FACILITY CONDITION ASSESSMENT

prepared for

Vermont Agency of Education_FCA Phase Two
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Montpelier, VT 05620-2501

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May 2, 2023

ARLINGTON MEMORIAL HIGH SCHOOL - Main Building (PS011)
529 East Arlington Road
Arlington, VT 05250

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1. Executive Summary

Property Overview and Assessment Details

General Information	
Property Type	School
School ID Number	PS011
Main Address	529 East Arlington Road, Arlington, VT 05250
E911 Address Verification	Zip 05250, Standardized, Fixed abbreviations, Matched Street and city and state, Confirmed entire address
GPS Location (Verified E911)	Main Building 43.06591, -73.15241
Site Developed	1941 Renovated: 2000
Site Area	10.5 acres (estimated)
Parking Spaces	76 total spaces all in open lots; 5 of which are accessible.
Building Square Footage	62,000
Number of Stories	2 above grade
Supervisory Union/District	Southwest Vermont SU
Date(s) of Visit	May 2, 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 in 1941, Arlington Memorial hosts students from grades 6-12 at this facility. The building has under major renovations in 1993 and again in 2000. These renovations have consisted of interior remodels and additional space being added to the building. However, there are still components of the building left from the original construction. A building that was originally located on the site was moved to a new location when office space for custodial staff was needed and the water treatment plant was integrated into the school system. The school shares many mutual site aspects including the water treatment plant with the K-5 Fisher School located down the hill.

Architectural

The horseshoe shaped building has exposed brick exterior walls. The structure is built on a concrete foundation that has a small hard to access crawlspace throughout the building. The Interior walls are predominantly CMU block, and the roof is built with wood truss frame assembly. The roof has one section that is original slate tiles, one section that has asphalt shingles and a flat roof sprawls the middle section of the space and has roof vents terminating on this flat surface. About half of the windows have been replaced, and the other are still outdated wood framed windows.

Mechanical, Electrical, Plumbing and Fire (MEPF)

The building is heated with four fuel oil boilers that distribute radiant heat throughout the space and into unit ventilators and fan coil equipment. These fuel oil systems have taken the place of coal fired boilers for years past. The electrical distribution system has been updated in 2000 during a larger scale renovation of the building. A diesel backup generator is located on site. Additionally solar panels and power inverters have been installed in the building, but the equipment is not owned by the school, but they receive the electrical generation credits. They can take over the equipment after the contracted lease period is fulfilled. Much of the interior and exterior lighting has been upgraded to LED, but linear tube fluorescent fixtures are still in existence. A majority of the building is still serviced by the original plumbing infrastructure originating from 1941 according to the POC. This may hold true more for the drain and vent systems, as the previous renovations may have incorporated new water supply upgrades. Not specifically observed, but there may very well be galvanized piping still active in the building. The fire alarm system is active throughout the building but has passed its recommended EUL and should be updated. There is limited fire suppression equipment on site. The commercial kitchen does have a fire suppression unit above the range.

Site

The site is a large plot of land that is roughly 35 acres that is owned by the school district, and shares portions and common areas with K-5 Fisher School. The site has its own operational water treatment plant that is operated and maintained for both schools. The city of Arlington provides water to the site, and the water treatment plant discharges to a stream source about a half mile away. There are several areas for staff and visitor parking and there are sections of parking that are paved with asphalt and others with gravel. Led lighting is present on site but not throughout all the parking areas.

Recommended Additional Studies

The building contains material that may contain asbestos, this material should be evaluated for its overall environmental impacts on the building and occupants. The age and condition of the plumbing systems should be evaluated to determine overall future repair costs that may be present in the near future. The water seepage into areas such as the mechanical room should be evaluated to correct water shed and drainage planes to help improved moisture content of the building. A vapor barrier in the crawlspace should be evaluated as part of the study, but no specific cost was associated for that. A professional consultant must be retained to analyze the existing condition, provide recommendations and, if necessary, estimate the scope and cost of any required repairs. The cost of this study is included in the cost tables.

Potential minor to major issues has been identified at this property and a detailed accessibility study is recommended.

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 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:

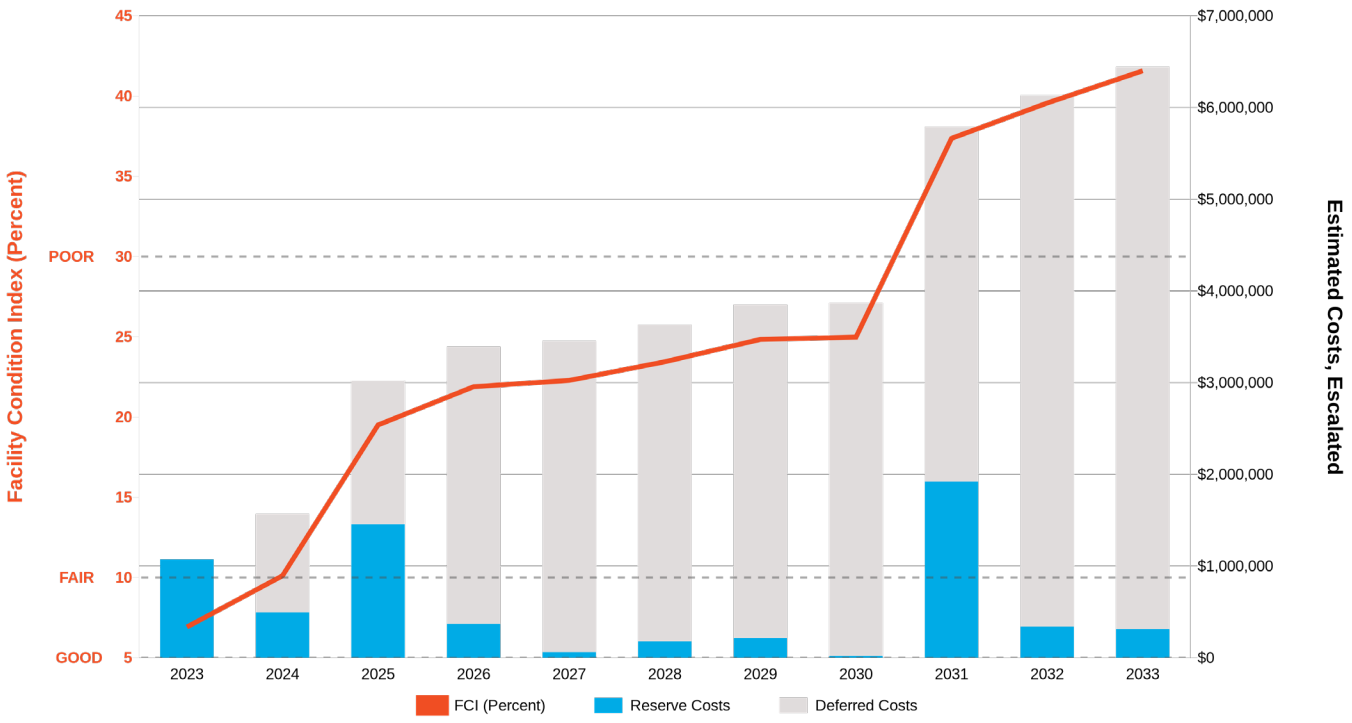
FCI Analysis			
Replacement Value	*Total SF*		*Cost/SF*
$15,500,000	62,000		$250
Current FCI		$1,071,900	**6.9%**
3-Year		$3,392,600	**21.9%**
5-Year		$3,633,500	**23.4%**
10-Year		$6,443,500	**41.6%**

Campus Level FCI:

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

Needs by Year with Unaddressed FCI Over Time

Replacement Value: $15,500,000.00 **Inflation Rate: 3%** **Average Needs (per year - over next 10 years): $585,766.00**



Needs by Year with Unaddressed FCI Over Time (Table)

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

Year	Reserve	Reserve Escalation	Recurrence	Recurrence Escalation	Total Escalation	Deferred	FCI
2023	1,071,875	0	0	0	0	1,071,875	0.07
2024	480,710	14,421	0	0	14,421	1,567,006	0.1
2025	1,372,600	83,591	0	0	83,591	3,023,197	0.2
2026	338,050	31,346	0	0	31,346	3,392,593	0.22
2027	54,190	6,801	0	0	6,801	3,453,584	0.22
2028	112,410	17,904	42,750	6,809	24,713	3,583,898	0.23
2029	181,000	35,123	0	0	35,123	3,800,021	0.25
2030	10,700	2,460	7,000	1,609	4,069	3,813,181	0.25
2031	1,515,600	404,317	0	0	404,317	5,733,098	0.37
2032	261,200	79,607	0	0	79,607	6,073,905	0.39
2033	139,950	48,131	91,750	31,554	79,685	6,261,986	0.4
2034	451,900	173,635	0	0	173,635	6,887,521	0.44
2035	492,000	209,474	216,500	92,177	301,651	7,588,995	0.49
2036	20,537	9,622	23,000	10,776	20,398	7,619,154	0.49
2037	72,000	36,906	19,000	9,739	46,645	7,728,060	0.5
2038	12,700	7,086	89,000	49,659	56,745	7,747,846	0.5
2039	1,380,400	834,737	243,080	146,992	981,729	9,962,983	0.64
2040	689,250	449,975	52,100	34,013	483,988	11,102,208	0.72
2041	96,400	67,715	12,900	9,061	76,776	11,266,323	0.73
2042	0	0	24,510	18,468	18,468	11,266,323	0.73

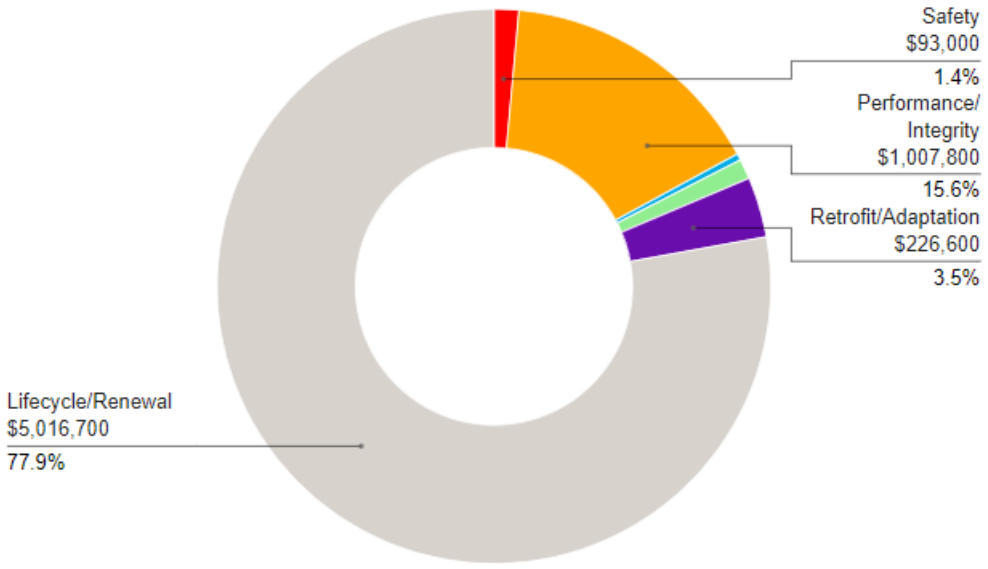
Plan Types

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: $6,443,600

Immediate Needs

ID	Location Description	UF Code	Description	Condition	Plan Type	Cost
6070329	Building Exterior	B2010	Exterior Walls, Brick, Repair/Repoint	Poor	Performance/Integrity	$165,000
6070415	Building Exterior	B2010	Exterior Walls, Wood Siding, Replace	Poor	Performance/Integrity	$20,000
6070361	Building Exterior	B2020	Window, Wood, 16-25 SF, Replace	Poor	Performance/Integrity	$18,000
6070386	Building Exterior	B2020	Window, Wood, up to 15 SF, Replace	Poor	Performance/Integrity	$11,200
6073713	Building exterior	B2020	Window, Wood, 28-40 SF, Replace	Poor	Performance/Integrity	$92,800
6070370	Building Exterior	B2050	Exterior Door, Steel, Standard, Replace	Poor	Performance/Integrity	$2,400
6072867	Roof	B3010	Roofing, Single-Ply Membrane, EPDM, Replace	Poor	Performance/Integrity	$55,000
6070368	Main roof	B3010	Roofing, Slate, Replace	Poor	Performance/Integrity	$400,000
6070340	Attic	C1070	ACM Abatement & Replacement, ACM Abatement & Replacement, Replace	NA	Environmental	$70,000
6073709	Gymnasium	D1010	Vertical Lift, Wheelchair, 5' Rise, Renovate	NA	Accessibility	$17,000
6070373	Throughout Building	D7050	Fire Alarm System, Full System Upgrade, Standard Addressable, Install	Poor	Safety	$93,000
6073516	Site	G2010	Roadways, Pavement, Asphalt, Mill & Overlay	Poor	Performance/Integrity	$58,200
6070349	Site	G2020	Parking Lots, Aggregate/Stone, Surface Gravel, Replenish	Poor	Performance/Integrity	$7,000
6073517	Site	G2020	Parking Lots, Pavement, Asphalt, Seal & Stripe	Poor	Performance/Integrity	$42,800
6073724	Throughout Building	P2030	Engineering Study, Environmental, Asbestos (ACM) & Lead Base Paint (LBP), Evaluate/Report	NA	Environmental	$5,000
6073726	Building exterior	P2030	Engineering Study, Civil, Site Drainage, Evaluate/Report	NA	Performance/Integrity	$7,000
6076494	Throughout Building	Y1090	ADA Miscellaneous, Level III Study, Includes Measurements, Evaluate/Report	NA	Accessibility	$7,500
					Total	**$1,071,900**

Key Findings

Fire Alarm System in Poor condition.

Full System Upgrade, Standard Addressable
ARLINGTON MEMORIAL HIGH SCHOOL - Main Building Throughout Building

Uniformat Code: D7050
Recommendation: **Install in 2023**
Priority Score: **90.9**
Plan Type: Safety
Cost Estimate: $93,000

$$$$

Fire Alarm Panel and System beyond recommended EUL - AssetCALC ID: 6070373

Roofing in Poor condition.

Slate
ARLINGTON MEMORIAL HIGH SCHOOL - Main Building Main Roof

Uniformat Code: B3010
Recommendation: **Replace in 2023**
Priority Score: **89.9**
Plan Type: Performance/Integrity
Cost Estimate: $400,000

$$$$

The field of the roofs have isolated areas of topping degradation, physical damage, cracking and missing slate tiles - AssetCALC ID: 6070368

Exterior Walls in Poor condition.

Brick
ARLINGTON MEMORIAL HIGH SCHOOL - Main Building Building Exterior

Uniformat Code: B2010
Recommendation: **Repair/Repoint in 2023**
Priority Score: **89.9**
Plan Type: Performance/Integrity
Cost Estimate: $165,000
$$$$

Significant deterioration of exterior brick walls. Localized areas of missing mortar between brick and at sills. This needs to be repaired to maintain overall integrity of the exterior wall system. - AssetCALC ID: 6070329

Exterior Walls in Poor condition.

Wood Siding
ARLINGTON MEMORIAL HIGH SCHOOL - Main Building Building Exterior

Uniformat Code: B2010
Recommendation: **Replace in 2023**
Priority Score: **89.9**
Plan Type: Performance/Integrity
Cost Estimate: $20,000
$$$$

The wood siding has significant areas of dry-rotted, weathered, deteriorated wood siding, wood trim and painted finishes throughout the entire exterior wall system. The damaged materials must be replaced. This structure was an original building on site and was moved to the location it exists at for custodial offices. - AssetCALC ID: 6070415

Roofing in Poor condition.

Single-Ply Membrane, EPDM
ARLINGTON MEMORIAL HIGH SCHOOL - Main Building Roof

Uniformat Code: B3010
Recommendation: **Replace in 2023**
Priority Score: **88.9**
Plan Type: Performance/Integrity
Cost Estimate: $55,000

$$$$

Flat roof not safely accessible during on site. Age of roof brings concern of RUL - AssetCALC ID: 6072867

Window in Poor condition.

Wood, up to 15 SF
ARLINGTON MEMORIAL HIGH SCHOOL - Main Building Building Exterior

Uniformat Code: B2020
Recommendation: **Replace in 2023**
Priority Score: **87.9**
Plan Type: Performance/Integrity
Cost Estimate: $11,200

**$$$**$

The windows display significant evidence of deteriorated and weathered window frames. - AssetCALC ID: 6070386

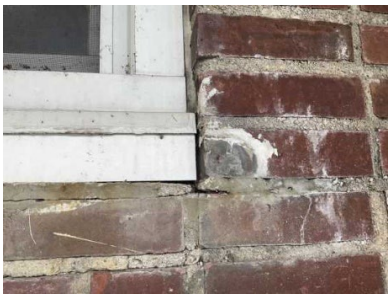
Window in Poor condition.

Wood, 28-40 SF
ARLINGTON MEMORIAL HIGH SCHOOL - Main Building Building exterior

Uniformat Code: B2020
Recommendation: **Replace in 2023**
Priority Score: **87.9**
Plan Type: Performance/Integrity
Cost Estimate: $92,800

$$$$

Extensive gaps exist between window frame and wall components. Sealants and mortar material should be used to properly close gaps for air leakage and water infiltration protection. - AssetCALC ID: 6073713



Window in Poor condition.

Wood, 16-25 SF
ARLINGTON MEMORIAL HIGH SCHOOL - Main Building Building Exterior

Uniformat Code: B2020
Recommendation: **Replace in 2023**
Priority Score: **87.9**
Plan Type: Performance/Integrity
Cost Estimate: $18,000

**$$$**$

Extensive gaps exist between window frame and wall components. Sealants and mortar material should be used to properly close gaps for air leakage and water infiltration protection. - AssetCALC ID: 6070361

Roadways in Poor condition.

Pavement, Asphalt
ARLINGTON MEMORIAL HIGH SCHOOL - Main Building Site

Uniformat Code: G2010
Recommendation: **Mill & Overlay in 2023**
Priority Score: **84.9**
Plan Type: Performance/Integrity
Cost Estimate: $58,200

$$$$

Parking and roadways have isolated areas of localized depressions, alligator cracking and transvers cracking.
- AssetCALC ID: 6073516

Parking Lots in Poor condition.

Pavement, Asphalt
ARLINGTON MEMORIAL HIGH SCHOOL - Main Building Site

Uniformat Code: G2020
Recommendation: **Seal & Stripe in 2023**
Priority Score: **84.9**
Plan Type: Performance/Integrity
Cost Estimate: $42,800

$$$$

Parking and roadways have isolated areas of localized depressions, alligator cracking and transvers cracking.
- AssetCALC ID: 6073517

Parking Lots in Poor condition.

Aggregate/Stone, Surface Gravel
ARLINGTON MEMORIAL HIGH SCHOOL - Main Building Site

Uniformat Code: G2020
Recommendation: **Replenish in 2023**
Priority Score: **84.9**
Plan Type: Performance/Integrity
Cost Estimate: $7,000
**$$**$$

Gravel Parking lots have isolated areas of localized depressions. - AssetCALC ID: 6070349

Recommended Follow-up Study: Civil, Site Drainage

Civil, Site Drainage
ARLINGTON MEMORIAL HIGH SCHOOL - Main Building Exterior

Uniformat Code: P2030
Recommendation: **Evaluate/Report in 2023**
Priority Score: **81.9**
Plan Type: Performance/Integrity
Cost Estimate: $7,000
**$$**$$

Water levels in Mechanical room show inadequate drainage around building. Water shed and drainage planes should be evaluated in the study to reduce the amount of water penetration into mechanical and critical spaces of the building. - AssetCALC ID: 6073726

2. Building and Site Information

System Summary

System	*Description*	*Condition*
Structure	Masonry bearing walls with wood roof deck supported by wood joists over crawlspace foundation.	Fair
Facade	Primary Wall Finish: Brick Secondary Wall Finish: Metal siding Windows: Aluminum, Wood	Fair
Roof	Primary: Hip construction with asphalt shingles and slate covering Secondary: Flat construction with single-ply EPDM membrane	Poor
Interiors	Walls: Painted gypsum board, painted, painted CMU, ceramic tile Floors: Carpet, VCT, faux wood plank LVT, ceramic tile, quarry tile, wood strip, terrazzo, coated concrete Ceilings: Painted gypsum board and ACT, painted metal pan in gymnasium	Fair
Elevators	Wheelchair lifts serving all floors.	Fair
Plumbing	Distribution: Copper, possible Galvanized iron, PVC waste & venting Hot Water: Gas // Electric water heaters with integral tank Hot Water: Boiler heated to domestic hot water heat exchangers. Hot Water: Tankless Fixtures: Toilets, urinals, and sinks in all restrooms	Fair
HVAC	Central System: Boilers, air handlers, feeding fan coil // hydronic baseboard radiators and cabinet terminal units. Non-Central System: Packaged units, Furnace with PTAC units, Supplemental components: Ductless split-systems, suspended unit heaters	Fair
Safety and Security	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.	Fair

Fire Suppression	Fire extinguishers, and kitchen hood system	Fair
Electrical	Source & Distribution: Main switchgear and distribution panels with copper wiring Interior Lighting: LED, linear fluorescent 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 and gravel lots with limited 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 fence around water treatment. Playgrounds and sports fields and courts, site lights Limited Park benches, picnic tables, trash receptacles	Fair
Landscaping & Topography	Limited landscaping features including lawns, trees, bushes, and planters. Irrigation not present Moderate site slopes throughout	Fair
Utilities	Municipal water and on-site water treatment Local utility-provided electric with propane and fuel oil tanks	Fair
Site Lighting	Building-mounted: LED, Pedestrian walkway accent lighting	Fair
Ancillary Structures	Red Building and garages and Storage sheds	Fair
Accessibility	Potential minor to major issues has been identified at this property and a detailed accessibility study is recommended.	
Key Issues and Findings	Poor water management and saturation into the building under slab, possible asbestos material around duct work in attic. Poorly sealed window frame to walls, exterior brick walls need to be pointed. Lack of a fire suppression system, antiquated plumbing system, one wheelchair lifts non-operational, aging slate roof tiles, aged wood siding on Red Building. Aged windows in areas of school. Aged fire alarm system.	

3. Supplemental Evaluations

Square Foot Verification

We have reviewed the square footage of 62,000 square feet and it is in the range of square foot calculations as reported by the school district. This confirmation of the square footage of the facility is based on the exterior wall dimensions and number of stories measured from Google Earth and other publicly available internet searches. This measurement may not reflect the actual heated square footage but provides a general size of the heated square feet of the overall building.

PCB Air Indoor Testing

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

School Educational Capacity and Programming Space

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

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

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

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

Depleted Value Index

Index Value	**50.1%**

System Expenditure Forecast

System	Immediate	Short Term (1-2 yr)	Near Term (3-5 yr)	Med Term (6-10 yr)	Long Term (11-20 yr)	TOTAL
Facade	$309,400	$17,000	$1,000	-	$139,500	$466,900
Roofing	$455,000	-	-	$131,700	$99,300	$686,100
Interiors	$70,000	$446,200	$68,800	$348,200	$819,800	$1,753,000
Conveying	$17,000	$52,500	-	-	-	$69,500
Plumbing	-	$556,100	$7,300	$86,700	$48,200	$698,200
HVAC	-	$375,400	$303,200	$1,757,200	$764,000	$3,199,700
Fire Protection	-	-	-	$4,900	-	$4,900
Electrical	-	-	$38,800	$340,700	$3,508,300	$3,887,800
Fire Alarm & Electronic Systems	$93,000	-	-	-	$682,900	$775,900
Equipment & Furnishings	-	$47,900	$84,800	$8,600	$158,600	$300,000
Special Construction & Demo	-	$33,900	-	-	-	$33,900
Site Development	-	$7,700	-	-	$111,600	$119,400
Site Utilities	-	$61,800	$3,300	-	$136,100	$201,100
Site Pavement	$108,000	$352,700	$103,100	$131,900	$430,500	$1,126,200
Follow-up Studies	$12,000	-	-	-	-	$12,000
Accessibility	$7,500	-	-	-	-	$7,500
TOTALS	**$1,071,900**	**$1,951,200**	**$610,300**	**$2,809,900**	**$6,898,800**	**$13,342,100**

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

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 like 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
Arlington Memorial High School - Main Building	**45%**	158982.22R000-017.379	High	62,000

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

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

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

9. Energy Audit

The purpose of this Energy Audit is to provide Arlington Memorial 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.

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

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

Average Utility Rates			
Electricity	Propane	No. 2 Oil	Water & Sewer
Average Rate	Average Rate	Average Rate	Blended Rate
$0.18 / kWh (est.)	$3.86 / Gal	$2.78 / Gal	$10.41 / kGal

Electricity

Green Mountain Power provides electrical service to the facility.

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

Solar output data was provided by the client, but was omitted from the chart below, in order to assess the economic feasibility of the proposed energy conservation measures more accurately.

An estimated pre-solar average price of $0.18 per kWh was used to complete the chart below. The total annual electricity consumption for the 12-month period analyzed is 243,243 kWh for a total estimated pre-solar cost of $43,784.

Electricity Consumption & Cost Data

Billing Month	Consumption (kWh)	Unit Cost (per kWh)	Total Cost
January,22	19,901	$0.18	$3,582
February,22	22,632	$0.18	$4,074
March,22	20,856	$0.18	$3,754
April,22	23,302	$0.18	$4,194
May,22	19,878	$0.18	$3,578
June,22	20,913	$0.18	$3,764
July,22	14,029	$0.18	$2,525
August,22	17,055	$0.18	$3,070
September,22	18,642	$0.18	$3,356
October,22	20,793	$0.18	$3,743
November,22	22,183	$0.18	$3,993
December,22	23,059	$0.18	$4,151
TOTAL/AVERAGE	**243,243**	**$0.18**	**$43,784**

Propane and Fuel Oil

Suburban Propane provides propane to the facility, while Miles Fuel provides fuel oil. The deliveries are made on an as-needed basis.

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

Based on the 2022 propane usage and costs provided, the average price paid during the year was $3.86 per gallon of propane. The total annual consumption for the 12-month period analyzed is 512 gallons for a total cost of $1,977.

Based on the 2022 fuel oil usage and costs provided, the average price paid during the year was $2.78 per gallon of fuel oil. The total annual consumption for the 12-month period analyzed is 19,589 gallons for a total cost of $54,360.

Propane Consumption & Cost Data

Delivery Month	Delivery (gallons)	Unit Cost (per gallon)	Total Cost
February,22	67	$4.00	$270
March,22	56	$3.90	$216
April,22	61	$3.90	$239
June,22	52	$3.90	$204
July,22	31	$3.80	$116
August,22	25	$3.80	$95
October,22	67	$3.80	$255
November,22	87	$3.80	$331
December,22	66	$3.80	$251
Total	**512**	**$3.86**	**$1,977**

Fuel Oil Consumption & Cost Data

Delivery Month	Delivery (gallons)	Unit Cost (per gallon)	Total Cost
January,22	4,390	$2.38	$10,448
February,22	5,899	$2.38	$14,040
April,22	4,000	$2.38	$9,520
October,22	2,600	$3.84	$9,984
December,22	2,700	$3.84	$10,368

Total	**19,589**	**$2.78**	**$54,360**

Water and Sewer

The Town of Arlington satisfies the water requirements of the facility. A water treatment facility is located on site.

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

Based on the 2022 water and sewer usage and costs provided, the average estimated blended price paid during the year was $10.41 per thousand gallons. The total annual consumption for the 12-month period analyzed is 183 kGal for an estimated total cost of $1,905.

Water & Sewer Consumption & Cost Data

Billing Month	Consumption (kGal)	Unit Cost (per kGal)	Total Cost
January,22	49	$9.63	$472
April,22	59	$9.25	$546
July,22	39	$10.19	$398
October,22	36	$13.61	$490
TOTAL/AVERAGE	**183**	**$10.41**	**$1,905**

11. Energy Conservation Measures

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

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

Recommended Non- Renewable Energy Conservation Measures: Financial Impact	
Total Projected Initial ECM Investment	$43,631
Estimated Annual Cost Savings Related to ECMs	$12,722
Net Effective ECM Payback	3.43 Years
Estimated Annual Energy Savings	17%
Estimated Annual Utility Cost Savings *(excluding water)*	12%
Estimated Annual Water Cost Savings	2%

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.

Energy Usage Profile	
Site Energy Use Intensity	
Current Site Energy Use Intensity (EUI)	57.90 kBTU/SF
Post ECM Site Energy Use Intensity (EUI)	48.30 kBTU/SF
Source Energy Use Intensity (EUI)	
Current Source Energy Use Intensity (EUI)	89.67 kBTU/SF
Post ECM Source Energy Use Intensity (EUI)	79.64 kBTU/SF
Building Cost Intensity	
Current Building Cost Intensity	$1.61/SF
Post ECM Building Cost Intensity	$1.42/SF
Greenhouse Gas Emissions Reduction (*from recommended by ECM's*)	
Current Annual Emissions From Building Operation	258.97 MtCO2e/Yr
Estimated Annual Thermal Energy Reduction	595.18 MMBTU
Total CO_{2e} Emissions Reduced	43.51 MtCO2e/Yr
Total Cars Off The Road (Equivalent)*	10
Total Acres of Pine Trees Planted (Equivalent)*	10

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.

Arlington Memorial 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 On-Demand Ventilation on Air Handlers; Install OA controls on (3x) AHU(s)	Location: Attic	$5,299	0.0	3,103.6	0.0	0.0	429.9	31.4	$8,613	$431	$9,043	0.6	$71,842	10
2	Re-Commission The Building & Its Control Systems; Improve building efficiency by 10% through re-commissioning	Location: Building interiors	$27,497	0.0	1,600.0	0.0	0.0	221.6	16.2	$4,440	$0	$4,440	6.2	$25,508	15
3	Install Low Flow Faucet Aerators; Replace 24x 1.5GPM rated bathroom aerators with 1GPM WaterSense certified aerators	Location: Restrooms	$364	0.0	0.2	0.0	4.9	0.0	0.0	$1	$0	$51	7.1	$74	10
4	Replace Existing Linear Fluorescent Lamps; Replace 75x F42T8 with F42LED	Location: Building interiors	$4,780	0.0	0.0	2,880.0	0.0	9.8	0.7	$518	$83	$601	8.0	$2,395	15
Totals for no/low cost items			$364	0.0	0.2	0.0	4.9	0.0	0.0	$1	$0	$51	7.1		
Total for capital cost			$37,576	0.0	4,703.6	2,880.0	0.0	661.3	48.3	$13,571	$513	$14,084	2.7		
Interactive Savings Discount @10%				0.0	-470.4	-288.0	-0.5	-66.1	-4.8	-$1,357	-$51	-$1,414			
Total Contingency Expenses @ 15%			$5,691												
Totals for improvements			$43,631	0.0	4,233.5	2,592.0	4.4	595.2	43.5	$12,215	$462	$12,722	3.4		

12. Certification

Vermont Agency of Education, Phase Two (the Client) retained Bureau Veritas to perform this Facility Condition Assessment in connection with its continued operation of Arlington Memorial High School - Main Building, 529 East Arlington Road, Arlington, VT 05250, 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 - SCHOOLS CRAWLSPACE FOUNDATION STRUCTURE

6 - SCHOOLS ATTIC AND ROOF STRUCTURE

Photographic Overview

7 - EXTERIOR FACADE AND WINDOWS

8 - SLATE ROOFING ON BUILDING

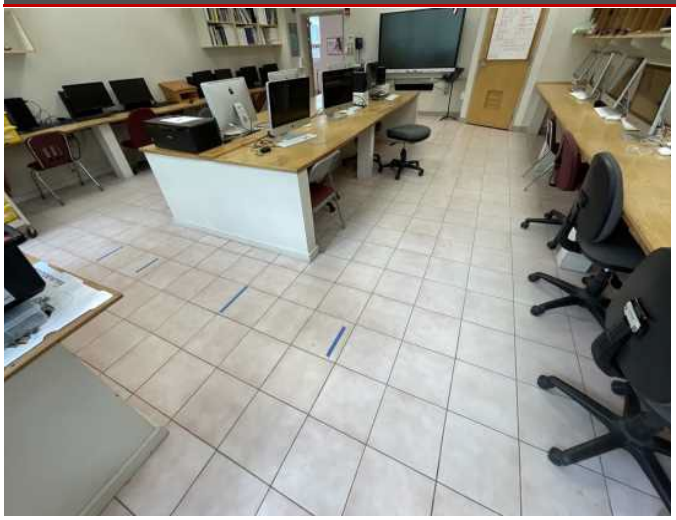
9 - EXTERIOR FACADE AND FRONT ENTRANCE

10 - ASPHALT SHINGLE ROOFING ON BUILDING

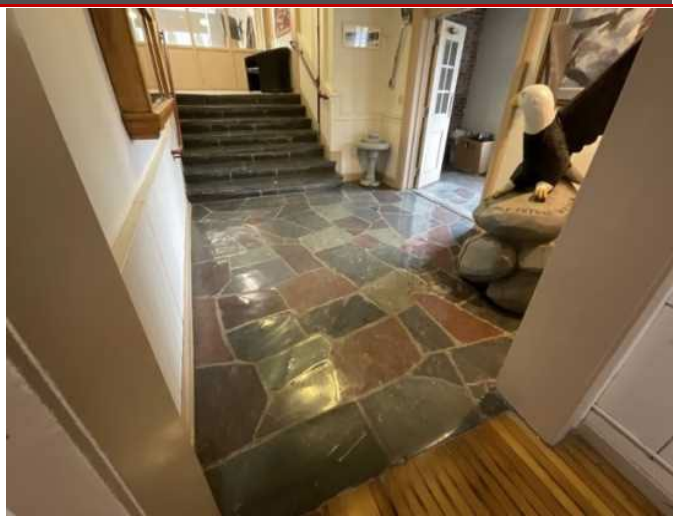
11 - ASPHALT SHINGLE ROOF TRANSITION

12 - ASPHALT SHINGLE ROOFING ON BUILDING

Photographic Overview

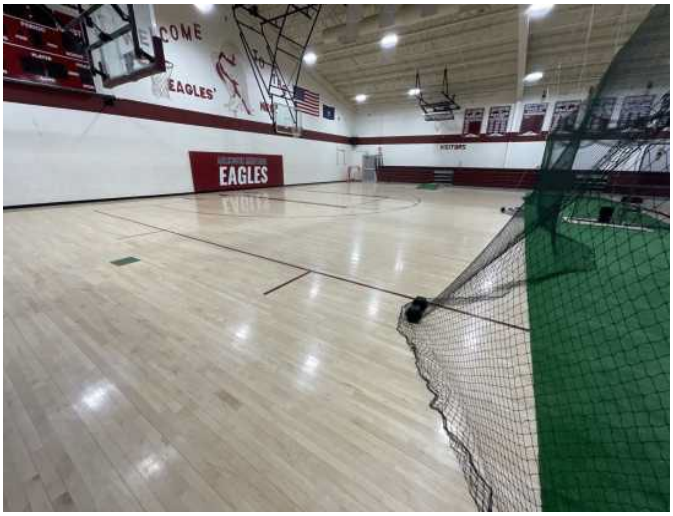


13 - INTERIOR CLASSROOM COMPUTER LAB



14 - INTERIOR SPACE ENTRANCE LOBBY

15 - INTERIOR STUDENT HALLWAY PHOTO



16 - INTERIOR SPORTS ACTIVITY GYMNASIUM

17 - COMMON STUDENT CLASSROOM PHOTO

18 - STUDENT ART CLASSROOM PHOTO

Photographic Overview

19 - ARLINGTON MEMORIAL STUDENT AUDITORIUM

20 - STUDENT GYMNASIUM ENTRANCE HALLWAY

21 - BUILDINGS ACCESSIBLE WHEELCHAIR LIFT

22 - WHEELCHAIR LIFT CONTROL PANEL

23 - HOT WATER HEATER EQUIPMENT

24 - WATER TREATMENT FILTRATION EQUIPMENT

Photographic Overview

25 - BUILDING OIL FUEL BOILER

26 - BUILDING OIL FUEL BOILER

27 - EXTERIOR LOCATED HVAC SYSTEM

28 - RED BUILDING OIL FUEL FURNACE

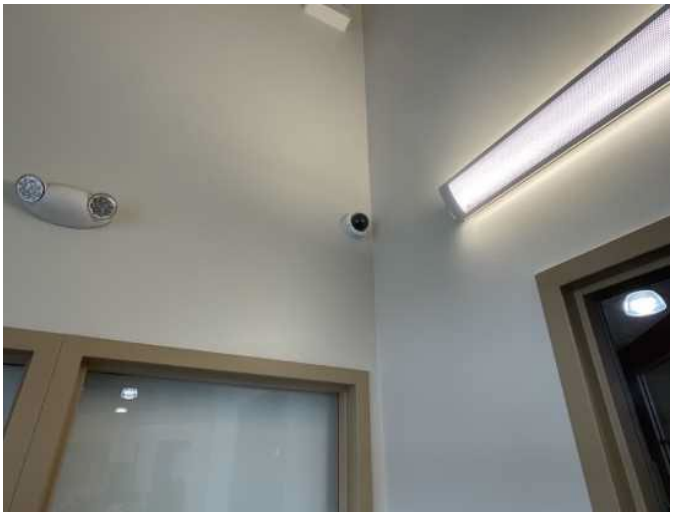
29 - BUILDING MAIN ELECTRICAL SWITCHGEAR

30 - BUILDING MAIN ELECTRICAL DISTRIBUTION P

Photographic Overview

31 - BACKUP DIESEL GENERATOR EQUIPMENT

32 - INTERIOR CEILING MOUNTED LIGHTING



33 - SECURITY SURVEILLANCE CAMERA SYSTEM

34 - FIRE ALARM PANEL EQUIPMENT

35 - COMMERCIAL FOOD SERVICE EQUIPMENT

36 - RED BUILDING ANCILLARY BUILDING

Photographic Overview

37 - SITE ANCILLARY STORAGE STRUCTURE

38 - SITE PAVED ROADWAY PHOTO

39 - SITE GRAVEL PAVED PARKING

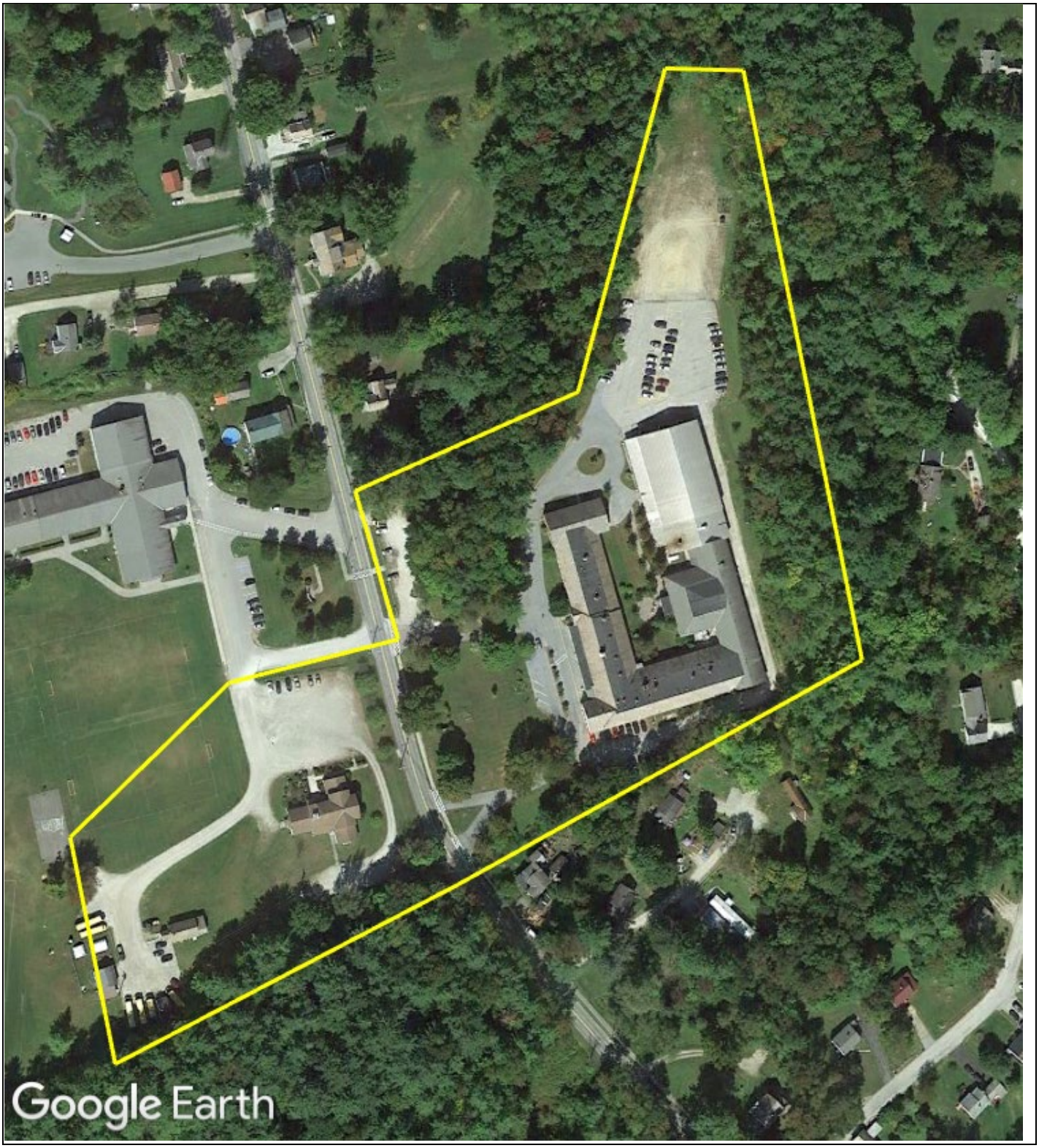
40 - WATER TREATMENT SEWAGE CONTAINER

41 - FUEL OIL STORAGE TANK

42 - EXTERIOR SITE PATHWAY LIGHTING

Appendix B:
Site Plans

Site Plan



Project Name	Project Number
Vermont Agency of Education	158982.22R000-017.379 Arlington Memorial High School

Source	On-Site Date
Google Earth	May 2, 2023

Appendix C:
Stem/Steam Assessment

STEM/STEAM Evaluation

Property Name	STEM/STEAM Suitability Score	Project Number	School Type	Square Footage
Arlington Memorial High School - Main Building	**45%**	158982.22R000-017.379	High	62,000

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

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

Rooms to support STEM/STEAM Curriculum - X= Required by School Type				
Room Types	**Room Present (Yes/No)**	**Elementary School**	**Middle School**	**High School**
Does the facility have an Art Room?	Yes	X	X	X
Does the facility have a Science Lab?	Yes		X	X
Does the facility have a Shop (Machine, Wood, Metal, etc.)?	Yes		X	X
Does the facility have a Computer Lab?	Yes	X	X	X
Does the facility have a dedicated STEM/STEAM Room?	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	2- Partial	2- Partial		
Does the room have electrical outlet distribution along perimeter walls and from the ceiling?	3- Missing	3- Missing	3- Missing	2- Partial	
Does the room have open shelving and lockable storage cabinets?	2- Partial	2- Partial	2- Partial		
Does the room have technology connectivity and an interactive display?	1- Meets	1- Meets	2- Partial	1- Meets	
Does the room have appropriate wet floor finishes?	1- Meets	1- Meets	1- Meets		
Does the room have visual display boards?	1- Meets	1- Meets	1- Meets	1- Meets	
Does the room have Prep/Storage Room?	2- Partial	2- Partial	2- Partial	2- Partial	
Does the room have direct access to the exterior?	1- Meets	1- Meets	1- Meets		
Does the room the ability to structurally suspend items from the ceiling?	1- Meets	1- Meets	1- Meets		
Does the have goggle cabinets, fire extinguisher, eye wash and deluge shower?	2- Partial	2- Partial	2- Partial		
Room Type Score	70%	70%	65%	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

Arlington Memorial

SU/SD

Southwest Vermont Supervisory Union

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

Yes

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

currently satisfactory

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

Yes

We have capacity to deliver educational programming. There are always shifts to accommodate programs based on enrollment numbers and program offerings.

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

No

We are incredibly creative when it comes to providing exceptional educational programming to learners

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

Yes

Please describe:

We have multiple office spaces to provide confidential services

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

Yes

Please describe:

currently satisfactory

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

Yes

Please describe:

currently satisfactory

Appendix E:
Accessibility Review & Photos

Visual Survey - ADA Standards for Accessible Design

Property Name: Arlington Memorial High School

BV Project Number: 158982.22R000-017.379

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	Path to building not clear			
Building Entrances				None
Interior Route				None
Elevators				None
Public Restrooms				None

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

1 - OVERVIEW OF ACCESSIBLE PARKING AREA

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

3 - EXT RAMP or PRIMARY PATH OF TRAVEL

4 - CURB CUT or 2ND PATH OF TRAVEL

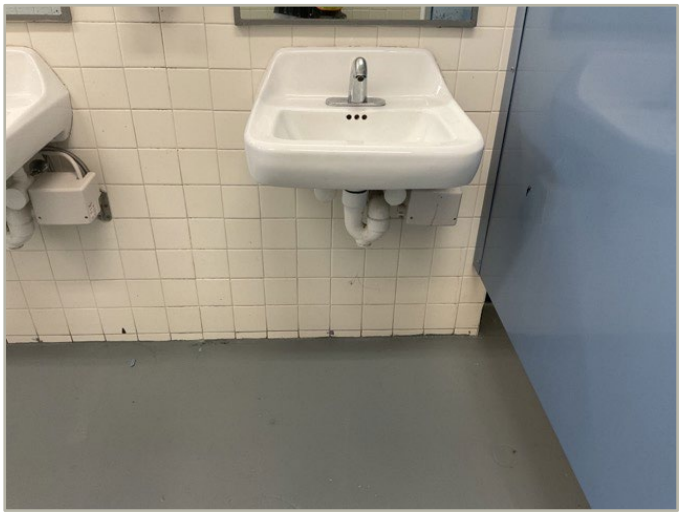
5 - MAIN ACCESSIBLE ENTRANCE

6 - 2nd ENTRANCE or SIGNAGE/HARDWARE

7 - ACCESSIBLE INTERIOR PATH (RAMP/LIFT)

8 - HARDWARE, STAIR RAILS or SELF-SERVICE AREA

9 - TOILET STALL OVERVIEW



10 - SINK, FAUCET HANDLES or ACCESSORIES

11 – HAANDICAP LIFT

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 | ARLINGTON MEMORIAL HIGH SCHOOL - Main Building								
UF L3 Code	Location	Category	Condition	Asset/Component/Repair	Quantity		RUL	ID
Facade								
B2010	Building Exterior	Facade	Poor	Exterior Walls, Wood Siding	2,000	SF	0	6070415
B2010	Building Exterior	Facade	Fair	Exterior Walls, Metal Siding	6,000	SF	19	6070278
B2010	Building Exterior	Facade	Poor	Exterior Walls, Brick, Repair/Repoint	5,000	SF	0	6070329
B2020	Building Exterior	Facade	Poor	Window, Wood, any type, Repair	15		0	6070361
B2020	Building Exterior	Facade	Fair	Storefront, Glazing & Framing	2,500	SF	27	6070314
B2020	Kitchen	Facade	Fair	Screens & Shutters, Rolling Security Shutter, 55 to 100 SF	1		19	6070293
B2020	Building Exterior	Facade	Fair	Window, Aluminum Double-Glazed, 28-40 SF	14		26	6070303
B2020	Building exterior	Facade	Poor	Window, Wood, 28-40 SF	58		0	6073713
B2020	Building Exterior	Facade	Poor	Window, Wood, up to 15 SF	14		1	6070386
B2020	Building Exterior	Facade	Fair	Window, Wood, 28-40 SF	10		3	6070411
B2050	Building Exterior	Facade	Fair	Exterior Door, Aluminum-Framed & Glazed, Standard Swing	8		27	6070352
B2050	Building Exterior	Facade	Fair	Overhead/Dock Door, Residential Garage, 7'x8' (56 SF)	1		4	6070419
B2050	Building Exterior	Facade	Fair	Exterior Door, Steel, Standard	20		19	6070323
B2050	Building Exterior	Facade	Fair	Exterior Door, Steel, Standard	4		12	6070319
B2050	Building Exterior	Facade	Poor	Exterior Door, Steel, Standard	4		2	6070370
Roofing								
B3010	Roof	Roofing	Fair	Roofing, Asphalt Shingle, 30-Year Premium	10,850	SF	27	6072856
B3010	Roof	Roofing	Poor	Roofing, Single-Ply Membrane, EPDM	8,200	SF	0	6072867
B3010	Roof	Roofing	Poor	Roofing, Asphalt Shingle, 20-Year Standard	450	SF	1	6070339
B3010	Gymnasium Roof	Roofing	Fair	Roofing, Metal	16,000	SF	38	6072874
B3010	Roof	Roofing	Poor	Roofing, Slate	5,000	SF	1	6070418
B3010	Main roof	Roofing	Poor	Roofing, Slate	18,400	SF	0	6070368
Interiors								
C1030	Throughout building	Interiors	Fair	Interior Door, Wood, Solid-Core	150		11	6070422
C1070	Throughout building	Interiors	Fair	Suspended Ceilings, Acoustical Tile (ACT)	45,000	SF	7	6073559
C1070	Throughout building	Interiors	Fair	Suspended Ceilings, Acoustical Tile (ACT)	4,500	SF	22	6070396
C1070	Attic	Interiors	Poor	Suspended Ceilings, Hard Tile, ACM Abatement & Replacement w/ ACT	5,000	SF	1	6070340
C2010	Throughout Building	Interiors	Fair	Wall Finishes, any surface, Prep & Paint	20,000	SF	7	6070392
C2010	Restroom	Interiors	Fair	Wall Finishes, Ceramic Tile	2,500	SF	12	6070404
C2010	Throughout Building	Interiors	Fair	Wall Finishes, any surface, Prep & Paint	130,000	SF	3	6070326
C2030	Restroom	Interiors	Poor	Flooring, any surface, w/ Paint or Sealant, Prep & Paint	8,000	SF	0	6070289
C2030	Front entrance	Interiors	Fair	Flooring, Brick	400	SF	0	6070380
C2030	Building interior	Interiors	Fair	Flooring, Wood, Strip, Refinish	3,000	SF	5	6070395
C2030	Throughout building	Interiors	Fair	Flooring, Vinyl Tile (VCT)	44,000	SF	2	6070313
C2030	Office	Interiors	Fair	Flooring, Carpet, Commercial Standard	300	SF	6	6070406
C2030	Shop class	Interiors	Fair	Flooring, any surface, w/ Paint or Sealant, Prep & Paint	1,000	SF	4	6070312
C2030	Gymnasium	Interiors	Fair	Flooring, Wood, Strip, Refinish	4,500	SF	6	6070321

UF L3 Code	Location	Category	Condition	Asset/Component/Repair	Quantity		RUL	ID
C2030	Locker room office	Interiors	Fair	Flooring, Rubber Tile	150	SF	11	6070355
C2030	Nurses office	Interiors	Fair	Flooring, Terrazzo	200	SF	46	6070308
C2030	Nurse's station	Interiors	Fair	Flooring, Luxury Vinyl Tile (LVT)	400	SF	12	6070306
C2030	Classrooms	Interiors	Fair	Flooring, Ceramic Tile	300	SF	19	6070277
C2050	Hallways Throughout	Interiors	Fair	Ceiling Finishes, any flat surface, Prep & Paint	13,000	SF	6	6070336
Conveying								
D1010	Gymnasium	Conveying	NA	Vertical Lift, Wheelchair, 5' Rise, Renovate	1		0	6073709
D1010	Hallway	Conveying	NA	Vertical Lift, Wheelchair, 5' Rise, Renovate	3		0	6070427
Plumbing								
D2010	Mechanical room	Plumbing	Fair	Storage Tank, Domestic Water, 80 to 150 GAL	1		3	6070384
D2010	Art Room	Plumbing	Fair	Sink/Lavatory, Trough Style, Solid Surface	4		2	6070283
D2010	Restrooms	Plumbing	Fair	Toilet, Commercial Water Closet	18		9	6070330
D2010	Nurse's station	Plumbing	Fair	Toilet, Residential Water Closet	1		2	6070316
D2010	Teachers lounge	Plumbing	Fair	Sink/Lavatory, Vanity Top, Stainless Steel	1		27	6070324
D2010	Red Building Crawlspace	Plumbing	Fair	Water Heater, Gas, Tankless, 3.2 to 6.4 GPM	1		8	6070338
D2010	Locker room	Plumbing	Fair	Shower, Valve & Showerhead	7		3	6070374
D2010	Throughout Building	Plumbing	Fair	Plumbing System, Supply & Sanitary, Medium Density (includes fixtures)	6,200	SF	6	6073716
D2010	Water Treatment	Plumbing	Fair	Pump, Circulation/Booster, Domestic Water, 3 HP	1		6	6070334
D2010	Hallway	Plumbing	Fair	Drinking Fountain, Wall-Mounted, Bi-Level	1		12	6070389
D2010	Kitchen	Plumbing	Fair	Drinking Fountain, Exterior/Site, Economy Pedestal	4		2	6070286
D2010	Nurses office	Plumbing	Fair	Sink/Lavatory, Vanity Top, Stainless Steel	1		27	6070400
D2010	Restroom	Plumbing	Fair	Urinal, Standard	7		2	6070332
D2010	Mechanical room	Plumbing	Fair	Sink/Lavatory, Service Sink, Laundry	1		3	6070416
D2010	Mechanical room	Plumbing	Fair	Piping & Valves, Mixing Valve, Domestic Water, 0.5 IN	1		2	6070309
D2010	Mechanical room	Plumbing	Fair	Water Heater, Oil	1		7	6070371
D2010	Utility closet	Plumbing	Fair	Sink/Lavatory, Service Sink, Floor	5		7	6070434
D2010	Restrooms	Plumbing	Fair	Sink/Lavatory, Service Sink, Wall-Hung	24		11	6070328
D2010	Throughout Building	Plumbing	NA	Plumbing System, Supply & Sanitary, Low Density (includes fixtures)	55,800	SF	0	6073715
D2010	Kitchen	Plumbing	Fair	Sink/Lavatory, Commercial Kitchen, 3-Bowl	1		9	6070401
D2010	Mechanical room	Plumbing	Fair	Sink/Lavatory, Service Sink, Wall-Hung	1		2	6070290
D2010	Mechanical room	Plumbing	Fair	Pump, Circulation, Domestic Water, 0.5 HP	2		12	6070347
D2010	Utility closet	Plumbing	Fair	Sink/Lavatory, Service Sink, Wall-Hung	1		7	6070403
D2010	Classrooms	Plumbing	Fair	Sink/Lavatory, Service Sink, Laundry	7		2	6070357
D2010	Classrooms	Plumbing	Fair	Emergency Plumbing Fixtures, Eye Wash	1		2	6070282
D2020	Water Treatment	Plumbing	Good	Pump, Sewage Ejector, 1 to 5 HP	1		15	6070438
D2020	Kitchen	Plumbing	Fair	Supplemental Components, Grease Trap/Interceptor, Undercounter	1		6	6070390
D2030	Mechanical room	Plumbing	Good	Pump, Sump	1		15	6070375
HVAC								
D3010	Mechanical room	HVAC	Fair	Pump, Fuel Oil	1		6	6070350

UF L3 Code	Location	Category	Condition	Asset/Component/Repair	Quantity		RUL	ID
D3010	Mechanical room	HVAC	Fair	Supplemental Components, Tank Monitoring System, Fuel Oil	1		19	6070423
D3010	Red Building Crawlspace	HVAC	Fair	Storage Tank, Fuel, Interior	1		12	6070299
D3020	Mechanical room	HVAC	Fair	Boiler Supplemental Components, Expansion Tank	1		12	6070413
D3020	Red Building Crawlspace	HVAC	Fair	Unit Heater, Electric	1		4	6070402
D3020	Mechanical room	HVAC	Fair	Unit Heater, Hydronic	6		2	6070341
D3020	Mechanical room	HVAC	Fair	Boiler, Oil, HVAC, 201 to 300 MBH	2		6	6070394
D3020	Mechanical room	HVAC	Fair	Boiler Supplemental Components, Expansion Tank	2		34	6070376
D3020	Mechanical room	HVAC	Fair	Boiler, Oil, HVAC	2		16	6070305
D3020	Nurses Station	HVAC	Fair	Air Ventilator, Energy Recovery Unit, up to 6500 CFM	1		14	6070301
D3020	Red Building Crawlspace	HVAC	Fair	Furnace, Oil	1		7	6070335
D3030	Building exterior	HVAC	Fair	Split System, Condensing Unit/Heat Pump	3		4	6070318
D3030	Classrooms	HVAC	Fair	Unit Ventilator, approx/nominal 2 Ton	27		5	6070345
D3030	Nurses office	HVAC	Fair	Unit Ventilator, approx/nominal 2 Ton	1		17	6070369
D3030	Building exterior	HVAC	Fair	Split System, Fan Coil Unit, DX, 11 to 20 TON	1		12	6070408
D3030	Classrooms	HVAC	Fair	Packaged Terminal Air Conditioner, PTAC	3		5	6070439
D3030	Computer closet	HVAC	Fair	Split System, Condensing Unit/Heat Pump, 1 TON	1		9	6070342
D3030	Classroom	HVAC	Fair	Air Conditioner, Window/Thru-Wall, 2.5 to 5 TON	3		2	6070391
D3050	Attic	HVAC	Fair	Air Handler, Interior AHU, Integral to Building or Difficult Access, 4000 to 6000 CFM	1		4	6070275
D3050	Mechanical room	HVAC	Fair	Pump, Distribution, HVAC Heating Water	1		2	6070344
D3050	Mechanical room	HVAC	Fair	Pump, Distribution, HVAC Heating Water	2		4	6070297
D3050	Throughout Building	HVAC	Fair	HVAC System, Ductwork, High Density	4,960	SF	9	6073718
D3050	Hallway	HVAC	Fair	Fan Coil Unit, Hydronic Terminal	4		5	6070431
D3050	Mechanical room	HVAC	Fair	Pump, Distribution, HVAC Heating Water	1		7	6070307
D3060	Kitchen	HVAC	Fair	Exhaust Fan, Centrifugal, 16" Damper	2		4	6070296
D3060	Attic	HVAC	Fair	Exhaust Fan, Propeller, 1 HP Motor, 10000 CFM	4		4	6070421
D3060	Building Exterior	HVAC	Fair	Exhaust Fan, Industrial Dust Collection, 7.5 HP Motor	1		8	6070280
D3060	Mechanical Room	HVAC	Fair	Exhaust Fan, Propeller, 0.25 HP Motor, 2000 CFM	2		9	6070420
D3060	Classroom	HVAC	Fair	Exhaust Fan, Propeller, 0.25 HP Motor	1		3	6070393
Fire Protection								
D4010	Kitchen	Fire Protection	Fair	Fire Suppression System, Commercial Kitchen, per LF of Hood	10	LF	8	6070377
D4010	Throughout Building	Fire Protection	NA	Fire Suppression System, Full System Install/Retrofit, High Density/Complexity, Install	62,000	SF	41	6073720
Electrical								
D5010	Locker room office	Electrical	Fair	Automatic Transfer Switch, ATS	1		22	6070430
D5010	Building Exterior	Electrical	Fair	Solar Power, Inverter, 7.5 KW	2		13	6070274
D5010	Roof	Electrical	Fair	Solar Power, Photovoltaic (PV) Panel, 24 SF	380		18	6070302
D5010	Site	Electrical	Fair	Generator, Diesel	1		21	6070417

UF L3 Code	Location	Category	Condition	Asset/Component/Repair	Quantity		RUL	ID
D5020	Throughout Building	Electrical	Fair	Electrical System, Full System Renovation/Upgrade, Medium Density/Complexity	62,000	SF	19	6073721
D5020	Site	Electrical	Fair	Distribution Panel, 120/208 V, 200 AMP	1		9	6070405
D5020	Mechanical room	Electrical	Fair	Distribution Panel, 120/240 V	2		6	6070412
D5020	Mechanical room	Electrical	Fair	Switchgear, 277/480 V	1		11	6070291
D5020	Utility closet	Electrical	Fair	Distribution Panel, 120/240 V	9		6	6070310
D5030	Mechanical room	Electrical	Fair	Variable Frequency Drive, VFD, by HP of Motor, Replace/Install	2		16	6070385
D5040	Stage	Electrical	Fair	Interior Lighting System, Full Upgrade, High Density & Standard Fixtures	1,000	SF	9	6070409
D5040	Throughout Building	Electrical	Fair	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures	62,000	SF	17	6070300
Fire Alarm & Electronic Systems								
D7010	Throughout building	Fire Alarm & Electronic Systems	Fair	Intrusion Detection System, Full Alarm System Renovation/Upgrade, Upgrade/Install	55,800	SF	12	6070436
D7030	Throughout Building	Fire Alarm & Electronic Systems	Fair	Security/Surveillance System, Full System Installation, Average Density, Install	55,800	SF	12	6070317
D7050	Throughout Building	Fire Alarm & Electronic Systems	Poor	Fire Alarm System, Full System Upgrade, Standard Addressable, Install	62,000	SF	0	6070373
Equipment & Furnishings								
E1030	Kitchen	Equipment & Furnishings	Fair	Foodservice Equipment, Freezer, 3-Door Reach-In	1		9	6070425
E1030	Kitchen	Equipment & Furnishings	Fair	Foodservice Equipment, Icemaker, Freestanding	1		6	6070398
E1030	Kitchen	Equipment & Furnishings	Fair	Foodservice Equipment, Icemaker, Freestanding	1		12	6070284
E1030	Kitchen	Equipment & Furnishings	Fair	Foodservice Equipment, Convection Oven, Double	1		3	6070432
E1030	Kitchen	Equipment & Furnishings	Fair	Foodservice Equipment, Range/Oven, 6-Burner w/ Griddle	1		6	6070435
E1030	Kitchen	Equipment & Furnishings	Fair	Foodservice Equipment, Refrigerator, 1-Door Reach-In	2		12	6070333
E1030	Kitchen	Equipment & Furnishings	Fair	Foodservice Equipment, Food Warmer, Proofing Cabinet on Wheels	1		4	6070381
E1030	Kitchen	Equipment & Furnishings	Fair	Foodservice Equipment, Food Warmer, Proofing Cabinet on Wheels	1		4	6070346
E1030	Kitchen	Equipment & Furnishings	Fair	Foodservice Equipment, Refrigerator, 2-Door Reach-In	1		4	6070362
E1030	Kitchen	Equipment & Furnishings	Fair	Foodservice Equipment, Freezer, 1-Door Reach-In	2		6	6070366
E1030	Kitchen	Equipment & Furnishings	Fair	Foodservice Equipment, Dishwasher Commercial	1		4	6070351
E1030	Kitchen	Equipment & Furnishings	Fair	Foodservice Equipment, Freezer, Chest	1		4	6070414
E1040	Science	Equipment & Furnishings	Fair	Laboratory Equipment, Lab Sink, Epoxy Resin	15		2	6070320
E2010	Art Room	Equipment & Furnishings	Fair	Casework, Bathroom Vanity Cabinet, Wood w/ Cultured Marble Sink Top	1		4	6070437

UF L3 Code	Location	Category	Condition	Asset/Component/Repair	Quantity		RUL	ID
E2010	Gymnasium	Equipment & Furnishings	Fair	Bleachers, Telescoping Manual, up to 15 Tier (per Seat)	7		16	6070354
E2010	Classrooms	Equipment & Furnishings	Fair	Casework, Countertop, Plastic Laminate	400	LF	5	6070337
Special Construction & Demo								
F1020	Site	Special Construction & Demo	Fair	Ancillary Building, Wood-Framed or CMU, Standard	200	SF	7	6070276
F1020	Site	Special Construction & Demo	Fair	Ancillary Building, Wood-Framed or CMU, Basic/Minimal	200	SF	3	6070388
Pedestrian Plazas & Walkways								
G2010	Site	Pedestrian Plazas & Walkways	Fair	Roadways, Pavement, Asphalt, Mill & Overlay	95,000	SF	4	6070353
G2010	Site	Pedestrian Plazas & Walkways	Poor	Roadways, Pavement, Asphalt, Mill & Overlay	8,500	SF	1	6073516
G2020	Site	Pedestrian Plazas & Walkways	Poor	Parking Lots, Aggregate/Stone, Surface Gravel, Replenish	5,000	SF	2	6070349
G2020	Site	Pedestrian Plazas & Walkways	Fair	Parking Lots, Pavement, Asphalt, Seal & Stripe	95,000	SF	2	6073517
G2020	Site	Pedestrian Plazas & Walkways	Fair	Parking Lots, Aggregate/Stone, Surface Gravel, Replenish	35,000	SF	4	6073515
G2030	Site	Pedestrian Plazas & Walkways	Fair	Sidewalk, Concrete, Large Areas	12,000	SF	21	6070331
Athletic, Recreational & Playfield Areas								
G2050	Gymnasium	Athletic, Recreational & Playfield Areas	Fair	Sports Apparatus, Basketball, Backboard/Rim/Pole	6		21	6070410
G2050	Gymnasium	Athletic, Recreational & Playfield Areas	Fair	Sports Apparatus, Scoreboard, Electronic Standard	1		22	6070382
Sitework								
G2060	Site	Sitework	Fair	Fences & Gates, Fence, Chain Link 6'	250	LF	18	6070287
G2060	Site	Sitework	Fair	Flagpole, Metal	3		2	6070292
G2060	Site	Sitework	Fair	Fences & Gates, Fence, Chain Link 6'	180	LF	29	6070298
G4050	Site	Sitework	Fair	Walkway Lighting, Bollard Style, Concrete-Based	6		17	6070424
Utilities								
G3020	Water Treatment	Utilities	Fair	Septic Tank, Precast Concrete, Replace/Install	4		24	6070372
G3060	Site	Utilities	Fair	Storage Tank, Site Fuel, Above-Ground, Replace/Install	1		21	6070322
G3060	Building exterior	Utilities	Fair	Storage Tank, Site Fuel, Underground, Replace/Install	1		2	6070304
Follow-up Studies								
P2030	Building exterior	Follow-up Studies	NA	Engineering Study, Civil, Site Drainage, Evaluate/Report	1		1	6073726
P2030		Follow-up Studies	NA	Engineering Study, Plumbing, Domestic Water Supply System, Evaluate/Report	1		1	6073859
P2030	Throughout Building	Follow-up Studies	NA	Engineering Study, Environmental, Asbestos (ACM) & Lead Base Paint (LBP), Evaluate/Report	1		1	6073724
Accessibility								
Y1090	Throughout Building	Accessibility	Poor	ADA Miscellaneous, Level III Study, Includes Measurements, Evaluate/Report	1		1	6076494
Other (H0001)								
H0000		Other (H0001)			0		1	6070363

UF L3 Code	Location	Category	Condition	Asset/Component/Repair	Quantity		RUL	ID
H0000	Water Treatment	Other (H0001)	Fair	Water treatment	0		0	6070356

Appendix G:
Replacement Reserves

Replacement Reserves Report
ARLINGTON MEMORIAL 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
											$1,071,875	$495,131	$1,456,191	$369,396	$60,991	$179,873	$216,123	$21,769	$1,919,917	$340,807	$311,385	$625,535	$1,010,152	$63,936	$137,646	$158,445	$2,605,209	$1,225,339	$186,076	$42,978	$843,472	$13,342,247
Uniformat Code	**ID**	**Cost Description**	**Lifespan (EUL)**	**EAge**	**RUL**	**Quantity**	**Unit**	**Unit Cost ***	**Subtotal**																							**Deficiency Repair Estimate**
B2010	6070415	Exterior Walls, Wood Siding, Replace	30	81	0	2000	SF	$10.00	$20,000		$20,000																					$20,000
B2010	6070329	Exterior Walls, Brick, Repair/Repoint	0	81	0	5000	SF	$33.00	$165,000		$165,000																					$165,000
B2010	6070278	Exterior Walls, Metal Siding, Replace	40	22	18	6000	SF	$11.00	$66,000																				$66,000			$66,000
B2020	6070361	Window, Wood, 16-25 SF, Replace	30	81	0	15	EA	$1,200.00	$18,000		$18,000																					$18,000
B2020	6073713	Window, Wood, 28-40 SF, Replace	30	57	0	58	EA	$1,600.00	$92,800		$92,800																					$92,800
B2020	6070386	Window, Wood, up to 15 SF, Replace	30	31	0	14	EA	$800.00	$11,200		$11,200																					$11,200
B2020	6070411	Window, Wood, 28-40 SF, Replace	30	28	2	10	EA	$1,600.00	$16,000				$16,000																			$16,000
B2020	6070293	Screens & Shutters, Rolling Security Shutter, 55 to 100 SF, Replace	20	2	18	1	EA	$2,000.00	$2,000																				$2,000			$2,000
B2050	6070370	Exterior Door, Steel, Standard, Replace	40	41	0	4	EA	$600.00	$2,400		$2,400																					$2,400
B2050	6070319	Exterior Door, Steel, Standard, Replace	40	29	11	4	EA	$600.00	$2,400														$2,400									$2,400
B2050	6070323	Exterior Door, Steel, Standard, Replace	40	22	18	20	EA	$600.00	$12,000																				$12,000			$12,000
B2050	6070419	Overhead/Dock Door, Residential Garage, 7'x8' (56 SF), Replace	30	27	3	1	EA	$950.00	$950					$950																		$950
B3010	6070368	Roofing, Slate, Replace	75	81	0	8000	SF	$50.00	$400,000		$400,000																					$400,000
B3010	6072874	Roofing, Metal, Replace	40	32	8	8000	SF	$13.00	$104,000										$104,000													$104,000
B3010	6072867	Roofing, Single-Ply Membrane, EPDM, Replace	20	22	0	5000	SF	$11.00	$55,000		$55,000																				$55,000	$110,000
C1030	6070422	Interior Door, Wood, Solid-Core, Replace	40	30	10	150	EA	$700.00	$105,000												$105,000											$105,000
C1070	6070340	ACM Abatement & Replacement, ACM Abatement & Replacement, Replace	25	26	0	5000	SF	$14.00	$70,000		$70,000																					$70,000
C1070	6073559	Suspended Ceilings, Acoustical Tile (ACT), Replace	25	19	6	45000	SF	$3.50	$157,500									$157,500														$157,500
C2010	6070404	Wall Finishes, Ceramic Tile, Replace	40	29	11	2500	SF	$18.00	$45,000														$45,000									$45,000
C2010	6070326	Wall Finishes, any surface, Prep & Paint	10	8	2	130000	SF	$1.50	$195,000				$195,000											$195,000									$390,000
C2030	6070289	Flooring, any surface, w/ Paint or Sealant, Prep & Paint	10	29	* 0	8000	SF	$1.50	$12,000				$12,000											$12,000									$24,000
C2030	6070312	Flooring, any surface, w/ Paint or Sealant, Prep & Paint	10	7	3	1000	SF	$1.50	$1,500					$1,500											$1,500								$3,000
C2030	6070277	Flooring, Ceramic Tile, Replace	40	22	18	300	SF	$18.00	$5,400																						$5,400	$5,400
C2030	6070395	Flooring, Wood, Strip, Refinish	10	6	4	3000	SF	$4.00	$12,000						$12,000											$12,000							$24,000
C2030	6070321	Flooring, Wood, Strip, Refinish	10	5	5	4500	SF	$4.00	$18,000							$18,000											$18,000					$36,000
C2030	6070380	Flooring, Brick, Replace	50	41	9	400	SF	$33.00	$13,200											$13,200												$13,200
C2030	6070313	Flooring, Vinyl Tile (VCT), Replace	15	14	1	44000	SF	$5.00	$220,000			$220,000																$220,000				$440,000
C2030	6070355	Flooring, Rubber Tile, Replace	15	5	10	150	SF	$9.00	$1,350													$1,350										$1,350
C2030	6070306	Flooring, Laminate Faux Wood, Replace	15	4	11	400	SF	$7.00	$2,800														$2,800									$2,800
C2030	6070308	Flooring, Terrazzo, Replace	50	39	11	200	SF	$14.00	$2,800														$2,800									$2,800
C2030	6070406	Flooring, Carpet, Commercial Standard, Replace	10	5	5	300	SF	$7.50	$2,250								$2,250										$2,250					$4,500
C2050	6070336	Ceiling Finishes, any flat surface, Prep & Paint	10	5	5	13000	SF	$2.00	$26,000								$26,000										$26,000					$52,000
D1010	6073709	Vertical Lift, Wheelchair, 5' Rise, Renovate	25	35	0	1	EA	$17,000.00	$17,000		$17,000																					$17,000
D1010	6070427	Vertical Lift, Wheelchair, 5' Rise, Renovate	25	24	1	3	EA	$17,000.00	$51,000			$51,000																					$51,000
D2010	6070344	Pump, Circulation, Domestic Water, 0.75 HP, Replace	15	14	1	1	EA	$3,100.00	$3,100			$3,100																$3,100					$6,200
D2010	6070394	Boiler, Oil, Domestic, 260 to 500 MBH, Replace	25	24	1	2	EA	$22,500.00	$45,000			$45,000																					$45,000
D2010	6070384	Water Heater, Indirect, 40 to 79 GAL, Replace	15	13	2	1	EA	$3,100.00	$3,100				$3,100																$3,100				$6,200
D2010	6070307	Pump, Circulation, Domestic Water, 0.75 HP, Replace	15	12	3	1	EA	$3,100.00	$3,100					$3,100																$3,100			$6,200
D2010	6070338	Water Heater, Tankless, 3.2 to 6.4 GPM, Replace	15	11	4	1	EA	$1,600.00	$1,600						$1,600																$1,600		$3,200
D2010	6070371	Water Heater, Oil, Replace	18	12	6	1	EA	$1,900.00	$1,900									$1,900															$1,900
D2010	6070347	Pump, Circulation, Domestic Water, 0.5 HP, Replace	15	4	11	2	EA	$2,600.00	$5,200														$5,200									$5,200
D2010	6070309	Piping & Valves, Mixing Valve, Domestic Water, 0.5 IN, Replace	30	29	1	1	EA	$1,280.00	$1,280			$1,280																					$1,280
D2010	6073715	Plumbing System, Supply & Sanitary, Low Density (includes fixtures), Replace	40	38	2	62000	SF	$7.00	$434,000				$434,000																				$434,000
D2010	6070283	Sink/Lavatory, Trough Style, Solid Surface, Replace	30	29	1	4	EA	$2,500.00	$10,000			$10,000																					$10,000
D2010	6070316	Toilet, Residential Water Closet, Replace	30	29	1	1	EA	$700.00	$700			$700																					$700
D2010	6070286	Drinking Fountain, Wall-Mounted, Bi-Level, Replace	15	14	1	4	EA	$1,500.00	$6,000			$6,000																$6,000					$12,000
D2010	6070332	Urinal, Standard, Replace	30	29	1	7	EA	$1,100.00	$7,700			$7,700																					$7,700
D2010	6070290	Sink/Lavatory, Service Sink, Wall-Hung, Replace	35	34	1	1	EA	$1,400.00	$1,400			$1,400																					$1,400
D2010	6070357	Sink/Lavatory, Service Sink, Laundry, Replace	30	29	1	7	EA	$900.00	$6,300			$6,300																					$6,300

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
D2010	6070282	Emergency Plumbing Fixtures, Eye Wash, Replace	20	19	1	1	EA	$1,500.00	$1,500		$1,500																				$1,500
D2010	6070374	Shower, Valve & Showerhead, Replace	30	28	2	7	EA	$800.00	$5,600			$5,600																			$5,600
D2010	6070416	Sink/Lavatory, Service Sink, Laundry, Replace	30	28	2	1	EA	$900.00	$900			$900																			$900
D2010	6070434	Sink/Lavatory, Service Sink, Floor, Replace	35	29	6	5	EA	$800.00	$4,000							$4,000															$4,000
D2010	6070403	Sink/Lavatory, Service Sink, Wall-Hung, Replace	35	29	6	1	EA	$1,400.00	$1,400							$1,400															$1,400
D2010	6070330	Toilet, Commercial Water Closet, Replace	30	22	8	18	EA	$1,300.00	$23,400									$23,400													$23,400
D2010	6070401	Sink/Lavatory, Commercial Kitchen, 3-Bowl, Replace	30	22	8	1	EA	$2,500.00	$2,500									$2,500													$2,500
D2010	6070328	Sink/Lavatory, Service Sink, Wall-Hung, Replace	35	25	10	24	EA	$1,400.00	$33,600											$33,600											$33,600
D2010	6070389	Drinking Fountain, Wall-Mounted, Bi-Level, Replace	15	4	11	1	EA	$1,500.00	$1,500												$1,500										$1,500
D2020	6070390	Supplemental Components, Grease Trap/Interceptor, Undercounter, Replace	20	15	5	1	EA	$1,800.00	$1,800						$1,800																$1,800
D2020	6070438	Pump, Sewage Ejector, 1 to 5 HP, Replace	15	2	13	1	EA	$3,280.00	$3,280														$3,280								$3,280
D2030	6070375	Pump, Sump, Replace	15	2	13	1	EA	$4,270.00	$4,270														$4,270								$4,270
D3010	6070350	Pump, Fuel Oil, Replace	15	10	5	1	EA	$2,160.00	$2,160						$2,160															$2,160	$4,320
D3010	6070423	Supplemental Components, Tank Monitoring System, Fuel Oil, Replace	20	2	18	1	EA	$11,000.00	$11,000																			$11,000			$11,000
D3010	6070299	Storage Tank, Fuel, Interior, Replace	25	14	11	1	EA	$2,600.00	$2,600												$2,600										$2,600
D3020	6070335	Furnace, Oil, 56 to 100 MBH, Replace	20	15	5	1	EA	$5,600.00	$5,600						$5,600																$5,600
D3020	6070305	Boiler, Dual Fuel, HVAC, 1000 to 2000 MBH, Replace	30	18	12	2	EA	$240,000.00	$480,000													$480,000									$480,000
D3020	6070402	Unit Heater, Electric, Replace	20	19	1	1	EA	$1,200.00	$1,200		$1,200																				$1,200
D3020	6070341	Unit Heater, Hydronic, Replace	20	19	1	6	EA	$1,100.00	$6,600		$6,600																				$6,600
D3020	6070301	Air Ventilator, Energy Recovery Unit, up to 6500 CFM, Replace	15	2	13	1	EA	$12,987.00	$12,987														$12,987								$12,987
D3030	6070318	Split System, Condensing Unit/Heat Pump, 3 TON, Replace	15	14	1	3	EA	$4,000.00	$12,000		$12,000															$12,000					$24,000
D3030	6070345	Unit Ventilator, approx/nominal 2 Ton, Replace	20	17	3	27	EA	$7,400.00	$199,800				$199,800																		$199,800
D3030	6070439	Unit Ventilator, approx/nominal 3 Ton, 751 to 1250 CFM, Replace	20	17	3	3	EA	$9,000.00	$27,000				$27,000																		$27,000
D3030	6070391	Packaged Terminal Air Conditioner, PTAC, 24001 to 36000 BTUH, Replace	15	9	6	3	EA	$5,400.00	$16,200							$16,200															$16,200
D3030	6070369	Unit Ventilator, approx/nominal 2 Ton, Replace	20	4	16	1	EA	$7,400.00	$7,400																	$7,400					$7,400
D3050	6070413	Supplemental Components, Air Separator, HVAC, 2 IN, Replace	15	14	1	1	EA	$1,980.00	$1,980		$1,980															$1,980					$3,960
D3050	6125576	HVAC System, Hydronic Piping, 2-Pipe, Replace	40	38	2	62000	SF	$5.00	$310,000			$310,000																			$310,000
D3050	6070297	Pump, Distribution, HVAC Heating Water, Replace	25	22	3	2	EA	$6,100.00	$12,200				$12,200																		$12,200
D3050	6070275	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	6070408	Packaged Unit, RTU, Pad or Roof-Mounted, 5 TON, Replace	20	16	4	1	EA	$11,000.00	$11,000					$11,000																	$11,000
D3050	6070431	Fan Coil Unit, Hydronic Terminal, Replace	20	16	4	4	EA	$1,670.00	$6,680					$6,680																	$6,680
D3050	6073718	HVAC System, Ductwork, High Density, Replace	30	22	8	62000	SF	$22.00	$1,364,000									$1,364,000													$1,364,000
D3060	6070393	Exhaust Fan, Propeller, 0.25 HP Motor, Replace	20	19	1	1	EA	$700.00	$700		$700																				$700
D3060	6070296	Exhaust Fan, Centrifugal, 16" Damper, Replace	25	22	3	2	EA	$2,400.00	$4,800				$4,800																		$4,800
D3060	6070421	Exhaust Fan, Propeller, 1 HP Motor, 10000 CFM, Replace	20	17	3	4	EA	$1,800.00	$7,200				$7,200																		$7,200
D3060	6070280	Exhaust Fan, Industrial Dust Collection, 7.5 HP Motor, Replace	25	18	7	1	EA	$6,700.00	$6,700								$6,700														$6,700
D3060	6070420	Exhaust Fan, Propeller, 0.25 HP Motor, 2000 CFM, Replace	20	12	8	2	EA	$700.00	$1,400									$1,400													$1,400
D4010	6070377	Fire Suppression System, Commercial Kitchen, per LF of Hood, Replace	20	13	7	10	LF	$400.00	$4,000								$4,000														$4,000
D5010	6070417	Generator, Diesel, Replace	25	5	20	1	EA	$86,000.00	$86,000																					$86,000	$86,000
D5010	6070274	Solar Power, Inverter, 7.5 KW, Replace	15	3	12	2	EA	$6,000.00	$12,000													$12,000									$12,000
D5010	6070302	Solar Power, Photovoltaic (PV) Panel, 24 SF, Replace	20	3	17	380	EA	$1,800.00	$684,000																		$684,000				$684,000
D5020	6070412	Distribution Panel, 120/240 V, Replace	30	25	5	2	EA	$5,500.00	$11,000						$11,000																$11,000
D5020	6070310	Distribution Panel, 120/240 V, Replace	30	25	5	9	EA	$2,500.00	$22,500						$22,500																$22,500
D5020	6070405	Distribution Panel, 120/208 V, 200 AMP, Replace	30	22	8	1	EA	$2,000.00	$2,000									$2,000													$2,000
D5020	6070291	Distribution Panel, 120/208 V, 1200 AMP, Replace	30	22	8	1	EA	$11,500.00	$11,500									$11,500													$11,500
D5030	6073721	Electrical System, Wiring & Switches, High Density/Complexity, Replace	40	31	9	62000	SF	$4.00	$248,000										$248,000												$248,000
D5030	6070385	Variable Frequency Drive, VFD, by HP of Motor, Replace/Install	20	5	15	2	EA	$5,300.00	$10,600																$10,600						$10,600

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
D5040	6070300	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures, Replace	20	4	16	62000	SF	$22.00	$1,364,000																	$1,364,000					$1,364,000
D7010	6070436	Intrusion Detection System, Full Alarm System Renovation/Upgrade, Upgrade/Install	15	4	11	62000	SF	$3.00	$186,000												$186,000										$186,000
D7030	6070317	Security/Surveillance System, Full System Installation, Average Density, Install	15	4	11	62000	SF	$3.00	$186,000												$186,000										$186,000
D7050	6070373	Fire Alarm System, Full System Upgrade, Standard Addressable, Install	20	35	0	62000	SF	$1.50	$93,000	$93,000																				$93,000	$186,000
E1030	6070432	Foodservice Equipment, Convection Oven, Double, Replace	10	8	2	1	EA	$9,500.00	$9,500			$9,500										$9,500									$19,000
E1030	6070381	Foodservice Equipment, Food Warmer, Proofing Cabinet on Wheels, Replace	15	12	3	1	EA	$1,700.00	$1,700				$1,700															$1,700			$3,400
E1030	6070346	Foodservice Equipment, Food Warmer, Proofing Cabinet on Wheels, Replace	15	12	3	1	EA	$1,700.00	$1,700				$1,700															$1,700			$3,400
E1030	6070362	Foodservice Equipment, Refrigerator, 2-Door Reach-In, Replace	15	12	3	1	EA	$4,600.00	$4,600				$4,600															$4,600			$9,200
E1030	6070351	Foodservice Equipment, Dishwasher Commercial, Replace	10	7	3	1	EA	$21,500.00	$21,500				$21,500										$21,500								$43,000
E1030	6070414	Foodservice Equipment, Freezer, Chest, Replace	15	12	3	1	EA	$1,800.00	$1,800				$1,800															$1,800			$3,600
E1030	6070398	Foodservice Equipment, Icemaker, Freestanding, Replace	15	10	5	1	EA	$6,700.00	$6,700						$6,700															$6,700	$13,400
E1030	6070435	Foodservice Equipment, Range/Oven, 6-Burner w/ Griddle, Replace	15	10	5	1	EA	$10,200.00	$10,200						$10,200															$10,200	$20,400
E1030	6070366	Foodservice Equipment, Freezer, 1-Door Reach-In, Replace	15	10	5	2	EA	$3,100.00	$6,200						$6,200															$6,200	$12,400
E1030	6070425	Foodservice Equipment, Freezer, 3-Door Reach-In, Replace	15	7	8	1	EA	$6,800.00	$6,800									$6,800													$6,800
E1030	6070284	Foodservice Equipment, Icemaker, Freestanding, Replace	15	4	11	1	EA	$6,700.00	$6,700												$6,700										$6,700
E1030	6070333	Foodservice Equipment, Refrigerator, 1-Door Reach-In, Replace	15	4	11	2	EA	$2,700.00	$5,400												$5,400										$5,400
E1040	6070320	Laboratory Equipment, Lab Sink, Epoxy Resin, Replace	30	29	1	15	EA	$2,450.00	$36,750		$36,750																				$36,750
E2010	6070437	Casework, Bathroom Vanity Cabinet, Wood w/ Cultured Marble Sink Top, Replace	20	17	3	1	EA	$1,200.00	$1,200				$1,200																		$1,200
E2010	6070337	Casework, Countertop, Plastic Laminate, Replace	15	11	4	400	LF	$50.00	$20,000					$20,000															$20,000		$40,000
E2010	6070354	Bleachers, Telescoping Manual, up to 15 Tier (per Seat), Replace	20	5	15	7	EA	$300.00	$2,100																$2,100						$2,100
F1020	6070276	Ancillary Building, Wood-Framed or CMU, Standard, Replace	35	33	2	200	SF	$100.00	$20,000			$20,000																			$20,000
F1020	6070388	Ancillary Building, Wood-Framed or CMU, Basic/Minimal, Replace	35	33	2	200	SF	$60.00	$12,000			$12,000																			$12,000
G2010	6073516	Roadways, Pavement, Asphalt, Mill & Overlay	0	0	0	8500	SF	$6.85	$58,225	$58,225																					$58,225
G2020	6070349	Parking Lots, Aggregate/Stone, Surface Gravel, Replenish	7	8	0	5000	SF	$1.40	$7,000	$7,000							$7,000						$7,000								$21,000
G2020	6073517	Parking Lots, Pavement, Asphalt, Seal & Stripe	5	6	0	95000	SF	$0.45	$42,750	$42,750					$42,750					$42,750					$42,750					$42,750	$213,750
G2020	6070353	Parking Lots, Pavement, Asphalt, Mill & Overlay	25	23	2	95000	SF	$3.50	$332,500			$332,500																			$332,500
G2020	6073515	Parking Lots, Aggregate/Stone, Surface Gravel, Replenish	7	4	3	35000	SF	$1.40	$49,000				$49,000							$49,000							$49,000				$147,000
G2030	6070331	Sidewalk, Concrete, Large Areas, Replace	50	30	20	12000	SF	$9.00	$108,000																					$108,000	$108,000
G2050	6070410	Sports Apparatus, Basketball, Backboard/Rim/Pole, Replace	25	5	20	6	EA	$9,500.00	$57,000																					$57,000	$57,000
G2060	6070287	Fences & Gates, Fence, Chain Link 6', Replace	40	23	17	250	LF	$21.00	$5,250																		$5,250				$5,250
G2060	6070292	Flagpole, Metal, Replace	30	29	1	3	EA	$2,500.00	$7,500		$7,500																				$7,500
G3010	6070334	Pump, Well Water, 1.5 HP, Replace	15	11	4	1	EA	$2,910.00	$2,910					$2,910															$2,910		$5,820
G3020	6070372	Septic Tank, Precast Concrete, Replace/Install	40	26	14	4	EA	$18,000.00	$72,000															$72,000							$72,000
G3060	6070304	Storage Tank, Site Fuel, Underground, Replace/Install	25	24	1	1	EA	$60,000.00	$60,000		$60,000																				$60,000
G3060	6070322	Storage Tank, Site Fuel, Above-Ground, Replace/Install	25	14	11	1	EA	$5,500.00	$5,500												$5,500										$5,500
G4050	6070424	Walkway Lighting, Bollard Style, Concrete-Based, Replace	20	4	16	6	EA	$1,500.00	$9,000																	$9,000					$9,000
P2030	6073726	Engineering Study, Civil, Site Drainage, Evaluate/Report	0	1	0	1	EA	$7,000.00	$7,000	$7,000																					$7,000
P2030	6073724	Engineering Study, Environmental, Asbestos (ACM) & Lead Base Paint (LBP), Evaluate/Report	0	0	* 0	1	EA	$5,000.00	$5,000	$5,000																					$5,000
Y1090	6076494	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		$1,071,875	$480,710	$1,372,600	$338,050	$54,190	$155,160	$181,000	$17,700	$1,515,600	$261,200	$231,700	$451,900	$708,500	$43,537	$91,000	$101,700	$1,623,480	$741,350	$109,300	$24,510	$467,010	$10,042,072

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
Totals, Escalated (3.0% inflation, compounded annually)										$1,071,875	$495,131	$1,456,191	$369,396	$60,991	$179,873	$216,123	$21,769	$1,919,917	$340,807	$311,385	$625,535	$1,010,152	$63,936	$137,646	$158,445	$2,605,209	$1,225,339	$186,076	$42,978	$843,472	$13,342,247

Appendix H:
Depleted Value Report

ARLINGTON MEMORIAL HIGH SCHOOL - Main Building

Depleted Value Index

50.1%

System	System Contribution	System Value
ADA Miscellaneous	$ 1,125	$ 7,500
Air Conditioner	$ 13,440	$ 16,800
Air Handler	$ 13,333	$ 20,000
Air Ventilator	$ 5,195	$ 12,987
Ancillary Building	$ 14,000	$ 20,000
Ancillary Building	$ 9,600	$ 12,000
Automatic Transfer Switch	$ 32,000	$ 40,000
Bleachers	$ 420	$ 2,100
Boiler	$ 34,667	$ 40,000
Boiler	$ 168,000	$ 320,000
Boiler Supplemental Components	$ 900	$ 1,000
Boiler Supplemental Components	$ -	$ 8,800
Casework	$ -	$ 1,200
Casework	$ -	$ 20,000
Ceiling Finishes	$ 21,840	$ 26,000
Distribution Panel	$ 1,600	$ 2,000
Distribution Panel	$ 7,480	$ 11,000
Distribution Panel	$ 12,375	$ 22,500
Drinking Fountain	$ 1,275	$ 1,500
Drinking Fountain	$ 280	$ 2,800
Electrical System	$ 585,900	$ 1,116,000
Emergency Plumbing Fixtures	$ 1,050	$ 1,500
Engineering Study	$ 6,650	$ 7,000
Engineering Study	$ 7,000	$ 7,000
Engineering Study	$ 2,625	$ 5,000
Exhaust Fan	$ -	$ 4,800
Exhaust Fan	$ 5,400	$ 7,200
Exhaust Fan	$ 3,685	$ 6,700
Exhaust Fan	$ 385	$ 1,400
Exhaust Fan	$ 700	$ 700
Exterior Door	$ 6,240	$ 10,400
Exterior Door	$ (300)	$ 12,000
Exterior Door	$ 2,240	$ 2,400
Exterior Door	$ 2,400	$ 2,400
Exterior Walls	$ 20,000	$ 20,000
Exterior Walls	$ 33,000	$ 66,000
Exterior Walls	$ 143,000	$ 165,000
Fan Coil Unit	$ 2,672	$ 6,680
Fences & Gates	$ 3,150	$ 5,250

System	System Contribution	System Value
Fences & Gates	$ 1,512	$ 3,780
Fire Alarm System	$ 24,800	$ 93,000
Fire Suppression System	$ 320	$ 4,000
Fire Suppression System	$ 86,800	$ 434,000
Flagpole	$ 3,938	$ 7,500
Flooring	$ 4,800	$ 12,000
Flooring	$ 7,920	$ 13,200
Flooring	$ 2,400	$ 12,000
Flooring	$ 154,000	$ 220,000
Flooring	$ 1,350	$ 2,250
Flooring	$ 300	$ 1,500
Flooring	$ 13,200	$ 18,000
Flooring	$ 990	$ 1,350
Flooring	$ 2,053	$ 2,800
Flooring	$ 1,800	$ 3,000
Flooring	$ 3,240	$ 5,400
Foodservice Equipment	$ 4,987	$ 6,800
Foodservice Equipment	$ 4,355	$ 6,700
Foodservice Equipment	$ 1,072	$ 6,700
Foodservice Equipment	$ 6,650	$ 9,500
Foodservice Equipment	$ 7,395	$ 10,200
Foodservice Equipment	$ 2,970	$ 5,400
Foodservice Equipment	$ 255	$ 1,700
Foodservice Equipment	$ 340	$ 1,700
Foodservice Equipment	$ 4,293	$ 4,600
Foodservice Equipment	$ 5,373	$ 6,200
Foodservice Equipment	$ 14,333	$ 21,500
Foodservice Equipment	$ 1,286	$ 1,800
Furnace	$ 1,560	$ 2,600
Generator	$ 36,857	$ 86,000
HVAC System	$ 101,845	$ 109,120
Interior Door	$ 89,250	$ 105,000
Interior Lighting System	$ 5,000	$ 5,000
Interior Lighting System	$ 818,400	$ 1,364,000
Intrusion Detection System	$ -	$ 167,400
Laboratory Equipment	$ 22,050	$ 36,750
Overhead/Dock Door	$ 823	$ 950
Packaged Terminal Air Conditioner	$ 10,584	$ 12,600
Parking Lots	$ 3,733	$ 7,000
Parking Lots	$ -	$ 42,750
Parking Lots	$ 9,800	$ 49,000
Piping & Valves	$ 1,075	$ 1,280
Plumbing System	$ -	$ 93,000
Plumbing System	$ 39,060	$ 390,600
Pump	$ 2,160	$ 2,160

System	System Contribution	System Value
Pump	$ 3,116	$ 3,280
Pump	$ 255	$ 5,100
Pump	$ 5,032	$ 5,100
Pump	$ 12,200	$ 12,200
Pump	$ 255	$ 5,100
Pump	$ 854	$ 4,270
Pump	$ 2,080	$ 5,200
Roadways	$ 299,250	$ 332,500
Roadways	$ 33,771	$ 58,225
Roofing	$ 55,697	$ 59,675
Roofing	$ 9,020	$ 90,200
Roofing	$ 171	$ 1,710
Roofing	$ 187,200	$ 208,000
Roofing	$ 200,000	$ 250,000
Roofing	$ 630,857	$ 920,000
Screens & Shutters	$ 1,400	$ 2,000
Security/Surveillance System	$ 157,834	$ 167,400
Septic Tank	$ 57,600	$ 72,000
Shower	$ 5,227	$ 5,600
Sidewalk	$ 14,400	$ 108,000
Sink/Lavatory	$ 1,000	$ 10,000
Sink/Lavatory	$ 880	$ 1,200
Sink/Lavatory	$ 240	$ 1,200
Sink/Lavatory	$ 360	$ 900
Sink/Lavatory	$ 640	$ 4,000
Sink/Lavatory	$ 4,032	$ 33,600
Sink/Lavatory	$ 2,250	$ 2,500
Sink/Lavatory	$ 224	$ 1,400
Sink/Lavatory	$ 728	$ 1,400
Sink/Lavatory	$ 5,796	$ 6,300
Solar Power	$ 1,200	$ 12,000
Solar Power	$ 34,200	$ 684,000
Split System	$ 7,980	$ 11,400
Split System	$ 12,672	$ 17,600
Split System	$ 276	$ 2,300
Sports Apparatus	$ 54,720	$ 57,000
Sports Apparatus	$ 5,800	$ 8,000
Storage Tank	$ 1,680	$ 2,400
Storage Tank	$ 5,133	$ 5,500
Storage Tank	$ 2,080	$ 2,600
Storage Tank	$ 54,000	$ 60,000
Storefront	$ 103,125	$ 137,500
Supplemental Components	$ 1,650	$ 11,000
Supplemental Components	$ 1,680	$ 1,800
Suspended Ceilings	$ 31,500	$ 157,500

System	System Contribution	System Value
Suspended Ceilings	$ 15,750	$ 15,750
Suspended Ceilings	$ 70,000	$ 70,000
Switchgear	$ 25,500	$ 170,000
Toilet	$ 7,020	$ 23,400
Toilet	$ 490	$ 700
Unit Heater	$ 840	$ 1,200
Unit Heater	$ 3,080	$ 6,600
Unit Ventilator	$ 122,100	$ 199,800
Unit Ventilator	$ -	$ 7,400
Urinal	$ -	$ 7,700
Variable Frequency Drive	$ 1,413	$ 10,600
Vertical Lift	$ 17,000	$ 17,000
Vertical Lift	$ 49,300	$ 51,000
Walkway Lighting	$ 8,100	$ 9,000
Wall Finishes	$ -	$ 30,000
Wall Finishes	$ -	$ 45,000
Wall Finishes	$ -	$ 195,000
Water Heater	$ -	$ 1,600
Water Heater	$ -	$ 1,900
Water treatment	$ -	$ -
Window	$ -	$ 2,250
Window	$ -	$ 17,500
Window	$ -	$ 92,800
Window	$ -	$ 11,200
Window	$ -	$ 16,000
Totals	**$ 4,998,915**	**$ 9,979,467**