

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 #:

158982.22R000-382, 383.379

DATE OF REPORT:

May 1, 2023

ON SITE DATE:

January 4, 2023

Woodstock Middle Campus
4961 Woodstock Road
Woodstock, VT 05091

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1. Executive Summary

Property Overview and Assessment Details

General Information	
Property Type	School
School ID Number	PS356-SU012
Main Address	100 Amsden Way, VT 05091 (formerly 4961 Woodstock Road, Woodstock, VT 05091)
E911 Address Verification	Zip 05091-3348, Address component was changed, Matched street and city and state, Primary number invalid
GPS Location (Verified E911)	Campus Location 43.60388, -72.57753
Site Developed	1956 Renovated: 1968 1968 (Addition) 1994 (Library Addition)
Site Area	42 acres (estimated – overall site)
Parking Spaces	200 total spaces all in open lots; 10 of which are accessible
Building Square Footage	Building 1 – 60,000 (Verified) Building 2 – 70,000 (Verified) Total Square Footage – 130,000
Number of Stories	Two above grade
Supervisory Union/ District	Windsor Central SU
Date(s) of Visit	January 3-6, 2023

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

Significant/Systemic Findings and Deficiencies

Historical Summary

The Woodstock Union Middle/High School – Main is part of a connected two-building complex which also includes the high school and the middle school. The buildings were constructed at different times and are connected by a central administration space which includes the main entrance. The main building was constructed in 1956 and is a single-story building containing the high school and a gymnasium. The Addition was constructed in 1968 and includes the cafeteria, school kitchen, the auditorium and a second gym. The addition also contains the elevator. An addition for the library was added in 1994. According to the site POC, the unit ventilators for the addition were converted from steam units to hydronic units in 2020. The high school is still using steam and the original unit ventilators in the classrooms. The lighting was upgraded to LED in 2019 and the heating pipes were insulated. The buildings do not have modern systems of any kind. There are no card readers at the doors and the security and surveillance is limited. There is no clock system for the changing of periods. There are limited controls for public access throughout the spaces. The building is not 100% ADA compliant but there have not been any major renovations in recent years. The door identification signage does not comply with current ADA requirements. According to the site POC, building renovations are limited due to the presence of asbestos, PCBs, and other problematic building materials which were identified as part of a Phase I/II environmental study. The building's air quality cannot be remedied with the current system.

Architectural

The building is a single-story masonry building with a flat roof with an EPDM membrane. The exterior is primarily brick veneer. The windows are aluminum double hung and uninsulated. The interiors are dated, and replacement of the ceiling tiles is recommended. The former home economics classroom is no longer in use. Most of the science classrooms do not meet the current standards for modern STEAM instruction.

Mechanical, Electrical, Plumbing and Fire (MEPF)

The building is heated by a central system with equipment located in the main building of the complex. There are two ancient oil-fired boilers which supply the perimeter baseboard in the hallways and the restrooms and unit ventilators located in the classrooms. The high school is still using steam heat and the middle school has been converted to hydronic and new unit ventilators have been added. There are split system components for supplemental cooling and to the offices. The building is served by its own electric switchboard. The building is protected by a fire alarm system with a single panel located in the addition. There is no fire sprinkler system at this time or emergency generator. The system is not on a building management system.

Site

The site is situated on the riverfront and according to the POC, prone to flooding and drainage problems. The buildings share a parking lot and playing fields. There are three additional structures sharing the site. There is a small wood-framed garage and a wood framed building housing the administrative offices for the entire district. There is an ice-skating rink run by the town recreation department that shares the main parking lot.

Recommended Additional Studies

The foundation and parts of the structure appear to be in poor condition. There is serious step cracking at the joist supports in the gymnasium and foundation problems at the perimeter. A professional engineer must be retained to analyze the existing condition, provide recommendations and, if necessary, estimate the scope and cost of any required repairs. The cost of this study is included in the cost tables. A budgetary cost allowance to repair is also included.

Facility Condition Index (FCI)

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

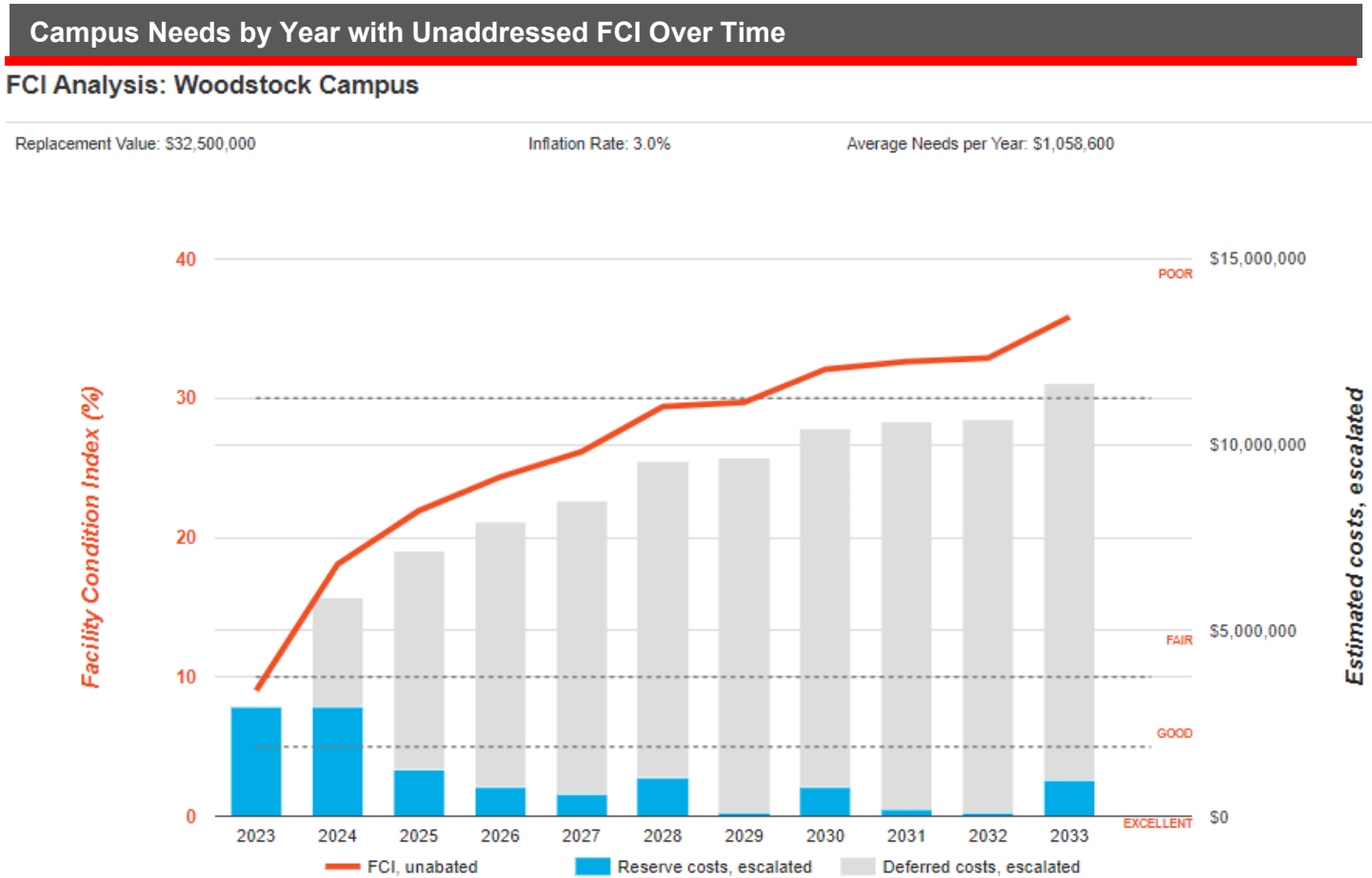
FCI Ranges and Descriptions	
0 – 5%	In new or well-maintained condition, with little or no visual evidence of wear or deficiencies.
5 – 10%	Subjected to wear but is still in a serviceable and functioning condition.
10 – 30%	Subjected to hard or long-term wear. Nearing the end of its useful or serviceable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

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

Campus FCI Analysis							
Facility (year built)	Cost/SF	Total SF	Replacement Value	Current	3-Year	5-Year	10-Year
Main Building (1956)	\$250	60,000	\$15,000,000	9.8%	27.7%	36.1%	47.4%
Addition (1968)	\$250	70,000	\$17,500,000	8.4%	21.5%	23.6%	26.0%

Campus Level FCI:

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



Campus Needs by Year with Unaddressed FCI Over Time (Table)

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

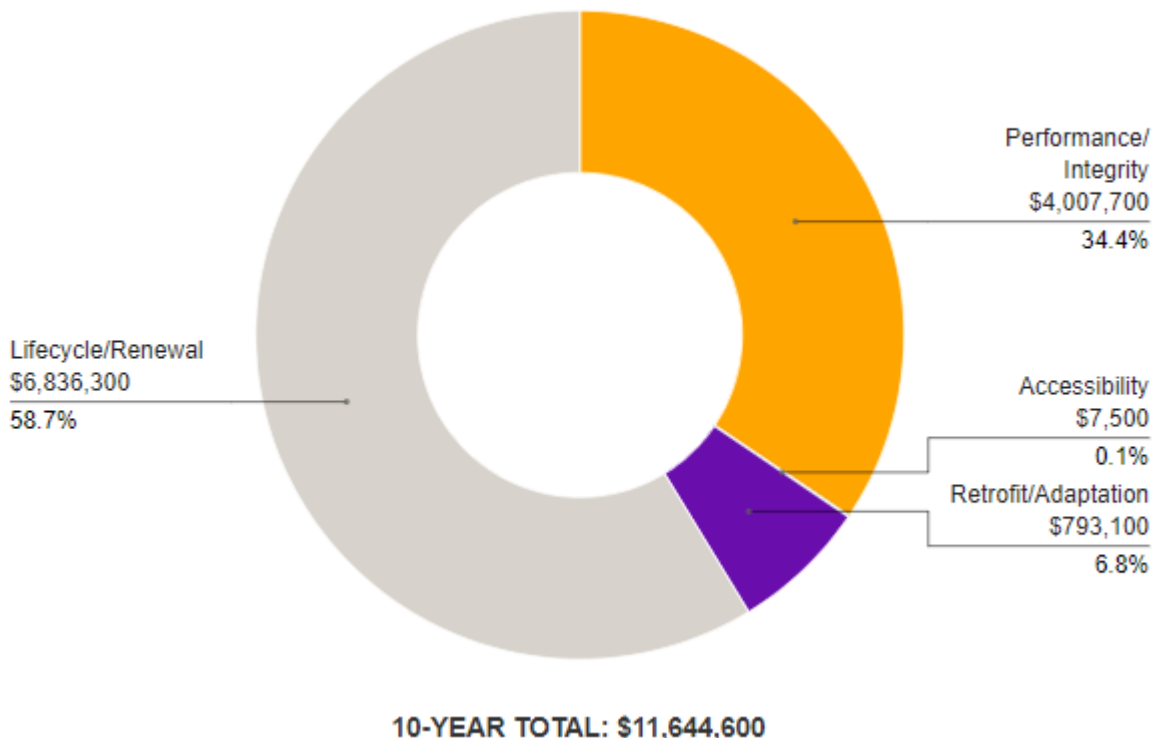
Year	Reserve	Reserve Escalation	Recurrence	Recurrence Escalation	Total Escalation	Deferred	FCI
2023	2,939,220	0	0	0	0	2,939,220	0.09
2024	2,855,600	85,668	0	0	85,668	5,880,488	0.18
2025	1,173,039	71,438	0	0	71,438	7,124,965	0.22
2026	719,637	66,730	0	0	66,730	7,911,332	0.24
2027	524,875	65,876	0	0	65,876	8,502,083	0.26
2028	904,200	144,016	0	0	144,016	9,550,299	0.29
2029	82,450	16,000	0	0	16,000	9,648,749	0.3
2030	555,400	127,672	74,250	17,068	144,740	10,331,821	0.32
2031	139,900	37,321	0	0	37,321	10,509,042	0.32
2032	64,200	19,566	0	0	19,566	10,592,808	0.33
2033	695,787	239,293	18,840	6,479	245,772	11,527,888	0.35
2034	436,700	167,795	0	0	167,795	12,132,383	0.37
2035	1,138,700	484,814	123,562	52,608	537,422	13,755,897	0.42
2036	1,700	797	0	0	797	13,758,394	0.42
2037	0	0	192,375	98,609	98,609	13,758,394	0.42
2038	280,000	156,231	291,500	162,648	318,879	14,194,625	0.44
2039	311,100	188,124	303,150	183,317	371,441	14,693,849	0.45
2040	720,180	470,168	255,027	166,494	636,662	15,884,197	0.49
2041	425,000	298,534	292,987	205,804	504,338	16,607,731	0.51
2042	0	0	207,500	156,353	156,353	16,607,731	0.51

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.

Campus Level Plan Type Distribution (by Cost)



Campus Level Immediate Needs

ID	Location Description	UF Code	Description	Condition	Plan Type	Cost
4822889	Building exterior	A2010	Basement Wall, any type, Waterproofing of Exterior Face, Replace	Poor	Performance/Integrity	\$4,500
4822909	Gymnasium	B2010	Exterior Walls, Concrete Block (CMU), 1-2 Story Building, Repair/Repoint	Poor	Performance/Integrity	\$24,000
4822903	Building exterior	B2010	Exterior Walls, any painted surface, Prep & Paint	Poor	Performance/Integrity	\$15,000
4822755	Building exterior	B2020	Window, Aluminum Double-Glazed, 28-40 SF, Replace	Poor	Performance/Integrity	\$100,000
4822874	Building exterior	B2020	Window, Aluminum Double-Glazed, 28-40 SF, Replace	Poor	Performance/Integrity	\$150,000
4863082	Roof	B3010	Roofing, Single-Ply Membrane, EPDM, Replace	Poor	Performance/Integrity	\$748,000
4822767	Roof	B3010	Roofing, Single-Ply Membrane, EPDM, Replace	Poor	Performance/Integrity	\$660,000
4822753	Throughout building	C1070	Suspended Ceilings, Acoustical Tile (ACT), Replace	Poor	Performance/Integrity	\$189,900
4822930	Locker rooms	C1070	Suspended Ceilings, Acoustical Tile (ACT), Replace	Poor	Performance/Integrity	\$112,000
4822739	Auditorium	C2030	Flooring, any surface, w/ Paint or Sealant, Prep & Paint	Poor	Performance/Integrity	\$3,800
4822928	Union building	D3030	Split System, Condensing Unit/Heat Pump, Replace	Poor	Performance/Integrity	\$4,000
4822853	Throughout building	D3030	Unit Ventilator, approx/nominal 3 Ton, 751 to 1250 CFM, Replace	Poor	Performance/Integrity	\$450,000
4822754	Roof	D3050	Make-Up Air Unit, MUA or MAU, 2000 to 6000 CFM, Replace	Poor	Performance/Integrity	\$35,000
4855185	Throughout the building	D3050	HVAC System, Hydronic Piping, 2-Pipe, Replace	Poor	Performance/Integrity	\$350,000
4822746	Roof	D3050	Make-Up Air Unit, MUA or MAU, 2000 to 6000 CFM, Replace	Poor	Performance/Integrity	\$35,000
4822916	Boiler room	D3050	Piping & Valves, Fiberglass Insulation, HVAC Heating Water or Steam, Replace	Poor	Performance/Integrity	\$4,500
4822794	Site	G2020	Parking Lots, Aggregate/Stone, Dense & Graded Sub-Base, Install	Poor	Performance/Integrity	\$39,000
4822913	Gymnasium	P2030	Engineering Study, Structural, General Design, Design	Poor	Performance/Integrity	\$7,000
4878533	Throughout building	Y1090	ADA Miscellaneous, Level III Study, Includes Measurements, Evaluate/Report	NA	Accessibility	\$7,500
Total						\$2,939,200



Exterior Walls in Poor condition.

any painted surface

WOODSTOCK MIDDLE SR UHS #4 - Main Building Woodstock Campus Building exterior

Uniformat Code: B2010

Recommendation: **Prep & Paint in 2023**

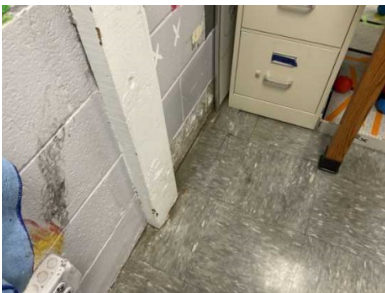
Priority Score: **89.8**

Plan Type: Performance/Integrity

Cost Estimate: \$15,000

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The painted fascia along the building exterior is in poor condition. The paint is peeling and worn. - AssetCALC ID: 4822903



Exterior Walls in Poor condition.

Concrete Block (CMU), 1-2 Story Building

WOODSTOCK MIDDLE SR UHS #4 - Main Building Woodstock Campus Gymnasium

Uniformat Code: B2010

Recommendation: **Repair/Repoint in 2023**

Priority Score: **88.9**

Plan Type: Performance/Integrity

Cost Estimate: \$24,000

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There are areas of the foundation and slab that have extreme moisture issues. The top of columns at the gym ceiling joists have significant step cracking. A cost estimate to repair damaged areas is included here. -

AssetCALC ID: 4822909



Roofing in Poor condition.

Single-Ply Membrane, EPDM

WOODSTOCK MIDDLE SR UHS #4 - Main Building Woodstock Campus Roof

Uniformat Code: B3010

Recommendation: **Replace in 2023**

Priority Score: **88.9**

Plan Type: Performance/Integrity

Cost Estimate: \$660,000

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The roof membrane is not fully adhered. There are numerous leaks throughout the building. The membrane is at the end of its life and should be replaced. - AssetCALC ID: 4822767



Roofing in Poor condition.

Single-Ply Membrane, EPDM

WOODSTOCK MIDDLE SR UHS #4 - Addition Woodstock Campus Roof

Uniformat Code: B3010

Recommendation: **Replace in 2023**

Priority Score: **88.9**

Plan Type: Performance/Integrity

Cost Estimate: \$748,000

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The roof is in poor condition. The material is not fully adhered and is lifting. There are numerous areas of damaged ceiling tiles and wall finishes due to extensive leaks. - AssetCALC ID: 4863082



Window in Poor condition.

Aluminum Double-Glazed, 28-40 SF
WOODSTOCK MIDDLE SR UHS #4 - Main Building Woodstock Campus Building exterior

Uniformat Code: B2020
Recommendation: **Replace in 2023**
Priority Score: **87.9**
Plan Type: Performance/Integrity
Cost Estimate: \$150,000

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The windows are antiquated and inefficient. They barely operate. The frames are not insulated, and the thermal seals have failed throughout the building. Replacement is recommended. - AssetCALC ID: 4822874



Window in Poor condition.

Aluminum Double-Glazed, 28-40 SF
WOODSTOCK MIDDLE SR UHS #4 - Addition Woodstock Campus Building exterior

Uniformat Code: B2020
Recommendation: **Replace in 2023**
Priority Score: **87.9**
Plan Type: Performance/Integrity
Cost Estimate: \$100,000

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The windows are antiquated, the frames are not insulated and many of the seals have failed. Replacement is recommended. - AssetCALC ID: 4822755

Basement Wall in Poor condition.

any type, Waterproofing of Exterior Face

WOODSTOCK MIDDLE SR UHS #4 - Main Building Woodstock Campus Building exterior

Uniformat Code: A2010

Recommendation: **Replace in 2023**

Priority Score: **86.9**

Plan Type: Performance/Integrity

Cost Estimate: \$4,500

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There are areas of the foundation and slab that have extreme moisture issues. The top of columns at the gym ceiling joists have significant step cracking. An engineering study of the structure is recommended. -

AssetCALC ID: 4822889



Boiler in Poor condition.

Oil, HVAC

WOODSTOCK MIDDLE SR UHS #4 - Main Building Woodstock Campus Boiler room

Uniformat Code: D3020

Recommendation: **Replace in 2024**

Priority Score: **86.8**

Plan Type: Performance/Integrity

Cost Estimate: \$320,000

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The boilers are antiquated and inefficient. They have reached the end of their useful life and maintenance is difficult as replacement parts are no longer available. - AssetCALC ID: 4822891



Boiler in Poor condition.

Oil, HVAC

WOODSTOCK MIDDLE SR UHS #4 - Main Building Woodstock Campus Boiler room

Uniformat Code: D3020

Recommendation: **Replace in 2024**

Priority Score: **86.8**

Plan Type: Performance/Integrity

Cost Estimate: \$320,000

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The boilers are antiquated and inefficient. They have reached the end of their useful life and maintenance is difficult as replacement parts are no longer available. - AssetCALC ID: 4822907



Piping & Valves in Poor condition.

Fiberglass Insulation, HVAC Heating Water or Steam

WOODSTOCK MIDDLE SR UHS #4 - Main Building Woodstock Campus Boiler room

Uniformat Code: D3050

Recommendation: **Replace in 2023**

Priority Score: **85.9**

Plan Type: Performance/Integrity

Cost Estimate: \$4,500

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Damaged pipe insulation should be repaired or replaced. - AssetCALC ID: 4822916



HVAC System in Poor condition.

Hydronic Piping, 2-Pipe

WOODSTOCK MIDDLE SR UHS #4 - Addition Woodstock Campus Throughout the building

Uniformat Code: D3050

Recommendation: **Replace in 2023**

Priority Score: **85.9**

Plan Type: Performance/Integrity

Cost Estimate: \$350,000

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Steam system piping throughout the buildings is old and deteriorating. Replacement is recommended as part of an overall modernization plan. - AssetCALC ID: 4855185



Parking Lots in Poor condition.

Aggregate/Stone, Dense & Graded Sub-Base

WOODSTOCK MIDDLE SR UHS #4 - Addition Woodstock Campus Site

Uniformat Code: G2020

Recommendation: **Install in 2023**

Priority Score: **84.9**

Plan Type: Performance/Integrity

Cost Estimate: \$39,000

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The unpaved parking and roadway to the maintenance garage is difficult to maintain. - AssetCALC ID: 4822794

2. Main Building and Site Information



System Summary

System	Description	Condition
Structure	Masonry bearing walls with cast-in-place concrete floor and roof deck and concrete strip/wall footing foundation system	Fair
Facade	Primary Wall Finish: Brick Secondary Wall Finish: None Windows: Aluminum	Fair
Roof	Primary: Flat construction with single-ply EPDM membrane	
Interiors	Walls: Painted gypsum board, ceramic tile Floors: Carpet, VCT, wood strip Ceilings: ACT	Fair
Elevators	None	Fair
Plumbing	Distribution: Copper supply and cast-iron waste & venting Hot Water: Oil fired water heater with integral tanks. Fixtures: Toilets, urinals, and sinks in all restrooms	Fair
HVAC	Central System: Boilers, air handlers feeding wall mounted unit ventilators. Non-Central System: None Supplemental components: Ductless split-systems	Fair
Safety and Security	Cameras, card readers, perimeter intrusion detection, security windows and doors, fencing, lighting, traffic gates. Multiple points of auto locking doors, main entry monitored, auto locking doors, internal locking on classroom doors, complete intercom system	Fair
Fire Suppression	Fire extinguishers only	Fair
Electrical	Source & Distribution: Main switchboard with copper wiring Interior Lighting: LED Emergency Power: None	Fair

Fire Alarm	Alarm panel with smoke detectors, heat detectors, alarms, strobes, pull stations, back-up emergency lights, and exit signs	Fair
Equipment/Special	Commercial laundry 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 signage	Fair
Landscaping & Topography	Limited landscaping features including lawns, trees, bushes, and planters. Irrigation not present Low to moderate site slopes throughout	Fair
Utilities	Municipal water and sewer Local utility-provided electric with propane and fuel oil tanks	Fair
Site Lighting	Pole-mounted: NA Building-mounted: NA	Fair
Ancillary Structures	Union Arena (ice rink) Union Supervisory Building, Bus Barn	Fair
Accessibility	Potential moderate/major issues have been identified at this property and a detailed accessibility study is recommended	
Key Issues and Findings	The roof is in poor condition. The membrane is not fully adhered and there are numerous leaks which is damaging the interior finishes. Replacement is required. The windows are antiquated and uninsulated. The thermal seals have failed throughout.	

The Depleted Value Facility Condition Index (FCI) is an estimate of this 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	71.0%

System Expenditure Forecast						
System	Immediate	Short Term (1-2 yr)	Near Term (3-5 yr)	Med Term (6-10 yr)	Long Term (11-20 yr)	TOTAL
Structure	\$4,500	-	-	-	-	\$4,500
Facade	\$289,000	\$33,100	-	\$85,700	\$788,200	\$1,196,000
Roofing	\$1,408,000	\$6,400	\$85,200	\$6,400	\$2,543,000	\$4,049,000
Interiors	\$305,700	\$506,900	\$899,100	\$307,300	\$1,920,500	\$3,939,600
Conveying	-	\$67,900	-	\$6,100	\$14,900	\$88,900
Plumbing	-	\$1,504,600	\$18,700	\$168,700	\$143,600	\$1,835,600
HVAC	\$878,500	\$1,189,300	\$336,800	\$144,100	\$2,065,400	\$4,614,100
Fire Protection	-	-	-	\$14,100	-	\$14,100
Electrical	-	\$2,100	-	\$380,800	\$1,626,600	\$2,009,500
Fire Alarm & Electronic Systems	-	\$543,900	\$913,000	\$4,900	\$779,300	\$2,241,100
Equipment & Furnishings	-	\$183,800	\$172,500	\$193,000	\$150,000	\$699,200
Special Construction & Demo	-	-	-	-	\$149,700	\$149,700
Site Development	-	\$69,000	-	\$691,600	\$164,200	\$924,800
TOTALS	\$2,885,700	\$4,107,000	\$2,425,300	\$2,002,700	\$10,345,400	\$21,766,100

Immediate Needs

ID	Location	UF Code	Description	Cond	Plan Type	Cost
4822889	Building exterior	A2010	Basement Wall, any type, Waterproofing of Exterior Face, Replace	Poor	Performance/Integrity	\$4,500.00
4822909	Gymnasium	B2010	Exterior Walls, Concrete Block (CMU), 1-2 Story Building, Repair/Repoint	Poor	Performance/Integrity	\$24,000.00
4822903	Building exterior	B2010	Exterior Walls, any painted surface, Prep & Paint	Poor	Performance/Integrity	\$15,000.00
4822874	Building exterior	B2020	Window, Aluminum Double-Glazed, 28-40 SF, Replace	Poor	Performance/Integrity	\$150,000.00
4822767	Roof	B3010	Roofing, Single-Ply Membrane, EPDM, Replace	Poor	Performance/Integrity	\$660,000.00
4822930	Locker rooms	C1070	Suspended Ceilings, Acoustical Tile (ACT), Replace	Poor	Performance/Integrity	\$112,000.00
4822928	Union building	D3030	Split System, Condensing Unit/Heat Pump, Replace	Poor	Performance/Integrity	\$4,000.00
4822853	Throughout building	D3030	Unit Ventilator, approx/nominal 3 Ton, 751 to 1250 CFM, Replace	Poor	Performance/Integrity	\$450,000.00
4822746	Roof	D3050	Make-Up Air Unit, MUA or MAU, 2000 to 6000 CFM, Replace	Poor	Performance/Integrity	\$35,000.00
4822916	Boiler room	D3050	Piping & Valves, Fiberglass Insulation, HVAC Heating Water or Steam, Replace	Poor	Performance/Integrity	\$4,500.00
4822913	Gymnasium	P2030	Engineering Study, Structural, General Design, Design	Poor	Performance/Integrity	\$7,000.00
4878533	Throughout building	Y1090	ADA Miscellaneous, Level III Study, Includes Measurements, Evaluate/Report	NA	Accessibility	\$7,500.00
Total						\$1,473,500

Key findings



Exterior Walls in Poor condition.

Any painted surface

WOODSTOCK MIDDLE SR UHS #4 - Main Building Woodstock Campus Building exterior

Uniformat Code: B2010

Recommendation: **Prep & Paint in 2023**

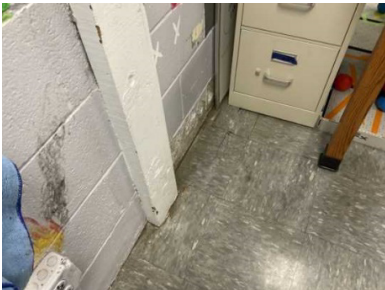
Priority Score: **89.8**

Plan Type: Performance/Integrity

Cost Estimate: \$15,000

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The painted fascia along the building exterior is in poor condition. The paint is peeling and worn. - AssetCALC ID: 4822903



Exterior Walls in Poor condition.

Concrete Block (CMU), 1-2 Story Building

WOODSTOCK MIDDLE SR UHS #4 - Main Building Woodstock Campus Gymnasium

Uniformat Code: B2010

Recommendation: **Repair/Repoint in 2023**

Priority Score: **88.9**

Plan Type: Performance/Integrity

Cost Estimate: \$24,000

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There are areas of the foundation and slab that have extreme moisture issues. The top of columns at the gym ceiling joists has significant step cracking. A cost estimate to repair damaged areas is included here. -

AssetCALC ID: 4822909



Roofing in Poor condition.

Single-Ply Membrane, EPDM

WOODSTOCK MIDDLE SR UHS #4 - Main Building Woodstock Campus Roof

Uniformat Code: B3010

Recommendation: **Replace in 2023**

Priority Score: **88.9**

Plan Type: Performance/Integrity

Cost Estimate: \$660,000

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The roof membrane is not fully adhered. There are numerous leaks throughout the building. The membrane is at the end of its life and should be replaced. - AssetCALC ID: 4822767



Window in Poor condition.

Aluminum Double-Glazed, 28-40 SF

WOODSTOCK MIDDLE SR UHS #4 - Main Building Woodstock Campus Building exterior

Uniformat Code: B2020

Recommendation: **Replace in 2023**

Priority Score: **87.9**

Plan Type: Performance/Integrity

Cost Estimate: \$150,000

\$\$\$\$

The windows are antiquated and inefficient. They barely operate. The frames are not insulated, and the thermal seals have failed throughout the building. Replacement is recommended. - AssetCALC ID: 4822874

Basement Wall in Poor condition.

any type, Waterproofing of Exterior Face

WOODSTOCK MIDDLE SR UHS #4 - Main Building Woodstock Campus Building exterior

Uniformat Code: A2010

Recommendation: **Replace in 2023**

Priority Score: **86.9**

Plan Type: Performance/Integrity

Cost Estimate: \$4,500

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There are areas of the foundation and slab that have extreme moisture issues. The top of columns at the gym ceiling joists has significant step cracking. An engineering study of the structure is recommended. -

AssetCALC ID: 4822889



Boiler in Poor condition.

Oil, HVAC

WOODSTOCK MIDDLE SR UHS #4 - Main Building Woodstock Campus Boiler room

Uniformat Code: D3020

Recommendation: **Replace in 2024**

Priority Score: **86.8**

Plan Type: Performance/Integrity

Cost Estimate: \$320,000

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The boilers are antiquated and inefficient. They have reached the end of their useful life and maintenance is difficult as replacement parts are no longer available. - AssetCALC ID: 4822891



Boiler in Poor condition.

Oil, HVAC

WOODSTOCK MIDDLE SR UHS #4 - Main Building Woodstock Campus Boiler room

Uniformat Code: D3020

Recommendation: **Replace in 2024**

Priority Score: **86.8**

Plan Type: Performance/Integrity

Cost Estimate: \$320,000

\$\$\$\$

The boilers are antiquated and inefficient. They have reached the end of their useful life and maintenance is difficult as replacement parts are no longer available. - AssetCALC ID: 4822907



Piping & Valves in Poor condition.

Fiberglass Insulation, HVAC Heating Water or Steam

WOODSTOCK MIDDLE SR UHS #4 - Main Building Woodstock Campus Boiler room

Uniformat Code: D3050

Recommendation: **Replace in 2023**

Priority Score: **85.9**

Plan Type: Performance/Integrity

Cost Estimate: \$4,500

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Damaged pipe insulation should be repaired or replaced. - AssetCALC ID: 4822916



Suspended Ceilings in Poor condition.

Acoustical Tile (ACT)

WOODSTOCK MIDDLE SR UHS #4 - Main Building Woodstock Campus Locker rooms

Uniformat Code: C1070

Recommendation: **Replace in 2023**

Priority Score: **81.9**

Plan Type: Performance/Integrity

Cost Estimate: \$112,000

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Damaged ceiling tiles from water leaks throughout the building should be replaced. - AssetCALC ID: 4822930



Make-Up Air Unit in Poor condition.

MUA or MAU, 2000 to 6000 CFM

WOODSTOCK MIDDLE SR UHS #4 - Main Building Woodstock Campus Roof

Uniformat Code: D3050

Recommendation: **Replace in 2023**

Priority Score: **81.9**

Plan Type: Performance/Integrity

Cost Estimate: \$35,000

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The mechanical equipment throughout the building is inefficient and antiquated. Replacement with new and modern systems is recommended. - AssetCALC ID: 4822746



Recommended Follow-up Study: Structural, General Design

Structural, General Design

WOODSTOCK MIDDLE SR UHS #4 - Main Building Woodstock Campus Gymnasium

Uniformat Code: P2030

Recommendation: **Design in 2023**

Priority Score: **81.9**

Plan Type: Performance/Integrity

Cost Estimate: \$7,000

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There are areas of the foundation and slab that have extreme moisture issues. The top of columns at the gym ceiling joists has significant step cracking. An engineering study of the structure is recommended. -

AssetCALC ID: 4822913



Split System in Poor condition.

Condensing Unit/Heat Pump

WOODSTOCK MIDDLE SR UHS #4 - Main Building Woodstock Campus Union building

Uniformat Code: D3030

Recommendation: **Replace in 2023**

Priority Score: **81.9**

Plan Type: Performance/Integrity

Cost Estimate: \$4,000

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Uses phased-out R-22 refrigerant. - AssetCALC ID: 4822928

3. Addition



System Summary

System	Description	Condition
Structure	Masonry bearing walls with cast-in-place concrete floor and roof deck and concrete strip/wall footing foundation system	Fair
Facade	Primary Wall Finish: Brick Secondary Wall Finish: None Windows: Aluminum	Fair
Roof	Primary: Flat construction with single-ply EPDM membrane	
Interiors	Walls: Painted gypsum board, ceramic tile Floors: Carpet, VCT, wood strip Ceilings: ACT	Fair
Elevators	None	N/A
Plumbing	Distribution: Copper supply and cast-iron waste & venting Hot Water: Oil fired water heater with integral tanks. Fixtures: Toilets, urinals, and sinks in all restrooms	Fair
HVAC	Central System: Boilers, air handlers feeding wall mounted unit ventilators. Non-Central System: None Supplemental components: Ductless split-systems	Fair
Safety and Security	Cameras, security windows and doors, fencing, lighting, traffic gates. Multiple points of auto locking doors, main entry monitored, auto locking doors, internal locking on classroom doors, complete intercom system	Fair
Fire Suppression	Fire extinguishers only	Fair
Electrical	Source & Distribution: Main switchboard with copper wiring Interior Lighting: LED Emergency Power: None	Fair

Fire Alarm	Alarm panel with smoke detectors, heat detectors, alarms, strobes, pull stations, back-up emergency lights, and exit signs	Fair
Equipment/Special	Commercial laundry 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 signage	Fair
Landscaping & Topography	Limited landscaping features including lawns, trees, bushes, and planters. Irrigation not present Low to moderate site slopes throughout	Fair
Utilities	Municipal water and sewer Local utility-provided electric with propane and fuel oil tanks	Fair
Site Lighting	Pole-mounted: NA Building-mounted: NA	Fair
Ancillary Structures	Union Arena (ice rink) Union Supervisory Building, Bus Barn	Fair
Accessibility	Potential moderate/major issues have been identified at this property and a detailed accessibility study is recommended	
Key Issues and Findings	The roof is in poor condition. The membrane is not fully adhered and there are numerous leaks which is damaging the interior finishes. Replacement is required. The windows are antiquated and uninsulated. The thermal seals have failed throughout.	

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
71.9%

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	\$100,000	-	-	-	\$181,800	\$281,800
Roofing	\$748,000	-	-	\$6,400	\$1,351,000	\$2,105,400
Interiors	\$193,700	\$413,600	\$220,400	\$154,800	\$894,800	\$1,877,200
Conveying	-	\$67,900	-	\$6,100	\$14,900	\$88,900
Plumbing	-	\$809,500	-	\$96,100	\$27,800	\$933,300
HVAC	\$385,000	\$2,500	-	\$47,500	\$728,300	\$1,163,300
Electrical	-	-	-	\$77,100	\$1,127,600	\$1,204,700
Fire Alarm & Electronic Systems	-	\$15,500	\$913,000	-	\$500,800	\$1,429,200
Equipment & Furnishings	-	\$144,200	\$8,400	\$23,700	\$13,200	\$189,500
Special Construction & Demo	-	-	-	-	\$149,700	\$149,700
Site Pavement	\$39,000	-	-	-	-	\$39,000
Site Development	-	\$69,000	-	-	-	\$69,000
TOTALS	\$1,465,700	\$1,522,200	\$1,141,800	\$411,700	\$4,989,900	\$9,531,000

Immediate Needs

ID	Location Description	UF Code	Description	Condition	Plan Type	Cost
4822755	Building exterior	B2020	Window, Aluminum Double-Glazed, 28-40 SF, Replace	Poor	Performance/Integrity	\$100,000
4863082	Roof	B3010	Roofing, Single-Ply Membrane, EPDM, Replace	Poor	Performance/Integrity	\$748,000
4822753	Throughout building	C1070	Suspended Ceilings, Acoustical Tile (ACT), Replace	Poor	Performance/Integrity	\$189,900
4822739	Auditorium	C2030	Flooring, any surface, w/ Paint or Sealant, Prep & Paint	Poor	Performance/Integrity	\$3,800
4822754	Roof	D3050	Make-Up Air Unit, MUA or MAU, 2000 to 6000 CFM, Replace	Poor	Performance/Integrity	\$35,000
4855185	Throughout the building	D3050	HVAC System, Hydronic Piping, 2-Pipe, Replace	Poor	Performance/Integrity	\$350,000
4822794	Site	G2020	Parking Lots, Aggregate/Stone, Dense & Graded Sub-Base, Install	Poor	Performance/Integrity	\$39,000
Total						\$1,465,700

Key findings



Exterior Walls in Poor condition.

any painted surface

WOODSTOCK MIDDLE SR UHS #4 - Main Building Woodstock Campus Building exterior

Uniformat Code: B2010

Recommendation: **Prep & Paint in 2023**

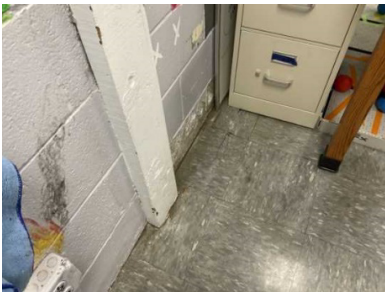
Priority Score: **89.8**

Plan Type: Performance/Integrity

Cost Estimate: \$15,000

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The painted fascia along the building exterior is in poor condition. The paint is peeling and worn. - AssetCALC ID: 4822903



Exterior Walls in Poor condition.

Concrete Block (CMU), 1-2 Story Building

WOODSTOCK MIDDLE SR UHS #4 - Main Building Woodstock Campus Gymnasium

Uniformat Code: B2010

Recommendation: **Repair/Repoint in 2023**

Priority Score: **88.9**

Plan Type: Performance/Integrity

Cost Estimate: \$24,000

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There are areas of the foundation and slab that have extreme moisture issues. The top of columns at the gym ceiling joists have significant step cracking. A cost estimate to repair damaged areas is included here. - AssetCALC ID: 4822909



Roofing in Poor condition.

Single-Ply Membrane, EPDM

WOODSTOCK MIDDLE SR UHS #4 - Main Building Woodstock Campus Roof

Uniformat Code: B3010

Recommendation: **Replace in 2023**

Priority Score: **88.9**

Plan Type: Performance/Integrity

Cost Estimate: \$660,000

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The roof membrane is not fully adhered. There are numerous leaks throughout the building. The membrane is at the end of its life and should be replaced. - AssetCALC ID: 4822767



Roofing in Poor condition.

Single-Ply Membrane, EPDM

WOODSTOCK MIDDLE SR UHS #4 - Addition Woodstock Campus Roof

Uniformat Code: B3010

Recommendation: **Replace in 2023**

Priority Score: **88.9**

Plan Type: Performance/Integrity

Cost Estimate: \$748,000

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The roof is in poor condition. The material is not fully adhered and is lifting. There are numerous areas of damaged ceiling tiles and wall finishes due to extensive leaks. - AssetCALC ID: 4863082



Window in Poor condition.

Aluminum Double-Glazed, 28-40 SF
WOODSTOCK MIDDLE SR UHS #4 - Main Building Woodstock Campus Building exterior

Uniformat Code: B2020

Recommendation: **Replace in 2023**

Priority Score: **87.9**

Plan Type: Performance/Integrity

Cost Estimate: \$150,000

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The windows are antiquated and inefficient. They barely operate. The frames are not insulated, and the thermal seals have failed throughout the building. Replacement is recommended. - AssetCALC ID: 4822874



Window in Poor condition.

Aluminum Double-Glazed, 28-40 SF
WOODSTOCK MIDDLE SR UHS #4 - Addition Woodstock Campus Building exterior

Uniformat Code: B2020

Recommendation: **Replace in 2023**

Priority Score: **87.9**

Plan Type: Performance/Integrity

Cost Estimate: \$100,000

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The windows are antiquated, the frames are not insulated and many of the seals have failed. Replacement is recommended. - AssetCALC ID: 4822755

Basement Wall in Poor condition.

any type, Waterproofing of Exterior Face

WOODSTOCK MIDDLE SR UHS #4 - Main Building Woodstock Campus Building exterior

Uniformat Code: A2010

Recommendation: **Replace in 2023**

Priority Score: **86.9**

Plan Type: Performance/Integrity

Cost Estimate: \$4,500

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There are areas of the foundation and slab that have extreme moisture issues. The top of columns at the gym ceiling joists have significant step cracking. An engineering study of the structure is recommended. -

AssetCALC ID: 4822889



Boiler in Poor condition.

Oil, HVAC

WOODSTOCK MIDDLE SR UHS #4 - Main Building Woodstock Campus Boiler room

Uniformat Code: D3020

Recommendation: **Replace in 2024**

Priority Score: **86.8**

Plan Type: Performance/Integrity

Cost Estimate: \$320,000

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The boilers are antiquated and inefficient. They have reached the end of their useful life and maintenance is difficult as replacement parts are no longer available. - AssetCALC ID: 4822891



Boiler in Poor condition.

Oil, HVAC

WOODSTOCK MIDDLE SR UHS #4 - Main Building Woodstock Campus Boiler room

Uniformat Code: D3020

Recommendation: **Replace in 2024**

Priority Score: **86.8**

Plan Type: Performance/Integrity

Cost Estimate: \$320,000

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The boilers are antiquated and inefficient. They have reached the end of their useful life and maintenance is difficult as replacement parts are no longer available. - AssetCALC ID: 4822907



Piping & Valves in Poor condition.

Fiberglass Insulation, HVAC Heating Water or Steam

WOODSTOCK MIDDLE SR UHS #4 - Main Building Woodstock Campus Boiler room

Uniformat Code: D3050

Recommendation: **Replace in 2023**

Priority Score: **85.9**

Plan Type: Performance/Integrity

Cost Estimate: \$4,500

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Damaged pipe insulation should be repaired or replaced. - AssetCALC ID: 4822916



HVAC System in Poor condition.

Hydronic Piping, 2-Pipe

WOODSTOCK MIDDLE SR UHS #4 - Addition Woodstock Campus Throughout the building

Uniformat Code: D3050

Recommendation: **Replace in 2023**

Priority Score: **85.9**

Plan Type: Performance/Integrity

Cost Estimate: \$350,000

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Steam system piping throughout the buildings is old and deteriorating. Replacement is recommended as part of an overall modernization plan. - AssetCALC ID: 4855185



Parking Lots in Poor condition.

Aggregate/Stone, Dense & Graded Sub-Base

WOODSTOCK MIDDLE SR UHS #4 - Addition Woodstock Campus Site

Uniformat Code: G2020

Recommendation: **Install in 2023**

Priority Score: **84.9**

Plan Type: Performance/Integrity

Cost Estimate: \$39,000

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The unpaved parking and roadway to the maintenance garage is difficult to maintain. - AssetCALC ID: 4822794

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.

4. Supplemental Evaluations

Square Foot Verification

We have reviewed the square footage of 130,000 square feet and it is in the range of square foot calculations as reported by the school district. This confirmation of the square footage of the facility is based on the exterior wall dimensions and number of stories measured from Google Earth and other publicly available internet searches. This measurement may not reflect the actual heated square footage but provides a general size of the heated square feet of the overall building.

PCB Air Indoor Testing

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.

5. ADA Accessibility

Generally, Title II of the Americans with Disabilities Act (ADA) prohibits discrimination by entities to access and use of “areas of public accommodations” and “public facilities” on the basis of disability. Regardless of their age, these areas and facilities must be maintained and operated to comply with the Americans with Disabilities Act Accessibility Guidelines (ADAAG).

A public entity (i.e. city governments) shall operate each service, program, or activity so that the service, program, or activity, when viewed in its entirety, is readily accessible to and usable by individuals with disabilities.

However, this does not:

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

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

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

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

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

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

6. Purpose and Scope

Purpose

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

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

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

Scope

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

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

7. Opinions of Probable Costs

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

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

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

Methodology

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

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

Definitions

Immediate Needs

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

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

Replacement Reserves

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

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

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

Bureau Veritas's reserve methodology involves identification and quantification of those systems or components requiring capital reserve funds within the assessment period. The assessment period is defined as the effective age plus the reserve term. Additional information concerning system's 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

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 for each building 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
Woodstock Middle SR UHS #4 Campus	0%	158982.22R000-382,383.379	Middle	130,000

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

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

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

9. Energy Audit

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

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

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

Energy and Water Using Equipment

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

Building Envelope

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

Recommendations for Energy Savings Opportunities

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

Analysis of Energy Consumption

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

Energy Audit Process

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

10. Historical Energy and Water Performance Metrics

Utility Data Tabulation Methodology

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

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

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

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

Based upon the utility bills provided, the following energy rates have been calculated and utilized in determining existing and proposed energy costs.

Utilities Metering at a Glance

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

Average Utility Rates

Electricity	Propane	No.2 Oil	Water & Sewer
Average Rate	Average Rate	Average Rate	Blended Rate
\$0.18 / kWh	\$1.79 / Gal	\$2.17 / Gal	\$16.11 / kGal

Electricity

Green Mountain Power provides electrical service to the facility.

The consumption pattern for the period under consideration varies seasonally. The seasonal variation in the consumption is primarily attributed to periods when school is out of session, while the static base load primarily consists of lighting and appliances.

Based on the 2021 electric usage and costs, the average price paid during the year was \$0.18 per kWh. The total annual electricity consumption for the 12-month period analyzed is 600,853 kWh for a total cost of \$109,394.

Note: This utility data represents the combined data for the Woodstock Union Middle/High and Addition buildings at 496 Woodstock Road.

Electricity Consumption & Cost Data			
Billing Month	Consumption (kWh)	Unit Cost (per kWh)	Total Cost
January,21	48,163	\$0.19	\$9,212
February,21	57,574	\$0.17	\$9,954
March,21	54,472	\$0.17	\$9,531
April,21	51,760	\$0.18	\$9,251
May,21	47,267	\$0.19	\$8,938
June,21	41,068	\$0.18	\$7,302
July,21	37,928	\$0.18	\$6,860
August,21	50,243	\$0.18	\$8,991
September,21	56,988	\$0.18	\$10,410
October,21	50,449	\$0.19	\$9,570
November,21	51,092	\$0.19	\$9,578
December,21	53,849	\$0.18	\$9,797
TOTAL/AVERAGE	600,853	\$0.18	\$109,394

Propane and Fuel Oil

Dead River Company provides propane and fuel oil to the facility. The deliveries are made on an as-needed basis.

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

Based on the 2021 propane usage and costs provided, the average price paid during the year was \$1.79 per gallon of propane. The total annual consumption for the 12-month period analyzed is 11,158 gallons for a total cost of \$19,951.

Based on the 2021 fuel oil usage and costs provided, the average price paid during the year was \$2.17 per gallon of fuel oil. The total annual consumption for the 12-month period analyzed is 38,074 gallons for a total cost of \$82,718.

Note: This utility data represents the combined data for the Woodstock Union Middle/High and Addition buildings at 496 Woodstock Road.

Propane Consumption & Cost Data			
Delivery Month	Delivery (gallons)	Unit Cost (per gallon)	Total Cost
January,21	2,128	\$1.88	\$4,004
February,21	2,399	\$1.96	\$4,702
March,21	1,368	\$1.96	\$2,683
April,21	301	\$1.64	\$495
May,21	525	\$0.82	\$430
June,21	202	\$1.78	\$359
August,21	345	\$1.72	\$593
September,21	229	\$1.72	\$394
October,21	558	\$1.72	\$959
November,21	947	\$1.72	\$1,627
December,21	2,156	\$1.72	\$3,705
TOTAL/AVERAGE	11,158	\$1.79	\$19,951

Fuel Oil Consumption & Cost Data			
Delivery Month	Delivery (gallons)	Unit Cost (per gallon)	Total Cost
January,21	6,510	\$2.08	\$13,537

February,21	9,994	\$2.09	\$20,876
March,21	5,149	\$2.68	\$13,813
April,21	1,891	\$2.11	\$3,996
July,21	1,266	\$2.08	\$2,633
November,21	4,355	\$2.13	\$9,268
December,21	8,909	\$2.09	\$18,595
TOTAL/AVERAGE	38,074	\$2.17	\$82,718

Water and Sewer

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

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

Water and sewer usage was provided, but costs were not; therefore, an average estimated blended price paid during the year was estimated at \$16.11 per thousand gallons. The total annual consumption for the 12-month period analyzed is 103,010 kGal for an estimated total cost of \$16,595.

Note: This utility data represents the combined data for the Woodstock Union Middle/High and Addition buildings at 496 Woodstock Road.

Water & Sewer Consumption & Cost Data			
Billing Month	Consumption (kGal)	Unit Cost (per kGal)	Total Cost
January,21	93	\$16.11	\$1,505
March,21	96	\$16.11	\$1,542
April,21	212	\$16.11	\$3,420
June,21	7	\$16.11	\$105
July,21	142	\$16.11	\$2,280
September,21	82	\$16.11	\$1,323
October,21	157	\$16.11	\$2,532
December,21	241	\$16.11	\$3,889
TOTAL/AVERAGE	1,030	\$16.11	\$16,595

11. Energy Conservation Measures

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

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

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

Recommended Non- Renewable Energy Conservation Measures: Financial Impact	
Total Projected Initial ECM Investment	\$537,794
Estimated Annual Cost Savings Related to ECMs	\$35,356
Net Effective ECM Payback	15.21 Years
Estimated Annual Energy Savings	26%
Estimated Annual Utility Cost Savings (<i>excluding water</i>)	16%
Estimated Annual Water Cost Savings	0%

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

- **Building Site Energy Use Intensity** - The sum of the total site energy use in thousands of Btu per unit of gross building area. Site energy accounts for all energy consumed at the building location only not the energy consumed during generation and transmission of the energy to the site.
- **Building Source Energy Use Intensity** – The sum of the total source energy use in thousands of Btu per unit of gross building area. Source energy is the energy consumed during generation and transmission in supplying the energy to your site.
- **Building Cost Intensity** - This metric is the sum of all energy use costs in dollars per unit of gross building area.
- **Greenhouse Gas Emissions** - Although there are numerous gases that are classified as contributors to the total for Greenhouse Emissions, the scope of this energy audit focuses on carbon dioxide (CO₂). Carbon dioxide enters the atmosphere through the burning of fossil fuels (oil, natural gas, and coal), solid waste, trees and wood products, and also as a result of other chemical reactions (e.g., manufacture of cement).

Energy Conservation Measures Screening:

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

Energy Usage Profile

Site Energy Use Intensity

Current Site Energy Use Intensity (EUI)	64.19 kBTU/SF
Post ECM Site Energy Use Intensity (EUI)	47.21 kBTU/SF

Source Energy Use Intensity (EUI)

Current Source Energy Use Intensity (EUI)	101.57 kBTU/SF
Post ECM Source Energy Use Intensity (EUI)	84.43 kBTU/SF

Building Cost Intensity

Current Building Cost Intensity	\$1.63/SF
Post ECM Building Cost Intensity	\$1.36/SF

Greenhouse Gas Emissions Reduction (*from recommended by ECM's*)

Current Annual Emissions From Building Operation	592.3 MtCO _{2e} /Yr
Estimated Annual Thermal Energy Reduction	2207.04 MMBTU
Total CO _{2e} Emissions Reduced	161.45 MtCO _{2e} /Yr
Total Cars Off The Road (Equivalent)*	35
Total Acres of Pine Trees Planted (Equivalent)*	37

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.

Woodstock Elementary School

Energy Conservation Measures															
Description of ECM		Location	Net Projected Initial Investment (\$)	Estimated Annual Savings Propane (Gal)	Estimated Annual Savings #2 Oil (Gal)	Estimated Annual Savings Electricity (kWh)	Estimated Annual Savings Water (KGal)	Total Energy Savings (MMBTU)	Total Green House Gas Savings (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 Variable Frequency Drives (VFD); Install (2x) VFD(s) on 5HP motors	Location: Boiler room distribution pumps	\$6,484	0.0	0.0	3,113.0	0.0	10.6	0.7	\$545	\$0	\$545	11.9	\$24	15
Totals for no/low cost items			\$0	0.0	0.0	0.0	0.0	0.0	0.0	\$0	\$0	\$0	0.0		
Total for capital cost			\$6,484	0.0	0.0	3,113.0	0.0	10.6	0.7	\$545	\$0	\$545	11.9		
Interactive Savings Discount @10%				0.0	0.0	-311.3	0.0	-1.1	-0.1	-\$55	\$0	-\$55			
Total Contingency Expenses @ 15%			\$973												
Totals for improvements			\$7,456	0.0	0.0	2,801.7	0.0	9.6	0.7	\$491	\$0	\$491	15.2		

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 Woodstock Middle SR UHS #4 Campus, 4961 Woodstock Road, Woodstock, VT 05091, 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 - RIGHT ELEVATION



3 - LEFT ELEVATION



4 - REAR ELEVATION



5 - FRONT ENTRANCE WITH COVERED
WAI KWAY



6 - SECONDARY ENTRANCE

Photographic Overview



7 - FRONT ELEVATION UNION ARENA ICE RINK



8 - LEFT ELEVATION - UNION ARENA ICE RINK



9 - FRONT ELEVATION - UNION SUPERVISORY
RI II



10 - REAR ELEVATION - UNION SUPERVISORY
RI III



11 - CONFERENCE ROOM - UNION
SUPERVISORY RI II



12 - UNION SUPERVISORY BUILDING

Photographic Overview



13 - BUS BARN



14 - BUS BARN INTERIOR



15 - COMMON CORRIDOR



16 - COMMON CORRIDOR



17 - CLASSROOM



18 - CLASSROOM

Photographic Overview



19 - LOUNGE AREA



20 - AGRICULTURE CLASSROOM



21 - GYMNASIUM



22 - GYMNASIUM



23 - LOCKER ROOM



24 - CONFERENCE ROOM

Photographic Overview



25 - CLASSROOM



26 - MAIN LOBBY



27 - RESTROOM FIXTURES



28 - RESTROOM FIXTURES



29 - BOILER ROOM



30 - BOILER ROOM

Photographic Overview



31 - GYMNASIUM MEZZANINE



32 - AIR HANDLER



33 - MAIN ELECTRICAL EQUIPMENT



34 - PRIMARY PARKING AREA



35 - STAFF PARKING LOT



36 - BUS DROP-OFF AREA

Photographic Overview



1 - FRONT ELEVATION



2 - FRONT ELEVATION



3 - RIGHT ELEVATION



4 - LEFT ELEVATION



5 - REAR ELEVATION



6 - CONNECTOR TO HIGH SCHOOL

Photographic Overview



7 - BRICK VENEER, METAL PANELS AND ALUMINUM



8 - PRIMARY ROOF OVERVIEW



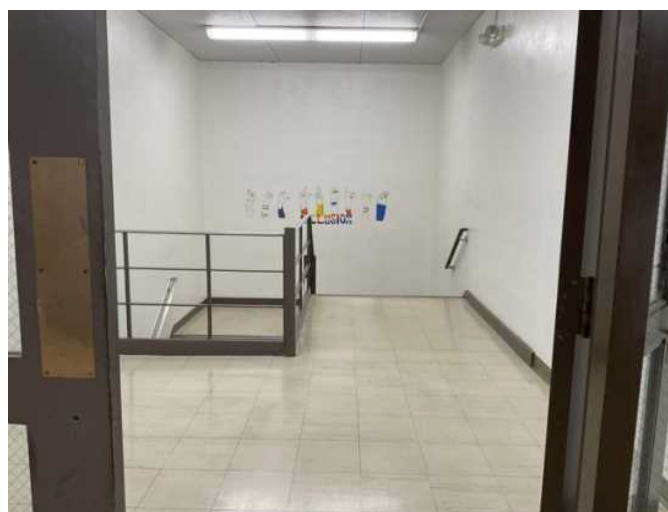
9 - COMMON CORRIDOR



10 - LIBRARY/MEDIA CENTER



11 - UPGRADED CEILING AND LIGHTING AT LIBRARY



12 - STAIRCASE

Photographic Overview



13 - SCIENCE CLASSROOM



14 - CLASSROOM



15 - CAFETERIA



16 - CLASSROOM



17 - CLASSROOM



18 - CLASSROOM

Photographic Overview



19 - CAFETERIA



20 - CAFETERIA



21 - AUDITORIUM STAGE



22 - AUDITORIUM SEATING

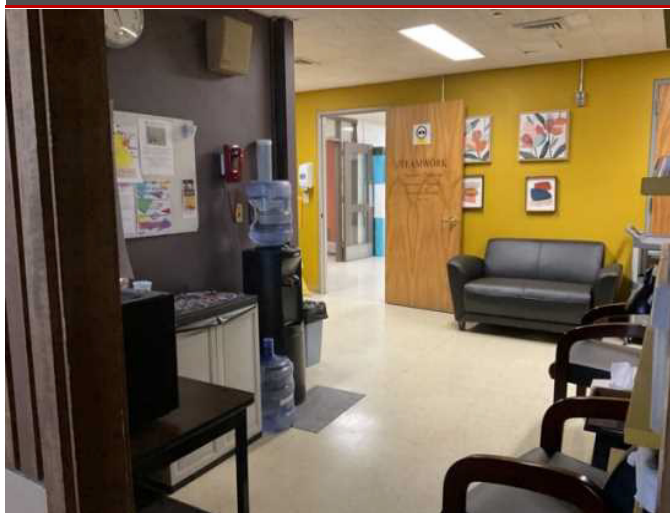


23 - GYMNASIUM



24 - NURSES' OFFICE

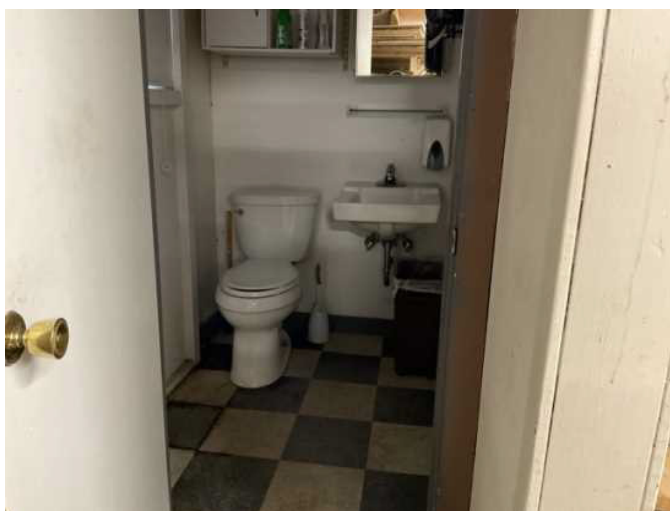
Photographic Overview



25 - NURSES' OFFICE



26 - RESTROOM FIXTURES



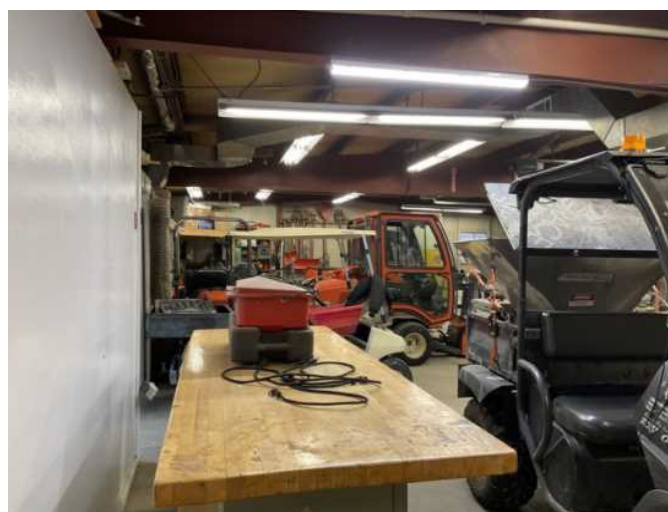
27 - RESTROOM FIXTURES



28 - FIRE ALARM PANEL



29 - ELEVATOR



30 - GROUNDS GARAGE

Appendix B:

Site Plans

Site Plan



Project Name	Project Number
Vermont Agency of Education	158982.22R000-382, 383.379 Woodstock High/Middle School
Source	On-Site Date
Google MyMaps	Woodstock High/Middle School

Appendix C: STEM/STEAM Assessment

STEM/STEAM Evaluation

Property Name	STEM/STEAM Suitability Score	Project Number	School Type	Square Footage
Woodstock Middle SR UHS #4 Campus	0%	158982.22R000-382,383.379	Middle	130,000

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

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

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

Room Types	Room Present (Yes/No)	Elementary School	Middle School	High School
Does the facility have an Art Room?	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

	Overall Compliance				
Questions	Art Room	Science Labs	Shops	Computer Lab	STEM/STEAM
Does the room have chemical resilient perimeter counters with a minimum of two sinks, one being ADA accessible?					
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

Woodstock Union Middle/High School

SU/SD

Windham Central Supervisory Union

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.):

Classrooms are shared by teachers to address enrollment needs.

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

No

Additional programs could be offered if more space were available.

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

Yes

More programming could be offered if space were available.

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:

Many offices are shared impacting confidentiality.

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

No

Please describe:

Many offices are shared.

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

No

Please describe:

The cafeteria and kitchen is insufficient based on enrollment and condition, and gyms have structural issues that need to be addressed.

Appendix E: Accessibility Review & Photos

Visual Survey - ADA Standards for Accessible Design

Property Name: Woodstock Middle SR UHS #4 - Main Building

BV Project Number: 158985.22R000-382.354

Facility History & Interview

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

Building : Accessibility Issues

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

**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

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

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

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

Appendix F:

Component Condition Report

Component Condition Report | WOODSTOCK MIDDLE SR UHS #4 - Main Building

UF L3 Code	Location	Category	Condition	Asset/Component/Repair	Quantity		RUL	ID
Structure								
A2010	Building exterior	Structure	Poor	Basement Wall, any type, Waterproofing of Exterior Face	500	SF	0	4822889
Facade								
B2010	Gymnasium	Facade	Poor	Exterior Walls, Concrete Block (CMU), 1-2 Story Building, Repair/Repoint	975	SF	0	4822909
B2010	Building exterior	Facade	Fair	Exterior Walls, Brick Veneer	15,500	SF	23	4822850
B2010	Union building	Facade	Fair	Exterior Walls, Vinyl Siding, 1-2 Story Building	6,450	SF	11	4822943
B2010	Building exterior	Facade	Poor	Exterior Walls, any painted surface, Prep & Paint	5,000	SF	0	4822903
B2020	Building exterior	Facade	Poor	Window, Aluminum Double-Glazed, 28-40 SF	120		0	4822874
B2050	Building exterior	Facade	Fair	Exterior Door, Aluminum-Framed & Glazed, Standard Swing	8		8	4822842
B2050	Bus barn	Facade	Fair	Overhead/Dock Door, Steel, 12'x12' (144 SF)	6		3	4822895
B2050	Union building	Facade	Fair	Exterior Door, Steel, Standard	20		3	4822901
Roofing								
B3010	Roof	Roofing	Poor	Roofing, Single-Ply Membrane, EPDM	60,000	SF	0	4822767
B3010	Rink	Roofing	Fair	Roofing, Built-Up	5,250	SF	6	4822790
B3060	Roof	Roofing	Fair	Roof Skylight, per SF of glazing	120	SF	3	4822750
Interiors								
C1030	Throughout building	Interiors	Fair	Door Hardware, School, per Door	40		3	4822867
C1030	Throughout building	Interiors	Fair	Interior Door, Steel, Standard	40		13	4822933
C1030	Throughout building	Interiors	Fair	Interior Door, Steel, Fire-Rated at 90 Minutes or Over	18		18	4822940
C1070	Throughout building	Interiors	Fair	Suspended Ceilings, Acoustical Tile (ACT)	15,000	SF	3	4822875
C1070	Locker rooms	Interiors	Poor	Suspended Ceilings, Acoustical Tile (ACT)	45,000	SF	1	4822930
C1070	Rink	Interiors	Fair	Suspended Ceilings, Acoustical Tile (ACT)	12,500	SF	13	4822729
C1090	Throughout building	Interiors	Fair	Lockers, Steel-Baked Enamel, 12" W x 15" D x 72" H	250		3	4822925
C1090	Locker rooms	Interiors	Fair	Toilet Partitions, Plastic/Laminate	5		6	4822877
C1090	Locker rooms	Interiors	Fair	Lockers, Steel-Baked Enamel, 12" W x 15" D x 72" H	227		8	4822887
C2010	Rink	Interiors	Fair	Wall Finishes, any surface, Prep & Paint	25,450	SF	6	4822748
C2010	Throughout building	Interiors	Fair	Wall Finishes, any surface, Prep & Paint	78,950	SF	6	4822876
C2030	Locker rooms	Interiors	Fair	Flooring, Quarry Tile	3,250	SF	28	4822847
C2030	Gymnasium	Interiors	Fair	Flooring, Maple Sports Floor, Refinish	5,500	SF	6	4822926
C2030	Office	Interiors	Fair	Flooring, Carpet, Commercial Standard	4,500	SF	6	4822911
C2030	Union building	Interiors	Fair	Flooring, Carpet, Commercial Standard	4,250	SF	5	4822859
C2030	Lobby	Interiors	Fair	Flooring, Quarry Tile	2,500	SF	13	4822840
C2030	Locker rooms	Interiors	Fair	Flooring, any surface, w/ Epoxy Coating, Prep & Paint	2,500	SF	3	4822915
C2030	Throughout building	Interiors	Fair	Flooring, Vinyl Tile (VCT)	45,250	SF	3	4822846
C2050	Gymnasium	Interiors	Fair	Ceiling Finishes, any flat surface, Prep & Paint	6,500	SF	6	4822860
C2050	Union building	Interiors	Fair	Ceiling Finishes, any flat surface, Prep & Paint	2,200	SF	6	4822917

UF L3 Code	Location	Category	Condition	Asset/Component/Repair	Quantity		RUL	ID
Plumbing								
D2010	Rink	Plumbing	Good	Storage Tank, Domestic Water, 80 to 150 GAL [3]	1		28	4822805
D2010	Locker rooms	Plumbing	Fair	Toilet, Commercial Water Closet	5		8	4822890
D2010	Rink	Plumbing	Good	Shower, Ceramic Tile	2		17	4822713
D2010	Kitchen	Plumbing	Fair	Sink/Lavatory, Commercial Kitchen, 1-Bowl	2		18	4822929
D2010	Boiler room	Plumbing	Fair	Water Softener, Domestic Water [No tag/plate found]	1		11	4822852
D2010	Rink	Plumbing	Fair	Storage Tank, Domestic Water, 80 to 150 GAL [No tag/plate found]	1		28	4822774
D2010	Locker rooms	Plumbing	Fair	Shower, Valve & Showerhead	18		8	4822865
D2010	Union building	Plumbing	Fair	Sink/Lavatory, Wall-Hung, Vitreous China	2		3	4822922
D2010	Rink	Plumbing	Fair	Urinal, Standard	1		17	4822779
D2010	Rink	Plumbing	Good	Storage Tank, Domestic Water, 80 to 150 GAL [1]	1		28	4822782
D2010	Science classroom	Plumbing	Fair	Emergency Plumbing Fixtures, Eye Wash	2		8	4822900
D2010	Throughout the building	Plumbing	Failed	Plumbing System, Supply & Sanitary, Medium Density (excludes fixtures)	60,000	SF	0	4878526
D2010	Kitchen	Plumbing	Fair	Sink/Lavatory, Commercial Kitchen, 3-Bowl	1		18	4822848
D2010	Rink	Plumbing	Fair	Sink/Lavatory, Vanity Top, Enameled Steel	1		8	4822769
D2010	Boiler room	Plumbing	Fair	Water Heater, Oil [No tag/plate found]	1		4	4822941
D2010	Rink	Plumbing	Good	Storage Tank, Domestic Water, 80 to 150 GAL [No tag/plate found]	1		29	4822766
D2010	Throughout building	Plumbing	Good	Drinking Fountain, Wall-Mounted, Single-Level	2		11	4822923
D2010	Kitchen	Plumbing	Fair	Sink/Lavatory, Commercial Kitchen, 3-Bowl	1		18	4822920
D2010	Rink	Plumbing	Fair	Backflow Preventer, Domestic Water [No tag/plate found]	1		7	4822716
D2010	Locker rooms	Plumbing	Fair	Urinal, Standard	2		8	4822910
D2010	Rink	Plumbing	Good	Storage Tank, Domestic Water, 80 to 150 GAL [2]	1		29	4822823
D2010	Union building	Plumbing	Fair	Toilet, Residential Water Closet	2		8	4822936
D2010	Throughout the building	Plumbing	Poor	Plumbing System, Supply & Sanitary, Medium Density (excludes fixtures)	60,000	SF	0	4855192
D2010	Rink	Plumbing	Fair	Boiler, Gas, Domestic, 260 to 500 MBH [No tag/plate found]	1		6	4822793
D2010	Boiler room	Plumbing	Fair	Sink/Lavatory, Service Sink, Floor	1		13	4822856
D2010	Former home ec classroom	Plumbing	Fair	Sink/Lavatory, Vanity Top, Stainless Steel	2		13	4822758
D2010	Science classroom	Plumbing	Fair	Emergency Plumbing Fixtures, Eye Wash & Shower Station	1		13	4822935
D2010	Rink	Plumbing	Fair	Toilet, Commercial Water Closet	2		11	4822800
D2010	Boiler room	Plumbing	Fair	Backflow Preventer, Domestic Water [No tag/plate found]	1		8	4822924
D2010	Locker rooms	Plumbing	Fair	Sink/Lavatory, Wall-Hung, Enameled Steel	4		13	4822833
D2010	Boiler room	Plumbing	Fair	Storage Tank, Domestic Water	1		8	4822854
D2010	Kitchen	Plumbing	Fair	Sink/Lavatory, Commercial Kitchen, 1-Bowl	2		18	4822836
D2010	Union building	Plumbing	Fair	Water Heater, Electric, Commercial (12 kW), 30 to 80 GAL [No tag/plate found]	1		3	4822870
D2030	Rink	Plumbing	Fair	Pump, Sump [No tag/plate found]	1		6	4822778

UF L3 Code	Location	Category	Condition	Asset/Component/Repair	Quantity		RUL	ID
D2030	Boiler room	Plumbing	Fair	Pump, Sump [Inaccessible]	1		8	4822902
D2060	Boiler room	Plumbing	Fair	Air Compressor, Tank-Style [No tag/plate found]	1		3	4822869
HVAC								
D3010	Boiler room	HVAC	Fair	Pump, Fuel Oil [Pump 2]	1		3	4822863
D3010	Boiler room	HVAC	Fair	Pump, Fuel Oil [Pump 1]	1		8	4822908
D3010	Boiler room	HVAC	Fair	Storage Tank, Fuel [No tag/plate found]	1		3	4822858
D3020	Rink	HVAC	Fair	Unit Heater, Hydronic [Inaccessible]	1		8	4822811
D3020	Boiler room	HVAC	Poor	Boiler, Oil, HVAC [No tag/plate found]	1		0	4822907
D3020	Rink	HVAC	Fair	Radiator, Hydronic, Baseboard (per LF)	80	LF	11	4822764
D3020	Throughout building	HVAC	Fair	Radiator, Hydronic, Baseboard (per LF)	450	LF	18	4822871
D3020	Bus barn	HVAC	Good	Unit Heater, Electric	1		19	4822864
D3020	Boiler room	HVAC	Fair	Heat Exchanger, Shell & Tube, HVAC [No tag/plate found]	1		22	4822934
D3020	Boiler room	HVAC	Poor	Boiler, Oil, HVAC [No tag/plate found]	1		0	4822891
D3020	Union building	HVAC	Good	Furnace, Electric, 56 to 90 KW [No tag/plate found]	1		18	4822849
D3020	Union building	HVAC	Good	Furnace, Electric [No tag/plate found]	1		18	4822879
D3030	Throughout building	HVAC	Poor	Unit Ventilator, approx/nominal 3 Ton, 751 to 1250 CFM [No tag/plate found]	50		0	4822853
D3030	Rink	HVAC	Good	Chiller, Air-Cooled [No tag/plate found]	1		6	4822808
D3030	Union building	HVAC	Poor	Split System, Condensing Unit/Heat Pump	1		1	4822928
D3030	Rink	HVAC	Fair	Cooling Tower, (Typical) Open Circuit , 201 to 250 TON [No tag/plate found]	1		6	4822719
D3030	Union building	HVAC	Good	Split System, Condensing Unit/Heat Pump, 5 TON [No tag/plate found]	1		13	4822893
D3030	Room 110	HVAC	Good	Unit Ventilator, approx/nominal 3 Ton, 751 to 1250 CFM [No tag/plate found]	2		19	4822804
D3050	Compressor room	HVAC	Fair	Pump, Distribution, HVAC Heating Water, 4 to 5 HP [No tag/plate found]	1		3	4822807
D3050	Roof - rink	HVAC	Good	Make-Up Air Unit, MUA or MAU, 20001 to 28000 CFM [No tag/plate found]	1		18	4822759
D3050	Boiler room	HVAC	Fair	HVAC Steam Components, Condensate Return Station [No tag/plate found]	1		3	4822841
D3050	Compressor room	HVAC	Fair	Pump, Distribution, HVAC Heating Water, 4 to 5 HP [No tag/plate found]	1		3	4822772
D3050	Admin	HVAC	Fair	Variable Air Volume Unit, VAV Box, 2501 to 5000 CFM [Inaccessible]	1		3	4822868
D3050	Roof	HVAC	Fair	Make-Up Air Unit, MUA or MAU [ERU-LLA]	1		3	4822745
D3050	Gymnasium mezzanine	HVAC	Poor	Air Handler, Exterior AHU [AHU 2]	1		1	4822921
D3050	Boiler room	HVAC	Fair	HVAC Steam Components, Condensate Return Station [No tag/plate found]	1		3	4822861
D3050	Compressor room	HVAC	Fair	Pump, Distribution, HVAC Heating Water, 4 to 5 HP [No tag/plate found]	1		3	4822770
D3050	Roof	HVAC	Poor	Air Handler, Exterior AHU [Inaccessible]	1		1	4822746
D3050	Roof	HVAC	Fair	Make-Up Air Unit, MUA or MAU [ERU-GLR]	1		3	4822826

UF L3 Code	Location	Category	Condition	Asset/Component/Repair	Quantity		RUL	ID
D3050	Compressor room	HVAC	Fair	Pump, Distribution, HVAC Heating Water, 4 to 5 HP [No tag/plate found]	1		3	4822787
D3050	Throughout the building	HVAC	Fair	HVAC System, Hydronic Piping, 2-Pipe	60,000	SF	2	4878527
D3050	Compressor room	HVAC	Fair	Pump, Distribution, HVAC Heating Water, 4 to 5 HP [No tag/plate found]	1		3	4822814
D3050	Boiler room	HVAC	Poor	Piping & Valves, Fiberglass Insulation, HVAC Heating Water or Steam	200	LF	0	4822916
D3050	Gymnasium mezzanine	HVAC	Fair	Air Handler, Exterior AHU [AHU 1]	1		4	4822862
D3050	Rink	HVAC	Good	Pump, Distribution, HVAC Chilled or Condenser Water, 11 to 15 HP [No tag/plate found]	1		23	4822762
D3050	Rink	HVAC	Fair	Make-Up Air Unit, MUA or MAU [No tag/plate found]	1		8	4822775
D3050	Rink	HVAC	Good	Pump, Distribution, HVAC Chilled or Condenser Water, 11 to 15 HP [No tag/plate found]	1		23	4822723
D3060	Roof	HVAC	Fair	Exhaust Fan, Roof or Wall-Mounted, 16" Damper [EF-1]	6		7	4822735
D3060	Rink	HVAC	Fair	Exhaust Fan, Roof or Wall-Mounted, 12" Damper [EF-6]	1		7	4822712
D3060	Roof	HVAC	Fair	Exhaust Fan, Roof or Wall-Mounted, 16" Damper [No tag/plate found]	1		7	4822756
D3060	Boiler room	HVAC	Fair	Axial Flow Fan, In-Line, up to 1 HP Motor [No tag/plate found]	3		6	4822832
D3060	Roof	HVAC	Fair	Exhaust Fan, Roof or Wall-Mounted, 16" Damper [No tag/plate found]	1		7	4822743
D3060	Roof	HVAC	Fair	Exhaust Fan, Roof or Wall-Mounted, 16" Damper [No tag/plate found]	1		7	4822802
D3060	Roof	HVAC	Good	Exhaust Fan, Roof or Wall-Mounted, 16" Damper [No tag/plate found]	1		18	4822820
D3060	Rink	HVAC	Fair	Exhaust Fan, Roof or Wall-Mounted, 12" Damper [EF-2]	1		7	4822824
D3060	Gymnasium mezzanine	HVAC	Poor	Supplemental Components, Outside Air Intake, Energy Recovery Unit (ERU), Install/Replace [ERU-G]	1		0	4822837
D3060	Roof	HVAC	Fair	Exhaust Fan, Roof or Wall-Mounted, 16" Damper [No tag/plate found]	1		3	4822771
D3060	Gymnasium mezzanine	HVAC	Poor	Supplemental Components, Outside Air Intake, Energy Recovery Unit (ERU), Install/Replace [ERU-BLR]	1		0	4822932
D3060	Roof	HVAC	Fair	Exhaust Fan, Roof or Wall-Mounted, 16" Damper [No tag/plate found]	1		3	4822721
Fire Protection								
D4010	Rink	Fire Protection	Fair	Backflow Preventer, Fire Suppression [No tag/plate found]	1		11	4822736
Electrical								

UF L3 Code	Location	Category	Condition	Asset/Component/Repair	Quantity		RUL	ID
D5020	Main office	Electrical	Fair	Motor Control Center, w/ Main Breaker [No tag/plate found]	1		3	4822726
D5020	Electrical room	Electrical	Fair	Switchboard, 120/208 V	1		17	4822912
D5020	Throughout the building	Electrical	Fair	Electrical System, Full System Renovation/Upgrade, Medium Density/Complexity	60,000	SF	15	4878523
D5020	Union building	Electrical	Fair	Distribution Panel, 120/208 V [No tag/plate found]	1		3	4822834
D5030	Rink	Electrical	Fair	Variable Frequency Drive, VFD, by HP of Motor, Replace/Install [No tag/plate found]	1		18	4822724
D5030	Rink	Electrical	Good	Variable Frequency Drive, VFD, by HP of Motor, Replace/Install [No tag/plate found]	1		18	4822806
D5040	Throughout the building	Electrical	Good	Interior Lighting System, Full Upgrade, High Density & Standard Fixtures	60,000	SF	17	4878525
Fire Alarm & Electronic Systems								
D6060	Throughout building	Fire Alarm & Electronic Systems	Fair	Intercom/PA System, Public Address Upgrade, School Stadium	1		3	4867307
D6060	Throughout the building	Fire Alarm & Electronic Systems	Fair	Clock System, Time Control Clock	40		2	4878522
D7030	Throughout building	Fire Alarm & Electronic Systems	Fair	Security/Surveillance System, Full System Upgrade, Average Density	60,000	SF	2	4822894
D7050	Throughout the building	Fire Alarm & Electronic Systems	Fair	Fire Alarm System, Full System Upgrade, Advanced Addressable, Install	60,000	SF	2	4878524
D7050	Union building	Fire Alarm & Electronic Systems	Fair	Fire Alarm Panel, Multiplex [No tag/plate found]	1		8	4822944
D8010	Rink	Fire Alarm & Electronic Systems	Good	BAS/HVAC Controls, Basic System or Legacy Upgrades, Upgrade/Install	22,500	SF	13	4822738
Equipment & Furnishings								
E1030	Kitchen	Equipment & Furnishings	Good	Foodservice Equipment, Refrigerator, 2-Door Reach-In [No tag/plate found]	1		13	4822919
E1030	Kitchen	Equipment & Furnishings	Fair	Foodservice Equipment, Refrigerator, 1-Door Reach-In [No tag/plate found]	1		3	4822938
E1030	Kitchen	Equipment & Furnishings	Fair	Foodservice Equipment, Prep Table Refrigerated, Salad/Sandwich [No tag/plate found]	1		8	4822914
E1030	Kitchen	Equipment & Furnishings	Good	Foodservice Equipment, Refrigerator, 2-Door Reach-In [No tag/plate found]	1		13	4822892
E1030	Kitchen exterior	Equipment & Furnishings	Fair	Foodservice Equipment, Walk-In, Condenser for Refrigerator/Freezer	1		12	4822918
E1030	Kitchen exterior	Equipment & Furnishings	Fair	Foodservice Equipment, Walk-In, Condenser for Refrigerator/Freezer	1		12	4822851
E1030	Kitchen	Equipment & Furnishings	Fair	Foodservice Equipment, Prep Table Refrigerated, Salad/Sandwich [No tag/plate found]	1		8	4822881
E1030	Kitchen	Equipment & Furnishings	Good	Foodservice Equipment, Food Warmer, Proofing Cabinet on Wheels [No tag/plate found]	1		14	4822843

UF L3 Code	Location	Category	Condition	Asset/Component/Repair	Quantity		RUL	ID
E1030	Kitchen exterior	Equipment & Furnishings	Fair	Foodservice Equipment, Walk-In, Evaporator for Refrigerator/Freezer [No tag/plate found]	1		8	4822888
E1030	Kitchen	Equipment & Furnishings	Good	Foodservice Equipment, Ice maker, Freestanding [No tag/plate found]	1		13	4822880
E1030	Kitchen	Equipment & Furnishings	Fair	Foodservice Equipment, Exhaust Hood, 8 to 10 LF [No tag/plate found]	1		8	4822883
E1030	Kitchen	Equipment & Furnishings	Fair	Foodservice Equipment, Dishwasher Commercial [No tag/plate found]	1		6	4822838
E1030	Kitchen	Equipment & Furnishings	Good	Foodservice Equipment, Convection Oven, Double [No tag/plate found]	1		8	4822866
E1030	Kitchen	Equipment & Furnishings	Good	Foodservice Equipment, Walk-In, Evaporator for Refrigerator/Freezer	1		13	4822882
E1030	Kitchen	Equipment & Furnishings	Fair	Foodservice Equipment, Mixer, Freestanding [No tag/plate found]	1		3	4822899
E1030	Kitchen	Equipment & Furnishings	Good	Foodservice Equipment, Food Warmer, Proofing Cabinet on Wheels [No tag/plate found]	1		13	4822937
E1030	Kitchen	Equipment & Furnishings	Fair	Foodservice Equipment, Range/Oven, 4-Burner w/ Griddle [No tag/plate found]	1		8	4822942
E1030	Kitchen	Equipment & Furnishings	Fair	Foodservice Equipment, Tilting Skillet [No tag/plate found]	1		8	4822927
E1040	Science classroom	Equipment & Furnishings	Fair	Laboratory Equipment, Lab Sink, Epoxy Resin	12		8	4822839
E1040	Science classroom	Equipment & Furnishings	Fair	Laboratory Equipment, Exhaust Hood, Constant Volume 4 LF	1		8	4822886
E1040	Science classroom	Equipment & Furnishings	Fair	Laboratory Equipment, Exhaust Hood, Constant Volume 6 LF	1		3	4822844
E1060	Former home ec classroom	Equipment & Furnishings	Fair	Residential Appliances, Range, Electric	2		8	4822796
E1060	Former home ec classroom	Equipment & Furnishings	Fair	Residential Appliances, Clothes Dryer	1		3	4822792
E1060	Former home ec classroom	Equipment & Furnishings	Fair	Residential Appliances, Refrigerator, 14 to 18 CF	1		3	4822818
E1060	Former home ec classroom	Equipment & Furnishings	Fair	Residential Appliances, Washer	1		3	4822768
E2010	Former home ec classroom	Equipment & Furnishings	Fair	Casework, Countertop, Plastic Laminate	40	LF	3	4822760
E2010	Gymnasium	Equipment & Furnishings	Fair	Bleachers, Telescoping Manual, up to 15 Tier (per Seat)	400		3	4822878
E2010	Classrooms	Equipment & Furnishings	Fair	Casework, Cabinetry, Hardwood Standard	100	LF	8	4822896
E2010	Science classroom	Equipment & Furnishings	Fair	Casework, Countertop, Solid Surface	50	LF	18	4822898
E2010	Science classroom	Equipment & Furnishings	Fair	Casework, Countertop, Solid Surface	50	LF	18	4822835
E2010	Former home ec classroom	Equipment & Furnishings	Fair	Casework, Cabinetry, High-End	25	LF	3	4822822
E2010	Science classroom	Equipment & Furnishings	Fair	Casework, Cabinetry, Hardwood Standard	50	LF	8	4822945
Pedestrian Plazas & Walkways								
G2010	Site	Pedestrian Plazas & Walkways	Fair	Roadways, Pavement, Asphalt, Mill & Overlay	165,000	SF	13	4822872
G2020	Site	Pedestrian Plazas & Walkways	Fair	Parking Lots, Pavement, Asphalt, Seal & Stripe	165,000	SF	3	4822906
Athletic, Recreational & Playfield Areas								
G2050	Site	Athletic, Recreational & Playfield Areas	Fair	Sports Apparatus, Scoreboard, Electronic Very Robust	1		13	4822905
G2050	Site	Athletic, Recreational & Playfield Areas	Fair	Stadium Lighting, Professional/College Competition Grade, 4 Clusters	6	LS	8	4822885

UF L3 Code	Location	Category	Condition	Asset/Component/Repair	Quantity		RUL	ID
G2050	Gymnasium	Athletic, Recreational & Playfield Areas	Fair	Sports Apparatus, Basketball, Backboard/Rim/Pole	6		13	4822845
G2050	Gymnasium	Athletic, Recreational & Playfield Areas	Fair	Sports Apparatus, Scoreboard, Electronic Standard	2		8	4822939
Sitework								
G2060	Site	Sitework	Fair	Flagpole, Metal	2		17	4822884
G2060	Site	Sitework	Fair	Fences & Gates, Fence, Chain Link 4'	1,560	LF	18	4822857
Follow-up Studies								
P2030	Gymnasium	Follow-up Studies	Poor	Engineering Study, Structural, General Design, Design	1		0	4822913
Accessibility								
Y1090	Throughout building	Accessibility	NA	ADA Miscellaneous, Level III Study, Includes Measurements, Evaluate/Report	1		0	4878533

Component Condition Report | WOODSTOCK MIDDLE SR UHS #4 - Addition

UF L3 Code	Location	Category	Condition	Asset/Component/Repair	Quantity	Unit	RUL	ID
Facade								
B2010	Building exterior	Facade	Fair	Exterior Walls, Metal/Insulated Sandwich Panels	5,000	SF	18	4830424
B2010	Building exterior	Facade	Fair	Exterior Walls, Brick Veneer	50,000	SF	23	4822798
B2020	Building exterior	Facade	Poor	Window, Aluminum Double-Glazed, 28-40 SF	80		0	4822755
Roofing								
B3010	Roof	Roofing	Poor	Roofing, Single-Ply Membrane, EPDM	68,000	SF	0	4863082
B3060	Roof	Roofing	Fair	Roof Skylight, per unit, up to 20 SF	4		8	4822783
Interiors								
C1030	Throughout building	Interiors	Fair	Door Hardware, School, per Door	35		8	4822765
C1030	Throughout building	Interiors	Fair	Interior Door, Wood, Solid-Core	35		18	4822720
C1030	Throughout building	Interiors	Fair	Interior Door, Steel, Fire-Rated at 90 Minutes or Over	20		13	4822773
C1070	Media center	Interiors	Good	Suspended Ceilings, Acoustical Tile (ACT)	6,500	SF	21	4822815
C1070	Throughout building	Interiors	Poor	Suspended Ceilings, Acoustical Tile (ACT)	54,250	SF	0	4822753
C1090	Locker rooms	Interiors	Fair	Toilet Partitions, Plastic/Laminate	5		4	4822732
C1090	Restrooms	Interiors	Fair	Toilet Partitions, Plastic/Laminate	8		8	4822813
C1090	Locker rooms	Interiors	Fair	Lockers, Steel-Baked Enamel, 12" W x 15" D x 72" H	275		3	4822776
C2010	Throughout building	Interiors	Fair	Wall Finishes, any surface, Prep & Paint	107,000	SF	3	4822791
C2030	Rink	Interiors	Fair	Flooring, Rubber Tile	6,000	SF	8	4822780
C2030	Gymnasium	Interiors	Fair	Flooring, Wood, Sports, Refinish	3,550	SF	6	4822737
C2030	Auditorium	Interiors	Fair	Flooring, Carpet, Commercial Standard	2,575	SF	3	4822733
C2030	Lobby	Interiors	Fair	Flooring, Quarry Tile	2,500	SF	26	4822752
C2030	Throughout building	Interiors	Poor	Flooring, Vinyl Tile (VCT)	48,000	SF	0	4822810
C2030	Auditorium	Interiors	Poor	Flooring, any surface, w/ Elastomeric Coating, Prep & Paint	2,560	SF	0	4822739
C2030	Media center	Interiors	Fair	Flooring, Carpet, Commercial Standard	6,300	SF	6	4822816
C2050	Cafeteria	Interiors	Fair	Ceiling Finishes, any flat surface, Prep & Paint	6,500	SF	3	4822781
Conveying								
D1010	Elevator	Conveying	Fair	Passenger Elevator, Hydraulic, 2 Floors, Renovate	1		3	4822821
D1010	Elevator	Conveying	Fair	Elevator Controls, Automatic, 1 Car	1		8	4822740
D1010	Elevator	Conveying	Fair	Elevator Cab Finishes, Standard	1		3	4822718
Plumbing								
D2010	Throughout the building	Plumbing	Poor	Plumbing System, Supply & Sanitary, Medium Density (excludes fixtures)	70,000	SF	0	4855193
D2010	Restrooms	Plumbing	Fair	Urinal, Standard	2		8	4822731
D2010	Throughout building	Plumbing	Good	Drinking Fountain, Wall-Mounted, Single-Level	5		3	4822728
D2010	Restrooms	Plumbing	Fair	Sink/Lavatory, Wall-Hung, Enameled Steel	12		8	4822734
D2010	Restrooms	Plumbing	Fair	Toilet, Commercial Water Closet	7		8	4822786
D2010	Restrooms	Plumbing	Fair	Urinal, Standard	4		8	4822749
D2010	Restrooms	Plumbing	Fair	Sink/Lavatory, Vanity Top, Enameled Steel	4		8	4822788
D2010	Restrooms	Plumbing	Fair	Toilet, Commercial Water Closet	5		8	4822817
D2010	Throughout building	Plumbing	Fair	Sink/Lavatory, Service Sink, Floor	2		13	4822795
D2010	Water room	Plumbing	Fair	Backflow Preventer, Domestic Water, 3 IN [No tag/plate found]	1		8	4822809

D2030	Site	Plumbing	Fair	Lift Station, Storm Water, 5 HP [No tag/plate found]	1		8	4822717
D2030	Site	Plumbing	Fair	Lift Station, Storm Water, 5 HP [No tag/plate found]	1		3	4822801
D2060	Compressor room	Plumbing	Fair	Air Compressor, Tank-Style [No tag/plate found]	1		8	4822715
HVAC								
D3020	Restrooms	HVAC	Fair	Radiator, Hydronic, Baseboard (per LF)	250	LF	8	4822725
D3030	Classrooms	HVAC	Good	Unit Ventilator, approx/nominal 4 Ton, 1251 to 1500 CFM [No tag/plate found]	33		19	4822785
D3030	Building exterior	HVAC	Good	Split System Ductless, Single Zone, 1.5 to 2 TON [No tag/plate found]	1		13	4822761
D3050	Throughout the building	HVAC	Poor	HVAC System, Hydronic Piping, 2-Pipe	70,000	SF	0	4855185
D3050	Site	HVAC	Failed	Make-Up Air Unit, MUA or MAU, 2000 to 6000 CFM [No tag/plate found]	1		0	4822799
D3050	Gymnasium	HVAC	Fair	Air Handler, Interior AHU, Easy/Moderate Access, 2401 to 4000 CFM	2		13	4822757
D3050	Roof	HVAC	Poor	Make-Up Air Unit, MUA or MAU, 2000 to 6000 CFM [No tag/plate found]	1		0	4822754
D3060	Roof	HVAC	Fair	Exhaust Fan, Roof or Wall-Mounted, 16" Damper, 1001 to 2000 CFM [Inaccessible]	1		3	4822727
Electrical								
D5010	Roof	Electrical	Fair	Solar Power, Photovoltaic (PV) Panel, 24 SF	44		13	4822789
D5020	Water room	Electrical	Fair	Secondary Transformer, Dry, Stepdown	1		7	4822751
D5020	Electrical room	Electrical	Fair	Switchboard, 120/208 V	1		8	4822797
D5030	Throughout the building	Electrical	Fair	Electrical System, Wiring & Switches, High Density/Complexity	70,000	SF	15	4855194
D5040	Throughout the building	Electrical	Good	Interior Lighting System, Full Upgrade, High Density & Standard Fixtures	70,000	SF	17	4855187
Fire Alarm & Electronic Systems								
D6060	Throughout building	Fire Alarm & Electronic Systems	Fair	Intercom/PA System, Public Address Upgrade, Facility-Wide	70,000	SF	2	4861937
D6060	Throughout the building	Fire Alarm & Electronic Systems	Fair	Clock System, Time Control Clock	35		2	4855189
D7030	Throughout the building	Fire Alarm & Electronic Systems	Fair	Security/Surveillance System, Full System Installation, High Density, Install	70,000	SF	2	4855186
D7050	Throughout the building	Fire Alarm & Electronic Systems	Fair	Fire Alarm System, Full System Upgrade, Advanced Addressable, Install	70,000	SF	2	4855191
D7050	Electrical room	Fire Alarm & Electronic Systems	Fair	Fire Alarm Panel, Fully Addressable [No tag/plate found]	1		2	4822742
Equipment & Furnishings								
E1030	Cafeteria	Equipment & Furnishings	Fair	Foodservice Equipment, Refrigerator, 2-Door Reach-In [No tag/plate found]	1		8	4822714
E1030	Cafeteria	Equipment & Furnishings	Fair	Foodservice Equipment, Prep Table Refrigerated, Salad/Sandwich [No tag/plate found]	1		8	4822825
E1030	Cafeteria	Equipment & Furnishings	Fair	Foodservice Equipment, Refrigerator, 2-Door Reach-In [No tag/plate found]	1		8	4822763
E1030	Cafeteria	Equipment & Furnishings	Fair	Foodservice Equipment, Refrigerator, 1-Door Reach-In [No tag/plate found]	1		8	4822803

E1030	Cafeteria	Equipment & Furnishings	Fair	Foodservice Equipment, Refrigerator, 1-Door Reach-In [No tag/plate found]	1		8	4822747
E1070	Auditorium	Equipment & Furnishings	Fair	Theater & Stage Equipment, Flameproof Curtain, Medium Weight Velour	500	SF	5	4822722
E2010	Auditorium	Equipment & Furnishings	Poor	Fixed Seating, Auditorium/Theater, Metal Cushioned Standard	400		0	4822744
Special Construction & Demo								
F1020	Grounds garage	Special Construction & Demo	Fair	Ancillary Building, Steel, Pre-Engineered	3,500	SF	13	4822730
Pedestrian Plazas & Walkways								
G2020	Site	Pedestrian Plazas & Walkways	Poor	Parking Lots, Aggregate/Stone, Dense & Graded Sub- Base, Install	38,850	SF	0	4822794
Athletic, Recreational & Playfield Areas								
G2050	Gymnasium	Athletic, Recreational & Playfield Areas	Fair	Sports Apparatus, Scoreboard, Electronic Standard	1		3	4822819
G2050	Gymnasium	Athletic, Recreational & Playfield Areas	Fair	Sports Apparatus, Basketball, Backboard/Rim/Pole	6		3	4822812

Appendix G:

Replacement Reserves

Replacement Reserves Report
Woodstock Campus / WOODSTOCK MIDDLE SR UHS #4 - Main Building

2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	Total Escalated Estimate
\$1,473,500	\$1,741,318	\$922,354	\$17,360	\$401,666	\$864,471	\$32,956	\$650,640	\$27,869	\$15,788	\$955,238	\$604,495	\$1,410,577	\$2,497	\$48,214	\$406,240	\$500,668	\$770,701	\$150,132	\$350,701	\$2,163,360	\$13,510,745

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
A2010	4822889	Basement Wall, any type, Waterproofing of Exterior Face, Replace	0	0	0	500	SF	\$9.00	\$4,500	\$4,500																				\$4,500	
B2010	4822903	Exterior Walls, any painted surface, Prep & Paint	10	10	0	5000	SF	\$3.00	\$15,000	\$15,000										\$15,000									\$15,000	\$45,000	
B2010	4822943	Exterior Walls, Vinyl Siding, 1-2 Story Building, Replace	30	20	10	6450	SF	\$6.00	\$38,700											\$38,700										\$38,700	
B2010	4822850	Exterior Walls, Brick Veneer, Replace	50	39	11	15500	SF	\$27.00	\$418,500												\$418,500									\$418,500	
B2010	4822909	Exterior Walls, Concrete Block (CMU), 1-2 Story Building, Repair/Repoint	0	64	0	1200	SF	\$20.00	\$24,000	\$24,000																				\$24,000	
B2020	4822874	Window, Aluminum Double-Glazed, 28-40 SF, Replace	30	30	0	120	EA	\$1,250.00	\$150,000	\$150,000																				\$150,000	
B2050	4822901	Exterior Door, Steel, Standard, Replace	40	38	2	20	EA	\$600.00	\$12,000			\$12,000																		\$12,000	
B2050	4822842	Exterior Door, Aluminum-Framed & Glazed, Standard Swing, Replace	30	21	9	8	EA	\$1,300.00	\$10,400										\$10,400											\$10,400	
B2050	4822895	Overhead/Dock Door, Steel, 12'x12' (144 SF), Replace	30	28	2	6	EA	\$3,200.00	\$19,200			\$19,200																		\$19,200	
B3010	4822767	Roofing, Single-Ply Membrane, EPDM, Replace	20	20	0	60000	SF	\$11.00	\$660,000	\$660,000																			\$660,000	\$1,320,000	
B3010	4822790	Roofing, Built-Up, Replace	25	20	5	5250	SF	\$14.00	\$73,500						\$73,500															\$73,500	
B3060	4822750	Roof Skylight, per SF of glazing, Replace	30	28	2	120	SF	\$50.00	\$6,000			\$6,000																		\$6,000	
C1030	4822933	Interior Door, Steel, Standard, Replace	40	28	12	40	EA	\$600.00	\$24,000												\$24,000									\$24,000	
C1030	4822940	Interior Door, Steel, Fire-Rated at 90 Minutes or Over, Replace	40	23	17	18	EA	\$950.00	\$17,100																	\$17,100				\$17,100	
C1030	4822867	Door Hardware, School, per Door, Replace	30	28	2	40	EA	\$400.00	\$16,000			\$16,000																		\$16,000	
C1070	4822930	Suspended Ceilings, Acoustical Tile (ACT), Replace	25	25	0	32000	SF	\$3.50	\$112,000	\$112,000																				\$112,000	
C1070	4822875	Suspended Ceilings, Acoustical Tile (ACT), Replace	25	23	2	12000	SF	\$3.50	\$42,000			\$42,000																		\$42,000	
C1070	4822729	Suspended Ceilings, Acoustical Tile (ACT), Replace	25	13	12	12500	SF	\$3.50	\$43,750												\$43,750									\$43,750	
C1090	4822877	Toilet Partitions, Plastic/Laminate, Replace	20	15	5	5	EA	\$750.00	\$3,750						\$3,750															\$3,750	
C1090	4822925	Lockers, Steel-Baked Enamel, 12" W x 15" D x 72" H, Replace	20	16	4	250	EA	\$500.00	\$125,000					\$125,000																\$125,000	
C1090	4822887	Lockers, Steel-Baked Enamel, 12" W x 15" D x 72" H, Replace	20	10	10	227	EA	\$500.00	\$113,500											\$113,500										\$113,500	
C2010	4822748	Wall Finishes, any surface, Prep & Paint	10	5	5	25450	SF	\$1.50	\$38,175						\$38,175										\$38,175					\$38,175	
C2010	4822876	Wall Finishes, any surface, Prep & Paint	10	5	5	78950	SF	\$1.50	\$118,425						\$118,425															\$118,425	
C2030	4822915	Flooring, any surface, w/ Epoxy Coating, Prep & Paint	10	8	2	2500	SF	\$12.00	\$30,000			\$30,000									\$30,000									\$60,000	
C2030	4822840	Flooring, Quarry Tile, Replace	50	38	12	2500	SF	\$26.00	\$65,000												\$65,000									\$65,000	
C2030	4822846	Flooring, Vinyl Tile (VCT), Replace	15	11	4	40000	SF	\$5.00	\$200,000					\$200,000														\$200,000		\$400,000	
C2030	4822859	Flooring, Carpet, Commercial Standard, Replace	10	6	4	4250	SF	\$7.50	\$31,875					\$31,875										\$31,875						\$63,750	
C2030	4822911	Flooring, Carpet, Commercial Standard, Replace	10	5	5	4500	SF	\$7.50	\$33,750						\$33,750										\$33,750					\$67,500	
C2030	4822926	Flooring, Maple Sports Floor, Refinish	10	5	5	5500	SF	\$5.00	\$27,500						\$27,500										\$27,500					\$55,000	
C2050	4822860	Ceiling Finishes, any flat surface, Prep & Paint	10	5	5	6500	SF	\$2.00	\$13,000						\$13,000										\$13,000					\$26,000	
C2050	4822917	Ceiling Finishes, any flat surface, Prep & Paint	10	5	5	2200	SF	\$2.00	\$4,400						\$4,400										\$4,400					\$8,800	
D2010	4822854	Storage Tank, Domestic Water, Replace	30	23	7	1	EA	\$11,000.00	\$11,000								\$11,000													\$11,000	
D2010	4822870	Water Heater, Electric, Residential, 30 to 52 GAL, Replace	15	14	1	1	EA	\$900.00	\$900		\$900															\$900				\$1,800	
D2010	4822941	Water Heater, Oil, Replace	18	15	3	1	EA	\$2,900.00	\$2,900				\$2,900																	\$2,900	
D2010	4822852	Water Softener, Domestic Water, Replace	25	15	10	1	EA	\$3,100.00	\$3,100											\$3,100										\$3,100	
D2010	4822793	Boiler, Gas, Domestic, 501 to 800 MBH, Replace	25	5	20	1	EA	\$37,800.00	\$37,800																			\$37,800	\$37,800		
D2010	4855192	Plumbing System, Supply & Sanitary, Medium Density (excludes fixtures), Replace	40	39	1	60000	SF	\$11.00	\$660,000		\$660,000																			\$660,000	
D2010	4822716	Backflow Preventer, Domestic Water, Replace	30	24	6	1	EA	\$3,200.00	\$3,200							\$3,200														\$3,200	

[illegible]

[illegible]

[illegible]

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
G2050	4822845	Sports Apparatus, Basketball, Backboard/Rim/Pole, Replace	25	13	12	6	EA	\$9,500.00	\$57,000												\$57,000										\$57,000
G2060	4822857	Fences & Gates, Fence, Chain Link 4', Replace	40	23	17	1560	LF	\$18.00	\$28,080																		\$28,080				\$28,080
G2060	4822884	Flagpole, Metal, Replace	30	14	16	2	EA	\$2,500.00	\$5,000																\$5,000						\$5,000
P2030	4822913	Engineering Study, Structural, General Design, Design	0	0	0	1	EA	\$7,000.00	\$7,000	\$7,000																					\$7,000
Y1090	4878533	ADA Miscellaneous, Level III Study, Includes Measurements, Evaluate/Report	0	0	0	1	EA	\$7,500.00	\$7,500	\$7,500																					\$7,500
Totals, Unescalated										\$1,473,500	\$1,690,600	\$869,407	\$15,887	\$356,875	\$745,700	\$27,600	\$529,030	\$22,000	\$12,100	\$710,787	\$436,700	\$989,350	\$1,700	\$31,875	\$260,750	\$312,000	\$466,287	\$88,187	\$200,000	\$1,197,800	\$10,438,135
Totals, Escalated (3.0% inflation, compounded annually)										\$1,473,500	\$1,741,318	\$922,354	\$17,360	\$401,666	\$864,471	\$32,956	\$650,640	\$27,869	\$15,788	\$955,238	\$604,495	\$1,410,577	\$2,497	\$48,214	\$406,240	\$500,668	\$770,701	\$150,132	\$350,701	\$2,163,360	\$13,510,745

Replacement Reserves Report
Woodstock Campus / WOODSTOCK MIDDLE SR UHS #4 - Addition

2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	Total Escalated Estimate
\$1,465,720	\$1,199,950	\$322,124	\$769,007	\$189,085	\$183,745	\$65,494	\$123,750	\$149,352	\$67,979	\$5,161	\$0	\$389,108	\$0	\$242,771	\$484,138	\$485,023	\$841,167	\$1,072,192	\$13,151	\$1,462,210	\$9,531,126

Uniformat Code	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost *	Subtotal	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	Deficiency Repair Estimate	
B2010	4830424	Exterior Walls, Metal/Insulated Sandwich Panels, Replace	45	28	17	5000	SF	\$22.00	\$110,000																		\$110,000				\$110,000	
B2020	4822755	Window, Aluminum Double-Glazed, 28-40 SF, Replace	30	30	0	80	EA	\$1,250.00	\$100,000	\$100,000																					\$100,000	
B3010	4863082	Roofing, Single-Ply Membrane, EPDM, Replace	20	20	0	68000	SF	\$11.00	\$748,000	\$748,000																				\$748,000	\$1,496,000	
B3060	4822783	Roof Skylight, per unit, up to 20 SF, Replace	30	23	7	4	EA	\$1,300.00	\$5,200								\$5,200														\$5,200	
C1030	4822773	Interior Door, Steel, Fire-Rated at 90 Minutes or Over, Replace	40	28	12	20	EA	\$950.00	\$19,000													\$19,000									\$19,000	
C1030	4822720	Interior Door, Wood, Solid-Core, Replace	40	23	17	35	EA	\$700.00	\$24,500																		\$24,500					\$24,500
C1030	4822765	Door Hardware, School, per Door, Replace	30	23	7	35	EA	\$400.00	\$14,000								\$14,000														\$14,000	
C1070	4822753	Suspended Ceilings, Acoustical Tile (ACT), Replace	25	25	0	54250	SF	\$3.50	\$189,875	\$189,875																					\$189,875	
C1070	4822815	Suspended Ceilings, Acoustical Tile (ACT), Replace	25	5	20	6500	SF	\$3.50	\$22,750																					\$22,750	\$22,750	
C1090	4822732	Toilet Partitions, Plastic/Laminate, Replace	20	17	3	5	EA	\$750.00	\$3,750				\$3,750																		\$3,750	
C1090	4822813	Toilet Partitions, Plastic/Laminate, Replace	20	12	8	8	EA	\$750.00	\$6,000									\$6,000													\$6,000	
C1090	4822776	Lockers, Steel-Baked Enamel, 12" W x 15" D x 72" H, Replace	20	18	2	275	EA	\$500.00	\$137,500			\$137,500																			\$137,500	
C2010	4822791	Wall Finishes, any surface, Prep & Paint	10	6	4	107000	SF	\$1.50	\$160,500					\$160,500										\$160,500							\$321,000	
C2030	4822739	Flooring, any surface, w/ Paint or Sealant, Prep & Paint	10	10	0	2560	SF	\$1.50	\$3,840	\$3,840									\$3,840											\$3,840	\$11,520	
C2030	4822810	Flooring, Vinyl Tile (VCT), Replace	15	14	1	48000	SF	\$5.00	\$240,000		\$240,000															\$240,000					\$480,000	
C2030	4822780	Flooring, Rubber Tile, Replace	15	7	8	6000	SF	\$9.00	\$54,000									\$54,000													\$54,000	
C2030	4822733	Flooring, Carpet, Commercial Standard, Replace	10	8	2	2575	SF	\$7.50	\$19,313			\$19,313										\$19,313									\$38,625	
C2030	4822816	Flooring, Carpet, Commercial Standard, Replace	10	4	6	6300	SF	\$7.50	\$47,250						\$47,250											\$47,250					\$94,500	
C2030	4822737	Flooring, Wood, Sports, Refinish	10	5	5	3550	SF	\$5.00	\$17,750						\$17,750										\$17,750						\$35,500	
C2050	4822781	Ceiling Finishes, any flat surface, Prep & Paint	10	5	5	6500	SF	\$2.00	\$13,000						\$13,000										\$13,000						\$26,000	
D1010	4822821	Passenger Elevator, Hydraulic, 2 Floors, Renovate	30	28	2	1	EA	\$55,000.00	\$55,000			\$55,000																			\$55,000	
D1010	4822718	Elevator Cab Finishes, Standard, Replace	15	13	2	1	EA	\$9,000.00	\$9,000			\$9,000															\$9,000				\$18,000	
D1010	4822740	Elevator Controls, Automatic, 1 Car, Replace	20	13	7	1	EA	\$5,000.00	\$5,000								\$5,000														\$5,000	
D2010	4855193	Plumbing System, Supply & Sanitary, Medium Density (excludes fixtures), Replace	40	39	1	70000	SF	\$11.00	\$770,000		\$770,000																				\$770,000	
D2010	4822809	Backflow Preventer, Domestic Water, 3 IN, Replace	30	23	7	1	EA	\$5,200.00	\$5,200								\$5,200														\$5,200	
D2010	4822728	Drinking Fountain, Wall-Mounted, Single-Level, Replace	15	13	2	5	EA	\$1,200.00	\$6,000			\$6,000															\$6,000				\$12,000	
D2010	4822731	Urinal, Standard, Replace	30	23	7	2	EA	\$1,100.00	\$2,200								\$2,200														\$2,200	
D2010	4822786	Toilet, Commercial Water Closet, Replace	30	23	7	7	EA	\$1,300.00	\$9,100								\$9,100														\$9,100	
D2010	4822749	Urinal, Standard, Replace	30	23	7	4	EA	\$1,100.00	\$4,400								\$4,400														\$4,400	
D2010	4822788	Sink/Lavatory, Vanity Top, Enameled Steel, Replace	30	23	7	4	EA	\$1,100.00	\$4,400								\$4,400														\$4,400	
D2010	4822817	Toilet, Commercial Water Closet, Replace	30	23	7	5	EA	\$1,300.00	\$6,500								\$6,500														\$6,500	
D2010	4822734	Sink/Lavatory, Wall-Hung, Enameled Steel, Replace	30	22	8	12	EA	\$1,700.00	\$20,400									\$20,400													\$20,400	
D2010	4822795	Sink/Lavatory, Service Sink, Floor, Replace	35	23	12	2	EA	\$800.00	\$1,600													\$1,600									\$1,600	
D2030	4822801	Lift Station, Storm Water, 5 HP, Replace	15	13	2	1	EA	\$9,420.00	\$9,420			\$9,420															\$9,420				\$18,840	
D2030	4822717	Lift Station, Storm Water, 5 HP, Replace	15	8	7	1	EA	\$9,420.00	\$9,420								\$9,420														\$9,420	
D2060	4822715	Air Compressor, Tank-Style, Replace	20	13	7	1	EA	\$15,900.00	\$15,900								\$15,900														\$15,900	
D3020	4822725	Radiator, Hydronic, Baseboard (per LF), Replace	30	22	8	250	LF	\$150.00	\$37,500									\$37,500													\$37,500	
D3030	4822761	Split System Ductless, Single Zone, 1.5 to 2 TON, Replace	15	3	12	1	EA	\$4,800.00	\$4,800													\$4,800									\$4,800	

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
D3030	4822785	Unit Ventilator, approx/nominal 4 Ton, 1251 to 1500 CFM, Replace	20	2	18	33	EA	\$10,600.00	\$349,800																			\$349,800			\$349,800
D3050	4855185	HVAC System, Hydronic Piping, 2-Pipe, Replace	40	40	0	70000	SF	\$5.00	\$350,000	\$350,000																				\$350,000	
D3050	4822754	Make-Up Air Unit, MUA or MAU, 2000 to 6000 CFM, Replace	20	20	0	1	EA	\$35,000.00	\$35,000	\$35,000																			\$35,000	\$70,000	
D3050	4822757	Air Handler, Interior AHU, Easy/Moderate Access, 2401 to 4000 CFM, Replace	25	13	12	2	EA	\$22,000.00	\$44,000													\$44,000								\$44,000	
D3060	4822727	Exhaust Fan, Roof or Wall-Mounted, 16" Damper, 1001 to 2000 CFM, Replace	20	18	2	1	EA	\$2,400.00	\$2,400			\$2,400																		\$2,400	
D5010	4822789	Solar Power, Photovoltaic (PV) Panel, 24 SF, Replace	20	8	12	44	EA	\$1,800.00	\$79,200													\$79,200								\$79,200	
D5020	4822751	Secondary Transformer, Dry, Stepdown, Replace	30	24	6	1	EA	\$7,600.00	\$7,600							\$7,600														\$7,600	
D5020	4822797	Switchboard, 120/208 V, Replace	40	31	9	1	EA	\$52,100.00	\$52,100										\$52,100											\$52,100	
D5030	4855194	Electrical System, Wiring & Switches, High Density/Complexity, Replace	40	25	15	70000	SF	\$4.00	\$280,000																\$280,000					\$280,000	
D5040	4855187	Interior Lighting System, Full Upgrade, High Density & Standard Fixtures, Replace	20	3	17	70000	SF	\$5.00	\$350,000																	\$350,000				\$350,000	
D6060	4861937	Intercom/PA System, Public Address Upgrade, Facility-Wide, Replace	20	15	5	70000	SF	\$1.65	\$115,500						\$115,500															\$115,500	
D6060	4855189	Clock System, Time Control Clock, Replace	20	15	5	35	EA	\$350.00	\$12,250						\$12,250															\$12,250	
D7030	4855186	Security/Surveillance System, Full System Installation, High Density, Install	15	12	3	70000	SF	\$4.00	\$280,000				\$280,000															\$280,000			\$560,000
D7050	4822742	Fire Alarm Panel, Fully Addressable, Replace	15	14	1	1	EA	\$15,000.00	\$15,000		\$15,000															\$15,000				\$30,000	
D7050	4855191	Fire Alarm System, Full System Upgrade, Advanced Addressable, Install	20	17	3	70000	SF	\$6.00	\$420,000				\$420,000																	\$420,000	
E1030	4822714	Foodservice Equipment, Refrigerator, 2-Door Reach-In, Replace	15	8	7	1	EA	\$4,600.00	\$4,600									\$4,600												\$4,600	
E1030	4822825	Foodservice Equipment, Prep Table Refrigerated, Salad/Sandwich, Replace	15	8	7	1	EA	\$4,700.00	\$4,700									\$4,700												\$4,700	
E1030	4822763	Foodservice Equipment, Refrigerator, 2-Door Reach-In, Replace	15	8	7	1	EA	\$4,600.00	\$4,600									\$4,600												\$4,600	
E1030	4822803	Foodservice Equipment, Refrigerator, 1-Door Reach-In, Replace	15	8	7	1	EA	\$2,700.00	\$2,700									\$2,700												\$2,700	
E1030	4822747	Foodservice Equipment, Refrigerator, 1-Door Reach-In, Replace	15	8	7	1	EA	\$2,700.00	\$2,700									\$2,700												\$2,700	
E1070	4822722	Theater & Stage Equipment, Flameproof Curtain, Medium Weight Velour, Replace	15	11	4	500	SF	\$15.00	\$7,500					\$7,500														\$7,500		\$15,000	
E2010	4822744	Fixed Seating, Auditorium/Theater, Metal Cushioned Standard, Replace	20	19	1	400	EA	\$350.00	\$140,000		\$140,000																			\$140,000	
F1020	4822730	Ancillary Building, Steel, Pre-Engineered, Replace	35	23	12	3500	SF	\$30.00	\$105,000													\$105,000								\$105,000	
G2020	4822794	Parking Lots, Aggregate/Stone, Dense & Graded Sub-Base, Install	0	0	0	38850	SF	\$1.00	\$39,005	\$39,005																				\$39,005	
G2050	4822819	Sports Apparatus, Scoreboard, Electronic Standard, Replace	25	23	2	1	EA	\$8,000.00	\$8,000			\$8,000																		\$8,000	
G2050	4822812	Sports Apparatus, Basketball, Backboard/Rim/Pole, Replace	25	23	2	6	EA	\$9,500.00	\$57,000			\$57,000																		\$57,000	
Totals, Unescalated										\$1,465,720	\$1,165,000	\$303,633	\$703,750	\$168,000	\$158,500	\$54,850	\$100,620	\$117,900	\$52,100	\$3,840	\$0	\$272,913	\$0	\$160,500	\$310,750	\$302,250	\$508,920	\$629,800	\$7,500	\$809,590	\$7,296,135
Totals, Escalated (3.0% inflation, compounded annually)										\$1,465,720	\$1,199,950	\$322,124	\$769,007	\$189,085	\$183,745	\$65,494	\$123,750	\$149,352	\$67,979	\$5,161	\$0	\$389,108	\$0	\$242,771	\$484,138	\$485,023	\$841,167	\$1,072,192	\$13,151	\$1,462,210	\$9,531,126

Appendix H:

Depleted Value Report

Woodstock Middle SR UHS #4 - Main Building

Depleted Value Index

71%

System	System Contribution	System Value
ADA Miscellaneous	\$ -	\$ 7,500
Air Compressor	\$ 9,010	\$ 10,600
Air Handler	\$ 16,435	\$ 17,300
Air Handler	\$ 25,080	\$ 26,400
Air Handler	\$ 13,840	\$ 17,300
Axial Flow Fan	\$ 4,410	\$ 6,300
Backflow Preventer	\$ 2,453	\$ 3,200
Backflow Preventer	\$ 2,347	\$ 3,200
Backflow Preventer	\$ 6,650	\$ 10,500
BAS/HVAC Controls	\$ 7,500	\$ 56,250
Basement Wall	\$ -	\$ 4,500
Bleachers	\$ 102,000	\$ 120,000
Boiler	\$ 320,000	\$ 320,000
Boiler	\$ 320,000	\$ 320,000
Boiler	\$ 17,100	\$ 22,500
Casework	\$ 1,600	\$ 2,000
Casework	\$ 18,000	\$ 30,000
Casework	\$ 3,025	\$ 5,500
Casework	\$ 3,025	\$ 5,500
Casework	\$ 10,625	\$ 12,500
Casework	\$ 9,000	\$ 15,000
Ceiling Finishes	\$ 5,200	\$ 13,000
Ceiling Finishes	\$ 1,760	\$ 4,400
Chiller	\$ 91,200	\$ 120,000
Clock System	\$ 12,600	\$ 14,000
Cooling Tower	\$ 40,736	\$ 53,600
Distribution Panel	\$ 1,800	\$ 2,000
Door Hardware	\$ 14,400	\$ 16,000
Drinking Fountain	\$ 640	\$ 2,400
Electrical System	\$ 675,000	\$ 1,080,000
Emergency Plumbing Fixtures	\$ 1,800	\$ 3,000
Emergency Plumbing Fixtures	\$ 805	\$ 2,300
Engineering Study	\$ -	\$ 7,000
Exhaust Fan	\$ 9,360	\$ 14,400
Exhaust Fan	\$ 910	\$ 1,400

System	System Contribution	System Value
Exhaust Fan	\$ 1,560	\$ 2,400
Exhaust Fan	\$ 1,560	\$ 2,400
Exhaust Fan	\$ 1,560	\$ 2,400
Exhaust Fan	\$ 240	\$ 2,400
Exhaust Fan	\$ 910	\$ 1,400
Exhaust Fan	\$ 2,040	\$ 2,400
Exhaust Fan	\$ 2,040	\$ 2,400
Exterior Door	\$ 7,627	\$ 10,400
Exterior Door	\$ 11,100	\$ 12,000
Exterior Walls	\$ -	\$ 19,500
Exterior Walls	\$ 225,990	\$ 418,500
Exterior Walls	\$ 24,510	\$ 38,700
Exterior Walls	\$ 15,000	\$ 15,000
Fences & Gates	\$ 15,444	\$ 28,080
Fire Alarm Panel	\$ 1,867	\$ 4,000
Fire Alarm System	\$ 324,000	\$ 360,000
Flagpole	\$ 2,167	\$ 5,000
Flooring	\$ 37,180	\$ 84,500
Flooring	\$ 11,000	\$ 27,500
Flooring	\$ 13,500	\$ 33,750
Flooring	\$ 15,938	\$ 31,875
Flooring	\$ 48,100	\$ 65,000
Flooring	\$ 21,000	\$ 30,000
Flooring	\$ 181,000	\$ 226,250
Foodservice Equipment	\$ 613	\$ 4,600
Foodservice Equipment	\$ 2,160	\$ 2,700
Foodservice Equipment	\$ 2,193	\$ 4,700
Foodservice Equipment	\$ 613	\$ 4,600
Foodservice Equipment	\$ 1,260	\$ 6,300
Foodservice Equipment	\$ 1,260	\$ 6,300
Foodservice Equipment	\$ 2,193	\$ 4,700
Foodservice Equipment	\$ 113	\$ 1,700
Totals	\$ 2,724,049	\$ 3,811,005

Woodstock Middle SR UHS #4 - Addition

Depleted Value Index

71.9%

System	System Contribution	System Value
Air Compressor	\$ 9,540	\$ 15,900
Air Handler	\$ 21,120	\$ 44,000
Ancillary Building	\$ 66,000	\$ 105,000
Backflow Preventer	\$ 3,813	\$ 5,200
Ceiling Finishes	\$ 5,200	\$ 13,000
Clock System	\$ 8,575	\$ 12,250
Door Hardware	\$ 10,267	\$ 14,000
Drinking Fountain	\$ 4,800	\$ 6,000
Electrical System	\$ 168,000	\$ 280,000
Elevator Cab Finishes	\$ 7,200	\$ 9,000
Elevator Controls	\$ 3,000	\$ 5,000
Exhaust Fan	\$ 2,040	\$ 2,400
Exterior Walls	\$ 66,000	\$ 110,000
Fire Alarm Panel	\$ 13,000	\$ 15,000
Fire Alarm System	\$ 336,000	\$ 420,000
Fixed Seating	\$ 126,000	\$ 140,000
Flooring	\$ 21,600	\$ 54,000
Flooring	\$ 7,100	\$ 17,750
Flooring	\$ 13,519	\$ 19,313
Flooring	\$ 31,200	\$ 65,000
Flooring	\$ 208,000	\$ 240,000
Flooring	\$ 3,456	\$ 3,840
Flooring	\$ 14,175	\$ 47,250
Foodservice Equipment	\$ 2,147	\$ 4,600
Foodservice Equipment	\$ 2,193	\$ 4,700
Foodservice Equipment	\$ 2,147	\$ 4,600
Foodservice Equipment	\$ 1,260	\$ 2,700
Foodservice Equipment	\$ 1,260	\$ 2,700
HVAC System	\$ 341,250	\$ 350,000
Intercom/PA System	\$ 80,850	\$ 115,500
Interior Door	\$ 13,475	\$ 24,500
Interior Door	\$ 12,825	\$ 19,000
Interior Lighting System	\$ 35,000	\$ 350,000
Lift Station	\$ 4,396	\$ 9,420
Lift Station	\$ 7,536	\$ 9,420

System	System Contribution	System Value
Lockers	\$ 116,875	\$ 137,500
Make-Up Air Unit	\$ 33,250	\$ 35,000
Parking Lots	\$ -	\$ 39,005
Passenger Elevator	\$ 49,500	\$ 55,000
Plumbing System	\$ 731,500	\$ 770,000
Radiator	\$ 26,250	\$ 37,500
Roof Skylight	\$ 3,813	\$ 5,200
Roofing	\$ 748,000	\$ 748,000
Secondary Transformer	\$ 5,827	\$ 7,600
Security/Surveillance System	\$ 205,333	\$ 280,000
Sink/Lavatory	\$ 14,280	\$ 20,400
Sink/Lavatory	\$ 3,227	\$ 4,400
Sink/Lavatory	\$ 1,006	\$ 1,600
Solar Power	\$ 27,720	\$ 79,200
Split System Ductless	\$ 640	\$ 4,800
Sports Apparatus	\$ 7,040	\$ 8,000
Sports Apparatus	\$ 50,160	\$ 57,000
Suspended Ceilings	\$ 3,640	\$ 22,750
Suspended Ceilings	\$ 189,875	\$ 189,875
Switchboard	\$ 39,075	\$ 52,100
Theater & Stage Equipment	\$ 5,000	\$ 7,500
Toilet	\$ 6,673	\$ 9,100
Toilet	\$ 4,767	\$ 6,500
Toilet Partitions	\$ 3,000	\$ 3,750
Toilet Partitions	\$ 3,300	\$ 6,000
Unit Ventilator	\$ 17,490	\$ 349,800
Urinal	\$ 1,613	\$ 2,200
Urinal	\$ 3,227	\$ 4,400
Wall Finishes	\$ 80,250	\$ 160,500
Window	\$ 96,667	\$ 100,000
Totals	\$ 4,132,941	\$ 5,745,723

