FACILITY CONDITION ASSESSMENT

prepared for

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



North Country Campus
209 Veterans Avenue
Newport, VT 05855

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ON SITE *DATE:*
January 17, 2023

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1. Executive Summary

Property Overview and Assessment Details

General Information	
Property Type	School
School ID Number	PS208-SU005, VC010-SU031
Main Address	209 Veterans Avenue, Newport, VT 05855
E911 Address Verification	Zip 05855 Standardized, Fixed abbreviations, Matched Street and city and state, Confirmed entire address
GPS Location (Verified E911)	Campus Location 44.94605,-72.2052
Site Developed	North Country UHS - Main Building 1967 North Country Career Ctr - Main Building1967 Renovated: 2008 North Country Career Ctr - Secondary Building 2007
Site Area	65 acres (estimated)
Parking Spaces	365 total spaces all in open lots; 15 of which are accessible.
Building Square Footage	North Country UHS - Main Building - 169000 (Verified) North Country Career Ctr - Main Building - 146272 (Verified) North Country Career Ctr - Secondary Building -14234 (Verified) Total Square Footage – 329,506
Number of Stories	Two above grades with tunnel below-grade
Supervisory Union/ District	North Country SU
Date(s) of Visit	January 17, 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

North Country Union High School is part of a three-building campus and was built in 1967 and encompasses over 20 acres. The local American Legion post donated the land to the school district. There are three central buildings on site that are connected by four buildings. There is also an underground tunnel housing the mechanical systems. Along with the High School is a Career Center offering adult classes when students are on break and off-peak hours.

Architectural

The building façade is concrete masonry units with brick veneer. The exterior façade is brick with an aluminum storefront type window system. Most classrooms have concrete floors and painted structural concrete walls and ceilings. There are several classrooms and administrative offices with acoustic ceiling tiles and carpeted floors. All roofs are flat and have EPDM membrane. The High School windows and doors are original and at the end of life.

Mechanical, Electrical, Plumbing and Fire (MEPF)

The main heat source for the campus is wood chip boilers. There are 3 oil backup boilers. Hot water is pumped to a glycol transfer station where heated glycol is pumped throughout the campus to the various classroom unit ventilators, air handling units, and cabinet heating units. The cabinet heaters are original to the building and at end of life. The systems pumps are being systematically replaced with Grundfos pumps. Air leakage through these components contributes to high energy bills and occupant comfort issues. There are various exhaust fan types for the various shops in the school. Some are at the end of life and obsolete.

The boilers provide hot water to three indirect hot water tanks where water is pumped throughout the buildings in the high school. In the Career Center hot water is provided by indirect hot water tanks. As with the other systems, is functioning well with lifecycle replacement anticipated. Circulation pumps and motors are replaced on an as needed basis. As new equipment is installed, it is tied to the existing building management system.

The electrical switchboards are original to the building. Most of the distribution panels have been replaced in 2007 and 2008. The facility director reports issues with providing power to classrooms. Many rooms have one or two plugs putting strain on plug loads. An emergency generator installed in 2010 provides emergency powers to all three buildings. The remaining useful life is over 10 years. Interior lighting consists mainly of T-8 linear fluorescent and CFL fixtures and lamps, with LED upgrades in some areas.

There is no fire sprinkler system in A and B wing. C wing does have a fire suppression dry system. It appears to be in fair condition and inspection tags are current. Typical lifecycle replacements are budgeted.

Facility director and maintenance staff also report issues with the security door locking system. Repeated issues with connectivity between digital key and door keypad system are problematic and a source of frustration to staff.

Site

There are two parking areas designated for A and B wing. The asphalt is in fair condition and reported as a typical lifecycle replacement. The sporting fields were under snow cover but reported as in good condition. The site lighting has been retrofitted to LED. The sidewalks are showing signs of cracking in small specific areas. A 500 square foot area was budgeted for lifecycle renewal.

Recommended Additional Studies

No additional studies recommended at this time.

Facility Condition Index (FCI)

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

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

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

Campus FCI Analysis

Facility (year built)	Cost/SF	Total SF	Replacement Value	Current	3-Year	5-Year	10-Year
NORTH COUNTRY CAREER CTR - Main Building (1967)	$250	146272.00	$36,568,000	0.80%	1.80%	11.10%	13.20%
NORTH COUNTRY CAREER CTR - Secondary Building (2007)	$250	14234.00	$3,558,500	0.00%	6.40%	15.20%	18.40%
NORTH COUNTRY UHS - Main Building (1967)	$250	169000.00	$42,250,000	2.80%	7.30%	12.10%	27.10%

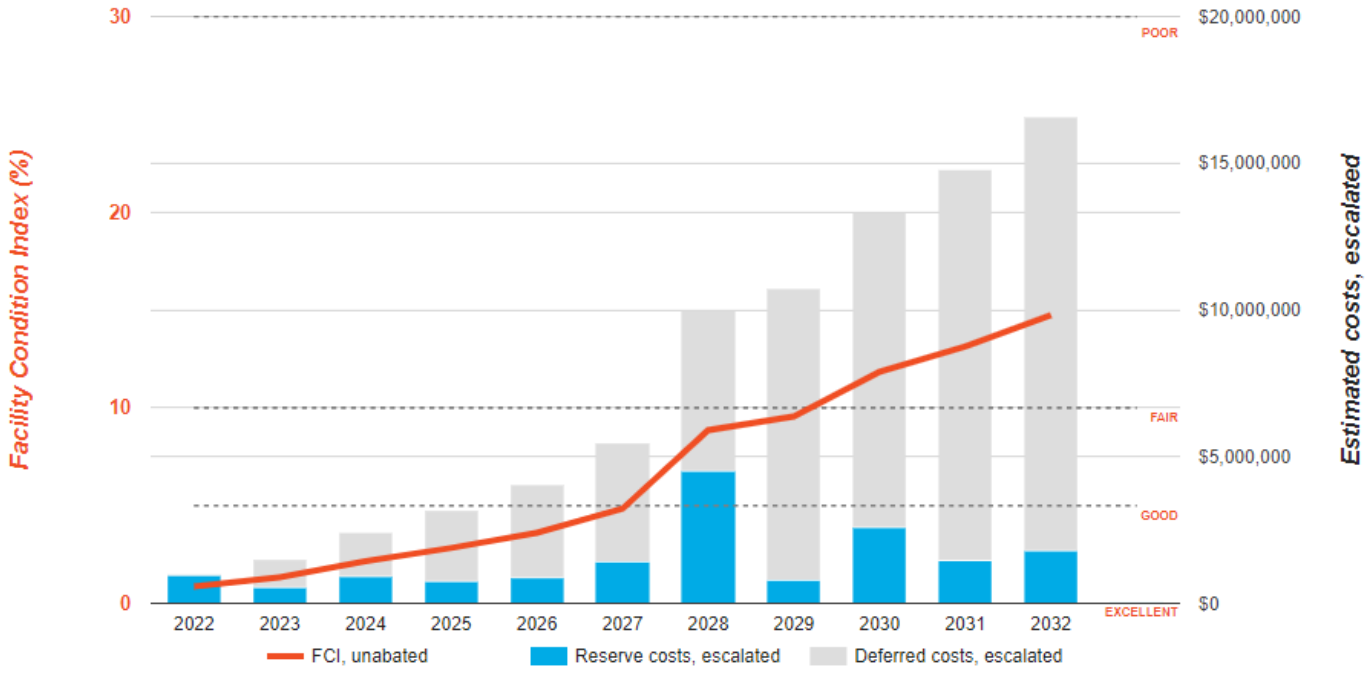
Campus Level FCI:

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

FCI Analysis: North Country UHS and Career Campus

Replacement Value: $112,480,000 Inflation Rate: 3.0% Average Needs per Year: $1,505,900



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	1,487,450	0	0	0	0	1,487,450	0.02
2024	876,517	26,296	0	0	26,296	2,390,263	0.03
2025	692,939	42,200	0	0	42,200	3,125,402	0.04
2026	770,387	71,436	0	0	71,436	3,967,225	0.05
2027	1,209,691	151,827	0	0	151,827	5,328,743	0.06
2028	3,775,811	601,389	0	0	601,389	9,705,943	0.12
2029	593,752	115,219	37,303	7,239	122,458	10,414,914	0.13
2030	2,029,080	466,432	0	0	466,432	12,910,426	0.16
2031	1,118,220	298,308	0	0	298,308	14,326,954	0.17
2032	1,314,860	400,734	0	0	400,734	16,042,548	0.19
2033	578,500	198,956	53,200	18,296	217,252	16,820,004	0.2
2034	306,400	117,729	37,303	14,333	132,062	17,244,133	0.21
2035	625,036	266,116	509,700	217,010	483,126	18,135,285	0.22
2036	298,070	139,656	531,387	248,973	388,629	18,573,011	0.23
2037	601,600	308,374	109,468	56,112	364,486	19,482,985	0.24
2038	2,344,912	1,308,384	1,217,151	679,131	1,987,515	23,136,281	0.28
2039	1,132,500	684,830	488,035	295,118	979,948	24,953,611	0.3
2040	963,530	629,038	217,780	142,177	771,215	26,546,179	0.32
2041	460,300	323,330	49,500	34,770	358,100	27,329,809	0.33
2042	45,000	33,908	5,700	4,295	38,203	27,408,717	0.33

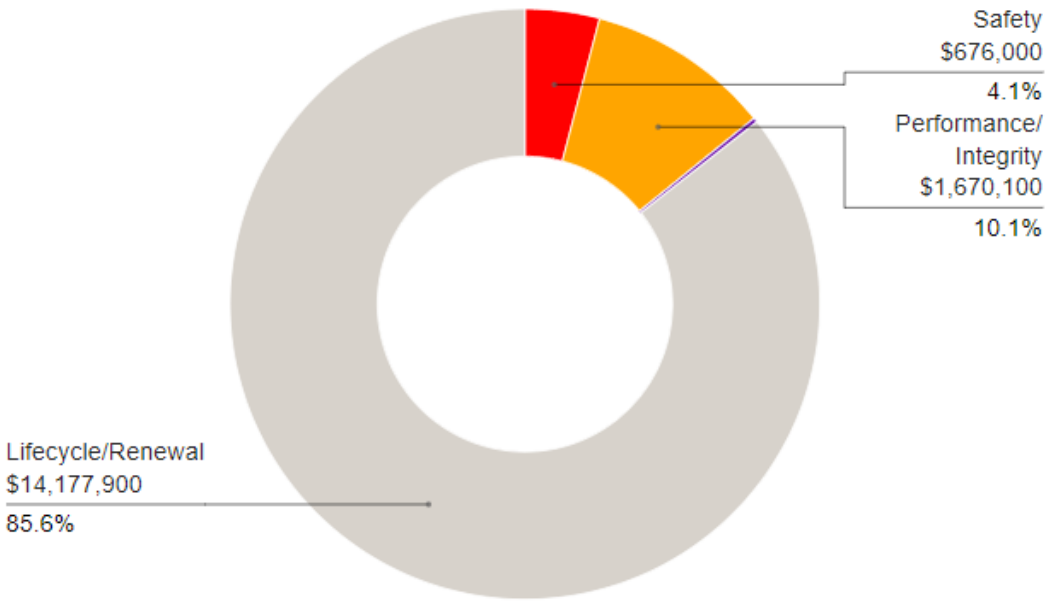
Plan Types

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

Plan Type Descriptions

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, 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)

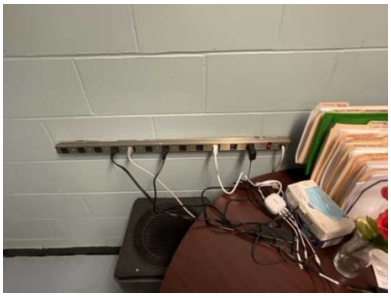


10-YEAR TOTAL: $16,564,900

Campus Level Immediate Needs

Facility/ Building	Total Items	Total Cost
North Country UHS and Career Campus / NORTH COUNTRY CAREER CTR - Main Building	30	$300,500
North Country UHS and Career Campus / NORTH COUNTRY CAREER CTR - Secondary Building	1	$1,200
North Country UHS and Career Campus / NORTH COUNTRY UHS - Main Building	1	$676,000
Total	**32**	**$977,700**

Key Findings



Electrical System in Poor condition.

Wiring & Switches, High Density/Complexity
NORTH COUNTRY UHS - Main Building North Country UHS and Career Campus Throughout building
Uniformat Code: D5030
Recommendation: **Replace in 2023**
Priority Score: **93.9**
Plan Type: Safety
Cost Estimate: $676,000

$$$$

Many of the classrooms have one or two outlets and it is overstressing the electric grid in the school. Electrical issue - AssetCALC ID: 5118074



Storefront in Poor condition.

Glazing & Framing
NORTH COUNTRY UHS - Main Building North Country UHS and Career Campus Building Exterior
Uniformat Code: B2020
Recommendation: **Replace in 2024**
Priority Score: **87.9**
Plan Type: Performance/Integrity
Cost Estimate: $30,800

$$$$

Window wall has exceeded useful life. - AssetCALC ID: 5118143



Window in Poor condition.

Steel, up to 15 SF
NORTH COUNTRY UHS - Main Building North Country UHS and Career Campus Building Exterior

Uniformat Code: B2020
Recommendation: **Replace in 2024**
Priority Score: **87.9**
Plan Type: Performance/Integrity
Cost Estimate: $2,200
**$$**$$

Window past estimated useful life - AssetCALC ID: 5118094



Window in Poor condition.

Aluminum Double-Glazed, 16-25 SF
NORTH COUNTRY CAREER CTR - Main Building North Country UHS and Career Campus Building Exterior

Uniformat Code: B2020
Recommendation: **Replace in 2023**
Priority Score: **87.9**
Plan Type: Performance/Integrity
Cost Estimate: $92,200
$$$$

Original windows - AssetCALC ID: 5137343



Window in Poor condition.

Aluminum Double-Glazed, up to 15 SF
NORTH COUNTRY UHS - Main Building North Country UHS and Career Campus Building Exterior

Uniformat Code: B2020
Recommendation: **Replace in 2024**
Priority Score: **87.9**
Plan Type: Performance/Integrity
Cost Estimate: $152,800

$$$$

Windows are metal framed with high thermal conductance. They are at end of life. - AssetCALC ID: 5117984



Storefront in Poor condition.

Glazing & Framing
NORTH COUNTRY UHS - Main Building North Country UHS and Career Campus Building Exterior

Uniformat Code: B2020
Recommendation: **Replace in 2024**
Priority Score: **87.9**
Plan Type: Performance/Integrity
Cost Estimate: $34,700

**$$$**$

Lounge window wall - AssetCALC ID: 5117976

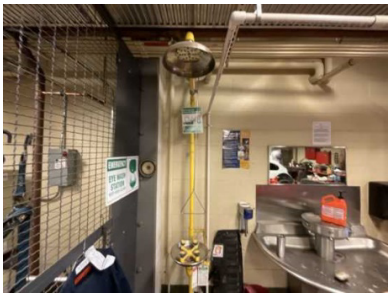


Storefront in Poor condition.

Glazing & Framing
NORTH COUNTRY UHS - Main Building North Country UHS and Career Campus Building Exterior

Uniformat Code: B2020
Recommendation: **Replace in 2024**
Priority Score: **87.9**
Plan Type: Performance/Integrity
Cost Estimate: $13,200
**$$$**$

Single pane window 5x3 - AssetCALC ID: 5118044



Emergency Plumbing Fixtures in Poor condition.

Eye Wash
NORTH COUNTRY CAREER CTR - Main Building North Country UHS and Career Campus Classrooms

Uniformat Code: D2010
Recommendation: **Replace in 2023**
Priority Score: **83.9**
Plan Type: Performance/Integrity
Cost Estimate: $6,000
**$$**$$

Item has passed, estimated useful life - AssetCALC ID: 5137265

2. North Country UHS - Main Building





System Summary

System	*Description*	*Condition*
Structure	Concrete beams & columns with precast deck planks and concrete pad column footing foundation system	Fair
Facade	Primary Wall Finish: Brick Windows: Aluminum	Fair
Roof	Primary: Flat construction with single-ply EPDM membrane	Good
Interiors	Walls: Painted gypsum board, painted CMU Floors: Carpet, VCT, ceramic tile, sealed concrete Ceilings: Painted gypsum board, painted structural members	Fair
Elevators	Passenger: hydraulic cars serving two floors	Fair
Plumbing	Distribution: Copper supply and cast-iron waste & venting Hot Water: Wood chip and oil domestic boilers with indirect storage tanks Fixtures: Toilets, urinals, and sinks in all restrooms	Fair
HVAC	Central System: Boilers, feeding fan coil, hydronic baseboard radiators and cabinet terminal units. Non-Central System: Ductless split-systems Supplemental components: Suspended unit heaters, Make-up air units	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	Good
Landscaping & Topography	Limited landscaping features including lawns, trees, bushes, and planters. Irrigation not present Low to moderate site slopes throughout	Good
Utilities	Municipal water and sewer Local utility-provided electric with propane and fuel oil tanks	Good
Site Lighting	Pole-mounted: NA Building-mounted: NA	Fair
Ancillary Structures	Union Arena (ice rink) Union Supervisory Building, Bus Barn	Fair
Accessibility	Presently it does not appear an accessibility study is needed for this property.	
Key Issues and Findings	Aged windows and exterior doors, building lacks fire suppression, dated cabinet heaters, inadequate electric supply to classrooms.	

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	**52.6%**

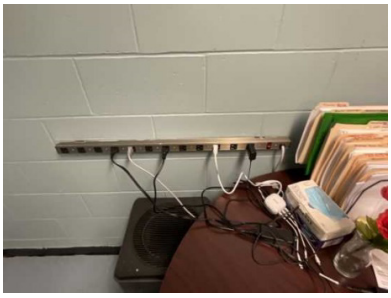
System Expenditure Forecast

System	Immediate	Short Term (1-2 yr)	Near Term (3-5 yr)	Med Term (6-10 yr)	Long Term (11-20 yr)	TOTAL
Facade	$265,900	-	$448,600	-	$602,800	$1,317,300
Roofing	-	-	-	-	$1,353,900	$1,353,900
Interiors	-	$1,298,200	$1,115,200	$714,500	$2,062,600	$5,190,500
Conveying	-	-	-	$172,300	-	$172,300
Plumbing	$10,600	-	$11,100	$2,390,500	$36,500	$2,448,700
HVAC	$16,700	$57,700	$136,300	$1,113,800	$1,194,000	$2,518,500
Fire Protection	-	-	-	-	-	-
Electrical	$690,000	-	$14,400	$8,600	$1,539,700	$2,252,700
Fire Alarm & Electronic Systems	-	$1,600	$391,800	$1,693,500	$1,036,500	$3,123,500
Equipment & Furnishings	-	-	$283,700	$17,900	$446,300	$747,900
Special Construction & Demo	$202,700	-	-	$11,900	$326,800	$541,400
Site Development	-	-	$32,700	$157,500	$9,900	$200,200
Site Utilities	-	$26,500	$67,500	-	-	$94,100
Site Pavement	-	$38,400	-	$57,600	$525,200	$621,200
TOTALS	$1,185,900	$1,422,400	$2,501,300	$6,338,100	$9,134,200	$20,582,200

Immediate Needs

ID	Location Description	UF Code	Description	Condition	Plan Type	Cost
5118044	Building Exterior	B2020	Storefront, Glazing & Framing, Replace	Poor	Performance/Integrity	$13,200
5117976	Building Exterior	B2020	Storefront, Glazing & Framing, Replace	Poor	Performance/Integrity	$34,700
5118143	Building Exterior	B2020	Storefront, Glazing & Framing, Replace	Poor	Performance/Integrity	$30,800
5118094	Building Exterior	B2020	Window, Steel, up to 15 SF, Replace	Poor	Performance/Integrity	$2,200
5117984	Building Exterior	B2020	Window, Aluminum Double-Glazed, up to 15 SF, Replace	Poor	Performance/Integrity	$152,800
5118129	Building Exterior	B2050	Exterior Door, Steel, Fire-Rated at 90 Minutes or Over, Replace	Poor	Performance/Integrity	$26,600
5118021	Building Exterior	B2050	Exterior Door, Steel, Fire-Rated at 90 Minutes or Over, Replace	Poor	Performance/Integrity	$5,700
5117985	Boiler room	D2060	Air Compressor, Tank-Style, 5 HP, Replace	Poor	Performance/Integrity	$10,600
5118045	Throughout building	D3050	Fan Coil Unit, Hydronic Terminal, Replace	Poor	Performance/Integrity	$16,700
5118041	Tunnel b wing	D5020	Distribution Panel, 120/208 V, 200 AMP, Replace	Poor	Performance/Integrity	$4,000
5118127	Utility room	D5020	Distribution Panel, 120/208 V, 200 AMP, Replace	Poor	Performance/Integrity	$2,000
5118097	Tunnel b wing	D5020	Distribution Panel, 120/208 V, 200 AMP, Replace	Poor	Performance/Integrity	$2,000
5118141	Weightlifting room	D5020	Distribution Panel, 277/480 V, Replace	Poor	Performance/Integrity	$6,000
5118074	Throughout building	D5030	Electrical System, Wiring & Switches, High Density/Complexity, Replace	Poor	Safety	$676,000
5117997	Site	F1020	Shed/Gazebo/Shade Structure, Wood or Metal-Framed, Standard, Replace	Poor	Performance/Integrity	$202,700
					Total	**$1,186,000**

Key Findings



Electrical System in Poor condition.

Wiring & Switches, High Density/Complexity
NORTH COUNTRY UHS - Main Building North Country UHS and Career Campus Throughout building

Uniformat Code: D5030
Recommendation: **Replace in 2023**
Priority Score: **93.9**
Plan Type: Safety
Cost Estimate: $676,000

$$$$

Many of the classrooms have one or two outlets and it is overstressing the electric grid in the school. Electrical issue - AssetCALC ID: 5118074



Storefront in Poor condition.

Glazing & Framing
NORTH COUNTRY UHS - Main Building North Country UHS and Career Campus Building Exterior

Uniformat Code: B2020
Recommendation: **Replace in 2023**
Priority Score: **87.9**
Plan Type: Performance/Integrity
Cost Estimate: $30,800

**$$$**$

Window wall has exceeded useful life. - AssetCALC ID: 5118143



Window in Poor condition.

Steel, up to 15 SF
NORTH COUNTRY UHS - Main Building North Country UHS and Career Campus Building Exterior

Uniformat Code: B2020
Recommendation: **Replace in 2023**
Priority Score: **87.9**
Plan Type: Performance/Integrity
Cost Estimate: $2,200
**$$**$$

Window past estimated useful life - AssetCALC ID: 5118094



Window in Poor condition.

Aluminum Double-Glazed, up to 15 SF
NORTH COUNTRY UHS - Main Building North Country UHS and Career Campus Building Exterior

Uniformat Code: B2020
Recommendation: **Replace in 2023**
Priority Score: **87.9**
Plan Type: Performance/Integrity
Cost Estimate: $152,800
$$$$

Windows are metal framed with high thermal conductance. They are at end of life. - AssetCALC ID: 5117984



Storefront in Poor condition.

Glazing & Framing
NORTH COUNTRY UHS - Main Building North Country UHS and Career Campus Building Exterior

Uniformat Code: B2020
Recommendation: **Replace in 2023**
Priority Score: **87.9**
Plan Type: Performance/Integrity
Cost Estimate: $34,700
**$$$**$

Lounge window wall - AssetCALC ID: 5117976



Storefront in Poor condition.

Glazing & Framing
NORTH COUNTRY UHS - Main Building North Country UHS and Career Campus Building Exterior

Uniformat Code: B2020
Recommendation: **Replace in 2023**
Priority Score: **87.9**
Plan Type: Performance/Integrity
Cost Estimate: $13,200
**$$$**$

Single pane window 5x3 - AssetCALC ID: 5118044



Exterior Door in Poor condition.

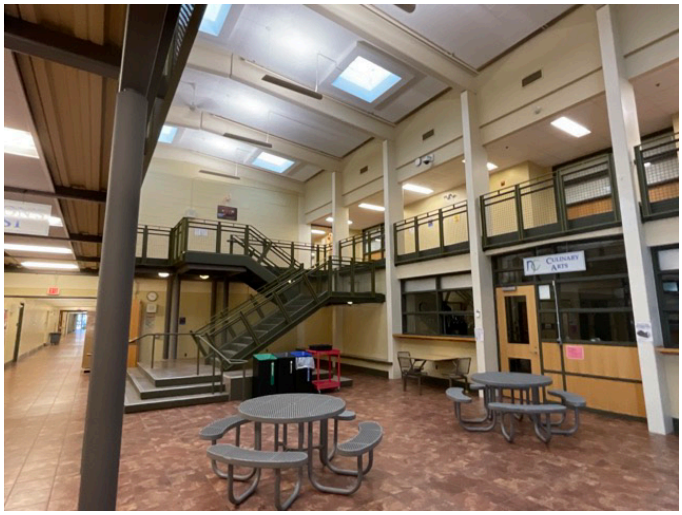
Steel, Fire-Rated at 90 Minutes or Over
NORTH COUNTRY UHS - Main Building North Country UHS and Career Campus Building Exterior

Uniformat Code: B2050
Recommendation: **Replace in 2023**
Priority Score: **81.9**
Plan Type: Performance/Integrity
Cost Estimate: $5,700
**$$**$$

Doors have exceeded recommended useful life - AssetCALC ID: 5118021

3. North Country Career Ctr - Main Building





System Summary

System	*Description*	*Condition*
Structure	Concrete beams & columns with precast deck planks and concrete pad column footing foundation system	Good
Facade	Wall Finish: Brick Windows: Aluminum	Fair
Roof	Flat construction with single-ply membrane with stone ballast	Fair
Interiors	Walls: Painted gypsum board, painted CMU Floors: Carpet, VCT, ceramic tile, sealed concrete Ceilings: Painted gypsum board, ACT, painted concrete	Fair
Elevators	Passenger: One hydraulic car serving two floors Freight: One traction car serving three floors	Fair
Plumbing	Distribution: Copper and cast-iron waste & venting Hot Water: Wood chip domestic boiler with indirect storage tanks Fixtures: Toilets, urinals, and sinks in all restrooms	Fair
HVAC	Central System: Boilers, unit ventilators, roof top units, fan coil hydronic baseboard, and cabinet terminal units Non-Central System: Packaged units // Split-system heat pumps Ductless split-systems Supplemental components: Suspended unit heaters	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	Wet-pipe sprinkler system with dry-piped portion and fire extinguishers, and kitchen hood system	Good
Electrical	Source & Distribution: Main switchboard with copper wiring Interior Lighting: LED, linear fluorescent, CFL, Emergency Power: Diesel generator with automatic transfer switch	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 kitchen equipment	Fair
Site Pavement	Asphalt lots with limited areas of concrete aprons and pavement and adjacent concrete sidewalks,	Fair
Site Development	Building-mounted and property entrance signage; chain link fencing Playgrounds and sports fields and courts with bleachers, dugouts, press box, fencing, and site lights	Fair
Landscaping & Topography	Significant landscaping features include lawns, trees, bushes. Irrigation not present. Low to moderate site slopes throughout	Fair
Utilities	Municipal water and sewer Local utility-provided electric with propane, fuel oil tanks	Good
Site Lighting	Pole-mounted: LED, Building-mounted: LED	Good
Ancillary Structures	Union Arena (ice rink) Union Supervisory Building, Bus Barn	Fair
Accessibility	Presently it does not appear an accessibility study is needed for this property.	
Key Issues and Findings	Possible structural settlement, outdated windows and doors, older commercial kitchen equipment. During the time of the on-site assessments, a PCB field team was conducting testing of C wing.	

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	**55.7%**

System Expenditure Forecast

System	Immediate	Short Term (1-2 yr)	Near Term (3-5 yr)	Med Term (6-10 yr)	Long Term (11-20 yr)	TOTAL
Structure	-	-	$900	-	$1,200	$2,000
Facade	$102,600	-	$5,100	-	$481,700	$589,400
Roofing	-	-	$892,600	-	-	$892,600
Interiors	$700	-	$889,800	$401,100	$1,197,100	$2,488,800
Conveying	-	$19,100	$5,600	$6,100	$203,700	$234,600
Plumbing	$6,000	$9,500	$5,400	-	$145,900	$166,800
HVAC	$78,300	-	$385,600	$149,800	$2,134,700	$2,748,300
Fire Protection	-	-	$20,900	$21,600	$10,300	$52,700
Electrical	-	-	$763,100	-	$577,600	$1,340,700
Fire Alarm & Electronic Systems	-	$15,900	$508,700	-	$25,500	$550,100
Equipment & Furnishings	$105,300	$151,300	$79,500	$199,200	$617,800	$1,153,100
Special Construction & Demo	-	-	-	-	$181,300	$181,300
Site Pavement	-	-	-	-	$348,800	$348,800
Site Development	-	-	$700	-	$1,000	$1,700
Accessibility	$7,500	-	-	-	-	$7,500
TOTALS	$300,400	$195,800	$3,557,900	$777,800	$5,926,600	$10,758,400

Immediate Needs

ID	Location Description	UF Code	Description	Condition	Plan Type	Cost
5137343	Building Exterior	B2020	Window, Aluminum Double-Glazed, 16-25 SF, Replace	Poor	Performance/Integrity	$92,200
5137336	Building exterior	B2050	Exterior Door, Steel, Fire-Rated at 90 Minutes or Over, Replace	Poor	Performance/Integrity	$10,500
5137329	Restrooms	C1090	Toilet Partitions, Metal, Refinish	Poor	Performance/Integrity	$700
5137265	Classrooms	D2010	Emergency Plumbing Fixtures, Eye Wash, Replace	Poor	Performance/Integrity	$6,000
5137339	Roof	D3030	Split System, Condensing Unit/Heat Pump, Replace	Poor	Performance/Integrity	$10,200
5137347	Roof	D3030	Split System, Condensing Unit/Heat Pump, Replace	Poor	Performance/Integrity	$6,800
5137381	Roof	D3030	Split System Ductless, Single Zone, Replace	Poor	Performance/Integrity	$3,500
5137245	Roof	D3030	Split System Ductless, Single Zone, Replace	Poor	Performance/Integrity	$3,500
5137246	Roof	D3030	Split System, Condensing Unit/Heat Pump, Replace	Poor	Performance/Integrity	$4,000
5137219	Roof	D3030	Split System, Condensing Unit/Heat Pump, Replace	Poor	Performance/Integrity	$48,000
5137374	Roof	D3030	Split System, Condensing Unit/Heat Pump, Replace	Poor	Performance/Integrity	$2,300
5137359	Kitchen	E1030	Foodservice Equipment, Conveyor Toaster, Replace	Poor	Performance/Integrity	$1,700
5137149	Classrooms	E1030	Foodservice Equipment, Steam Kettle, Replace	Poor	Performance/Integrity	$30,000
5137224	Kitchen	E1030	Foodservice Equipment, Food Warmer, Proofing Cabinet on Wheels, Replace	Poor	Performance/Integrity	$1,700
5137169	Classrooms	E1030	Foodservice Equipment, Exhaust Hood, 3 to 6 LF, Replace	Poor	Performance/Integrity	$3,300
5137237	Kitchen	E1030	Foodservice Equipment, Ice Cream Dispenser, Soft Serve, Replace	Poor	Performance/Integrity	$8,100
5137360	Kitchen	E1030	Foodservice Equipment, Heat Lamps, Food Warming Fixture, Replace	Poor	Performance/Integrity	$1,800
5137364	Classrooms	E1030	Foodservice Equipment, Refrigerator, 3-Door Reach-In, Replace	Poor	Performance/Integrity	$6,400
5137150	Classrooms	E1030	Foodservice Equipment, Broiler, Replace	Poor	Performance/Integrity	$8,400
5137385	Kitchen	E1030	Foodservice Equipment, Slicer, Replace	Poor	Performance/Integrity	$3,200
5137312	Classrooms	E1030	Foodservice Equipment, Slicer, Replace	Poor	Performance/Integrity	$3,200
5137223	Classrooms	E1030	Foodservice Equipment, Range/Oven, 8-Burner, Replace	Poor	Performance/Integrity	$7,400
5137300	Classrooms	E1030	Foodservice Equipment, Mixer, Tabletop, Replace	Poor	Performance/Integrity	$6,800
5137162	Kitchen	E1030	Foodservice Equipment, Food Warmer, Tabletop Drawers (Set of 4), Replace	Poor	Performance/Integrity	$5,700

5137323	Kitchen	E1030	Foodservice Equipment, Refrigerator, 2-Door Reach-In, Replace	Poor	Performance/Integrity	$4,600
5137399	Kitchen	E1030	Foodservice Equipment, Refrigerator, 4-Door Reach-In, Replace	Poor	Performance/Integrity	$7,300
5137396	Kitchen	E1030	Foodservice Equipment, Exhaust Hood, 8 to 10 LF, Replace	Poor	Performance/Integrity	$4,500
5137239	Store	E1060	Residential Appliances, Refrigerator, 14 to 18 CF, Replace	Poor	Performance/Integrity	$600
5137280	Classrooms	E1060	Residential Appliances, Refrigerator, 14 to 18 CF, Replace	Poor	Performance/Integrity	$600
5137394	Restrooms	Y1090	ADA Miscellaneous, Level III Study, Includes Measurements, Evaluate/Report	NA	Performance/Integrity	$7,500
					Total	**$300,500**

Key Findings

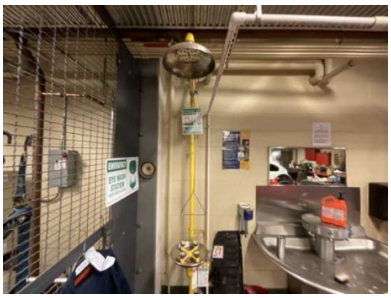


Window in Poor condition.

Aluminum Double-Glazed, 16-25 SF
NORTH COUNTRY CAREER CTR - Main Building North Country UHS and Career Campus Building Exterior

Uniformat Code: B2020
Recommendation: **Replace in 2023**
Priority Score: **87.9**
Plan Type: Performance/Integrity
Cost Estimate: $92,200
$$$$

Original windows - AssetCALC ID: 5137343



Emergency Plumbing Fixtures in Poor condition.

Eye Wash
NORTH COUNTRY CAREER CTR - Main Building North Country UHS and Career Campus Classrooms

Uniformat Code: D2010
Recommendation: **Replace in 2023**
Priority Score: **83.9**
Plan Type: Performance/Integrity
Cost Estimate: $6,000
**$$**$$

Item has passed, estimated useful life - AssetCALC ID: 5137265



ADA Miscellaneous

Level III Study, Includes Measurements
NORTH COUNTRY CAREER CTR - Main Building North Country UHS and Career Campus Restrooms

Uniformat Code: Y1090
Recommendation: **Evaluate/Report in 2023**
Priority Score: **81.9**
Plan Type: Performance/Integrity
Cost Estimate: $7,500

**$$**$$

Handicap restrooms need updating designated handicap, restrooms are dated - AssetCALC ID: 5137394



Foodservice Equipment in Poor condition.

Food Warmer, Tabletop Drawers (Set of 4)
NORTH COUNTRY CAREER CTR - Main Building North Country UHS and Career Campus Kitchen

Uniformat Code: E1030
Recommendation: **Replace in 2023**
Priority Score: **81.9**
Plan Type: Performance/Integrity
Cost Estimate: $5,700

**$$**$$

Items at end of useful life - AssetCALC ID: 5137162

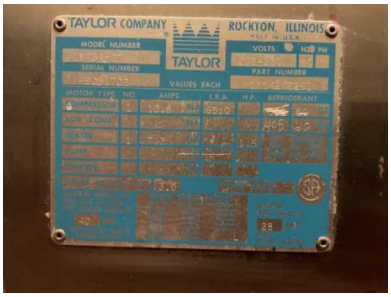


Foodservice Equipment in Poor condition.

Refrigerator, 4-Door Reach-In
NORTH COUNTRY CAREER CTR - Main Building North Country UHS and Career Campus Kitchen

Uniformat Code: E1030
Recommendation: **Replace in 2023**
Priority Score: **81.9**
Plan Type: Performance/Integrity
Cost Estimate: $7,300
**$$**$$

Old - AssetCALC ID: 5137399



Foodservice Equipment in Poor condition.

Ice Cream Dispenser, Soft Serve
NORTH COUNTRY CAREER CTR - Main Building North Country UHS and Career Campus Kitchen

Uniformat Code: E1030
Recommendation: **Replace in 2023**
Priority Score: **81.9**
Plan Type: Performance/Integrity
Cost Estimate: $8,100
**$$**$$

And appliance at end of life - AssetCALC ID: 5137237

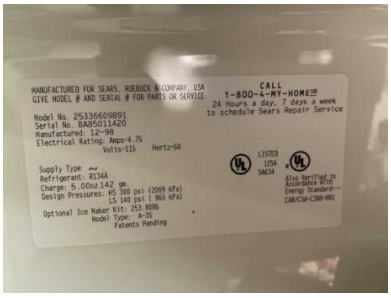


Toilet Partitions in Poor condition.

Metal
NORTH COUNTRY CAREER CTR - Main Building North Country UHS and Career Campus Restrooms

Uniformat Code: C1090
Recommendation: **Refinish in 2023**
Priority Score: **81.9**
Plan Type: Performance/Integrity
Cost Estimate: $700
**$$**$$

Toilet partitions are old in need of refinishing.. - AssetCALC ID: 5137329



Residential Appliances in Poor condition.

Refrigerator, 14 to 18 CF
NORTH COUNTRY CAREER CTR - Main Building North Country UHS and Career Campus Classrooms

Uniformat Code: E1060
Recommendation: **Replace in 2023**
Priority Score: **81.9**
Plan Type: Performance/Integrity
Cost Estimate: $600
**$$**$$

refrigerator is at the end of its remaining useful life - AssetCALC ID: 5137280



Foodservice Equipment in Poor condition.

Refrigerator, 2-Door Reach-In
NORTH COUNTRY CAREER CTR - Main Building North Country UHS and Career Campus Kitchen

Uniformat Code: E1030
Recommendation: **Replace in 2023**
Priority Score: **81.9**
Plan Type: Performance/Integrity
Cost Estimate: $4,600
**$$**$$

Refrigerator has exceeded remaining useful life - AssetCALC ID: 5137323



Split System Ductless in Poor condition.

Single Zone
NORTH COUNTRY CAREER CTR - Main Building North Country UHS and Career Campus Roof

Uniformat Code: D3030
Recommendation: **Replace in 2023**
Priority Score: **81.9**
Plan Type: Performance/Integrity
Cost Estimate: $3,500
**$$**$$

The condensing unit has passed remaining useful life - AssetCALC ID: 5137245

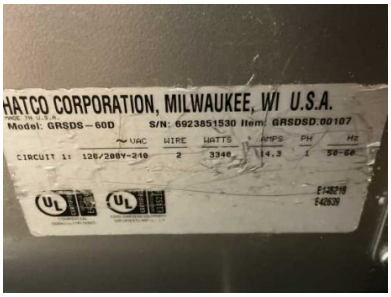


Split System in Poor condition.

Condensing Unit/Heat Pump
NORTH COUNTRY CAREER CTR - Main Building North Country UHS and Career Campus Roof

Uniformat Code: D3030
Recommendation: **Replace in 2023**
Priority Score: **81.9**
Plan Type: Performance/Integrity
Cost Estimate: $6,800
**$$**$$

System is past recommended useful life - AssetCALC ID: 5137347



Foodservice Equipment in Poor condition.

Heat Lamps, Food Warming Fixture
NORTH COUNTRY CAREER CTR - Main Building North Country UHS and Career Campus Kitchen

Uniformat Code: E1030
Recommendation: **Replace in 2023**
Priority Score: **81.9**
Plan Type: Performance/Integrity
Cost Estimate: $1,800
**$$**$$

Appliance past recommended, useful life - AssetCALC ID: 5137360

4. North Country Career Ctr - Secondary Building





System Summary

System	*Description*	*Condition*
Structure	Steel frame with concrete-topped metal decks over concrete pad column footings	Good
Facade	Primary Wall Finish: Metal siding Windows: Steel	Fair
Roof	Primary: Flat construction with single-ply EPDM membrane	Fair
Interiors	Walls: Painted gypsum board Floors: sealed and unfinished concrete Ceilings: Painted gypsum board painted corrugated metal decking	Fair
Elevators	None	--
Plumbing	Distribution: Copper PVC waste & venting Hot Water: Electric water heaters Fixtures: Toilets, urinals, and sinks in all restrooms	Fair
HVAC	Central System: Boilers, fan coil hydronic cabinet terminal units Supplemental components: Ductless split-systems, suspended unit heaters	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	Good
Electrical	Source & Distribution: Main Panel with copper Interior Lighting: Linear fluorescent, CFL, Emergency Power: Propane generator with automatic transfer switch and UPS	Fair
Fire Alarm	Alarm panel with smoke detectors, heat detectors, alarms, strobes, pull stations, back-up emergency lights, and exit signs	Fair

Equipment/Special	None	--
Site Pavement	None	--
Site Development	Property entrance signage; wood board site lights	Fair
Landscaping & Topography	Significant landscaping features including trees, and bushes Irrigation not present Low to moderate site slopes throughout	Good
Utilities	On-site wells and septic Local utility-provided electric with propane and fuel oil tanks	Fair
Site Lighting	Building-mounted: LED,	Good
Ancillary Structures	Union Arena (ice rink) Union Supervisory Building, Bus Barn	Fair
Accessibility	Presently it does not appear an accessibility study is needed for this property.	
Key Issues and Findings	None observed at time of assessment.	

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	**45.4%**

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	-	-	$100	-	$100	$200
Facade	-	-	$31,400	$3,500	$210,500	$245,400
Roofing	-	-	$99,000	-	$15,700	$114,800
Interiors	-	$100	$88,300	$2,100	$118,800	$209,400
Plumbing	-	-	$3,300	$1,100	$284,700	$289,000
HVAC	-	$3,600	$169,600	$53,400	$178,800	$405,400
Electrical	-	-	$17,400	-	$216,700	$234,100
Fire Alarm & Electronic Systems	$1,200	$15,900	$72,100	$1,600	$27,000	$117,800
Special Construction & Demo	-	-	-	-	$132,200	$132,200
Site Pavement	-	-	$38,200	$47,000	$57,800	$143,100
Site Utilities	-	-	-	$5,300	-	$5,300
Site Development	-	-	$1,600	-	-	$1,600
TOTALS	$1,200	$19,600	$521,000	$114,000	$1,242,300	$1,898,300

Immediate Needs

ID	Location Description	UF Code	Description	Condition	Plan Type	Cost
5153400	Hall	D7010	Access Control Devices, Security Cipher Lock, Replace	Poor	Performance/ Integrity	$1,200
					Total	**$1,200**

Key Findings



Access Control Devices in Poor condition.

Security Cipher Lock
NORTH COUNTRY CAREER CTR - Secondary Building North Country UHS and Career Campus Hall

Uniformat Code: D7010
Recommendation: **Replace in 2023**
Priority Score: **81.9**
Plan Type: Performance/Integrity
Cost Estimate: $1,200
**$$**$$
Control device his past remaining useful life - AssetCALC ID: 5153400

Property Space Use and Observed Areas

Areas Observed

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

Key Spaces Not Observed

All key areas of the property were accessible and observed.

5. Supplemental Evaluations

Square Foot Verification

We have reviewed the square footage of 329,506 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.

6. 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.

7. 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 a 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.

8. Opinions of Probable Costs

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

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

Methodology

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

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

Definitions

Immediate Needs

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

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

Replacement Reserves

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

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

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

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

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

Key Findings

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.

9. 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
North Country Campus	**72%**	158982.22R000-229,230,231.379	High	329,506

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

10. Energy Audit

The purpose of this Energy Audit is to provide the North Country UHS and Career Center 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

11. Historical Energy and Water Performance Metrics

Utility Data Tabulation Methodology

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

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

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

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

Based upon the utility bills provided, the following energy rates have been calculated and utilized in determining existing and proposed energy costs. Only partial utility data was received by Bureau Veritas from the client at the time of report compilation. As a result, Bureau Veritas has used average utility costs from other VT Agency of Education properties to approximate utility costs for this property for utilities where data was not received. Bureau Veritas will update the report on receipt of the actual data from the client.

Utilities Metering at a Glance	
Number of electric meters observed	None (three assumed)
Number of gas meters observed	None
Number of central steam meters observed	None
Number of domestic water meters observed	Four

Average Utility Rates				
Electricity	Wood Chips	Propane	No. 2 Oil	Water & Sewer
Average Rate	Average Rate	Average Rate	Average Rate	Blended Rate
$0.18 / kWh (est.)	$0.10 / Lb. (est.)	$2.09 / Gal	$2.78 / Gal (est.)	$12.78 / kGal

Electricity

Vermont Electric Co-op provides electrical service to the facility.

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

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

Wood Chips/Pellets

Maxwell Trucking provides the wood chips to the facility. The deliveries are made on an as-needed basis. The above-ground storage bins are located in the biomass building.
The primary use of wood chips is for space heating and domestic water heating. Any seasonal variation in consumption is primarily attributed to the heating loads, while the static base load primarily consists of domestic water heating.

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

Propane and Fuel Oil

Fred's Energy provides propane to the facility, while Oil Supply Corp. provides fuel oil. The deliveries are made on an as-needed basis.

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

Based on the 2022 propane usage and costs provided, the average price paid during the year was $2.09 per gallon of propane. The total annual consumption for the 12-month period analyzed is 1,890 gallons for a total cost of $3,955.

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

Note: This utility data represents the combined data for the North Country UHS, Career Center, and Land Lab buildings at 209 Veterans Avenue, Newport, VT.

Propane Consumption & Cost Data			
Delivery Month	Delivery (gallons)	Unit Cost (per gallon)	Total Cost
January,22	340	$1.84	$627
February,22	273	$2.51	$685
March,22	218	$2.52	$549
May,22	318	$1.38	$439
June,22	263	$2.43	$640
September,22	478	$2.12	$1,015
Total	**1,890**	**$2.09**	**$3,955**

Water and Sewer

The City of Newport Public Works Department satisfies the water and sewer requirements of the facility. The billing for the water and sewer is quarterly.

The water consumption pattern remains more or less flat over the 12-month period.

Based on the 2022 water and sewer usage and costs provided, the average estimated blended price paid during the year was $12.78 per thousand gallons. The total annual consumption for the 12-month period analyzed is 1,100 kGal for an estimated total cost of $14,058.

Note: This utility data represents the combined data for the North Country UHS, Career Center, and Land Lab buildings at 209 Veterans Avenue, Newport, VT.

Water & Sewer Consumption & Cost Data

Billing Month	Consumption (kGal)	Unit Cost (per kGal)	Total Cost
February,22	276	$12.84	$3,538
May,22	263	$12.90	$3,392
August,22	322	$12.86	$4,137
October,22	240	$12.48	$2,991
TOTAL/AVERAGE	**1,100**	**$12.78**	**$14,058**

12. Energy Conservation Measures

Bureau Veritas has conducted an Energy Audit on the North Country UHS and Career Center 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 five 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	$46,996
Estimated Annual Cost Savings Related to ECMs	$22,646
Net Effective ECM Payback	2.08 Years

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

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

Energy Conservation Measures Screening:

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

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

North Country UHS and Career Center Complex

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 Low Flow Faucet Aerators; Replace 19x 1.5GPM rated bathroom aerators with 0.5GPM WaterSense certified aerators	Location: UHS restrooms	$288	0.0	45.4	0.0	12.3	6.3	0.5	$113	$0	$270	1.1	$2,017	10
2	Install Outside Air Temperature Reset Controls For Hot Water Boilers; Install OA sesnsors on (2x) boilers	Location: Land Lab boilers	$2,262	0.0	650.0	0.0	0.0	90.0	6.6	$1,625	$0	$1,625	1.4	$11,599	10
3	Replace Existing Linear Fluorescent Lamps; Replace 494x F42T8 with F42LED; Replace 1400x F42T8 with F42LED; Replace 43x F42T8 with F42LED	Location: Throughout complex at building interiors	$36,127	0.0	0.0	124,992.0	0.0	426.5	29.6	$21,249	$1,251	$22,499	1.6	$232,469	15
4	Install Low Flow Faucet Aerators; Replace 17x 1.5GPM rated bathroom aerators with 0.5GPM WaterSense certified aerators	Location: Career Center classrooms	$258	0.0	0.0	257.2	7.0	0.9	0.1	$44	$0	$134	1.9	$881	10
5	Replace Incandescent/CFL /Halogen Lamps With LED Lamps; Replace 59 4 Pin-CFL18 with 4 Pin-LED8; Replace 8 4 Pin-CFL26 with 4 Pin-LED10	Location: Career Center and Land Lab interiors	$1,931	0.0	0.0	1,790.0	0.0	6.1	0.4	$304	$330	$634	3.0	$5,637	15
Totals for no/low cost items			$546	0.0	45.4	257.2	19.3	7.2	0.5	$157	$0	$404	1.4		
Total for capital cost			$40,320	0.0	650.0	126,782.0	0.0	522.6	36.6	$23,178	$1,580	$24,758	1.6		
Interactive Savings Discount @10%				0.0	-69.5	-12,703.9	-1.9	-53.0	-3.7	-$2,334	-$158	-$2,516			
Total Contingency Expenses @ 15%			$6,130												
Totals for improvements			$46,996	0.0	625.8	114,335.3	17.4	476.8	33.4	$21,002	$1,422	$22,646	2.1		

13. 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 prop n, prop a, Newport, VT 05855, 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

14. 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 - COVER PHOTO



2 - FRONT ELEVATION



3 - LEFT ELEVATION



4 - RIGHT ELEVATION



5 - REAR ELEVATION



6 - BC LINK REAR

Photographic Overview



7 - AB LINK



8 - GYMNASIUM



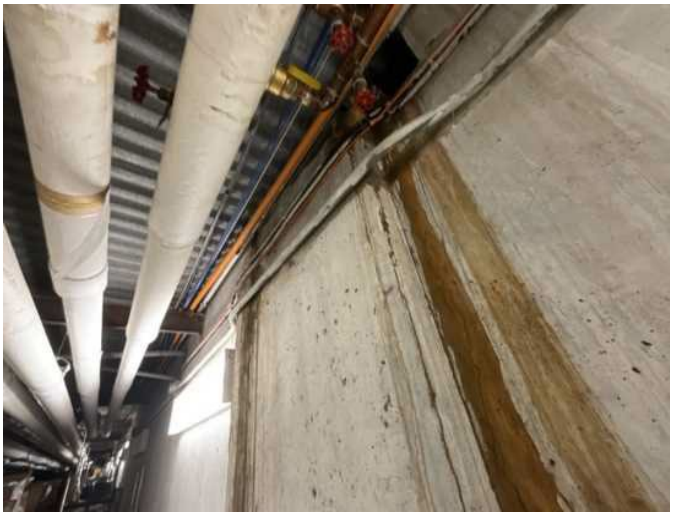
9 - STRUCTURAL CONCRETE COLUMNS



10 - STRUCTURAL PHOTO



11 - TUNNEL

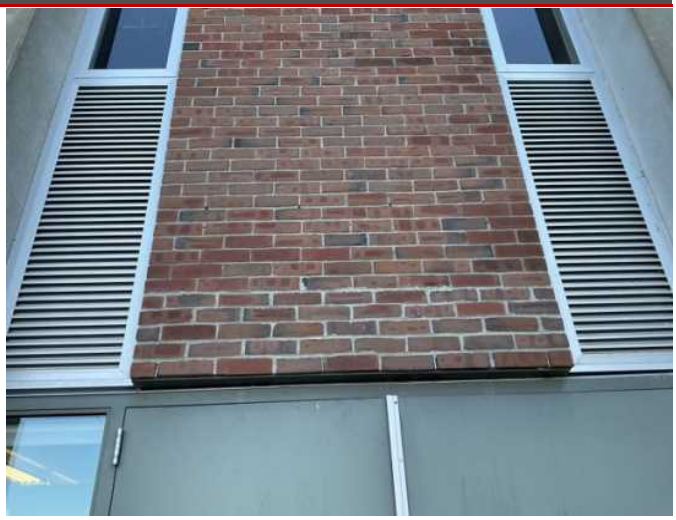


12 - TUNNEL

Photographic Overview



13 - ENTRY DOOR OF FACILITY



14 - BRICK VENEER



15 - TYPICAL WINDOW



16 - ROOFS



17 - LINK ROOF

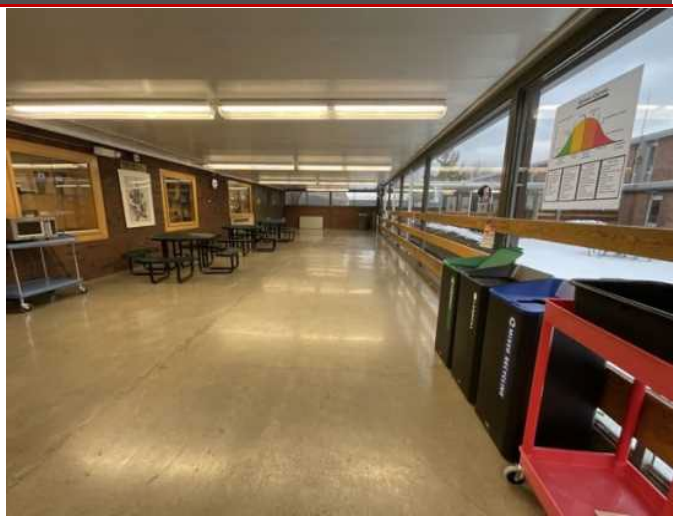


18 - SCUPPER

Photographic Overview



19 - SECOND FLOOR HALL B WING



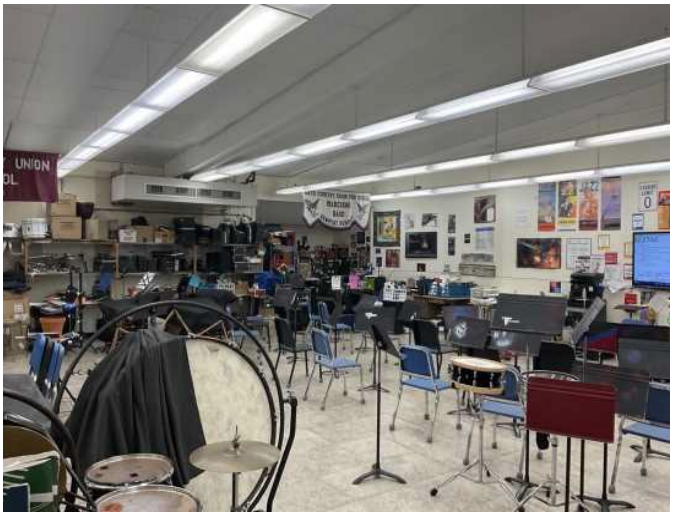
20 - LOUNGE



21 - BCLINK



22 - LINK

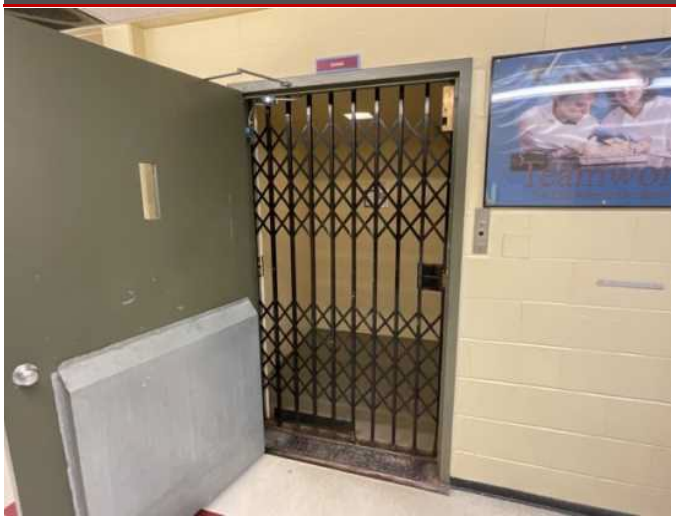


23 – BAND ROOM



24 - CLASSROOM

Photographic Overview



25 - ELEVATOR



26 - ELEVATOR CONTROL



27 - INDIRECT HOT WATER



28 - CIRCULATION PUMPS



29 - WOOD CHIP BOILER



30 - CIRCULATOR PUMPS

Photographic Overview



31 - OIL BACKUP BOILER



32 - OIL BACKUP BOILER



33 - GYM AHU



34 - SPLIT SYSTEM, COMPONENT



35 - CABINET HYDRONIC HEAT



36 - CLASSROOM UNIT VENTILATOR

Photographic Overview



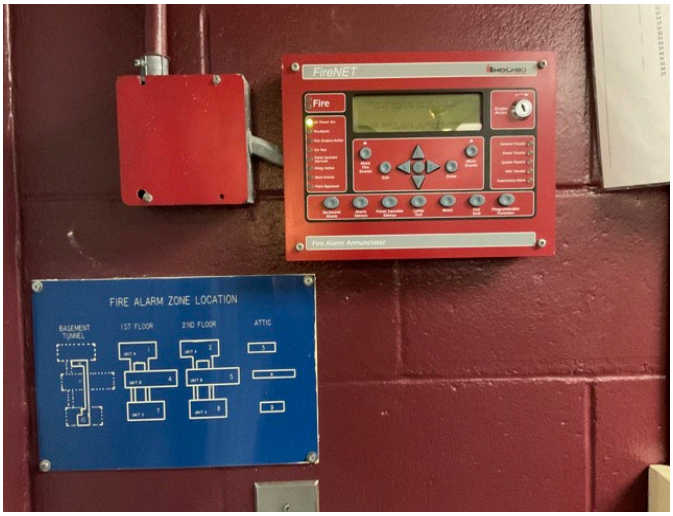
37 - MAIN SWITCHBOARD AND TRANSFORMER



38 - CLASSROOM LIGHTING



39 - HALL LIGHTING



40 - FIRE ALARM PANEL



41 - EMERGENCY LIGHTING



42 - STROBE LIGHT

Photographic Overview



43 - CLASSROOM DOOR SECURITY



44 - SECURITY CAMERA



45 - SECURITY CAMERA



46 - HIGH SCHOOL PARKING



47 - SIDEWALK FRONT ENTRY



48 - FALCONS NEST

Photographic Overview



49 - SCOREBOARD



50 - FENCING



51 - BACKSTOP



52 - SNACK SHACK



53 - STEEL SHED

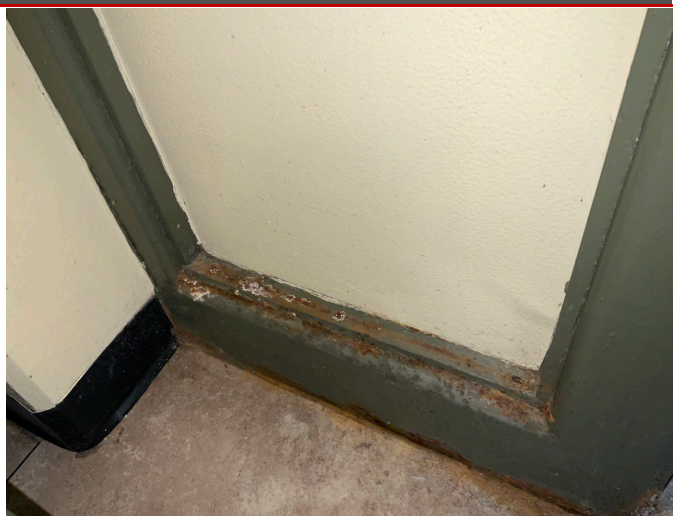


54 - BIKE SHED

Photographic Overview



55 - OUTDATED LIGHTING



56 - DOOR FRAMES RUSTING



57 - CABINET HEATERS DEFICIENT



58 - POOR WINDOWS -AIR INFILTRATION



59 - CEILING ISSUE



60 - OVERWORKED PLUG LOADS

Photographic Overview



1 - NORTH COUNTRY CAREER CENTER



2 - FRONT ELEVATION



3 - LEFT ELEVATION



4 - RIGHT ELEVATION

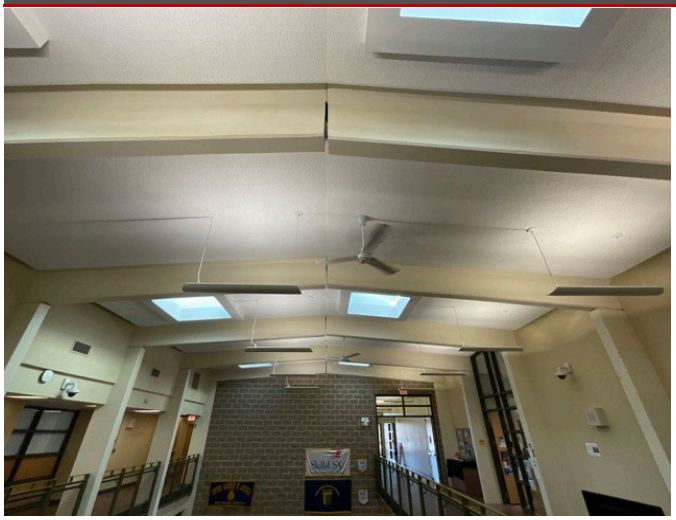


5 - REAR ELEVATION

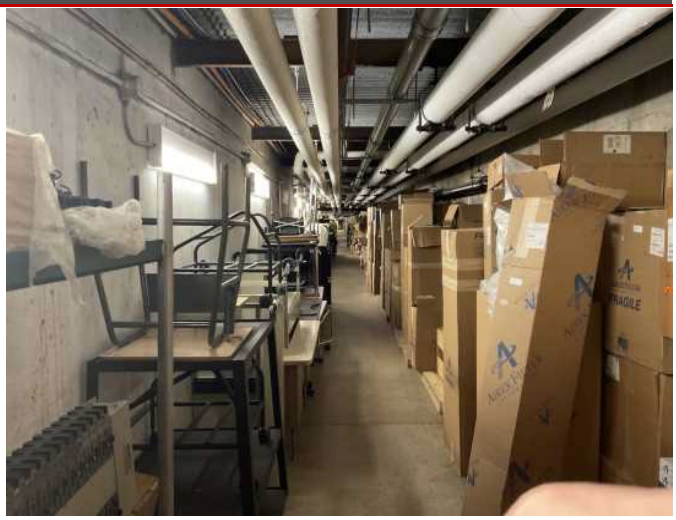


6 - STRUCTURE

Photographic Overview



7 - CEILING STRUCTURE



8 - TUNNEL



9 - STOREFRONT



10 - STOREFRONT



11 - EXTERIOR DOOR AND WINDOW

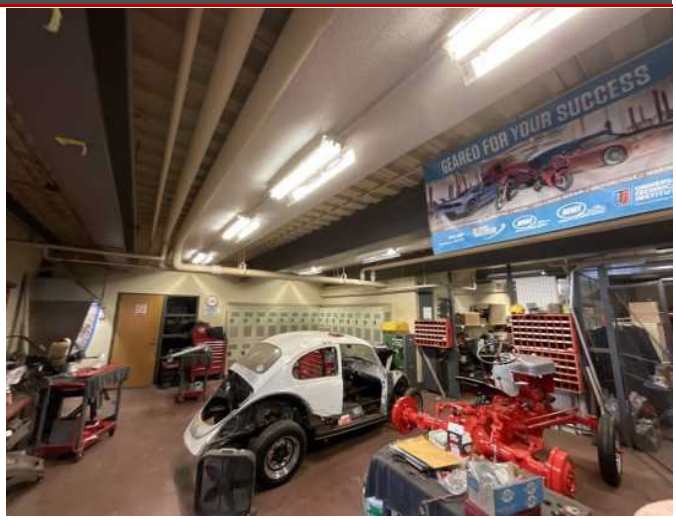


12 - ROOF

Photographic Overview



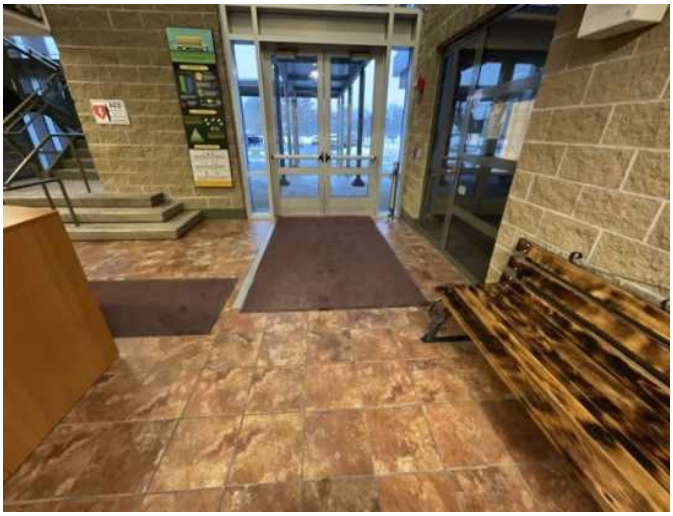
13 - SCUPPER



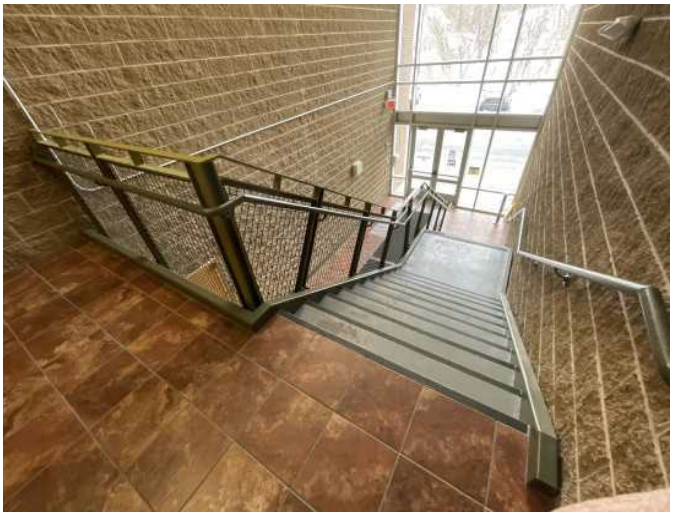
14 - AUTOMOTIVE



15 - BIOLOGY



16 - LOBBY



17 - EAST STAIRWELL

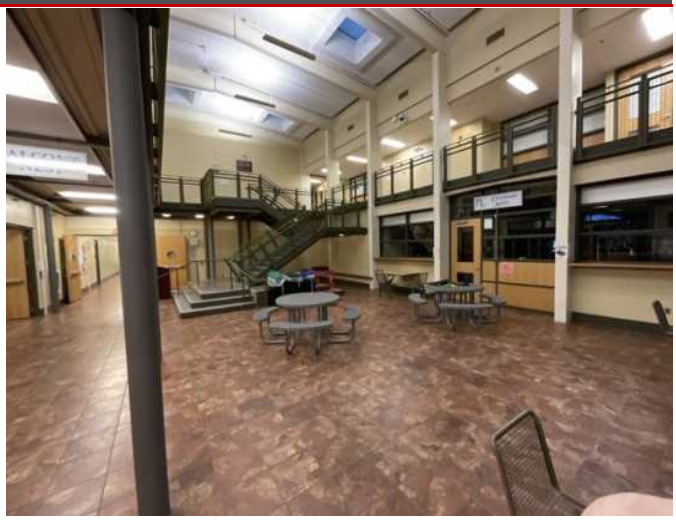


18 - STORE

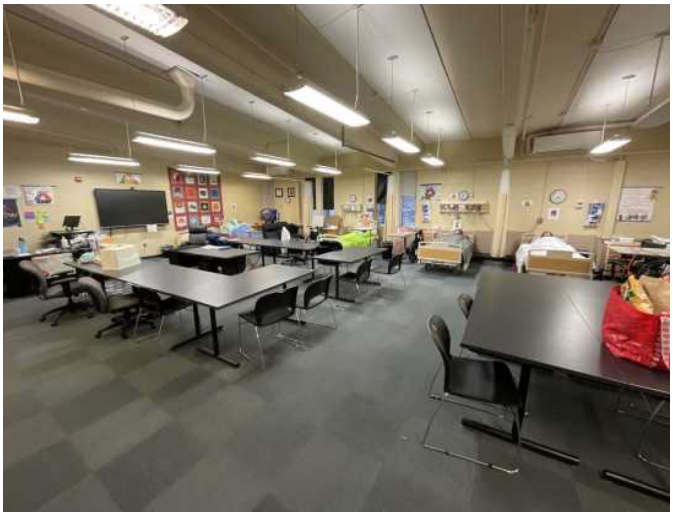
Photographic Overview



19 - CULINARY ARTS



20 - ATRIUM



21 - CLASSROOM



22 - CAFETERIA



23 - IN-CAB CONTROLS

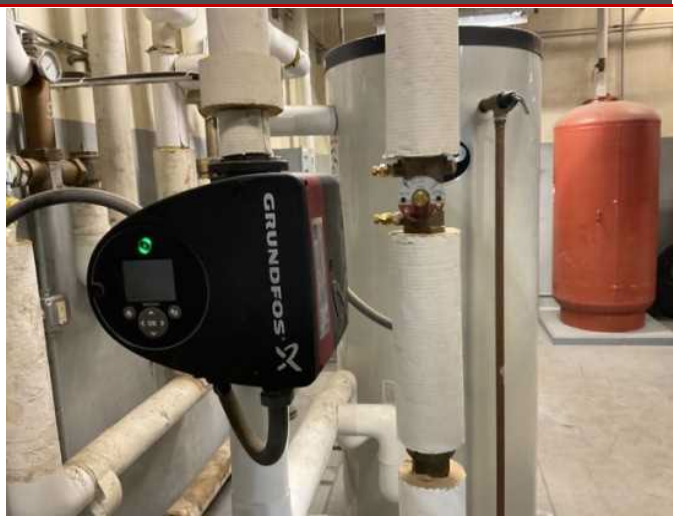


24 - LOBBY LOOKING AT CABS (WITH DOORS OPEN)

Photographic Overview



25 - WATER HEATER, INDIRECT,



26 - CIRCULATION PUMPS



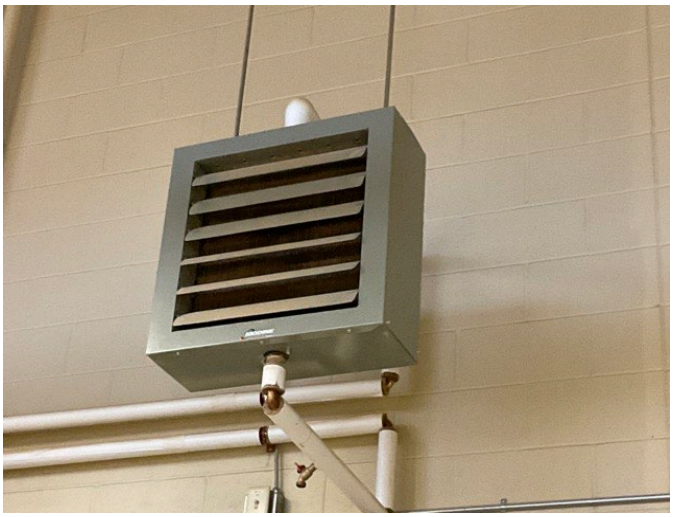
27 - WOOD CHIP BOILER



28 - OIL BACK UP



29 - CLASSROOM HEATER



30 - SUSPENDED HEATER

Photographic Overview



31 - SUSPENDED HEATER



32 - ROOF TOP UNIT



33 - HYDRONIC HEAT



34 - SPLIT SYSTEM CONDENSOR

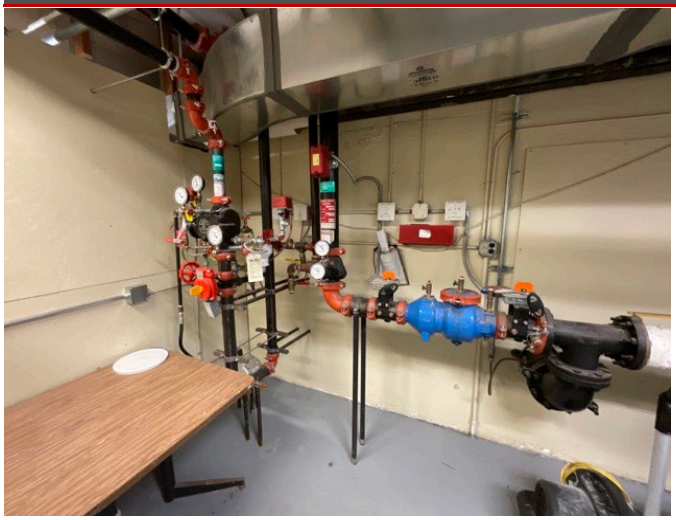


35 - DUCTLESS SPLIT SYSTEM COMPONENT

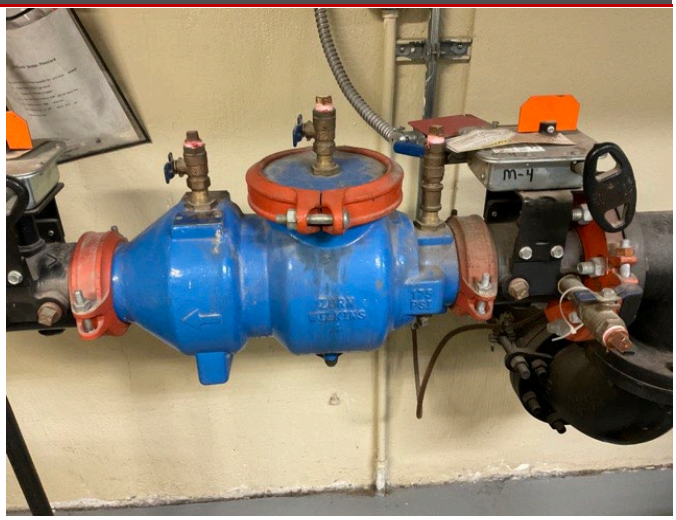


36 - EXHAUST FAN WELDING

Photographic Overview



37 - FIRE SUPPRESSION DRY SYSTEM



38 - BACKFLOW PREVENTOR



39 - SWITCHBOARD



40 - SUSPENDED LIGHT FIXTURE



41 - TROFFER



42 - NORTH COUNTRY CAREER CTR - MAIN BUILDING

Photographic Overview



43 - FIRE EXTINGUISHER



44 - EMERGENCY LIGHT AND EXIT SIGN



45 - STROBE



46 - EMERGENCY GENERATOR



47 - KITCHEN



48 - KITCHEN

Photographic Overview



49 - MAIN PARKING



50 - REAR OF C WING



51 - ACCESSIBLE PATH



52 - ANCILLARY BUILDING GREENHOUSE



53 - BIOMASS BUILDING



54 - POOR ACOUSTIC CEILING TILES

Photographic Overview



55 - DOOR WEATHERSTRIPPING



56 - DOOR MEETING RAIL



57 - POOR WINDOWS



58 - ATRIUM

Photographic Overview



1 - COVER PHOTO



2 - FRONT ELEVATION



3 - LEFT ELEVATION



4 - REAR ELEVATION



5 - RIGHT ELEVATION



6 - STRUCTURE OVERVIEW

Photographic Overview



7 - FACADE



8 - AWNING FRONT ENTRY



9 - ROOF



10 - ROOF SKYLIGHT

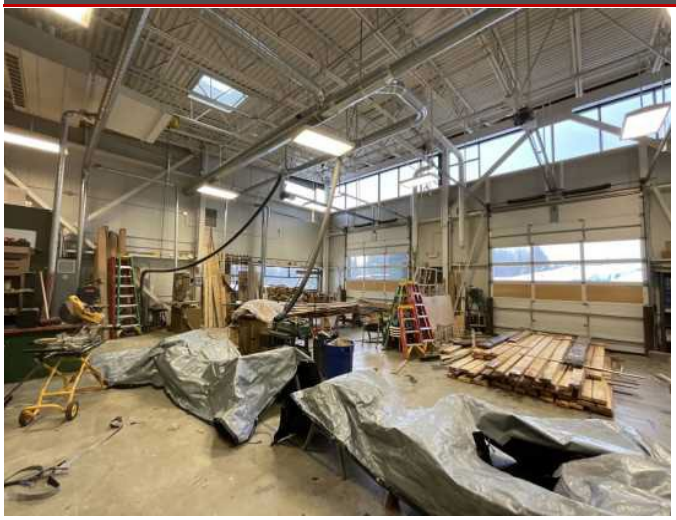


11 - CLASSROOM



12 - SHOP

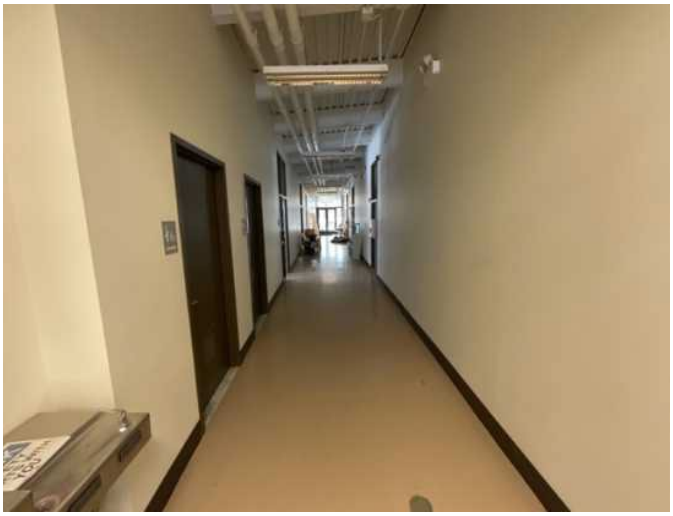
Photographic Overview



13 - SHOP



14 - CLASSROOM



15 - HALLWAY



16 - WATER HEATER

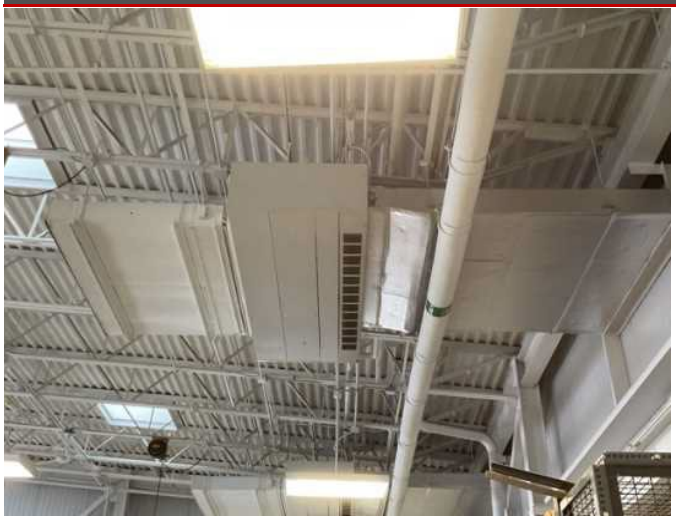


17 - PIPING & VALVES



18 - BOILERS

Photographic Overview



19 - UNIT VENTILATOR



20 - UNIT VENTILATOR



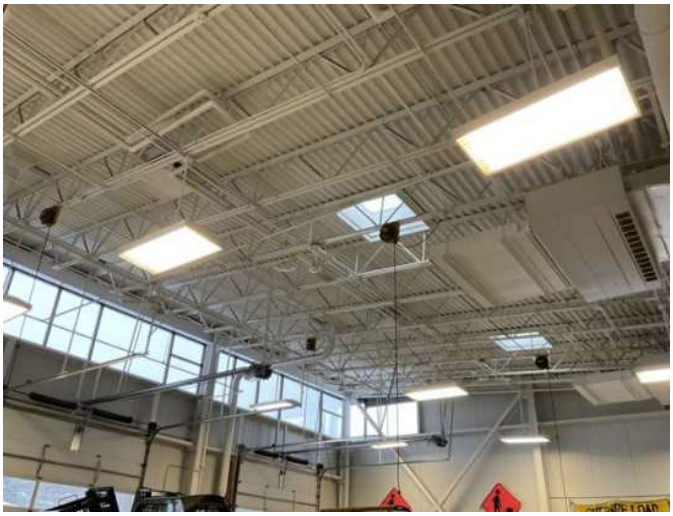
21 - UNIT HEATER



22 - EXHAUST FAN

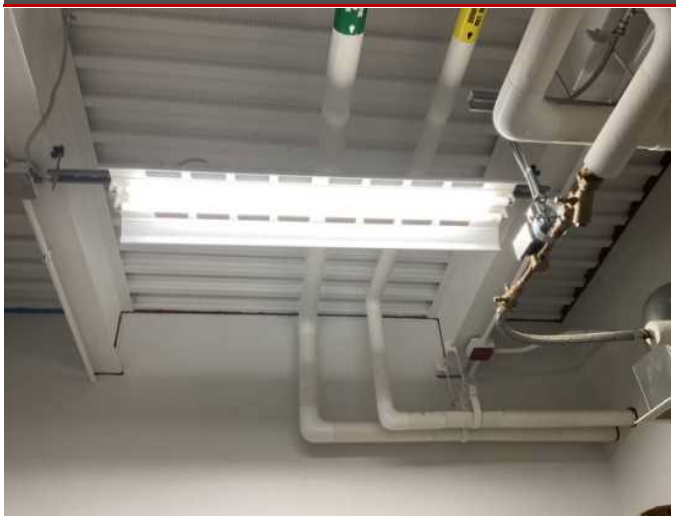


23 - DISTRIBUTION PANEL



24 - LIGHTING

Photographic Overview



25 - LIGHTING



26 - LIGHTING



27 - FIRE ALARM PANEL



28 - ACCESS CONTROL DEVICES



29 - FIRE SUPPRESSION



30 - EXIT SIGN.

Photographic Overview



31 - GENERATOR



32 - LOADER



33 - BACKHOE



34 – FORESTRY EQUIPMENT



35 - FORESTRY SHED



36 - STORAGE SHEDS

Photographic Overview



37 - VEHICLE SHED



38 - PARKING



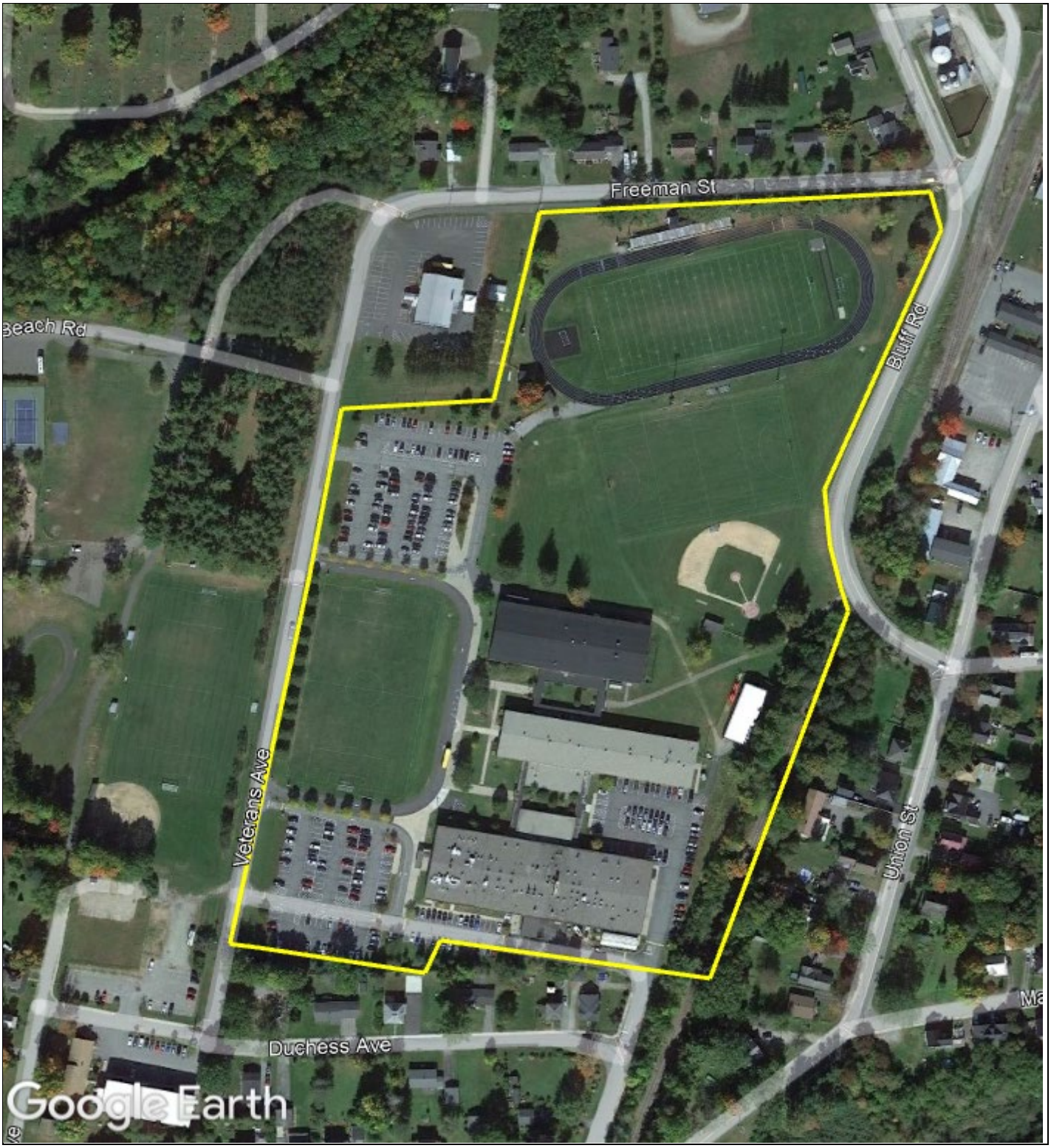
39 - DRIVEWAY



40 - SIGNAGE

Appendix B:
Site Plans

Site Plan



Project Name	Project Number
Vermont Agency of Education	158982.22R000-229,230,231.379 North Country Campus

Source	On-Site Date
Google MyMaps	January 17, 2023

Appendix C: STEM/STEAM Assessment

STEM/STEAM Evaluation

Property Name	STEM/STEAM Suitability Score	Project Number	School Type	Square Footage
North Country Campus	72%	158982.22R000-229,230,231.379	High	329,506

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

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

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

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

	Overall Compliance				
Questions	Art Room	Science Labs	Shops	Computer Lab	STEM/STEAM
Does the room have chemical resilient perimeter counters with a minimum of two sinks, one being ADA accessible?	2- Partial	2- Partial	2- Partial		2- Partial
Does the room have electrical outlet distribution along perimeter walls and from the ceiling?	2- Partial	2- Partial	2- Partial	2- Partial	2- Partial
Does the room have open shelving and lockable storage cabinets?	2- Partial	1- Meets	1- Meets		1- Meets
Does the room have technology connectivity and an interactive display?	1- Meets	1- Meets	2- Partial	1- Meets	1- Meets
Does the room have appropriate wet floor finishes?	1- Meets	1- Meets	1- Meets		1- Meets
Does the room have visual display boards?	1- Meets	1- Meets	1- Meets	1- Meets	1- Meets
Does the room have Prep/Storage Room?	1- Meets	2- Partial	1- Meets	1- Meets	2- Partial
Does the room have direct access to the exterior?	3- Missing	2- Partial	1- Meets		3- Missing
Does the room the ability to structurally suspend items from the ceiling?	3- Missing	3- Missing	1- Meets		3- Missing
Does the have goggle cabinets, fire extinguisher, eye wash and deluge shower?	2- Partial	2- Partial	1- Meets		2- Partial
Room Type Score	60%	65%	85%	88%	60%

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

North Country Union High School

SU/SD

North Country 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.):

Our classrooms are undersized and outdated for the demands of educating students in the 21st century with the expectation of addressing transferable skills and proficiency-based graduation requirements. We also have too few classrooms to house all of our teachers. With our emphasis on making teachers available for students during prep periods and for additional support beyond the traditional classroom, having too few classrooms means that teachers have a more difficult time building classroom communities and connections and relationships with students - all of which are essential to a positive school culture.

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

No

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

As the concept of education evolves to incorporate multilpe pathways, our school building has not evolved similarly. We lack space for programs such as dance, life-long fitness, individual work spaces for students doing work on-line, meeting space for school-community relations, storage space for equipment for programs that conduct field work, etc. Education today requires more space than the traditional rows of desks would necessitate.

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

Yes

.

See above - we would expand popular programs, and incorporate more hands-on learning opportunities in all programs.

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:

Most of the services for students on IEP's are delivered in an open-concept student support center with dividers to provide some level of privacy. We also lack adequate meeting spaces for IEP and 504 meetings, as well as meetings with community partners such as law enforcement, DCF, human services, etc.

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

No

Please describe:

We are constantly carving our rooms, creating new offices, and finding space for ancillary services. This has led to a hadge-podge of rooms that are located throughout the building instead of in a well-designed office suite that would make accessing support and services more user friendly for families and students.

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

Yes

Please describe:

We have one gym for 700 students, which requires morning and evening sessions for athletics. We also have 4 PE teachers who share the space of one PE and one fitness room. The cafeteria is adequately sized, but very much out of date as is the kitchen.

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

North Country Career Center

SU/SD

North Country Supervisory Union

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

Yes

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

N/A

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

Yes

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

Ou school building has all the space needed to offer 14 career center programs and introductory classes.

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

Yes

.

We may consider adding an addition career center program in the room that has become available due to a staff member transferring to another deaprtment.

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

Yes

Please describe:

N/A

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

Yes

Please describe:

N/A

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

Yes

Please describe:

N/A

Appendix E:
Accessibility Review & Photos

Visual Survey - ADA Standards for Accessible Design

Property Name: NORTH COUNTRY CAMPUS

BV Project Number: 158982.22R000-229,230,231.379

Facility History & Interview

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

Building : Accessibility Issues

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

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



1 - OVERVIEW OF ACCESSIBLE PARKING AREA



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



3 - EXT RAMP or PRIMARY PATH OF TRAVEL



4 - CURB CUT or 2ND PATH OF TRAVEL



5 - MAIN ACCESSIBLE ENTRANCE



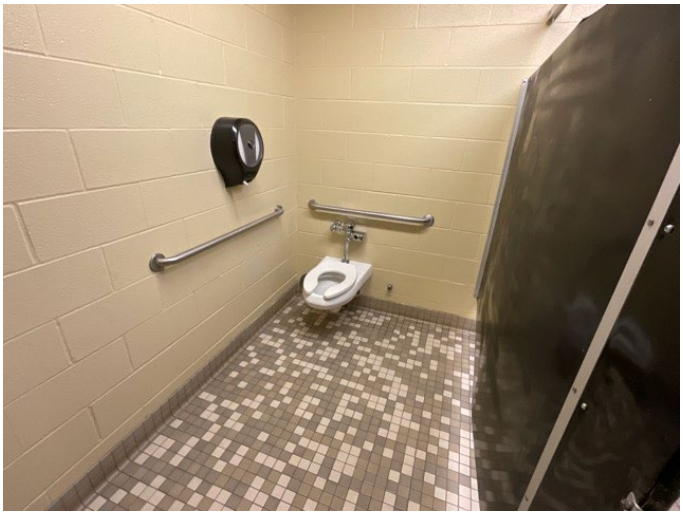
6 - 2nd ENTRANCE or SIGNAGE/HARDWARE



7 - ACCESSIBLE INTERIOR PATH (RAMP/LIFT)



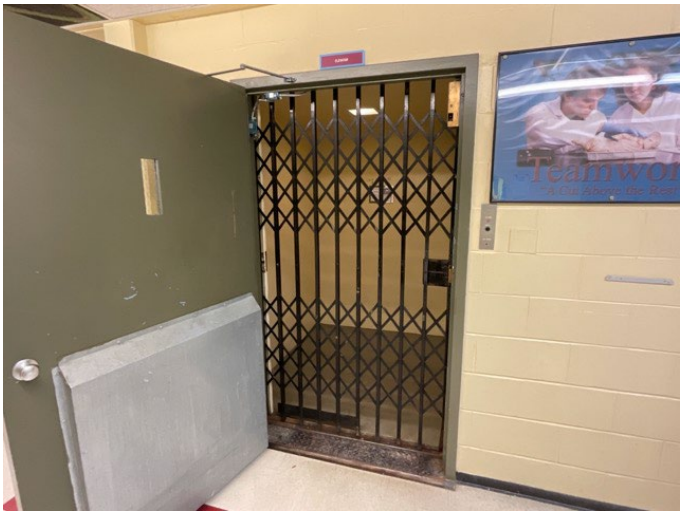
8 - HARDWARE, STAIR RAILS or SELF-SERVICE AREA



9 - TOILET STALL OVERVIEW



10 - SINK, FAUCET HANDLES or ACCESSORIES



11 - LOBBY VIEW OF CABS, WITH DOORS OPEN



12 - IN-CAB CONTROLS/EMERGENCY CALL PANEL

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

Reference Guide

	Major Issues *(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 *(ADA study recommended)*	Moderate Issues *(ADA study recommended)*	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 | NORTH COUNTRY UHS - Main Building

UF L3 Code	Location	Category	Condition	Asset/Component/Repair	Quantity	Unit	RUL	ID
Facade								
B2010	Throughout	Facade	Fair	Exterior Walls, any painted surface, Prep & Paint	128,976	SF	6	5122131
B2020	Building Exterior	Facade	Poor	Storefront, Glazing & Framing	240	SF	0	5118044
B2020	Building Exterior	Facade	Poor	Storefront, Glazing & Framing	630	SF	0	5117976
B2020	Building Exterior	Facade	Poor	Window, Aluminum Double-Glazed, up to 15 SF	235		0	5117984
B2020	Building Exterior	Facade	Poor	Window, Steel, up to 15 SF	2		0	5118094
B2020	Building Exterior	Facade	Poor	Storefront, Glazing & Framing	560	SF	0	5118143
B2050	Building Exterior	Facade	Good	Overhead Door, Residential Garage, 7'x8' (56 SF)	1		25	5118068
B2050	Building Exterior	Facade	Poor	Exterior Door, Steel, Fire-Rated at 90 Minutes or Over	28		0	5118129
B2050	Building Exterior	Facade	Poor	Exterior Door, Steel, Fire-Rated at 90 Minutes or Over	6		0	5118021
Roofing								
B3010	Roof of the wing and offices wi	Roofing	Good	Roofing, Single-Ply Membrane, EPDM	34,000	SF	16	5118060
B3010	Aling and links	Roofing	Good	Roofing, Single-Ply Membrane, EPDM	45,000	SF	16	5118124
Interiors								
C1030	Classrooms	Interiors	Fair	Interior Door, Steel, Fire-Rated at 90 Minutes or Over	148		7	5118009
C1030	Throughout building	Interiors	Fair	Interior Door, Wire Mesh Metal	21		4	5118048
C1070	Library	Interiors	Fair	Suspended Ceilings, Acoustical Tile (ACT)	3,382	SF	3	5117991
C1070	Band	Interiors	Fair	Suspended Ceilings, Acoustical Tile (ACT)	1,428	SF	3	5118007
C1070	Lounge	Interiors	Poor	Suspended Ceilings, Fiberglass Paneling	10,000	SF	0	5118132
C1070	SSC	Interiors	Fair	Suspended Ceilings, Acoustical Tile (ACT)	2,144	SF	3	5118028
C1070	Throughout building	Interiors	Fair	Suspended Ceilings, Acoustical Tile (ACT)	85,000	SF	11	5117972
C1090	Throughout building	Interiors	Fair	Lockers, Steel-Baked Enamel, 12" W x 15" D x 72" H	1,061		6	5117978
C1090	Restrooms	Interiors	Fair	Toilet Partitions, Metal	16		8	5118077
C2010	Throughout	Interiors	Fair	Wall Finishes, any surface, Prep & Paint	260,000	SF	3	5117998
C2030	Lounge	Interiors	Fair	Flooring, any surface, w/ Elastomeric Coating, Prep & Pai	2,280	SF	6	5118150
C2030	SSC	Interiors	Good	Flooring, Carpet, Commercial Standard	2,881	SF	7	5118038
C2030	Locker rooms	Interiors	Poor	Flooring, Ceramic Tile	2,000	SF	0	5118081
C2030	Link	Interiors	Fair	Flooring, Ceramic Tile	3,558	SF	25	5118076
C2030	Restrooms	Interiors	Poor	Flooring, Ceramic Tile	3,213	SF	0	5118043
C2030	Throughout building	Interiors	Poor	Flooring, Vinyl Tile (VCT)	72,000	SF	0	5118064
C2030	Stage	Interiors	Fair	Flooring, Maple Sports Floor, Refinish	1,600	SF	6	5118110
C2030	Library	Interiors	Good	Flooring, Carpet, Commercial Standard	4,086	SF	7	5117986
C2030	Gymnasium	Interiors	Fair	Flooring, Maple Sports Floor, Refinish	85,000	SF	4	5118034
C2050	Locker rooms	Interiors	Poor	Ceiling Finishes, Wood Paneling	12,000	SF	0	5118108
C2050	Throughout building	Interiors	Fair	Ceiling Finishes, exposed irregular elements, Prep & Pair	24,000	SF	3	5118065
C2050	Gymnasium/ auditorium	Interiors	Good	Ceiling Finishes, exposed irregular elements, Prep & Pair	22,000	SF	8	5118071
Conveying								
D1010	Gymnasium	Conveying	Fair	Vertical Lift, Wheelchair, 5' Rise, Renovate	1		11	5118096
D1010	Elevator	Conveying	Fair	Passenger Elevator, Hydraulic, 2 Floors, Renovate	1		10	5997621
D1010	Elevator	Conveying	Fair	Passenger Elevator, Hydraulic, 2 Floors, Renovate	1		10	5117989
D1010	Elevator	Conveying	Fair	Elevator Controls, Automatic, 1 Car	1		8	5997622
Plumbing								
D2010	Restrooms	Plumbing	Fair	Sink/Lavatory, Wall-Hung, Enameled Steel	19		8	5117995
D2010	Restrooms	Plumbing	Fair	Urinal, Standard	10		8	5118106

UF L3 Code	Location	Category	Condition	Asset/Component/Repair	Quantity	Unit	RUL	ID
D2010	Throughout	Plumbing	Fair	Plumbing System, Supply & Sanitary, Medium Density (e	169,000	SF	10	5997539
D2010	Throughout building	Plumbing	Fair	Water Heater, Indirect, 80 to 120 GAL	2		6	5117981
D2010	Classrooms	Plumbing	Fair	Sink/Lavatory, Vanity Top, Stainless Steel	2		8	5118099
D2010	Restrooms	Plumbing	Fair	Toilet, Commercial Water Closet	30		8	5118047
D2060	Boiler room	Plumbing	Poor	Air Compressor, Tank-Style, 5 HP	1		0	5117985
HVAC								
D3020	Boiler room	HVAC	Good	Boiler, Oil, HVAC	1		27	5118050
D3020	Boiler room	HVAC	Fair	Boiler, Oil, HVAC, 301 to 500 MBH	1		2	5118057
D3020	Pump room	HVAC	Fair	Heat Exchanger, Plate & Frame, HVAC	1		20	5118144
D3020	Boiler room	HVAC	Fair	Boiler, Dual Fuel, HVAC, 1000 to 2000 MBH	1		6	5118113
D3020	Boiler room	HVAC	Fair	Boiler, Oil, HVAC, 751 to 1000 MBH	1		2	5118013
D3030	Throughout building	HVAC	Good	Unit Ventilator, approx/nominal 2 Ton	8		19	5118016
D3030	Classrooms	HVAC	Good	Unit Ventilator, approx/nominal 4 Ton	34		19	5118147
D3050	Second-floor a wing music ban	HVAC	Fair	Fan Coil Unit, Hydronic Terminal, 1201 to 1800 CFM	1		9	5118069
D3050	Throughout building	HVAC	Poor	Fan Coil Unit, Hydronic Terminal	10		0	5118045
D3050	Throughout	HVAC	Fair	HVAC System, Hydronic Piping, 2-Pipe	169,000	SF	10	5997538
D3050	Pump room	HVAC	Good	Pump, Distribution, HVAC Heating Water, 6 to 7.5 HP	2		21	5118101
D3050	Second-floor a wing music ban	HVAC	Fair	Fan Coil Unit, Hydronic Terminal, 801 to 1200 CFM	2		9	5118037
D3050	Gymnasium/ auditorium	HVAC	Fair	Air Handler, Interior AHU, Easy/Moderate Access	3		18	5118014
D3060	AB wing roof.	HVAC	Fair	Exhaust Fan, Roof or Wall-Mounted, 16" Damper	24		6	5118146
Fire Protection								
D4010	Sprinkler room	Fire Protection	Good	Backflow Preventer, Fire Suppression, 4 IN	1		28	5997638
D4010	Sprinkler room	Fire Protection	Good	Fire Suppression System, Existing Sprinkler Heads, by SF	10,000	SF	23	5997640
D4010	Sprinkler room	Fire Protection	Good	Fire Riser, Dry Standpipe, 4 IN	2		38	5997639
Electrical								
D5020	Electrical room	Electrical	Fair	Secondary Transformer, Dry, Stepdown	1		16	5118111
D5020	Electrical room	Electrical	Fair	Supplemental Components, Circuit Breaker/Disconnect	1		15	5118003
D5020	Throughout building	Electrical	Fair	Distribution Panel, 120/240 V, Residential Style	1		15	5118135
D5020	Electrical room	Electrical	Fair	Secondary Transformer, Dry, Stepdown	1		15	5118022
D5020	Weightlifting room	Electrical	Poor	Distribution Panel, 277/480 V	2		0	5118141
D5020	Electrical room	Electrical	Fair	Distribution Panel, 120/208 V, 800 AMP	1		15	5118149
D5020	Electrical room	Electrical	Fair	Supplemental Components, Circuit Breaker/Disconnect	2		15	5118151
D5020	Electrical room	Electrical	Fair	Distribution Panel, 120/208 V	1		16	5118066
D5020	Electrical room	Electrical	Fair	Distribution Panel, 277/480 V, 1200 AMP	1		15	5118005
D5020	Tunnel b wing	Electrical	Poor	Distribution Panel, 120/208 V, 200 AMP	2		0	5118041
D5020	Electrical room	Electrical	Fair	Distribution Panel, 277/480 V, 600 AMP	2		15	5118142
D5020	Utility room	Electrical	Poor	Distribution Panel, 120/208 V, 200 AMP	1		0	5118127
D5020	Boiler room	Electrical	Fair	Supplemental Components, Circuit Breaker/Disconnect	4		9	5118030
D5020	Tunnel b wing	Electrical	Poor	Distribution Panel, 120/208 V, 200 AMP	1		0	5118097
D5020	Boiler room	Electrical	Fair	Distribution Panel, 277/480 V, 200 AMP	2		15	5117982
D5020	Auditorium	Electrical	Fair	Supplemental Components, Circuit Breaker/Disconnect	1		17	5118039
D5020	Utility closet	Electrical	Fair	Distribution Panel, 120/240 V, Residential Style	1		16	5118115
D5030	Throughout building	Electrical	Poor	Electrical System, Wiring & Switches, High Density/Comp	169,000	SF	0	5118074
D5030	Pump room	Electrical	Good	Variable Frequency Drive, VFD, by HP of Motor, Replace/	2		16	5118104
D5030	Pump room	Electrical	Fair	Variable Frequency Drive, VFD, by HP of Motor, Replace/	2		6	5118083
D5030	Pump room	Electrical	Good	Variable Frequency Drive, VFD, by HP of Motor, Replace/	2		17	5118079

UF L3 Code	Location	Category	Condition	Asset/Component/Repair	Quantity	Unit	RUL	ID
D5040	Throughout	Electrical	Fair	Interior Lighting System, Full Upgrade, High Density & St	169,000	SF	10	5997542
n & Electronic Systems								
D6020	Data room	Fire Alarm & Electronic Systems	Good	Low Voltage System, Phone & Data Lines	169,000	SF	17	5118033
D7010	Site	Fire Alarm & Electronic Systems	Good	Vehicular Access Devices, Gate Operator	1		14	5118145
D7030	Classrooms	Fire Alarm & Electronic Systems	Fair	Security/Surveillance System, Full System Upgrade, Aver	169,000	SF	6	5118090
D7050	Throughout	Fire Alarm & Electronic Systems	Fair	Fire Alarm System, Full System Upgrade, Simple Address	169,000	SF	7	5997541
D7050	Main office	Fire Alarm & Electronic Systems	Fair	Fire Alarm Panel, Annunciator	1		2	5118073
D7050	Throughout building	Fire Alarm & Electronic Systems	Good	Fire Alarm Panel, Multiplex	1		11	5118015
D8010	Biomass building	Fire Alarm & Electronic Systems	Fair	BAS/HVAC Controls, Extensive/Robust BMS or Smart Bui	169,000	SF	3	5117980
ment & Furnishings								
E1070	Auditorium curtain	Equipment & Furnishings	Fair	Theater & Stage Equipment, Flameproof Curtain, Mediu	1,000	SF	8	5118035
E2010	Auditorium	Equipment & Furnishings	Fair	Fixed Seating, Auditorium/Theater, Metal Cushioned Sta	699		6	5118023
E2010	Site	Equipment & Furnishings	Fair	Bleachers, Fixed Steel Frame, Aluminum Benches (per Se	60		6	5118098
E2010	Gymnasium	Equipment & Furnishings	Good	Bleachers, Telescoping Power-Operated, up to 15 Tier (p	600		18	5118100
Construction & Demo								
F1020	Site	Special Construction & Demo	Fair	Shed/Gazebo/Shade Structure, Wood or Metal-Framed,	3,885	SF	18	5118082
F1020	Site	Special Construction & Demo	Good	Shed/Gazebo/Shade Structure, Wood or Metal-Framed,	400	SF	25	5118020
F1020	Site	Special Construction & Demo	Poor	Shed/Gazebo/Shade Structure, Wood or Metal-Framed,	4,053	SF	0	5117997
F1020	Site	Special Construction & Demo	Fair	Shed/Gazebo/Shade Structure, Wood or Metal-Framed,	160	SF	13	5118107
F1020	Site	Special Construction & Demo	Fair	Shed/Gazebo/Shade Structure, Wood or Metal-Framed,	200	SF	8	5118012
an Plazas & Walkways								
G2020	Site	Pedestrian Plazas & Walkways	Fair	Parking Lots, Pavement, Asphalt, Mill & Overlay	82,896	SF	13	5118052
G2020	Site	Pedestrian Plazas & Walkways	Fair	Parking Lots, Pavement, Asphalt, Seal & Stripe	82,896	SF	2	5997543
G2030	Site	Pedestrian Plazas & Walkways	Fair	Sidewalk, Concrete, Small Areas/Sections	500	SF	10	5118008
reational & Playfield Areas								
G2050	Site	Athletic, Recreational & Playfield Areas	Fair	Sports Apparatus, Basketball, Backboard/Rim/Pole	6		11	5118062
G2050	Site	Athletic, Recreational & Playfield Areas	Fair	Sports Apparatus, Soccer, Movable Practice Goal	2		8	5118114
G2050	Site	Athletic, Recreational & Playfield Areas	Fair	Sports Apparatus, Scoreboard, Electronic Standard	3		5	5118089
G2050	Site	Athletic, Recreational & Playfield Areas	Fair	Sports Apparatus, Player/Dugout Benches, 12' Length	2		5	5118105
G2050	Site	Athletic, Recreational & Playfield Areas	Fair	Sports Apparatus, Baseball, Backstop Chain-Link	1		10	5117973
Sitework								
G2060	Site	Sitework	Fair	Fences & Gates, Fence, Chain Link 4'	2,700	LF	10	5118087
G2060	Site	Sitework	Fair	Fences & Gates, Fence, Chain Link 6'	340	LF	10	5118078
G2060	Site	Sitework	Good	Picnic Table, Metal Powder-Coated	7		19	5118061
G2060	Site	Sitework	Fair	Signage, Property, Building-Mounted Individual Letters,	27		6	5118056
Utilities								
G3060	Propane	Utilities	Fair	Storage Tank, Site Fuel, Underground, Replace/Install	1		3	5118102
G3060	Site	Utilities	Fair	Storage Tank, Site Fuel, Underground, Replace/Install	1		5	5118140

Component Condition Report | NORTH COUNTRY CAREER CTR - Main Building

UF L3 Code	Location	Category	Condition	Asset/Component/Repair	Quantity		RUL	ID
Structure								
B1080	Throughout building	Structure	Fair	Stair/Ramp Rails, Metal, Refinish	300	LF	6	5137195
B1080	Throughout building	Structure	Fair	Stair/Ramp Rails, Metal, Refinish	200	LF	6	5137227
Facade								
B2020	Kitchen	Facade	Fair	Screens & Shutters, Rolling Security Shutter, 10 to 50 SF	1		6	5137238
B2020	Throughout building	Facade	Fair	Window, Steel, any type, Refinish	36		6	5137216
B2020	Building Exterior	Facade	Fair	Storefront, Glazing & Framing	196	SF	16	5137201
B2020	Building Exterior	Facade	Fair	Storefront, Glazing & Framing	1,580	SF	16	5137388
B2020	Building Exterior	Facade	Fair	Storefront, Glazing & Framing	280	SF	16	5137303
B2020	Building Exterior	Facade	Poor	Window, Aluminum Double-Glazed, 16-25 SF	97		0	5137343
B2020	Building Exterior	Facade	Fair	Storefront, Glazing & Framing	320	SF	16	5137220
B2020	Building Exterior	Facade	Fair	Storefront, Glazing & Framing	720	SF	16	5137373
B2020	Building Exterior	Facade	Fair	Storefront, Glazing & Framing	100	SF	16	5137369
B2020	Building Exterior	Facade	Fair	Storefront, Glazing & Framing	300	SF	16	5137232
B2020	Kitchen	Facade	Fair	Screens & Shutters, Rolling Security Shutter, 10 to 50 SF	1		6	5137322
B2020	Building Exterior	Facade	Fair	Storefront, Glazing & Framing	520	SF	16	5137397
B2020	Building Exterior	Facade	Fair	Storefront, Glazing & Framing	540	SF	16	5137174
B2020	Building Exterior	Facade	Fair	Storefront, Glazing & Framing	1,540	SF	16	5137357
B2050	Building Exterior	Facade	Fair	Overhead/Dock Door, Steel, 12'x12' (144 SF)	2		16	5137181
B2050	Building Exterior	Facade	Fair	Overhead/Dock Door, Aluminum, 12'x12' (144 SF)	5		16	5137156
B2050	Building exterior	Facade	Poor	Exterior Door, Steel, Fire-Rated at 90 Minutes or Over	11		0	5137336
Roofing								
B3010	C Wing and cafeteria	Roofing	Fair	Roofing, Single-Ply Membrane, EPDM	70,000	SF	6	5142202
Interiors								
C1010	Classrooms	Interiors	Fair	Interior Wall, Wire Mesh Channel-Frame	288	SF	11	5137342
C1030	Classrooms	Interiors	Fair	Interior Door, Steel, Standard	39		26	5137272
C1030	Throughout building	Interiors	Fair	Interior Door, Wood, Solid-Core Decorative High-End	104		26	5137240
C1070	Classrooms	Interiors	Fair	Suspended Ceilings, Acoustical Tile (ACT)	968	SF	11	5137212
C1070	Security	Interiors	Fair	Suspended Ceilings, Acoustical Tile (ACT)	224	SF	11	5137158
C1070	Classrooms	Interiors	Fair	Suspended Ceilings, Acoustical Tile (ACT)	840	SF	11	5137197
C1070	Office	Interiors	Fair	Suspended Ceilings, Acoustical Tile (ACT)	2,322	SF	11	5137375
C1070	Kitchen	Interiors	Fair	Suspended Ceilings, Acoustical Tile (ACT)	858	SF	11	5137182
C1070	Classrooms	Interiors	Fair	Suspended Ceilings, Acoustical Tile (ACT)	3,990	SF	11	5137367
C1070	Classrooms	Interiors	Fair	Suspended Ceilings, Acoustical Tile (ACT)	638	SF	11	5137180
C1070	Classrooms	Interiors	Fair	Suspended Ceilings, Acoustical Tile (ACT)	1,218	SF	11	5137222
C1070	Classrooms	Interiors	Fair	Suspended Ceilings, Acoustical Tile (ACT)	817	SF	11	5137148
C1070	Reception	Interiors	Fair	Suspended Ceilings, Acoustical Tile (ACT)	384	SF	11	5137310
C1070	Classrooms	Interiors	Fair	Suspended Ceilings, Acoustical Tile (ACT)	1,248	SF	11	5137390
C1090	Restrooms	Interiors	Poor	Toilet Partitions, Metal, Refinish	14		0	5137329
C2010	Throughout	Interiors	Fair	Wall Finishes, any surface, Prep & Paint	220,000	SF	6	5137279
C2030	Classrooms	Interiors	Fair	Flooring, Carpet, Commercial Standard	968	SF	6	5137234
C2030	Classrooms	Interiors	Fair	Flooring, any surface, w/ Paint or Sealant, Prep & Paint	70,925	SF	4	5137273
C2030	Classrooms	Interiors	Fair	Flooring, Carpet, Commercial Standard	1,134	SF	6	5137286
C2030	Classrooms	Interiors	Fair	Flooring, Carpet, Commercial Standard	1,100	SF	6	5137243

UF L3 Code	Location	Category	Condition	Asset/Component/Repair	Quantity		RUL	ID
C2030	Classrooms	Interiors	Fair	Flooring, Carpet, Commercial Standard	1,248	SF	6	5137309
C2030	Office	Interiors	Fair	Flooring, Carpet, Commercial Standard	2,322	SF	6	5137270
C2030	Restrooms	Interiors	Fair	Flooring, Ceramic Tile	210	SF	26	5137257
C2030	Cafeteria	Interiors	Good	Flooring, Vinyl Tile (VCT)	50,000	SF	11	5137319
C2030	Store	Interiors	Fair	Flooring, Ceramic Tile	860	SF	26	5137288
C2030	Classrooms	Interiors	Fair	Flooring, Carpet, Commercial Standard	1,568	SF	6	5137337
C2030	C wing math lab	Interiors	Fair	Flooring, Carpet, Commercial Standard	1,080	SF	6	5137331
C2030	Security	Interiors	Fair	Flooring, Carpet, Commercial Standard	224	SF	6	5137326
C2030	Kitchen	Interiors	Fair	Flooring, Ceramic Tile	3,354	SF	26	5137318
C2030	Classrooms	Interiors	Fair	Flooring, Ceramic Tile	3,990	SF	26	5137207
C2030	Classrooms	Interiors	Fair	Flooring, Carpet, Commercial Standard	1,287	SF	6	5137363
C2050	Cafeteria	Interiors	Fair	Ceiling Finishes, any flat surface, Prep & Paint	4,042	SF	6	5137380
C2050	Wood shop	Interiors	Fair	Ceiling Finishes, exposed irregular elements, Prep & Pair	1,763	SF	6	5137244
C2050	Classrooms	Interiors	Fair	Ceiling Finishes, exposed irregular elements, Prep & Pair	1,134	SF	6	5137356
C2050	Throughout	Interiors	Fair	Ceiling Finishes, any flat surface, Prep & Paint	120,000	SF	6	5142203
Conveying								
D1010	Tunnel	Conveying	Fair	Passenger Elevator, Hydraulic, 2 Floors, 3000 to 4000 LB	1		15	5137213
D1010	Tunnel	Conveying	Fair	Elevator Controls, Automatic, 1 Car	1		5	6067378
D1010	Tunnel	Conveying	Fair	Elevator Controls, Automatic, 1 Car	1		8	6067373
D1010	Tunnel	Conveying	Fair	Elevator Cab Finishes, Standard	1		3	6067377
D1010	Tunnel	Conveying	Fair	Passenger Elevator, Hydraulic, 2 Floors, 1500 to 2500 LB	1		15	6067374
Plumbing								
D2010	Restrooms	Plumbing	Fair	Toilet, Commercial Water Closet	18		16	5137391
D2010	Classrooms	Plumbing	Fair	Sink/Lavatory, Trough Style, Solid Surface	3		16	5137206
D2010	Restrooms	Plumbing	Fair	Sink/Lavatory, Wall-Hung, Vitreous China	11		16	5137395
D2010	Classrooms	Plumbing	Fair	Sink/Lavatory, Commercial Kitchen, 2-Bowl	2		3	5137348
D2010	Classrooms	Plumbing	Poor	Emergency Plumbing Fixtures, Eye Wash	4		0	5137265
D2010	Kitchen	Plumbing	Good	Water Heater, Electric, Residential	1		12	5137293
D2010	Throughout	Plumbing	Fair	Plumbing System, Supply & Sanitary, Medium Density (e	146,272	SF	26	6067231
D2010	Classrooms	Plumbing	Fair	Sink/Lavatory, Vanity Top, Stainless Steel	17		16	5137205
D2010	Restrooms	Plumbing	Fair	Urinal, Waterless	3		16	5137170
D2010	Maintenance	Plumbing	Fair	Sink/Lavatory, Service Sink, Floor	1		21	5137320
D2010	Kitchen	Plumbing	Fair	Sink/Lavatory, Commercial Kitchen, 2-Bowl	1		18	5137235
D2010	Classrooms	Plumbing	Fair	Sink/Lavatory, Commercial Kitchen, 2-Bowl	1		16	5137314
D2010	Kitchen	Plumbing	Fair	Sink/Lavatory, Commercial Kitchen, 3-Bowl	1		18	5137185
D2010	Classrooms	Plumbing	Fair	Sink/Lavatory, Commercial Kitchen, 1-Bowl	3		3	5137154
D2010	Kitchen	Plumbing	Fair	Sink/Lavatory, Commercial Kitchen, 1-Bowl	1		16	5137358
D2010	Tunnel	Plumbing	Fair	Water Heater, Indirect	1		5	5137153
HVAC								
D3020	Greenhouse	HVAC	Fair	Boiler, Gas, HVAC, 2001 to 2500 MBH	1		16	6067385
D3020	Greenhouse	HVAC	Fair	Boiler, Oil, HVAC, 751 to 1000 MBH	1		16	6067383
D3020	Greenhouse	HVAC	Fair	Unit Heater, Natural Gas, 201 to 300 MBH	1		6	5137316
D3020	Roof	HVAC	Fair	Duct Heater, Electric	1		6	5137283
D3020	Greenhouse	HVAC	Fair	Unit Heater, Hydronic, 161 to 250 MBH	2		6	5137277
D3020	Throughout building	HVAC	Fair	Radiator, Hydronic, Baseboard (per LF)	149	LF	16	5137255

UF L3 Code	Location	Category	Condition	Asset/Component/Repair	Quantity		RUL	ID
D3020	Wood shop	HVAC	Fair	Unit Heater, Hydronic	4		9	5137315
D3020	Greenhouse	HVAC	Fair	Unit Heater, Natural Gas	1		6	5137299
D3020	Greenhouse	HVAC	Fair	Unit Heater, Hydronic, 101 to 160 MBH	1		6	5137345
D3030	Throughout building	HVAC	Fair	Unit Ventilator, approx/nominal 5 Ton, 1501 to 2000 CFI	6		6	5137274
D3030	Roof	HVAC	Poor	Split System Ductless, Single Zone	1		0	5137381
D3030	Roof	HVAC	Fair	Split System Ductless, Single Zone	1		4	5137176
D3030	Roof	HVAC	Poor	Split System, Condensing Unit/Heat Pump	1		0	5137374
D3030	Roof	HVAC	Good	Split System Ductless, Single Zone	3		14	5137297
D3030	Roof	HVAC	Poor	Split System, Condensing Unit/Heat Pump	3		0	5137339
D3030	Roof	HVAC	Poor	Split System, Condensing Unit/Heat Pump	1		0	5137246
D3030	Classrooms	HVAC	Fair	Unit Ventilator, approx/nominal 4 Ton	16		6	5137214
D3030	Roof	HVAC	Fair	Split System Ductless, Single Zone	1		7	5137353
D3030	Roof	HVAC	Good	Split System Ductless, Single Zone	1		14	5137287
D3030	Roof	HVAC	Poor	Split System, Condensing Unit/Heat Pump	12		0	5137219
D3030	Classrooms	HVAC	Fair	Unit Ventilator, approx/nominal 5 Ton	7		5	5137289
D3030	Roof	HVAC	Poor	Split System, Condensing Unit/Heat Pump	2		0	5137347
D3030	Roof	HVAC	Poor	Split System Ductless, Single Zone	1		0	5137245
D3030	Roof	HVAC	Good	Split System Ductless, Single Zone	4		14	5137333
D3030	Roof	HVAC	Good	Split System Ductless, Single Zone	2		11	5137233
D3050	Throughout building	HVAC	Fair	Fan Coil Unit, Hydronic Terminal, 200 to 400 CFM	6		6	5137324
D3050	Throughout	HVAC	Fair	HVAC System, Ductwork, High Density	146,272	SF	16	6067234
D3050	Hall	HVAC	Fair	Fan Coil Unit, Hydronic Terminal, 1201 to 1800 CFM	1		6	5137187
D3050	Roof	HVAC	Fair	Packaged Unit, RTU, Pad or Roof-Mounted	1		5	5137160
D3050	Roof	HVAC	Fair	Packaged Unit, RTU, Pad or Roof-Mounted	2		6	5137285
D3050	Throughout	HVAC	Fair	HVAC System, Hydronic Piping, 2-Pipe	146,272	SF	25	6067233
D3050	Roof	HVAC	Fair	Packaged Unit, RTU, Pad or Roof-Mounted	2		5	5137172
D3050	Roof	HVAC	Fair	Packaged Unit, RTU, Pad or Roof-Mounted	1		5	5137349
D3060	Roof	HVAC	Fair	Exhaust Fan, Roof or Wall-Mounted, 12" Damper	5		6	5137292
D3060	Roof	HVAC	Fair	Exhaust Fan, Propeller, 2 HP Motor	4		6	5137183
D3060	Roof	HVAC	Fair	Exhaust Fan, Centrifugal, 28" Damper	5		11	5137146
D3060	Roof	HVAC	Fair	Exhaust Fan, Centrifugal, 28" Damper	2		11	5137290
D3060	Roof	HVAC	Fair	Exhaust Fan, Centrifugal, 16" Damper	12		11	5137355
D3060	Roof	HVAC	Fair	Exhaust Fan, Centrifugal, 36"Damper	2		11	5137366
Fire Protection								
D4010	Tunnel	Fire Protection	Fair	Fire Riser, Wet Standpipe, 4 IN	1		26	5144803
D4010	Classrooms	Fire Protection	Fair	Fire Suppression System, Commercial Kitchen, per LF of	32	LF	6	5137157
D4010	Tunnel	Fire Protection	Fair	Fire Suppression System, Existing Sprinkler Heads, by SF	15,000	SF	11	6067236
D4010	Tunnel	Fire Protection	Fair	Backflow Preventer, Fire Suppression, 4 IN	1		16	6067235
D4010	Kitchen	Fire Protection	Fair	Fire Suppression System, Commercial Kitchen, per LF of	13	LF	6	5137186
Electrical								
D5010	Site	Electrical	Fair	Generator, Diesel	1		13	5137173
D5010	Site	Electrical	Fair	Generator, Diesel, 305 to 400 KW	1		13	6067384
D5010	Site	Electrical	Fair	Automatic Transfer Switch, ATS, 1200 AMP	1		13	5137188
D5020	Throughout building	Electrical	Fair	Distribution Panel, 120/208 V	12		15	5137190
D5020	Tunnel	Electrical	Fair	Supplemental Components, Circuit Breaker/Disconnect	2		15	5137332

UF L3 Code	Location	Category	Condition	Asset/Component/Repair	Quantity		RUL	ID
D5020	Wood shop	Electrical	Fair	Distribution Panel, 277/480 V	2		15	5137191
D5020	Welding	Electrical	Fair	Supplemental Components, Circuit Breaker/Disconnect	4		16	5137225
D5020	Throughout building	Electrical	Fair	Distribution Panel, 277/480 V	2		15	5137178
D5020	Throughout building	Electrical	Fair	Distribution Panel, 120/208 V	4		15	5137378
D5020	Auto shop	Electrical	Fair	Secondary Transformer, Dry, Stepdown, 45 KVA	1		15	5137304
D5020	Welding	Electrical	Fair	Supplemental Components, Circuit Breaker/Disconnect	4		16	5137209
D5020	Wood shop	Electrical	Fair	Secondary Transformer, Dry, Stepdown	1		15	5137301
D5030	Throughout	Electrical	Fair	Electrical System, Wiring & Switches, High Density/Comp	146,272	SF	26	6067379
D5040	Throughout	Electrical	Fair	Interior Lighting System, Full Upgrade, Medium Density &	146,272	SF	6	6067382
Fire Alarm & Electronic Systems								
D7030	Throughout building	Fire Alarm & Electronic Systems	Good	Security Panel, Annunciator	1		14	5137199
D7050	Main entrance	Fire Alarm & Electronic Systems	Fair	Fire Alarm Panel, Fully Addressable	1		3	5137278
D7050	Throughout	Fire Alarm & Electronic Systems	Fair	Fire Alarm System, Full System Upgrade, Standard Addre	146,272	SF	6	6067232
Equipment & Furnishings								
E1030	Kitchen	Equipment & Furnishings	Good	Foodservice Equipment, Prep Table Refrigerated, Salad/S	2		13	5137275
E1030	Kitchen	Equipment & Furnishings	Good	Foodservice Equipment, Walk-In, Combination Freezer/F	1		19	5137334
E1030	Classrooms	Equipment & Furnishings	Fair	Foodservice Equipment, Steamer, Tabletop	1		3	5137167
E1030	Kitchen	Equipment & Furnishings	Fair	Foodservice Equipment, Griddle	1		9	5137317
E1030	Classrooms	Equipment & Furnishings	Poor	Foodservice Equipment, Steam Kettle	1		0	5137149
E1030	Classrooms	Equipment & Furnishings	Fair	Foodservice Equipment, Conveyor Toaster	1		6	5137368
E1030	Kitchen	Equipment & Furnishings	Fair	Foodservice Equipment, Steamer, Tabletop	1		3	5137260
E1030	Classrooms	Equipment & Furnishings	Poor	Foodservice Equipment, Exhaust Hood, 3 to 6 LF	1		0	5137169
E1030	Kitchen	Equipment & Furnishings	Poor	Foodservice Equipment, Slicer	1		0	5137385
E1030	Classrooms	Equipment & Furnishings	Poor	Foodservice Equipment, Range/Oven, 6-Burner	1		1	5137383
E1030	Kitchen	Equipment & Furnishings	Poor	Foodservice Equipment, Icemaker, Freestanding	1		1	5137392
E1030	Classrooms	Equipment & Furnishings	Good	Foodservice Equipment, Deep Fryer	1		11	5137328
E1030	Classrooms	Equipment & Furnishings	Fair	Foodservice Equipment, Steamer, Tabletop	1		3	5137242
E1030	Kitchen	Equipment & Furnishings	Poor	Foodservice Equipment, Exhaust Hood, 8 to 10 LF	1		1	5137396
E1030	Kitchen	Equipment & Furnishings	Good	Foodservice Equipment, Convection Oven, Double	2		9	5137386
E1030	Culinary arts classroom walk in	Equipment & Furnishings	Fair	Foodservice Equipment, Walk-In, Freezer	1		6	5137294
E1030	Classrooms	Equipment & Furnishings	Good	Foodservice Equipment, Icemaker, Freestanding	1		11	5137321
E1030	Classrooms	Equipment & Furnishings	Poor	Foodservice Equipment, Food Warmer, Tabletop Drawer	1		1	5137250
E1030	Kitchen	Equipment & Furnishings	Good	Foodservice Equipment, Convection Oven, Single	1		7	5137271
E1030	Classrooms	Equipment & Furnishings	Fair	Foodservice Equipment, Convection Oven, Single	1		3	5137221
E1030	Kitchen	Equipment & Furnishings	Fair	Foodservice Equipment, Mixer, Freestanding	1		11	5137241
E1030	Kitchen	Equipment & Furnishings	Good	Foodservice Equipment, Walk-In, Evaporator for Refigera	2		14	5137266
E1030	Classrooms	Equipment & Furnishings	Fair	Foodservice Equipment, Walk-In, Refrigerator	1		6	5137256
E1030	Kitchen	Equipment & Furnishings	Poor	Foodservice Equipment, Food Warmer, Proofing Cabinet	1		0	5137224
E1030	Kitchen	Equipment & Furnishings	Fair	Foodservice Equipment, Prep Table Refrigerated, Salad/S	4		3	5137325
E1030	Classrooms	Equipment & Furnishings	Poor	Foodservice Equipment, Refrigerator, 3-Door Reach-In	1		1	5137364
E1030	Classrooms	Equipment & Furnishings	Poor	Foodservice Equipment, Range/Oven, 8-Burner	1		0	5137223
E1030	Kitchen	Equipment & Furnishings	Good	Foodservice Equipment, Dishwasher Commercial	1		7	5137247
E1030	Kitchen	Equipment & Furnishings	Poor	Foodservice Equipment, Conveyor Toaster	1		0	5137359
E1030	Classrooms	Equipment & Furnishings	Poor	Foodservice Equipment, Walk-In, Condenser for Refigera	1		1	5137379
E1030	Classrooms	Equipment & Furnishings	Poor	Foodservice Equipment, Exhaust Hood, 8 to 10 LF	3		1	5137208

UF L3 Code	Location	Category	Condition	Asset/Component/Repair	Quantity		RUL	ID
E1030	Tunnel	Equipment & Furnishings	Poor	Foodservice Equipment, Walk-In, Condenser for Refigera	1		1	5137229
E1030	Kitchen	Equipment & Furnishings	Fair	Foodservice Equipment, Steam Kettle	1		10	5137352
E1030	Classrooms	Equipment & Furnishings	Poor	Foodservice Equipment, Slicer	1		0	5137312
E1030	Classrooms	Equipment & Furnishings	Fair	Foodservice Equipment, Coffee Machine	1		3	5137164
E1030	Classrooms	Equipment & Furnishings	Poor	Foodservice Equipment, Mixer, Tabletop	2		0	5137300
E1030	Classrooms	Equipment & Furnishings	Poor	Foodservice Equipment, Broiler	1		1	5137150
E1030	Classrooms	Equipment & Furnishings	Fair	Foodservice Equipment, Refrigerator, 1-Door Reach-In	1		3	5137204
E1030	Kitchen	Equipment & Furnishings	Poor	Foodservice Equipment, Range/Oven, 6-Burner [000004(	1		1	5137210
E1030	Kitchen	Equipment & Furnishings	Poor	Foodservice Equipment, Heat Lamps, Food Warming Fixt	1		0	5137360
E1030	Tunnel	Equipment & Furnishings	Fair	Foodservice Equipment, Walk-In, Condenser for Refigera	1		4	5137351
E1030	Classrooms	Equipment & Furnishings	Fair	Foodservice Equipment, Mixer, Tabletop	4		9	5137338
E1030	Classrooms	Equipment & Furnishings	Fair	Foodservice Equipment, Convection Oven, Double	1		3	5137382
E1030	Classrooms	Equipment & Furnishings	Fair	Foodservice Equipment, Walk-In, Condenser for Refigera	1		2	5137308
E1030	Kitchen	Equipment & Furnishings	Fair	Foodservice Equipment, Coffee Machine	2		5	5137282
E1030	Classrooms	Equipment & Furnishings	Poor	Foodservice Equipment, Refrigerator, 2-Door Reach-In	1		1	5137323
E1030	Classrooms	Equipment & Furnishings	Fair	Foodservice Equipment, Refrigerator, 3-Door Reach-In	1		3	5137291
E1030	Kitchen	Equipment & Furnishings	Poor	Foodservice Equipment, Ice Cream Dispenser, Soft Serve	1		0	5137237
E1030	Kitchen	Equipment & Furnishings	Good	Foodservice Equipment, Food Warmer, Proofing Cabinet	2		14	5137298
E1030	Kitchen	Equipment & Furnishings	Poor	Foodservice Equipment, Refrigerator, 4-Door Reach-In	1		1	5137399
E1030	Throughout building	Equipment & Furnishings	Poor	Foodservice Equipment, Refrigerator, 3-Door Reach-In	1		1	5137263
E1030	Kitchen	Equipment & Furnishings	Poor	Foodservice Equipment, Food Warmer, Tabletop Drawer	1		1	5137162
E1030	Kitchen	Equipment & Furnishings	Good	Foodservice Equipment, Freezer, 2-Door Reach-In	1		10	5137371
E1030	Kitchen	Equipment & Furnishings	Fair	Foodservice Equipment, Dairy Cooler/Wells	2		8	5137179
E1030	Classrooms	Equipment & Furnishings	Fair	Foodservice Equipment, Dishwasher Commercial	1		3	5137171
E1030	Culinary arts walk-in refrigerato	Equipment & Furnishings	Fair	Foodservice Equipment, Walk-In, Evaporator for Refigera	1		4	5137372
E1030	Culinary arts classroom walk in	Equipment & Furnishings	Fair	Foodservice Equipment, Walk-In, Evaporator for Refigera	1		3	5137344
E1060	Classrooms	Equipment & Furnishings	Good	Residential Appliances, Washer	1		13	5137166
E1060	Throughout building	Equipment & Furnishings	Good	Residential Appliances, Refrigerator, 14 to 18 CF	1		14	5137177
E1060	Kitchen	Equipment & Furnishings	Fair	Residential Appliances, Clothes Dryer	1		9	5137226
E1060	Store	Equipment & Furnishings	Poor	Residential Appliances, Refrigerator, 14 to 18 CF	1		0	5137239
E1060	Throughout building	Equipment & Furnishings	Fair	Residential Appliances, Washer	2		8	5137236
E1060	Classrooms	Equipment & Furnishings	Poor	Residential Appliances, Refrigerator, 14 to 18 CF	1		0	5137280
E1060	Classrooms	Equipment & Furnishings	Fair	Residential Appliances, Cooktop, Countertop	1		3	5137184
E1060	Classrooms	Equipment & Furnishings	Good	Residential Appliances, Clothes Dryer	1		13	5137295
Special Construction & Demo								
F1020	Greenhouse	Special Construction & Demo	Fair	Ancillary Building, Greenhouse, Glazing & Accessories	1,200	SF	16	5137267
F1020	Biomass building	Special Construction & Demo	Fair	Ancillary Building, Steel, Pre-Engineered	759	SF	21	5137370
Pedestrian Plazas & Walkways								
G2020	Site	Pedestrian Plazas & Walkways	Fair	Parking Lots, Pavement, Asphalt, Mill & Overlay	72,000	SF	12	5137327
G2030	Site	Pedestrian Plazas & Walkways	Good	Sidewalk, Concrete, Large Areas	6,500	SF	36	5137200
Sitework								
G2060	Site	Sitework	Fair	Fences & Gates, Fence, Chain Link 8'	70	LF	26	5137361
G2060	Site	Sitework	Fair	Fences & Gates, Fence, any Painted Surface, Prep & Pain	210	SF	6	5137251
Accessibility								
Y1050	Restrooms	Accessibility	Poor	ADA Restrooms, Shower/Tub, Full Reconfiguration, Renc	4		1	5137394

Component Condition Report | NORTH COUNTRY CAREER CTR - Secondary Building

UF L3 Code	Location	Category	Condition	Asset/Component/Repair	Quantity		RUL	ID
Structure								
B1080	Building Exterior	Structure	Fair	Stairs, Metal, Interior, Refinish	50	SF	6	5153439
Facade								
B2010	Building Exterior	Facade	Fair	Exterior Walls, any painted surface, Prep & Paint	12,896	SF	3	5153382
B2020	Building Exterior	Facade	Fair	Storefront, Glazing & Framing	120	SF	14	5153452
B2020	Classrooms	Facade	Fair	Storefront, Glazing & Framing	500	SF	14	5153402
B2020	Building exterior	Facade	Fair	Storefront, Glazing & Framing	632	SF	14	5153410
B2020	Hall	Facade	Fair	Storefront, Glazing & Framing	84	SF	14	5153388
B2020	Building Exterior	Facade	Good	Window, Steel, any type, Refinish	32		8	5153427
B2020	Building Exterior	Facade	Fair	Storefront, Glazing & Framing	51	SF	14	5153426
B2020	Building Exterior	Facade	Fair	Storefront, Glazing & Framing	252	SF	14	5153437
B2020	Hall	Facade	Fair	Storefront, Glazing & Framing	55	SF	14	5153444
B2020	Building Exterior	Facade	Fair	Storefront, Glazing & Framing	120	SF	14	5153417
B2050	Building Exterior	Facade	Fair	Exterior Door, Steel, Fire-Rated at 90 Minutes or Over	4		24	5153409
B2050	Building Exterior	Facade	Fair	Overhead/Dock Door, Aluminum, 12'x12' (144 SF)	8		14	5153396
B2080	Site	Facade	Fair	Awning, Metal, per SF of awning, Refinish	360	SF	6	5153425
Roofing								
B3010	Throughout	Roofing	Fair	Roofing, Single-Ply Membrane, EPDM	13,744	SF	5	5153519
B3060	Roof	Roofing	Fair	Roof Skylight, per unit, up to 20 SF	8		15	5153394
Interiors								
C1010	Hall	Interiors	Fair	Interior Wall, Wire Mesh Channel-Frame	60	SF	10	5153413
C1030	Classrooms	Interiors	Fair	Interior Door, Steel, w/ Extensive Glazing	1		25	5153393
C1030	Classrooms	Interiors	Fair	Interior Door, Steel, Fire-Rated at 90 Minutes or Over	12		25	5153445
C1090	Restrooms	Interiors	Fair	Toilet Partitions, Metal, Refinish	2		3	5153443
C2010		Interiors	Fair	Wall Finishes, any surface, Prep & Paint	20,312	SF	5	5160135
C2010	Restrooms	Interiors	Fair	Wall Finishes, Ceramic Tile	648	SF	24	5153435
C2030		Interiors	Fair	Flooring, any surface, w/ Paint or Sealant, Prep & Paint	13,378	SF	5	5160037
C2030	Restrooms	Interiors	Fair	Flooring, Ceramic Tile	366	SF	24	5153404
C2050		Interiors	Fair	Ceiling Finishes, exposed irregular elements, Prep & Pair	13,744	SF	5	5160187
Plumbing								
D2010	Classrooms	Plumbing	Fair	Sink/Lavatory, Service Sink, Laundry	4		14	5153386
D2010	Boiler room	Plumbing	Fair	Backflow Preventer, Domestic Water	2		14	5153389
D2010	Restrooms	Plumbing	Fair	Toilet, Commercial Water Closet	2		14	5153418
D2010	Boiler room	Plumbing	Fair	Piping & Valves, Water Flow Meter, Domestic Water	1		15	5153436
D2010	Classrooms	Plumbing	Fair	Emergency Plumbing Fixtures, Eye Wash	2		4	5153442
D2010	Restrooms	Plumbing	Fair	Urinal, Standard	1		14	5153403
D2010	Classrooms	Plumbing	Fair	Sink/Lavatory, Vanity Top, Stainless Steel	4		15	5153422
D2010	Storage	Plumbing	Fair	Sink/Lavatory, Service Sink, Floor	1		19	5153431
D2010	Restrooms	Plumbing	Fair	Sink/Lavatory, Wall-Hung, Vitreous China	2		14	5153412
D2010	Boiler room	Plumbing	Fair	Water Heater, Electric, Residential	1		6	5153448
HVAC								
D3010	Site	HVAC	Fair	Storage Tank, Fuel, Interior	1		9	5153384
D3010	Boiler room	HVAC	Fair	Storage Tank, Fuel, Interior	4		9	5153451
D3020	Hall	HVAC	Fair	Radiator, Hydronic, Column/Cabinet Style (per EA)	2		15	5153385

UF L3 Code	Location	Category	Condition	Asset/Component/Repair	Quantity		RUL	ID
D3020	Throughout building	HVAC	Fair	Unit Heater, Hydronic	1		5	5153434
D3020	Boiler room	HVAC	Fair	Boiler, Oil, HVAC	2		14	5153405
D3030	Classrooms	HVAC	Poor	Split System Ductless, Single Zone	1		1	5153414
D3030	Classrooms	HVAC	Fair	Unit Ventilator, approx/nominal 3 Ton	3		4	5153441
D3030	Wood shop	HVAC	Poor	Split System Ductless, Single Zone	1		1	5153429
D3030	Classrooms	HVAC	Fair	Unit Ventilator, approx/nominal 5 Ton	8		4	5153440
D3060	Roof	HVAC	Fair	Exhaust Fan, Roof or Wall-Mounted, 10" Damper	6		5	5153430
D3060	Wood shop	HVAC	Good	Exhaust Fan, Industrial Dust Collection, 15 HP Motor	1		17	5153428
D3060	Roof	HVAC	Fair	Exhaust Fan, Propeller, 0.5 HP Motor	5		5	5153433
D3060	Roof	HVAC	Fair	Exhaust Fan, Centrifugal, 16" Damper	1		10	5153387
Electrical								
D5010	Site	Electrical	Fair	Automatic Transfer Switch, ATS	1		12	5153438
D5010	Site	Electrical	Fair	Generator, Gas or Gasoline	1		12	5153416
D5020	Wood shop	Electrical	Fair	Distribution Panel, 120/240 V	1		15	5153391
D5020	Boiler room	Electrical	Fair	Distribution Panel, 120/240 V	5		15	5153447
D5020	Wood shop	Electrical	Fair	Distribution Panel, 120/240 V	1		15	5153407
D5020	Boiler room	Electrical	Fair	Supplemental Components, Circuit Breaker/Disconnect	1		14	5153395
D5030	Boiler room	Electrical	Fair	Variable Frequency Drive, VFD, by HP of Motor, Replace,	3		4	5153420
Fire Alarm & Electronic Systems								
D6020	Wood shop	Fire Alarm & Electronic Systems	Fair	Low Voltage System, Phone & Data Lines	13,744	SF	5	5153397
D7010	Hall	Fire Alarm & Electronic Systems	Poor	Access Control Devices, Security Cipher Lock	1		1	5153400
D7050	Hall	Fire Alarm & Electronic Systems	Poor	Fire Alarm Panel, Fully Addressable	1		1	5153424
Special Construction & Demo								
F1020	Site	Special Construction & Demo	Fair	Shed/Gazebo/Shade Structure, Wood or Metal-Framed,	880	SF	15	5153411
F1020	Site	Special Construction & Demo	Fair	Shed/Gazebo/Shade Structure, Wood or Metal-Framed,	1,728	SF	14	5153449
F1020	Site	Special Construction & Demo	Fair	Shed/Gazebo/Shade Structure, Wood or Metal-Framed,	483	SF	14	5153432
Pedestrian Plazas & Walkways								
G2020	Site	Pedestrian Plazas & Walkways	Fair	Parking Lots, Aggregate/Stone, Surface Gravel, Replenish	25,000	SF	4	5153383
Sitework								
G2060	Site	Sitework	Fair	Signage, Property, Building or Pole-Mounted, Replace/In	1		4	5153398
Other (H0001)								
H0000	Roof	Other (H0001)			2		1	5153450
H0000	Site	Other (H0001)			0		0	5153408
H0000		Other (H0001)			1		1	5153390
H0000		Other (H0001)			1		1	5153415
H0000	HVAC	Other (H0001)			1		1	5153446
H0000		Other (H0001)			1		1	5153423
H0000		Other (H0001)			1		1	5153421
H0000		Other (H0001)			1		1	5153406
H0000		Other (H0001)			1		1	5153453
H0000		Other (H0001)			1		1	5153401
H0000	Roof	Other (H0001)			0		1	5153419

Appendix G:
Replacement Reserves

Replacement Reserves Report
North Country UHS and Career Campus / NORTH COUNTRY UHS - Main Building

2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	Total Escalated Estimate
$1,185,850	$892,719	$529,749	$485,062	$967,994	$1,048,329	$715,901	$2,474,875	$1,304,393	$1,338,358	$504,641	$51,636	$1,060,960	$640,868	$121,763	$2,038,052	$2,511,744	$1,205,339	$722,683	$80,486	$700,591	$20,581,992

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	5122131	Exterior Walls, any painted surface, Prep & Paint	10	5	5	128976	SF	$3.00	$386,928						$386,928										$386,928						$773,856
B2020	5118094	Window, Steel, up to 15 SF, Replace	30	30	0	2	EA	$1,100.00	$2,200	$2,200																					$2,200
B2020	5117984	Window, Aluminum Double-Glazed, up to 15 SF, Replace	30	30	0	235	EA	$650.00	$152,750	$152,750																					$152,750
B2020	5117976	Storefront, Glazing & Framing, Replace	30	30	0	630	SF	$55.00	$34,650	$34,650																					$34,650
B2020	5118143	Storefront, Glazing & Framing, Replace	30	30	0	560	SF	$55.00	$30,800	$30,800																					$30,800
B2020	5118044	Storefront, Glazing & Framing, Replace	30	30	0	240	SF	$55.00	$13,200	$13,200																					$13,200
B2050	5118129	Exterior Door, Steel, Fire-Rated at 90 Minutes or Over, Replace	40	40	0	28	EA	$950.00	$26,600	$26,600																					$26,600
B2050	5118021	Exterior Door, Steel, Fire-Rated at 90 Minutes or Over, Replace	40	40	0	6	EA	$950.00	$5,700	$5,700																					$5,700
B3010	5118060	Roofing, Single-Ply Membrane, EPDM, Replace	20	5	15	34000	SF	$11.00	$374,000																$374,000						$374,000
B3010	5118124	Roofing, Single-Ply Membrane, EPDM, Replace	20	5	15	45000	SF	$11.00	$495,000																$495,000						$495,000
C1030	5118048	Interior Door, Wire Mesh Metal, Replace	40	37	3	21	EA	$900.00	$18,900				$18,900																		$18,900
C1030	5118009	Interior Door, Steel, Fire-Rated at 90 Minutes or Over, Replace	40	34	6	148	EA	$950.00	$140,600							$140,600															$140,600
C1070	5118132	Suspended Ceilings, Fiberglass Paneling, Replace	25	24	1	10000	SF	$15.00	$150,000		$150,000																				$150,000
C1070	5117991	Suspended Ceilings, Acoustical Tile (ACT), Replace	25	23	2	3382	SF	$3.50	$11,837			$11,837																			$11,837
C1070	5118007	Suspended Ceilings, Acoustical Tile (ACT), Replace	25	23	2	1428	SF	$3.50	$4,998			$4,998																			$4,998
C1070	5118028	Suspended Ceilings, Acoustical Tile (ACT), Replace	25	23	2	2144	SF	$3.50	$7,504			$7,504																			$7,504
C1070	5117972	Suspended Ceilings, Acoustical Tile (ACT), Replace	25	15	10	85000	SF	$3.50	$297,500											$297,500											$297,500
C1090	5118077	Toilet Partitions, Metal, Replace	20	13	7	16	EA	$850.00	$13,600								$13,600														$13,600
C1090	5117978	Lockers, Steel-Baked Enamel, 12" W x 15" D x 72" H, Replace	20	16	4	1061	EA	$500.00	$530,500					$530,500																	$530,500
C2010	5117998	Wall Finishes, any surface, Prep & Paint	10	8	2	260000	SF	$1.50	$390,000			$390,000										$390,000									$780,000
C2030	5118150	Flooring, any surface, w/ Elastomeric Coating, Prep & Paint	10	5	5	2280	SF	$9.00	$20,520						$20,520										$20,520						$41,040
C2030	5118043	Flooring, Ceramic Tile, Replace	40	39	1	3213	SF	$18.00	$57,834		$57,834																				$57,834
C2030	5118081	Flooring, Ceramic Tile, Replace	40	39	1	2000	SF	$18.00	$36,000		$36,000																				$36,000
C2030	5118064	Flooring, Vinyl Tile (VCT), Replace	15	14	1	72000	SF	$5.00	$360,000		$360,000															$360,000					$720,000
C2030	5118038	Flooring, Carpet, Commercial Standard, Replace	10	4	6	2881	SF	$7.50	$21,608							$21,608										$21,608					$43,215
C2030	5117986	Flooring, Carpet, Commercial Standard, Replace	10	4	6	4086	SF	$7.50	$30,645							$30,645										$30,645					$61,290
C2030	5118034	Flooring, Maple Sports Floor, Refinish	10	7	3	85000	SF	$5.00	$425,000				$425,000										$425,000								$850,000
C2030	5118110	Flooring, Maple Sports Floor, Refinish	10	5	5	1600	SF	$5.00	$8,000						$8,000										$8,000						$16,000
C2050	5118108	Ceiling Finishes, Wood Paneling, Replace	30	29	1	12000	SF	$14.00	$168,000		$168,000																				$168,000
C2050	5118065	Ceiling Finishes, exposed irregular elements, Prep & Paint	10	8	2	24000	SF	$2.50	$60,000			$60,000										$60,000									$120,000
C2050	5118071	Ceiling Finishes, exposed irregular elements, Prep & Paint	10	3	7	22000	SF	$2.50	$55,000								$55,000											$55,000			$110,000
D1010	5997622	Elevator Controls, Automatic, 1 Car, Replace	20	14	6	1	EA	$5,000.00	$5,000							$5,000															$5,000
D1010	5997621	Passenger Elevator, Hydraulic, 2 Floors, Renovate	30	21	9	1	EA	$55,000.00	$55,000										$55,000												$55,000
D1010	5117989	Passenger Elevator, Hydraulic, 2 Floors, Renovate	30	21	9	1	EA	$55,000.00	$55,000										$55,000												$55,000
D1010	5118096	Vertical Lift, Wheelchair, 5' Rise, Renovate	25	15	10	1	EA	$17,000.00	$17,000											$17,000											$17,000
D2010	5117981	Water Heater, Indirect, 80 to 120 GAL, Replace	15	10	5	2	EA	$4,800.00	$9,600						$9,600															$9,600	$19,200
D2010	5997539	Plumbing System, Supply & Sanitary, Medium Density (excludes fixtures), Replace	40	33	7	169000	SF	$11.00	$1,859,000								$1,859,000														$1,859,000
D2010	5118106	Urinal, Standard, Replace	30	23	7	10	EA	$1,100.00	$11,000								$11,000														$11,000
D2010	5118047	Toilet, Commercial Water Closet, Replace	30	23	7	30	EA	$1,300.00	$39,000								$39,000														$39,000
D2010	5117995	Sink/Lavatory, Wall-Hung, Enameled Steel, Replace	30	23	7	19	EA	$1,700.00	$32,300								$32,300														$32,300
D2010	5118099	Sink/Lavatory, Vanity Top, Stainless Steel, Replace	30	23	7	2	EA	$1,200.00	$2,400								$2,400														$2,400

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
D2060	5117985	Air Compressor, Tank-Style, 5 HP, Replace	20	20	0	1	EA	$10,600.00	$10,600	$10,600																				$10,600	$21,200
D3020	5118013	Boiler, Oil, HVAC, 751 to 1000 MBH, Replace	30	29	1	1	EA	$32,600.00	$32,600		$32,600																				$32,600
D3020	5118057	Boiler, Oil, HVAC, 301 to 500 MBH, Replace	30	29	1	1	EA	$23,400.00	$23,400		$23,400																				$23,400
D3020	5118113	Boiler, Dual Fuel, HVAC, 1000 to 2000 MBH, Replace	30	25	5	1	EA	$60,000.00	$60,000						$60,000																$60,000
D3020	5118144	Heat Exchanger, Plate & Frame, HVAC, Replace	35	16	19	1	EA	$45,000.00	$45,000																				$45,000		$45,000
D3030	5118016	Unit Ventilator, approx/nominal 2 Ton, Replace	20	2	18	8	EA	$7,400.00	$59,200																			$59,200			$59,200
D3030	5118147	Unit Ventilator, approx/nominal 4 Ton, Replace	20	2	18	34	EA	$10,600.00	$360,400																			$360,400			$360,400
D3050	5997538	HVAC System, Hydronic Piping, 2-Pipe, Replace	40	31	9	169000	SF	$5.00	$845,000										$845,000												$845,000
D3050	5118101	Pump, Distribution, HVAC Heating Water, 6 to 7.5 HP, Replace	25	5	20	2	EA	$6,500.00	$13,000																					$13,000	$13,000
D3050	5118045	Fan Coil Unit, Hydronic Terminal, Replace	20	20	0	10	EA	$1,670.00	$16,700	$16,700																				$16,700	$33,400
D3050	5118037	Fan Coil Unit, Hydronic Terminal, 801 to 1200 CFM, Replace	20	12	8	2	EA	$2,530.00	$5,060									$5,060													$5,060
D3050	5118069	Fan Coil Unit, Hydronic Terminal, 1201 to 1800 CFM, Replace	20	12	8	1	EA	$3,840.00	$3,840									$3,840													$3,840
D3050	5118014	Air Handler, Interior AHU, Easy/Moderate Access, Replace	30	13	17	3	EA	$70,000.00	$210,000																		$210,000				$210,000
D3060	5118146	Exhaust Fan, Roof or Wall-Mounted, 16" Damper, Replace	20	15	5	24	EA	$2,400.00	$57,600						$57,600																$57,600
D5020	5118022	Secondary Transformer, Dry, Stepdown, Replace	30	16	14	1	EA	$25,000.00	$25,000															$25,000							$25,000
D5020	5118111	Secondary Transformer, Dry, Stepdown, Replace	30	15	15	1	EA	$10,000.00	$10,000																$10,000						$10,000
D5020	5118127	Distribution Panel, 120/208 V, 200 AMP, Replace	30	30	0	1	EA	$2,000.00	$2,000	$2,000																					$2,000
D5020	5118097	Distribution Panel, 120/208 V, 200 AMP, Replace	30	30	0	1	EA	$2,000.00	$2,000	$2,000																					$2,000
D5020	5118041	Distribution Panel, 120/208 V, 200 AMP, Replace	30	30	0	2	EA	$2,000.00	$4,000	$4,000																					$4,000
D5020	5118141	Distribution Panel, 277/480 V, Replace	30	30	0	2	EA	$3,000.00	$6,000	$6,000																					$6,000
D5020	5118030	Supplemental Components, Circuit Breaker/Disconnect, Replace	30	22	8	4	EA	$1,700.00	$6,800									$6,800													$6,800
D5020	5118003	Supplemental Components, Circuit Breaker/Disconnect, Replace	30	16	14	1	EA	$6,000.00	$6,000															$6,000							$6,000
D5020	5118135	Distribution Panel, 120/240 V, Residential Style, Replace	30	16	14	1	EA	$1,100.00	$1,100															$1,100							$1,100
D5020	5118151	Supplemental Components, Circuit Breaker/Disconnect, Replace	30	16	14	2	EA	$3,200.00	$6,400															$6,400							$6,400
D5020	5118142	Distribution Panel, 277/480 V, 600 AMP, Replace	30	16	14	2	EA	$7,000.00	$14,000															$14,000							$14,000
D5020	5118005	Distribution Panel, 277/480 V, 1200 AMP, Replace	30	16	14	1	EA	$14,000.00	$14,000															$14,000							$14,000
D5020	5118149	Distribution Panel, 120/208 V, 800 AMP, Replace	30	16	14	1	EA	$8,000.00	$8,000															$8,000							$8,000
D5020	5117982	Distribution Panel, 277/480 V, 200 AMP, Replace	30	16	14	2	EA	$3,000.00	$6,000															$6,000							$6,000
D5020	5118115	Distribution Panel, 120/240 V, Residential Style, Replace	30	15	15	1	EA	$1,100.00	$1,100																$1,100						$1,100
D5020	5118066	Distribution Panel, 120/208 V, Replace	30	15	15	1	EA	$2,000.00	$2,000																$2,000						$2,000
D5020	5118039	Supplemental Components, Circuit Breaker/Disconnect, Replace	30	14	16	1	EA	$3,200.00	$3,200																	$3,200					$3,200
D5030	5118074	Electrical System, Wiring & Switches, High Density/Complexity, Replace	40	41	0	169000	SF	$4.00	$676,000	$676,000																					$676,000
D5030	5118083	Variable Frequency Drive, VFD, by HP of Motor, Replace/Install	20	15	5	2	EA	$6,200.00	$12,400						$12,400																$12,400
D5030	5118104	Variable Frequency Drive, VFD, by HP of Motor, Replace/Install	20	5	15	2	EA	$5,300.00	$10,600																$10,600						$10,600
D5030	5118079	Variable Frequency Drive, VFD, by HP of Motor, Replace/Install	20	4	16	2	EA	$6,200.00	$12,400																	$12,400					$12,400
D5040	5997542	Interior Lighting System, Full Upgrade, High Density & Standard Fixtures, Replace	20	4	16	169000	SF	$5.00	$845,000																	$845,000					$845,000
D6020	5118033	Low Voltage System, Phone & Data Lines, Replace	20	4	16	169000	SF	$1.50	$253,500																	$253,500					$253,500
D7010	5118145	Vehicular Access Devices, Gate Operator, Replace	15	2	13	1	EA	$11,400.00	$11,400															$11,400							$11,400
D7030	5118090	Security/Surveillance System, Full System Upgrade, Average Density, Replace	15	10	5	169000	SF	$2.00	$338,000						$338,000															$338,000	$676,000
D7050	5118073	Fire Alarm Panel, Annunciator, Replace	15	14	1	1	EA	$1,580.00	$1,580		$1,580															$1,580					$3,160

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
D7050	5997541	Fire Alarm System, Full System Upgrade, Simple Addressable, Install	20	14	6	169000	SF	$2.00	$338,000							$338,000															$338,000
D7050	5118015	Fire Alarm Panel, Multiplex, Replace	15	5	10	1	EA	$4,000.00	$4,000											$4,000											$4,000
D8010	5117980	BAS/HVAC Controls, Extensive/Robust BMS or Smart Building System, Upgrade	15	7	8	169000	SF	$6.00	$1,014,000									$1,014,000													$1,014,000
E1070	5118035	Theater & Stage Equipment, Flameproof Curtain, Medium Weight Velour, Replace	15	9	6	1000	SF	$15.00	$15,000							$15,000															$15,000
E2010	5118023	Fixed Seating, Auditorium/Theater, Metal Cushioned Standard, Replace	20	16	4	699	EA	$350.00	$244,650					$244,650																	$244,650
E2010	5118098	Bleachers, Fixed Steel Frame, Aluminum Benches (per Seat), Replace	25	20	5	60	EA	$120.00	$7,200						$7,200																$7,200
E2010	5118100	Bleachers, Telescoping Power-Operated, up to 15 Tier (per Seat), Replace	20	3	17	600	EA	$450.00	$270,000																		$270,000				$270,000
F1020	5117997	Shed/Gazebo/Shade Structure, Wood or Metal-Framed, Standard, Replace	30	30	0	4053	SF	$50.00	$202,650	$202,650																					$202,650
F1020	5118012	Shed/Gazebo/Shade Structure, Wood or Metal-Framed, Standard, Replace	30	24	6	200	SF	$50.00	$10,000							$10,000															$10,000
F1020	5118107	Shed/Gazebo/Shade Structure, Wood or Metal-Framed, Basic/Minimal, Replace	30	18	12	160	SF	$25.00	$4,000													$4,000									$4,000
F1020	5118082	Shed/Gazebo/Shade Structure, Wood or Metal-Framed, Standard, Replace	30	13	17	3885	SF	$50.00	$194,250																		$194,250				$194,250
G2020	5997543	Parking Lots, Pavement, Asphalt, Seal & Stripe	5	4	1	82896	SF	$0.45	$37,303		$37,303					$37,303					$37,303					$37,303					$149,213
G2020	5118052	Parking Lots, Pavement, Asphalt, Mill & Overlay	25	13	12	82896	SF	$3.50	$290,136													$290,136									$290,136
G2030	5118008	Sidewalk, Concrete, Small Areas/Sections, Replace	50	41	9	500	SF	$20.00	$10,000										$10,000												$10,000
G2050	5118089	Sports Apparatus, Scoreboard, Electronic Standard, Replace	25	21	4	3	EA	$8,000.00	$24,000					$24,000																	$24,000
G2050	5118105	Sports Apparatus, Player/Dugout Benches, 12' Length, Replace	15	11	4	2	EA	$450.00	$900					$900															$900		$1,800
G2050	5118114	Sports Apparatus, Soccer, Movable Practice Goal, Replace	15	9	6	2	EA	$700.00	$1,400							$1,400															$1,400
G2050	5117973	Sports Apparatus, Baseball, Backstop Chain-Link, Replace	20	11	9	1	EA	$5,000.00	$5,000										$5,000												$5,000
G2050	5118062	Sports Apparatus, Basketball, Backboard/Rim/Pole, Replace	25	15	10	6	EA	$9,500.00	$57,000											$57,000											$57,000
G2060	5118087	Fences & Gates, Fence, Chain Link 4', Replace	40	31	9	2700	LF	$18.00	$48,600										$48,600												$48,600
G2060	5118078	Fences & Gates, Fence, Chain Link 6', Replace	40	31	9	340	LF	$21.00	$7,140										$7,140												$7,140
G2060	5118061	Picnic Table, Metal Powder-Coated, Replace	20	2	18	7	EA	$700.00	$4,900																			$4,900			$4,900
G2060	5118056	Signage, Property, Building-Mounted Individual Letters, Replace/Install	20	15	5	27	EA	$150.00	$4,050						$4,050																$4,050
G3060	5118102	Storage Tank, Site Fuel, Underground, Replace/Install	25	23	2	1	EA	$25,000.00	$25,000			$25,000																			$25,000
G3060	5118140	Storage Tank, Site Fuel, Underground, Replace/Install	25	21	4	1	EA	$60,000.00	$60,000					$60,000																	$60,000
								Totals, Unescalated		$1,185,850	$866,717	$499,339	$443,900	$860,050	$904,298	$599,556	$2,012,300	$1,029,700	$1,025,740	$375,500	$37,303	$744,136	$436,400	$80,500	$1,308,148	$1,565,236	$729,250	$424,500	$45,900	$387,900	$15,562,223
								Totals, Escalated (3.0% inflation, compounded annually)		$1,185,850	$892,719	$529,749	$485,062	$967,994	$1,048,329	$715,901	$2,474,875	$1,304,393	$1,338,358	$504,641	$51,636	$1,060,960	$640,868	$121,763	$2,038,052	$2,511,744	$1,205,339	$722,683	$80,486	$700,591	$20,581,992

Replacement Reserves Report
North Country UHS and Career Campus / NORTH COUNTRY CAREER CTR - 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
$300,400	$6,489	$189,371	$149,581	$80,676	$3,327,741	$36,538	$17,095	$56,561	$371,991	$295,662	$352,149	$556,760	$258,003	$698,060	$3,510,009	$56,486	$189,251	$143,856	$8,417	$153,646	$10,758,741

Uniformat Code	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost *	Subtotal	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	Deficiency Repair Estimate
B1080	5137195	Stair/Ramp Rails, Metal, Refinish	10	5	5	300	LF	$1.50	$450						$450										$450						$900
B1080	5137227	Stair/Ramp Rails, Metal, Refinish	10	5	5	200	LF	$1.50	$300						$300										$300						$600
B2020	5137343	Window, Aluminum Double-Glazed, 16-25 SF, Replace	30	55	0	97	EA	$950.00	$92,150	$92,150																					$92,150
B2020	5137216	Window, Steel, any type, Refinish	10	5	5	36	EA	$90.00	$3,240						$3,240										$3,240						$6,480
B2020	5137232	Window, Aluminum Double-Glazed, 28-40 SF, Replace	30	16	14	150	EA	$1,250.00	$187,500															$187,500							$187,500
B2020	5137201	Storefront, Glazing & Framing, Replace	30	15	15	196	SF	$55.00	$10,780																$10,780						$10,780
B2020	5137357	Storefront, Glazing & Framing, Replace	30	15	15	1540	SF	$55.00	$84,700																$84,700						$84,700
B2020	5137322	Screens & Shutters, Rolling Security Shutter, 10 to 50 SF, Replace	20	15	5	1	EA	$1,200.00	$1,200						$1,200																$1,200
B2050	5137336	Exterior Door, Steel, Fire-Rated at 90 Minutes or Over, Replace	40	55	0	11	EA	$950.00	$10,450	$10,450																					$10,450
B2050	5137181	Overhead/Dock Door, Steel, 12'x12' (144 SF), Replace	30	15	15	2	EA	$3,200.00	$6,400																$6,400						$6,400
B2050	5137156	Overhead/Dock Door, Aluminum, 12'x12' (144 SF), Replace	30	15	15	5	EA	$4,400.00	$22,000																$22,000						$22,000
B3010	5142202	Roofing, Single-Ply Membrane, EPDM, Replace	20	15	5	70000	SF	$11.00	$770,000						$770,000																$770,000
C1010	5137342	Interior Wall, Wire Mesh Channel-Frame, Replace	25	15	10	288	SF	$27.00	$7,776											$7,776											$7,776
C1070	5137212	Suspended Ceilings, Acoustical Tile (ACT), Replace	25	15	10	968	SF	$3.50	$3,388											$3,388											$3,388
C1070	5137158	Suspended Ceilings, Acoustical Tile (ACT), Replace	25	15	10	224	SF	$3.50	$784											$784											$784
C1070	5137197	Suspended Ceilings, Acoustical Tile (ACT), Replace	25	15	10	840	SF	$3.50	$2,940											$2,940											$2,940
C1070	5137375	Suspended Ceilings, Acoustical Tile (ACT), Replace	25	15	10	2322	SF	$3.50	$8,127											$8,127											$8,127
C1070	5137182	Suspended Ceilings, Acoustical Tile (ACT), Replace	25	15	10	858	SF	$3.50	$3,003											$3,003											$3,003
C1070	5137367	Suspended Ceilings, Acoustical Tile (ACT), Replace	25	15	10	3990	SF	$3.50	$13,965											$13,965											$13,965
C1070	5137180	Suspended Ceilings, Acoustical Tile (ACT), Replace	25	15	10	638	SF	$3.50	$2,233											$2,233											$2,233
C1070	5137222	Suspended Ceilings, Acoustical Tile (ACT), Replace	25	15	10	1218	SF	$3.50	$4,263											$4,263											$4,263
C1070	5137148	Suspended Ceilings, Acoustical Tile (ACT), Replace	25	15	10	817	SF	$3.50	$2,860											$2,860											$2,860
C1070	5137310	Suspended Ceilings, Acoustical Tile (ACT), Replace	25	15	10	384	SF	$3.50	$1,344											$1,344											$1,344
C1070	5137390	Suspended Ceilings, Acoustical Tile (ACT), Replace	25	15	10	1248	SF	$3.50	$4,368											$4,368											$4,368
C1090	5137329	Toilet Partitions, Metal, Refinish	10	14	0	14	EA	$50.00	$700	$700										$700										$700	$2,100
C2010	5137279	Wall Finishes, any surface, Prep & Paint	10	5	5	220000	SF	$1.50	$330,000						$330,000										$330,000						$660,000
C2030	5137273	Flooring, any surface, w/ Paint or Sealant, Prep & Paint	10	7	3	70925	SF	$1.50	$106,388				$106,388										$106,388								$212,775
C2030	5137319	Flooring, Vinyl Tile (VCT), Replace	15	6	9	50000	SF	$5.00	$250,000										$250,000												$250,000
C2030	5137234	Flooring, Carpet, Commercial Standard, Replace	10	5	5	968	SF	$7.50	$7,260						$7,260										$7,260						$14,520
C2030	5137286	Flooring, Carpet, Commercial Standard, Replace	10	5	5	1134	SF	$7.50	$8,505						$8,505										$8,505						$17,010
C2030	5137243	Flooring, Carpet, Commercial Standard, Replace	10	5	5	1100	SF	$7.50	$8,250						$8,250										$8,250						$16,500
C2030	5137309	Flooring, Carpet, Commercial Standard, Replace	10	5	5	1248	SF	$7.50	$9,360						$9,360										$9,360						$18,720
C2030	5137270	Flooring, Carpet, Commercial Standard, Replace	10	5	5	2322	SF	$7.50	$17,415						$17,415										$17,415						$34,830
C2030	5137337	Flooring, Carpet, Commercial Standard, Replace	10	5	5	1568	SF	$7.50	$11,760						$11,760										$11,760						$23,520
C2030	5137331	Flooring, Carpet, Commercial Standard, Replace	10	5	5	1080	SF	$7.50	$8,100						$8,100										$8,100						$16,200

Uniformat Code	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost *	Subtotal	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	Deficiency Repair Estimate
C2030	5137326	Flooring, Carpet, Commercial Standard, Replace	10	5	5	224	SF	$7.50	$1,680						$1,680										$1,680						$3,360
C2030	5137363	Flooring, Carpet, Commercial Standard, Replace	10	5	5	1287	SF	$7.50	$9,653						$9,653										$9,653						$19,305
C2050	5137380	Ceiling Finishes, any flat surface, Prep & Paint	10	5	5	4042	SF	$2.00	$8,084						$8,084										$8,084						$16,168
C2050	5137244	Ceiling Finishes, exposed irregular elements, Prep & Paint	10	5	5	1763	SF	$2.50	$4,408						$4,408										$4,408						$8,815
C2050	5137356	Ceiling Finishes, exposed irregular elements, Prep & Paint	10	5	5	1134	SF	$2.50	$2,835						$2,835										$2,835						$5,670
C2050	5142203	Ceiling Finishes, any flat surface, Prep & Paint	10	5	5	120000	SF	$2.00	$240,000						$240,000										$240,000						$480,000
D1010	6067377	Elevator Cab Finishes, Standard, Replace	15	13	2	2	EA	$9,000.00	$18,000			$18,000															$18,000				$36,000
D1010	6067378	Elevator Controls, Automatic, 1 Car, Replace	20	16	4	1	EA	$5,000.00	$5,000					$5,000																	$5,000
D1010	6067373	Elevator Controls, Automatic, 1 Car, Replace	20	13	7	1	EA	$5,000.00	$5,000								$5,000														$5,000
D1010	6067374	Passenger Elevator, Hydraulic, 2 Floors, 1500 to 2500 LB, Renovate	30	16	14	1	EA	$55,000.00	$55,000															$55,000							$55,000
D1010	5137213	Passenger Elevator, Hydraulic, 2 Floors, 3000 to 4000 LB, Renovate	30	16	14	1	EA	$60,000.00	$60,000															$60,000							$60,000
D2010	5137153	Water Heater, Indirect, Replace	15	11	4	1	EA	$4,800.00	$4,800					$4,800															$4,800		$9,600
D2010	5137293	Water Heater, Electric, Residential, Replace	15	4	11	1	EA	$2,400.00	$2,400												$2,400										$2,400
D2010	5137265	Emergency Plumbing Fixtures, Eye Wash, Replace	20	50	0	4	EA	$1,500.00	$6,000	$6,000																				$6,000	$12,000
D2010	5137348	Sink/Lavatory, Commercial Kitchen, 2-Bowl, Replace	30	28	2	2	EA	$2,100.00	$4,200			$4,200																			$4,200
D2010	5137154	Sink/Lavatory, Commercial Kitchen, 1-Bowl, Replace	30	28	2	3	EA	$1,600.00	$4,800			$4,800																			$4,800
D2010	5137391	Toilet, Commercial Water Closet, Replace	30	15	15	18	EA	$1,300.00	$23,400																$23,400						$23,400
D2010	5137206	Sink/Lavatory, Trough Style, Solid Surface, Replace	30	15	15	3	EA	$2,500.00	$7,500																$7,500						$7,500
D2010	5137205	Sink/Lavatory, Vanity Top, Stainless Steel, Replace	30	15	15	17	EA	$1,200.00	$20,400																$20,400						$20,400
D2010	5137314	Sink/Lavatory, Commercial Kitchen, 2-Bowl, Replace	30	15	15	1	EA	$2,100.00	$2,100																$2,100						$2,100
D2010	5137358	Sink/Lavatory, Commercial Kitchen, 1-Bowl, Replace	30	15	15	1	EA	$1,600.00	$1,600																$1,600						$1,600
D2010	5137395	Sink/Lavatory, Wall-Hung, Vitreous China, Replace	30	15	15	11	EA	$1,500.00	$16,500																$16,500						$16,500
D2010	5137170	Urinal, Waterless, Replace	30	14	16	3	EA	$600.00	$1,800																	$1,800					$1,800
D2010	5137235	Sink/Lavatory, Commercial Kitchen, 2-Bowl, Replace	30	13	17	1	EA	$2,100.00	$2,100																		$2,100				$2,100
D2010	5137185	Sink/Lavatory, Commercial Kitchen, 3-Bowl, Replace	30	13	17	1	EA	$2,500.00	$2,500																		$2,500				$2,500
D2010	5137320	Sink/Lavatory, Service Sink, Floor, Replace	35	15	20	1	EA	$800.00	$800																					$800	$800
D3020	6067385	Boiler, Gas, HVAC, 2001 to 2500 MBH, Replace	30	15	15	1	EA	$241,600.00	$241,600																$241,600						$241,600
D3020	6067383	Boiler, Oil, HVAC, 751 to 1000 MBH, Replace	30	15	15	1	EA	$32,600.00	$32,600																$32,600						$32,600
D3020	5137283	Duct Heater, Electric, Replace	20	15	5	1	EA	$1,730.00	$1,730						$1,730																$1,730
D3020	5137299	Unit Heater, Natural Gas, Replace	20	15	5	1	EA	$5,500.00	$5,500						$5,500																$5,500
D3020	5137316	Unit Heater, Natural Gas, 201 to 300 MBH, Replace	20	15	5	1	EA	$7,400.00	$7,400						$7,400																$7,400
D3020	5137277	Unit Heater, Hydronic, 13 to 36 MBH, Replace	20	15	5	2	EA	$1,700.00	$3,400						$3,400																$3,400
D3020	5137345	Unit Heater, Hydronic, 101 to 160 MBH, Replace	20	15	5	1	EA	$2,900.00	$2,900						$2,900																$2,900
D3020	5137315	Unit Heater, Hydronic, 8 to 12 MBH, Replace	20	12	8	4	EA	$1,100.00	$4,400									$4,400													$4,400
D3020	5137255	Radiator, Hydronic, Baseboard (per LF), Replace	30	16	14	600	LF	$150.00	$90,000															$90,000							$90,000
D3030	5137381	Split System Ductless, Single Zone, Replace	15	22	0	1	EA	$3,500.00	$3,500	$3,500															$3,500						$7,000
D3030	5137374	Split System, Condensing Unit/Heat Pump, Replace	15	24	0	1	EA	$2,300.00	$2,300	$2,300															$2,300						$4,600
D3030	5137339	Split System, Condensing Unit/Heat Pump, Replace	15	16	0	3	EA	$3,400.00	$10,200	$10,200															$10,200						$20,400

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	5137246	Split System, Condensing Unit/Heat Pump, Replace	15	16	0	1	EA	$4,000.00	$4,000	$4,000															$4,000						$8,000
D3030	5137219	Split System, Condensing Unit/Heat Pump, Replace	15	16	0	12	EA	$4,000.00	$48,000	$48,000															$48,000						$96,000
D3030	5137347	Split System, Condensing Unit/Heat Pump, Replace	15	16	0	2	EA	$3,400.00	$6,800	$6,800															$6,800						$13,600
D3030	5137245	Split System Ductless, Single Zone, Replace	15	16	0	1	EA	$3,500.00	$3,500	$3,500															$3,500						$7,000
D3030	5137176	Split System Ductless, Single Zone, Replace	15	12	3	1	EA	$6,100.00	$6,100				$6,100															$6,100			$12,200
D3030	5137214	Unit Ventilator, approx/nominal 4 Ton, Replace	20	15	5	16	EA	$10,600.00	$169,600						$169,600																$169,600
D3030	5137353	Split System Ductless, Single Zone, Replace	15	9	6	1	EA	$3,500.00	$3,500							$3,500															$3,500
D3030	5137233	Split System Ductless, Single Zone, Replace	15	5	10	2	EA	$6,100.00	$12,200											$12,200											$12,200
D3030	5137297	Split System Ductless, Single Zone, Replace	15	2	13	3	EA	$6,100.00	$18,300														$18,300								$18,300
D3030	5137287	Split System Ductless, Single Zone, Replace	15	2	13	1	EA	$6,100.00	$6,100														$6,100								$6,100
D3030	5137333	Split System Ductless, Single Zone, Replace	15	2	13	4	EA	$6,100.00	$24,400														$24,400								$24,400
D3050	5137160	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	16	4	1	EA	$7,500.00	$7,500					$7,500																	$7,500
D3050	5137172	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	16	4	2	EA	$9,000.00	$18,000					$18,000																	$18,000
D3050	5137349	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	16	4	1	EA	$5,500.00	$5,500					$5,500																	$5,500
D3050	5137289	Fan Coil Unit, Hydronic Terminal, 1201 to 1800 CFM, Replace	20	16	4	7	EA	$3,840.00	$26,880					$26,880																	$26,880
D3050	5137324	Fan Coil Unit, Hydronic Terminal, 200 to 400 CFM, Replace	20	15	5	6	EA	$1,670.00	$10,020						$10,020																$10,020
D3050	5137274	Fan Coil Unit, Hydronic Terminal, 1801 to 2500 CFM, Replace	20	15	5	6	EA	$4,880.00	$29,280						$29,280																$29,280
D3050	5137187	Fan Coil Unit, Hydronic Terminal, 1201 to 1800 CFM, Replace	20	15	5	1	EA	$3,840.00	$3,840						$3,840																$3,840
D3050	5137285	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	15	5	2	EA	$15,000.00	$30,000						$30,000																$30,000
D3050	6067234	HVAC System, Ductwork, High Density, Replace	30	15	15	146272	SF	$6.00	$877,632																$877,632						$877,632
D3060	5137292	Exhaust Fan, Roof or Wall-Mounted, 12" Damper, Replace	20	15	5	5	EA	$1,400.00	$7,000						$7,000																$7,000
D3060	5137290	Exhaust Fan, Centrifugal, 28" Damper, Replace	25	15	10	2	EA	$4,000.00	$8,000											$8,000											$8,000
D3060	5137355	Exhaust Fan, Centrifugal, 16" Damper, Replace	25	15	10	12	EA	$2,400.00	$28,800											$28,800											$28,800
D3060	5137366	Exhaust Fan, Centrifugal, 36"Damper, Replace	25	15	10	2	EA	$5,600.00	$11,200											$11,200											$11,200
D3060	5137183	Exhaust Fan, Centrifugal, 42" Damper, 15001 to 20000 CFM, Replace	25	15	10	4	EA	$11,000.00	$44,000											$44,000											$44,000
D4010	6067236	Fire Suppression System, Existing Sprinkler Heads, by SF, Replace	25	15	10	15000	SF	$1.07	$16,050											$16,050											$16,050
D4010	6264110	Backflow Preventer, Fire Suppression, 4 IN, Replace	30	15	15	1	EA	$6,600.00	$6,600																$6,600						$6,600
D4010	5137157	Fire Suppression System, Commercial Kitchen, per LF of Hood, Replace	20	15	5	32	LF	$400.00	$12,800						$12,800																$12,800
D4010	5137186	Fire Suppression System, Commercial Kitchen, per LF of Hood, Replace	20	15	5	13	LF	$400.00	$5,200						$5,200																$5,200
D5010	5137173	Generator, Diesel, Replace	25	13	12	1	EA	$150,000.00	$150,000													$150,000									$150,000
D5010	6067384	Generator, Diesel, 305 to 400 KW, Replace	25	13	12	1	EA	$120,000.00	$120,000													$120,000									$120,000
D5010	5137188	Automatic Transfer Switch, ATS, 1200 AMP, Replace	25	13	12	1	EA	$50,000.00	$50,000													$50,000									$50,000
D5020	5137301	Secondary Transformer, Dry, Stepdown, Replace	30	16	14	1	EA	$10,000.00	$10,000															$10,000							$10,000
D5020	5137304	Secondary Transformer, Dry, Stepdown, 45 KVA, Replace	30	16	14	1	EA	$7,600.00	$7,600															$7,600							$7,600
D5020	5137209	Supplemental Components, Circuit Breaker/Disconnect, 60 AMP, Replace	30	17	13	4	EA	$1,700.00	$6,800														$6,800								$6,800
D5020	5137190	Distribution Panel, 120/208 V, Replace	30	16	14	12	EA	$2,000.00	$24,000															$24,000							$24,000

Uniformat Code	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost *	Subtotal	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	Deficiency Repair Estimate
D5020	5137332	Supplemental Components, Circuit Breaker/Disconnect, Replace	30	16	14	2	EA	$1,700.00	$3,400															$3,400							$3,400
D5020	5137191	Distribution Panel, 277/480 V, Replace	30	16	14	2	EA	$3,000.00	$6,000															$6,000							$6,000
D5020	5137178	Distribution Panel, 277/480 V, Replace	30	16	14	2	EA	$3,000.00	$6,000															$6,000							$6,000
D5020	5137378	Distribution Panel, 120/208 V, Replace	30	16	14	4	EA	$2,000.00	$8,000															$8,000							$8,000
D5020	5137225	Supplemental Components, Circuit Breaker/Disconnect, Replace	30	15	15	4	EA	$2,100.00	$8,400																$8,400						$8,400
D5040	6067382	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures, Replace	20	15	5	146272	SF	$4.50	$658,224						$658,224																$658,224
D7030	5137199	Security Panel, Annunciator, Replace	15	2	13	1	EA	$500.00	$500														$500								$500
D7050	5137278	Fire Alarm Panel, Fully Addressable, Replace	15	13	2	1	EA	$15,000.00	$15,000			$15,000															$15,000				$30,000
D7050	6067232	Fire Alarm System, Full System Upgrade, Standard Addressable, Install	20	15	5	146272	SF	$3.00	$438,816						$438,816																$438,816
E1030	5137149	Foodservice Equipment, Steam Kettle, Replace	20	30	0	1	EA	$30,000.00	$30,000	$30,000																				$30,000	$60,000
E1030	5137169	Foodservice Equipment, Exhaust Hood, 3 to 6 LF, Replace	15	16	0	1	EA	$3,300.00	$3,300	$3,300															$3,300						$6,600
E1030	5137385	Foodservice Equipment, Slicer, Replace	10	29	0	1	EA	$3,200.00	$3,200	$3,200										$3,200										$3,200	$9,600
E1030	5137396	Foodservice Equipment, Exhaust Hood, 8 to 10 LF, Replace	15	16	0	1	EA	$4,500.00	$4,500	$4,500															$4,500						$9,000
E1030	5137224	Foodservice Equipment, Food Warmer, Proofing Cabinet on Wheels, Replace	15	29	0	1	EA	$1,700.00	$1,700	$1,700															$1,700						$3,400
E1030	5137364	Foodservice Equipment, Refrigerator, 3-Door Reach-In, Replace	15	24	0	1	EA	$6,400.00	$6,400	$6,400															$6,400						$12,800
E1030	5137223	Foodservice Equipment, Range/Oven, 8-Burner, Replace	15	30	0	1	EA	$7,400.00	$7,400	$7,400															$7,400						$14,800
E1030	5137359	Foodservice Equipment, Conveyor Toaster, Replace	20	29	0	1	EA	$1,700.00	$1,700	$1,700																				$1,700	$3,400
E1030	5137312	Foodservice Equipment, Slicer, Replace	10	32	0	1	EA	$3,200.00	$3,200	$3,200										$3,200										$3,200	$9,600
E1030	5137300	Foodservice Equipment, Mixer, Tabletop, Replace	20	32	0	2	EA	$3,400.00	$6,800	$6,800																				$6,800	$13,600
E1030	5137150	Foodservice Equipment, Broiler, Replace	15	30	0	1	EA	$8,400.00	$8,400	$8,400															$8,400						$16,800
E1030	5137360	Foodservice Equipment, Heat Lamps, Food Warming Fixture, Replace	10	14	0	1	EA	$1,800.00	$1,800	$1,800										$1,800										$1,800	$5,400
E1030	5137323	Foodservice Equipment, Refrigerator, 2-Door Reach-In, Replace	15	32	0	1	EA	$4,600.00	$4,600	$4,600															$4,600						$9,200
E1030	5137237	Foodservice Equipment, Ice Cream Dispenser, Soft Serve, Replace	10	33	0	1	EA	$8,100.00	$8,100	$8,100										$8,100										$8,100	$24,300
E1030	5137399	Foodservice Equipment, Refrigerator, 4-Door Reach-In, Replace	15	55	0	1	EA	$7,300.00	$7,300	$7,300															$7,300						$14,600
E1030	5137162	Foodservice Equipment, Food Warmer, Tabletop Drawers (Set of 4), Replace	15	29	0	1	EA	$5,700.00	$5,700	$5,700															$5,700						$11,400
E1030	5137308	Foodservice Equipment, Walk-In, Condenser for Refigerator/Freezer, Replace	15	14	1	1	EA	$6,300.00	$6,300		$6,300															$6,300					$12,600
E1030	5137325	Foodservice Equipment, Prep Table Refrigerated, Salad/Sandwich, Replace	15	13	2	4	EA	$4,700.00	$18,800			$18,800															$18,800				$37,600
E1030	5137171	Foodservice Equipment, Dishwasher Commercial, Replace	10	8	2	1	EA	$21,500.00	$21,500			$21,500										$21,500									$43,000
E1030	5137344	Foodservice Equipment, Walk-In, Evaporator for Refigerator/Freezer, Replace	15	13	2	1	EA	$4,600.00	$4,600			$4,600															$4,600				$9,200
E1030	5137167	Foodservice Equipment, Steamer, Tabletop, Replace	10	8	2	1	EA	$7,000.00	$7,000			$7,000										$7,000									$14,000
E1030	5137260	Foodservice Equipment, Steamer, Tabletop, Replace	10	8	2	1	EA	$7,000.00	$7,000			$7,000										$7,000									$14,000
E1030	5137383	Foodservice Equipment, Range/Oven, 6-Burner, Replace	15	13	2	1	EA	$6,000.00	$6,000			$6,000															$6,000				$12,000
E1030	5137392	Foodservice Equipment, Icemaker, Freestanding, Replace	15	13	2	1	EA	$6,700.00	$6,700			$6,700															$6,700				$13,400
E1030	5137242	Foodservice Equipment, Steamer, Tabletop, Replace	10	8	2	1	EA	$7,000.00	$7,000			$7,000										$7,000									$14,000
E1030	5137250	Foodservice Equipment, Food Warmer, Tabletop Drawers (Set of 4), Replace	15	13	2	1	EA	$5,700.00	$5,700			$5,700															$5,700				$11,400
E1030	5137221	Foodservice Equipment, Convection Oven, Single, Replace	10	8	2	1	EA	$5,600.00	$5,600			$5,600										$5,600									$11,200

Uniformat Code	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost *	Subtotal	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	Deficiency Repair Estimate
E1030	5137379	Foodservice Equipment, Walk-In, Condenser for Refigerator/Freezer, Replace	15	13	2	1	EA	$6,300.00	$6,300			$6,300															$6,300				$12,600
E1030	5137229	Foodservice Equipment, Walk-In, Condenser for Refigerator/Freezer, Replace	15	13	2	1	EA	$6,300.00	$6,300			$6,300															$6,300				$12,600
E1030	5137164	Foodservice Equipment, Coffee Machine, Replace	10	8	2	1	EA	$2,000.00	$2,000			$2,000										$2,000									$4,000
E1030	5137204	Foodservice Equipment, Refrigerator, 1-Door Reach-In, Replace	15	13	2	1	EA	$2,700.00	$2,700			$2,700															$2,700				$5,400
E1030	5137210	Foodservice Equipment, Range/Oven, 6-Burner, Replace	15	13	2	1	EA	$6,000.00	$6,000			$6,000															$6,000				$12,000
E1030	5137382	Foodservice Equipment, Convection Oven, Double, Replace	10	8	2	1	EA	$9,500.00	$9,500			$9,500										$9,500									$19,000
E1030	5137291	Foodservice Equipment, Refrigerator, 3-Door Reach-In, Replace	15	13	2	1	EA	$6,400.00	$6,400			$6,400															$6,400				$12,800
E1030	5137263	Foodservice Equipment, Refrigerator, 3-Door Reach-In, Replace	15	13	2	1	EA	$6,400.00	$6,400			$6,400															$6,400				$12,800
E1030	5137351	Foodservice Equipment, Walk-In, Condenser for Refigerator/Freezer, Replace	15	12	3	1	EA	$6,300.00	$6,300				$6,300															$6,300			$12,600
E1030	5137372	Foodservice Equipment, Walk-In, Evaporator for Refigerator/Freezer, Replace	15	12	3	1	EA	$4,600.00	$4,600				$4,600															$4,600			$9,200
E1030	5137208	Foodservice Equipment, Exhaust Hood, 8 to 10 LF, Replace	15	12	3	3	EA	$4,500.00	$13,500				$13,500															$13,500			$27,000
E1030	5137282	Foodservice Equipment, Coffee Machine, Replace	10	6	4	2	EA	$2,000.00	$4,000					$4,000										$4,000							$8,000
E1030	5137368	Foodservice Equipment, Conveyor Toaster, Replace	20	15	5	1	EA	$1,700.00	$1,700						$1,700																$1,700
E1030	5137294	Foodservice Equipment, Walk-In, Freezer, Replace	20	15	5	1	EA	$25,000.00	$25,000						$25,000																$25,000
E1030	5137256	Foodservice Equipment, Walk-In, Refrigerator, Replace	20	15	5	1	EA	$15,000.00	$15,000						$15,000																$15,000
E1030	5137271	Foodservice Equipment, Convection Oven, Single, Replace	10	4	6	1	EA	$5,600.00	$5,600							$5,600										$5,600					$11,200
E1030	5137247	Foodservice Equipment, Dishwasher Commercial, Replace	10	4	6	1	EA	$21,500.00	$21,500							$21,500										$21,500					$43,000
E1030	5137179	Foodservice Equipment, Dairy Cooler/Wells, Replace	15	8	7	2	EA	$3,600.00	$7,200								$7,200														$7,200
E1030	5137317	Foodservice Equipment, Griddle, Replace	15	7	8	1	EA	$7,000.00	$7,000									$7,000													$7,000
E1030	5137386	Foodservice Equipment, Convection Oven, Double, Replace	10	2	8	2	EA	$9,500.00	$19,000									$19,000										$19,000			$38,000
E1030	5137338	Foodservice Equipment, Mixer, Tabletop, Replace	20	12	8	4	EA	$3,400.00	$13,600									$13,600													$13,600
E1030	5137352	Foodservice Equipment, Steam Kettle, Replace	20	11	9	1	EA	$30,000.00	$30,000										$30,000												$30,000
E1030	5137371	Foodservice Equipment, Freezer, 2-Door Reach-In, Replace	15	6	9	1	EA	$5,100.00	$5,100										$5,100												$5,100
E1030	5137241	Foodservice Equipment, Mixer, Freestanding, Replace	25	15	10	1	EA	$14,000.00	$14,000											$14,000											$14,000
E1030	5137328	Foodservice Equipment, Deep Fryer, Replace	15	5	10	1	EA	$7,000.00	$7,000											$7,000											$7,000
E1030	5137321	Foodservice Equipment, Icemaker, Freestanding, Replace	15	5	10	1	EA	$6,700.00	$6,700											$6,700											$6,700
E1030	5137275	Foodservice Equipment, Prep Table Refrigerated, Salad/Sandwich, Replace	15	3	12	2	EA	$4,700.00	$9,400													$9,400									$9,400
E1030	5137298	Foodservice Equipment, Food Warmer, Proofing Cabinet on Wheels, Replace	15	2	13	2	EA	$1,700.00	$3,400														$3,400								$3,400
E1030	5137266	Foodservice Equipment, Walk-In, Evaporator for Refigerator/Freezer, Replace	15	2	13	2	EA	$4,600.00	$9,200														$9,200								$9,200
E1030	5137334	Foodservice Equipment, Walk-In, Combination Freezer/Refigerator, Replace	20	2	18	1	EA	$35,000.00	$35,000																			$35,000			$35,000
E1060	5137280	Residential Appliances, Refrigerator, 14 to 18 CF, Replace	15	24	0	1	EA	$600.00	$600	$600																$600					$1,200
E1060	5137239	Residential Appliances, Refrigerator, 14 to 18 CF, Replace	15	22	0	1	EA	$600.00	$600	$600																$600					$1,200

Uniformat Code	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost *	Subtotal	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	Deficiency Repair Estimate
E1060	5137184	Residential Appliances, Cooktop, Countertop, Replace	15	13	2	1	EA	$1,000.00	$1,000			$1,000															$1,000				$2,000
E1060	5137236	Residential Appliances, Washer, Replace	15	8	7	2	EA	$850.00	$1,700								$1,700														$1,700
E1060	5137226	Residential Appliances, Clothes Dryer, Replace	15	7	8	1	EA	$650.00	$650									$650													$650
E1060	5137295	Residential Appliances, Clothes Dryer, Replace	15	3	12	1	EA	$650.00	$650													$650									$650
E1060	5137166	Residential Appliances, Washer, Replace	15	3	12	1	EA	$850.00	$850													$850									$850
E1060	5137177	Residential Appliances, Refrigerator, 14 to 18 CF, Replace	15	2	13	1	EA	$600.00	$600														$600								$600
F1020	5137267	Ancillary Building, Greenhouse, Glazing & Accessories, Replace	30	15	15	1200	SF	$75.00	$90,000																$90,000						$90,000
F1020	5137370	Ancillary Building, Steel, Pre-Engineered, Replace	35	15	20	759	SF	$30.00	$22,770																					$22,770	$22,770
G2020	5137327	Parking Lots, Pavement, Asphalt, Mill & Overlay	25	14	11	72000	SF	$3.50	$252,000												$252,000										$252,000
G2060	5137251	Fences & Gates, Fence, any Painted Surface, Prep & Paint	10	5	5	210	SF	$3.00	$630						$630										$630						$1,260
Y1090	5137394	ADA Miscellaneous, Level III Study, Includes Measurements, Evaluate/Report	0	1	0	1	EA	$7,500.00	$7,500	$7,500																					$7,500
									Totals, Unescalated	$300,400	$6,300	$178,500	$136,888	$71,680	$2,870,539	$30,600	$13,900	$44,650	$285,100	$220,001	$254,400	$390,500	$175,688	$461,500	$2,252,941	$35,200	$114,500	$84,500	$4,800	$85,070	$8,017,656
									Totals, Escalated (3.0% inflation, compounded annually)	$300,400	$6,489	$189,371	$149,581	$80,676	$3,327,741	$36,538	$17,095	$56,561	$371,991	$295,662	$352,149	$556,760	$258,003	$698,060	$3,510,009	$56,486	$189,251	$143,856	$8,417	$153,646	$10,758,741

Replacement Reserves Report
North Country UHS and Career Campus / NORTH COUNTRY CAREER CTR - Secondary 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
$1,200	$3,605	$16,020	$207,181	$312,848	$1,130	$1,075	$3,542	$55,573	$5,245	$48,650	$71,980	$143	$319,215	$255,731	$1,519	$32,255	$557,935	$1,362	$0	$2,167	$1,898,375

Uniformat Code	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost *	Subtotal	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	Deficiency Repair Estimate
B1080	5153439	Stairs, Metal, Exterior, Refinish	10	5	5	50	SF	$1.50	$75						$75										$75						$150
B2010	5153382	Exterior Walls, any painted surface, Prep & Paint	10	6	4	9000	SF	$3.00	$27,000					$27,000										$27,000							$54,000
B2020	5153427	Window, Steel, any type, Refinish	10	3	7	32	EA	$90.00	$2,880								$2,880										$2,880				$5,760
B2020	5153402	Storefront, Glazing & Framing, Replace	30	17	13	500	SF	$55.00	$27,500														$27,500								$27,500
B2020	5153388	Storefront, Glazing & Framing, Replace	30	17	13	84	SF	$55.00	$4,620														$4,620								$4,620
B2020	5153410	Storefront, Glazing & Framing, Replace	30	17	13	800	SF	$55.00	$44,000														$44,000								$44,000
B2050	5153396	Overhead/Dock Door, Aluminum, 12'x12' (144 SF), Replace	30	17	13	8	EA	$4,400.00	$35,200														$35,200								$35,200
B2080	5153425	Awning, Metal, per SF of awning, Refinish	10	5	5	360	SF	$2.50	$900						$900										$900						$1,800
B3010	5153519	Roofing, Single-Ply Membrane, EPDM, Replace	20	16	4	8000	SF	$11.00	$88,000					$88,000																	$88,000
B3060	5153394	Roof Skylight, per unit, up to 20 SF, Replace	30	16	14	8	EA	$1,300.00	$10,400															$10,400							$10,400
C1010	5153413	Interior Wall, Wire Mesh Channel-Frame, Replace	25	16	9	60	SF	$27.00	$1,620										$1,620												$1,620
C1090	5153443	Toilet Partitions, Metal, Refinish	10	8	2	2	EA	$50.00	$100			$100										$100									$200
C2010	5160135	Wall Finishes, any surface, Prep & Paint	10	6	4	20312	SF	$1.50	$30,468					$30,468										$30,468							$60,936
C2030	5160037	Flooring, any surface, w/ Paint or Sealant, Prep & Paint	10	6	4	12000	SF	$1.50	$18,000					$18,000										$18,000							$36,000
C2050	5160187	Ceiling Finishes, exposed irregular elements, Prep & Paint	10	6	4	12000	SF	$2.50	$30,000					$30,000										$30,000							$60,000
D2010	5153448	Water Heater, Electric, Residential, Replace	15	9	6	1	EA	$900.00	$900							$900															$900
D2010	5153436	Backflow Preventer, Domestic Water, 1 IN, Replace	30	16	14	1	EA	$1,400.00	$1,400															$1,400							$1,400
D2010	6265471	Plumbing System, Supply & Sanitary, Medium Density (excludes fixtures), Replace	40	23	17	14234	SF	$11.00	$156,574																		$156,574				$156,574
D2010	5153442	Emergency Plumbing Fixtures, Eye Wash, Replace	20	17	3	2	EA	$1,500.00	$3,000				$3,000																		$3,000
D2010	5153386	Sink/Lavatory, Service Sink, Laundry, Replace	30	17	13	4	EA	$900.00	$3,600														$3,600								$3,600
D2010	5153418	Toilet, Commercial Water Closet, Replace	30	17	13	2	EA	$1,300.00	$2,600														$2,600								$2,600
D2010	5153403	Urinal, Standard, Replace	30	17	13	1	EA	$1,100.00	$1,100														$1,100								$1,100
D2010	5153412	Sink/Lavatory, Wall-Hung, Vitreous China, Replace	30	17	13	2	EA	$1,500.00	$3,000														$3,000								$3,000
D2010	5153422	Sink/Lavatory, Vanity Top, Stainless Steel, Replace	30	16	14	4	EA	$1,200.00	$4,800															$4,800							$4,800
D2010	5153431	Sink/Lavatory, Service Sink, Floor, Replace	35	17	18	1	EA	$800.00	$800																			$800			$800
D3010	5153451	Storage Tank, Fuel, Interior, Replace	25	17	8	4	EA	$5,500.00	$22,000									$22,000													$22,000
D3010	5153384	Storage Tank, Fuel, Interior, Replace	25	17	8	1	EA	$5,500.00	$5,500									$5,500													$5,500
D3020	5153405	Boiler, Oil, HVAC, Replace	30	17	13	2	EA	$14,200.00	$28,400														$28,400								$28,400
D3020	5153434	Unit Heater, Hydronic, Replace	20	16	4	1	EA	$2,900.00	$2,900					$2,900																	$2,900
D3030	5153414	Split System Ductless, Single Zone, Replace	15	14	1	1	EA	$3,500.00	$3,500		$3,500															$3,500					$7,000
D3030	5153441	Unit Ventilator, approx/nominal 3 Ton, Replace	20	17	3	3	EA	$9,000.00	$27,000				$27,000																		$27,000
D3030	5153440	Unit Ventilator, approx/nominal 5 Ton, Replace	20	17	3	8	EA	$13,400.00	$107,200				$107,200																		$107,200
D3050	6265473	Pump, Distribution, HVAC Heating Water, 4 to 5 HP, Replace	25	17	8	2	EA	$6,100.00	$12,200									$12,200													$12,200
D3050	6265469	HVAC System, Hydronic Piping, 2-Pipe, Replace	40	23	17	14234	SF	$5.00	$71,170																		$71,170				$71,170
D3050	5153385	Fan Coil Unit, Hydronic Terminal, 401 to 800 CFM, Replace	20	16	4	2	EA	$1,670.00	$3,340					$3,340																	$3,340
D3060	5153430	Exhaust Fan, Roof or Wall-Mounted, 10" Damper, Replace	20	16	4	6	EA	$1,200.00	$7,200					$7,200																	$7,200
D3060	5153433	Exhaust Fan, Roof or Wall-Mounted, 12" Damper, 501 to 1000 CFM, Replace	20	16	4	5	EA	$1,400.00	$7,000					$7,000																	$7,000

Uniformat Code	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost *	Subtotal	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	Deficiency Repair Estimate
D3060	5153387	Exhaust Fan, Centrifugal, 16" Damper, Replace	25	16	9	1	EA	$2,400.00	$2,400										$2,400												$2,400
D3060	5153428	Exhaust Fan, Industrial Dust Collection, 15 HP Motor, Replace	25	9	16	1	EA	$8,600.00	$8,600																	$8,600					$8,600
D5010	5153416	Generator, Gas or Gasoline, Replace	25	14	11	1	EA	$52,000.00	$52,000												$52,000										$52,000
D5020	5153391	Distribution Panel, 120/240 V, Replace	30	16	14	1	EA	$10,000.00	$10,000															$10,000							$10,000
D5020	5153447	Distribution Panel, 120/240 V, Replace	30	16	14	5	EA	$2,500.00	$12,500															$12,500							$12,500
D5020	5153407	Distribution Panel, 120/240 V, Replace	30	16	14	1	EA	$2,500.00	$2,500															$2,500							$2,500
D5020	5153438	Supplemental Components, Circuit Breaker/Disconnect, 600 AMP, Replace	30	14	16	1	EA	$8,000.00	$8,000																	$8,000					$8,000
D5030	6265470	Electrical System, Wiring & Switches, High Density/Complexity, Replace	40	23	17	14234	SF	$4.00	$56,936																		$56,936				$56,936
D5030	5153420	Variable Frequency Drive, VFD, by HP of Motor, Replace/Install	20	17	3	3	EA	$5,300.00	$15,900				$15,900																		$15,900
D6020	5153397	Low Voltage System, Phone & Data Lines, Replace	20	16	4	14234	SF	$1.50	$21,351					$21,351																	$21,351
D7010	5153400	Access Control Devices, Security Cipher Lock, Replace	10	15	0	1	EA	$1,200.00	$1,200	$1,200										$1,200										$1,200	$3,600
D7050	5153424	Fire Alarm Panel, Fully Addressable, Replace	15	13	2	1	EA	$15,000.00	$15,000			$15,000															$15,000				$30,000
D7050	6265472	Fire Alarm System, Full System Upgrade, Standard Addressable, Install	20	16	4	14234	SF	$3.00	$42,702					$42,702																	$42,702
F1020	5153449	Shed/Gazebo/Shade Structure, Wood or Metal-Framed, Basic/Minimal, Replace	30	17	13	1728	SF	$25.00	$43,200														$43,200								$43,200
F1020	5153432	Shed/Gazebo/Shade Structure, Wood or Metal-Framed, Standard, Replace	30	17	13	483	SF	$50.00	$24,150														$24,150								$24,150
F1020	5153411	Shed/Gazebo/Shade Structure, Wood or Metal-Framed, Basic/Minimal, Replace	30	16	14	880	SF	$25.00	$22,000															$22,000							$22,000
G2020	5153383	Parking Lots, Aggregate/Stone, Surface Gravel, Replenish	7	4	3	25000	SF	$1.40	$35,000				$35,000							$35,000							$35,000				$105,000
G2060	5153398	Signage, Property, Building or Pole-Mounted, Replace/Install	20	17	3	1	EA	$1,500.00	$1,500				$1,500																		$1,500
G3010	5153395	Pump, Well Water, 15 HP, Replace	25	17	8	1	EA	$4,170.00	$4,170									$4,170													$4,170
								Totals, Unescalated		$1,200	$3,500	$15,100	$189,600	$277,961	$975	$900	$2,880	$43,870	$4,020	$36,200	$52,000	$100	$217,370	$169,068	$975	$20,100	$337,560	$800	$0	$1,200	$1,375,379
								Totals, Escalated (3.0% inflation, compounded annually)		$1,200	$3,605	$16,020	$207,181	$312,848	$1,130	$1,075	$3,542	$55,573	$5,245	$48,650	$71,980	$143	$319,215	$255,731	$1,519	$32,255	$557,935	$1,362	$0	$2,167	$1,898,375

Appendix H:
Depleted Value Report

NORTH COUNTRY UHS - Main Building

Depleted Value Index

52.6%

System	System Contribution	System Value
Air Compressor	$ 7,420	$ 10,600
Air Handler	$ 42,000	$ 210,000
Backflow Preventer	$ 3,300	$ 6,600
BAS/HVAC Controls	$ 1,014,000	$ 1,014,000
Bleachers	$ 3,600	$ 7,200
Bleachers	$ 126,000	$ 270,000
Boiler	$ 80,000	$ 160,000
Boiler	$ 23,400	$ 23,400
Boiler	$ 30,000	$ 60,000
Boiler	$ 32,600	$ 32,600
Ceiling Finishes	$ 168,000	$ 168,000
Ceiling Finishes	$ 30,000	$ 60,000
Ceiling Finishes	$ 25,667	$ 55,000
Distribution Panel	$ 1,100	$ 1,100
Distribution Panel	$ 3,600	$ 6,000
Distribution Panel	$ 5,600	$ 8,000
Distribution Panel	$ 2,000	$ 2,000
Distribution Panel	$ 14,000	$ 14,000
Distribution Panel	$ 1,600	$ 4,000
Distribution Panel	$ 7,700	$ 14,000
Distribution Panel	$ 2,000	$ 2,000
Distribution Panel	$ 1,100	$ 2,000
Distribution Panel	$ 4,500	$ 6,000
Distribution Panel	$ 825	$ 1,100
Electrical System	$ 585,867	$ 676,000
Elevator Controls	$ 1,333	$ 5,000
Exhaust Fan	$ 37,440	$ 57,600
Exterior Door	$ 1,330	$ 26,600
Exterior Door	$ 456	$ 5,700
Exterior Walls	$ 270,850	$ 386,928
Fan Coil Unit	$ 1,536	$ 3,840
Fan Coil Unit	$ 5,010	$ 16,700
Fan Coil Unit	$ 5,060	$ 5,060
Fences & Gates	$ 18,225	$ 48,600
Fences & Gates	$ 7,140	$ 7,140
Fire Alarm Panel	$ 1,580	$ 1,580
Fire Alarm Panel	$ 1,600	$ 4,000
Fire Alarm System	$ 101,400	$ 338,000

System	System Contribution	System Value
Fire Riser	$ 8,400	$ 14,000
Fire Suppression System	$ 4,586	$ 10,700
Fixed Seating	$ 183,488	$ 244,650
Flooring	$ 16,929	$ 20,520
Flooring	$ 19,447	$ 21,608
Flooring	$ 18,000	$ 36,000
Flooring	$ 44,831	$ 64,044
Flooring	$ 8,675	$ 57,834
Flooring	$ 60,000	$ 360,000
Flooring	$ 3,840	$ 8,000
Flooring	$ 18,387	$ 30,645
Flooring	$ 283,333	$ 425,000
Heat Exchanger	$ 30,000	$ 45,000
HVAC System	$ 42,250	$ 845,000
Interior Door	$ 105,450	$ 140,600
Interior Door	$ 3,024	$ 18,900
Interior Lighting System	$ 169,000	$ 845,000
Lockers	$ 106,100	$ 530,500
Low Voltage System	$ 118,300	$ 253,500
Overhead Door	$ 475	$ 950
Parking Lots	$ 174,082	$ 290,136
Parking Lots	$ 14,921	$ 37,303
Passenger Elevator	$ 9,167	$ 55,000
Passenger Elevator	$ 55,000	$ 55,000
Picnic Table	$ 2,777	$ 4,900
Plumbing System	$ 1,363,267	$ 1,859,000
Pump	$ 10,400	$ 13,000
Roofing	$ 261,800	$ 374,000
Roofing	$ 363,000	$ 495,000
Secondary Transformer	$ 7,333	$ 10,000
Secondary Transformer	$ 14,000	$ 25,000
Security/Surveillance System	$ 157,733	$ 338,000
Shed/Gazebo/Shade Structure	$ 155,400	$ 194,250
Shed/Gazebo/Shade Structure	$ 6,667	$ 10,000
Shed/Gazebo/Shade Structure	$ 101,325	$ 202,650
Shed/Gazebo/Shade Structure	$ 3,520	$ 4,000
Shed/Gazebo/Shade Structure	$ 8,000	$ 10,000
Sidewalk	$ 10,000	$ 10,000
Signage	$ 4,050	$ 4,050
Sink/Lavatory	$ 32,300	$ 32,300
Sink/Lavatory	$ 1,200	$ 2,400
Sports Apparatus	$ 28,500	$ 57,000
Sports Apparatus	$ 980	$ 1,400
Sports Apparatus	$ 10,400	$ 24,000
Sports Apparatus	$ 792	$ 900

System	System Contribution	System Value
Sports Apparatus	$ 4,400	$ 5,000
Storage Tank	$ 25,000	$ 25,000
Storage Tank	$ 52,800	$ 60,000
Storefront	$ 7,392	$ 13,200
Storefront	$ 16,170	$ 34,650
Storefront	$ 22,587	$ 30,800
Supplemental Components	$ 3,600	$ 6,000
Supplemental Components	$ 320	$ 6,400
Supplemental Components	$ 340	$ 6,800
Supplemental Components	$ 2,347	$ 3,200
Suspended Ceilings	$ 2,367	$ 11,837
Suspended Ceilings	$ 3,499	$ 4,998
Suspended Ceilings	$ 22,500	$ 150,000
Suspended Ceilings	$ 500	$ 7,504
Suspended Ceilings	$ 166,600	$ 297,500
Theater & Stage Equipment	$ 10,500	$ 15,000
Toilet	$ 23,400	$ 39,000
Toilet Partitions	$ 13,600	$ 13,600
Unit Ventilator	$ 59,200	$ 59,200
Unit Ventilator	$ -	$ 360,400
Urinal	$ -	$ 11,000
Variable Frequency Drive	$ -	$ 10,600
Variable Frequency Drive	$ -	$ 12,400
Variable Frequency Drive	$ -	$ 12,400
Vehicular Access Devices	$ -	$ 11,400
Vertical Lift	$ -	$ 17,000
Wall Finishes	$ -	$ 390,000
Water Heater	$ -	$ 9,600
Window	$ -	$ 152,750
Window	$ -	$ 2,200
Totals	**$ 7,147,087**	**$ 13,581,527**

NORTH COUNTRY CAREER CTR - Main Building

Depleted Value Index

55.7%

System	System Contribution	System Value
ADA Restrooms	$ 10,000	$ 20,000
Ancillary Building	$ 45,000	$ 90,000
Ancillary Building	$ 11,385	$ 22,770
Automatic Transfer Switch	$ 25,000	$ 50,000
Backflow Preventer	$ 4,620	$ 6,600
Boiler	$ 84,560	$ 241,600
Boiler	$ 26,080	$ 32,600
Ceiling Finishes	$ 6,063	$ 8,084
Ceiling Finishes	$ 2,645	$ 4,408
Ceiling Finishes	$ 2,835	$ 2,835
Ceiling Finishes	$ 168,000	$ 240,000
Distribution Panel	$ 16,800	$ 24,000
Distribution Panel	$ 3,360	$ 6,000
Distribution Panel	$ 3,360	$ 6,000
Distribution Panel	$ 4,480	$ 8,000
Duct Heater	$ 969	$ 1,730
Electrical System	$ 585,088	$ 585,088
Elevator Cab Finishes	$ 6,300	$ 9,000
Elevator Controls	$ 3,500	$ 5,000
Elevator Controls	$ 1,750	$ 5,000
Emergency Plumbing Fixtures	$ 2,400	$ 6,000
Exhaust Fan	$ 5,600	$ 7,000
Exhaust Fan	$ 7,840	$ 11,200
Exhaust Fan	$ 7,000	$ 20,000
Exhaust Fan	$ 5,600	$ 8,000
Exhaust Fan	$ 16,128	$ 28,800
Exhaust Fan	$ 7,840	$ 11,200
Exterior Door	$ 4,180	$ 10,450
Fan Coil Unit	$ 6,012	$ 10,020
Fan Coil Unit	$ 1,536	$ 3,840
Fences & Gates	$ 700	$ 1,750
Fences & Gates	$ 252	$ 630
Fire Alarm Panel	$ 6,000	$ 15,000
Fire Alarm System	$ 153,586	$ 438,816
Fire Riser	$ 2,667	$ 10,000
Fire Suppression System	$ 4,480	$ 12,800
Fire Suppression System	$ 6,420	$ 16,050
Fire Suppression System	$ 2,080	$ 5,200

System	System Contribution	System Value
Flooring	$ 2,904	$ 7,260
Flooring	$ 37,236	$ 106,388
Flooring	$ 2,977	$ 8,505
Flooring	$ 3,300	$ 8,250
Flooring	$ 1,248	$ 9,360
Flooring	$ 871	$ 17,415
Flooring	$ 2,646	$ 3,780
Flooring	$ 100,000	$ 250,000
Flooring	$ 15,480	$ 15,480
Flooring	$ 8,232	$ 11,760
Flooring	$ 5,670	$ 8,100
Flooring	$ 1,680	$ 1,680
Flooring	$ 60,372	$ 60,372
Flooring	$ 67,032	$ 71,820
Flooring	$ 9,009	$ 9,653
Foodservice Equipment	$ 2,507	$ 9,400
Foodservice Equipment	$ 24,500	$ 35,000
Foodservice Equipment	$ 6,533	$ 7,000
Foodservice Equipment	$ 700	$ 7,000
Foodservice Equipment	$ 21,000	$ 30,000
Foodservice Equipment	$ 453	$ 1,700
Foodservice Equipment	$ 6,533	$ 7,000
Foodservice Equipment	$ 990	$ 3,300
Foodservice Equipment	$ 2,240	$ 3,200
Foodservice Equipment	$ 3,360	$ 6,000
Foodservice Equipment	$ 447	$ 6,700
Foodservice Equipment	$ 4,900	$ 7,000
Foodservice Equipment	$ 7,000	$ 7,000
Foodservice Equipment	$ 3,600	$ 4,500
Foodservice Equipment	$ 17,733	$ 19,000
Foodservice Equipment	$ 25,000	$ 25,000
Foodservice Equipment	$ 2,010	$ 6,700
Foodservice Equipment	$ 5,700	$ 5,700
Foodservice Equipment	$ 5,227	$ 5,600
Foodservice Equipment	$ 5,227	$ 5,600
Foodservice Equipment	$ 13,067	$ 14,000
Foodservice Equipment	$ 4,600	$ 9,200
Foodservice Equipment	$ 15,000	$ 15,000
Foodservice Equipment	$ 1,190	$ 1,700
Foodservice Equipment	$ 18,800	$ 18,800
Foodservice Equipment	$ 5,973	$ 6,400
Foodservice Equipment	$ 5,920	$ 7,400
Foodservice Equipment	$ 20,067	$ 21,500
Foodservice Equipment	$ 1,700	$ 1,700
Foodservice Equipment	$ 4,620	$ 6,300

System	System Contribution	System Value
Foodservice Equipment	$ 7,425	$ 13,500
Foodservice Equipment	$ 4,410	$ 6,300
Foodservice Equipment	$ 26,000	$ 30,000
Foodservice Equipment	$ 1,600	$ 3,200
Foodservice Equipment	$ 1,867	$ 2,000
Foodservice Equipment	$ 5,440	$ 6,800
Foodservice Equipment	$ 8,400	$ 8,400
Foodservice Equipment	$ 180	$ 2,700
Foodservice Equipment	$ 5,600	$ 6,000
Foodservice Equipment	$ 1,680	$ 1,800
Foodservice Equipment	$ 5,880	$ 6,300
Foodservice Equipment	$ 4,533	$ 13,600
Foodservice Equipment	$ 4,433	$ 9,500
Foodservice Equipment	$ 4,410	$ 6,300
Foodservice Equipment	$ 2,933	$ 4,000
Foodservice Equipment	$ 3,680	$ 4,600
Foodservice Equipment	$ 3,072	$ 6,400
Foodservice Equipment	$ 3,888	$ 8,100
Foodservice Equipment	$ 1,587	$ 3,400
Foodservice Equipment	$ 2,738	$ 7,300
Foodservice Equipment	$ 2,240	$ 6,400
Foodservice Equipment	$ 1,995	$ 5,700
Foodservice Equipment	$ 3,570	$ 5,100
Foodservice Equipment	$ 4,032	$ 7,200
Foodservice Equipment	$ 10,033	$ 21,500
Foodservice Equipment	$ 2,147	$ 4,600
Foodservice Equipment	$ 3,450	$ 4,600
Generator	$ 105,000	$ 150,000
Generator	$ 90,000	$ 120,000
HVAC System	$ 658,224	$ 877,632
HVAC System	$ 380,307	$ 731,360
Interior Door	$ 11,700	$ 23,400
Interior Door	$ 78,000	$ 156,000
Interior Lighting System	$ 230,378	$ 658,224
Interior Wall	$ 3,629	$ 7,776
Overhead/Dock Door	$ 853	$ 6,400
Overhead/Dock Door	$ 1,467	$ 22,000
Packaged Unit	$ 3,000	$ 7,500
Packaged Unit	$ 30,000	$ 30,000
Packaged Unit	$ 8,400	$ 18,000
Packaged Unit	$ 5,500	$ 5,500
Parking Lots	$ 201,600	$ 252,000
Passenger Elevator	$ 8,000	$ 60,000
Passenger Elevator	$ 38,500	$ 55,000
Plumbing System	$ 1,126,294	$ 1,608,992

System	System Contribution	System Value
Radiator	$ 15,645	$ 22,350
Residential Appliances	$ 425	$ 850
Residential Appliances	$ 300	$ 600
Residential Appliances	$ 43	$ 650
Residential Appliances	$ 168	$ 600
Residential Appliances	$ 793	$ 1,700
Residential Appliances	$ 280	$ 600
Residential Appliances	$ 900	$ 1,000
Residential Appliances	$ 303	$ 650
Roofing	$ 308,000	$ 770,000
Screens & Shutters	$ 480	$ 1,200
Screens & Shutters	$ 560	$ 1,200
Secondary Transformer	$ 3,040	$ 7,600
Secondary Transformer	$ 9,000	$ 10,000
Security Panel	$ 233	$ 500
Sidewalk	$ 58,500	$ 58,500
Sink/Lavatory	$ 7,500	$ 7,500
Sink/Lavatory	$ 16,500	$ 16,500
Sink/Lavatory	$ 4,200	$ 4,200
Sink/Lavatory	$ 20,400	$ 20,400
Sink/Lavatory	$ 800	$ 800
Sink/Lavatory	$ 1,540	$ 2,100
Sink/Lavatory	$ 140	$ 2,100
Sink/Lavatory	$ 1,333	$ 2,500
Sink/Lavatory	$ 320	$ 4,800
Sink/Lavatory	$ 1,600	$ 1,600
Split System	$ 153	$ 2,300
Split System	$ 2,720	$ 10,200
Split System	$ 1,600	$ 4,000
Split System	$ 19,200	$ 48,000
Split System	$ 3,173	$ 6,800
Split System Ductless	$ 1,633	$ 3,500
Split System Ductless	$ 2,847	$ 6,100
Split System Ductless	$ 8,540	$ 18,300
Split System Ductless	$ 1,633	$ 3,500
Split System Ductless	$ 2,847	$ 6,100
Split System Ductless	$ 1,633	$ 3,500
Split System Ductless	$ 11,387	$ 24,400
Split System Ductless	$ 5,693	$ 12,200
Stair/Ramp Rails	$ 210	$ 450
Stair/Ramp Rails	$ 150	$ 300
Storefront	$ 5,031	$ 10,780
Storefront	$ 40,553	$ 86,900
Storefront	$ 8,624	$ 15,400
Storefront	$ 9,856	$ 17,600

System	System Contribution	System Value
Storefront	$ 22,176	$ 39,600
Storefront	$ 3,080	$ 5,500
Storefront	$ 9,240	$ 16,500
Storefront	$ 16,016	$ 28,600
Storefront	$ 16,632	$ 29,700
Storefront	$ 47,432	$ 84,700
Supplemental Components	$ 1,904	$ 3,400
Supplemental Components	$ 4,704	$ 8,400
Supplemental Components	$ 3,808	$ 6,800
Suspended Ceilings	$ 1,581	$ 3,388
Suspended Ceilings	$ 784	$ 784
Suspended Ceilings	$ 2,058	$ 2,940
Suspended Ceilings	$ 5,689	$ 8,127
Suspended Ceilings	$ 1,652	$ 3,003
Suspended Ceilings	$ 9,776	$ 13,965
Suspended Ceilings	$ 1,563	$ 2,233
Suspended Ceilings	$ 2,984	$ 4,263
Suspended Ceilings	$ 2,002	$ 2,860
Suspended Ceilings	$ 1,008	$ 1,344
Suspended Ceilings	$ 2,038	$ 4,368
Toilet	$ 9,360	$ 23,400
Toilet Partitions	$ 140	$ 700
Unit Heater	$ 4,933	$ 7,400
Unit Heater	$ 3,680	$ 9,200
Unit Heater	$ 18,400	$ 18,400
Unit Heater	$ -	$ 5,500
Unit Heater	$ -	$ 2,900
Unit Ventilator	$ -	$ 80,400
Unit Ventilator	$ -	$ 169,600
Unit Ventilator	$ -	$ 93,800
Urinal	$ -	$ 1,800
Wall Finishes	$ -	$ 330,000
Water Heater	$ -	$ 2,400
Water Heater	$ -	$ 4,800
Window	$ -	$ 3,240
Window	$ -	$ 92,150
Totals	**$ 5,688,571**	**$ 10,211,771**

NORTH COUNTRY CAREER CTR - Secondary Building

Depleted Value Index

45.4%

System	System Contribution	System Value
Access Control Devices	$ 384	$ 1,200
Automatic Transfer Switch	$ 18,750	$ 25,000
Awning	$ 540	$ 900
Backflow Preventer	$ 2,560	$ 6,400
Boiler	$ 19,880	$ 28,400
Ceiling Finishes	$ 32,069	$ 34,360
Distribution Panel	$ 5,000	$ 10,000
Distribution Panel	$ 5,000	$ 12,500
Distribution Panel	$ 1,300	$ 2,500
Emergency Plumbing Fixtures	$ 1,125	$ 3,000
Exhaust Fan	$ 2,700	$ 7,200
Exhaust Fan	$ 5,160	$ 8,600
Exhaust Fan	$ 4,875	$ 6,500
Exhaust Fan	$ 1,280	$ 2,400
Exterior Door	$ 1,629	$ 3,800
Exterior Walls	$ 19,344	$ 38,688
Fire Alarm Panel	$ 7,500	$ 15,000
Flooring	$ 10,034	$ 20,067
Flooring	$ 4,941	$ 6,588
Generator	$ 26,000	$ 52,000
Interior Door	$ 507	$ 950
Interior Door	$ 6,080	$ 11,400
Interior Wall	$ 1,296	$ 1,620
Low Voltage System	$ 10,995	$ 20,616
Overhead/Dock Door	$ 17,600	$ 35,200
Parking Lots	$ 16,000	$ 35,000
Piping & Valves	$ 700	$ 1,312
Radiator	$ 1,493	$ 1,600
Roof Skylight	$ 9,707	$ 10,400
Roofing	$ 60,474	$ 151,184
Shed/Gazebo/Shade Structure	$ 14,080	$ 22,000
Shed/Gazebo/Shade Structure	$ 27,648	$ 43,200
Shed/Gazebo/Shade Structure	$ 12,880	$ 24,150
Signage	$ 800	$ 1,500
Sink/Lavatory	$ 1,920	$ 3,600
Sink/Lavatory	$ 2,560	$ 4,800
Sink/Lavatory	$ 427	$ 800
Sink/Lavatory	$ 1,600	$ 3,000
Split System Ductless	$ 1,867	$ 3,500

System	System Contribution	System Value
Split System Ductless	$ 1,867	$ 3,500
Stairs	$ 40	$ 75
Storage Tank	$ 2,933	$ 5,500
Storage Tank	$ 15,400	$ 22,000
Storefront	$ 4,950	$ 6,600
Storefront	$ 22,000	$ 27,500
Storefront	$ 27,808	$ 34,760
Storefront	$ 2,464	$ 4,620
Storefront	$ 2,244	$ 2,805
Storefront	$ 6,930	$ 13,860
Storefront	$ 1,210	$ 3,025
Storefront	$ 3,960	$ 6,600
Supplemental Components	$ 340	$ 1,700
Toilet	$ -	$ 2,600
Toilet Partitions	$ -	$ 100
Unit Heater	$ -	$ 2,900
Unit Ventilator	$ -	$ 27,000
Unit Ventilator	$ -	$ 107,200
Urinal	$ -	$ 1,100
Variable Frequency Drive	$ -	$ 15,900
Wall Finishes	$ -	$ 30,468
Wall Finishes	$ -	$ 11,664
Water Heater	$ -	$ 900
Totals	**$ 450,849**	**$ 993,312**