

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 22, 2023

ON SITE DATE:

February 23, 2023

**CRAFTSBURY ELEMENTARY SCHOOL (PS078-SU001)
1422 North Craftsbury Road
Craftsbury Community, VT 05827**

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1. Executive Summary

Property Overview and Assessment Details

General Information	
Property Type	School
School ID Number	PS078-SU001
Main Address	1422 North Craftsbury Road, Craftsbury Community, VT 05827
E911 Address Verification	Zip 05827-6800, Standardized, Fixed city/state spelling, Fixed abbreviations, matched street and city and state. Confirmed entire address.
GPS Location (Verified E911)	Main Building 44.65471, -72.38225
Site Developed	1966
Site Area	3 acres (estimated)
Parking Spaces	14 total spaces all in open lots; 1 of which are accessible
Building Square Footage	6,000 (Verified)
Number of Stories	1 above grade with 1 below-grade basement- crawlspace
Supervisory Union/ District	Orleans Southwest SU
Date(s) of Visit	February 23, 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

Craftsbury Elementary School is located approximately a mile from Craftsbury Academy and Minden Hall but is considered part of their hub location. The property had been used for various uses before its current use as the community's elementary school. A date of 1966 was provided, but that may apply to when the building was converted into the school it is now. Existing features of the building would mark this as an older structure.

Architectural

The exterior wood siding of the building was found to be in poor condition. Large areas of the wall siding have become rotted and are deteriorating. Exposure to the elements as well as other issues, poor water shed, and ice damming have also been contributing factors to the degradation of the exterior wall system. The framing assembly in the attic space should be studied to ensure structural integrity. The areas mentioned are showing signs of exterior weather penetration either from roof leaks or moisture related issues.

Mechanical, Electrical, Plumbing and Fire (MEPF)

Two fuel oil fired furnaces provide heat to the building through metal duct work.

Updated electrical distribution panels were identified onsite. However, remnants of knob and tube wiring were present in the attic. This existing knob and tube components were not tested and could still be energized.

The buildings water lines are copper and cast-iron drain and venting. Hot water is produced by two electric water heaters.

Fire alarms, smoke detectors and fire extinguishers exist within the building.

Site

The site has a relatively small amount of parking and seems to be in fair condition under snow at time of on-site visit. The playground components were not observed in detail due to difficulty accessing them with weather conditions.

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>	
\$1,500,000	6,000	\$250	
Current FCI		\$142,000	9.5%
3-Year		\$181,100	12.1%
5-Year		\$232,300	15.5%
10-Year		\$374,900	25.0%

Facility Level FCI:

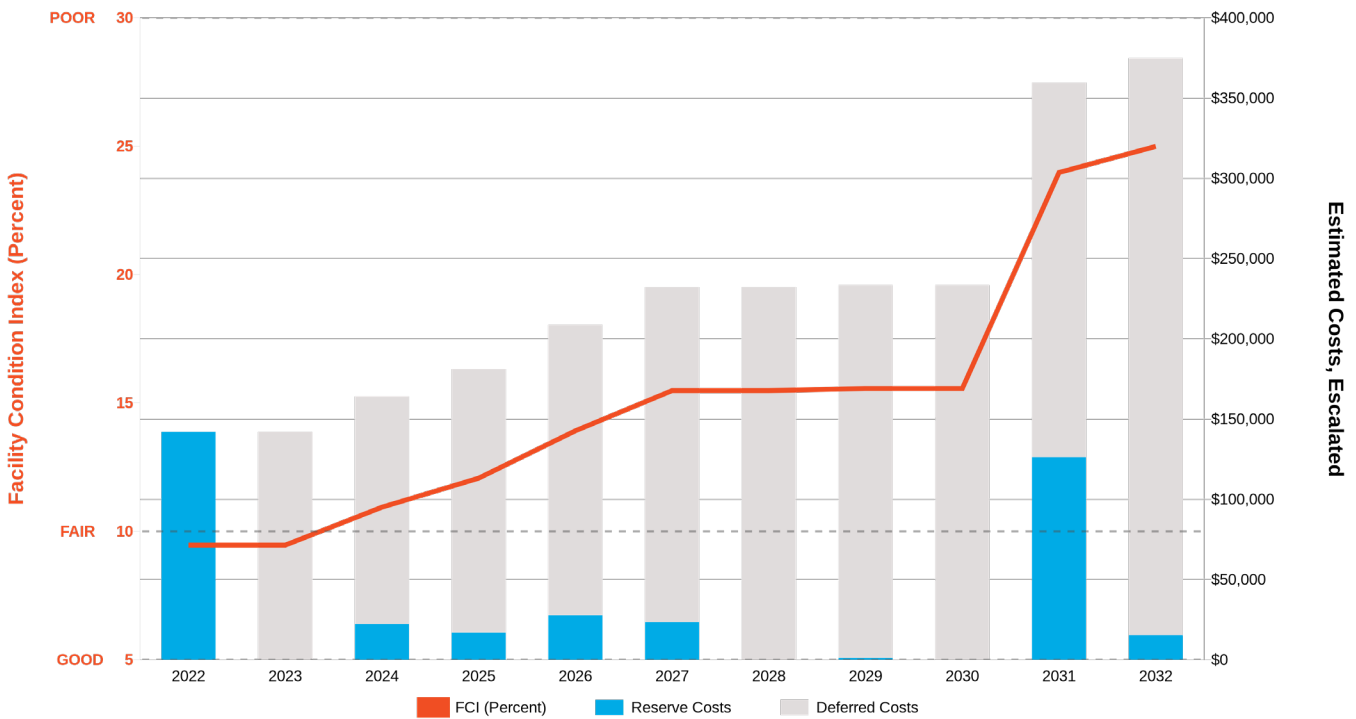
The orange line in the graph below forecasts what would happen to the FCI (left Y axis) over time, assuming zero capital expenditures. The capital expenditures allocated for each year (blue bars) are associated with the dollar amounts along the right Y axis. If the school expends the average amount per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

Needs by Year with Unaddressed FCI Over Time

Replacement Value: \$1,500,000.00

Inflation Rate: 3%

Average Needs (per year - over next 10 years): \$34,079.00



Needs by Year with Unaddressed FCI Over Time (Table)

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

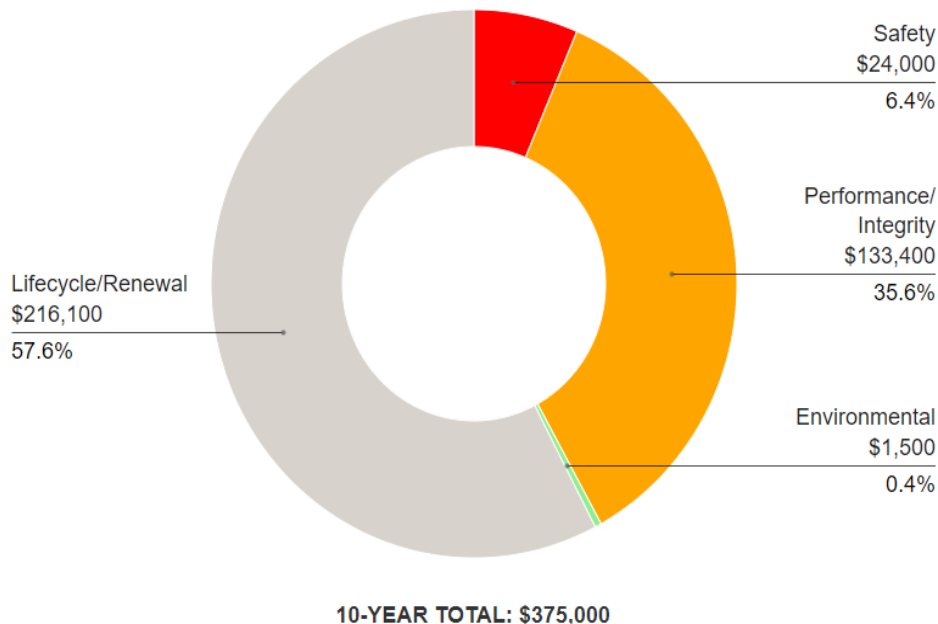
Year	Reserve	Reserve Escalation	Recurrence	Recurrence Escalation	Total Escalation	Deferred	FCI
2022	141,950	0	0	0	0	141,950	0.09
2023	0	0	0	0	0	141,950	0.09
2024	20,900	1,273	0	0	1,273	164,123	0.11
2025	15,500	1,437	0	0	1,437	181,060	0.12
2026	24,600	3,088	0	0	3,088	208,748	0.14
2027	13,500	2,150	6,750	1,075	3,225	224,398	0.15
2028	0	0	0	0	0	224,398	0.15
2029	1,000	230	0	0	230	225,628	0.15
2030	0	0	0	0	0	225,628	0.15
2031	96,700	29,472	0	0	29,472	351,800	0.23
2032	4,600	1,582	6,750	2,321	3,903	357,982	0.24
2033	12,400	4,764	0	0	4,764	375,146	0.25
2034	2,000	852	0	0	852	377,998	0.25
2035	29,110	13,639	0	0	13,639	420,747	0.28
2036	0	0	2,000	1,025	1,025	420,747	0.28
2037	0	0	20,250	11,299	11,299	420,747	0.28
2038	1,450	877	0	0	877	423,074	0.28
2039	0	0	0	0	0	423,074	0.28
2040	0	0	0	0	0	423,074	0.28
2041	0	0	0	0	0	423,074	0.28

Plan Types

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

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

Plan Type Distribution (by Cost)



Immediate Needs

ID	Location Description	UF Code	Description	Condition	Plan Type	Cost
5489885	Building Exterior	B2010	Exterior Walls, Wood Siding, Replace	Poor	Performance/Integrity	\$45,000
5489869	Roof	B3010	Roofing, any type, Repairs per Man-Day, Repair	Poor	Performance/Integrity	\$2,200
5489890	Throughout building	D5030	Electrical System, Wiring & Switches, High Density/Complexity, Replace	Poor	Safety	\$24,000
5972810	Site	G2010	Roadways, Pavement, Asphalt, Mill & Overlay	Poor	Performance/Integrity	\$52,500
5594212	Site	G2020	Parking Lots, Pavement, Asphalt, Seal & Stripe	Poor	Performance/Integrity	\$6,800
5489878	Attic	P2030	Engineering Study, Structural, Superstructure, Evaluate/Report	Poor	Performance/Integrity	\$10,000
5594923	Throughout	P2030	Engineering Study, Environmental, Sample for Lead Paint, Evaluate/Report	Poor	Environmental	\$1,500
					Total	\$142,000

Key Findings



Electrical System in Poor condition.

Wiring & Switches, High Density/Complexity
CRAFTSBURY SCHOOLS - Elementary Throughout building

Uniformat Code: D5030

Recommendation: **Replace in 2022**

Priority Score: **93.9**

Plan Type: Safety

Cost Estimate: \$24,000

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Evidence of knob and tube wiring. Verify it has been disconnected - AssetCALC ID: 5489890



Exterior Walls in Poor condition.

Wood Siding
CRAFTSBURY SCHOOLS - Elementary Building Exterior

Uniformat Code: B2010

Recommendation: **Replace in 2022**

Priority Score: **89.9**

Plan Type: Performance/Integrity

Cost Estimate: \$45,000

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Wood Exterior siding rotting and becoming deteriorated. - AssetCALC ID: 5489885



Roofing in Poor condition.

any type, Repairs per Man-Day
CRAFTSBURY SCHOOLS - Elementary Roof

Uniformat Code: B3010

Recommendation: **Repair in 2022**

Priority Score: **88.9**

Plan Type: Performance/Integrity

Cost Estimate: \$2,200

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Marking on interior side of roof could be evidence of roof leaks or compromised components. - AssetCALC ID: 5489869



Parking Lots in Poor condition.

Pavement, Asphalt
CRAFTSBURY SCHOOLS - Elementary Site

Uniformat Code: G2020

Recommendation: **Seal & Stripe in 2022**

Priority Score: **84.9**

Plan Type: Performance/Integrity

Cost Estimate: \$6,800

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May need stripe - AssetCALC ID: 5594212



Roadways in Poor condition.

Pavement, Asphalt
CRAFTSBURY SCHOOLS - Elementary Site

Uniformat Code: G2010
Recommendation: **Mill & Overlay in 2022**
Priority Score: **84.9**
Plan Type: Performance/Integrity
Cost Estimate: \$52,500

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Parking Lot may need sealing, was covered with snow at on site. - AssetCALC ID: 5972810



Recommended Follow-up Study: Structural, Superstructure

Structural, Superstructure
CRAFTSBURY SCHOOLS - Elementary Attic

Uniformat Code: P2030
Recommendation: **Evaluate/Report in 2022**
Priority Score: **81.9**
Plan Type: Performance/Integrity
Cost Estimate: \$10,000

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Study recommended for the wood framing assembly construction integrity. - AssetCALC ID: 5489878

Recommended Follow-up Study: Environmental, Sample for Lead Paint

Environmental, Sample for Lead Paint
CRAFTSBURY SCHOOLS - Elementary Throughout

Uniformat Code: P2030

Recommendation: **Evaluate/Report in 2022**

Priority Score: **72.9**

Plan Type: Environmental

Cost Estimate: \$1,500

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Sample for Lead Paint - AssetCALC ID: 5594923

2. Building and Site Information



System Summary

<i>System</i>	<i>Description</i>	<i>Condition</i>
Structure	Conventional wood frame structure over basement foundation and over crawl space foundation. Crawl Space encapsulated with dirt floor	Fair
Facade	Primary Wall Finish: Wood siding Secondary Wall Finish: None Windows: Wood and Vinyl	Poor
Roof	Primary: Gable and Hip construction with asphalt shingles Secondary: None	Fair
Interiors	Walls: Painted gypsum board and lath & plaster Floors: VCT, wood strip, sheet vinyl and uncoated concrete. Ceilings: Painted gypsum board, lath & plaster, ACT, and wood paneling	Fair
Elevators	None	Fair
Plumbing	Distribution: Copper supply and cast waste & venting. Hot Water: Electric tanks Fixtures: Toilets, urinals, and sinks in all restrooms	Fair
HVAC	Central System: furnace, air handlers, ducted supply, and return Supplemental components: None	Fair
Safety and Security	Cameras, card readers, perimeter intrusion detection, security windows and doors, fencing, lighting. Multiple points of auto locking doors, main entry monitored, auto locking doors, internal locking on classroom doors.	Fair
Fire Suppression	Fire extinguishers	Fair
Electrical	Source & Distribution: Main panel with copper wiring- knob and tube components in attic. Interior Lighting: LED, linear fluorescent 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	None	Fair
Site Pavement	Asphalt lots with limited areas of concrete aprons and pavement and adjacent concrete sidewalks, curbs, and ramps.	Fair
Site Development	Property entrance signage; wood board Fencing; Chain link Playgrounds Limited site furnishings	Fair
Landscaping & Topography	Limited landscaping features including lawns, trees, and bushes. Irrigation not present Low to moderate site slopes throughout	Fair
Utilities	On-site wells and septic Local utility-provided electric fuel oil	Fair
Site Lighting	Pole-mounted: None Building-mounted: LED	Fair
Ancillary Structures	None	Fair
Accessibility	Presently it does not appear an accessibility study is needed for this property.	
Key Issues and Findings	Wood framing to be inspected for damage and structural integrity. Electrical component evaluation Air leakage throughout areas of building related to in non-continuous air barrier throughout the building. Passive ventilation for furnace room could be controlled better.	

3. Supplemental Evaluations

Square Foot Verification

We have reviewed the square footage of 6,000 square feet and it is in the range of square foot calculations as reported by the school district. This confirmation of the square footage of the facility is based on the exterior wall dimensions and number of stories measured from Google Earth and other publicly available internet searches. This measurement may not reflect the actual heated square footage but provides a general size of the heated square feet of the overall building.

PCB Air Indoor Testing

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

School Educational Capacity and Programming Space

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

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

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

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

Depleted Value Index	
Index Value	47.0%

System Expenditure Forecast						
System	Immediate	Short Term (1-2 yr)	Near Term (3-5 yr)	Med Term (6-10 yr)	Long Term (11-20 yr)	TOTAL
Facade	\$45,000	-	-	-	\$1,123	\$46,123
Roofing	\$2,200	\$22,172	-	-	-	\$24,372
Interiors	-	-	\$21,725	\$38,490	\$38,035	\$98,250
Plumbing	-	-	-	\$87,680	\$18,777	\$106,457
HVAC	-	-	-	\$1,229	\$24,083	\$25,312
Electrical	\$24,000	-	\$14,181	-	\$2,851	\$41,032
Fire Alarm & Electronic Systems	-	-	\$13,112	-	-	\$13,112
Equipment & Furnishings	-	-	-	\$6,182	-	\$6,182
Site Development	-	-	\$11,255	-	\$32	\$11,287
Site Utilities	-	-	-	-	\$4,273	\$4,273
Site Pavement	\$59,250	-	\$7,825	\$9,071	\$22,707	\$98,853
Follow-up Studies	\$11,500	-	-	-	-	\$11,500
TOTALS	\$141,950	\$22,172	\$68,098	\$142,652	\$111,881	\$486,753

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
Craftsbury Schools - Main Building	0%	158982.22R000-096.379	Elementary	6,000

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

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

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

9. Energy Audit

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

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

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

Energy and Water Using Equipment

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

Building Envelope

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

Recommendations for Energy Savings Opportunities

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

Analysis of Energy Consumption

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

Energy Audit Process

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

10. Historical Energy and Water Performance Metrics

Utility Data Tabulation Methodology

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

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

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

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

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

Utilities Metering at a Glance	
Number of electric meters observed	One
Number of gas meters observed	None
Number of central steam meters observed	None
Number of domestic water meters observed	None

Average Utility Rates		
Electricity	No. 2 Oil	Water & Sewer
Average Rate	Average Rate	Blended Rate
\$0.20 / kWh	\$2.92 / Gal	N/A – on-site

Electricity

Hardwick Electric provides electrical service to the facility.

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

Based on the 2022 electric usage and costs, the average price paid during the year was \$0.20 per kWh. The total annual electricity consumption for the 12-month period analyzed is 32,232 kWh for a total cost of \$6,475.

Electricity Consumption & Cost Data			
Billing Month	Consumption (kWh)	Unit Cost (per kWh)	Total Cost
January,22	2,645	\$0.19	\$494
February,22	2,032	\$0.19	\$385
March,22	2,872	\$0.17	\$500
April,22	1,976	\$0.44	\$860
May,22	2,808	\$0.19	\$523
June,22	2,105	\$0.19	\$399
July,22	1,826	\$0.19	\$351
August,22	2,906	\$0.19	\$540
September,22	2,364	\$0.19	\$442
October,22	3,488	\$0.18	\$645
November,22	3,809	\$0.19	\$707
December,22	3,401	\$0.18	\$629
TOTAL/AVERAGE	32,232	\$0.20	\$6,475

Propane or Fuel Oil

Irving Oil provides fuel oil to the facility. The deliveries are made on an as-needed basis.

The primary use of fuel oil is for 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 fuel oil usage and costs provided, the average price paid during the year was \$2.92 per gallon of fuel oil. The total annual consumption for the 12-month period analyzed is 1,754 gallons for a total cost of \$5,123.

Fuel Oil Consumption & Cost Data			
Delivery Month	Delivery (gallons)	Unit Cost (per gallon)	Total Cost
January,22	391	\$2.43	\$951
February,22	378	\$2.43	\$920
March,22	349	\$2.44	\$851
April,22	93	\$2.44	\$227
May,22	118	\$2.45	\$289
October,22	119	\$4.81	\$572
November,22	167	\$4.70	\$785
December,22	139	\$3.80	\$528
Total	1,754	\$2.92	\$5,123

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 Craftsbury Elementary School. The study included a review of the building's construction features, historical energy and water consumption and costs, review of the building envelope, HVAC equipment, heat distribution systems, lighting, and the building's operational and maintenance practices.

Bureau Veritas has evaluated two 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	\$739
Estimated Annual Cost Savings Related to ECMs	\$307
Net Effective ECM Payback	2.41 Years
Estimated Annual Energy Savings	4%
Estimated Annual Utility Cost Savings (<i>excluding water</i>)	3%

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 two financial methodologies. ECMs which are considered financially viable must meet both criteria.

Energy Usage Profile

Site Energy Use Intensity

Current Site Energy Use Intensity (EUI)	58.82 kBTU/SF
Post ECM Site Energy Use Intensity (EUI)	56.62 kBTU/SF

Source Energy Use Intensity (EUI)

Current Source Energy Use Intensity (EUI)	102.11 kBTU/SF
Post ECM Source Energy Use Intensity (EUI)	99.6 kBTU/SF

Building Cost Intensity

Current Building Cost Intensity	\$1.93/SF
Post ECM Building Cost Intensity	\$1.88/SF

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

Current Annual Emissions From Building Operation	25.4 MtCO _{2e} /Yr
Estimated Annual Thermal Energy Reduction	13.22 MMBTU
Total CO _{2e} Emissions Reduced	0.97 MtCO _{2e} /Yr
Total Cars Off The Road (Equivalent)*	1
Total Acres of Pine Trees Planted (Equivalent)*	1

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.

2. Savings-to-Investment Ratio (SIR) – The savings-to-investment ratio is the ratio of the present value savings to the present value costs of an energy or water conservation measure. The numerator of the ratio is the present value over the estimated useful life (EUL) of net savings in energy or water and non-fuel or non-water operation and maintenance costs attributable to the proposed energy or water conservation measure. The denominator of the ratio is the present value of the net increase in investment and replacement costs less salvage value attributable to the proposed energy or water conservation measure. It is recommended that energy efficiency recommendations should be based on a calculated SIR, with larger SIRs receiving a higher priority. A project is typically only recommended if SIR is greater than or equal to 1.0, unless other factors outweigh the financial benefit.

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 (MiCO 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 2x 1.5GPM rated bathroom aerators with 0.5GPM WaterSense certified aerators	Location: Restrooms	\$30	0.0	0.0	243.1	1.6	0.8	0.1	\$49	\$0	\$49	0.6	\$386	10
2	Reduce HVAC Hours of Operation, Self Learning Smart Thermostat - (2x) Sensors	Location: Throughout building	\$612	0.0	100.0	0.0	0.0	13.8	1.0	\$292	\$0	\$292	2.1	\$2,875	15
Totals for no/low cost items			\$642	0.0	100.0	243.1	1.6	14.7	1.1	\$341	\$0	\$341	1.9		
Total for capital cost			\$0	0.0	0.0	0.0	0.0	0.0	0.0	\$0	\$0	\$0	0.0		
Interactive Savings Discount @10%				0.0	-10.0	-24.3	-0.2	-1.5	-0.1	-\$34	\$0	-\$34			
Total Contingency Expenses @ 15%			\$96												
Totals for improvements			\$739	0.0	90.0	218.8	1.5	13.2	1.0	\$307	\$0	\$307	2.4		

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 Craftsbury Elementary School, 1422 North Craftsbury Road, Craftsbury Community, VT 05827, the "Property". It is our understanding that the primary interest of the Client is to locate and evaluate materials and building system defects that might significantly affect the value of the property and to determine if the present Property has conditions that will have a significant impact on its continued operations.

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

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

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

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

Prepared by: Bureau Veritas Technical Assessments

13. Appendices

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

Appendix A:

Photographic Record

Photographic Overview



1 - FRONT ELEVATION OF SCHOOL



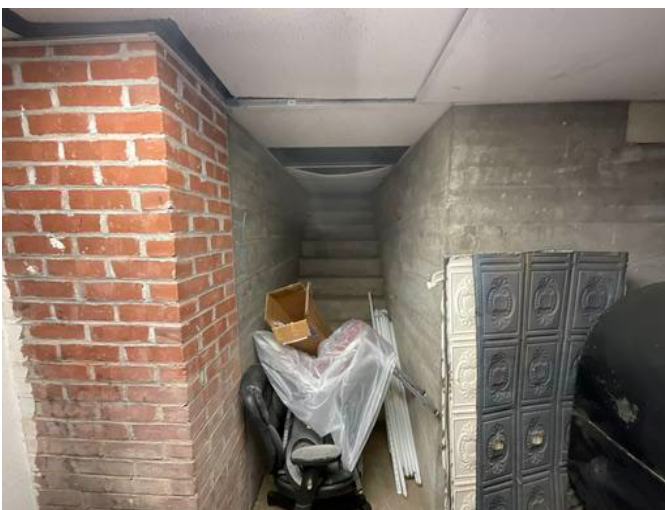
2 - LEFT ELEVATION OF SCHOOL



3 - REAR ELEVATION OF SCHOOL



4 - RIGHT ELEVATION OF SCHOOL



5 - UNUSED BASEMENT STAIRS AND SUBSTRUCTURE



6 - CRAWLSPACE WITH STRUCTURAL LUMBER

Photographic Overview



7 - STRUCTURAL LUMBER IN ATTIC



8 - STRUCTURAL LUMBER OF ROOF



9 - ORIGINAL WOOD FRAME WINDOWS



10 - EXTERIOR WALLS WOOD SIDING



11 - ROOF WITH BRICK CHIMNEY



12 - ROOFLINE PROFILE OF BUILDING

Photographic Overview



13 - INTERIOR STUDENT CLASSROOM SPACE



14 - SCHOOLS LEARNING RESOURCE CENTER



15 - ELECTRIC FUEL WATER HEATER



16 - WATER WELL SYSTEM COMPONENTS



17 - TWO FORCED AIR FURNACES



18 - HEAT RECOVERY VENTILATOR UNIT

Photographic Overview



19 - DISTRIBUTION PANEL FOR BUILDING



20 - INTERIOR CEILING MOUNTED LIGHTING



21 - SECURITY AND DATA CENTER



22 - TOILET PARTITIONS IN RESTROOM



23 - SITE VEHICLE PARKING LOT



24 - SITE WITH PLAYGROUND AND PARKING

Appendix B:

Site Plans

Site Plan



Project Name	Project Number
Vermont Agency of Education	158982.22R000-096.379 Craftsbury Elementary
Source	On-Site Date
Google MyMaps	February 28, 2023

Appendix C:

Stem/Steam Assessment

STEM/STEAM Evaluation

Property Name	STEM/STEAM Suitability Score	Project Number	School Type	Square Footage
Craftsbury Schools - Main Building	0%	158982.22R000-096.379	Elementary	6,000

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

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

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

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

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

Appendix D: School Educational Capacity and Programming Space

School Educational Capacity and Programming Space

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

School Name

Craftsbury Schools

SU/SD

Orleans Southwest 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.):

Craftsbury has too few instructional spaces for academics and SEL. Foreign language has no designated classroom space which impacts the quality of instruction. Craftsbury Elementary lacks a gym for indoor PE instruction and requires students be bussed to the Academy building during inclement weather. As staff is added to address SEL and other needs there is insufficient space to deliver those services to students.

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:

Craftsbury does not have enough rooms for classes outside of core instructional classes. There are not enough 1:1 instruction spaces for intervention and SEL instruction or work based learning. All of Craftsbury's school buildings are outdated in their allotment of space for non-classroom and small group instruction.

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

Yes

Yes, drama and technology offerings would likely be added if there were space for them.

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:

Staff members often have to search for a free space ask another staff member to leave their workspace to create proper spaces for delivery of services. Occasionally services and meetings take place outdoors.

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

No

Please describe:

There is not adequate office space to allow all staff to have a space they can claim as there own.

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

No

Please describe:

The kitchen is undersized and it is difficult to find space for all necessary equipment and food storage is spread out in multiple locations on multiples stories reducing efficiency. The elementary school does not have it's own kitchen. Meals are prepared at the Academy and are transported to the other building. The elementary school's food serving area is cramped. There is no cafeteria so students return to their rooms to eat and the building lacks ware washing equipment or three bay sink. Craftsbury Academy students overflow the cafeteria space and are often forced to find space to eat outside the cafeteria either outdoors, in the hallway, or bleachers of the gym. It is difficult to provide adequate access to the gymnasium for all students grades K-12.

Appendix E:

Accessibility Review & Photos

Visual Survey - ADA Standards for Accessible Design

Property Name: CRAFTSBURY SCHOOLS – Elementary

BV Project Number: 158985.22R000-096.379

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	Inadequate number parking spaces			
Exterior Route	No clear path			
Building Entrances	No accessible entrance			
Interior Route		Hardware not compliant		
Playground	No accessible route			
Public Restrooms		Non-ADA approved faucets		

**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 - ACCESSIBLE ROUTE TO PLAYGROUND



12 - OVERVIEW OF PLAYGROUND

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 | CRAFTSBURY SCHOOLS - Elementary

UF L3 Code	Location	Category	Condition	Asset/Component/Repair	Quantity	Unit	RUL	ID
Facade								
B2010	Building Exterior	Facade	Poor	Exterior Walls, Wood Siding	4,500	SF	0	5489885
B2020	Building Exterior	Facade	Good	Window, Wood, 28-40 SF	8		21	5489870
B2020	Building Exterior	Facade	Good	Window, Wood, 16-25 SF	16		21	5489871
B2020	Building Exterior	Facade	Good	Window, Vinyl-Clad Double-Glazed, up to 15 SF	1		21	5489893
B2050	Building Exterior	Facade	Good	Exterior Door, Steel, Standard	3		31	5489891
B2050	Building Exterior	Facade	Fair	Exterior Door, Wood, Solid-Core	1		16	5489873
Roofing								
B3010	Roof	Roofing	Fair	Roofing, Asphalt Shingle, 20-Year Standard	5,500	SF	2	5973858
B3010	Roof	Roofing	Poor	Roofing, any type, Repairs per Man-Day, Repair	2		0	5489869
Interiors								
C1030	Building Exterior	Interiors	Fair	Interior Door, Wood, Hollow-Core Residential	18		13	5489889
C1070	Throughout building	Interiors	Fair	Suspended Ceilings, Hard Tile, Replacement w/ ACT	1,000	SF	3	5489875
C1070	Throughout building	Interiors	Good	Suspended Ceilings, Acoustical Tile (ACT)	2,500	SF	21	5489877
C1090	Restrooms	Interiors	Fair	Toilet Partitions, Plastic/Laminate	2		13	5489874
C2010	Throughout building	Interiors	Fair	Wall Finishes, any surface, Prep & Paint	9,000	SF	5	5489896
C2030	Utility closet	Interiors	Fair	Flooring, Wood, Strip	50	SF	16	5489902
C2030	Throughout building	Interiors	Fair	Flooring, Vinyl Tile (VCT)	4,500	SF	9	5489888
C2030	Throughout building	Interiors	Fair	Flooring, Vinyl Sheeting	1,000	SF	9	5489898
C2050	Throughout	Interiors	Fair	Ceiling Finishes, Metal	1,000	SF	26	5489897
C2050	Throughout building	Interiors	Fair	Ceiling Finishes, any flat surface, Prep & Paint	1,000	SF	4	5489881
Plumbing								
D2010	Utility closet	Plumbing	Good	Sink/Lavatory, Service Sink, Floor	1		26	5489879
D2010	Restrooms	Plumbing	Fair	Urinal, Standard	1		13	5489880
D2010	Classrooms	Plumbing	Fair	Sink/Lavatory, Service Sink, Laundry	5		11	5489887
D2010	Throughout	Plumbing	Fair	Plumbing System, Supply & Sanitary, Medium Density (excludes fixtures)	6,000	SF	9	5973857
D2010	Restrooms	Plumbing	Fair	Sink/Lavatory, Service Sink, Wall-Hung	2		11	5489886
D2010	Restrooms	Plumbing	Fair	Toilet, Residential Water Closet	5		11	5489895
D2010	Hallway	Plumbing	Fair	Drinking Fountain, Wall-Mounted, Single-Level	1		9	5489903
D2010	Basement	Plumbing	Good	Water Heater, Electric, Residential	1		11	5489872
HVAC								
D3010	Basement	HVAC	Fair	Storage Tank, Fuel, Interior	2		13	5489876
D3020	Basement	HVAC	Fair	Furnace, Oil	2		13	5489894
D3060	Restrooms	HVAC	Fair	Exhaust Fan, Residential Bathroom	4		7	5489900
Electrical								
D5020	Basement	Electrical	Fair	Distribution Panel, 120/208 V	1		12	5489904
D5030	Throughout building	Electrical	Poor	Electrical System, Wiring & Switches, High Density/Complexity	6,000	SF	0	5489890
D5040	Throughout building	Electrical	Fair	Interior Lighting System, Full Upgrade, Low Density & Standard Fixtures	6,000	SF	4	5489899
Fire Alarm & Electronic Systems								
D7050	Throughout	Fire Alarm & Electronic Systems	Fair	Fire Alarm System, Full System Upgrade, Simple Addressable, Install	6,000	SF	3	5973861

UF L3 Code	Location	Category	Condition	Asset/Component/Repair	Quantity	Unit	RUL	ID
Equipment & Furnishings								
E1030	Kitchen	Equipment & Furnishings	Fair	Foodservice Equipment, Refrigerator, 2-Door Reach-In	1		10	5489882
Pedestrian Plazas & Walkways								
G2010	Site	Pedestrian Plazas & Walkways	Poor	Roadways, Pavement, Asphalt, Mill & Overlay	15,000	SF	0	5972810
G2020	Site	Pedestrian Plazas & Walkways	Poor	Parking Lots, Pavement, Asphalt, Seal & Stripe	15,000	SF	0	5594212
Athletic, Recreational & Playfield Areas								
G2050	site	Athletic, Recreational & Playfield Areas	Fair	Play Structure, Multipurpose, Small	1		4	5594767
Sitework								
G2060	Site	Sitework	Fair	Fences & Gates, Fence, Chain Link 4'	1	LF	20	5596264
Utilities								
G3010	Basement	Utilities	Good	Pump, Well Water	1		13	5489884
Follow-up Studies								
P2030	Throughout	Follow-up Studies	Poor	Engineering Study, Environmental, Sample for Lead Paint, Evaluate/Report	1		0	5594923
P2030	Attic	Follow-up Studies	Poor	Engineering Study, Structural, Superstructure, Evaluate/Report	1		0	5489878

Appendix G: Replacement Reserves

Replacement Reserves Report
CRAFTSBURY SCHOOLS - Elementary

										2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	Total Escalated Estimate	
										\$141,950	\$0	\$22,173	\$16,937	\$27,688	\$23,475	\$0	\$1,230	\$0	\$126,172	\$15,253	\$17,164	\$2,852	\$42,749	\$3,025	\$31,549	\$2,327	\$0	\$0	\$0	\$0	\$12,224	\$486,767
Uniformat Code	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost *	Subtotal	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	Deficiency Repair Estimate	
B2010	5489885	Exterior Walls, Wood Siding, Replace	30	31	0	4500	SF	\$10.00	\$45,000	\$45,000																					\$45,000	
B2050	5489873	Exterior Door, Wood, Solid-Core, Replace	25	9	16	1	EA	\$700.00	\$700																	\$700					\$700	
B3010	5973858	Roofing, Asphalt Shingle, 20-Year Standard, Replace	20	18	2	5500	SF	\$3.80	\$20,900			\$20,900																			\$20,900	
B3010	5489869	Roofing, any type, Repairs per Man-Day, Repair	0	1	0	2	EA	\$1,100.00	\$2,200	\$2,200																					\$2,200	
C1030	5489889	Interior Door, Wood, Hollow-Core Residential, Replace	20	7	13	18	EA	\$400.00	\$7,200														\$7,200								\$7,200	
C1070	5489875	Suspended Ceilings, Hard Tile, Replacement w/ ACT, Replace	25	22	3	1000	SF	\$3.50	\$3,500				\$3,500																		\$3,500	
C1090	5489874	Toilet Partitions, Plastic/Laminate, Replace	20	7	13	2	EA	\$750.00	\$1,500														\$1,500								\$1,500	
C2010	5489896	Wall Finishes, any surface, Prep & Paint	10	5	5	9000	SF	\$1.50	\$13,500						\$13,500											\$13,500					\$27,000	
C2030	5489902	Flooring, Wood, Strip, Replace	30	14	16	50	SF	\$15.00	\$750																	\$750					\$750	
C2030	5489888	Flooring, Vinyl Tile (VCT), Replace	15	6	9	4500	SF	\$5.00	\$22,500										\$22,500												\$22,500	
C2030	5489898	Flooring, Vinyl Sheeting, Replace	15	6	9	1000	SF	\$7.00	\$7,000										\$7,000												\$7,000	
C2050	5489881	Ceiling Finishes, any flat surface, Prep & Paint	10	6	4	1000	SF	\$2.00	\$2,000					\$2,000									\$2,000								\$4,000	
D2010	5489872	Water Heater, Electric, Residential, Replace	15	4	11	1	EA	\$1,600.00	\$1,600											\$1,600											\$1,600	
D2010	5973857	Plumbing System, Supply & Sanitary, Medium Density (excludes fixtures), Replace	40	31	9	6000	SF	\$11.00	\$66,000										\$66,000												\$66,000	
D2010	5489903	Drinking Fountain, Wall-Mounted, Single-Level, Replace	15	6	9	1	EA	\$1,200.00	\$1,200										\$1,200												\$1,200	
D2010	5489887	Sink/Lavatory, Service Sink, Laundry, Replace	30	19	11	5	EA	\$900.00	\$4,500											\$4,500											\$4,500	
D2010	5489886	Sink/Lavatory, Service Sink, Wall-Hung, Replace	35	24	11	2	EA	\$1,400.00	\$2,800											\$2,800											\$2,800	
D2010	5489895	Toilet, Residential Water Closet, Replace	30	19	11	5	EA	\$700.00	\$3,500											\$3,500											\$3,500	
D2010	5489880	Urinal, Standard, Replace	30	17	13	1	EA	\$1,100.00	\$1,100														\$1,100								\$1,100	
D3010	5489876	Storage Tank, Fuel, Interior, Replace	25	12	13	2	EA	\$2,600.00	\$5,200														\$5,200								\$5,200	
D3020	5489894	Furnace, Oil, Replace	20	7	13	2	EA	\$5,600.00	\$11,200														\$11,200								\$11,200	
D3060	5489900	Exhaust Fan, Residential Bathroom, Replace	15	8	7	4	EA	\$250.00	\$1,000							\$1,000															\$1,000	
D5020	5489904	Distribution Panel, 120/208 V, Replace	30	18	12	1	EA	\$2,000.00	\$2,000											\$2,000											\$2,000	
D5030	5489890	Electrical System, Wiring & Switches, High Density/Complexity, Replace	40	41	0	6000	SF	\$4.00	\$24,000	\$24,000																					\$24,000	
D5040	5489899	Interior Lighting System, Full Upgrade, Low Density & Standard Fixtures, Replace	20	16	4	6000	SF	\$2.10	\$12,600					\$12,600																	\$12,600	
D7050	5973861	Fire Alarm System, Full System Upgrade, Simple Addressable, Install	20	17	3	6000	SF	\$2.00	\$12,000				\$12,000																		\$12,000	
E1030	5489882	Foodservice Equipment, Refrigerator, 2-Door Reach-In, Replace	15	5	10	1	EA	\$4,600.00	\$4,600										\$4,600												\$4,600	
G2010	5972810	Roadways, Pavement, Asphalt, Mill & Overlay	25	32	0	15000	SF	\$3.50	\$52,500	\$52,500																					\$52,500	
G2020	5594212	Parking Lots, Pavement, Asphalt, Seal & Stripe	5	20	0	15000	SF	\$0.45	\$6,750	\$6,750					\$6,750				\$6,750						\$6,750					\$6,750	\$33,750	
G2050	5594767	Play Structure, Multipurpose, Small, Replace	20	16	4	1	EA	\$10,000.00	\$10,000					\$10,000																	\$10,000	
G2060	5596264	Fences & Gates, Fence, Chain Link 4', Replace	40	20	20	1	LF	\$18.00	\$18																				\$18		\$18	
G3010	5489884	Pump, Well Water, Replace	15	2	13	1	EA	\$2,910.00	\$2,910														\$2,910								\$2,910	
P2030	5594923	Engineering Study, Environmental, Sample for Lead Paint, Evaluate/Report	0	1	0	1	EA	\$1,500.00	\$1,500	\$1,500																					\$1,500	
P2030	5489878	Engineering Study, Structural, Superstructure, Evaluate/Report	0	1	0	1	EA	\$10,000.00	\$10,000	\$10,000																					\$10,000	
Totals, Unescalated										\$141,950	\$0	\$20,900	\$15,500	\$24,600	\$20,250	\$0	\$1,000	\$0	\$96,700	\$11,350	\$12,400	\$2,000	\$29,110	\$2,000	\$20,250	\$1,450	\$0	\$0	\$0	\$0	\$6,768	\$406,228
Totals, Escalated (3.0% inflation, compounded annually)										\$141,950	\$0	\$22,173	\$16,937	\$27,688	\$23,475	\$0	\$1,230	\$0	\$126,172	\$15,253	\$17,164	\$2,852	\$42,749	\$3,025	\$31,549	\$2,327	\$0	\$0	\$0	\$0	\$12,224	\$486,767

Appendix H:

Depleted Value Report

CRAFTSBURY SCHOOLS - Elementary

Depleted Value Index

47.0%

System	System Contribution	System Value
Ceiling Finishes	\$ 15,000	\$ 30,000
Ceiling Finishes	\$ 1,700	\$ 2,000
Distribution Panel	\$ 933	\$ 2,000
Drinking Fountain	\$ 480	\$ 1,200
Electrical System	\$ 9,600	\$ 24,000
Engineering Study	\$ 500	\$ 1,500
Engineering Study	\$ 3,500	\$ 10,000
Exhaust Fan	\$ 350	\$ 1,000
Exterior Door	\$ 1,440	\$ 1,800
Exterior Door	\$ 700	\$ 700
Exterior Walls	\$ 36,000	\$ 45,000
Fences & Gates	\$ 14	\$ 18
Fire Alarm System	\$ 1,600	\$ 12,000
Flooring	\$ 750	\$ 750
Flooring	\$ 20,250	\$ 22,500
Flooring	\$ -	\$ 7,000
Foodservice Equipment	\$ 1,183	\$ 4,600
Furnace	\$ 7,093	\$ 11,200
Interior Door	\$ 4,937	\$ 7,200
Interior Lighting System	\$ 6,048	\$ 12,600
Parking Lots	\$ 5,940	\$ 6,750
Play Structure	\$ 1,600	\$ 10,000
Plumbing System	\$ 41,800	\$ 66,000
Pump	\$ 1,019	\$ 2,910
Roadways	\$ 29,750	\$ 52,500
Roofing	\$ 10,450	\$ 20,900
Roofing	\$ 587	\$ 2,200
Sink/Lavatory	\$ 240	\$ 800
Sink/Lavatory	\$ 1,350	\$ 4,500
Sink/Lavatory	\$ 840	\$ 2,800
Storage Tank	\$ -	\$ 5,200
Suspended Ceilings	\$ -	\$ 3,500
Suspended Ceilings	\$ -	\$ 8,750
Toilet	\$ -	\$ 3,500
Toilet Partitions	\$ -	\$ 1,500
Urinal	\$ -	\$ 1,100
Wall Finishes	\$ -	\$ 13,500
Water Heater	\$ -	\$ 1,600
Window	\$ -	\$ 12,800

System	System Contribution	System Value
Window	\$ -	\$ 19,200
Window	\$ -	\$ 600
Totals	\$ 205,654	\$ 437,678