit/Heat Pump	1		2	6752899
D3030	Roof	HVAC	Good	Split System, Ductless	1	Ton	10	6753091
D3030	Site	HVAC	Fair	Heat Pump, Variable Refrigerant Volume (VRV), 10 TON	1		6	6752938
D3030	Building exterior	HVAC	Excellent	Split System, Condensing Unit/Heat Pump [#3]	1		15	6753055
D3030	Roof	HVAC	Fair	Split System Ductless, Single Zone	1		9	6752921
D3030	Roof	HVAC	Fair	Split System Ductless, Single Zone	1		5	6753020
D3030	Building exterior	HVAC	Excellent	Split System, Condensing Unit/Heat Pump [#2]	1		15	6753078
D3030	Roof	HVAC	Good	Split System, Ductless	1	Ton	11	6753003
D3030	Throughout	HVAC	Fair	Unit Ventilator, approx/nominal 2 Ton	30		11	6753004
D3030	CAP	HVAC	Fair	Split System, Condensing Unit/Heat Pump	1		2	6753051
D3030	Site	HVAC	Fair	Split System Ductless, Single Zone	1		3	6752994
D3030	Building exterior	HVAC	Excellent	Split System, Condensing Unit/Heat Pump [#1]	1		15	6752827
D3030	Roof	HVAC	Good	Split System, Ductless	1	Ton	11	6752911
D3050	CAP	HVAC	Fair	Packaged Unit, RTU, Pad or Roof-Mounted	1		2	6752831
D3050	Locker room mechanical penth	HVAC	Fair	Air Handler, Interior AHU, Easy/Moderate Access, 8001 to 10000 CFM [AH5]	1		2	6753027
D3050	Locker room mechanical penth	HVAC	Fair	Air Handler, Interior AHU, Easy/Moderate Access [AH10]	1		2	6752935
D3050	CAP	HVAC	Fair	Packaged Unit, RTU, Pad or Roof-Mounted	1		2	6752826
D3050	Throughout building	HVAC	Fair	Fan Coil Unit, Hydronic Terminal, 401 to 800 CFM	20		2	6752854
D3050	Auditorium mezzanine	HVAC	Fair	Air Handler, Interior AHU, Easy/Moderate Access [AH12]	1		2	6752848
D3050	Locker room mechanical penth	HVAC	Good	Air Handler, Interior AHU, Easy/Moderate Access, 801 to 1200 CFM [AH6]	1		23	6752946

UF L3 Code	Location	Category	Condition	Asset/Component/Repair	Quantity	Unit	RUL	ID
D3050	Auditorium mezzanine	HVAC	Fair	Air Handler, Interior AHU, Easy/Moderate Access [A13]	1		2	6752997
D3050	Mechanical penthouse	HVAC	Fair	Air Handler, Interior AHU, Easy/Moderate Access, 8001 to 10000 CFM [AH3]	1		2	6752975
D3050	Locker room mechanical penth	HVAC	Fair	Air Handler, Interior AHU, Easy/Moderate Access, 8001 to 10000 CFM [AH4]	1		2	6753073
D3050	Roof	HVAC	Fair	Packaged Unit, RTU, Pad or Roof-Mounted	1		11	6753064
D3050	Locker room mechanical penth	HVAC	Fair	Air Handler, Interior AHU, Easy/Moderate Access, 1201 to 2400 CFM [AH7]	1		2	6752835
D3050	Basement	HVAC	Fair	Pump, Distribution, HVAC Heating Water	1		11	6753061
D3050	Mechanical penthouse	HVAC	Good	Air Handler, Interior AHU, Easy/Moderate Access, 30001 to 40000 CFM [AHU1]	1		22	6752882
D3050	Basement	HVAC	Fair	Pump, Distribution, HVAC Heating Water	1		2	6753026
D3050	Throughout building	HVAC	Fair	HVAC System, Ductwork, Medium Density	122,262	SF	5	6754166
D3050	Locker room mechanical penth	HVAC	Good	Air Handler, Interior AHU, Easy/Moderate Access, 100 to 400 CFM [AH8]	1		23	6752950
D3050	Throughout building	HVAC	Fair	HVAC System, Hydronic Piping, 2-Pipe	122,262	SF	2	6754165
D3050	Locker room mechanical penth	HVAC	Fair	Air Handler, Interior AHU, Easy/Moderate Access, 4001 to 6000 CFM [AH9]	1		2	6753034
D3060	Roof	HVAC	Fair	Exhaust Fan, Centrifugal, 12" Damper	1		2	6752858
D3060	Roof	HVAC	Fair	Exhaust Fan, Roof or Wall-Mounted, 36" Damper	1		2	6753006
D3060	Roof	HVAC	Fair	Exhaust Fan, Roof or Wall-Mounted, 36" Damper	1		2	6752862
D3060	Roof	HVAC	Fair	Exhaust Fan, Centrifugal, 12" Damper	1		2	6753081
D3060	Roof	HVAC	Fair	Exhaust Fan, Roof or Wall-Mounted, 16" Damper [EF1]	1		2	6752947
D3060	Roof	HVAC	Fair	Exhaust Fan, Roof or Wall-Mounted, 16" Damper	1		2	6753015
D3060	Roof	HVAC	Fair	Exhaust Fan, Roof or Wall-Mounted, 24" Damper	1		3	6753103
D3060	Roof	HVAC	Fair	Exhaust Fan, Roof or Wall-Mounted, 16" Damper	1		2	6752870
D3060	Roof	HVAC	Poor	Exhaust Fan, Roof or Wall-Mounted, 12" Damper	1		0	6753071
D3060	Roof	HVAC	Fair	Exhaust Fan, Roof or Wall-Mounted, 12" Damper	1		8	6752839
D3060	Roof	HVAC	Fair	Exhaust Fan, Centrifugal, 24" Damper	1		2	6752885
D3060	Roof	HVAC	Fair	Exhaust Fan, Roof or Wall-Mounted, 24" Damper	1		2	6752981
D3060	Basement	HVAC	Fair	Exhaust Fan, Centrifugal, 16" Damper	1		15	6752922
D3060	Roof	HVAC	Fair	Exhaust Fan, Roof or Wall-Mounted, 24" Damper	1		2	6752840
D3060	Roof	HVAC	Good	Exhaust Fan, Centrifugal, 21 to 25 HP Motor	1		17	6753070
D3060	Roof	HVAC	Fair	Exhaust Fan, Roof or Wall-Mounted, 24" Damper	1		2	6752936
D3060	Roof	HVAC	Fair	Exhaust Fan, Roof or Wall-Mounted, 36" Damper	1		2	6752830
D3060	Roof	HVAC	Fair	Exhaust Fan, Roof or Wall-Mounted, 16" Damper	1		2	6752918
D3060	Roof	HVAC	Fair	Exhaust Fan, Roof or Wall-Mounted, 12" Damper	1		2	6752980
D3060	Roof	HVAC	Fair	Exhaust Fan, Roof or Wall-Mounted, 12" Damper	1		13	6752972
D3060	Mechanical penthouse	HVAC	Fair	Exhaust Fan, Centrifugal, 36" Damper [RF-2]	1		2	6753037
D3060	Roof	HVAC	Good	Exhaust Fan, Roof or Wall-Mounted, 16" Damper	1		17	6753028
D3060	Roof	HVAC	Fair	Exhaust Fan, Roof or Wall-Mounted, 16" Damper	1		2	6753102
Fire Protection								
D4010	Throughout building	Fire Protection	Fair	Fire Suppression System, Existing Sprinkler Heads, by SF	122,262	SF	6	6752877

UF L3 Code	Location	Category	Condition	Asset/Component/Repair	Quantity	Unit	RUL	ID
D4010	Kitchen	Fire Protection	Fair	Fire Suppression System, Commercial Kitchen, per LF of Hood	8	LF	10	6752992
D4030	CAP	Fire Protection	Fair	Fire Extinguisher, Type ABC, up to 20 LB	5		2	6752976
D4030	Kitchen	Fire Protection	Fair	Fire Extinguisher, Wet Chemical/CO2	1		2	6753072
D4030	Throughout building	Fire Protection	Fair	Fire Extinguisher, Type ABC, up to 20 LB	30		2	6752912
Electrical								
D5010	Electrical room	Electrical	Fair	Automatic Transfer Switch, ATS	1		8	6752833
D5010	Electrical room	Electrical	Fair	Generator, Diesel	1		10	6753005
D5020	Electrical room	Electrical	Fair	Switchboard, 277/480 V [Main Breaker]	1		2	6752974
D5020	Mechanical penthouse	Electrical	Good	Distribution Panel, 277/480 V	1		20	6753025
D5020	231	Electrical	Good	Secondary Transformer, Dry, Stepdown	1		20	6752896
D5020	Locker room mechanical penth	Electrical	Fair	Secondary Transformer, Dry, Stepdown	1		2	6752894
D5020	Site	Electrical	Fair	Primary Transformer, Liquid Filled, Property-Owned	1		2	6752860
D5020	Electrical room	Electrical	Good	Secondary Transformer, Dry, Stepdown	1		21	6752908
D5020	231	Electrical	Good	Distribution Panel, 277/480 V [DPL2]	1		20	6753044
D5020	Concession	Electrical	Fair	Distribution Panel, 277/480 V	1		2	6753060
D5020	CAP basement	Electrical	Fair	Distribution Panel, 120/240 V [Panel LA]	1		2	6752958
D5030	Throughout building	Electrical	Fair	Electrical System, Wiring & Switches, High Density/Complexity	122,262	SF	2	6754167
D5030	Basement	Electrical	Fair	Variable Frequency Drive, VFD, by HP of Motor, Replace/Install [Circulator pump 2]	1		7	6752932
D5030	Mechanical penthouse	Electrical	Fair	Variable Frequency Drive, VFD, by HP of Motor, Replace/Install [3]	1		11	6753007
D5030	Locker room mechanical penth	Electrical	Fair	Variable Frequency Drive, VFD, by HP of Motor, Replace/Install [AH7]	1		10	6753063
D5030	Basement	Electrical	Fair	Variable Frequency Drive, VFD, by HP of Motor, Replace/Install [Circulator Pump 1]	1		7	6752888
D5030	Locker room mechanical penth	Electrical	Fair	Variable Frequency Drive, VFD, by HP of Motor, Replace/Install [AH10]	1		10	6752905
D5030	Mechanical penthouse	Electrical	Fair	Variable Frequency Drive, VFD, by HP of Motor, Replace/Install [4]	1		10	6753032
D5030	Mechanical penthouse	Electrical	Fair	Variable Frequency Drive, VFD, by HP of Motor, Replace/Install [1]	1		10	6752841
D5030	Locker room mechanical penth	Electrical	Good	Variable Frequency Drive, VFD, by HP of Motor, Replace/Install [AH9]	1		18	6753042
D5030	Mechanical penthouse	Electrical	Fair	Variable Frequency Drive, VFD, by HP of Motor, Replace/Install [2]	1		10	6752895
D5030	Locker room mechanical penth	Electrical	Fair	Variable Frequency Drive, VFD, by HP of Motor, Replace/Install [AH5]	1		10	6752949
D5040	Throughout building	Electrical	Fair	Interior Lighting System, Full Upgrade, High Density & Standard Fixtures	122,262	SF	11	6797913
D5040	2nd floor electrical closet 2	Electrical	Good	Lighting Controls, Dimming Panel, Digital Time Control Clock & Photosensor	2		19	6753062
Fire Alarm & Electronic Systems								
D6030	Auditorium	Fire Alarm & Electronic Systems	Fair	Sound System, Theater/Auditorium/Church	5,000	SF	10	6752962

UF L3 Code	Location	Category	Condition	Asset/Component/Repair	Quantity	Unit	RUL	ID
D7010	Throughout building	Fire Alarm & Electronic Systems	Fair	Intrusion Detection System, Full Alarm System Renovation/Upgrade, Upgrade/Install	122,262	SF	2	6752942
D7030	Throughout building	Fire Alarm & Electronic Systems	Fair	Security/Surveillance System, Full System Installation, High Density, Install	122,262	SF	5	6752871
D7050	Throughout building	Fire Alarm & Electronic Systems	Fair	Fire Alarm System, Full System Upgrade, Standard Addressable, Upgrade/Install	122,262	SF	4	6754168
D7050	CAP	Fire Alarm & Electronic Systems	Fair	Fire Alarm Panel, Fully Addressable	1		6	6752919
D7050	Electrical room	Fire Alarm & Electronic Systems	Fair	Fire Alarm Panel, Fully Addressable	1		5	6753099
D8010	Throughout	Fire Alarm & Electronic Systems	Poor	BAS/HVAC Controls, Basic System or Legacy Upgrades, Install	122,262	SF	0	6752990
Equipment & Furnishings								
E1030	Cafeteria	Equipment & Furnishings	Fair	Foodservice Equipment, Coffee Machine	1		2	6753031
E1030	Kitchen	Equipment & Furnishings	Fair	Foodservice Equipment, Walk-In, Refrigerator	1		2	6753049
E1030	Kitchen	Equipment & Furnishings	Fair	Foodservice Equipment, Garbage Disposal, 1 to 3 HP	1		9	6753096
E1030	Kitchen	Equipment & Furnishings	Fair	Foodservice Equipment, Dishwasher Commercial	1		4	6752851
E1030	Cafeteria	Equipment & Furnishings	Fair	Foodservice Equipment, Coffee Machine	1		2	6752907
E1030	Kitchen	Equipment & Furnishings	Fair	Foodservice Equipment, Exhaust Hood, 8 to 10 LF	2		2	6752875
E1030	Kitchen	Equipment & Furnishings	Fair	Foodservice Equipment, Walk-In, Condenser for Refrigerator/Freezer	1		2	6753021
E1030	Kitchen	Equipment & Furnishings	Good	Foodservice Equipment, Griddle	1		11	6752856
E1030	Kitchen	Equipment & Furnishings	Fair	Foodservice Equipment, Griddle	1		5	6752910
E1030	Kitchen	Equipment & Furnishings	Good	Foodservice Equipment, Refrigerator, 1-Door Reach-In	1		12	6752889
E1030	Kitchen	Equipment & Furnishings	Fair	Foodservice Equipment, Icemaker, Freestanding	1		7	6753053
E1030	Kitchen	Equipment & Furnishings	Fair	Foodservice Equipment, Walk-In, Freezer	1		2	6753014
E1030	Trainer	Equipment & Furnishings	Fair	Foodservice Equipment, Icemaker, Freestanding	1		2	6753011
E1030	Kitchen	Equipment & Furnishings	Good	Foodservice Equipment, Food Warmer, Proofing Cabinet on Wheels	1		10	6753093
E1030	Baseball	Equipment & Furnishings	Fair	Foodservice Equipment, Freezer, Chest	1		2	6753094
E1030	Kitchen	Equipment & Furnishings	Good	Foodservice Equipment, Range/Oven, 6-Burner	1		11	6753040
E1030	Kitchen	Equipment & Furnishings	Fair	Foodservice Equipment, Convection Oven, Double	1		2	6753036
E1030	Kitchen	Equipment & Furnishings	Fair	Foodservice Equipment, Steamer, Freestanding	1		2	6752838
E1030	Kitchen	Equipment & Furnishings	Fair	Foodservice Equipment, Walk-In, Condenser for Refrigerator/Freezer	1		5	6753087
E1030	Kitchen	Equipment & Furnishings	Fair	Foodservice Equipment, Dairy Cooler/Wells	3		5	6753029
E1030	Kitchen	Equipment & Furnishings	Fair	Foodservice Equipment, Mixer, Freestanding	1		2	6753068
E1030	Kitchen	Equipment & Furnishings	Fair	Foodservice Equipment, Convection Oven, Double	1		2	6752996
E1040	CAP	Equipment & Furnishings	Fair	Healthcare Equipment, Defibrillator (AED), Cabinet-Mounted	1		2	6752956
E1040		214 Equipment & Furnishings	Fair	Laboratory Equipment, Exhaust Hood, Constant Volume 6 LF	1		6	6752968
E1040		216 Equipment & Furnishings	Fair	Laboratory Equipment, Exhaust Hood, Constant Volume 6 LF	1		6	6753018
E1040		202 Equipment & Furnishings	Good	Laboratory Equipment, Lab Sink, Epoxy Resin	4		21	6752900

UF L3 Code	Location	Category	Condition	Asset/Component/Repair	Quantity	Unit	RUL	ID
E1040	Classroom	Equipment & Furnishings	Good	Laboratory Equipment, Lab Sink, Epoxy Resin	6		21	6752914
E1040	Chemical storage	Equipment & Furnishings	Fair	Laboratory Equipment, Exhaust Hood, Constant Volume 4 LF	1		6	6752939
E1040	Chemical storage	Equipment & Furnishings	Good	Laboratory Equipment, Lab Sink, Epoxy Resin	1		21	6752872
E1040	218	Equipment & Furnishings	Good	Laboratory Equipment, Lab Sink, Epoxy Resin	5		21	6753046
E1040	Concession	Equipment & Furnishings	Fair	Healthcare Equipment, Defibrillator (AED), Cabinet-Mounted	1		2	6752901
E1040	235	Equipment & Furnishings	Fair	Ceramics Equipment, Kiln	3		10	6752852
E1040	Throughout building	Equipment & Furnishings	Fair	Healthcare Equipment, Defibrillator (AED), Cabinet-Mounted	3		2	6752988
E1040	212	Equipment & Furnishings	Good	Laboratory Equipment, Lab Sink, Epoxy Resin	3		21	6753082
E1040	214	Equipment & Furnishings	Good	Laboratory Equipment, Lab Sink, Epoxy Resin	4		21	6752867
E1060	CAP	Equipment & Furnishings	Good	Residential Appliances, Refrigerator, 14 to 18 CF	1		14	6752897
E1060	Baseball	Equipment & Furnishings	Fair	Residential Appliances, Refrigerator, 14 to 18 CF	1		2	6753079
E1060	229B	Equipment & Furnishings	Fair	Residential Appliances, Dishwasher	1		2	6753050
E1060	Kitchen	Equipment & Furnishings	Fair	Residential Appliances, Clothes Dryer	1		5	6753017
E1060	229B	Equipment & Furnishings	Fair	Residential Appliances, Range, Electric	1		5	6753052
E1060	CAP	Equipment & Furnishings	Good	Residential Appliances, Clothes Dryer	1		14	6752880
E1060	229B	Equipment & Furnishings	Fair	Residential Appliances, Clothes Dryer	1		5	6752967
E1060	CAP	Equipment & Furnishings	Good	Residential Appliances, Washer	1		14	6753089
E1060	229B	Equipment & Furnishings	Fair	Residential Appliances, Washer	1		5	6753074
E1060	CAP	Equipment & Furnishings	Good	Residential Appliances, Range Hood, Vented or Ventless	1		14	6752943
E1060	CAP	Equipment & Furnishings	Good	Residential Appliances, Range, Electric	1		14	6753041
E1060	210B	Equipment & Furnishings	Fair	Residential Appliances, Refrigerator, 14 to 18 CF	1		5	6752865
E1060	229B	Equipment & Furnishings	Fair	Residential Appliances, Range Hood, Vented or Ventless	1		5	6752846
E1060	Kitchen	Equipment & Furnishings	Fair	Residential Appliances, Washer	1		5	6752973
E1060	229B	Equipment & Furnishings	Fair	Residential Appliances, Refrigerator, 14 to 18 CF	1		5	6753048
E1060	Staff lounge	Equipment & Furnishings	Fair	Residential Appliances, Refrigerator, 14 to 18 CF	1		5	6753054
E1060	222	Equipment & Furnishings	Fair	Residential Appliances, Refrigerator, 14 to 18 CF	1		5	6752951
E1070	Auditorium	Equipment & Furnishings	Fair	Theater & Stage Equipment, Flameproof Curtain, Medium Weight Velour	2,500	SF	2	6752998
E2010	Gymnasium	Equipment & Furnishings	Fair	Bleachers, Telescoping Power-Operated, up to 15 Tier (per Seat)	40		2	6752969
Special Construction & Demo								
F1020	Baseball	Special Construction & Demo	Good	Ancillary Building, Wood-Framed or CMU, Basic/Minimal	400	SF	25	6753080
F1020	Site	Special Construction & Demo	Good	Ancillary Building, Wood-Framed or CMU, Basic/Minimal	750	SF	26	6752909
F1020	Site	Special Construction & Demo	Good	Shed/Gazebo/Shade Structure, Wood or Metal-Framed, Standard	450	SF	21	6753056
F1020	Site	Special Construction & Demo	Fair	Ancillary Building, Wood-Framed or CMU, Basic/Minimal	700	SF	7	6753083
F1020	Site	Special Construction & Demo	Fair	Ancillary Building, Wood-Framed or CMU, Basic/Minimal	900	SF	6	6752945

UF L3 Code	Location	Category	Condition	Asset/Component/Repair	Quantity	Unit	RUL	ID
F1020	Site	Special Construction & Demo	Good	Ancillary Building, Wood-Framed or CMU, Basic/Minimal	600	SF	34	6752874
F1020	Site	Special Construction & Demo	Good	Shed/Gazebo/Shade Structure, Wood or Metal-Framed, Standard	75	SF	21	6752944
F1020	Site	Special Construction & Demo	Poor	Shed/Gazebo/Shade Structure, Wood or Metal-Framed, Standard	100	SF	0	6752845
F1020	Softball	Special Construction & Demo	Good	Ancillary Building, Wood-Framed or CMU, Basic/Minimal	700	SF	25	6752933
F1020	Baseball	Special Construction & Demo	Good	Ancillary Building, Wood-Framed or CMU, Basic/Minimal	800	SF	26	6752829
F1020	CAP	Special Construction & Demo	Good	Ancillary Building, Classroom/Office Module, Standard/Permanent	4,000	SF	34	6753077
F1020	Concession	Special Construction & Demo	Good	Ancillary Building, Classroom/Office Module, Standard/Permanent	1,450	SF	25	6753035
F1020	Site	Special Construction & Demo	Good	Shed/Gazebo/Shade Structure, Wood or Metal-Framed, Standard	450	SF	21	6753024
Pedestrian Plazas & Walkways								
G2020	Site	Pedestrian Plazas & Walkways	Fair	Parking Lots, Pavement, Asphalt, Mill & Overlay	180,750	SF	4	6753013
G2020	Site	Pedestrian Plazas & Walkways	Fair	Parking Lots, Pavement, Asphalt, Seal & Stripe	180,750	SF	3	6809739
G2030	Site	Pedestrian Plazas & Walkways	Fair	Sidewalk, Concrete, Small Areas/Sections	8,500	SF	5	6752913
Athletic, Recreational & Playfield Areas								
G2050	Site	Athletic, Recreational & Playfield Areas	Fair	Sports Apparatus, Scoreboard, Electronic Standard	1		15	6753086
G2050	Site	Athletic, Recreational & Playfield Areas	Fair	Outdoor Spectator Seating, Bleachers, Aluminum Benches (per Seat)	600		16	6753012
G2050	Site	Athletic, Recreational & Playfield Areas	Fair	Sports Apparatus, Scoreboard, Electronic Standard	1		15	6752955
G2050	Site	Athletic, Recreational & Playfield Areas	Fair	Sports Apparatus, Scoreboard, Electronic Standard	1		15	6752891
G2050	Gymnasium	Athletic, Recreational & Playfield Areas	Fair	Sports Apparatus, Scoreboard, Electronic Standard	2		16	6753067
G2050	Site	Athletic, Recreational & Playfield Areas	Fair	Sports Apparatus, Football, Goal Post	3		15	6752879
G2050	Baseball	Athletic, Recreational & Playfield Areas	Fair	Sports Apparatus, Baseball, Batting Cage	4		5	6753076
G2050	Baseball	Athletic, Recreational & Playfield Areas	Fair	Sports Apparatus, Baseball, Backstop Chain-Link	2		11	6753002
G2050	Mini Gym	Athletic, Recreational & Playfield Areas	Fair	Play Structure, Climbing Wall, by vertical surface area	400	SF	5	6753085
G2050	Gymnasium	Athletic, Recreational & Playfield Areas	Fair	Sports Apparatus, Basketball, Backboard/Rim/Pole	6		16	6752843
G2050	Site	Athletic, Recreational & Playfield Areas	Fair	Athletic Surfaces & Courts, Track Surface, Rubber	50,000	SF	3	6753009
G2050	Site	Athletic, Recreational & Playfield Areas	Fair	Sports Apparatus, Scoreboard, Electronic Standard	1		15	6753033
G2050	Football stadium	Athletic, Recreational & Playfield Areas	Good	Sports Lighting, Field Lighting, Pole Light Fixture w/ Lamps	4		41	6804952
G2050	Baseball	Athletic, Recreational & Playfield Areas	Fair	Sports Apparatus, Baseball, Foul Pole	2		16	6752959
G2050	Baseball	Athletic, Recreational & Playfield Areas	Fair	Sports Apparatus, Scoreboard, Electronic Standard	1		15	6753088
Sitework								

UF L3 Code	Location	Category	Condition	Asset/Component/Repair	Quantity	Unit	RUL	ID
G2060	Site	Sitework	Fair	Signage, Property, Monument, Replace/Install	1		10	6753030
G2060	Site	Sitework	Fair	Picnic Table, Metal Powder-Coated	6		10	6752923
G2060	Site	Sitework	Fair	Signage, Property, Building-Mounted Individual Letters, Replace/Install	55		10	6753010
G2060	Site	Sitework	Fair	Signage, Property, Pylon Robust/Electronic Programmable, Replace/Install	1		11	6752893
G2060	Site	Sitework	Fair	Park Bench, Metal Powder-Coated	6		10	6752878
G2060	Site	Sitework	Fair	Flagpole, Metal	1		2	6752850
G2060	Site	Sitework	Good	Signage, Property, Monument, Replace/Install	1		16	6752953
G2080	Site	Sitework	Fair	Irrigation System, Pop-Up Spray Heads, Commercial	45,000	SF	11	6752985
G2080	Site	Sitework	Fair	Irrigation System, Pop-Up Spray Heads, Commercial, Replace/Install	95,000	SF	10	6752948
G4050	Site	Sitework	Fair	Pole Light Fixture w/ Lamps, any type 20' High, w/ LED Replacement, Replace/Install	19		10	6752961
G4050	Building exterior	Sitework	Fair	Exterior Fixture w/ Lamp, any type, w/ LED Replacement	6		10	6753106
G4050	Site	Sitework	Fair	Pole Light Fixture w/ Lamps, any type 30' High, w/ LED Replacement, Replace/Install	3		10	6753092
G4050	CAP	Sitework	Fair	Exterior Fixture w/ Lamp, any type, w/ LED Replacement	1		10	6752984

Appendix G: Replacement Reserves

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
D7010	6752942	Intrusion Detection System, Full Alarm System Renovation/Upgrade, Upgrade/Install	15	13	2	122262	SF	\$3.25	\$397,352			\$397,352																			\$794,703
D7030	6752871	Security/Surveillance System, Full System Installation, High Density, Install	15	10	5	122262	SF	\$4.00	\$489,048						\$489,048															\$489,048	\$978,096
D7050	6754168	Fire Alarm System, Full System Upgrade, Standard Addressable, Upgrade/Install	20	16	4	122262	SF	\$3.00	\$366,786					\$366,786																	\$366,786
D7050	6753099	Fire Alarm Panel, Fully Addressable, Replace	15	10	5	1	EA	\$15,000.00	\$15,000						\$15,000														\$15,000	\$30,000	
D7050	6752919	Fire Alarm Panel, Fully Addressable, Replace	15	9	6	1	EA	\$15,000.00	\$15,000							\$15,000															\$15,000
D8010	6752990	BAS/HVAC Controls, Basic System or Legacy Upgrades, Install	15	47	0	122262	SF	\$2.50	\$305,655	\$305,655															\$305,655					\$611,310	
E1030	6753031	Foodservice Equipment, Coffee Machine, Replace	10	8	2	1	EA	\$2,000.00	\$2,000			\$2,000										\$2,000								\$4,000	
E1030	6753049	Foodservice Equipment, Walk-In, Refrigerator, Replace	20	18	2	1	EA	\$15,000.00	\$15,000			\$15,000																		\$15,000	
E1030	6752907	Foodservice Equipment, Coffee Machine, Replace	10	8	2	1	EA	\$2,000.00	\$2,000			\$2,000										\$2,000								\$4,000	
E1030	6752875	Foodservice Equipment, Exhaust Hood, 8 to 10 LF, Replace	15	13	2	1.5	EA	\$4,500.00	\$6,750			\$6,750															\$6,750			\$13,500	
E1030	6753021	Foodservice Equipment, Walk-In, Condenser for Refrigerator/Freezer, Replace	15	13	2	1	EA	\$6,300.00	\$6,300			\$6,300															\$6,300			\$12,600	
E1030	6753014	Foodservice Equipment, Walk-In, Freezer, Replace	20	18	2	1	EA	\$25,000.00	\$25,000			\$25,000																		\$25,000	
E1030	6753011	Foodservice Equipment, Icemaker, Freestanding, Replace	15	13	2	1	EA	\$6,700.00	\$6,700			\$6,700															\$6,700			\$13,400	
E1030	6753094	Foodservice Equipment, Freezer, Chest, Replace	15	13	2	1	EA	\$1,800.00	\$1,800			\$1,800															\$1,800			\$3,600	
E1030	6753036	Foodservice Equipment, Convection Oven, Double, Replace	10	8	2	1	EA	\$9,500.00	\$9,500			\$9,500										\$9,500								\$19,000	
E1030	6752838	Foodservice Equipment, Steamer, Freestanding, Replace	10	8	2	1	EA	\$10,500.00	\$10,500			\$10,500										\$10,500								\$21,000	
E1030	6753068	Foodservice Equipment, Mixer, Freestanding, Replace	25	23	2	1	EA	\$14,000.00	\$14,000			\$14,000																		\$14,000	
E1030	6752996	Foodservice Equipment, Convection Oven, Double, Replace	10	8	2	1	EA	\$9,500.00	\$9,500			\$9,500										\$9,500								\$19,000	
E1030	6752851	Foodservice Equipment, Dishwasher Commercial, Replace	10	6	4	1	EA	\$21,500.00	\$21,500					\$21,500										\$21,500							\$43,000
E1030	6752910	Foodservice Equipment, Griddle, Replace	15	10	5	1	EA	\$7,000.00	\$7,000						\$7,000													\$7,000		\$14,000	
E1030	6753087	Foodservice Equipment, Walk-In, Condenser for Refrigerator/Freezer, Replace	15	10	5	1	EA	\$6,300.00	\$6,300						\$6,300													\$6,300		\$12,600	
E1030	6753029	Foodservice Equipment, Dairy Cooler/Wells, Replace	15	10	5	3	EA	\$3,600.00	\$10,800						\$10,800													\$10,800		\$21,600	
E1030	6753053	Foodservice Equipment, Icemaker, Freestanding, Replace	15	8	7	1	EA	\$6,700.00	\$6,700					\$6,700																\$6,700	
E1030	6753096	Foodservice Equipment, Garbage Disposal, 1 to 3 HP, Replace	15	6	9	1	EA	\$3,800.00	\$3,800										\$3,800											\$3,800	
E1030	6753093	Foodservice Equipment, Food Warmer, Proofing Cabinet on Wheels, Replace	15	5	10	1	EA	\$1,700.00	\$1,700											\$1,700										\$1,700	
E1030	6752856	Foodservice Equipment, Griddle, Replace	15	4	11	1	EA	\$7,000.00	\$7,000												\$7,000									\$7,000	
E1030	6753040	Foodservice Equipment, Range/Oven, 6-Burner, Replace	15	4	11	1	EA	\$6,000.00	\$6,000												\$6,000									\$6,000	
E1030	6752889	Foodservice Equipment, Refrigerator, 1-Door Reach-In, Replace	15	3	12	1	EA	\$2,700.00	\$2,700													\$2,700								\$2,700	
E1040	6752968	Laboratory Equipment, Exhaust Hood, Constant Volume 6 LF, Replace	15	9	6	1	EA	\$4,000.00	\$4,000						\$4,000															\$4,000	
E1040	6753018	Laboratory Equipment, Exhaust Hood, Constant Volume 6 LF, Replace	15	9	6	1	EA	\$4,000.00	\$4,000						\$4,000															\$4,000	
E1040	6752939	Laboratory Equipment, Exhaust Hood, Constant Volume 4 LF, Replace	15	9	6	1	EA	\$2,800.00	\$2,800						\$2,800															\$2,800	
E1040	6752852	Ceramics Equipment, Kiln, Replace	20	10	10	3	EA	\$3,200.00	\$9,600											\$9,600										\$9,600	
E1040	6752956	Healthcare Equipment, Defibrillator (AED), Cabinet-Mounted, Replace	10	8	2	1	EA	\$1,500.00	\$1,500			\$1,500									\$1,500									\$3,000	
E1040	6752901	Healthcare Equipment, Defibrillator (AED), Cabinet-Mounted, Replace	10	8	2	1	EA	\$1,500.00	\$1,500			\$1,500									\$1,500									\$3,000	
E1040	6752988	Healthcare Equipment, Defibrillator (AED), Cabinet-Mounted, Replace	10	8	2	3	EA	\$1,500.00	\$4,500			\$4,500									\$4,500									\$9,000	
E1060	6753079	Residential Appliances, Refrigerator, 14 to 18 CF, Replace	15	13	2	1	EA	\$600.00	\$600			\$600															\$600			\$1,200	

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
E1060	6753050	Residential Appliances, Dishwasher, Replace	10	8	2	1	EA	\$700.00	\$700			\$700										\$700									\$1,400
E1060	6753017	Residential Appliances, Clothes Dryer, Replace	15	10	5	1	EA	\$650.00	\$650						\$650															\$650	\$1,300
E1060	6753052	Residential Appliances, Range, Electric, Replace	15	10	5	1	EA	\$620.00	\$620						\$620															\$620	\$1,240
E1060	6752967	Residential Appliances, Clothes Dryer, Replace	15	10	5	1	EA	\$650.00	\$650						\$650															\$650	\$1,300
E1060	6753074	Residential Appliances, Washer, Replace	15	10	5	1	EA	\$850.00	\$850						\$850															\$850	\$1,700
E1060	6752865	Residential Appliances, Refrigerator, 14 to 18 CF, Replace	15	10	5	1	EA	\$600.00	\$600						\$600															\$600	\$1,200
E1060	6752846	Residential Appliances, Range Hood, Vented or Ventless, Replace	15	10	5	1	EA	\$200.00	\$200						\$200															\$200	\$400
E1060	6752973	Residential Appliances, Washer, Replace	15	10	5	1	EA	\$850.00	\$850						\$850															\$850	\$1,700
E1060	6753048	Residential Appliances, Refrigerator, 14 to 18 CF, Replace	15	10	5	1	EA	\$600.00	\$600						\$600															\$600	\$1,200
E1060	6753054	Residential Appliances, Refrigerator, 14 to 18 CF, Replace	15	10	5	1	EA	\$600.00	\$600						\$600															\$600	\$1,200
E1060	6752951	Residential Appliances, Refrigerator, 14 to 18 CF, Replace	15	10	5	1	EA	\$600.00	\$600						\$600															\$600	\$1,200
E1060	6752897	Residential Appliances, Refrigerator, 14 to 18 CF, Replace	15	1	14	1	EA	\$600.00	\$600															\$600							\$600
E1060	6752880	Residential Appliances, Clothes Dryer, Replace	15	1	14	1	EA	\$650.00	\$650															\$650							\$650
E1060	6753089	Residential Appliances, Washer, Replace	15	1	14	1	EA	\$850.00	\$850															\$850							\$850
E1060	6752943	Residential Appliances, Range Hood, Vented or Ventless, Replace	15	1	14	1	EA	\$200.00	\$200															\$200							\$200
E1060	6753041	Residential Appliances, Range, Electric, Replace	15	1	14	1	EA	\$620.00	\$620															\$620							\$620
E1070	6752998	Theater & Stage Equipment, Flameproof Curtain, Medium Weight Velour, Replace	15	13	2	2500	SF	\$15.00	\$37,500			\$37,500															\$37,500				\$75,000
E2010	6752969	Bleachers, Telescoping Power-Operated, up to 15 Tier (per Seat), Replace	20	18	2	40	EA	\$450.00	\$18,000			\$18,000																			\$18,000
F1020	6752845	Shed/Gazebo/Shade Structure, Wood or Metal-Framed, Standard, Replace	30	30	0	100	SF	\$50.00	\$5,000	\$5,000																					\$5,000
F1020	6752945	Ancillary Building, Wood-Framed or CMU, Basic/Minimal, Replace	35	29	6	900	SF	\$60.00	\$54,000						\$54,000																\$54,000
F1020	6753083	Ancillary Building, Wood-Framed or CMU, Basic/Minimal, Replace	35	28	7	700	SF	\$60.00	\$42,000							\$42,000															\$42,000
G2020	6809739	Parking Lots, Pavement, Asphalt, Seal & Stripe	5	2	3	180750	SF	\$0.45	\$81,338				\$81,338					\$81,338									\$81,338				\$325,350
G2020	6753013	Parking Lots, Pavement, Asphalt, Mill & Overlay	25	21	4	180750	SF	\$3.50	\$632,625					\$632,625																	\$632,625
G2030	6752913	Sidewalk, Concrete, Small Areas/Sections, Replace	50	45	5	8500	SF	\$20.00	\$170,000						\$170,000																\$170,000
G2050	6753009	Athletic Surfaces & Courts, Track Surface, Rubber, Replace	10	7	3	50000	SF	\$5.00	\$250,000				\$250,000									\$250,000									\$500,000
G2050	6753076	Sports Apparatus, Baseball, Batting Cage, Replace	15	10	5	4	EA	\$1,500.00	\$6,000						\$6,000													\$6,000			\$12,000
G2050	6753002	Sports Apparatus, Baseball, Backstop Chain-Link, Replace	20	9	11	2	EA	\$5,000.00	\$10,000												\$10,000										\$10,000
G2050	6753086	Sports Apparatus, Scoreboard, Electronic Standard, Replace	25	10	15	1	EA	\$8,000.00	\$8,000																\$8,000						\$8,000
G2050	6752955	Sports Apparatus, Scoreboard, Electronic Standard, Replace	25	10	15	1	EA	\$8,000.00	\$8,000																\$8,000						\$8,000
G2050	6752891	Sports Apparatus, Scoreboard, Electronic Standard, Replace	25	10	15	1	EA	\$8,000.00	\$8,000																\$8,000						\$8,000
G2050	6752879	Sports Apparatus, Football, Goal Post, Replace	25	10	15	3	EA	\$5,000.00	\$15,000																\$15,000						\$15,000
G2050	6753033	Sports Apparatus, Scoreboard, Electronic Standard, Replace	25	10	15	1	EA	\$8,000.00	\$8,000																\$8,000						\$8,000
G2050	6753088	Sports Apparatus, Scoreboard, Electronic Standard, Replace	25	10	15	1	EA	\$8,000.00	\$8,000																\$8,000						\$8,000
G2050	6753012	Outdoor Spectator Seating, Bleachers, Aluminum Benches (per Seat), Replace	25	9	16	600	EA	\$120.00	\$72,000																		\$72,000				\$72,000
G2050	6753067	Sports Apparatus, Scoreboard, Electronic Standard, Replace	25	9	16	2	EA	\$8,000.00	\$16,000																		\$16,000				\$16,000
G2050	6752843	Sports Apparatus, Basketball, Backboard/Rim/Pole, Replace	25	9	16	6	EA	\$9,500.00	\$57,000																	\$57,000					\$57,000
G2050	6752959	Sports Apparatus, Baseball, Foul Pole, Replace	25	9	16	2	EA	\$1,500.00	\$3,000																		\$3,000				\$3,000

Appendix H:

Depleted Value Report

COLCHESTER HIGH SCHOOL - Main Building

Depleted Value Index

53.7%

System	System Contribution	System Value
Air Compressor	\$ 16,147	\$ 17,300
Air Handler	\$ 14,000	\$ 49,000
Air Handler	\$ 18,000	\$ 70,000
Air Handler	\$ 56,000	\$ 70,000
Air Handler	\$ 7,623	\$ 9,200
Air Handler	\$ 2,000	\$ 70,000
Air Handler	\$ 14,000	\$ 49,000
Air Handler	\$ 12,600	\$ 49,000
Air Handler	\$ 429	\$ 15,000
Air Handler	\$ 38,286	\$ 134,000
Air Handler	\$ 2,520	\$ 3,600
Air Handler	\$ 21,080	\$ 31,000
Ancillary Building	\$ 24,000	\$ 24,000
Ancillary Building	\$ 40,500	\$ 45,000
Ancillary Building	\$ 30,800	\$ 42,000
Ancillary Building	\$ 39,600	\$ 54,000
Ancillary Building	\$ 4,500	\$ 36,000
Ancillary Building	\$ 25,200	\$ 42,000
Ancillary Building	\$ 24,000	\$ 48,000
Ancillary Building	\$ 266,667	\$ 800,000
Ancillary Building	\$ 120,833	\$ 362,500
Athletic Surfaces & Courts	\$ 233,333	\$ 250,000
Automatic Transfer Switch	\$ 7,933	\$ 8,500
BAS/HVAC Controls	\$ 264,901	\$ 305,655
Bleachers	\$ 10,800	\$ 18,000
Boiler	\$ 128,250	\$ 135,000
Boiler	\$ 117,000	\$ 135,000
Boiler Supplemental Components	\$ 3,960	\$ 4,400
Ceiling Finishes	\$ 45,000	\$ 90,000
Ceramics Equipment	\$ 4,800	\$ 9,600
Distribution Panel	\$ 2,650	\$ 5,300
Distribution Panel	\$ 2,650	\$ 5,300
Distribution Panel	\$ 2,650	\$ 5,300
Distribution Panel	\$ 5,060	\$ 5,500
Drinking Fountain	\$ 1,080	\$ 1,200
Drinking Fountain	\$ 10,800	\$ 12,000
Electrical System	\$ 449,924	\$ 489,048
Elevator Cab Finishes	\$ 8,100	\$ 9,000
Elevator Controls	\$ 4,500	\$ 5,000

System	System Contribution	System Value
Emergency Plumbing Fixtures	\$ 1,955	\$ 2,300
Emergency Plumbing Fixtures	\$ 2,070	\$ 2,300
Emergency Plumbing Fixtures	\$ 2,300	\$ 2,300
Emergency Plumbing Fixtures	\$ 1,380	\$ 2,300
Emergency Plumbing Fixtures	\$ 2,116	\$ 2,300
Exhaust Fan	\$ 1,260	\$ 1,400
Exhaust Fan	\$ 2,240	\$ 5,600
Exhaust Fan	\$ 5,040	\$ 5,600
Exhaust Fan	\$ 448	\$ 1,400
Exhaust Fan	\$ 2,160	\$ 2,400
Exhaust Fan	\$ 2,160	\$ 2,400
Exhaust Fan	\$ 2,700	\$ 3,000
Exhaust Fan	\$ 2,160	\$ 2,400
Exhaust Fan	\$ 490	\$ 1,400
Exhaust Fan	\$ 1,288	\$ 1,400
Exhaust Fan	\$ 450	\$ 3,000
Exhaust Fan	\$ 2,700	\$ 3,000
Exhaust Fan	\$ 600	\$ 2,400
Exhaust Fan	\$ 750	\$ 3,000
Exhaust Fan	\$ 21,667	\$ 65,000
Exhaust Fan	\$ 1,500	\$ 3,000
Exhaust Fan	\$ 2,800	\$ 5,600
Exhaust Fan	\$ 1,488	\$ 2,400
Exhaust Fan	\$ -	\$ 1,400
Exhaust Fan	\$ 1,260	\$ 1,400
Exhaust Fan	\$ 3,360	\$ 5,600
Exhaust Fan	\$ 1,600	\$ 2,400
Exhaust Fan	\$ 1,920	\$ 2,400
Exterior Door	\$ 480	\$ 600
Exterior Door	\$ 480	\$ 600
Exterior Door	\$ 24,960	\$ 31,200
Exterior Fixture w/ Lamp	\$ 2,736	\$ 3,600
Exterior Fixture w/ Lamp	\$ 300	\$ 600
Exterior Walls	\$ 1,512,000	\$ 1,620,000
Exterior Walls	\$ 26,400	\$ 33,000
Fan Coil Unit	\$ 22,267	\$ 33,400
Fire Alarm Panel	\$ 12,000	\$ 15,000
Fire Alarm Panel	\$ 10,000	\$ 15,000
Fire Alarm System	\$ 293,429	\$ 366,786
Fire Extinguisher	\$ 600	\$ 750
Fire Extinguisher	\$ 240	\$ 300
Fire Extinguisher	\$ 4,050	\$ 4,500
Fire Suppression System	\$ 52,328	\$ 130,820
Fire Suppression System	\$ 1,920	\$ 3,200
Flagpole	\$ 2,000	\$ 2,500

System	System Contribution	System Value
Flooring	\$ 56,333	\$ 65,000
Flooring	\$ 338,000	\$ 390,000
Flooring	\$ 16,000	\$ 60,000
Flooring	\$ 7,200	\$ 10,800
Flooring	\$ 3,000	\$ 15,000
Flooring	\$ 115,200	\$ 216,000
Foodservice Equipment	\$ 1,800	\$ 2,000
Foodservice Equipment	\$ 13,000	\$ 15,000
Foodservice Equipment	\$ 1,267	\$ 3,800
Foodservice Equipment	\$ 18,633	\$ 21,500
Foodservice Equipment	\$ 533	\$ 2,000
Foodservice Equipment	\$ 5,400	\$ 6,750
Foodservice Equipment	\$ 5,040	\$ 6,300
Foodservice Equipment	\$ 4,667	\$ 7,000
Foodservice Equipment	\$ 4,667	\$ 7,000
Foodservice Equipment	\$ 2,484	\$ 2,700
Foodservice Equipment	\$ 5,360	\$ 6,700
Foodservice Equipment	\$ 20,000	\$ 25,000
Foodservice Equipment	\$ 4,020	\$ 6,700
Foodservice Equipment	\$ 1,360	\$ 1,700
Foodservice Equipment	\$ 1,440	\$ 1,800
Foodservice Equipment	\$ 4,800	\$ 6,000
Foodservice Equipment	\$ 6,333	\$ 9,500
Foodservice Equipment	\$ 8,400	\$ 10,500
Foodservice Equipment	\$ 3,780	\$ 6,300
Foodservice Equipment	\$ 864	\$ 10,800
Foodservice Equipment	\$ 11,667	\$ 14,000
Foodservice Equipment	\$ 9,025	\$ 9,500
Furnace	\$ 3,780	\$ 4,200
Generator	\$ 26,100	\$ 58,000
Healthcare Equipment	\$ 1,300	\$ 1,500
Healthcare Equipment	\$ 675	\$ 1,500
Healthcare Equipment	\$ 2,250	\$ 4,500
Heat Pump	\$ 26,400	\$ 44,000
Heat Pump	\$ 26,400	\$ 44,000
Heat Pump	\$ 13,200	\$ 44,000
Heat Pump Domestic Water Heater	\$ 2,040	\$ 6,800
HVAC System	\$ 293,429	\$ 489,048
HVAC System	\$ 183,393	\$ 611,310
Interior Door	\$ 31,500	\$ 105,000
Interior Lighting System	\$ 183,393	\$ 611,310
Intrusion Detection System	\$ 119,205	\$ 397,352
Irrigation System	\$ 2,250	\$ 45,000
Irrigation System	\$ 34,200	\$ 95,000
Laboratory Equipment	\$ 3,600	\$ 4,000

System	System Contribution	System Value
Laboratory Equipment	\$ 3,600	\$ 4,000
Laboratory Equipment	\$ 4,410	\$ 9,800
Laboratory Equipment	\$ 7,350	\$ 14,700
Laboratory Equipment	\$ 2,352	\$ 2,800
Laboratory Equipment	\$ 980	\$ 2,450
Laboratory Equipment	\$ 11,433	\$ 12,250
Laboratory Equipment	\$ 3,675	\$ 7,350
Laboratory Equipment	\$ 6,533	\$ 9,800
Lighting Controls	\$ 8,892	\$ 9,360
Outdoor Spectator Seating	\$ 36,000	\$ 72,000
Packaged Unit	\$ 2,750	\$ 5,500
Packaged Unit	\$ 5,133	\$ 5,500
Packaged Unit	\$ 65,000	\$ 75,000
Park Bench	\$ 2,520	\$ 4,200
Parking Lots	\$ 354,270	\$ 632,625
Parking Lots	\$ 74,831	\$ 81,338
Passenger Elevator	\$ 23,333	\$ 70,000
Picnic Table	\$ 3,920	\$ 4,200
Play Structure	\$ 12,267	\$ 16,000
Plumbing System	\$ 89,659	\$ 1,344,882
Pole Light Fixture w/ Lamps	\$ 5,067	\$ 76,000
Pole Light Fixture w/ Lamps	\$ 2,800	\$ 21,000
Primary Transformer	\$ 2,667	\$ 40,000
Pump	\$ 2,843	\$ 3,280
Pump	\$ 2,080	\$ 2,600
Pump	\$ 4,533	\$ 6,800
Pump	\$ 4,533	\$ 6,800
Pump	\$ 173	\$ 2,600
Radiator	\$ 10,667	\$ 16,000
Radiator	\$ 8,000	\$ 120,000
Replace Energy Recovery Ventilator 180 to 315 CFM	\$ 1,423	\$ 2,134
Replace Energy Recovery Ventilator 180 to 315 CFM	\$ 142	\$ 2,134
Replace Energy Recovery Ventilator 180 to 315 CFM	\$ 142	\$ 2,134
Residential Appliances	\$ 400	\$ 600
Residential Appliances	\$ 400	\$ 600
Residential Appliances	\$ 467	\$ 700
Residential Appliances	\$ 433	\$ 650
Residential Appliances	\$ 413	\$ 620
Residential Appliances	\$ 433	\$ 650
Residential Appliances	\$ 65	\$ 650
Residential Appliances	\$ 283	\$ 850
Residential Appliances	\$ 793	\$ 850
Residential Appliances	\$ 60	\$ 200
Residential Appliances	\$ 413	\$ 620
Totals	\$ 6,509,755	\$ 12,113,455