FACILITY CONDITION ASSESSMENT

prepared for

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

PREPARED BY:
Bureau Veritas
6021 University Blvd., Suite 200
Ellicott City, MD 21043
800.733.0660
www.us.bureauveritas.com

BV PROJECT #:
158982.22R000-287.379

DATE OF REPORT:
July 7, 2023

ON SITE DATE:
June 5, 2023

RUTLAND HIGH SCHOOL - Main Building (PS253-SU034)
22 Stratton Road
Rutland, VT 05701

TABLE OF CONTENTS

1. Executive Summary

Property Overview and Assessment Details

General Information	
Property Type	School
School ID Number	PS253-SU034
Main Address	22 Stratton Road, Rutland, VT 05701
E911 Address Verification	Zip 05031, Standardized, Fixed abbreviations, Matched Street and city and state, Confirmed entire address
GPS Location (Verified E911)	Main Building 43.61623, -72.95667
Site Developed	1993 Renovated: 2014
Site Area	36 acres (estimated)
Parking Spaces	265 total spaces all in open lots; 3 of which are accessible.
Building Square Footage	146,300 SF (Verified)
Number of Stories	2 above grade
Supervisory Union/ District	Rutland City SD
Date(s) of Visit	June 5, 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

Originally constructed and completed between 1993-1994 Rutland High School host students grades 9-12 for their secondary education. Rutland High School shares site and infrastructure elements with Stafford Technical School. Rutland High School is mainly focused on academics, and Stafford Technical School serves as a vocational and trade school. A renovation in the 2000's connected a horseshoe shape part of the building and a central library was built where an exterior courtyard had previously existed.

Architectural

The flat roofed, two-story CMU-brick exterior walls support a steel web truss system with corrugated metal pan panels that provide structural support between floors and the roof. Additionally, stucco exterior walls exist on the upper part of the building as an asthenic building finish detail. Double pane aluminum windows provide the building with natural daylight. The building contains a major mechanical equipment suite that houses a majority of the buildings' MEFP equipment.

Mechanical, Electrical, Plumbing and Fire (MEPF)

The building is heated by a hydronic radiator system that feeds unit ventilators and air handling systems throughout the building. Heat is provided by a central biofuel boiler and a fuel oil boiler. The central heating plant supplies the heat distribution system for Stafford Technical School as well. The electrical system has had various upgrades since 1993, transformers have been added in localized sections of the building in 2014. Additionally, Variable Frequency Drives (VFD's) have been integrated into HVAC components such as motors and pumps, but not all components have been updated with VFD's. A diesel backup generator exists on site. A photovoltaic solar panel array exists on a large section of the school's flat roof. LED lighting has been upgraded throughout. A majority of the building is serviced by the original plumbing distribution system. A tankless condensing water heater and large domestic water storage tank provide hot water for the building. The original wet bulb fire suppression sprinkler system was installed in the original build. A kitchen fire suppression system exists above the cooking equipment integrated into the exhaust hood. The fully addressable fire alarm system was updated in 2018.

Site

The site is a large plot of land, roughly about 36 acres, that is owned by the school district, but serves both Rutland High School and Stafford Technical School. The city of Rutland provides water and sewer services to the buildings. There is a large sports activity landscape as well as a large football, and other sports use field with a racing track on the perimeter of the fields. Additionally, there is a large bleacher spectator seating area with a press box. Four large exterior light systems provide lighting for the fields activities. There a several parking areas for students and staff for parking that are asphalt paved.

Recommended Additional Studies

ADA study is recommended for the exterior route to the bleachers.

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		
Replacement Value	*Total SF*	*Cost/SF*
$36,575,000	146,300	$250
Current	$214,800	**0.60%**
3-Year	$3,586,600	9.80%
5-Year	$4,608,800	12.60%
10-Year	$7,638,200	20.90%

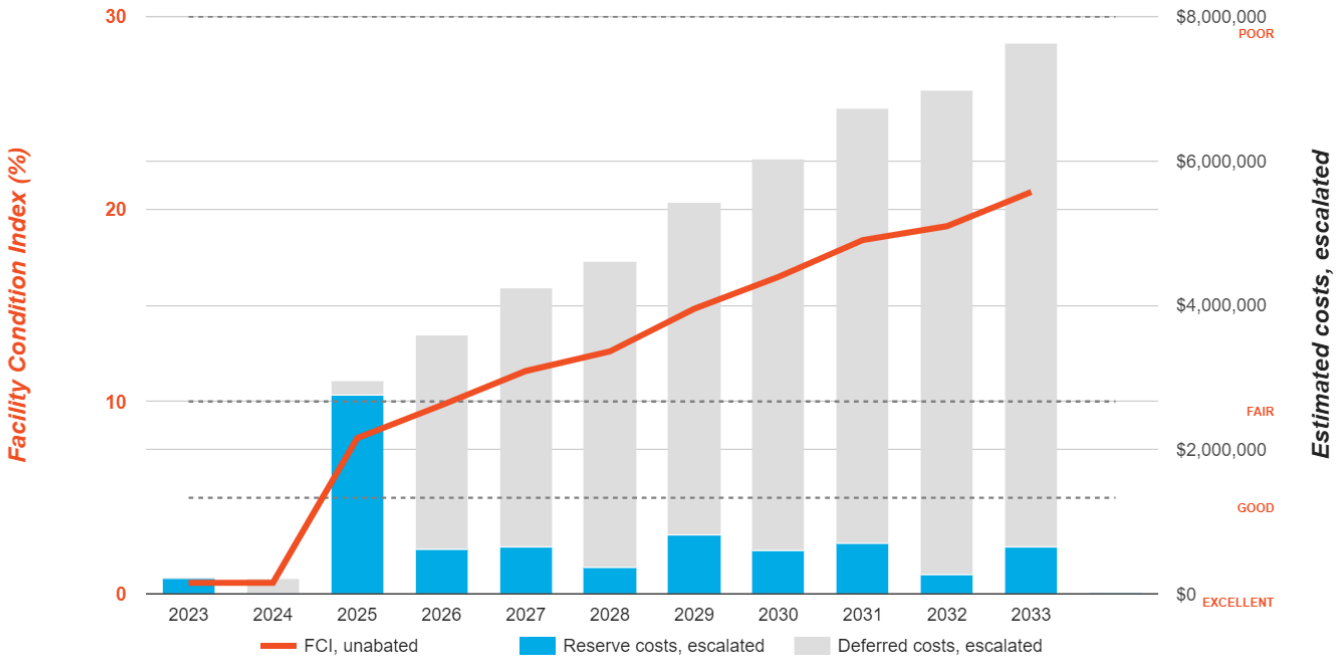
Facility Level FCI:

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

FCI Analysis: RUTLAND HIGH SCHOOL - Main Building

Replacement Value: $36,575,000 Inflation Rate: 3.0% Average Needs per Year: $694,400



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	214,777	0	0	0	0	214,777	0.01
2024	0	0	0	0	0	214,777	0.01
2025	2,589,816	157,720	0	0	157,720	2,962,313	0.08
2026	571,320	52,977	0	0	52,977	3,586,610	0.1
2027	577,100	72,431	0	0	72,431	4,236,141	0.12
2028	321,500	51,207	0	0	51,207	4,608,848	0.13
2029	679,375	131,834	0	0	131,834	5,420,057	0.15
2030	470,750	108,213	20,250	4,655	112,868	5,999,020	0.16
2031	554,600	147,951	0	0	147,951	6,701,571	0.18
2032	201,400	61,381	0	0	61,381	6,964,352	0.19
2033	482,900	166,077	0	0	166,077	7,613,329	0.21
2034	870,230	334,372	0	0	334,372	8,817,931	0.24
2035	3,795,850	1,616,124	159,950	68,100	1,684,224	14,229,905	0.39
2036	40,000	18,741	392,500	183,899	202,640	14,288,646	0.39
2037	8,800	4,511	59,500	30,499	35,010	14,301,957	0.39
2038	118,800	66,287	31,787	17,736	84,023	14,487,044	0.4
2039	438,900	265,406	9,500	5,745	271,151	15,191,350	0.42
2040	712,975	465,464	236,650	154,496	619,960	16,369,789	0.45
2041	567,500	398,631	42,500	29,853	428,484	17,335,920	0.47
2042	0	0	15,000	11,303	11,303	17,335,920	0.47

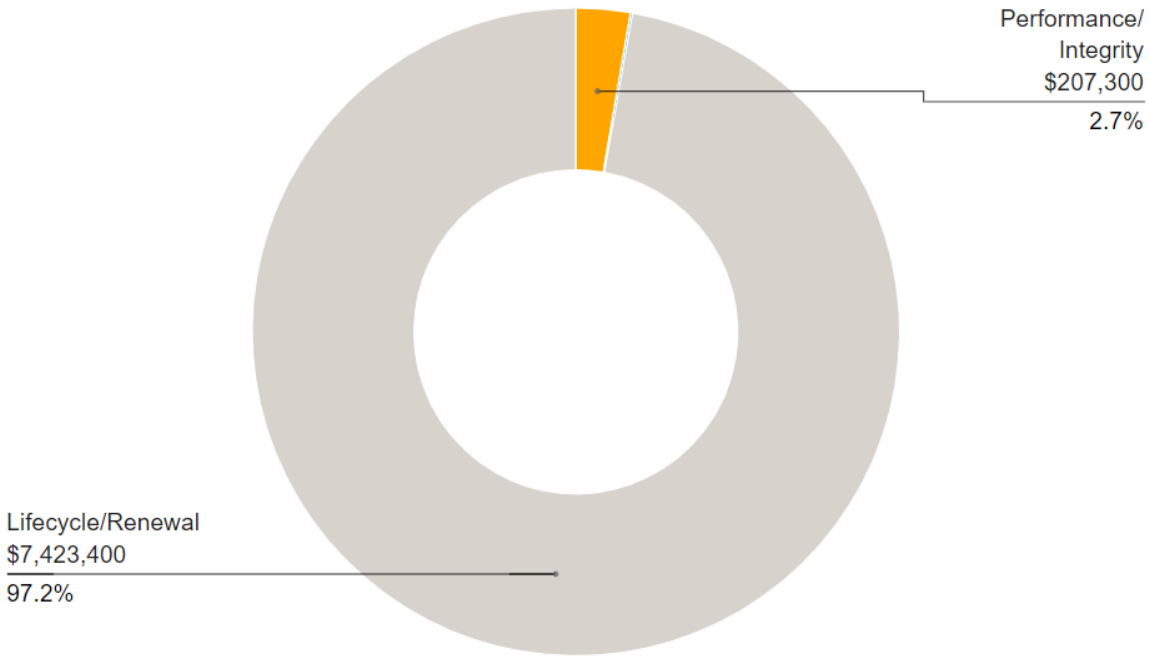
Plan Types

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)



10-YEAR TOTAL: $7,638,200

Immediate Needs

ID	Location Description	UF Code	Description	Condition	Plan Type	Cost
6434616	Building exterior	B2010	Exterior Walls, Stucco, Repair	Poor	Performance/Integrity	$4,000
6434795	Building Exterior	B2020	Window, Aluminum Double-Glazed, 16-25 SF, Replace	Poor	Performance/Integrity	$80,800
6434653	Locker room	C1090	Lockers, Steel-Baked Enamel, 12" W x 15" D x 72" H, Replace	Poor	Performance/Integrity	$33,000
6434792	Locker room	C2010	Wall Finishes, Ceramic Tile, Repair	Poor	Performance/Integrity	$1,100
6434659	Mechanical room	D2010	Pump, Circulation, Domestic Water, 1 HP, Replace	Failed	Performance/Integrity	$6,600
6434710	Science Rooms	D2020	Piping & Valves, Piping Cast Iron, Sanitary Drainage, 3 IN, Install	Failed	Performance/Integrity	$18,200
6434820	Mechanical room	D3010	Pump, Fuel Oil, Replace	Poor	Performance/Integrity	$2,600
6434601	Roof	D3020	Air Ventilator, Energy Recovery Unit, up to 6500 CFM, Replace	Poor	Performance/Integrity	$13,000
6434651	Kitchen	E1030	Foodservice Equipment, Range/Oven, 6-Burner, Replace	Failed	Performance/Integrity	$6,000
6434704	Site	G2020	Parking Lots, Pavement, Asphalt, Repair	Poor	Performance/Integrity	$38,500
6685635	Site	Y1090	ADA Miscellaneous, Level III Study, Includes Measurements, Evaluate/Report	NA	Accessibility	$7,500
					Total	**$211,300**

Exterior Walls in Poor condition.

Stucco
RUTLAND HIGH SCHOOL - Main Building Building exterior

Uniformat Code: B2010
Recommendation: **Repair in 2023**
Priority Score: **89.9**
Plan Type: Performance/Integrity
Cost Estimate: $4,000
**$$**$$

isolated areas of exterior wall stucco are damaged and loosing integrity. The affected areas should be repaired to reduce the likelihood of damage spreading further throughout the wall system. - AssetCALC ID: 6434616

Window in Poor condition.

Aluminum Double-Glazed, 16-25 SF
RUTLAND HIGH SCHOOL - Main Building Building Exterior

Uniformat Code: B2020
Recommendation: **Replace in 2023**
Priority Score: **87.9**
Plan Type: Performance/Integrity
Cost Estimate: $80,800
$$$$

The windows are becoming aged and antiquated. Seals are becoming compromised, additionally the frames are not insulated. - AssetCALC ID: 6434795

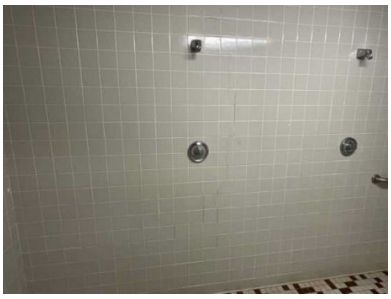
Piping & Valves in Failed condition.

Piping Cast Iron, Sanitary Drainage, 3 IN
RUTLAND HIGH SCHOOL - Main Building Science Rooms

Uniformat Code: D2020
Recommendation: **Install in 2023**
Priority Score: **86.9**
Plan Type: Performance/Integrity
Cost Estimate: $18,200

**$$$**$

Emergency shower stations have no floor drain or basin. Installation of a drain system is necessary to for proper use of the emergency shower. - AssetCALC ID: 6434710



Wall Finishes in Poor condition.

Ceramic Tile
RUTLAND HIGH SCHOOL - Main Building Locker room

Uniformat Code: C2010
Recommendation: **Repair in 2023**
Priority Score: **86.9**
Plan Type: Performance/Integrity
Cost Estimate: $1,100

**$$**$$

Areas of isolated cracking exist in the tile wall system of shower in locker room. Space seems to be not in use at the moment. - AssetCALC ID: 6434792

Pump in Poor condition.

Fuel Oil
RUTLAND HIGH SCHOOL - Main Building Mechanical room

Uniformat Code: D3010
Recommendation: **Replace in 2023**
Priority Score: **86.9**
Plan Type: Performance/Integrity
Cost Estimate: $2,600

**$$**$$

Pump system set up very dirty and dusty. Looks to be operating but poorly serviced - AssetCALC ID: 6434820

Parking Lots in Poor condition.

Pavement, Asphalt
RUTLAND HIGH SCHOOL - Main Building Site

Uniformat Code: G2020
Recommendation: **Repair in 2023**
Priority Score: **84.9**
Plan Type: Performance/Integrity
Cost Estimate: $38,500

**$$$**$

The asphalt pavement exhibits isolated areas of failure and deterioration, such as alligator cracking, transverse cracking, extensive raveling, and localized depressions. The damaged areas of paving overlaid with new asphalt paving in order to maintain the integrity of the overall pavement system. Milling is recommended as part of the overall repair work. - AssetCALC ID: 6434704

Pump in Failed condition.

Circulation, Domestic Water, 1 HP
RUTLAND HIGH SCHOOL - Main Building Mechanical room

Uniformat Code: D2010
Recommendation: **Replace in 2023**
Priority Score: **83.9**
Plan Type: Performance/Integrity
Cost Estimate: $6,600
**$$**$$

Currently pumps are leaking. Management was unaware - AssetCALC ID: 6434659

Drinking Fountain in Failed condition.

Wall-Mounted, Single-Level
RUTLAND HIGH SCHOOL - Main Building Locker room

Uniformat Code: D2010
Recommendation: **Replace in 2023**
Priority Score: **83.9**
Plan Type: Performance/Integrity
Cost Estimate: $3,600
**$$**$$

Water fountains non functioning - AssetCALC ID: 6434671

Foodservice Equipment in Failed condition.

Range/Oven, 6-Burner
RUTLAND HIGH SCHOOL - Main Building Kitchen

Uniformat Code: E1030
Recommendation: **Replace in 2023**
Priority Score: **81.9**
Plan Type: Performance/Integrity
Cost Estimate: $6,000
**$$**$$

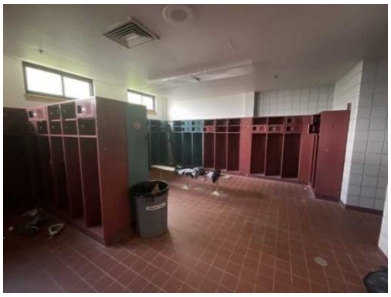
Appears that this range appliance is not in use - AssetCALC ID: 6434651

Air Ventilator in Poor condition.

Energy Recovery Unit, up to 6500 CFM
RUTLAND HIGH SCHOOL - Main Building Roof

Uniformat Code: D3020
Recommendation: **Replace in 2023**
Priority Score: **81.9**
Plan Type: Performance/Integrity
Cost Estimate: $13,000
**$$$**$

Rusted - AssetCALC ID: 6434601



Lockers in Poor condition.

Steel-Baked Enamel, 12" W x 15" D x 72" H
RUTLAND HIGH SCHOOL - Main Building Locker room

Uniformat Code: C1090
Recommendation: **Replace in 2023**
Priority Score: **81.9**
Plan Type: Performance/Integrity
Cost Estimate: $33,000
**$$$**$

Lockers in this specific room were broken and missing doors. A total renovation is needed to use this space as originally intended. - AssetCALC ID: 6434653

ADA Miscellaneous

Level III Study, Includes Measurements
RUTLAND HIGH SCHOOL - Main Building Site

Uniformat Code: Y1090
Recommendation: **Evaluate/Report in 2023**
Priority Score: **63.9**
Plan Type: Accessibility
Cost Estimate: $7,500
**$$**$$

Pathway to outdoor sports bleachers has limited accessibility features, specifically the route to the bleachers and parking. - AssetCALC ID: 6685635

2. Building and Site Information

System Summary

System	*Description*	*Condition*
Structure	Masonry bearing walls with metal roof deck supported by open-web steel joists and concrete slab foundation.	Fair
Facade	Primary Wall Finish: CMU Secondary Wall Finish: Stucco Windows: Aluminum	Fair
Roof	Primary: Flat construction with single-ply EPDM membrane Secondary: Gable construction with metal finish, fiber glass kalwall panels	Fair
Interiors	Walls: Painted gypsum board painted CMU, wood paneling, vinyl, ceramic tile Floors: Carpet, VCT, faux wood plank LVT ceramic tile, quarry tile, wood strip, coated and unfinished concrete Ceilings: Painted gypsum board and ACT	Fair
Elevators	None Passenger: 1 hydraulic car serving all 2 floors.	Fair
Plumbing	Distribution: Copper supply and cast-iron waste & venting Hot Water: Tankless propane water heaters with storage tanks Fixtures: Toilets, urinals, and sinks in all restrooms	Fair
HVAC	Central System: Boilers, air handlers, hydronic baseboard radiators and cabinet terminal units Non-Central System: Ductless split-systems Supplemental components: Ductless split-systems, Suspended unit heaters, Computer room AC (CRAC) units	Fair
Safety and Security	Cameras, card readers, perimeter intrusion detection, security windows and doors, fencing, lighting, traffic gates. Multiple points of auto locking doors, main entry monitored, auto locking doors, internal locking on classroom doors, complete intercom system	Fair
Fire Suppression	Wet-pipe sprinkler system and fire extinguishers, and kitchen hood system.	Fair

Electrical	Source & Distribution: Main switchboard, local distribution panels with copper wiring Interior Lighting: LED Emergency Power: Diesel generator with automatic transfer switch and UPS	Fair
Fire Alarm	Alarm panel with smoke detectors, heat detectors, alarms, strobes, pull stations, back-up emergency lights, and exit signs	Fair
Equipment/Special	Commercial kitchen equipment	Fair
Site Pavement	Asphalt lots with areas of concrete aprons and pavement and adjacent concrete sidewalks, curbs, ramps, and stairs.	Fair
Site Development	Building-mounted and Property entrance signage. chain link fencing. Sports fields and courts with bleachers, dugouts, press box, fencing, and site lights Limited Park benches, picnic tables, trash receptacles	Fair
Landscaping & Topography	Significant landscaping features include lawns, trees, bushes, and planters. Irrigation not present Low to moderate site slopes throughout	Fair
Utilities	Municipal water and sewer Local utility-provided electric with propane and fuel oil tanks	Fair
Site Lighting	Pole-mounted: LED, Building-mounted: LED, Pedestrian walkway accent lighting	Fair
Ancillary Structures	Garages, Storage shed athletic event buildings.	Fair
Accessibility	Security card readers, cameras, perimeter intrusion detection, lighting. Multiple points if entry, main entry monitored, auto locking doors, internal locking on classroom doors, intercom system.	
Key Issues and Findings	Leaking water heater pump during on site, aging windows with worn seals, lack of drain lines adjacent to emergency shower equipment, localized areas of alligator and transvers cracking, limited accessibility, to sports field bleachers, large section of roof nearing recommended EUL.	

3. Supplemental Evaluations

Square Foot Verification

We have reviewed the square footage of 120,000 square feet and it was found to be 146,300 square feet. 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. We recommend that the square footage be changed to reflect the size as indicated in this verification. 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	**55.2%**

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	-	-	$21,900	-	-	$21,900
Facade	$84,800	$54,400	-	-	$84,000	$223,100
Roofing	-	-	-	$17,900	$1,296,800	$1,314,700
Interiors	$34,100	$759,600	$1,050,900	$481,400	$2,121,900	$4,447,900
Conveying	-	$58,300	-	$3,700	$13,200	$75,300
Plumbing	$28,400	$189,000	$75,000	$27,000	$2,446,500	$2,765,900
HVAC	$15,600	$1,297,400	$105,700	$893,200	$2,362,400	$4,674,300
Fire Protection	-	$180,100	-	$2,900	-	$182,900
Electrical	-	$95,500	$116,500	$85,900	$1,598,600	$1,896,500
Fire Alarm & Electronic Systems	-	-	-	$843,100	$745,800	$1,588,900
Equipment & Furnishings	$6,000	$91,700	$247,600	$146,500	$346,000	$837,800
Special Construction & Demo	-	-	-	-	$62,000	$62,000
Site Pavement	$38,500	$21,500	-	$24,900	$62,300	$147,200
Site Development	-	-	-	$502,900	$87,500	$590,400
Site Utilities	-	-	$29,000	-	$241,300	$270,300
Accessibility	$7,500	-	-	-	-	$7,500
TOTALS	**$214,900**	**$2,747,500**	**$1,646,600**	**$3,029,400**	**$11,468,300**	**$19,106,600**

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
Rutland High School - Main Building	**12%**	158982.22R000-287.379	High	146,300

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

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

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

Energy and Water Using Equipment

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

Building Envelope

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

Recommendations for Energy Savings Opportunities

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

Analysis of Energy Consumption

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

Energy Audit Process

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

10. Historical Energy and Water Performance Metrics

Utility Data Tabulation Methodology

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

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

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

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

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

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

Average Utility Rates				
Electricity	Wood Chips/Pellets	Propane	No. 2 Oil	Water & Sewer
Average Rate	Average Rate	Average Rate	Average Rate	Blended Rate
$0.18 / kWh (est.)	$0.15 / lbs. (est.)	$1.96 / Gal (est.)	$2.78 / Gal (est.)	$16.11 / kGal (est.)

Electricity

Green Mountain Power provides electrical service to the facility.

The consumption pattern likely remains relatively constant. Any seasonal variation in consumption is primarily attributed to 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.

Wood Pellets

The wood pellet fuel supplier to the facility was not provided. The deliveries are made on an as-needed basis. The primary use of pellets is for space heating. Any seasonal variation in the consumption is likely attributed to the heating loads, while the static base load primarily consists of domestic water heating.

Note: No utility data was received by Bureau Veritas from the client at the time of report compilation. As a result, Bureau Veritas has used the 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.

Propane and Fuel Oil

The propane and fuel oil suppliers to the facility were not provided. The deliveries are made on an as-needed basis. The primary use of propane is for domestic water heating and cooking. The primary use of fuel oil is for space heating. Any seasonal variation in consumption is primarily attributed to the heating loads, while the static base load primarily consists of domestic water heating and cooking.

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

Water and Sewer

The City of Rutland satisfies the water and sewer requirements of the facility.

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

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

11. Energy Conservation Measures

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

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

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

Recommended Non- Renewable Energy Conservation Measures: Financial Impact	
Total Projected Initial ECM Investment	$63,131
Estimated Annual Cost Savings Related to ECMs	$8,199
Net Effective ECM Payback	7.7 Years

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

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

Energy Conservation Measures Screening:

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

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

Rutland High School

Energy Conservation Measures

	Description of ECM	Location	Net Projected Initial Investment ($)	Estimated Annual Savings Propane (Gal)	Estimated Annual Savings #2 Oil (Gal)	Estimated Annual Savings Electricity (kWh)	Estimated Annual Savings Water (KGal)	Total Energy Savings (MMBTU)	Total Green House Gas Savings ($MtCO^2$/Yr.)	Estimated Utility Cost Savings ($)	Estimated Annual O&M Savings ($)	Total Estimated Annual Cost Savings ($)	Simple Payback (Yrs)	Life Cycle Savings ($)	Expected Useful Life (EUL) (Yrs)
1	Install Energy Savers on Vending, Snack Machines; Install VendMisers on 5x machines	Location: Throughout Building	$1,086	0.0	0.0	5,290.0	0.0	18.0	1.3	$952	$0	$952	1.1	$7,037	10
2	Install Low Flow Faucet Aerators; Replace 39x 1.5GPM rated bathroom aerators with 0.5GPM WaterSense certified aerators	Location: Restrooms	$591	95.6	0.0	0.0	16.3	8.7	0.6	$187	$0	$450	1.3	$3,249	10
3	Re-Commission The Building & Its Control Systems; Improve building efficiency by 9% through re-commissioning	Location: Throughout interiors	$53,219	0.0	2,700.0	1,117.3	0.0	377.8	27.6	$7,707	$0	$7,707	6.9	$38,788	15
Totals for no/low cost items			$591	95.6	0.0	0.0	16.3	8.7	0.6	$187	$0	$450	1.3		
Total for capital cost			$54,305	0.0	2,700.0	6,407.3	0.0	395.8	28.9	$8,659	$0	$8,659	6.3		
Interactive Savings Discount @10%				-9.6	-270.0	-640.7	-1.6	-40.5	-2.9	-$885	$0	-$911			
Total Contingency Expenses @ 15%			$8,234												
Totals for improvements			$63,131	86.0	2,430.0	5,766.5	14.7	364.1	26.5	$7,962	$0	$8,199	7.7		

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 RUTLAND HIGH SCHOOL - Main Building, 22 Stratton Road, Rutland, VT 05701, 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 - EXTERIOR FAÇADE AND WINDOWS

6 - EXTERIOR FAÇADE AND WINDOWS

Photographic Overview

7 - GABLE STYLE KALWALL ROOF

8 - GABLE STYLE METAL ROOF

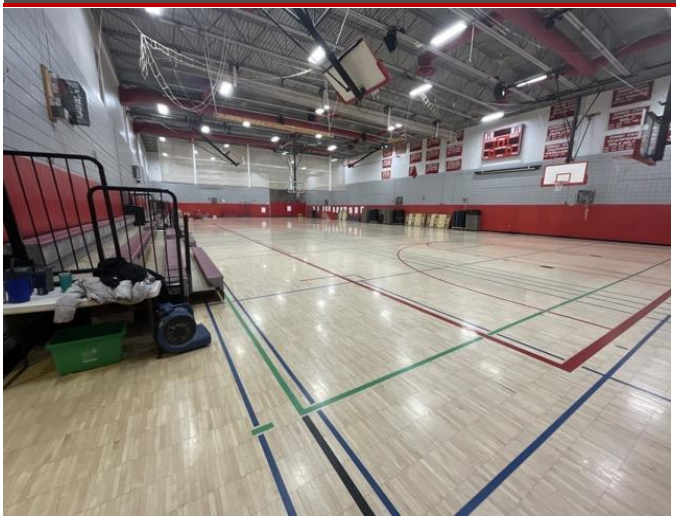
9 - FLAT ROOF OVERVIEW PHOTO

10 - FLAT ROOF OVERVIEW PHOTO

11 - MAIN INTERIOR CORRIDOR PHOTO

12 - INTERIOR AUDITORIUM PHOTO

Photographic Overview



13 - INTERIOR SPORTS ACTIVITY GYMNASIUM

14 - COMMON STUDENT CLASSROOM PHOTO

15 - STUDENT INFORMATION CENTER LIBRARY

16 - INTERIOR STUDENT USE HALLWAY

17 - CAB VIEW OF ELEVATOR

18 - HYDRAULIC ELEVATOR EQUIPMENT ROOM

Photographic Overview

19 - TANKLESS PROPANE WATER HEATER

20 - DOMESTIC HOT WATER STORAGE TANK

21 - BOILER

22 - ROOF MOUNTED COOLING TOWER

23 - COMPUTER ROOM AC UNIT

24 - INTERIOR LOCATED AIR HANDLER

Photographic Overview

25 - ROOF MOUNTED PACKAGED UNIT

26 - MAKE-UP AIR UNIT

27 - FIRE SUPPRESSION MAIN EQUIPMENT

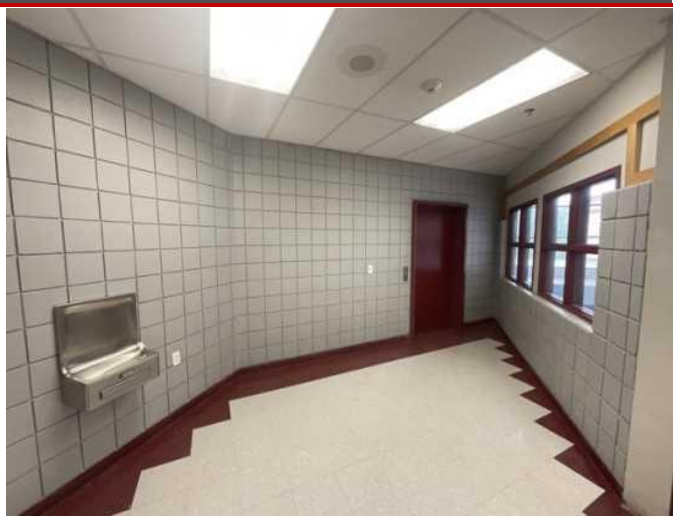
28 - KITCHEN FIRE SUPPRESSION EQUIPMENT

29 - MAIN ELECTRICAL SWITCHBOARD

30 - BUILDINGS ELECTRICAL DISTRIBUTION

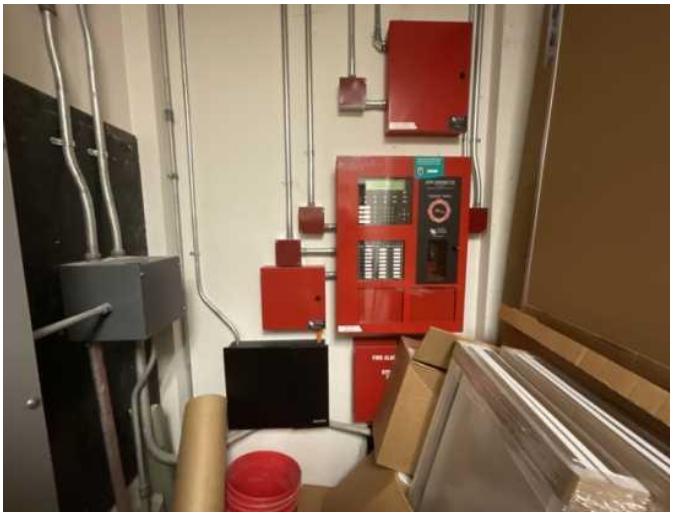
Photographic Overview

31 - BACKUP DIESEL GENERATOR EQUIPMENT



32 - INTERIOR CEILING MOUNTED LIGHTING

33 - SECURITY SURVEILLANCE CAMERA SYSTEM



34 - FIRE ALARM SYSTEM PANEL

35 - COMMERCIAL FOOD SERVICE EQUIPMENT

36 - SPORTS FIELD ANCILLARY BUILDING

Photographic Overview

37 - SITE GARAGE STORAGE BUILDING

38 - ASPHALTS PAVED PARKING LOT

39 - ASPHALTS PAVED PARKING LOT

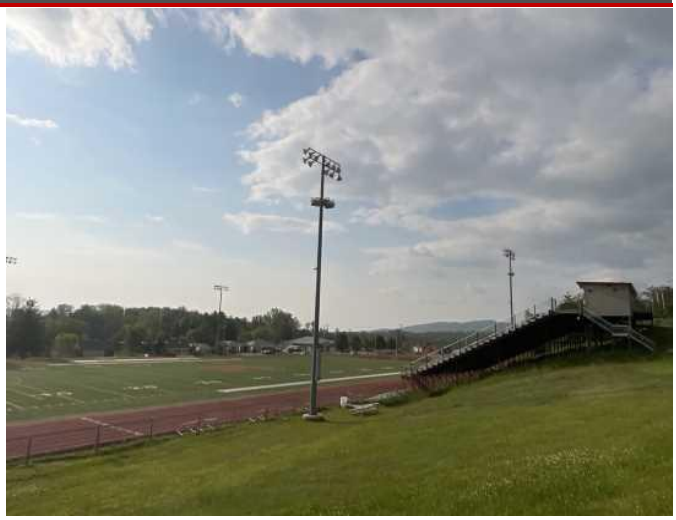
40 - MAIN STREET

41 - EXTERIOR SPORTING EVENT FIELDS

42 - EXTERIOR SPORTING EVENT SEATING

Photographic Overview

43 - EXTERIOR SITE COMMON AREA



44 - STUDENTS SPORTS COMPACTION PHOTO

45 - SITE LANDSCAPE AND FEATURES

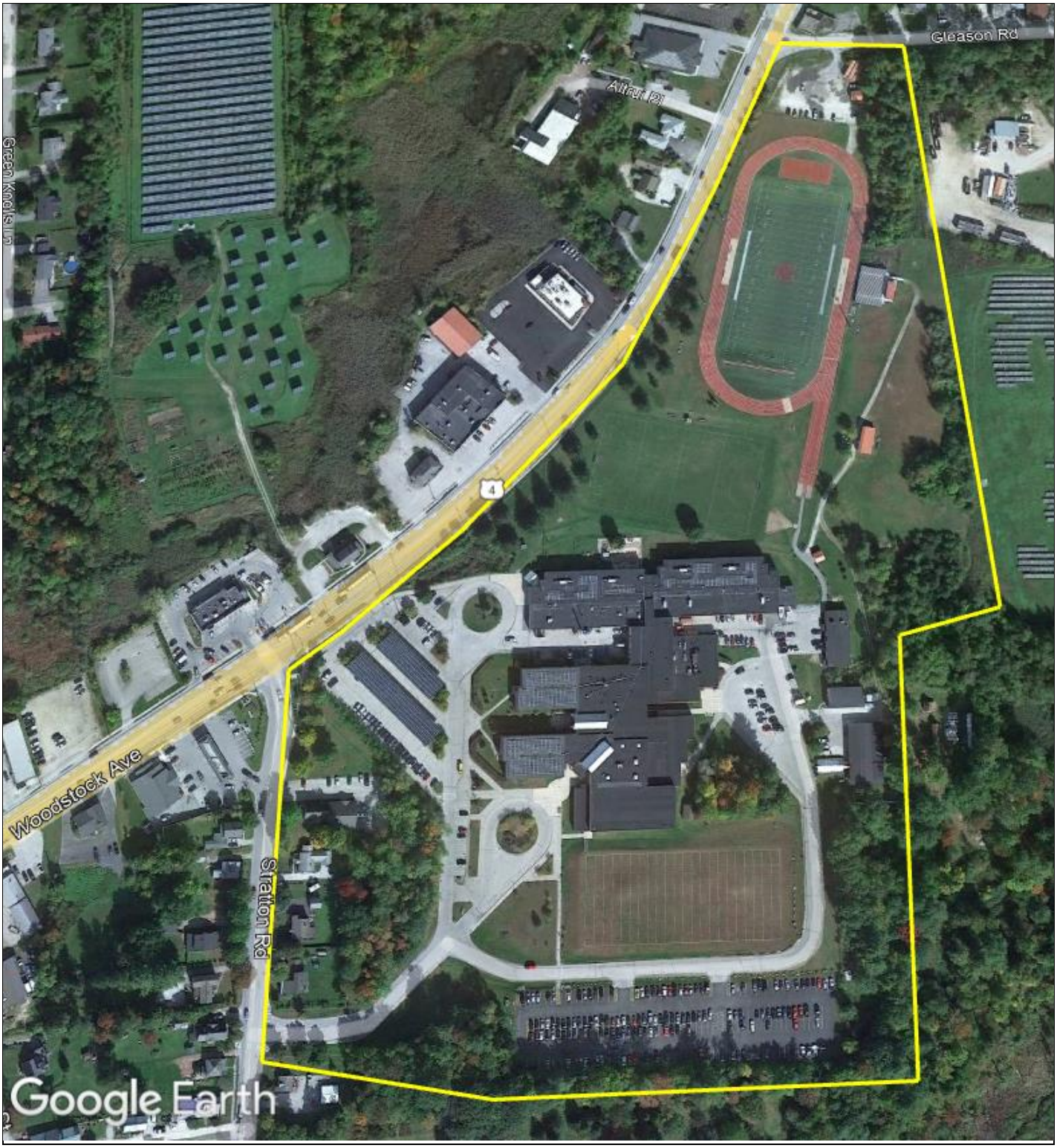
46 - SITE LANDSCAPE AND FEATURES

47 - EXTERIOR LED LIGHTING FIXTURE

48 - D50 ELECTRICAL PLACEHOLDER

Appendix B:
Site Plans

Site Plan



Project Name	Project Number
Vermont Agency of Education	158982.22R000-287.379 Rutland High School

Source	On-Site Date
Google Earth	May 5th , 2023

Appendix C:
Stem/Steam Assessment

STEM/STEAM Evaluation

Property Name	STEM/STEAM Suitability Score	Project Number	School Type	Square Footage
Rutland High School - Main Building	**12%**	158982.22R000-287.379	High	146,300

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?	Yes	X	X	X
Does the facility have a dedicated STEM/STEAM Room?	No	X	X	X

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

Rutland Senior High School

SU/SD

Rutland City Supervisory District

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

No

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

No, we need more space for all activity including kids in pre-work programs. Those programs need space to store their equipment and to be able to work- ie carpentry, welding, etc. We have rooms for them to be able to work but the equipment storage is not in that space and it is cumbersome to lug it across campus.

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:

We likely have enough square footage, but the layout and available space is not ideal. for example we have a shop for our pre-work programs, but no room for the equipment to be stored.

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

Yes

.

Yes

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:

No, our special needs staff needs closed off offices. Now they are borrowing administration offices for meetings and doing their work in an open office by the front desk of the school

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

No

Please describe:

No, we need more offices for officials and places to have 1:1 meetings. Now many of those closed offices are shar

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

No

Please describe:

The cafeteria workflow is not designed very well and we could use more space to be able to transition from our 1st, 2nd, and 3rd lunch. Now we have students crossing entering the same ways that we have students exiting from the earlier lunch

Appendix E:
Accessibility Review & Photos

Visual Survey - ADA Standards for Accessible Design

Property Name: Rutland High School

BV Project Number: 158982.22R000-287.379

Facility History & Interview

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

Building : Accessibility Issues

Category	Major Issues (ADA study recommended)	Moderate Issues (ADA study recommended)	Minor Issues	None*
Parking				None
Exterior Route	Accessible route to bleachers			
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

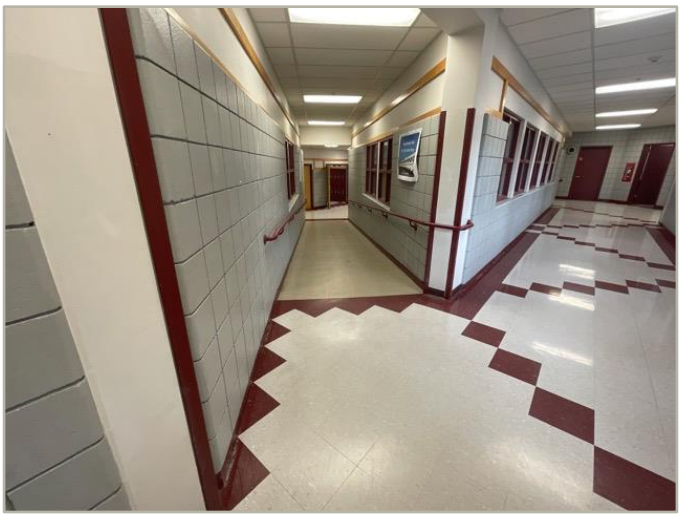
2 - CLOSE-UP OF STALL

3 - EXT RAMP or PRIMARY PATH OF TRAVEL

4 - CURB CUT

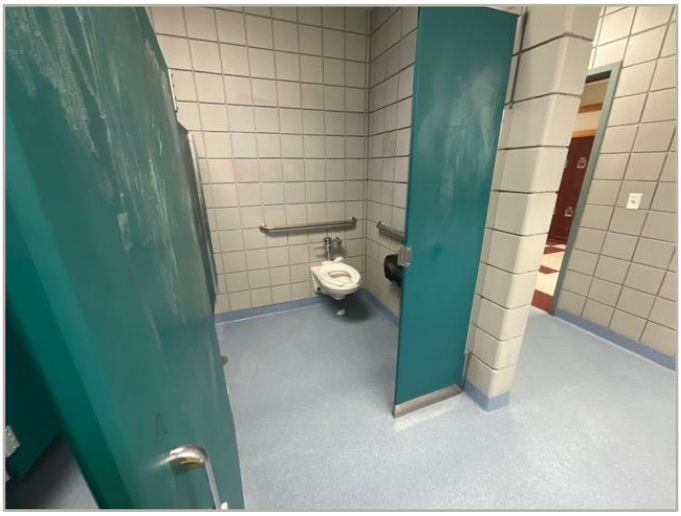
5 - MAIN ACCESSIBLE ENTRANCE

6 - 2nd ENTRANCE



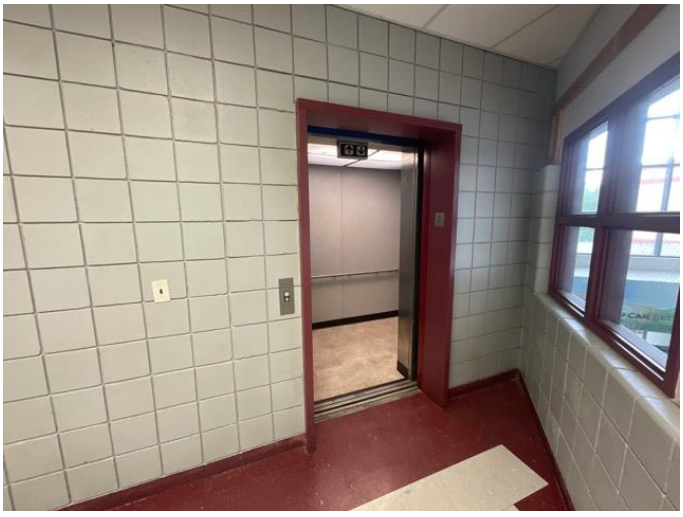
7 - ACCESSIBLE INTERIOR PATH

8 – DOOR HARDWARE



9 - TOILET STALL OVERVIEW

10 - SINK, FAUCET HANDLES or ACCESSORIES



11 - LOBBY VIEW OF CABS, WITH DOORS OPEN

12 - IN-CAB CONTROLS/EMERGENCY CALL PANEL

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

Reference Guide

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

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

Appendix F:
Component Condition Report

Component Condition Report | RUTLAND HIGH SCHOOL - Main Building

UF L3 Code	Location	Category	Condition	Asset/Component/Repair	Quantity	Unit	RUL	ID
Structure								
B1080	Site	Structure	Fair	Stairs, Concrete, Exterior	1,000	SF	22	6434655
B1080	Interior Stairs	Structure	Fair	Stair Treads, Raised Rubber Tile	2,000	SF	3	6434685
Facade								
B2010	Office	Facade	Fair	Exterior Walls, Glass Block	800	SF	12	6434851
B2010	Building Exterior	Facade	Fair	Exterior Walls, Stucco	20,000	SF	22	6434583
B2010	Building exterior	Facade	Poor	Exterior Walls, Stucco, Repair	200	SF	0	6434616
B2020	Building Exterior	Facade	Fair	Storefront, Glazing & Framing	300	SF	2	6434855
B2020	Science Lab	Facade	Good	Screens & Shutters, Rolling Security Shutter, 10 to 50 SF	4		17	6434660
B2020	Building Exterior	Facade	Poor	Window, Aluminum Double-Glazed, 16-25 SF	85		0	6434795
B2050	Building Exterior	Facade	Fair	Exterior Door, Aluminum-Framed & Glazed, Standard Swing	4		2	6434579
B2050	Building Exterior	Facade	Good	Exterior Door, Aluminum-Framed & Glazed, Residential Slider	10		22	6434708
B2050	Building Exterior	Facade	Fair	Exterior Door, Aluminum-Framed & Glazed, Standard Swing	1		2	6434776
B2050	Building Exterior	Facade	Fair	Exterior Door, Steel, Standard	2		11	6434573
B2050	Building Exterior	Facade	Fair	Exterior Door, Aluminum-Framed & Glazed, Standard Swing	1		2	6434725
B2050	Building Exterior	Facade	Fair	Exterior Door, Steel, Standard	14		12	6434613
B2050	Building Exterior	Facade	Fair	Exterior Door, Aluminum-Framed & Glazed, Standard Swing	14		2	6434739
B2050	Building Exterior	Facade	Fair	Overhead/Dock Door, Aluminum, 12'x12' (144 SF)	2		2	6434588
B2050	Building Exterior	Facade	Good	Overhead/Dock Door, Steel, 12'x12' (144 SF)	1		27	6434586
B2070	Mechanical room	Facade	Fair	Louvers, Aluminum	4		11	6434803
Roofing								
B3010	Roof	Roofing	Fair	Roofing, Fiberglass, Rigid Steep	1,200	SF	6	6434873
B3010	Roof	Roofing	Good	Roofing, Single-Ply Membrane, EPDM	23,400	SF	18	6685628
B3010	Roof	Roofing	Good	Roofing, Single-Ply Membrane, EPDM	46,000	SF	17	6434593
B3010	Roof	Roofing	Fair	Roofing, Metal	1,200	SF	12	6434720
Interiors								
C1020	Throughout building	Interiors	Fair	Interior Window, Fixed, 24 SF	25		11	6434577
C1030	Throughout building	Interiors	Fair	Interior Door, Wood, Solid-Core	158		11	6434826
C1030	Throughout building	Interiors	Fair	Interior Door, Steel, Standard	21		11	6434798
C1070	Throughout	Interiors	Fair	Suspended Ceilings, Acoustical Tile (ACT)	146,300	SF	4	6434679
C1090	Throughout building	Interiors	Fair	Lockers, Steel-Baked Enamel, 12" W x 15" D x 72" H	910		2	6434765
C1090	Locker room	Interiors	Good	Lockers, Steel-Baked Enamel, 12" W x 15" D x 72" H	300		17	6434830
C1090	Locker room	Interiors	Poor	Lockers, Steel-Baked Enamel, 12" W x 15" D x 72" H	66		0	6434653
C2010	Locker room	Interiors	Fair	Wall Finishes, Ceramic Tile	3,000	SF	12	6615512
C2010	Locker room	Interiors	Fair	Wall Finishes, Quarry Tile	2,000	SF	22	6434769
C2010	Locker room	Interiors	Fair	Wall Finishes, Ceramic Tile	3,000	SF	12	6615511
C2010	Stafford Kitchen	Interiors	Fair	Wall Finishes, Quarry Tile	2,000	SF	22	6434642
C2010	Throughout building	Interiors	Fair	Wall Finishes, any surface, Prep & Paint	210,000	SF	3	6434709

UF L3 Code	Location	Category	Condition	Asset/Component/Repair	Quantity	Unit	RUL	ID
C2010	Locker room	Interiors	Poor	Wall Finishes, Ceramic Tile, Repair	60	SF	0	6434792
C2030	Locker room	Interiors	Fair	Flooring, Ceramic Tile	3,000	SF	12	6434584
C2030	Lobby	Interiors	Fair	Flooring, Ceramic Tile	700	SF	12	6434865
C2030	Throughout Building	Interiors	Fair	Flooring, Vinyl Sheeting	24,000	SF	9	6434662
C2030	Restrooms	Interiors	Fair	Flooring, any surface, w/ Epoxy Coating, Prep & Paint	5,200	SF	3	6434746
C2030	Throughout Building	Interiors	Fair	Flooring, Rubber Tile	1,500	SF	2	6434605
C2030	Hallway	Interiors	Fair	Flooring, Carpet, Commercial Standard	10,000	SF	2	6434764
C2030	Throughout Building	Interiors	Fair	Flooring, Vinyl Sheeting	18,000	SF	8	6434790
C2030	Classrooms	Interiors	Good	Flooring, Luxury Vinyl Tile (LVT)	20,000	SF	12	6434595
C2030	Throughout Building	Interiors	Fair	Flooring, Carpet, Commercial Standard	3,000	SF	2	6434843
C2030	Gymnasium	Interiors	Fair	Flooring, Maple Sports Floor, Refinish	10,000	SF	4	6434875
C2030	Throughout Building	Interiors	Good	Flooring, Carpet, Commercial Standard	2,000	SF	9	6434853
C2030	Weight room	Interiors	Fair	Flooring, Rubber Tile	600	SF	3	6434779
C2030	Locker Room	Interiors	Fair	Flooring, Quarry Tile	2,000	SF	22	6434770
C2030	Locker room	Interiors	Fair	Flooring, Ceramic Tile	3,000	SF	12	6434740
C2030	Throughout building	Interiors	Fair	Flooring, Vinyl Tile (VCT)	30,000	SF	2	6434778
C2030	Office	Interiors	Fair	Flooring, Luxury Vinyl Tile (LVT)	8,000	SF	6	6434635
C2030	Staff Lounge	Interiors	Fair	Flooring, Luxury Vinyl Tile (LVT)	1,200	SF	8	6434713
Conveying								
D1010	Elevator	Conveying	Good	Elevator Cab Finishes, Economy	1		7	6686758
D1010	Elevator	Conveying	Fair	Passenger Elevator, Hydraulic, 2 Floors, Renovate	1		2	6434722
D1010	Elevator	Conveying	Good	Elevator Controls, Automatic, 1 Car	1		17	6686759
Plumbing								
D2010	Exterior Kitchen	Plumbing	Fair	Sink/Lavatory, Commercial Kitchen, 1-Bowl	1		2	6434824
D2010	Kitchen	Plumbing	Fair	Sink/Lavatory, Commercial Kitchen, 2-Bowl	2		15	6434887
D2010	Restrooms	Plumbing	Fair	Urinal, Standard	15		2	6434695
D2010	Utility closet	Plumbing	Fair	Backflow Preventer, Domestic Water	2		2	6434664
D2010	Mechanical room	Plumbing	Fair	Pump, Circulation, Domestic Water, 2 HP	1		8	6434781
D2010	Classrooms	Plumbing	Good	Emergency Plumbing Fixtures, Eye Wash	5		17	6434774
D2010	Kitchen	Plumbing	Fair	Sink/Lavatory, Commercial Kitchen, 1-Bowl	1		18	6434694
D2010	Throughout	Plumbing	Fair	Sink/Lavatory, Drop-In Style, Stainless Steel	20		12	6434890
D2010	Site	Plumbing	Fair	Storage Tank, Domestic Water	1		2	6434835
D2010	Restrooms	Plumbing	Fair	Sink/Lavatory, Wall-Hung, Vitreous China	35		3	6434860
D2010	Mechanical room	Plumbing	Fair	Pump, Circulation, Domestic Water, 1 HP	1		8	6434859
D2010	Utility room	Plumbing	Good	Emergency Plumbing Fixtures, Eye Wash	1		17	6434576
D2010	Staff Lounge	Plumbing	Fair	Sink/Lavatory, Vanity Top, Stainless Steel	3		2	6434717
D2010	Locker room	Plumbing	Failed	Drinking Fountain, Wall-Mounted, Single-Level	3		0	6434671
D2010	Utility Closet	Plumbing	Fair	Sink/Lavatory, Service Sink, Floor	1		7	6434600
D2010	Mechanical room	Plumbing	Fair	Water Heater, Gas, Tankless	1		5	6434758
D2010	Kitchen	Plumbing	Fair	Sink/Lavatory, Commercial Kitchen, 3-Bowl	1		18	6434772
D2010	Stafford Kitchen	Plumbing	Fair	Sink/Lavatory, Commercial Kitchen, 3-Bowl	1		20	6434580
D2010	Classrooms	Plumbing	Good	Emergency Plumbing Fixtures, Eye Wash & Shower Station	6		17	6434609
D2010	Utility room	Plumbing	Fair	Emergency Plumbing Fixtures, Eye Wash	1		3	6434589
D2010	Throughout building	Plumbing	Fair	Plumbing System, Supply & Sanitary, Medium Density (excludes fixtures)	146,300	SF	12	6434804

UF L3 Code	Location	Category	Condition	Asset/Component/Repair	Quantity	Unit	RUL	ID
D2010	Nurses Station	Plumbing	Fair	Shower, Enameled Steel	1		10	6434718
D2010	Locker room	Plumbing	Fair	Shower, Ceramic Tile	8		2	6615513
D2010	Mechanical room	Plumbing	Good	Storage Tank, Domestic Water	1		22	6434649
D2010	Utility closet	Plumbing	Fair	Sink/Lavatory, Service Sink, Floor	1		7	6434636
D2010	Mechanical room	Plumbing	Failed	Pump, Circulation, Domestic Water, 1 HP	2		0	6434659
D2010	Mechanical room	Plumbing	Fair	Pump, Circulation, Domestic Water	1		9	6434623
D2010	Locker room	Plumbing	Fair	Shower, Ceramic Tile	15		2	6434728
D2010	Kitchen	Plumbing	Fair	Sink/Lavatory, Commercial Kitchen, 3-Bowl	1		20	6434775
D2010	Art Room	Plumbing	Fair	Sink/Lavatory, Vanity Top, Stainless Steel	2		2	6434785
D2010	Mechanical room	Plumbing	Good	Piping & Valves, Mixing Valve, Domestic Water	1		27	6434669
D2010	Mechanical room	Plumbing	Fair	Backflow Preventer, Domestic Water	2		2	6434889
D2010	Mechanical room	Plumbing	Fair	Pump, Circulation, Domestic Water, 1 HP	1		6	6434777
D2010	Restrooms	Plumbing	Fair	Toilet, Commercial Water Closet	40		2	6434869
D2010	Staff Lounge	Plumbing	Good	Sink/Lavatory, Vanity Top, Stainless Steel	1		27	6434732
D2010	Hallway	Plumbing	Good	Drinking Fountain, Wall-Mounted, Single-Level	10		12	6434809
D2010	Nurses Station	Plumbing	Fair	Emergency Plumbing Fixtures, Eye Wash	1		3	6434683
D2010	Mechanical room	Plumbing	Fair	Pump, Circulation, Domestic Water, 1 HP	1		7	6434637
D2010	Kitchen	Plumbing	Fair	Water Heater, Booster	1		5	6434575
D2010	Restrooms	Plumbing	Fair	Sink/Lavatory, Drop-In Style, Vitreous China	4		2	6434699
D2020	Science Rooms	Plumbing	Failed	Piping & Valves, Piping Cast Iron, Sanitary Drainage, 3 IN, Install	400	LF	0	6434710
D2060	Mechanical room	Plumbing	Fair	Air Compressor, Tank-Style	1		11	6434607
D2060	Mechanical room	Plumbing	Fair	Air Compressor, Tank-Style	1		3	6434714
HVAC								
D3010	Building exterior	HVAC	Fair	Storage Tank, Fuel, 5001 to 10000 GAL	1		3	6434592
D3010	Mechanical room	HVAC	Poor	Pump, Fuel Oil	1		0	6434820
D3010	Building exterior	HVAC	Fair	Storage Tank, Fuel, 101 to 275 GAL	2		15	6434631
D3020	Mechanical room	HVAC	Fair	Boiler, Oil, HVAC, 2001 to 5000 MBH	1		6	6434854
D3020	Mechanical room	HVAC	Good	Unit Heater, Hydronic	4		17	6434877
D3020	Mechanical room	HVAC	Good	Boiler, Dual Fuel, HVAC	1		22	6434754
D3020	Roof	HVAC	Poor	Air Ventilator, Energy Recovery Unit, up to 6500 CFM	1		0	6434601
D3020	Mechanical room	HVAC	Fair	Boiler Supplemental Components, Expansion Tank	1		11	6434847
D3020	Mechanical room	HVAC	Good	Unit Heater, Hydronic	1		17	6434712
D3020	Mechanical room	HVAC	Fair	Boiler Supplemental Components, Expansion Tank	4		10	6434813
D3020	Mechanical room	HVAC	Fair	HVAC Steam Components, Deaerator	1		2	6434719
D3030	Offices	HVAC	Fair	Split System Ductless, Single Zone, 1.5 to 2 TON	1		7	6434639
D3030	Roof	HVAC	Fair	Split System, Condensing Unit/Heat Pump, 16 to 20 TON	1		5	6434845
D3030	IT Room	HVAC	Good	Split System Ductless, Single Zone, 1.5 to 2 TON	1		14	6434610
D3030	Roof	HVAC	Good	Split System, Condensing Unit/Heat Pump, 3 TON	1		12	6434788
D3030	Roof	HVAC	Good	Split System Ductless, Single Zone, 0.75 to 1 TON	1		12	6434868
D3030	Offices	HVAC	Fair	Split System Ductless, Single Zone, 1.5 to 2 TON	1		7	6434614
D3030	Building exterior	HVAC	Fair	Split System Ductless, 2 TON	1		2	6434742
D3030	Roof	HVAC	Fair	Heat Pump, Variable Refrigerant Volume (VRV), 5 TON	1		8	6434691
D3030	Building exterior	HVAC	Good	Split System Ductless, Single Zone, 2.5 to 3 TON	1		12	6434828

UF L3 Code	Location	Category	Condition	Asset/Component/Repair	Quantity	Unit	RUL	ID
D3030	IT room	HVAC	Fair	Computer Room AC Unit, Air-Cooled, Condenser & CRAC Cabinet, 16 to 20 TON	1		10	6434645
D3030	Classrooms	HVAC	Fair	Unit Ventilator, approx/nominal 4 Ton, 1251 to 1500 CFM	40		6	6434690
D3030	Building exterior	HVAC	Fair	Split System Ductless, Single Zone, 1.5 to 2 TON	1		2	6434886
D3030	Building exterior	HVAC	Good	Split System Ductless, Single Zone, 0.75 TON	1		12	6434736
D3050	Throughout building	HVAC	Fair	HVAC System, Ductwork, High Density	146,300	SF	2	6434670
D3050	Mechanical room	HVAC	Fair	Pump, Distribution, HVAC Heating Water	2		2	6434665
D3050	Mechanical room	HVAC	Fair	Air Handler, Interior AHU, Easy/Moderate Access, 401 to 800 CFM	1		2	6434686
D3050	Mechanical room	HVAC	Fair	Air Handler, Interior AHU, Easy/Moderate Access, 1201 to 2400 CFM	1		2	6434760
D3050	Mechanical room	HVAC	Fair	Air Handler, Interior AHU, Easy/Moderate Access, 401 to 800 CFM	1		2	6434793
D3050	Mechanical room	HVAC	Fair	Air Handler, Interior AHU, Easy/Moderate Access, 401 to 800 CFM	1		2	6434747
D3050	Mechanical room	HVAC	Fair	Air Handler, Interior AHU, Easy/Moderate Access, 1201 to 2400 CFM	1		2	6434808
D3050	Mechanical room	HVAC	Fair	Air Handler, Interior AHU, Easy/Moderate Access, 1201 to 2400 CFM	1		2	6434658
D3050	Mechanical room	HVAC	Fair	Air Handler, Interior AHU, Easy/Moderate Access, 1201 to 2400 CFM	1		2	6434833
D3050	Mechanical room	HVAC	Fair	Pump, Distribution, HVAC Heating Water	1		2	6434780
D3050	Mechanical room	HVAC	Fair	Supplemental Components, Air Separator, HVAC, 4 IN	1		3	6434823
D3050	Mechanical room	HVAC	Fair	Air Handler, Interior AHU, Easy/Moderate Access, 2401 to 4000 CFM	1		2	6434677
D3050	Roof	HVAC	Good	Packaged Unit, RTU, Pad or Roof-Mounted, 5 TON	1		17	6434848
D3050	Throughout building	HVAC	Fair	HVAC System, Hydronic Piping, 2-Pipe	146,300	SF	12	6434730
D3050	Roof	HVAC	Fair	Packaged Unit, RTU, Pad or Roof-Mounted, 16 to 20 TON	1		12	6434763
D3050	Mechanical room	HVAC	Good	Pump, Distribution, HVAC Heating Water	1		22	6434731
D3050	Mechanical room	HVAC	Fair	Air Handler, Interior AHU, Easy/Moderate Access, 1201 to 2400 CFM	1		2	6434876
D3050	Mechanical room	HVAC	Fair	Air Handler, Interior AHU, Easy/Moderate Access, 1201 to 2400 CFM	1		2	6434603
D3050	Mechanical room	HVAC	Fair	Air Handler, Interior AHU, Easy/Moderate Access, 2401 to 4000 CFM	1		2	6434678
D3050	Mechanical room	HVAC	Fair	Air Handler, Interior AHU, Easy/Moderate Access, 2401 to 4000 CFM	1		2	6434850
D3050	Throughout building	HVAC	Fair	Fan Coil Unit, Hydronic Terminal, 401 to 800 CFM	10		5	6434799
D3050	Mechanical room	HVAC	Fair	Pump, Distribution, HVAC Heating Water, 1 to 3 HP	1		10	6434757
D3050	Mechanical room	HVAC	Fair	Air Handler, Interior AHU, Easy/Moderate Access, 2401 to 4000 CFM	1		2	6434688
D3050	Mechanical room	HVAC	Good	Pump, Distribution, HVAC Heating Water	2		22	6434711
D3050	Mechanical room	HVAC	Fair	Pump, Distribution, HVAC Heating Water	4		2	6434832

UF L3 Code	Location	Category	Condition	Asset/Component/Repair	Quantity	Unit	RUL	ID
D3060	Roof	HVAC	Fair	Exhaust Fan, Roof or Wall-Mounted, 16" Damper, 1001 to 2000 CFM	6		2	6434797
D3060	Roof	HVAC	Fair	Exhaust Fan, Roof or Wall-Mounted, 28" Damper, 5001 to 8500 CFM	2		2	6434698
D3060	Roof	HVAC	Fair	Exhaust Fan, Roof or Wall-Mounted, 24" Damper, 2001 to 5000 CFM	3		2	6434794
D3060	Roof	HVAC	Fair	Exhaust Fan, Roof or Wall-Mounted, 10" Damper, 50 to 500 CFM	9		2	6434749
Fire Protection								
D4010	Kitchen	Fire Protection	Fair	Fire Suppression System, Commercial Kitchen, per LF of Hood	6	LF	6	6434863
D4010	Throughout building	Fire Protection	Fair	Fire Suppression System, Existing Sprinkler Heads, by SF	146,300	SF	2	6434643
D4010	Utility closet	Fire Protection	Fair	Backflow Preventer, Fire Suppression	2		2	6434622
Electrical								
D5010	Building exterior	Electrical	Fair	Automatic Transfer Switch, ATS, 1000 AMP	1		13	6434684
D5010	Site	Electrical	Fair	Generator, Diesel, 130 to 300 KW	1		5	6434604
D5010	Mechanical room	Electrical	Fair	Automatic Transfer Switch, ATS, 1000 AMP	1		7	6434767
D5010	Roof	Electrical	Good	Solar Power, Photovoltaic (PV) Panel, 24 SF	170		18	6434608
D5010	Mechanical room	Electrical	Fair	Supplemental Components, Capacitor Bank, 200 kVAR	1		5	6434812
D5020	Mechanical room	Electrical	Fair	Distribution Panel, 277/480 V	1		10	6434840
D5020	Mechanical room	Electrical	Fair	Switchboard, 277/480 V	1		11	6434578
D5020	Utility closet	Electrical	Fair	Distribution Panel, 120/208 V, 200 AMP	1		2	6434629
D5020	Utility closet	Electrical	Good	Secondary Transformer, Dry, Stepdown	1		22	6434733
D5020	Mechanical room	Electrical	Fair	Motor Control Center, w/ Main Breaker, 800 AMP	1		2	6434866
D5020	Pressbox	Electrical	Fair	Secondary Transformer, Dry, Stepdown	1		2	6434789
D5020	Mechanical room	Electrical	Fair	Distribution Panel, 277/480 V	3		2	6434842
D5020	Pressbox	Electrical	Fair	Secondary Transformer, Dry, Stepdown	1		2	6434811
D5020	Roof	Electrical	Fair	Secondary Transformer, Dry, Stepdown	1		20	6434822
D5020	Utility closet	Electrical	Good	Distribution Panel, 277/480 V	1		27	6434737
D5020	Mechanical room	Electrical	Good	Secondary Transformer, Dry, Stepdown, 45 KVA	1		22	6434751
D5020	Stafford Kitchen	Electrical	Fair	Distribution Panel, 120/208 V, 200 AMP	2		2	6434884
D5020	Mechanical room	Electrical	Fair	Distribution Panel, 120/208 V	1		12	6434650
D5020	Throughout Building	Electrical	Fair	Distribution Panel, 120/208 V, 600 AMP	1		2	6434656
D5020	Mechanical room	Electrical	Fair	Distribution Panel, 120/208 V	2		14	6434723
D5020	Kitchen	Electrical	Fair	Distribution Panel, 277/480 V	2		10	6434652
D5020	Utility closet	Electrical	Good	Secondary Transformer, Dry, Stepdown, 112.5 KVA	1		22	6434646
D5020	Utility closet	Electrical	Good	Secondary Transformer, Dry, Stepdown	1		22	6434756
D5020	Utility closet	Electrical	Fair	Distribution Panel, 277/480 V	1		10	6434585
D5020	Mechanical room	Electrical	Fair	Secondary Transformer, Dry, Stepdown	1		10	6434574
D5020	Utility room	Electrical	Fair	Distribution Panel, 120/208 V, 200 AMP	3		2	6434594
D5020	IT room	Electrical	Fair	Distribution Panel, 120/208 V	2		10	6434693
D5020	Utility closet	Electrical	Good	Secondary Transformer, Dry, Stepdown	1		22	6434618
D5020	Utility closet	Electrical	Fair	Distribution Panel, 120/208 V	3		2	6434786
D5020	Utility closet	Electrical	Fair	Distribution Panel, 120/208 V	2		2	6434773

UF L3 Code	Location	Category	Condition	Asset/Component/Repair	Quantity	Unit	RUL	ID
D5020	Utility closet	Electrical	Fair	Distribution Panel, 120/208 V	2		2	6434611
D5020	Mechanical room	Electrical	Fair	Distribution Panel, 277/480 V	1		12	6434846
D5030	Throughout building	Electrical	Fair	Electrical System, Wiring & Switches, High Density/Complexity	146,300	SF	11	6689916
D5030	Mechanical room	Electrical	Fair	Variable Frequency Drive, VFD, by HP of Motor, Replace/Install	2		12	6434667
D5030	Mechanical room	Electrical	Fair	Variable Frequency Drive, VFD, by HP of Motor, Replace/Install	8		12	6434661
Fire Alarm & Electronic Systems								
D7030	Throughout building	Fire Alarm & Electronic Systems	Fair	Security/Surveillance System, Full System Upgrade, Average Density	146,300	SF	10	6434648
D7050	Throughout	Fire Alarm & Electronic Systems	Good	Fire Alarm Panel, Fully Addressable	2		11	6718317
D7050	Throughout	Fire Alarm & Electronic Systems	Good	Fire Alarm System, Full System Upgrade, Standard Addressable, Install	146,300	SF	16	6434801
D8010	Throughout	Fire Alarm & Electronic Systems	Fair	BAS/HVAC Controls, Basic System or Legacy Upgrades, Install	146,300	SF	7	6434632
Equipment & Furnishings								
E1030	Kitchen	Equipment & Furnishings	Fair	Foodservice Equipment, Refrigerator, 2-Door Reach-In	1		9	6434702
E1030	Kitchen	Equipment & Furnishings	Fair	Foodservice Equipment, Refrigerator, 3-Door Reach-In	1		10	6434596
E1030	Kitchen	Equipment & Furnishings	Fair	Foodservice Equipment, Freezer, Chest	2		6	6434891
E1030	Kitchen	Equipment & Furnishings	Fair	Foodservice Equipment, Convection Oven, Double	1		6	6434784
E1030	Kitchen	Equipment & Furnishings	Fair	Foodservice Equipment, Icemaker, Freestanding	1		9	6434872
E1030	Kitchen	Equipment & Furnishings	Fair	Foodservice Equipment, Food Warmer, Tabletop Drawers (Set of 4)	2		5	6434879
E1030	Kitchen	Equipment & Furnishings	Good	Foodservice Equipment, Walk-In, Evaporator for Refrigerator/Freezer	1		11	6434806
E1030	Kitchen	Equipment & Furnishings	Fair	Foodservice Equipment, Refrigerator, 2-Door Reach-In	1		7	6434881
E1030	Kitchen	Equipment & Furnishings	Fair	Foodservice Equipment, Convection Oven, Single	1		2	6434634
E1030	Kitchen	Equipment & Furnishings	Fair	Foodservice Equipment, Convection Oven, Double	1		2	6434615
E1030	Kitchen	Equipment & Furnishings	Fair	Foodservice Equipment, Mixer, Freestanding	1		5	6434612
E1030	Kitchen	Equipment & Furnishings	Fair	Foodservice Equipment, Tilting Skillet	1		5	6434741
E1030	Kitchen	Equipment & Furnishings	Failed	Foodservice Equipment, Range/Oven, 6-Burner	1		0	6434651
E1030	Kitchen	Equipment & Furnishings	Good	Foodservice Equipment, Walk-In, Evaporator for Refrigerator/Freezer	1		12	6434821
E1030	Kitchen	Equipment & Furnishings	Fair	Foodservice Equipment, Exhaust Hood, 8 to 10 LF	2		5	6434768
E1030	Kitchen	Equipment & Furnishings	Fair	Foodservice Equipment, Food Warmer, Tabletop Drawers (Set of 4)	1		7	6434818
E1030	Stafford Kitchen	Equipment & Furnishings	Fair	Foodservice Equipment, Dishwasher Commercial	1		2	6434761
E1030	Kitchen	Equipment & Furnishings	Fair	Foodservice Equipment, Freezer, Chest	1		9	6434783
E1030	Kitchen	Equipment & Furnishings	Fair	Foodservice Equipment, Food Warmer, Proofing Cabinet on Wheels	2		5	6434849
E1030	Kitchen	Equipment & Furnishings	Fair	Foodservice Equipment, Freezer, 2-Door Reach-In	1		7	6434878
E1030	Kitchen	Equipment & Furnishings	Fair	Foodservice Equipment, Convection Oven, Double	1		4	6434599

UF L3 Code	Location	Category	Condition	Asset/Component/Repair	Quantity	Unit	RUL	ID
E1030	Kitchen	Equipment & Furnishings	Good	Foodservice Equipment, Walk-In, Evaporator for Refigerator/Freezer	1		12	6434674
E1030	Kitchen	Equipment & Furnishings	Fair	Foodservice Equipment, Food Warmer, Proofing Cabinet on Wheels	1		8	6434867
E1030	Kitchen	Equipment & Furnishings	Fair	Foodservice Equipment, Refrigerator, 1-Door Reach-In	1		9	6434829
E1030	Kitchen	Equipment & Furnishings	Fair	Foodservice Equipment, Convection Oven, Single	1		2	6434602
E1030	Kitchen	Equipment & Furnishings	Fair	Foodservice Equipment, Icemaker, Freestanding	1		5	6434715
E1030	Kitchen	Equipment & Furnishings	Fair	Foodservice Equipment, Refrigerator, 1-Door Reach-In	3		7	6434864
E1030	Kitchen	Equipment & Furnishings	Fair	Foodservice Equipment, Food Warmer, Tabletop Drawers (Set of 4)	2		10	6434617
E1030	Kitchen	Equipment & Furnishings	Good	Foodservice Equipment, Mixer, Freestanding	1		20	6434701
E1030	Kitchen	Equipment & Furnishings	Fair	Foodservice Equipment, Deep Fryer	1		5	6434668
E1030	Kitchen	Equipment & Furnishings	Fair	Foodservice Equipment, Broiler	1		2	6434628
E1030	Kitchen	Equipment & Furnishings	Fair	Foodservice Equipment, Convection Oven, Double	1		3	6434716
E1030	Kitchen	Equipment & Furnishings	Fair	Foodservice Equipment, Icemaker, Freestanding	2		7	6434755
E1030	Roof	Equipment & Furnishings	Fair	Foodservice Equipment, Walk-In, Condenser for Refigerator/Freezer	1		3	6434666
E1030	Kitchen	Equipment & Furnishings	Good	Foodservice Equipment, Walk-In, Evaporator for Refrigerator/Freezer	1		12	6434681
E1030	Kitchen	Equipment & Furnishings	Fair	Foodservice Equipment, Refrigerator, 2-Door Reach-In	1		7	6434831
E1030	Kitchen	Equipment & Furnishings	Fair	Foodservice Equipment, Range/Oven, 6-Burner	1		3	6434800
E1030	Kitchen	Equipment & Furnishings	Fair	Foodservice Equipment, Dairy Cooler/Wells	2		10	6434836
E1030	Kitchen	Equipment & Furnishings	Fair	Foodservice Equipment, Griddle	1		2	6434893
E1030	Stafford Kitchen	Equipment & Furnishings	Fair	Foodservice Equipment, Range/Oven, 6-Burner	1		7	6434727
E1030	Kitchen	Equipment & Furnishings	Fair	Foodservice Equipment, Convection Oven, Single	1		3	6434807
E1030	Kitchen	Equipment & Furnishings	Fair	Foodservice Equipment, Garbage Disposal, 1 to 3 HP	1		3	6434817
E1030	Roof	Equipment & Furnishings	Fair	Foodservice Equipment, Walk-In, Condenser for Refigerator/Freezer	2		3	6434762
E1030	Kitchen	Equipment & Furnishings	Fair	Foodservice Equipment, Walk-In, Evaporator for Refrigerator/Freezer	1		10	6434673
E1030	Stafford Kitchen	Equipment & Furnishings	Fair	Foodservice Equipment, Exhaust Hood, 8 to 10 LF	1		3	6434815
E1040	Classrooms	Equipment & Furnishings	Good	Laboratory Equipment, Lab Sink, Epoxy Resin	17		27	6434796
E2010	Nurses Station	Equipment & Furnishings	Fair	Casework, Cabinetry, Standard	4	LF	2	6434827
E2010	Art Room	Equipment & Furnishings	Good	Casework, Countertop, Plastic Laminate	9	LF	12	6434837
E2010	Classroom	Equipment & Furnishings	Fair	Casework, Cabinetry, Standard	9	LF	2	6434680
E2010	Nurse's station	Equipment & Furnishings	Good	Casework, Countertop, Plastic Laminate	36	LF	12	6434729
E2010	Gymnasium	Equipment & Furnishings	Fair	Bleachers, Telescoping Manual, up to 15 Tier (per Seat)	4		4	6434857
E2010	Athletic Fiels	Equipment & Furnishings	Fair	Bleachers, Fixed Steel Frame, Aluminum Benches (per Seat)	500		5	6691045
E2010	Staff Lounge	Equipment & Furnishings	Fair	Casework, Cabinetry Economy	16	LF	2	6434852
E2010	Science Classrooms	Equipment & Furnishings	Fair	Casework, Countertop, Plastic Laminate	90	LF	2	6434627
E2010	Classrooms	Equipment & Furnishings	Fair	Casework, Cabinetry Economy	90	LF	3	6434856

UF L3 Code	Location	Category	Condition	Asset/Component/Repair	Quantity	Unit	RUL	ID
E2010	Locker rooms	Equipment & Furnishings	Fair	Fixed Seating, Courtroom/Church, Wood Benches/Pews	50	LF	2	6434805
E2010	Office	Equipment & Furnishings	Fair	Casework, Cabinetry Economy	15	LF	2	6434892
E2010	Art Room	Equipment & Furnishings	Fair	Casework, Cabinetry Economy	9	LF	6	6434587
E2010	Staff Lounge	Equipment & Furnishings	Fair	Casework, Cabinetry Economy	16	LF	3	6434620
E2010	Classrooms	Equipment & Furnishings	Good	Casework, Cabinetry, Standard	21	LF	17	6434707
E2010	Staff Lounge	Equipment & Furnishings	Fair	Casework, Cabinetry Economy	18	LF	4	6434625
E2010	Class room	Equipment & Furnishings	Fair	Casework, Cabinetry, Standard	20	LF	10	6434687
E2010	Stage	Equipment & Furnishings	Fair	Bleachers, Telescoping Manual, up to 15 Tier (per Seat)	4		4	6434633
E2010	Classroom	Equipment & Furnishings	Good	Casework, Cabinetry, Economy	9	LF	17	6434696
Special Construction & Demo								
F1020	Site	Special Construction & Demo	Fair	Ancillary Building, Wood-Framed or CMU, Basic/Minimal	200	SF	15	6434724
F1020	Site	Special Construction & Demo	Fair	Ancillary Building, Wood-Framed or CMU, Basic/Minimal	400	SF	20	6434734
Pedestrian Plazas & Walkways								
G2010	Site	Pedestrian Plazas & Walkways	Fair	Roadways, Pavement, Asphalt, Seal & Stripe	45,000	SF	2	6615510
G2010	Site	Pedestrian Plazas & Walkways	Good	Roadways, Pavement, Asphalt, Mill & Overlay	45,000	SF	22	6434750
G2020	Site	Pedestrian Plazas & Walkways	Poor	Parking Lots, Pavement, Asphalt, Repair	7,000	SF	0	6434704
G2030	Site	Pedestrian Plazas & Walkways	Good	Sidewalk, Asphalt	18,000	SF	22	6434621
Athletic, Recreational & Playfield Areas								
G2050	Site	Athletic, Recreational & Playfield Areas	Fair	Play Structure, Climbing Wall, by vertical surface area	400	SF	10	6434870
G2050	Gymnasium	Athletic, Recreational & Playfield Areas	Good	Sports Apparatus, Basketball, Backboard/Rim/Pole	6		22	6434810
G2050	Site	Athletic, Recreational & Playfield Areas	Fair	Sports Apparatus, Scoreboard, Electronic Very Robust	2		15	6434689
G2050	Stadium	Athletic, Recreational & Playfield Areas	Fair	Sports Field Lighting, Pole Light Fixture w/ Lamps	4		8	6434738
Sitework								
G2060	Site	Sitework	Fair	Flagpole, Metal	2		15	6434782
G2060	Site	Sitework	Fair	Fences & Gates, Fence, Chain Link 4'	700	LF	11	6434874
G4050	Building exterior	Sitework	Fair	Parking/Roadway Lighting, Pole-Mounted, any type w/ LED, 50 to 125W	4		12	6434825
G4050	Building exterior	Sitework	Fair	Exterior Fixture w/ Lamp, any type, w/ LED Replacement	1		12	6434880
G4050	Building exterior	Sitework	Fair	Pole Light Fixture w/ Lamps, any type 20' High, w/ LED Replacement, 1000 W	25		12	6434597
G4050	Building exterior	Sitework	Fair	Exterior Lighting, Wall Pack, any type w/ LED, 13 to 26 W	4		12	6434744
G4050	Building Exterior	Sitework	Good	Site Lighting, Floodlights, 90 W	2		15	6434647
Utilities								
G3060	Site	Utilities	Fair	Storage Tank, Site Fuel, Underground, Replace/Install	2		15	6434862
G3060	Site	Utilities	Fair	Storage Tank, Site Fuel, Underground, Replace/Install	1		5	6434839
Accessibility								
Y1090	Site	Accessibility	NA	ADA Miscellaneous, Level III Study, Includes Measurements, Evaluate/Report	1		0	6685635

Appendix G:
Replacement Reserves

Replacement Reserves Report
RUTLAND HIGH SCHOOL - Main Building

2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	Total Escalated Estimate
$214,777	$0	$2,747,536	$624,297	$649,531	$372,707	$811,209	$603,868	$702,551	$262,781	$648,977	$1,204,602	$5,640,025	$635,141	$103,310	$234,610	$719,550	$1,569,585	$1,038,484	$26,303	$296,925	$19,106,768

Uniformat Code	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost *	Subtotal	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	Deficiency Repair Estimate
B1080	6434685	Stair Treads, Raised Rubber Tile, Replace	18	15	3	2000	SF	$10.00	$20,000				$20,000																		$20,000
B2010	6434616	Exterior Walls, Stucco, Repair	0	28	0	200	SF	$20.00	$4,000	$4,000																					$4,000
B2010	6434851	Exterior Walls, Glass Block, Replace	40	28	12	800	SF	$50.00	$40,000													$40,000									$40,000
B2020	6434795	Window, Aluminum Double-Glazed, 16-25 SF, Replace	30	31	0	85	EA	$950.00	$80,750	$80,750																					$80,750
B2020	6434855	Storefront, Glazing & Framing, Replace	30	28	2	300	SF	$55.00	$16,500			$16,500																			$16,500
B2020	6434660	Screens & Shutters, Rolling Security Shutter, 10 to 50 SF, Replace	20	3	17	4	EA	$1,200.00	$4,800																		$4,800				$4,800
B2050	6434579	Exterior Door, Aluminum-Framed & Glazed, Standard Swing, Replace	30	28	2	4	EA	$1,300.00	$5,200			$5,200																			$5,200
B2050	6434776	Exterior Door, Aluminum-Framed & Glazed, Standard Swing, Replace	30	28	2	1	EA	$1,300.00	$1,300			$1,300																			$1,300
B2050	6434725	Exterior Door, Aluminum-Framed & Glazed, Standard Swing, Replace	30	28	2	1	EA	$1,300.00	$1,300			$1,300																			$1,300
B2050	6434739	Exterior Door, Aluminum-Framed & Glazed, Standard Swing, Replace	30	28	2	14	EA	$1,300.00	$18,200			$18,200																			$18,200
B2050	6434573	Exterior Door, Steel, Standard, Replace	40	29	11	2	EA	$600.00	$1,200												$1,200										$1,200
B2050	6434613	Exterior Door, Steel, Standard, Replace	40	28	12	14	EA	$600.00	$8,400													$8,400									$8,400
B2050	6434588	Overhead/Dock Door, Aluminum, 12'x12' (144 SF), Replace	30	28	2	2	EA	$4,400.00	$8,800			$8,800																			$8,800
B2070	6434803	Louvers, Aluminum, Replace	40	29	11	4	EA	$970.00	$3,880												$3,880										$3,880
B3010	6434873	Roofing, Fiberglass, Rigid Steep, Replace	20	14	6	1200	SF	$12.50	$15,000							$15,000															$15,000
B3010	6434720	Roofing, Metal, Replace	40	28	12	1200	SF	$13.00	$15,600													$15,600									$15,600
B3010	6434593	Roofing, Single-Ply Membrane, EPDM, Replace	20	3	17	46000	SF	$11.00	$506,000																		$506,000				$506,000
B3010	6685628	Roofing, Single-Ply Membrane, EPDM, Replace	20	2	18	23400	SF	$11.00	$257,400																			$257,400			$257,400
C1020	6434577	Interior Window, Fixed, 24 SF, Replace	40	29	11	25	EA	$850.00	$21,250												$21,250										$21,250
C1030	6434826	Interior Door, Wood, Solid-Core, Replace	40	29	11	158	EA	$700.00	$110,600												$110,600										$110,600
C1030	6434798	Interior Door, Steel, Standard, Replace	40	29	11	21	EA	$600.00	$12,600												$12,600										$12,600
C1070	6434679	Suspended Ceilings, Acoustical Tile (ACT), Replace	25	21	4	146300	SF	$3.50	$512,050					$512,050																	$512,050
C1090	6434653	Lockers, Steel-Baked Enamel, 12" W x 15" D x 72" H, Replace	20	28	0	66	EA	$500.00	$33,000	$33,000																			$33,000		$66,000
C1090	6434765	Lockers, Steel-Baked Enamel, 12" W x 15" D x 72" H, Replace	20	18	2	910	EA	$500.00	$455,000			$455,000																			$455,000
C1090	6434830	Lockers, Steel-Baked Enamel, 12" W x 15" D x 72" H, Replace	20	3	17	300	EA	$500.00	$150,000																		$150,000				$150,000
C2010	6434792	Wall Finishes, Ceramic Tile, Repair	0	29	0	60	SF	$18.00	$1,080	$1,080																					$1,080
C2010	6615512	Wall Finishes, Ceramic Tile, Replace	40	28	12	3000	SF	$18.00	$54,000													$54,000									$54,000
C2010	6615511	Wall Finishes, Ceramic Tile, Replace	40	28	12	3000	SF	$18.00	$54,000													$54,000									$54,000
C2010	6434709	Wall Finishes, any surface, Prep & Paint	10	7	3	210000	SF	$1.50	$315,000				$315,000										$315,000								$630,000
C2030	6434746	Flooring, any surface, w/ Epoxy Coating, Prep & Paint	10	7	3	5200	SF	$12.00	$62,400				$62,400										$62,400								$124,800
C2030	6434584	Flooring, Ceramic Tile, Replace	40	28	12	3000	SF	$18.00	$54,000													$54,000									$54,000
C2030	6434740	Flooring, Ceramic Tile, Replace	40	28	12	3000	SF	$18.00	$54,000													$54,000									$54,000
C2030	6434865	Flooring, Ceramic Tile, Replace	40	28	12	700	SF	$18.00	$12,600													$12,600									$12,600
C2030	6434605	Flooring, Rubber Tile, Replace	15	13	2	1500	SF	$9.00	$13,500			$13,500															$13,500				$27,000
C2030	6434778	Flooring, Vinyl Tile (VCT), Replace	15	13	2	30000	SF	$5.00	$150,000			$150,000															$150,000				$300,000
C2030	6434779	Flooring, Rubber Tile, Replace	15	12	3	600	SF	$9.00	$5,400				$5,400															$5,400			$10,800
C2030	6434635	Flooring, Luxury Vinyl Tile (LVT), Replace	15	9	6	8000	SF	$7.50	$60,000							$60,000															$60,000
C2030	6434713	Flooring, Luxury Vinyl Tile (LVT), Replace	15	7	8	1200	SF	$7.50	$9,000									$9,000													$9,000
C2030	6434790	Flooring, Vinyl Sheeting, Replace	15	7	8	18000	SF	$7.00	$126,000									$126,000													$126,000
C2030	6434662	Flooring, Vinyl Sheeting, Replace	15	6	9	24000	SF	$7.00	$168,000										$168,000												$168,000
C2030	6434595	Flooring, Luxury Vinyl Tile (LVT), Replace	15	3	12	20000	SF	$7.50	$150,000													$150,000									$150,000
C2030	6434764	Flooring, Carpet, Commercial Standard, Replace	10	8	2	10000	SF	$7.50	$75,000			$75,000										$75,000									$150,000
C2030	6434843	Flooring, Carpet, Commercial Standard, Replace	10	8	2	3000	SF	$7.50	$22,500			$22,500										$22,500									$45,000
C2030	6434853	Flooring, Carpet, Commercial Standard, Replace	10	1	9	2000	SF	$7.50	$15,000										$15,000										$15,000		$30,000
C2030	6434875	Flooring, Maple Sports Floor, Refinish	10	6	4	10000	SF	$5.00	$50,000					$50,000										$50,000							$100,000
D1010	6434722	Passenger Elevator, Hydraulic, 2 Floors, Renovate	30	28	2	1	EA	$55,000.00	$55,000			$55,000																			$55,000
D1010	6686758	Elevator Cab Finishes, Economy, Replace	10	3	7	1	EA	$3,000.00	$3,000								$3,000										$3,000				$6,000

Uniformat Code	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost *	Subtotal	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	Deficiency Repair Estimate
D1010	6686759	Elevator Controls, Automatic, 1 Car, Replace	20	3	17	1	EA	$5,000.00	$5,000																		$5,000				$5,000
D2010	6434835	Storage Tank, Domestic Water, Replace	30	28	2	1	EA	$6,000.00	$6,000			$6,000																			$6,000
D2010	6434575	Water Heater, Booster, Replace	15	10	5	1	EA	$3,500.00	$3,500						$3,500															$3,500	$7,000
D2010	6434659	Pump, Circulation, Domestic Water, 1 HP, Replace	15	25	0	2	EA	$3,300.00	$6,600	$6,600															$6,600						$13,200
D2010	6434758	Water Heater, Gas, Tankless, Replace	15	10	5	1	EA	$2,000.00	$2,000						$2,000															$2,000	$4,000
D2010	6434777	Pump, Circulation, Domestic Water, 1 HP, Replace	15	9	6	1	EA	$3,300.00	$3,300							$3,300															$3,300
D2010	6434637	Pump, Circulation, Domestic Water, 1 HP, Replace	15	8	7	1	EA	$3,300.00	$3,300								$3,300														$3,300
D2010	6434781	Pump, Circulation, Domestic Water, 2 HP, Replace	15	7	8	1	EA	$4,600.00	$4,600									$4,600													$4,600
D2010	6434859	Pump, Circulation, Domestic Water, 1 HP, Replace	15	7	8	1	EA	$3,300.00	$3,300									$3,300													$3,300
D2010	6434623	Pump, Circulation, Domestic Water, Replace	15	6	9	1	EA	$2,600.00	$2,600										$2,600												$2,600
D2010	6434664	Backflow Preventer, Domestic Water, Replace	30	28	2	2	EA	$6,600.00	$13,200			$13,200																			$13,200
D2010	6434889	Backflow Preventer, Domestic Water, Replace	30	28	2	2	EA	$10,500.00	$21,000			$21,000																			$21,000
D2010	6434804	Plumbing System, Supply & Sanitary, Medium Density (excludes fixtures), Replace	40	28	12	146300	SF	$11.00	$1,609,300													$1,609,300									$1,609,300
D2010	6434671	Drinking Fountain, Wall-Mounted, Single-Level, Replace	15	16	0	3	EA	$1,200.00	$3,600	$3,600															$3,600						$7,200
D2010	6434824	Sink/Lavatory, Commercial Kitchen, 1-Bowl, Replace	30	28	2	1	EA	$1,600.00	$1,600			$1,600																			$1,600
D2010	6434695	Urinal, Standard, Replace	30	28	2	15	EA	$1,100.00	$16,500			$16,500																			$16,500
D2010	6434717	Sink/Lavatory, Vanity Top, Stainless Steel, Replace	30	28	2	3	EA	$1,200.00	$3,600			$3,600																			$3,600
D2010	6615513	Shower, Ceramic Tile, Replace	30	28	2	8	EA	$2,500.00	$20,000			$20,000																			$20,000
D2010	6434728	Shower, Ceramic Tile, Replace	30	28	2	15	EA	$2,500.00	$37,500			$37,500																			$37,500
D2010	6434785	Sink/Lavatory, Vanity Top, Stainless Steel, Replace	30	28	2	2	EA	$1,200.00	$2,400			$2,400																			$2,400
D2010	6434869	Toilet, Commercial Water Closet, Replace	30	28	2	40	EA	$1,300.00	$52,000			$52,000																			$52,000
D2010	6434699	Sink/Lavatory, Drop-In Style, Vitreous China, Replace	30	28	2	4	EA	$1,100.00	$4,400			$4,400																			$4,400
D2010	6434589	Emergency Plumbing Fixtures, Eye Wash, Replace	20	17	3	1	EA	$1,500.00	$1,500				$1,500																		$1,500
D2010	6434860	Sink/Lavatory, Wall-Hung, Vitreous China, Replace	30	27	3	35	EA	$1,500.00	$52,500				$52,500																		$52,500
D2010	6434683	Emergency Plumbing Fixtures, Eye Wash, Replace	20	17	3	1	EA	$1,500.00	$1,500				$1,500																		$1,500
D2010	6434600	Sink/Lavatory, Service Sink, Floor, Replace	35	28	7	1	EA	$800.00	$800								$800														$800
D2010	6434636	Sink/Lavatory, Service Sink, Floor, Replace	35	28	7	1	EA	$800.00	$800								$800														$800
D2010	6434718	Shower, Enameled Steel, Replace	20	10	10	1	EA	$2,700.00	$2,700											$2,700											$2,700
D2010	6434890	Sink/Lavatory, Drop-In Style, Stainless Steel, Replace	30	18	12	20	EA	$1,200.00	$24,000													$24,000									$24,000
D2010	6434809	Drinking Fountain, Wall-Mounted, Single-Level, Replace	15	3	12	10	EA	$1,200.00	$12,000													$12,000									$12,000
D2010	6434887	Sink/Lavatory, Commercial Kitchen, 2-Bowl, Replace	30	15	15	2	EA	$2,100.00	$4,200																$4,200						$4,200
D2010	6434774	Emergency Plumbing Fixtures, Eye Wash, Replace	20	3	17	5	EA	$1,500.00	$7,500																		$7,500				$7,500
D2010	6434576	Emergency Plumbing Fixtures, Eye Wash, Replace	20	3	17	1	EA	$1,500.00	$1,500																		$1,500				$1,500
D2010	6434609	Emergency Plumbing Fixtures, Eye Wash & Shower Station, Replace	20	3	17	6	EA	$2,300.00	$13,800																		$13,800				$13,800
D2010	6434772	Sink/Lavatory, Commercial Kitchen, 3-Bowl, Replace	30	12	18	1	EA	$2,500.00	$2,500																			$2,500			$2,500
D2010	6434694	Sink/Lavatory, Commercial Kitchen, 1-Bowl, Replace	30	12	18	1	EA	$1,600.00	$1,600																			$1,600			$1,600
D2010	6434580	Sink/Lavatory, Commercial Kitchen, 3-Bowl, Replace	30	10	20	1	EA	$2,500.00	$2,500																					$2,500	$2,500
D2010	6434775	Sink/Lavatory, Commercial Kitchen, 3-Bowl, Replace	30	10	20	1	EA	$2,500.00	$2,500																					$2,500	$2,500
D2020	6434710	Piping & Valves, Piping Cast Iron, Sanitary Drainage, 3 IN, Install	40	41	0	400	LF	$45.40	$18,160	$18,160																					$18,160
D2060	6434714	Air Compressor, Tank-Style, Replace	20	17	3	1	EA	$7,270.00	$7,270				$7,270																		$7,270
D2060	6434607	Air Compressor, Tank-Style, Replace	20	9	11	1	EA	$10,600.00	$10,600													$10,600									$10,600
D3010	6434820	Pump, Fuel Oil, Replace	15	29	0	1	EA	$2,600.00	$2,600	$2,600															$2,600						$5,200

Uniformat Code	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost *	Subtotal	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	Deficiency Repair Estimate
D3010	6434592	Storage Tank, Fuel, 5001 to 10000 GAL, Replace	25	22	3	1	EA	$35,000.00	$35,000				$35,000																		$35,000
D3010	6434631	Storage Tank, Fuel, 101 to 275 GAL, Replace	25	10	15	2	EA	$2,600.00	$5,200																$5,200						$5,200
D3020	6434719	HVAC Steam Components, Deaerator, Replace	20	18	2	1	EA	$58,000.00	$58,000			$58,000																			$58,000
D3020	6434854	Boiler, Oil, HVAC, 2001 to 5000 MBH, Replace	30	24	6	1	EA	$160,000.00	$160,000							$160,000															$160,000
D3020	6434601	Air Ventilator, Energy Recovery Unit, up to 6500 CFM, Replace	15	18	0	1	EA	$12,987.00	$12,987	$12,987															$12,987						$25,974
D3020	6434877	Unit Heater, Hydronic, Replace	20	3	17	4	EA	$1,100.00	$4,400																		$4,400				$4,400
D3020	6434712	Unit Heater, Hydronic, Replace	20	3	17	1	EA	$1,100.00	$1,100																		$1,100				$1,100
D3020	6434813	Boiler Supplemental Components, Expansion Tank, Replace	40	30	10	4	EA	$4,400.00	$17,600											$17,600											$17,600
D3020	6434847	Boiler Supplemental Components, Expansion Tank, Replace	40	29	11	1	EA	$2,700.00	$2,700												$2,700										$2,700
D3030	6434742	Split System Ductless, 2 TON, Replace	15	13	2	1	EA	$4,800.00	$4,800			$4,800															$4,800				$9,600
D3030	6434886	Split System Ductless, Single Zone, 1.5 to 2 TON, Replace	15	13	2	1	EA	$4,800.00	$4,800			$4,800															$4,800				$9,600
D3030	6434845	Split System, Condensing Unit/Heat Pump, 16 to 20 TON, Replace	15	10	5	1	EA	$37,800.00	$37,800						$37,800															$37,800	$75,600
D3030	6434690	Unit Ventilator, approx/nominal 4 Ton, 1251 to 1500 CFM, Replace	20	14	6	40	EA	$10,600.00	$424,000							$424,000															$424,000
D3030	6434639	Split System Ductless, Single Zone, 1.5 to 2 TON, Replace	15	8	7	1	EA	$4,800.00	$4,800								$4,800														$4,800
D3030	6434614	Split System Ductless, Single Zone, 1.5 to 2 TON, Replace	15	8	7	1	EA	$4,800.00	$4,800								$4,800														$4,800
D3030	6434691	Heat Pump, Variable Refrigerant Volume (VRV), 5 TON, Replace	15	7	8	1	EA	$30,000.00	$30,000									$30,000													$30,000
D3030	6434645	Computer Room AC Unit, Air-Cooled, Condenser & CRAC Cabinet, 16 to 20 TON, Replace	20	10	10	1	EA	$86,000.00	$86,000											$86,000											$86,000
D3030	6434788	Split System, Condensing Unit/Heat Pump, 3 TON, Replace	15	3	12	1	EA	$4,000.00	$4,000													$4,000									$4,000
D3030	6434868	Split System Ductless, Single Zone, 0.75 to 1 TON, Replace	15	3	12	1	EA	$3,500.00	$3,500													$3,500									$3,500
D3030	6434828	Split System Ductless, Single Zone, 2.5 to 3 TON, Replace	15	3	12	1	EA	$6,100.00	$6,100													$6,100									$6,100
D3030	6434736	Split System Ductless, Single Zone, 0.75 TON, Replace	15	3	12	1	EA	$3,500.00	$3,500													$3,500									$3,500
D3030	6434610	Split System Ductless, Single Zone, 1.5 to 2 TON, Replace	15	1	14	1	EA	$4,800.00	$4,800															$4,800							$4,800
D3050	6434665	Pump, Distribution, HVAC Heating Water, Replace	25	23	2	2	EA	$6,100.00	$12,200			$12,200																			$12,200
D3050	6434780	Pump, Distribution, HVAC Heating Water, Replace	25	23	2	1	EA	$6,100.00	$6,100			$6,100																			$6,100
D3050	6434832	Pump, Distribution, HVAC Heating Water, Replace	15	13	2	4	EA	$5,100.00	$20,400			$20,400																$20,400				$40,800
D3050	6434823	Supplemental Components, Air Separator, HVAC, 4 IN, Replace	15	12	3	1	EA	$3,900.00	$3,900				$3,900															$3,900				$7,800
D3050	6434757	Pump, Distribution, HVAC Heating Water, 1 to 3 HP, Replace	15	5	10	1	EA	$5,100.00	$5,100											$5,100											$5,100
D3050	6434730	HVAC System, Hydronic Piping, 2-Pipe, Replace	40	28	12	146300	SF	$10.00	$1,463,000													$1,463,000									$1,463,000
D3050	6434670	HVAC System, Ductwork, High Density, Replace	30	28	2	146300	SF	$6.00	$877,800			$877,800																			$877,800
D3050	6434686	Air Handler, Interior AHU, Easy/Moderate Access, 401 to 800 CFM, Replace	25	23	2	1	EA	$6,200.00	$6,200			$6,200																			$6,200
D3050	6434760	Air Handler, Interior AHU, Easy/Moderate Access, 1201 to 2400 CFM, Replace	25	23	2	1	EA	$15,000.00	$15,000			$15,000																			$15,000
D3050	6434793	Air Handler, Interior AHU, Easy/Moderate Access, 401 to 800 CFM, Replace	25	23	2	1	EA	$6,200.00	$6,200			$6,200																			$6,200
D3050	6434747	Air Handler, Interior AHU, Easy/Moderate Access, 401 to 800 CFM, Replace	25	23	2	1	EA	$6,200.00	$6,200			$6,200																			$6,200
D3050	6434808	Air Handler, Interior AHU, Easy/Moderate Access, 1201 to 2400 CFM, Replace	25	23	2	1	EA	$15,000.00	$15,000			$15,000																			$15,000
D3050	6434658	Air Handler, Interior AHU, Easy/Moderate Access, 1201 to 2400 CFM, Replace	25	23	2	1	EA	$15,000.00	$15,000			$15,000																			$15,000
D3050	6434833	Air Handler, Interior AHU, Easy/Moderate Access, 1201 to 2400 CFM, Replace	25	23	2	1	EA	$15,000.00	$15,000			$15,000																			$15,000
D3050	6434677	Air Handler, Interior AHU, Easy/Moderate Access, 2401 to 4000 CFM, Replace	25	23	2	1	EA	$22,000.00	$22,000			$22,000																			$22,000

Uniformat Code	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost *	Subtotal	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	Deficiency Repair Estimate
D3050	6434876	Air Handler, Interior AHU, Easy/Moderate Access, 1201 to 2400 CFM, Replace	25	23	2	1	EA	$15,000.00	$15,000			$15,000																			$15,000
D3050	6434603	Air Handler, Interior AHU, Easy/Moderate Access, 1201 to 2400 CFM, Replace	25	23	2	1	EA	$15,000.00	$15,000			$15,000																			$15,000
D3050	6434678	Air Handler, Interior AHU, Easy/Moderate Access, 2401 to 4000 CFM, Replace	25	23	2	1	EA	$22,000.00	$22,000			$22,000																			$22,000
D3050	6434850	Air Handler, Interior AHU, Easy/Moderate Access, 2401 to 4000 CFM, Replace	25	23	2	1	EA	$22,000.00	$22,000			$22,000																			$22,000
D3050	6434688	Air Handler, Interior AHU, Easy/Moderate Access, 2401 to 4000 CFM, Replace	25	23	2	1	EA	$22,000.00	$22,000			$22,000																			$22,000
D3050	6434799	Fan Coil Unit, Hydronic Terminal, 401 to 800 CFM, Replace	20	15	5	10	EA	$1,670.00	$16,700						$16,700																$16,700
D3050	6434763	Packaged Unit, RTU, Pad or Roof-Mounted, 16 to 20 TON, Replace	20	8	12	1	EA	$40,000.00	$40,000													$40,000									$40,000
D3050	6434848	Packaged Unit, RTU, Pad or Roof-Mounted, 5 TON, Replace	20	3	17	1	EA	$11,000.00	$11,000																		$11,000				$11,000
D3060	6434797	Exhaust Fan, Roof or Wall-Mounted, 16" Damper, 1001 to 2000 CFM, Replace	20	18	2	6	EA	$2,400.00	$14,400			$14,400																			$14,400
D3060	6434698	Exhaust Fan, Roof or Wall-Mounted, 28" Damper, 5001 to 8500 CFM, Replace	20	18	2	2	EA	$4,000.00	$8,000			$8,000																			$8,000
D3060	6434794	Exhaust Fan, Roof or Wall-Mounted, 24" Damper, 2001 to 5000 CFM, Replace	20	18	2	3	EA	$3,000.00	$9,000			$9,000																			$9,000
D3060	6434749	Exhaust Fan, Roof or Wall-Mounted, 10" Damper, 50 to 500 CFM, Replace	20	18	2	9	EA	$1,200.00	$10,800			$10,800																			$10,800
D4010	6434643	Fire Suppression System, Existing Sprinkler Heads, by SF, Replace	25	23	2	146300	SF	$1.07	$156,541			$156,541																			$156,541
D4010	6434622	Backflow Preventer, Fire Suppression, Replace	30	28	2	2	EA	$6,600.00	$13,200			$13,200																			$13,200
D4010	6434863	Fire Suppression System, Commercial Kitchen, per LF of Hood, Replace	20	14	6	6	LF	$400.00	$2,400							$2,400															$2,400
D5010	6434604	Generator, Diesel, 130 to 300 KW, Replace	25	20	5	1	EA	$86,000.00	$86,000						$86,000																$86,000
D5010	6434812	Supplemental Components, Capacitor Bank, 200 kVAR, Replace	20	15	5	1	EA	$14,500.00	$14,500						$14,500																$14,500
D5010	6434608	Solar Power, Photovoltaic (PV) Panel, 24 SF, Replace	20	2	18	170	EA	$1,800.00	$306,000																			$306,000			$306,000
D5010	6434767	Automatic Transfer Switch, ATS, 1000 AMP, Replace	25	18	7	1	EA	$40,000.00	$40,000								$40,000														$40,000
D5010	6434684	Automatic Transfer Switch, ATS, 1000 AMP, Replace	25	12	13	1	EA	$40,000.00	$40,000														$40,000								$40,000
D5020	6434789	Secondary Transformer, Dry, Stepdown, Replace	30	28	2	1	EA	$6,000.00	$6,000			$6,000																			$6,000
D5020	6434811	Secondary Transformer, Dry, Stepdown, Replace	30	28	2	1	EA	$6,000.00	$6,000			$6,000																			$6,000
D5020	6434574	Secondary Transformer, Dry, Stepdown, Replace	30	20	10	1	EA	$6,700.00	$6,700											$6,700											$6,700
D5020	6434578	Switchboard, 277/480 V, Replace	40	29	11	1	EA	$75,000.00	$75,000												$75,000										$75,000
D5020	6434822	Secondary Transformer, Dry, Stepdown, Replace	30	10	20	1	EA	$7,600.00	$7,600																					$7,600	$7,600
D5020	6434629	Distribution Panel, 120/208 V, 200 AMP, Replace	30	28	2	1	EA	$2,000.00	$2,000			$2,000																			$2,000
D5020	6434866	Motor Control Center, w/ Main Breaker, 800 AMP, Replace	30	28	2	1	EA	$15,000.00	$15,000			$15,000																			$15,000
D5020	6434842	Distribution Panel, 277/480 V, Replace	30	28	2	3	EA	$10,000.00	$30,000			$30,000																			$30,000
D5020	6434884	Distribution Panel, 120/208 V, 200 AMP, Replace	30	28	2	2	EA	$2,000.00	$4,000			$4,000																			$4,000
D5020	6434656	Distribution Panel, 120/208 V, 600 AMP, Replace	30	28	2	1	EA	$7,000.00	$7,000			$7,000																			$7,000
D5020	6434594	Distribution Panel, 120/208 V, 200 AMP, Replace	30	28	2	3	EA	$2,000.00	$6,000			$6,000																			$6,000
D5020	6434786	Distribution Panel, 120/208 V, Replace	30	28	2	3	EA	$2,000.00	$6,000			$6,000																			$6,000
D5020	6434773	Distribution Panel, 120/208 V, Replace	30	28	2	2	EA	$2,000.00	$4,000			$4,000																			$4,000
D5020	6434611	Distribution Panel, 120/208 V, Replace	30	28	2	2	EA	$2,000.00	$4,000			$4,000																			$4,000
D5020	6434693	Distribution Panel, 120/208 V, Replace	30	20	10	2	EA	$2,000.00	$4,000											$4,000											$4,000
D5020	6434652	Distribution Panel, 277/480 V, Replace	30	20	10	2	EA	$3,000.00	$6,000											$6,000											$6,000
D5020	6434840	Distribution Panel, 277/480 V, Replace	30	20	10	1	EA	$5,300.00	$5,300											$5,300											$5,300
D5020	6434585	Distribution Panel, 277/480 V, Replace	30	20	10	1	EA	$5,300.00	$5,300											$5,300											$5,300
D5020	6434650	Distribution Panel, 120/208 V, Replace	30	18	12	1	EA	$2,000.00	$2,000													$2,000									$2,000
D5020	6434846	Distribution Panel, 277/480 V, Replace	30	18	12	1	EA	$3,000.00	$3,000													$3,000									$3,000
D5020	6434723	Distribution Panel, 120/208 V, Replace	30	16	14	2	EA	$2,000.00	$4,000															$4,000							$4,000
D5030	6689916	Electrical System, Wiring & Switches, High Density/Complexity, Replace	40	29	11	146300	SF	$4.00	$585,200												$585,200										$585,200

Uniformat Code	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost *	Subtotal	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	Deficiency Repair Estimate
D5030	6434667	Variable Frequency Drive, VFD, by HP of Motor, Replace/Install	20	8	12	2	EA	$6,200.00	$12,400													$12,400									$12,400
D5030	6434661	Variable Frequency Drive, VFD, by HP of Motor, Replace/Install	20	8	12	8	EA	$5,300.00	$42,400													$42,400									$42,400
D7030	6434648	Security/Surveillance System, Full System Upgrade, Average Density, Replace	15	5	10	146300	SF	$2.00	$292,600											$292,600											$292,600
D7050	6718317	Fire Alarm Panel, Fully Addressable, Replace	15	4	11	2	EA	$15,000.00	$30,000												$30,000										$30,000
D7050	6434801	Fire Alarm System, Full System Upgrade, Standard Addressable, Install	20	4	16	146300	SF	$3.00	$438,900																	$438,900					$438,900
D8010	6434632	BAS/HVAC Controls, Basic System or Legacy Upgrades, Install	15	8	7	146300	SF	$2.50	$365,750								$365,750														$365,750
E1030	6434651	Foodservice Equipment, Range/Oven, 6-Burner, Replace	15	16	0	1	EA	$6,000.00	$6,000	$6,000															$6,000						$12,000
E1030	6434628	Foodservice Equipment, Broiler, Replace	15	13	2	1	EA	$8,400.00	$8,400			$8,400															$8,400				$16,800
E1030	6434602	Foodservice Equipment, Convection Oven, Single, Replace	10	8	2	1	EA	$5,600.00	$5,600			$5,600										$5,600									$11,200
E1030	6434893	Foodservice Equipment, Griddle, Replace	15	13	2	1	EA	$7,000.00	$7,000			$7,000															$7,000				$14,000
E1030	6434634	Foodservice Equipment, Convection Oven, Single, Replace	10	8	2	1	EA	$5,600.00	$5,600			$5,600										$5,600									$11,200
E1030	6434615	Foodservice Equipment, Convection Oven, Double, Replace	10	8	2	1	EA	$9,500.00	$9,500			$9,500										$9,500									$19,000
E1030	6434761	Foodservice Equipment, Dishwasher Commercial, Replace	10	8	2	1	EA	$21,500.00	$21,500			$21,500										$21,500									$43,000
E1030	6434716	Foodservice Equipment, Convection Oven, Double, Replace	10	7	3	1	EA	$9,500.00	$9,500				$9,500										$9,500								$19,000
E1030	6434807	Foodservice Equipment, Convection Oven, Single, Replace	10	7	3	1	EA	$5,600.00	$5,600				$5,600										$5,600								$11,200
E1030	6434817	Foodservice Equipment, Garbage Disposal, 1 to 3 HP, Replace	15	12	3	1	EA	$3,800.00	$3,800				$3,800															$3,800			$7,600
E1030	6434815	Foodservice Equipment, Exhaust Hood, 8 to 10 LF, Replace	15	12	3	1	EA	$4,500.00	$4,500				$4,500															$4,500			$9,000
E1030	6434800	Foodservice Equipment, Range/Oven, 6-Burner, Replace	15	12	3	1	EA	$6,000.00	$6,000				$6,000															$6,000			$12,000
E1030	6434666	Foodservice Equipment, Walk-In, Condenser for Refigerator/Freezer, Replace	15	12	3	1	EA	$6,300.00	$6,300				$6,300															$6,300			$12,600
E1030	6434762	Foodservice Equipment, Walk-In, Condenser for Refigerator/Freezer, Replace	15	12	3	2	EA	$6,300.00	$12,600				$12,600															$12,600			$25,200
E1030	6434599	Foodservice Equipment, Convection Oven, Double, Replace	10	6	4	1	EA	$9,500.00	$9,500					$9,500										$9,500							$19,000
E1030	6434879	Foodservice Equipment, Food Warmer, Tabletop Drawers (Set of 4), Replace	15	10	5	2	EA	$5,700.00	$11,400						$11,400														$11,400	$22,800
E1030	6434668	Foodservice Equipment, Deep Fryer, Replace	15	10	5	1	EA	$7,000.00	$7,000						$7,000														$7,000	$14,000
E1030	6434715	Foodservice Equipment, Icemaker, Freestanding, Replace	15	10	5	1	EA	$6,700.00	$6,700						$6,700														$6,700	$13,400
E1030	6434849	Foodservice Equipment, Food Warmer, Proofing Cabinet on Wheels, Replace	15	10	5	2	EA	$1,700.00	$3,400						$3,400														$3,400	$6,800
E1030	6434612	Foodservice Equipment, Mixer, Freestanding, Replace	25	20	5	1	EA	$14,000.00	$14,000						$14,000															$14,000
E1030	6434741	Foodservice Equipment, Tilting Skillet, Replace	20	15	5	1	EA	$24,500.00	$24,500						$24,500															$24,500
E1030	6434768	Foodservice Equipment, Exhaust Hood, 8 to 10 LF, Replace	15	10	5	2	EA	$4,500.00	$9,000						$9,000														$9,000	$18,000
E1030	6434891	Foodservice Equipment, Freezer, Chest, Replace	15	9	6	2	EA	$1,800.00	$3,600							$3,600														$3,600
E1030	6434784	Foodservice Equipment, Convection Oven, Double, Replace	10	4	6	1	EA	$9,500.00	$9,500							$9,500										$9,500				$19,000
E1030	6434864	Foodservice Equipment, Refrigerator, 1-Door Reach-In, Replace	15	8	7	3	EA	$2,700.00	$8,100								$8,100													$8,100
E1030	6434818	Foodservice Equipment, Food Warmer, Tabletop Drawers (Set of 4), Replace	15	8	7	1	EA	$5,700.00	$5,700								$5,700													$5,700
E1030	6434755	Foodservice Equipment, Icemaker, Freestanding, Replace	15	8	7	2	EA	$6,700.00	$13,400								$13,400													$13,400
E1030	6434727	Foodservice Equipment, Range/Oven, 6-Burner, Replace	15	8	7	1	EA	$6,000.00	$6,000								$6,000													$6,000
E1030	6434831	Foodservice Equipment, Refrigerator, 2-Door Reach-In, Replace	15	8	7	1	EA	$4,600.00	$4,600								$4,600													$4,600
E1030	6434881	Foodservice Equipment, Refrigerator, 2-Door Reach-In, Replace	15	8	7	1	EA	$4,600.00	$4,600								$4,600													$4,600

Uniformat Code	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost *	Subtotal	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	Deficiency Repair Estimate
E1030	6434878	Foodservice Equipment, Freezer, 2-Door Reach-In, Replace	15	8	7	1	EA	$5,100.00	$5,100								$5,100														$5,100
E1030	6434867	Foodservice Equipment, Food Warmer, Proofing Cabinet on Wheels, Replace	15	7	8	1	EA	$1,700.00	$1,700									$1,700													$1,700
E1030	6434702	Foodservice Equipment, Refrigerator, 2-Door Reach-In, Replace	15	6	9	1	EA	$4,600.00	$4,600										$4,600												$4,600
E1030	6434872	Foodservice Equipment, Icemaker, Freestanding, Replace	15	6	9	1	EA	$6,700.00	$6,700										$6,700												$6,700
E1030	6434829	Foodservice Equipment, Refrigerator, 1-Door Reach-In, Replace	15	6	9	1	EA	$2,700.00	$2,700										$2,700												$2,700
E1030	6434783	Foodservice Equipment, Freezer, Chest, Replace	15	6	9	1	EA	$1,800.00	$1,800										$1,800												$1,800
E1030	6434596	Foodservice Equipment, Refrigerator, 3-Door Reach-In, Replace	15	5	10	1	EA	$6,400.00	$6,400											$6,400											$6,400
E1030	6434617	Foodservice Equipment, Food Warmer, Tabletop Drawers (Set of 4), Replace	15	5	10	2	EA	$5,700.00	$11,400											$11,400											$11,400
E1030	6434836	Foodservice Equipment, Dairy Cooler/Wells, Replace	15	5	10	2	EA	$3,600.00	$7,200											$7,200											$7,200
E1030	6434673	Foodservice Equipment, Walk-In, Evaporator for Refrigerator/Freezer, Replace	15	5	10	1	EA	$4,600.00	$4,600											$4,600											$4,600
E1030	6434806	Foodservice Equipment, Walk-In, Evaporator for Refrigerator/Freezer, Replace	15	4	11	1	EA	$4,600.00	$4,600												$4,600										$4,600
E1030	6434821	Foodservice Equipment, Walk-In, Evaporator for Refrigerator/Freezer, Replace	15	3	12	1	EA	$4,600.00	$4,600													$4,600									$4,600
E1030	6434674	Foodservice Equipment, Walk-In, Evaporator for Refigerator/Freezer, Replace	15	3	12	1	EA	$4,600.00	$4,600													$4,600									$4,600
E1030	6434681	Foodservice Equipment, Walk-In, Evaporator for Refrigerator/Freezer, Replace	15	3	12	1	EA	$4,600.00	$4,600													$4,600									$4,600
E1030	6434701	Foodservice Equipment, Mixer, Freestanding, Replace	25	5	20	1	EA	$14,000.00	$14,000																					$14,000	$14,000
E2010	6434827	Casework, Cabinetry, Standard, Replace	20	18	2	4	LF	$300.00	$1,200			$1,200																			$1,200
E2010	6434680	Casework, Cabinetry, Standard, Replace	20	18	2	9	LF	$300.00	$2,700			$2,700																			$2,700
E2010	6434627	Casework, Countertop, Plastic Laminate, Replace	15	13	2	90	LF	$50.00	$4,500			$4,500																			$9,000
E2010	6434852	Casework, Cabinetry Economy, Replace	20	18	2	16	LF	$175.00	$2,800			$2,800																			$2,800
E2010	6434892	Casework, Cabinetry Economy, Replace	20	18	2	15	LF	$175.00	$2,625			$2,625																			$2,625
E2010	6434856	Casework, Cabinetry Economy, Replace	20	17	3	90	LF	$175.00	$15,750				$15,750																		$15,750
E2010	6434620	Casework, Cabinetry Economy, Replace	20	17	3	16	LF	$175.00	$2,800				$2,800																		$2,800
E2010	6434625	Casework, Cabinetry Economy, Replace	20	16	4	18	LF	$175.00	$3,150					$3,150																	$3,150
E2010	6434587	Casework, Cabinetry Economy, Replace	20	14	6	9	LF	$175.00	$1,575							$1,575															$1,575
E2010	6434687	Casework, Cabinetry, Standard, Replace	20	10	10	20	LF	$300.00	$6,000											$6,000											$6,000
E2010	6434837	Casework, Countertop, Plastic Laminate, Replace	15	3	12	9	LF	$50.00	$450													$450									$450
E2010	6434729	Casework, Countertop, Plastic Laminate, Replace	15	3	12	36	LF	$50.00	$1,800													$1,800									$1,800
E2010	6434707	Casework, Cabinetry, Standard, Replace	20	3	17	21	LF	$300.00	$6,300																		$6,300				$6,300
E2010	6434696	Casework, Cabinetry, Economy, Replace	20	3	17	9	LF	$175.00	$1,575																		$1,575				$1,575
E2010	6434805	Fixed Seating, Courtroom/Church, Wood Benches/Pews, Replace	30	28	2	50	LF	$300.00	$15,000			$15,000																			$15,000
E2010	6434857	Bleachers, Telescoping Manual, up to 15 Tier (per Seat), Replace	20	16	4	4	EA	$300.00	$1,200					$1,200																	$1,200
E2010	6434633	Bleachers, Telescoping Manual, up to 15 Tier (per Seat), Replace	20	16	4	4	EA	$300.00	$1,200					$1,200																	$1,200
E2010	6691045	Bleachers, Fixed Steel Frame, Aluminum Benches (per Seat), Replace	25	20	5	500	EA	$120.00	$60,000						$60,000																$60,000
F1020	6434724	Ancillary Building, Wood-Framed or CMU, Basic/Minimal, Replace	35	20	15	200	SF	$60.00	$12,000																		$12,000				$12,000
F1020	6434734	Ancillary Building, Wood-Framed or CMU, Basic/Minimal, Replace	35	15	20	400	SF	$60.00	$24,000																					$24,000	$24,000
G2010	6615510	Roadways, Pavement, Asphalt, Seal & Stripe	5	3	2	45000	SF	$0.45	$20,250			$20,250					$20,250					$20,250					$20,250				$81,000
G2020	6434704	Parking Lots, Pavement, Asphalt, Repair	0	1	0	7000	SF	$5.50	$38,500	$38,500																					$38,500
G2050	6434738	Sports Field Lighting, Pole Light Fixture w/ Lamps, Replace	50	42	8	4	EA	$95,000.00	$380,000									$380,000													$380,000
G2050	6434689	Sports Apparatus, Scoreboard, Electronic Very Robust, Replace	25	10	15	2	EA	$20,000.00	$40,000																		$40,000				$40,000
G2050	6434870	Play Structure, Climbing Wall, by vertical surface area, Replace	15	5	10	400	SF	$40.00	$16,000											$16,000											$16,000

Uniformat Code	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost *	Subtotal	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	Deficiency Repair Estimate
G2060	6434874	Fences & Gates, Fence, Chain Link 4', Replace	40	29	11	700	LF	$18.00	$12,600												$12,600										$12,600
G2060	6434782	Flagpole, Metal, Replace	30	15	15	2	EA	$2,500.00	$5,000																$5,000						$5,000
G3060	6434839	Storage Tank, Site Fuel, Underground, Replace/Install	25	20	5	1	EA	$25,000.00	$25,000						$25,000																$25,000
G3060	6434862	Storage Tank, Site Fuel, Underground, Replace/Install	25	10	15	2	EA	$25,000.00	$50,000																$50,000						$50,000
G4050	6434597	Pole Light Fixture w/ Lamps, any type 20' High, w/ LED Replacement, 1000 W, Replace	20	8	12	25	EA	$4,200.00	$105,000													$105,000									$105,000
G4050	6434825	Parking/Roadway Lighting, Pole-Mounted, any type w/ LED, 50 to 125W, Replace	20	8	12	4	EA	$1,200.00	$4,800													$4,800									$4,800
G4050	6434647	Site Lighting, Floodlights, 90 W, Replace	20	5	15	2	EA	$1,200.00	$2,400																$2,400						$2,400
G4050	6434744	Exterior Lighting, Wall Pack, any type w/ LED, 13 to 26 W, Replace	20	8	12	4	EA	$400.00	$1,600													$1,600									$1,600
G4050	6434880	Exterior Fixture w/ Lamp, any type, w/ LED Replacement, Replace	20	8	12	1	EA	$600.00	$600													$600									$600
Y1090	6685635	ADA Miscellaneous, Level III Study, Includes Measurements, Evaluate/Report	0	1	0	1	EA	$7,500.00	$7,500	$7,500																					$7,500
								Totals, Unescalated		$214,777	$0	$2,589,816	$571,320	$577,100	$321,500	$679,375	$491,000	$554,600	$201,400	$482,900	$870,230	$3,955,800	$432,500	$68,300	$150,587	$448,400	$949,625	$610,000	$15,000	$164,400	$14,348,630
								Totals, Escalated (3.0% inflation, compounded annually)		$214,777	$0	$2,747,536	$624,297	$649,531	$372,707	$811,209	$603,868	$702,551	$262,781	$648,977	$1,204,602	$5,640,025	$635,141	$103,310	$234,610	$719,550	$1,569,585	$1,038,484	$26,303	$296,925	$19,106,768

Appendix H:
Depleted Value Report

RUTLAND HIGH SCHOOL - Main Building

Depleted Value Index

55.2%

System	System Contribution	System Value
ADA Miscellaneous	$ 6,900	$ 7,500
Air Compressor	$ 9,752	$ 10,600
Air Compressor	$ 6,688	$ 7,270
Air Handler	$ 5,704	$ 6,200
Air Handler	$ 13,800	$ 15,000
Air Handler	$ 6,200	$ 6,200
Air Handler	$ 3,543	$ 6,200
Air Handler	$ 6,429	$ 15,000
Air Handler	$ 7,200	$ 15,000
Air Handler	$ 10,800	$ 15,000
Air Handler	$ 20,533	$ 22,000
Air Handler	$ 14,000	$ 15,000
Air Handler	$ 14,000	$ 15,000
Air Handler	$ 11,733	$ 22,000
Air Handler	$ 17,600	$ 22,000
Air Handler	$ 17,600	$ 22,000
Air Ventilator	$ 10,390	$ 12,987
Ancillary Building	$ 9,600	$ 12,000
Ancillary Building	$ 6,400	$ 24,000
Automatic Transfer Switch	$ 29,000	$ 40,000
Automatic Transfer Switch	$ 30,000	$ 40,000
Backflow Preventer	$ 11,880	$ 13,200
Backflow Preventer	$ 2,640	$ 13,200
Backflow Preventer	$ 18,900	$ 21,000
BAS/HVAC Controls	$ 73,150	$ 365,750
Bleachers	$ 1,080	$ 1,200
Bleachers	$ 52,000	$ 60,000
Bleachers	$ 1,020	$ 1,200
Boiler	$ 144,000	$ 160,000
Boiler	$ 42,000	$ 60,000
Boiler Supplemental Components	$ 2,295	$ 2,700
Boiler Supplemental Components	$ 2,640	$ 17,600
Casework	$ 960	$ 1,200
Casework	$ 225	$ 450
Casework	$ 405	$ 2,700
Casework	$ 900	$ 1,800

System	System Contribution	System Value
Casework	$ 1,867	$ 2,800
Casework	$ 4,200	$ 4,500
Casework	$ 14,700	$ 15,750
Casework	$ 263	$ 2,625
Casework	$ 1,470	$ 1,575
Casework	$ 1,680	$ 2,800
Casework	$ 5,880	$ 6,300
Casework	$ 1,680	$ 3,150
Casework	$ 4,000	$ 6,000
Casework	$ 1,050	$ 1,575
Computer Room AC Unit	$ 80,267	$ 86,000
Distribution Panel	$ 3,533	$ 5,300
Distribution Panel	$ 1,867	$ 2,000
Distribution Panel	$ 28,000	$ 30,000
Distribution Panel	$ 2,800	$ 3,000
Distribution Panel	$ 2,400	$ 4,000
Distribution Panel	$ 2,000	$ 2,000
Distribution Panel	$ 1,400	$ 7,000
Distribution Panel	$ 2,900	$ 4,000
Distribution Panel	$ 1,800	$ 6,000
Distribution Panel	$ 795	$ 5,300
Distribution Panel	$ 900	$ 6,000
Distribution Panel	$ 600	$ 4,000
Distribution Panel	$ 900	$ 6,000
Distribution Panel	$ 3,400	$ 4,000
Distribution Panel	$ 3,400	$ 4,000
Distribution Panel	$ 2,700	$ 3,000
Drinking Fountain	$ 3,240	$ 3,600
Drinking Fountain	$ 10,800	$ 12,000
Electrical System	$ 526,680	$ 585,200
Elevator Cab Finishes	$ 2,800	$ 3,000
Elevator Controls	$ 600	$ 5,000
Emergency Plumbing Fixtures	$ 7,000	$ 7,500
Emergency Plumbing Fixtures	$ 1,088	$ 1,500
Emergency Plumbing Fixtures	$ 12,880	$ 13,800
Emergency Plumbing Fixtures	$ 1,050	$ 1,500
Emergency Plumbing Fixtures	$ 1,400	$ 1,500
Exhaust Fan	$ 5,760	$ 14,400
Exhaust Fan	$ 3,200	$ 8,000
Exhaust Fan	$ 6,300	$ 9,000
Exhaust Fan	$ 6,048	$ 10,800
Exterior Door	$ -	$ 5,200

System	System Contribution	System Value
Exterior Door	$ 6,375	$ 8,500
Exterior Door	$ 943	$ 1,300
Exterior Door	$ 320	$ 1,200
Exterior Door	$ 260	$ 1,300
Exterior Door	$ 5,880	$ 8,400
Exterior Door	$ 16,744	$ 18,200
Exterior Fixture w/ Lamp	$ 560	$ 600
Exterior Lighting	$ 800	$ 1,600
Exterior Walls	$ 28,000	$ 40,000
Exterior Walls	$ 280,000	$ 400,000
Exterior Walls	$ 1,600	$ 4,000
Fan Coil Unit	$ 11,690	$ 16,700
Fences & Gates	$ 10,920	$ 12,600
Fire Alarm Panel	$ 24,000	$ 30,000
Fire Alarm System	$ 204,820	$ 438,900
Fire Suppression System	$ 480	$ 2,400
Fire Suppression System	$ 125,233	$ 156,541
Fixed Seating	$ 9,000	$ 15,000
Flagpole	$ 500	$ 5,000
Flooring	$ 43,200	$ 54,000
Flooring	$ 7,056	$ 12,600
Flooring	$ 117,600	$ 168,000
Flooring	$ 54,080	$ 62,400
Flooring	$ 8,100	$ 13,500
Flooring	$ 35,000	$ 75,000
Flooring	$ 50,400	$ 126,000
Flooring	$ 50,000	$ 150,000
Flooring	$ 13,500	$ 22,500
Flooring	$ 20,000	$ 50,000
Flooring	$ 6,000	$ 15,000
Flooring	$ 3,600	$ 5,400
Flooring	$ 13,867	$ 52,000
Flooring	$ 28,800	$ 54,000
Flooring	$ 120,000	$ 150,000
Flooring	$ 48,000	$ 60,000
Flooring	$ 7,200	$ 9,000
Foodservice Equipment	$ 3,450	$ 4,600
Foodservice Equipment	$ 6,400	$ 6,400
Foodservice Equipment	$ 720	$ 3,600
Foodservice Equipment	$ 6,333	$ 9,500
Foodservice Equipment	$ 3,573	$ 6,700
Foodservice Equipment	$ 9,120	$ 11,400

System	System Contribution	System Value
Foodservice Equipment	$ 1,840	$ 4,600
Foodservice Equipment	$ 3,067	$ 4,600
Foodservice Equipment	$ 2,987	$ 5,600
Foodservice Equipment	$ 5,700	$ 9,500
Foodservice Equipment	$ 2,800	$ 14,000
Foodservice Equipment	$ 11,433	$ 24,500
Foodservice Equipment	$ 2,400	$ 6,000
Foodservice Equipment	$ 3,680	$ 4,600
Foodservice Equipment	$ 6,000	$ 9,000
Foodservice Equipment	$ 3,040	$ 5,700
Foodservice Equipment	$ 7,167	$ 21,500
Foodservice Equipment	$ 360	$ 1,800
Foodservice Equipment	$ 2,267	$ 3,400
Foodservice Equipment	$ 4,420	$ 5,100
Foodservice Equipment	$ 6,650	$ 9,500
Foodservice Equipment	$ 2,453	$ 4,600
Foodservice Equipment	$ 1,360	$ 1,700
Foodservice Equipment	$ 540	$ 2,700
Foodservice Equipment	$ 2,987	$ 5,600
Foodservice Equipment	$ 5,360	$ 6,700
Foodservice Equipment	$ 2,700	$ 8,100
Foodservice Equipment	$ 9,880	$ 11,400
Foodservice Equipment	$ 7,467	$ 14,000
Foodservice Equipment	$ 4,900	$ 7,000
Foodservice Equipment	$ 6,720	$ 8,400
Foodservice Equipment	$ 7,600	$ 9,500
Foodservice Equipment	$ 4,467	$ 13,400
Foodservice Equipment	$ 5,040	$ 6,300
Foodservice Equipment	$ 3,680	$ 4,600
Foodservice Equipment	$ 2,147	$ 4,600
Foodservice Equipment	$ 5,400	$ 6,000
Foodservice Equipment	$ 6,720	$ 7,200
Foodservice Equipment	$ 4,900	$ 7,000
Foodservice Equipment	$ 4,350	$ 6,000
Foodservice Equipment	$ 4,060	$ 5,600
Foodservice Equipment	$ 2,755	$ 3,800
Foodservice Equipment	$ 1,260	$ 12,600
Foodservice Equipment	$ 4,140	$ 4,600
Foodservice Equipment	$ 675	$ 4,500
Generator	$ 86,000	$ 86,000
Heat Pump	$ 21,750	$ 30,000
HVAC Steam Components	$ 54,133	$ 58,000

System	System Contribution	System Value
HVAC System	$ 819,280	$ 877,800
HVAC System	$ 146,300	$ 1,463,000
Interior Door	$ 16,590	$ 110,600
Interior Door	$ 5,040	$ 12,600
Interior Window	$ -	$ 21,250
Laboratory Equipment	$ 16,660	$ 41,650
Lockers	$ 424,667	$ 455,000
Lockers	$ 150,000	$ 150,000
Lockers	$ 3,300	$ 33,000
Louvers	$ 1,293	$ 3,880
Motor Control Center	$ 10,500	$ 15,000
Overhead/Dock Door	$ 3,520	$ 8,800
Overhead/Dock Door	$ 2,944	$ 3,200
Packaged Unit	$ 5,133	$ 11,000
Packaged Unit	$ 18,667	$ 40,000
Parking Lots	$ 35,420	$ 38,500
Parking/Roadway Lighting	$ 576	$ 4,800
Passenger Elevator	$ 55,000	$ 55,000
Piping & Valves	$ 18,160	$ 18,160
Piping & Valves	$ 512	$ 1,280
Play Structure	$ 5,333	$ 16,000
Plumbing System	$ 965,580	$ 1,609,300
Pole Light Fixture w/ Lamps	$ 12,600	$ 105,000
Pump	$ 6,507	$ 12,200
Pump	$ 3,987	$ 4,600
Pump	$ 1,980	$ 3,300
Pump	$ 732	$ 6,100
Pump	$ 4,270	$ 6,100
Pump	$ 260	$ 2,600
Pump	$ 990	$ 6,600
Pump	$ 1,820	$ 2,600
Pump	$ 765	$ 5,100
Pump	$ 880	$ 3,300
Pump	$ 12,133	$ 13,000
Pump	$ 3,080	$ 3,300
Pump	$ 6,800	$ 20,400
Roadways	$ 5,400	$ 20,250
Roadways	$ 42,000	$ 157,500
Roofing	$ 4,000	$ 15,000
Roofing	$ 171,600	$ 257,400
Roofing	$ 134,933	$ 506,000
Roofing	$ 5,200	$ 15,600

System	System Contribution	System Value
Screens & Shutters	$ 2,400	$ 4,800
Secondary Transformer	$ 6,253	$ 6,700
Secondary Transformer	$ 5,600	$ 6,000
Secondary Transformer	$ 720	$ 6,000
Secondary Transformer	$ 7,093	$ 7,600
Secondary Transformer	$ 3,800	$ 7,600
Secondary Transformer	$ 6,400	$ 16,000
Secondary Transformer	$ 6,000	$ 10,000
Secondary Transformer	$ 6,030	$ 6,700
Secondary Transformer	$ 7,093	$ 7,600
Security/Surveillance System	$ 234,080	$ 292,600
Shower	$ 1,080	$ 2,700
Shower	$ 6,667	$ 20,000
Shower	$ 30,000	$ 37,500
Sidewalk	$ 9,000	$ 27,000
Sink/Lavatory	$ 1,493	$ 1,600
Sink/Lavatory	$ 420	$ 4,200
Sink/Lavatory	$ 1,493	$ 1,600
Sink/Lavatory	$ 6,000	$ 24,000
Sink/Lavatory	$ 5,250	$ 52,500
Sink/Lavatory	$ 2,400	$ 3,600
Sink/Lavatory	$ 160	$ 800
Sink/Lavatory	$ 1,333	$ 2,500
Sink/Lavatory	$ 167	$ 2,500
Sink/Lavatory	$ 160	$ 800
Sink/Lavatory	$ 1,333	$ 2,500
Sink/Lavatory	$ 2,080	$ 2,400
Sink/Lavatory	$ 240	$ 1,200
Sink/Lavatory	$ 3,813	$ 4,400
Site Lighting	$ 480	$ 2,400
Solar Power	$ 36,720	$ 306,000
Split System	$ 15,120	$ 37,800
Split System	$ 3,360	$ 4,000
Split System Ductless	$ 4,000	$ 4,800
Split System Ductless	$ 2,688	$ 4,800
Split System Ductless	$ 3,080	$ 3,500
Split System Ductless	$ 4,480	$ 4,800
Split System Ductless	$ 1,920	$ 4,800
Split System Ductless	$ 4,880	$ 6,100
Split System Ductless	$ 1,280	$ 4,800
Split System Ductless	$ 1,400	$ 3,500
Sports Apparatus	$ 53,200	$ 57,000

System	System Contribution	System Value
Sports Apparatus	$ 32,000	$ 40,000
Sports Field Lighting	$ 285,000	$ 380,000
Stair Treads	$ 16,800	$ 20,000
Stairs	$ 39,875	$ 55,000
Storage Tank	$ 32,667	$ 35,000
Storage Tank	$ 900	$ 6,000
Storage Tank	$ 7,500	$ 50,000
Storage Tank	$ 17,500	$ 25,000
Storage Tank	$ 16,800	$ 18,000
Storage Tank	$ 2,080	$ 5,200
Storefront	$ 6,600	$ 16,500
Supplemental Components	$ 2,730	$ 3,900
Supplemental Components	$ 8,120	$ 14,500
Suspended Ceilings	$ 358,435	$ 512,050
Switchboard	$ 42,000	$ 75,000
Toilet	$ 36,400	$ 52,000
Unit Heater	$ -	$ 4,400
Unit Heater	$ 733	$ 1,100
Unit Ventilator	$ 282,667	$ 424,000
Urinal	$ 16,500	$ 16,500
Variable Frequency Drive	$ -	$ 12,400
Variable Frequency Drive	$ -	$ 42,400
Wall Finishes	$ -	$ 54,000
Wall Finishes	$ -	$ 52,000
Wall Finishes	$ -	$ 54,000
Wall Finishes	$ -	$ 52,000
Wall Finishes	$ -	$ 315,000
Wall Finishes	$ -	$ 1,080
Water Heater	$ -	$ 2,000
Water Heater	$ -	$ 3,500
Window	$ -	$ 80,750
Totals	**$ 7,909,527**	**$ 14,323,523**