

FACILITY CONDITION ASSESSMENT



**BUREAU
VERITAS**

prepared for

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



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BV PROJECT #:

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DATE OF REPORT:

June 20, 2023

ON SITE DATE:

May 1, 2023

LAKE REGION UHS #24 - Main Building (PS157-)
317 Lake Region Road
Orleans, VT 05860

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1. Executive Summary

Property Overview and Assessment Details

General Information	
Property Type	School
School ID Number	PS157-
Main Address	317 Lake Region Road, Orleans, VT 05860
E911 Address Verification	Zip 05860-9446, Standardized, Fixed abbreviations, Matched Street and city and state, Confirmed entire address.
GPS Location (Verified E911)	Main Building 44.79622, -72.20999
Site Developed	1966
Site Area	32.39 acres (estimated)
Parking Spaces	152 total spaces all in open lots; 3 of which are accessible.
Building Square Footage	75,500 SF (Verified)
Number of Stories	2 above grade
Supervisory Union/District	Orleans Central SU
Date(s) of Visit	May 1, 2023

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

Significant/Systemic Findings and Deficiencies

Historical Summary

The building was built in 1966 and has had a series of renovations in the time since. The buildings use case has not changed in this time.

Architectural

The building is two stories with classrooms in one wing. The roof is a TPO/PVC material and is of varying ages. The oldest was replaced in 2000 and the newest was replaced in 2018. The exterior walls are brick and are original to when each part of the building was completed. The windows are aluminum and are original to the building. The interior finishes have been replaced and updated as needed.

Mechanical, Electrical, Plumbing and Fire (MEPF)

There are 4 oil burning boilers in the building. 2 are original to the building and are near the end of their useful lives. The other 2 were installed in 2015. There are air handlers throughout the building providing air circulation. There are also unit ventilators placed throughout the building. The electrical system consists of a main switchgear that is original to the building. There are distribution panels throughout the building. There is an emergency generator outside of the building to provide power during a power outage. Hot water is provided by 2 oil fired water heaters in the boiler room. These were installed in 2010. The sites water and sewer needs are met by on site infrastructure. There is a fire alarm system throughout the building. There is no fire sprinkler system. There are fire extinguishers throughout the building.

Site

There is a large parking lot in front of the building. There are also tennis courts and a baseball field to the front of the building. To the left of the building are several buildings including a greenhouse as well as a running track and another baseball field.

Recommended Additional Studies

No additional studies recommended at this time.

Facility Condition Index (FCI)

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

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

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

FCI Analysis			
<i>Replacement Value</i>	<i>Total SF</i>	<i>Cost/SF</i>	
\$18,875,000	75,500	\$250	
Current FCI		\$115,000	0.6%
3-Year		\$1,541,700	8.2%
5-Year		\$3,048,600	16.2%
10-Year		\$5,570,200	29.5%

Facility Level FCI:

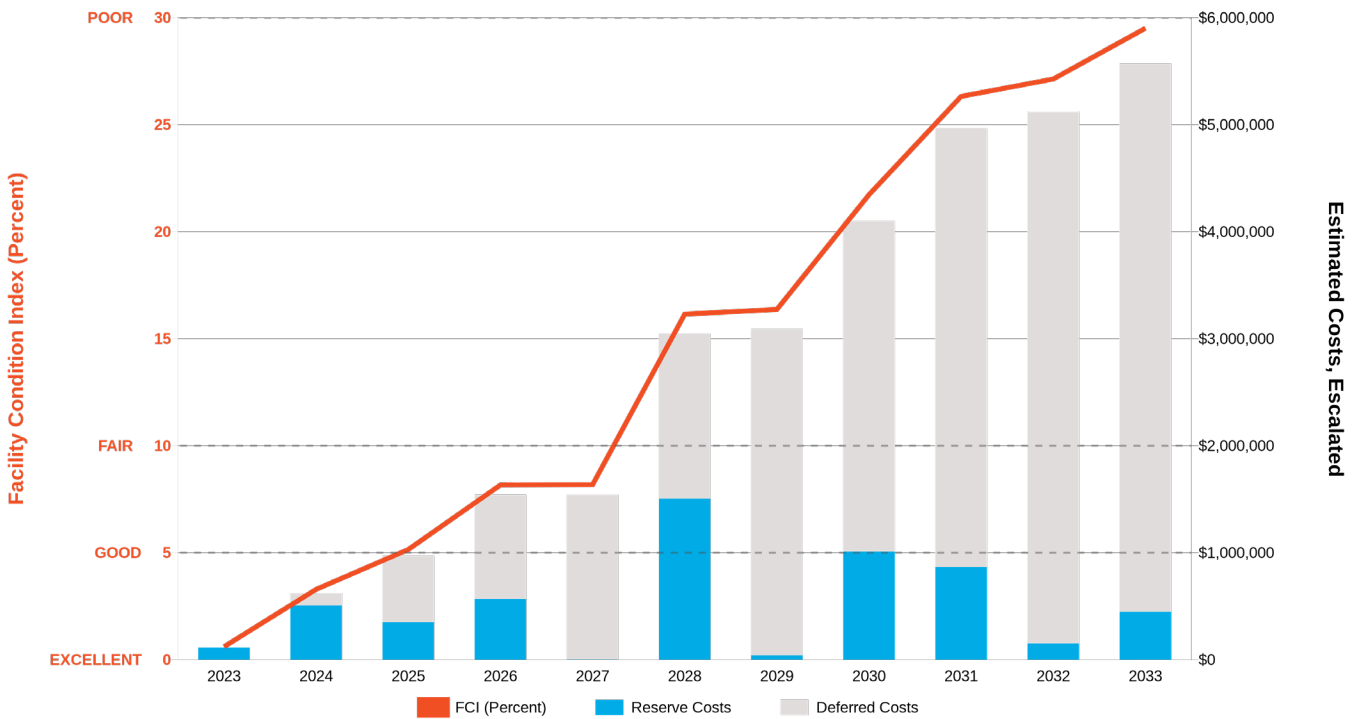
The orange line in the graph below forecasts what would happen to the FCI (left Y axis) over time, assuming zero capital expenditures. The capital expenditures allocated for each year (blue bars) are associated with the dollar amounts along the right Y axis. If the school expends the average amount per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

Needs by Year with Unaddressed FCI Over Time

Replacement Value: \$18,875,000.00

Inflation Rate: 3%

Average Needs (per year - over next 10 years): \$506,374.00



Needs by Year with Unaddressed FCI Over Time (Table)

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

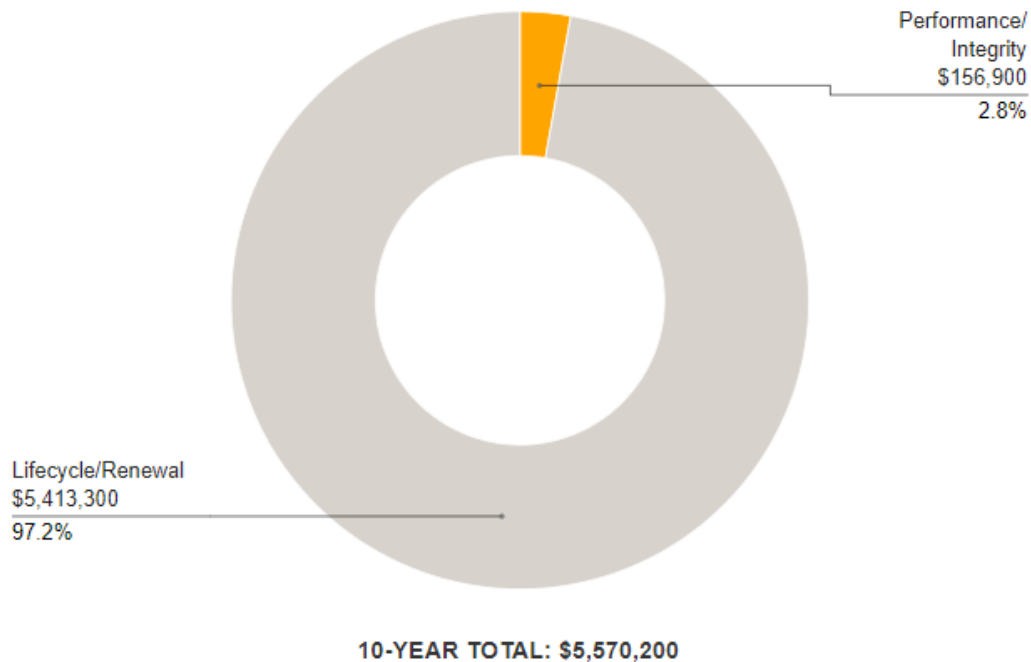
Year	Reserve	Reserve Escalation	Recurrence	Recurrence Escalation	Total Escalation	Deferred	FCI
2023	114,950	0	0	0	0	114,950	0.01
2024	491,435	14,743	0	0	14,743	621,128	0.03
2025	331,160	20,168	0	0	20,168	972,456	0.05
2026	520,930	48,304	0	0	48,304	1,541,690	0.08
2027	2,134	268	0	0	268	1,544,092	0.08
2028	1,297,800	206,706	0	0	206,706	3,048,598	0.16
2029	0	0	34,785	6,750	6,750	3,048,598	0.16
2030	822,800	189,140	0	0	189,140	4,060,538	0.22
2031	684,400	182,577	0	0	182,577	4,927,515	0.26
2032	117,500	35,811	0	0	35,811	5,080,826	0.27
2033	302,000	103,863	31,200	10,730	114,593	5,486,689	0.29
2034	0	0	34,785	13,366	13,366	5,486,689	0.29
2035	556,500	236,936	270,550	115,190	352,126	6,280,125	0.33
2036	927,090	434,373	9,500	4,451	438,824	7,641,588	0.4
2037	343,000	175,818	0	0	175,818	8,160,406	0.43
2038	163,200	91,060	0	0	91,060	8,414,666	0.45
2039	10,600	6,410	47,785	28,896	35,306	8,431,676	0.45
2040	333,525	217,741	38,010	24,815	242,556	8,982,942	0.48
2041	1,003,100	704,611	339,400	238,406	943,017	10,690,653	0.57
2042	0	0	68,434	51,565	51,565	10,690,653	0.57

Plan Types

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

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

Plan Type Distribution (by Cost)



Immediate Needs

ID	Location Description	UF Code	Description	Condition	Plan Type	Cost
6123668	Welding shop	D3060	Exhaust Fan, Industrial Dust Collection, 1 to 1.5 HP Motor, Replace	Poor	Performance/Integrity	\$4,000
6123697	Site	G2020	Parking Lots, Pavement, Asphalt, Mill & Overlay	Failed	Performance/Integrity	\$79,800
6123694	Site	G2050	Athletic Surfaces & Courts, Tennis/Volleyball, 2-Color Surface, Seal & Stripe	Poor	Performance/Integrity	\$31,200
Total						\$115,000



Key Findings



Exhaust Fan in Poor condition.

Industrial Dust Collection, 1 to 1.5 HP Motor
LAKE REGION UHS #24 - Main Building Welding shop

Uniformat Code: D3060

Recommendation: **Replace in 2023**

Priority Score: **85.9**

Plan Type: Performance/Integrity

Cost Estimate: \$4,000

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Abandoned in place - AssetCALC ID: 6123668



Parking Lots in Failed condition.

Pavement, Asphalt

LAKE REGION UHS #24 - Main Building Site

Uniformat Code: G2020

Recommendation: **Mill & Overlay in 2023**

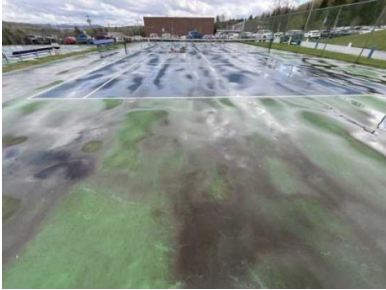
Priority Score: **84.9**

Plan Type: Performance/Integrity

Cost Estimate: \$79,800

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Very damaged. Severe cracking and large potholes throughout - AssetCALC ID: 6123697



Athletic Surfaces & Courts in Poor condition.

Tennis/Volleyball, 2-Color Surface
LAKE REGION UHS #24 - Main Building Site

Uniformat Code: G2050
Recommendation: **Seal & Stripe in 2023**
Priority Score: **82.9**
Plan Type: Performance/Integrity
Cost Estimate: \$31,200

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Wavy surface. Sunk into ground - AssetCALC ID: 6123694

2. Building and Site Information



System Summary		
System	Description	Condition
Structure	Steel frame with concrete-topped metal decks over concrete pad column footings	Fair
Facade	Wall Finish: Brick Windows: Aluminum	Fair
Roof	Primary: Flat construction with single-ply TPO/PVC membrane	Good
Interiors	Walls: Painted gypsum board painted CMU, ceramic tile Floors: Carpet, VCT, ceramic tile, quarry tile, wood strip Ceilings: Painted gypsum board and ACT	Fair
Elevators	Passenger: 2 hydraulic cars serving all 2 floors Wheelchair lift serving gymnasium area	Fair
Plumbing	Distribution: Copper supply and cast-iron waste & venting Hot Water: Oil water heaters with integral tanks Fixtures: Toilets, urinals, and sinks in all restrooms	Fair
HVAC	Central System: Boilers, air handlers, feeding fan coil, hydronic baseboard radiators and cabinet terminal units Supplemental components: Split-system heat pumps and Suspended unit heaters	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	Good
Electrical	Source & Distribution: Main switchboard with copper wiring Interior Lighting: LED 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, curbs, ramps, and stairs	Good
Site Development	Building-mounted signage; chain link fencing Playgrounds and sports fields and courts with bleachers, dugouts, press box, fencing, and site lights Heavily furnished with park benches, picnic tables, trash receptacles	Good
Landscaping & Topography	Significant landscaping features including lawns, trees, bushes, and planters 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	Pole-mounted: LED Building-mounted: LED	Fair
Ancillary Structures	Garage, Storage sheds, Greenhouse	Fair
Accessibility	Presently it does not appear an accessibility study is needed for this property.	
Key Issues and Findings	Parking lot has extremely heavy asphalt wear, the tennis courts surface has sunk.	

3. Supplemental Evaluations

Square Foot Verification

We have reviewed the square footage of 75,500 square feet and it is in the range of square foot calculations as reported by the school district. This confirmation of the square footage of the facility is based on the exterior wall dimensions and number of stories measured from Google Earth and other publicly available internet searches. This measurement may not reflect the actual heated square footage but provides a general size of the heated square feet of the overall building.

PCB Air Indoor Testing

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

School Educational Capacity and Programming Space

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

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

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

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

Depleted Value Index	
Index Value	51.5%

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	-	-	-	\$125,300	-	\$125,300
Facade	-	\$108,600	\$4,200	\$37,000	\$1,024,100	\$1,173,900
Roofing	-	-	-	\$4,900	\$1,018,200	\$1,023,100
Interiors	-	\$243,600	\$617,600	\$67,300	\$1,406,600	\$2,335,100
Conveying	-	\$24,100	\$65,900	\$69,700	\$53,600	\$213,200
Plumbing	-	-	\$983,700	\$35,300	\$107,900	\$1,126,900
HVAC	\$4,000	\$200,800	\$129,400	\$555,500	\$694,400	\$1,584,100
Fire Protection	-	-	-	\$3,700	\$5,000	\$8,600
Electrical	-	\$224,500	-	\$409,100	\$652,200	\$1,285,800
Fire Alarm & Electronic Systems	-	\$15,900	-	\$469,800	\$876,600	\$1,362,300
Equipment & Furnishings	-	\$4,000	\$223,400	\$641,100	\$144,000	\$1,012,500
Special Construction & Demo	-	-	-	-	\$559,100	\$559,100
Site Development	\$31,200	-	-	\$61,200	\$256,900	\$349,300
Site Pavement	\$79,800	\$35,800	\$51,900	\$41,500	\$775,300	\$984,400
Site Utilities	-	-	-	-	\$84,900	\$84,900
TOTALS	\$115,000	\$857,300	\$2,076,100	\$2,521,400	\$7,658,800	\$13,228,500

4. Property Space Use and Observed Areas

Areas Observed

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

Key Spaces Not Observed

All key areas of the property were accessible and observed.

5. ADA Accessibility

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

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

However, this does not:

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

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

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

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

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

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

6. Purpose and Scope

Purpose

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

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

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

Scope

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

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



7. Opinions of Probable Costs

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

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

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

Methodology

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

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

Definitions

Immediate Needs

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

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

Replacement Reserves

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

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

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

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

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

Key Findings

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

Exceedingly Aged

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

8. STEM/STEAM Assessment

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

STEM/STEAM Evaluations				
Property Name	STEM/STEAM Suitability Score	Project Number	School Type	Square Footage
Lake Region UHS #24 - Main Building	48%	158982.22R000-171.379	High	75,500

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

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

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

9. Energy Audit

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

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

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

Energy and Water Using Equipment

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

Building Envelope

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

Recommendations for Energy Savings Opportunities

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

Analysis of Energy Consumption

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

Energy Audit Process

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

10. Historical Energy and Water Performance Metrics

Utility Data Tabulation Methodology

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

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

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

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

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

Utilities Metering at a Glance

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

Average Utility Rates

Electricity	Propane	No. 2 Oil	Water & Sewer
Average Rate	Average Rate	Average Rate	Blended Rate
\$0.18 / kWh (est.)	\$1.96 / Gal (est.)	\$2.78 / Gal (est.)	N/A – on-site

Electricity

The Village of Barton Electric Department provides electrical service to the facility.

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

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

Propane and Fuel Oil

Fred's Energy provides propane and fuel oil to the facility. 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 domestic water heating and space heating. Any seasonal variation in consumption is primarily attributed to the heating loads, while the static base load primarily consists of domestic water heating and cooking.

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



Water and Sewer

An on-site well and on-site septic system satisfies the water and sewer requirements of the facility.



11. Energy Conservation Measures

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

Bureau Veritas has evaluated four 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	\$252,712
Estimated Annual Cost Savings Related to ECMs	\$38,800
Net Effective ECM Payback	6.51 Years

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

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

Energy Conservation Measures Screening:

Bureau Veritas screens ECMs using financial methodologies. 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.

Lake Region UHS #24

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 10x 1.5GPM rated bathroom aerators with 0.5GPM WaterSense certified aerators	Location: Restrooms	\$152	0.0	24.4	0.0	4.2	3.4	0.2	\$68	\$0	\$68	2.2	\$427	10
2 Replace Inefficient Heating Plant; Replace (2x) Cast Iron boilers with (2x) 95% efficient Condensing Boiler	Location: Boiler room	\$95,864	0.0	8,231.6	0.0	0.0	1,140.1	83.4	\$22,884	\$687	\$23,570	4.1	\$314,570	25
3 Re-Commission The Building & Its Control Systems; Improve building efficiency by 5% through re-commissioning	Location: Throughout building	\$33,484	0.0	2,500.0	0.0	0.0	346.3	25.3	\$6,950	\$0	\$6,950	4.8	\$49,485	15
4 Replace External Windows; Replace Metal Frame & Single Glazing windows with new double pane windows rated at U-0.31	Location: Building exteriors	\$90,251	0.0	4,482.1	0.0	0.0	620.8	45.4	\$12,460	\$62	\$12,523	7.2	\$155,199	30
Totals for no/low cost items		\$152	0.0	24.4	0.0	4.2	3.4	0.2	\$68	\$0	\$68	2.2		
Total for capital cost		\$219,598	0.0	15,213.7	0.0	0.0	2,107.1	154.1	\$42,294	\$749	\$43,043	5.1		
Interactive Savings Discount @10%			0.0	-1,523.8	0.0	-0.4	-211.0	-15.4	-\$4,236	-\$75	-\$4,311			
Total Contingency Expenses @ 15%		\$32,962												
Totals for improvements		\$252,712	0.0	13,714.3	0.0	3.8	1,899.4	138.9	\$38,126	\$674	\$38,800	6.5		

12. Certification

Vermont Agency of Education, Phase Two (the Client) retained Bureau Veritas to perform this Facility Condition Assessment in connection with its continued operation of Lake Region UHS #24 - Main Building, 317 Lake Region Road, Orleans VT 05860, the "Property". It is our understanding that the primary interest of the Client is to locate and evaluate materials and building system defects that might significantly affect the value of the property and to determine if the present Property has conditions that will have a significant impact on its continued operations.

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

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

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

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

Prepared by: Bureau Veritas Technical Assessments

13. Appendices

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



Appendix A: Photographic Record

Photographic Overview



1 - MAIN ENTRANCE



2 - FRONT ELEVATION



3 - LEFT ELEVATION



4 - LEFT ELEVATION 2



5 - RIGHT ELEVATION



6 - REAR ELEVATION

Photographic Overview



7 - PUMP HOUSE OVERVIEW



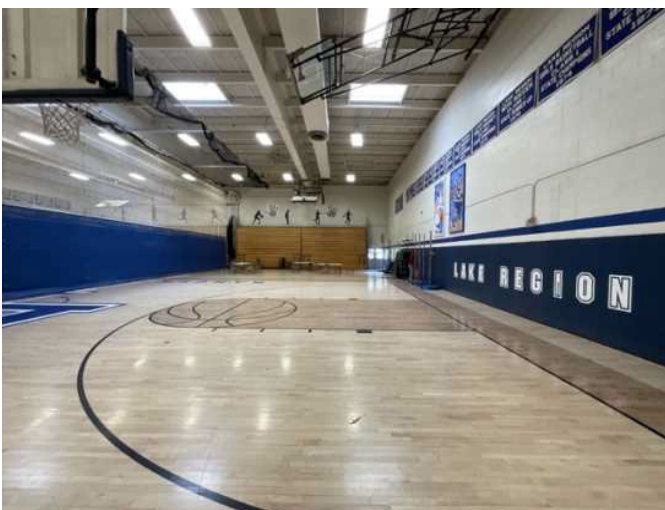
8 - BOILER ROOM OVERVIEW



9 - LIBRARY AND STUDY HALL



10 - EXAMPLE RESTROOM



11 - GYMNASIUM OVERVIEW



12 - EXAMPLE OFFICE OVERVIEW

Photographic Overview



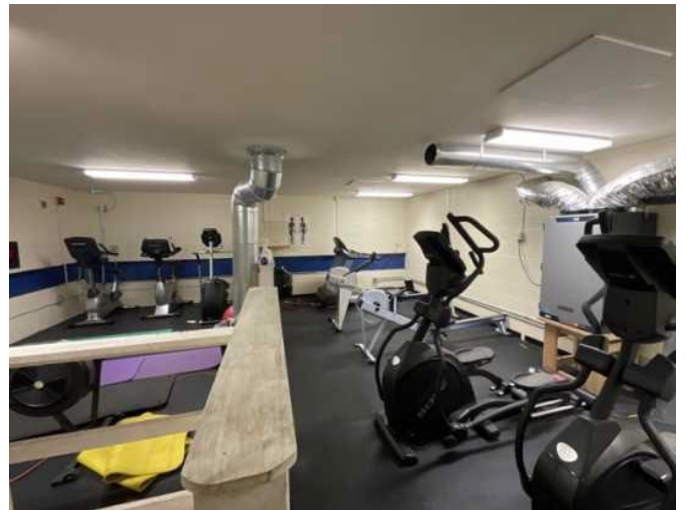
13 - COMPUTER LAB OVERVIEW



14 - LARGE OFFICE SPACE OVERVIEW



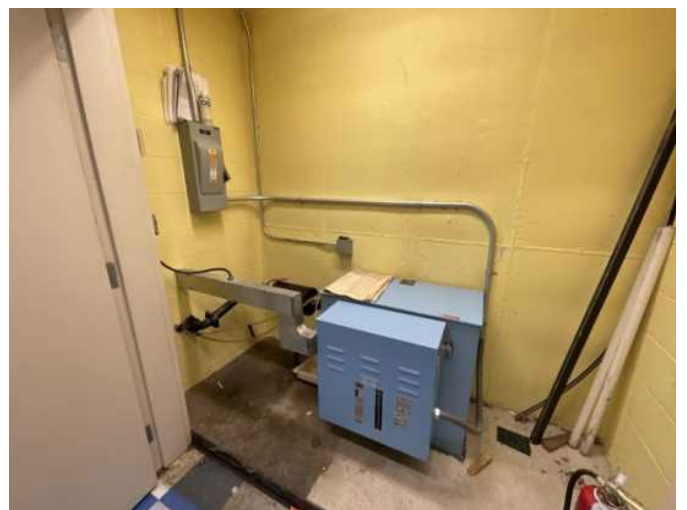
15 - LABORATORY STYLE CLASSROOM



16 - FITNESS ROOM OVERVIEW



17 - GREENHOUSE OVERVIEW



18 - ELEVATOR ROOM OVERVIEW

Appendix B:

Site Plans

Site Plan



Project Name	Project Number
Vermont Agency of Education	158982.22R000-171.379 Lakes Region UHS #24
Source	On-Site Date
Google MyMaps	May 1, 2023

Appendix C:

Stem/Steam Assessment

STEM/STEAM Evaluation

Property Name	STEM/STEAM Suitability Score	Project Number	School Type	Square Footage
Lake Region UHS #24 - Main Building	48%	158982.22R000-171.379	High	75,500

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.)?	No		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

Questions	Overall Compliance				
	Art Room	Science Labs	Shops	Computer Lab	STEM/STEAM
Does the room have chemical resilient perimeter counters with a minimum of two sinks, one being ADA accessible?	1- Meets	1- Meets			1- Meets
Does the room have electrical outlet distribution along perimeter walls and from the ceiling?	2- Partial	2- Partial		2- Partial	2- Partial
Does the room have open shelving and lockable storage cabinets?	1- Meets	1- Meets			2- Partial
Does the room have technology connectivity and an interactive display?	1- Meets	1- Meets		1- Meets	1- Meets
Does the room have appropriate wet floor finishes?	1- Meets	1- Meets			1- Meets
Does the room have visual display boards?	1- Meets	1- Meets		1- Meets	1- Meets
Does the room have Prep/Storage Room?	1- Meets	1- Meets		1- Meets	1- Meets
Does the room have direct access to the exterior?	3- Missing	3- Missing			3- Missing
Does the room the ability to structurally suspend items from the ceiling?	3- Missing	3- Missing			2- Partial
Does the have goggle cabinets, fire extinguisher, eye wash and deluge shower?	2- Partial	1- Meets			2- Partial
Room Type Score	70%	75%	0%	88%	70%

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

Lake Region Union High School

SU/SD

Orleans Central 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.):

We currently have sufficient classrooms

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

Yes

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

We currently have sufficient classrooms

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

No

Not without funding from the state to provide those 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:

We have run out of space to provide services. Every nook and cranny is utilized and most of those do not have sufficient sound proofing. At this point, some of our external service providers will not have space available for offices & meetings next year.

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

No

Please describe:

Every nook and cranny is utilized and most of those do not have sufficient sound proofing. At this point, some of our external service providers will not have space available for offices & meetings next year. We have no true meeting space. Our administrative offices only have space for three individuals at most. We are two office spaces short going into the next school year.

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

No

Please describe:

We currently use the gym for cafeteria overflow

Appendix E:

Accessibility Review & Photos

Visual Survey - ADA Standards for Accessible Design

Property Name: Lakes Region UHS #24

BV Project Number: 158982.22R000-171.379

Facility History & Interview

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

Building : Accessibility Issues

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

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



1 - OVERVIEW OF ACCESSIBLE PARKING AREA



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



3 - EXT RAMP or PRIMARY PATH OF TRAVEL



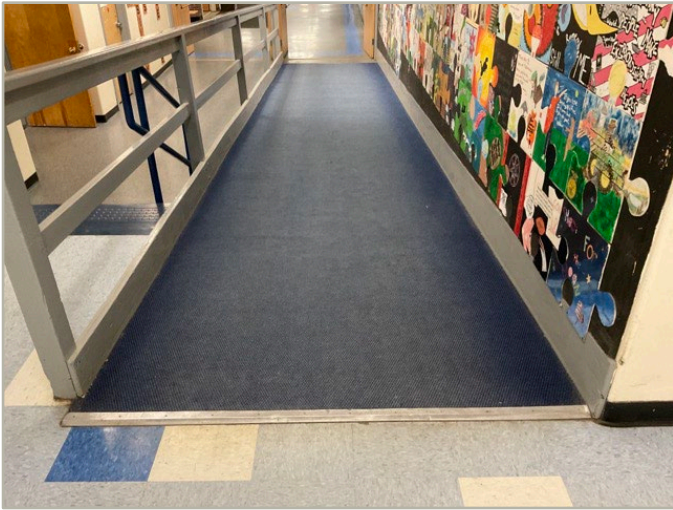
4 - CURB CUT or 2ND PATH OF TRAVEL



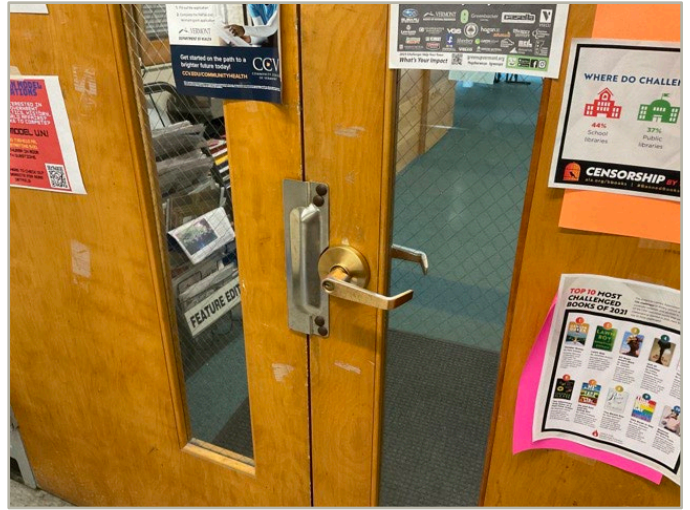
5 - MAIN ACCESSIBLE ENTRANCE



6 - 2ND ENTRANCE or SIGNAGE/HARDWARE



7 - ACCESSIBLE INTERIOR PATH (RAMP/LIFT)



8 - HARDWARE, STAIR RAILS or SELF-SERVICE AREA



9 - TOILET STALL OVERVIEW



10 - SINK, FAUCET HANDLES or ACCESSORIES



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 <i>(ADA study recommended)</i>	Moderate Issues <i>(ADA study recommended)</i>	Minor Issues
Parking	<ul style="list-style-type: none"> - Needs full reconstruction - Excessive slopes over 3% require major re-grading - No level locations to add required spaces 	<ul style="list-style-type: none"> - No or non-compliant curb cuts - Moderate difficulty to add required accessible spaces - Slopes close to compliant 	<ul style="list-style-type: none"> - Painting of markings needed - Signage height non-compliant - Signage missing
Exterior Route	<ul style="list-style-type: none"> - Large areas of sidewalks with excessive slopes - No ramp when needed - Ramps with excessive slopes 	<ul style="list-style-type: none"> - Ramps need rails - Ramps need rail extensions - All or most entrance door exterior maneuvering clearance areas with excessive slopes 	<ul style="list-style-type: none"> - One entrance door exterior maneuvering clearance area with excessive slope - Non-compliant signage
Building Entrances	<ul style="list-style-type: none"> - No compliant entrance exists - Exterior entry door/s not wide enough - Entrance vestibule requires complete reconstruction / reconfiguration due to clearance 	<ul style="list-style-type: none"> - Need significant # of lever handles - Need to add or modify automatic door opener - Entrance vestibule requires limited reconfigurations 	<ul style="list-style-type: none"> - A few door knobs instead of lever handles - Non-compliant door threshold
Interior Route	<ul style="list-style-type: none"> - All or most interior doors appear less than 32" wide - Corridors less than 36" wide - No ramp when needed - Ramps with excessive slopes - Non-compliant treads/risers at means of egress stairways 	<ul style="list-style-type: none"> - Single height drinking fountains - Drinking fountain too high or protrudes into accessible route - Ramps need rails - Ramps need rail extensions - Need significant # of lever handles - Non-compliant rail extensions at egress stairways - All/most door thresholds high 	<ul style="list-style-type: none"> - One door threshold too high - A few door knobs instead of lever handles - Non-compliant door pressures - Non-compliant signage - Switches not within reach range
Elevators	<ul style="list-style-type: none"> - No elevator present when required - Elevator cab too small 	<ul style="list-style-type: none"> - Panel control buttons not at compliant height - No hands-free emergency communication system - Elevator only has mechanical stops 	<ul style="list-style-type: none"> - Audible/visual signals at every floor may be lacking - Minor signage / Braille issues
Public Restrooms	<ul style="list-style-type: none"> - No ADA RR on each accessible floor - Restroom(s) too small - Entire restroom(s) requires renovation - Water closet clearance requires moving walls 	<ul style="list-style-type: none"> - Interior doors appear less than 32" wide - Missing or non-compliant grab bars - Easily fixable clearance issues 	<ul style="list-style-type: none"> - Minor height adjustments required - Non-compliant door pressures - Missing a visual strobe (only required if audible fire alarm already present) - Missing lavatory pipe wraps - Signage not compliant

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

Appendix F:

Component Condition Report

Component Condition Report | LAKE REGION UHS #24 - Main Building

UF L3 Code	Location	Category	Condition	Asset/Component/Repair	Quantity	Unit	RUL	ID
Structure								
B1080	Throughout building	Structure	Fair	Stairs, Metal or Pan-Filled, Interior	2,000	SF	10	6123635
	Facade							
B2010	Building Exterior	Facade	Fair	Exterior Walls, Brick Veneer	21,000	SF	21	6123763
B2020	Building Exterior	Facade	Fair	Window, Aluminum Double-Glazed, 16-25 SF	111		2	6123695
B2050	Building Exterior	Facade	Fair	Exterior Door, Aluminum-Framed & Glazed, Standard Swing	13		8	6123723
B2050	Building Exterior	Facade	Fair	Exterior Door, Steel, Standard	6		6	6123736
B2050	Building Exterior	Facade	Fair	Overhead/Dock Door, Aluminum, 12'x12' (144 SF)	3		8	6123762
Roofing								
B3010	Roof	Roofing	Good	Roofing, Single-Ply Membrane, TPO/PVC	10,000	SF	14	6177221
B3010	Roof	Roofing	Good	Roofing, Single-Ply Membrane, TPO/PVC	20,000	SF	15	6123660
B3010	Roof	Roofing	Good	Roofing, Single-Ply Membrane, TPO/PVC	9,600	SF	16	6177219
B3060	Roof	Roofing	Fair	Roof Skylight, per unit, up to 20 SF	3		9	6177227
Interiors								
C1030	Throughout building	Interiors	Fair	Interior Door, Steel, Standard	5		18	6123778
C1030	Throughout building	Interiors	Fair	Interior Door, Steel, Fire-Rated at 90 Minutes or Over	14		19	6123732
C1030	Throughout building	Interiors	Fair	Interior Door, Wood, Solid-Core Decorative High-End	56		19	6177217
C1070	Throughout building	Interiors	Fair	Suspended Ceilings, Acoustical Tile (ACT)	75,500	SF	14	6123718
C1090	Locker room	Interiors	Fair	Lockers, Steel-Baked Enamel, 12" W x 15" D x 72" H	500		6	6123775
C2010	Throughout building	Interiors	Fair	Wall Finishes, any surface, Prep & Paint	125,000	SF	3	6123765
C2010	Restrooms	Interiors	Fair	Wall Finishes, Ceramic Tile	250	SF	18	6123621
C2030	Throughout building	Interiors	Fair	Flooring, Vinyl Tile (VCT)	60,000	SF	4	6123751
C2030	Gymnasium	Interiors	Good	Flooring, Wood, Strip	8,000	SF	23	6123710
C2030	Art room	Interiors	Fair	Flooring, Vinyl Tile (VCT), w/ Asbestos Abatement	500	SF	2	6123734
C2030	Office	Interiors	Fair	Flooring, Carpet, Commercial Standard	5,000	SF	3	6123647
C2030	Boiler room	Interiors	Fair	Flooring, any surface, w/ Paint or Sealant, Prep & Paint	500	SF	3	6123659
C2030	Restrooms	Interiors	Fair	Flooring, Ceramic Tile	50	SF	18	6123748
C2030	Kitchen	Interiors	Fair	Flooring, Quarry Tile	2,000	SF	8	6123716
C2030	Gymnasium	Interiors	Fair	Flooring, Rubber Tile	300	SF	8	6123757
Conveying								
D1010	Elevator	Conveying	Fair	Elevator Cab Finishes, Standard	1		3	6123770
D1010	Elevator	Conveying	Fair	Elevator Controls, Automatic, 1 Car	1		6	6123746
D1010	Elevator	Conveying	Fair	Elevator Controls, Automatic, 1 Car	1		3	6123675

UF L3 Code	Location	Category	Condition	Asset/Component/Repair	Quantity	Unit	RUL	ID
D1010	Elevator	Conveying	Fair	Passenger Elevator, Hydraulic, 2 Floors, Renovate	1		4	6123766
D1010	Gymnasium	Conveying	Fair	Vertical Lift, Wheelchair, 5' Rise, Renovate	1		13	6123630
D1010	Elevator	Conveying	Fair	Passenger Elevator, Hydraulic, 2 Floors, Renovate	1		9	6123633
D1010	Elevator	Conveying	Fair	Elevator Cab Finishes, Standard	1		2	6123688
Plumbing								
D2010	Labs	Plumbing	Fair	Emergency Plumbing Fixtures, Eye Wash & Shower Station	1		8	6123753
D2010	Kitchen	Plumbing	Fair	Sink/Lavatory, Commercial Kitchen, 3-Bowl	1		8	6123731
D2010	Kitchen	Plumbing	Fair	Sink/Lavatory, Wall-Hung, Enameled Steel	1		18	6123689
D2010	Restrooms	Plumbing	Fair	Shower, Valve & Showerhead	1		8	6123662
D2010	Pump house	Plumbing	Fair	Supplemental Components, Ultraviolet Disinfection Unit, Domestic Water	1		4	6123638
D2010	Restrooms	Plumbing	Fair	Urinal, Standard	5		18	6123699
D2010	Boiler room	Plumbing	Fair	Water Heater, Oil	2		6	6123722
D2010	Pump house	Plumbing	Fair	Storage Tank, Domestic Water, 251 to 500 GAL	3		14	6123623
D2010	Kitchen	Plumbing	Fair	Sink/Lavatory, Commercial Kitchen, 1-Bowl	1		18	6123713
D2010	Kitchen	Plumbing	Fair	Sink/Lavatory, Commercial Kitchen, 3-Bowl	1		19	6123632
D2010	Pump house	Plumbing	Good	Storage Tank, Domestic Water, 151 to 250 GAL	1		21	6123708
D2010	Utility closet	Plumbing	Fair	Sink/Lavatory, Service Sink, Floor	2		6	6123729
D2010	Labs	Plumbing	Fair	Sink/Lavatory, Vanity Top, Solid Surface or Vitreous China	1		18	6123655
D2010	Utility room	Plumbing	Fair	Sink/Lavatory, Service Sink, Laundry	1		9	6177220
D2010	Locker room	Plumbing	Fair	Shower, Valve & Showerhead	2		8	6123626
D2010	Restrooms	Plumbing	Good	Sink/Lavatory, Vanity Top, Solid Surface or Vitreous China	4		23	6123673
D2010	Kitchen restroom	Plumbing	Fair	Sink/Lavatory, Wall-Hung, Vitreous China	1		18	6123679
D2010	Kitchen	Plumbing	Fair	Sink/Lavatory, Commercial Kitchen, 1-Bowl	1		19	6123684
D2010	Restrooms	Plumbing	Fair	Sink/Lavatory, Wall-Hung, Vitreous China	6		18	6123627
D2010	Throughout building	Plumbing	Fair	Plumbing System, Supply & Sanitary, Medium Density (excludes fixtures)	75,500	SF	6	6123639
D2010	Restrooms	Plumbing	Fair	Toilet, Commercial Water Closet	3		18	6123772
D2010	Lockers	Plumbing	Fair	Shower, Valve & Showerhead	6		9	6123741
D2010	Classrooms	Plumbing	Fair	Sink/Lavatory, Vanity Top, Stainless Steel	3		8	6123754
D2010	Utility closet	Plumbing	Fair	Sink/Lavatory, Service Sink, Wall-Hung	1		23	6123696
D2010	Restrooms	Plumbing	Fair	Toilet, Commercial Water Closet	11		18	6123644
D2010	Throughout	Plumbing	Good	Drinking Fountain, Wall-Mounted, Bi-Level	2		15	6123628
D2010	Hallways	Plumbing	Fair	Drinking Fountain, Wall-Mounted, Bi-Level	2		4	6123686
D2020	Kitchen	Plumbing	Fair	Supplemental Components, Grease Trap/Interceptor, Underground	1		8	6123692

UF L3 Code	Location	Category	Condition	Asset/Component/Repair	Quantity	Unit	RUL	ID
HVAC								
D3010	Boiler room	HVAC	Fair	Pump, Fuel Oil	1		3	6123666
D3020	Boiler room	HVAC	Fair	Boiler, Oil, HVAC	2		4	6123631
D3020	Boiler room	HVAC	Good	Boiler, Oil, HVAC, 751 to 1000 MBH	2		23	6123761
D3020	Gymnasium	HVAC	Fair	Replace Energy Recovery Ventilator 180 to 315 CFM, Interior AHU, Easy/Moderate Access	1		5	6123704
D3020	Boiler room	HVAC	Fair	Boiler Supplemental Components, Expansion Tank	6		6	6123720
D3020	Throughout building	HVAC	Fair	Radiator, Hydronic, Baseboard (per LF)	800	LF	8	6123756
D3020	Boiler room	HVAC	Fair	Unit Heater, Hydronic	1		8	6123705
D3020	Garage	HVAC	Fair	Unit Heater, Natural Gas	1		13	6123672
D3030	Building exterior	HVAC	Fair	Split System Ductless, Single Zone, 1.5 to 2 TON	1		4	6123661
D3030	Library	HVAC	Fair	Unit Ventilator, approx/nominal 2 Ton	2		2	6123656
D3030	Classrooms	HVAC	Fair	Unit Ventilator, approx/nominal 2 Ton	5		2	6123764
D3030	Roof	HVAC	Fair	Split System Ductless, Single Zone, 1.5 to 2 TON	1		3	6123703
D3050	Gymnasium	HVAC	Fair	Air Handler, Interior AHU, Easy/Moderate Access, 2401 to 4000 CFM	2		2	6123759
D3050	Cafeteria	HVAC	Fair	Air Handler, Interior AHU, Easy/Moderate Access	1		2	6123649
D3050	Throughout building	HVAC	Fair	HVAC System, Ductwork, Medium Density	75,500	SF	11	6123698
D3050	Boiler room	HVAC	Good	Pump, Distribution, HVAC Heating Water	4		22	6123678
D3050	Welding shop	HVAC	Good	Air Handler, Interior AHU, Easy/Moderate Access	1		23	6123771
D3050	Throughout building	HVAC	Fair	HVAC System, Hydronic Piping, 2-Pipe	75,500	SF	19	6123737
D3050	Boiler room	HVAC	Fair	Air Handler, Interior AHU, Easy/Moderate Access	1		14	6123671
D3050	Gymnasium	HVAC	Fair	Air Handler, Interior AHU, Easy/Moderate Access	2		3	6123629
D3060	Roof	HVAC	Fair	Exhaust Fan, Roof or Wall-Mounted, 12" Damper, 501 to 1000 CFM	4		3	6177222
D3060	Roof	HVAC	Fair	Exhaust Fan, Roof or Wall-Mounted, 16" Damper, 1001 to 2000 CFM	1		2	6177216
D3060	Roof	HVAC	Fair	Exhaust Fan, Roof or Wall-Mounted, 10" Damper, 50 to 500 CFM	1		4	6123700
D3060	Roof	HVAC	Fair	Exhaust Fan, Roof or Wall-Mounted, 12" Damper, 501 to 1000 CFM	7		3	6177218
D3060	Building exterior	HVAC	Fair	Exhaust Fan, Roof or Wall-Mounted, 10" Damper	1		3	6123749
D3060	Kitchen restroom	HVAC	Fair	Exhaust Fan, Residential Bathroom	1		3	6123740
D3060	Roof	HVAC	Fair	Exhaust Fan, Roof or Wall-Mounted, 12" Damper	4		4	6123680

UF L3 Code	Location	Category	Condition	Asset/Component/Repair	Quantity	Unit	RUL	ID
D3060	Roof	HVAC	Fair	Exhaust Fan, Roof or Wall-Mounted, 10" Damper	4		3	6123715
D3060	Welding shop	HVAC	Poor	Exhaust Fan, Industrial Dust Collection, 1 to 1.5 HP Motor	1		0	6123668
D3060	Welding shop	HVAC	Good	Exhaust Fan, Industrial Dust Collection, 1 to 1.5 HP Motor	1		25	6123637
Fire Protection								
D4030	Throughout building	Fire Protection	Good	Fire Extinguisher, Type ABC, up to 20 LB	20		8	6123674
Electrical								
D5010	Electrical room	Electrical	Good	Automatic Transfer Switch, ATS	1		21	6123726
D5010	Welding shop	Electrical	Good	Solar Power, Inverter, 7.5 KW	1		13	6123650
D5010	Garage	Electrical	Fair	Solar Power, Photovoltaic (PV) Panel, 24 SF	12		8	6123711
D5010	Building exterior	Electrical	Fair	Generator, Diesel	1		2	6123690
D5010	Electrical room	Electrical	Fair	Generator, Diesel	1		2	6123685
D5020	Electrical room	Electrical	Fair	Switchboard, 120/208 V, 2000 AMP	1		2	6123640
D5020	Boiler room	Electrical	Fair	Distribution Panel, 120/208 V	1		2	6123735
D5020	Kitchen	Electrical	Fair	Distribution Panel, 120/208 V	2		2	6123625
D5020	Welding shop	Electrical	Good	Secondary Transformer, Dry, Stepdown	1		26	6123730
D5030	Boiler room	Electrical	Good	Variable Frequency Drive, VFD, by HP of Motor, Replace/Install	2		17	6123670
D5030	Throughout building	Electrical	Fair	Electrical System, Wiring & Switches, High Density/Complexity	75,500	SF	9	6123624
D5040	Throughout building	Electrical	Good	Interior Lighting System, Full Upgrade, High Density & Standard Fixtures	75,500	SF	14	6177225
Fire Alarm & Electronic Systems								
D6060	Throughout building	Fire Alarm & Electronic Systems	Good	Intercom/PA System, Public Address Upgrade, Facility-Wide	75,500	SF	18	6123687
D7030	Throughout building	Fire Alarm & Electronic Systems	Fair	Security/Surveillance System, Full System Upgrade, Average Density	75,500	SF	9	6123663
D7050	Throughout building	Fire Alarm & Electronic Systems	Fair	Fire Alarm System, Full System Upgrade, Standard Addressable, Install	75,500	SF	8	6123636
D7050	Office	Fire Alarm & Electronic Systems	Fair	Fire Alarm Panel, Fully Addressable	1		3	6123714
D8010	Throughout building	Fire Alarm & Electronic Systems	Good	BAS/HVAC Controls, Extensive/Robust BMS or Smart Building System, Upgrade/Install	75,500	SF	13	6123743
Equipment & Furnishings								
E1030	Kitchen	Equipment & Furnishings	Fair	Foodservice Equipment, Walk-In, Freezer	1		4	6123717
E1030	Kitchen	Equipment & Furnishings	Fair	Foodservice Equipment, Garbage Disposal, 1 to 3 HP	1		3	6123693
E1030	Kitchen	Equipment & Furnishings	Fair	Foodservice Equipment, Exhaust Hood, 8 to 10 LF	1		4	6123738
E1030	Kitchen	Equipment & Furnishings	Fair	Foodservice Equipment, Walk-In, Evaporator for Refrigerator/Freezer	1		4	6123622
E1030	Kitchen	Equipment & Furnishings	Good	Foodservice Equipment, Dishwasher Commercial	1		10	6123677

UF L3 Code	Location	Category	Condition	Asset/Component/Repair	Quantity	Unit	RUL	ID
E1030	Kitchen	Equipment & Furnishings	Fair	Foodservice Equipment, Mixer, Freestanding	1		6	6123774
E1030	Kitchen	Equipment & Furnishings	Fair	Foodservice Equipment, Walk-In, Condenser for Refrigerator/Freezer	1		6	6177223
E1030	Kitchen	Equipment & Furnishings	Fair	Foodservice Equipment, Icemaker, Freestanding	1		8	6123651
E1030	Kitchen	Equipment & Furnishings	Fair	Foodservice Equipment, Walk-In, Refrigerator	1		6	6123768
E1030	Kitchen	Equipment & Furnishings	Fair	Foodservice Equipment, Walk-In, Evaporator for Refrigerator/Freezer	1		4	6123752
E1030	Roof	Equipment & Furnishings	Fair	Foodservice Equipment, Walk-In, Condenser for Refrigerator/Freezer	1		9	6177224
E1030	Kitchen	Equipment & Furnishings	Fair	Foodservice Equipment, Range/Oven, 8-Burner	1		4	6123727
E1030	Kitchen	Equipment & Furnishings	Good	Foodservice Equipment, Steamer, Freestanding	1		9	6123681
E1030	Kitchen	Equipment & Furnishings	Fair	Foodservice Equipment, Convection Oven, Double	1		4	6123709
E1040	Classroom	Equipment & Furnishings	Fair	Laboratory Equipment, Lab Sink, Epoxy Resin	5		19	6123745
E2010	Classroom	Equipment & Furnishings	Fair	Casework, Cabinetry Hardwood High-End	300	LF	9	6123643
E2010	Gymnasium	Equipment & Furnishings	Fair	Bleachers, Telescoping Manual, up to 15 Tier (per Seat)	350		6	6123682
E2010	Office	Equipment & Furnishings	Fair	Casework, Cabinetry, Hardwood Standard	400	LF	8	6123691
E2010	Labs	Equipment & Furnishings	Fair	Casework, Cabinetry Hardwood High-End	400	LF	8	6123742
Special Construction & Demo								
F1020	Site	Special Construction & Demo	Fair	Ancillary Building, Wood-Framed or CMU, Standard	770	SF	14	6123642
F1020	Site	Special Construction & Demo	Fair	Shed/Gazebo/Shade Structure, Wood or Metal-Framed, Standard	4	SF	18	6123712
F1020	Site	Special Construction & Demo	Fair	Shed/Gazebo/Shade Structure, Wood or Metal-Framed, Standard	175	SF	18	6123657
F1020	Garage	Special Construction & Demo	Fair	Ancillary Building, Wood-Framed or CMU, Standard	1,800	SF	19	6123654
F1020	Site	Special Construction & Demo	Fair	Shed/Gazebo/Shade Structure, Wood or Metal-Framed, Standard	600	SF	18	6123750
F1020	Site	Special Construction & Demo	Fair	Ancillary Building, Wood-Framed or CMU, Standard	350	SF	23	6123664
F1020	Greenhouse	Special Construction & Demo	Fair	Ancillary Building, Greenhouse, Truss Frame w/ Plastic Walls & Roof	1,300	SF	18	6123767
Pedestrian Plazas & Walkways								
G2020	Site	Pedestrian Plazas & Walkways	Failed	Parking Lots, Pavement, Asphalt, Mill & Overlay	14,500	SF	0	6123697
G2020	Site	Pedestrian Plazas & Walkways	Fair	Parking Lots, Pavement, Asphalt, Seal & Stripe	77,300	SF	2	6685071

UF L3 Code	Location	Category	Condition	Asset/Component/Repair	Quantity	Unit	RUL	ID
G2020	Site	Pedestrian Plazas & Walkways	Good	Parking Lots, Pavement, Asphalt, Mill & Overlay	77,300	SF	19	6123747
G2020	Site	Pedestrian Plazas & Walkways	Good	Parking Lots, Aggregate/Stone, Surface Gravel	32,000	SF	6	6123665
G2030	Site	Pedestrian Plazas & Walkways	Fair	Sidewalk, Brick/Masonry Pavers	850	SF	19	6123706
G2030	Site	Pedestrian Plazas & Walkways	Good	Sidewalk, Asphalt	2,200	SF	19	6123769
G2030	Site	Pedestrian Plazas & Walkways	Good	Sidewalk, Concrete, Large Areas	1,550	SF	43	6123634
Athletic, Recreational & Playfield Areas								
G2050	Site	Athletic, Recreational & Playfield Areas	Fair	Sports Apparatus, Tennis/Volleyball, Net w/ Posts & Anchors	3		8	6123702
G2050	Site	Athletic, Recreational & Playfield Areas	Fair	Sports Apparatus, Scoreboard, Electronic Standard	1		13	6123777
G2050	Site	Athletic, Recreational & Playfield Areas	Poor	Athletic Surfaces & Courts, Tennis/Volleyball, 2- Color Surface, Seal & Stripe	20,800	SF	0	6123694
G2050	Site	Athletic, Recreational & Playfield Areas	Fair	Sports Apparatus, Soccer, Movable Practice Goal	2		8	6123719
G2050	Site	Athletic, Recreational & Playfield Areas	Good	Outdoor Spectator Seating, Bleachers, Aluminum Benches (per Seat)	100		18	6123667
G2050	Site	Athletic, Recreational & Playfield Areas	Fair	Sports Apparatus, Baseball, Backstop Chain-Link	1		8	6123724
G2050	Site	Athletic, Recreational & Playfield Areas	Fair	Sports Apparatus, Scoreboard, Electronic Standard	2		13	6123760
G2050	Site	Athletic, Recreational & Playfield Areas	Good	Sports Apparatus, Basketball, Backboard/Rim/Pole	6		18	6123645
G2050	Site	Athletic, Recreational & Playfield Areas	Fair	Athletic Surfaces & Courts, Basketball/General, Asphalt Pavement, Mill & Overlay	2,400	SF	13	6123721
Sitework								
G2060	Site	Sitework	Fair	Picnic Table, Wood/Composite/Fiberglass	1		8	6123744
G2060	Site	Sitework	Fair	Flagpole, Metal	1		18	6123776
G2060	Site	Sitework	Fair	Park Bench, Wood/Composite/Fiberglass	4		8	6123676
G2060	Site	Sitework	Fair	Fences & Gates, Fence, Chain Link 8'	850	LF	19	6123725
G2060	Site	Sitework	Good	Fences & Gates, Fence, Chain Link 4'	850	LF	29	6123648
G2060	Site	Sitework	Fair	Picnic Table, Metal Powder-Coated	3		8	6123683
G4050	Site	Sitework	Fair	Pole Light Fixture w/ Lamps, any type 20' High, w/ LED Replacement, Replace/Install	11		13	6123646
G4050	Building exterior	Sitework	Good	Exterior Fixture w/ Lamp, any type, w/ LED Replacement	10		18	6123707
Utilities								
G3010	Pump house	Utilities	Fair	Pump, Well Water	2		14	6123701

Appendix G: Replacement Reserves

Uniformat Code	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost *	Subtotal	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	Deficiency Repair Estimate
E2010	6123742	Casework, Cabinetry Hardwood High-End, Replace	20	13	7	400	LF	\$500.00	\$200,000								\$200,000														\$200,000
E2010	6123643	Casework, Cabinetry Hardwood High-End, Replace	20	12	8	300	LF	\$500.00	\$150,000									\$150,000													\$150,000
E2010	6123682	Bleachers, Telescoping Manual, up to 15 Tier (per Seat), Replace	20	15	5	350	EA	\$300.00	\$105,000						\$105,000																\$105,000
F1020	6123642	Ancillary Building, Wood-Framed or CMU, Standard, Replace	35	22	13	770	SF	\$100.00	\$77,000														\$77,000								\$77,000
F1020	6123712	Shed/Gazebo/Shade Structure, Wood or Metal-Framed, Standard, Replace	30	13	17	4	SF	\$50.00	\$200																					\$200	\$200
F1020	6123750	Shed/Gazebo/Shade Structure, Wood or Metal-Framed, Standard, Replace	30	13	17	600	SF	\$50.00	\$30,000																					\$30,000	\$30,000
F1020	6123767	Ancillary Building, Greenhouse, Truss Frame w/ Plastic Walls & Roof, Replace	30	13	17	1300	SF	\$35.00	\$45,500																					\$45,500	\$45,500
F1020	6123657	Shed/Gazebo/Shade Structure, Wood or Metal-Framed, Standard, Replace	30	13	17	175	SF	\$50.00	\$8,750																					\$8,750	\$8,750
F1020	6123654	Ancillary Building, Wood-Framed or CMU, Standard, Replace	35	17	18	1800	SF	\$100.00	\$180,000																					\$180,000	\$180,000
G2020	6123697	Parking Lots, Pavement, Asphalt, Mill & Overlay	0	32	0	14500	SF	\$5.50	\$79,750	\$79,750																					\$79,750
G2020	6685071	Parking Lots, Pavement, Asphalt, Seal & Stripe	5	4	1	77300	SF	\$0.45	\$34,785		\$34,785					\$34,785					\$34,785									\$34,785	\$139,140
G2020	6123665	Parking Lots, Aggregate/Stone, Surface Gravel, Replace	7	2	5	32000	SF	\$1.40	\$44,800						\$44,800						\$44,800								\$44,800	\$134,400	
G2020	6123747	Parking Lots, Pavement, Asphalt, Mill & Overlay	25	7	18	77300	SF	\$3.50	\$270,550																					\$270,550	\$270,550
G2030	6123769	Sidewalk, Asphalt, Replace	25	7	18	2200	SF	\$5.50	\$12,100																					\$12,100	\$12,100
G2030	6123706	Sidewalk, Brick/Masonry Pavers, Replace	30	12	18	850	SF	\$33.00	\$28,050																					\$28,050	\$28,050
G2050	6123694	Athletic Surfaces & Courts, Tennis/Volleyball, 2-Color Surface, Seal & Stripe	10	12	0	20800	SF	\$1.50	\$31,200	\$31,200										\$31,200										\$31,200	\$93,600
G2050	6123702	Sports Apparatus, Tennis/Volleyball, Net w/ Posts & Anchors, Replace	20	13	7	3	EA	\$1,400.00	\$4,200								\$4,200														\$4,200
G2050	6123719	Sports Apparatus, Soccer, Movable Practice Goal, Replace	15	8	7	2	EA	\$700.00	\$1,400								\$1,400														\$1,400
G2050	6123724	Sports Apparatus, Baseball, Backstop Chain-Link, Replace	20	13	7	1	EA	\$5,000.00	\$5,000								\$5,000														\$5,000
G2050	6123777	Sports Apparatus, Scoreboard, Electronic Standard, Replace	25	13	12	1	EA	\$8,000.00	\$8,000													\$8,000									\$8,000
G2050	6123760	Sports Apparatus, Scoreboard, Electronic Standard, Replace	25	13	12	2	EA	\$8,000.00	\$16,000													\$16,000									\$16,000
G2050	6123721	Athletic Surfaces & Courts, Basketball/General, Asphalt Pavement, Mill & Overlay	25	13	12	2400	SF	\$3.50	\$8,400													\$8,400									\$8,400
G2050	6123667	Outdoor Spectator Seating, Bleachers, Aluminum Benches (per Seat), Replace	25	8	17	100	EA	\$120.00	\$12,000																				\$12,000	\$12,000	
G2050	6123645	Sports Apparatus, Basketball, Backboard/Rim/Pole, Replace	25	8	17	6	EA	\$9,500.00	\$57,000																				\$57,000	\$57,000	
G2060	6123744	Picnic Table, Wood/Composite/Fiberglass, Replace	20	13	7	1	EA	\$600.00	\$600								\$600														\$600
G2060	6123676	Park Bench, Wood/Composite/Fiberglass, Replace	20	13	7	4	EA	\$600.00	\$2,400								\$2,400														\$2,400
G2060	6123683	Picnic Table, Metal Powder-Coated, Replace	20	13	7	3	EA	\$700.00	\$2,100								\$2,100														\$2,100
G2060	6123725	Fences & Gates, Fence, Chain Link 8', Replace	40	22	18	850	LF	\$25.00	\$21,250																					\$21,250	\$21,250
G2060	6123776	Flagpole, Metal, Replace	30	13	17	1	EA	\$2,500.00	\$2,500																					\$2,500	\$2,500
G3010	6123701	Pump, Well Water, Replace	25	12	13	2	EA	\$4,170.00	\$8,340													\$8,340									\$8,340
G4050	6123646	Pole Light Fixture w/ Lamps, any type 20' High, w/ LED Replacement, Replace/Install	20	8	12	11	EA	\$4,000.00	\$44,000													\$44,000									\$44,000
G4050	6123707	Exterior Fixture w/ Lamp, any type, w/ LED Replacement, Replace	20	3	17	10	EA	\$600.00	\$6,000																				\$6,000	\$6,000	
Totals, Unescalated										\$114,950	\$491,435	\$331,160	\$520,930	\$2,134	\$1,297,800	\$34,785	\$822,800	\$684,400	\$117,500	\$333,200	\$34,785	\$827,050	\$936,590	\$343,000	\$163,200	\$58,385	\$371,535	\$1,342,500	\$68,434	\$647,500	\$9,544,073
Totals, Escalated (3.0% inflation, compounded annually)										\$114,950	\$506,178	\$351,328	\$569,234	\$2,402	\$1,504,506	\$41,535	\$1,011,940	\$866,977	\$153,311	\$447,793	\$48,151	\$1,179,176	\$1,375,414	\$518,818	\$254,260	\$93,691	\$614,091	\$2,285,516	\$119,999	\$1,169,457	\$13,228,727

Appendix H:

Depleted Value Report

LAKE REGION UHS #24 - Main Building

Depleted Value Index

51.5%

System	System Contribution	System Value
Air Handler	\$ 7,040	\$ 44,000
Air Handler	\$ 2,933	\$ 22,000
Air Handler	\$ 4,340	\$ 6,200
Air Handler	\$ 13,000	\$ 15,000
Air Handler	\$ 10,267	\$ 44,000
Ancillary Building	\$ 65,450	\$ 77,000
Ancillary Building	\$ 99,000	\$ 180,000
Ancillary Building	\$ 21,000	\$ 35,000
Ancillary Building	\$ 27,300	\$ 45,500
Athletic Surfaces & Courts	\$ 29,120	\$ 31,200
Athletic Surfaces & Courts	\$ 7,840	\$ 8,400
Automatic Transfer Switch	\$ -	\$ 40,000
BAS/HVAC Controls	\$ 332,200	\$ 453,000
Bleachers	\$ 81,375	\$ 105,000
Boiler	\$ 69,920	\$ 87,400
Boiler	\$ 56,507	\$ 65,200
Boiler Supplemental Components	\$ 11,340	\$ 16,200
Casework	\$ 127,500	\$ 150,000
Casework	\$ 72,000	\$ 120,000
Casework	\$ 170,000	\$ 200,000
Distribution Panel	\$ 5,400	\$ 6,000
Distribution Panel	\$ 11,200	\$ 14,000
Drinking Fountain	\$ 2,550	\$ 3,000
Drinking Fountain	\$ 2,550	\$ 3,000
Electrical System	\$ 241,600	\$ 302,000
Elevator Cab Finishes	\$ 7,200	\$ 9,000
Elevator Cab Finishes	\$ 7,650	\$ 9,000
Elevator Controls	\$ 5,000	\$ 5,000
Elevator Controls	\$ -	\$ 5,000
Emergency Plumbing Fixtures	\$ 1,687	\$ 2,300
Exhaust Fan	\$ 4,760	\$ 5,600
Exhaust Fan	\$ 240	\$ 2,400
Exhaust Fan	\$ 696	\$ 1,200
Exhaust Fan	\$ 5,145	\$ 9,800
Exhaust Fan	\$ 330	\$ 1,200
Exhaust Fan	\$ 200	\$ 250
Exhaust Fan	\$ 3,360	\$ 5,600
Exhaust Fan	\$ 960	\$ 4,800

System	System Contribution	System Value
Exhaust Fan	\$ 1,600	\$ 4,000
Exhaust Fan	\$ 2,933	\$ 4,000
Exterior Door	\$ 3,943	\$ 16,900
Exterior Door	\$ 3,120	\$ 3,600
Exterior Fixture w/ Lamp	\$ 4,200	\$ 6,000
Exterior Walls	\$ 396,900	\$ 567,000
Fences & Gates	\$ 11,688	\$ 21,250
Fences & Gates	\$ 12,852	\$ 15,300
Fire Alarm Panel	\$ 7,000	\$ 15,000
Fire Alarm System	\$ 181,200	\$ 226,500
Fire Extinguisher	\$ 2,400	\$ 3,000
Flagpole	\$ 1,833	\$ 2,500
Flooring	\$ 220,000	\$ 300,000
Flooring	\$ -	\$ 120,000
Flooring	\$ 3,040	\$ 4,000
Flooring	\$ 22,500	\$ 37,500
Flooring	\$ 350	\$ 750
Flooring	\$ 630	\$ 900
Flooring	\$ 38,133	\$ 52,000
Flooring	\$ 1,080	\$ 2,700
Foodservice Equipment	\$ 18,333	\$ 25,000
Foodservice Equipment	\$ 380	\$ 3,800
Foodservice Equipment	\$ 2,700	\$ 4,500
Foodservice Equipment	\$ 4,232	\$ 4,600
Foodservice Equipment	\$ 19,780	\$ 21,500
Foodservice Equipment	\$ 8,867	\$ 14,000
Foodservice Equipment	\$ 3,308	\$ 6,300
Foodservice Equipment	\$ 670	\$ 6,700
Foodservice Equipment	\$ 8,250	\$ 15,000
Foodservice Equipment	\$ 2,415	\$ 4,600
Foodservice Equipment	\$ 3,308	\$ 6,300
Foodservice Equipment	\$ 2,220	\$ 7,400
Foodservice Equipment	\$ 3,850	\$ 10,500
Foodservice Equipment	\$ 6,650	\$ 9,500
Generator	\$ 16,240	\$ 58,000
Generator	\$ 14,667	\$ 20,000
HVAC System	\$ 181,200	\$ 302,000
HVAC System	\$ -	\$ 377,500
Intercom/PA System	\$ 74,745	\$ 124,575
Interior Door	\$ 720	\$ 3,000
Interior Door	\$ 1,900	\$ 13,300
Interior Door	\$ 72,800	\$ 84,000
Interior Lighting System	\$ 264,250	\$ 377,500
Laboratory Equipment	\$ 7,350	\$ 12,250
Lockers	\$ 150,000	\$ 250,000

System	System Contribution	System Value
Outdoor Spectator Seating	\$ 10,200	\$ 12,000
Overhead/Dock Door	\$ 4,620	\$ 13,200
Park Bench	\$ 1,920	\$ 2,400
Parking Lots	\$ 35,090	\$ 79,750
Parking Lots	\$ 4,174	\$ 34,785
Parking Lots	\$ 198,403	\$ 270,550
Parking Lots	\$ 29,867	\$ 44,800
Passenger Elevator	\$ 38,500	\$ 55,000
Passenger Elevator	\$ 16,500	\$ 55,000
Picnic Table	\$ 150	\$ 600
Picnic Table	\$ 420	\$ 2,100
Plumbing System	\$ 110,733	\$ 830,500
Pole Light Fixture w/ Lamps	\$ 17,600	\$ 44,000
Pump	\$ 864	\$ 2,160
Pump	\$ 3,336	\$ 8,340
Pump	\$ 9,760	\$ 24,400
Radiator	\$ 88,000	\$ 120,000
Replace Energy Recovery Ventilator 180 to 315 CFM	\$ 1,565	\$ 2,134
Roof Skylight	\$ 2,730	\$ 3,900
Roofing	\$ 62,333	\$ 170,000
Roofing	\$ 81,600	\$ 340,000
Roofing	\$ 22,848	\$ 163,200
Secondary Transformer	\$ 4,913	\$ 6,700
Security/Surveillance System	\$ 60,400	\$ 151,000
Shed/Gazebo/Shade Structure	\$ 80	\$ 200
Shed/Gazebo/Shade Structure	\$ 3,208	\$ 8,750
Shed/Gazebo/Shade Structure	\$ 24,857	\$ 30,000
Shower	\$ 320	\$ 800
Shower	\$ 1,120	\$ 1,600
Shower	\$ 1,120	\$ 4,800
Sidewalk	\$ 11,220	\$ 28,050
Sidewalk	\$ 4,437	\$ 12,100
Sidewalk	\$ 5,580	\$ 13,950
Sink/Lavatory	\$ 1,833	\$ 2,500
Sink/Lavatory	\$ 583	\$ 1,700
Sink/Lavatory	\$ 213	\$ 1,600
Sink/Lavatory	\$ 1,500	\$ 2,500
Sink/Lavatory	\$ 1,173	\$ 1,600
Sink/Lavatory	\$ 880	\$ 1,100
Sink/Lavatory	\$ 540	\$ 900
Sink/Lavatory	\$ 2,112	\$ 4,400
Sink/Lavatory	\$ 700	\$ 1,500
Sink/Lavatory	\$ 960	\$ 1,600
Sink/Lavatory	\$ 4,320	\$ 9,000
Sink/Lavatory	\$ 1,008	\$ 3,600

System	System Contribution	System Value
Sink/Lavatory	\$ 1,120	\$ 1,400
Solar Power	\$ 3,200	\$ 6,000
Solar Power	\$ 6,480	\$ 21,600
Split System Ductless	\$ 3,840	\$ 4,800
Split System Ductless	\$ 2,880	\$ 4,800
Sports Apparatus	\$ 1,848	\$ 4,200
Sports Apparatus	\$ 7,600	\$ 8,000
Sports Apparatus	\$ 560	\$ 1,400
Sports Apparatus	\$ 2,000	\$ 5,000
Sports Apparatus	\$ 9,600	\$ 16,000
Sports Apparatus	\$ 19,950	\$ 57,000
Stairs	\$ 86,400	\$ 96,000
Storage Tank	\$ 13,500	\$ 15,000
Storage Tank	\$ 1,200	\$ 3,000
Supplemental Components	\$ 1,250	\$ 8,330
Supplemental Components	\$ 5,760	\$ 12,000
Suspended Ceilings	\$ 184,975	\$ 264,250
Switchboard	\$ 66,000	\$ 120,000
Toilet	\$ 2,600	\$ 3,900
Toilet	\$ 13,347	\$ 14,300
Unit Heater	\$ -	\$ 1,700
Unit Heater	\$ -	\$ 4,100
Unit Ventilator	\$ -	\$ 14,800
Unit Ventilator	\$ -	\$ 37,000
Urinal	\$ -	\$ 5,500
Variable Frequency Drive	\$ -	\$ 10,600
Vertical Lift	\$ -	\$ 17,000
Wall Finishes	\$ -	\$ 187,500
Wall Finishes	\$ -	\$ 4,500
Water Heater	\$ -	\$ 5,800
Window	\$ -	\$ 105,450
Totals	\$ 4,601,297	\$ 8,928,674