

FACILITY CONDITION ASSESSMENT



**BUREAU
VERITAS**

prepared for

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



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BV PROJECT #:

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DATE OF REPORT:

July 6, 2023

ON SITE DATE:

May 25, 2023

**WARDSBORO CENTRAL SCHOOL - Main Building (PS319-U064)
70 School Road
Wardsboro, VT 05355**

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1. Executive Summary

Property Overview and Assessment Details

General Information	
Property Type	School
School ID Number	PS319-U064
Main Address	70 School Road Wardsboro, VT 05355
E911 Address Verification	Zip 5355, Address not found, ZIP+4 did not match
GPS Location (Verified E911)	Main Building 43.02769, -72.79889
Site Developed	1958 Renovated: 1996
Site Area	3.36 acres (estimated)
Parking Spaces	20 total spaces all in open lots; 2 of which are accessible.
Building Square Footage	10,400 (Verified)
Number of Stories	1 above grade
Supervisory Union/ District	Windham Central SU
Date(s) of Visit	May 25, 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

Wardsboro Central School is a public school located in Wardsboro, VT. It is a quaint little school set in a remote rural setting. The population of Wardsboro Central School is approximately 48 students and 12 teachers and staff serving PK-6.

Architectural

The school was built in 1958 and was renovated in 1996. The renovation included interior finish modernization and the construction of additional classrooms and multipurpose room. The roof is covered by 3- tab asphalt shingles. The condition looks good with no visual signs of cupping or missing shingles. The exterior walls are wood sided with clapboards on the majority of the walls and T1-11 siding on the multipurpose room. A portion of siding looks freshly painted but clapboards are chipped and worn. Replacement is recommended. The foundation is CMU on the original section and poured concrete on the 1996 renovation section. No visual signs of cracking or settlement was observed. The windows are wood framed double hung and awning with double painted glazing. They are close to 30 years old. Much of the interior of the building is maintained well but interior finishes are dated. In general, typical lifecycle-based interior and exterior finish replacements are budgeted and anticipated.

Mechanical, Electrical, Plumbing and Fire (MEPF)

The heating throughout the facility is from two oil fired boilers supplying hot water to air handling units and cabinet heaters. The boilers are 27 years old and should be replaced with condensing units. New air handling units were recently installed with energy recovery ventilation capability. Co2 sensors are in place and dampers close during morning startup. The building lacks central air conditioning. The plumbing fixtures were generally observed to be near the middle of their useful life. The domestic water service is from an onsite well. Septic waste is handled by onsite leach fields. The systems are well maintained, with no evidence of leaks observed at the domestic piping. The domestic hot water service at the facilities consists of an electric hot water tank. It was installed in 2021. No major issues were observed or reported. Much of the electrical system for the building was updated in 1996. It was reported the generator is the towns asset, but the automatic transfer switch is the schools. The interior lighting system needs updating to LED technology. Exterior lighting has been retrofitted. The fire alarm system controlled by a fully addressable panel reportedly functions well. The building is not sprinkled in the majority of the building.

Site

The asphalt pavement exhibits isolated areas of deterioration, such as alligator cracking, transverse cracking, and localized depressions. Complete milling and overlay of the entire parking lot is recommended. The concrete stairs at the main entrance have significant areas of spalled concrete surfaces. The stairs have reached end of life and need replacement. The adjacent concrete pad at the entry doors is also deteriorating from winter salt usage. Repairs and anti-slip coatings are encouraged. The site is surrounded by a chain link fence that shows no deficiencies at this time. Site lighting includes building-mounted LED fixtures.

Recommended Additional Studies

The point of contact suspects ACBM and lead paint may be on site. A professional engineer or 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. Due to the ambiguity of the required repair scope at the time of this assessment, the cost for any possible subsequent repairs is not included. The POC was not available to attend the walkthrough.

Facility Condition Index (FCI)

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

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

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

FCI Analysis			
<i>Replacement Value</i>	<i>Total SF</i>	<i>Cost/SF</i>	
\$2,600,000	10,400	\$250	
Current FCI		\$59,000	2.3%
3-Year		\$506,600	19.5%
5-Year		\$677,100	26.0%
10-Year		\$913,600	35.1%



Facility Level FCI:

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

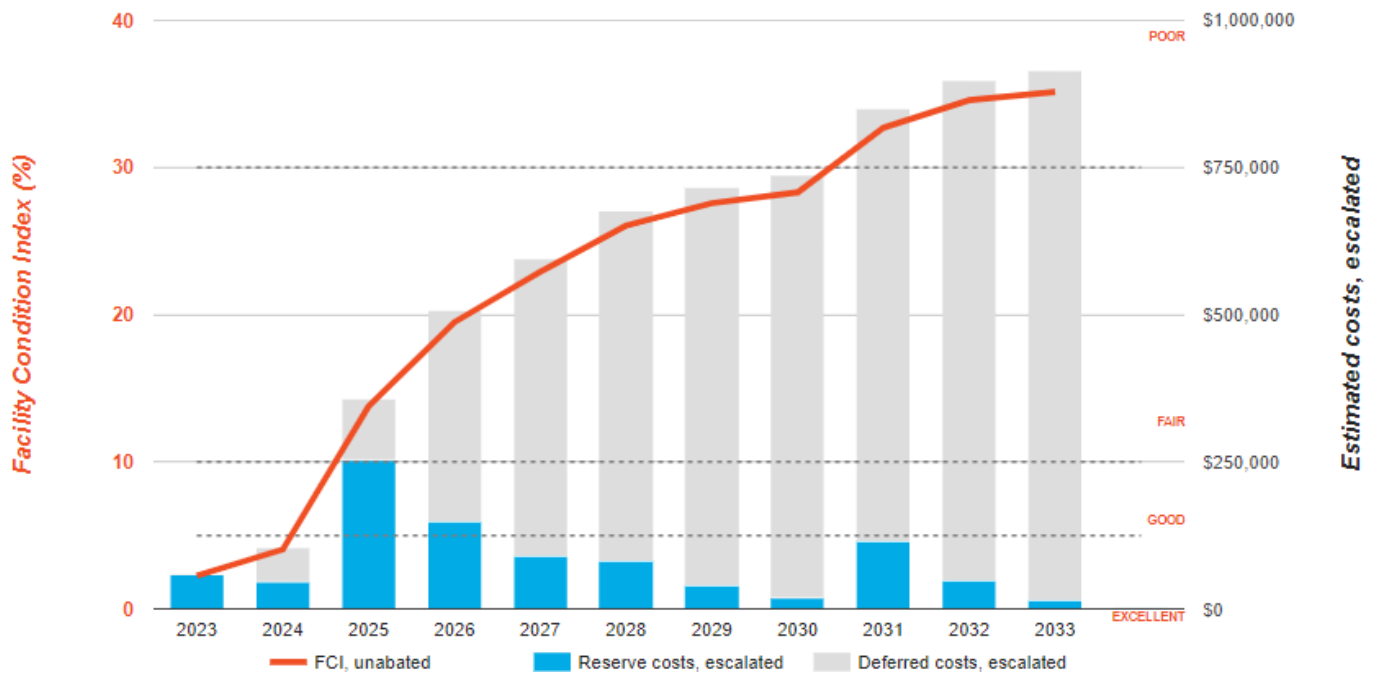
Needs by Year with Unaddressed FCI Over Time

FCI Analysis: WARDSBORO CENTRAL SCHOOL - Main Building

Replacement Value: \$2,600,000

Inflation Rate: 3.0%

Average Needs per Year: \$83,100



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	58,910	0	0	0	0	58,910	0.02
2024	45,000	1,350	0	0	1,350	105,260	0.04
2025	238,263	14,510	0	0	14,510	358,033	0.14
2026	135,950	12,606	0	0	12,606	506,589	0.19
2027	79,000	9,915	0	0	9,915	595,504	0.23
2028	70,316	11,200	0	0	11,200	677,020	0.26
2029	33,440	6,489	0	0	6,489	716,949	0.28
2030	9,616	2,210	5,823	1,339	3,549	728,775	0.28
2031	90,400	24,116	0	0	24,116	843,291	0.32
2032	37,024	11,284	0	0	11,284	891,599	0.34
2033	11,000	3,783	0	0	3,783	906,382	0.35
2034	2,910	1,118	0	0	1,118	910,410	0.35
2035	40,000	17,030	23,823	10,143	27,173	967,440	0.37
2036	74,630	34,967	0	0	34,967	1,077,037	0.41
2037	12,987	6,657	33,000	16,915	23,572	1,096,681	0.42
2038	0	0	28,516	15,911	15,911	1,096,681	0.42
2039	3,000	1,814	0	0	1,814	1,101,495	0.42
2040	0	0	38,139	24,899	24,899	1,101,495	0.42
2041	0	0	4,500	3,161	3,161	1,101,495	0.42
2042	0	0	0	0	0	1,101,495	0.42

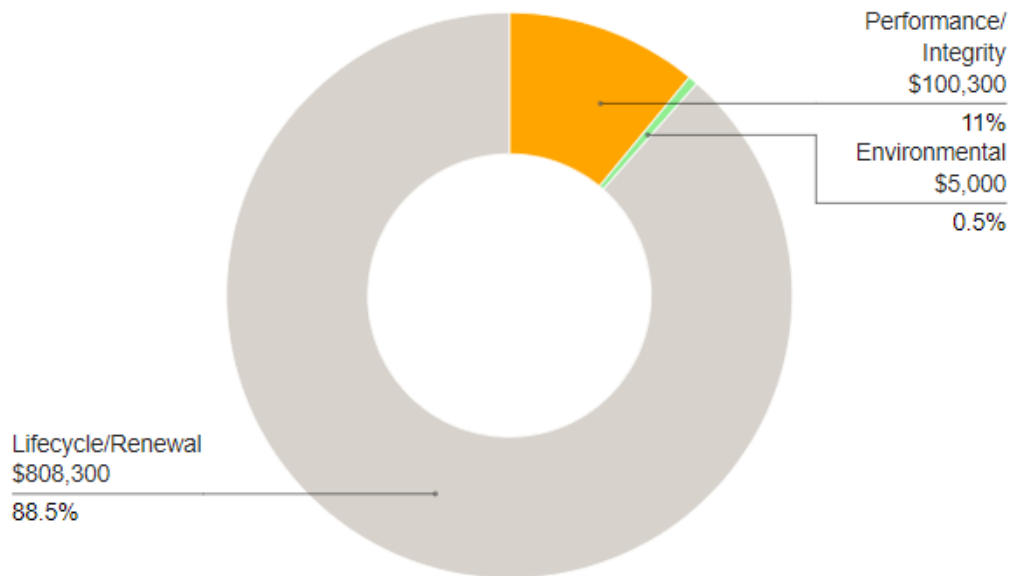


Plan Types

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: \$913,600



Immediate Needs

ID	Location Description	UF Code	Description	Condition	Plan Type	Cost
6682385	Site	B1080	Stairs, Concrete, Exterior, Replace	Poor	Performance/Integrity	\$1,700
6682405	Boiler room	D2010	Pump, Circulation, Domestic Water, Replace	Poor	Performance/Integrity	\$5,200
6682411	Throughout building	D3050	Fan Coil Unit, Hydronic Terminal, 801 to 1200 CFM, Replace	Poor	Performance/Integrity	\$5,100
6717588	Office	D7050	Fire Alarm Panel, Fully Addressable, Replace	Poor	Performance/Integrity	\$15,000
6682432	Throughout building	D7050	Fire Alarm System, Full System Upgrade, Standard Addressable, Upgrade/Install	Poor	Performance/Integrity	\$27,000
6684904	Throughout	P2030	Engineering Study, Environmental, Asbestos (ACM) & Lead Base Paint (LBP), Evaluate/Report	NA	Environmental	\$5,000
Total						\$59,000



Key Findings



Plumbing System in Poor condition.

Supply & Sanitary, Low Density (excludes fixtures)
 WARDSBORO CENTRAL SCHOOL - Main Building Throughout building

Uniformat Code: D2010
 Recommendation: **Replace in 2024**
 Priority Score: **84.8**
 Plan Type: Performance/Integrity
 Cost Estimate: \$45,000

\$\$\$\$

Plumbing system has exceeded recommended useful life - AssetCALC ID: 6682435



Pump in Poor condition.

Circulation, Domestic Water
 WARDSBORO CENTRAL SCHOOL - Main Building Boiler room

Uniformat Code: D2010
 Recommendation: **Replace in 2023**
 Priority Score: **83.9**
 Plan Type: Performance/Integrity
 Cost Estimate: \$5,200

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Pump has exceeded useful life - AssetCALC ID: 6682405



Fan Coil Unit in Poor condition.

Hydronic Terminal, 801 to 1200 CFM
WARDSBORO CENTRAL SCHOOL - Main Building Throughout building

Uniformat Code: D3050
Recommendation: **Replace in 2023**
Priority Score: **81.9**
Plan Type: Performance/Integrity
Cost Estimate: \$5,100

\$\$\$\$

Unit has exceeded recommended useful life - AssetCALC ID: 6682411



Fire Alarm System in Poor condition.

Full System Upgrade, Standard Addressable
WARDSBORO CENTRAL SCHOOL - Main Building Throughout building

Uniformat Code: D7050
Recommendation: **Upgrade/Install in 2023**
Priority Score: **81.9**
Plan Type: Performance/Integrity
Cost Estimate: \$27,000

\$\$\$\$

Fire alarm system has passed recommended useful Wilfred - AssetCALC ID: 6682432



Fire Alarm Panel in Poor condition.

Fully Addressable
WARDSBORO CENTRAL SCHOOL - Main Building Office

Uniformat Code: D7050
Recommendation: **Replace in 2023**
Priority Score: **81.9**
Plan Type: Performance/Integrity
Cost Estimate: \$15,000
\$\$\$\$

Fire alarm system has passed recommended useful Wilfred - AssetCALC ID: 6717588



Stairs in Poor condition.

Concrete, Exterior
WARDSBORO CENTRAL SCHOOL - Main Building Site

Uniformat Code: B1080
Recommendation: **Replace in 2023**
Priority Score: **81.9**
Plan Type: Performance/Integrity
Cost Estimate: \$1,700
\$\$\$\$

Stairs are deteriorating with holes on the treads and corners with chips. - AssetCALC ID: 6682385

Recommended Follow-up Study: Environmental, Asbestos (ACM) & Lead Base Paint (LBP)

Environmental, Asbestos (ACM) & Lead Base Paint (LBP)
WARDSBORO CENTRAL SCHOOL - Main Building Throughout

Uniformat Code: P2030

Recommendation: **Evaluate/Report in 2023**

Priority Score: **72.9**

Plan Type: Environmental

Cost Estimate: \$5,000

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It is reported by POC that he suspects asbestos and lead paint may exist in flooring and paint. - AssetCALC
ID: 6684904

2. Building and Site Information



System Summary		
System	Description	Condition
Structure	Conventional wood frame structure partially over concrete slab foundation and basement foundation.	Good
Facade	Primary Wall Finish: Wood siding / Windows: Wood	Fair
Roof	Primary: Gable construction with asphalt shingles	Fair
Interiors	Walls: Painted gypsum board Floors: Carpet, VCT, Ceilings: Painted gypsum board and ACT	Fair
Elevators	None	N/A
Plumbing	Distribution: Copper supply and cast -iron waste & venting Hot Water: Electric water heater Fixtures: Toilets, urinals, and sinks in all restrooms	Fair
HVAC	Central System: Boilers, air handlers, feeding fan coil and cabinet terminal units	Fair
Safety and Security	There are four security camera's, security window, and card readers at the exterior entry doors. The exterior doors automatically lock but classroom doors do not. There is no perimeter intrusion detection system or traffic gate.	Fair
Fire Suppression	Fire extinguishers only	Fair
Electrical	Source & Distribution: Main panel with copper wiring Fed from pole with copper wiring Interior Lighting: linear fluorescent Emergency Power: Generator with automatic transfer switch	Fair
Fire Alarm	Alarm panel with heat detectors, alarms, strobes, pull stations, back-up emergency lights, and exit signs	Fair
Equipment/Special	None	N/A

Site Pavement	Asphalt lots with limited areas of concrete stairs	Fair
Site Development	Property entrance signage; chain link fencing Playgrounds and sports fields and courts, fencing Limited park benches, picnic tables, trash receptacles	Fair
Landscaping & Topography	Significant landscaping features including lawns, trees, bushes, and planters Irrigation not present Low to moderate site slopes throughout	Good
Utilities	On-site wells and septic Local utility-provided electric and fuel oil tanks	Fair
Site Lighting	Building-mounted: LED	Fair
Ancillary Structures	Storage sheds	Fair
Accessibility	Presently it does not appear an accessibility study is needed for this property.	
Key Issues and Findings	The building lacks fire suppression, asphalt wear, significant stairwell deterioration at main entrance. Additional cameras are needed at the ADA entrance doors to the building and playground. Sliding snow from the roof is a safety concern for the staff	

3. Supplemental Evaluations

Square Foot Verification

We have reviewed the square footage of 9,000 square feet and it was found to be 10,400 square feet. This confirmation of the square footage of the facility is based on the exterior wall dimensions and number of stories measured from Google Earth and other publicly available internet searches. We recommend that the square footage be changed to reflect the size as indicated in this verification. This measurement may not reflect the actual heated square footage but provides a general size of the heated square feet of the overall building.

PCB Air Indoor Testing

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

School Educational Capacity and Programming Space

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

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

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

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

Depleted Value Index	
Index Value	58.0%

System Expenditure Forecast

System	Immediate	Short Term (1-2 yr)	Near Term (3-5 yr)	Med Term (6-10 yr)	Long Term (11-20 yr)	TOTAL
Structure	\$1,650	-	-	-	-	\$1,650
Facade	-	\$110,439	\$21,113	\$9,394	\$12,956	\$153,902
Roofing	-	-	-	\$39,929	-	\$39,929
Interiors	-	\$19,096	\$80,501	\$32,518	\$179,428	\$311,543
Plumbing	\$5,200	\$46,350	\$46,590	-	\$9,422	\$107,562
HVAC	\$5,060	-	\$51,139	\$105,677	\$28,782	\$190,658
Fire Protection	-	-	-	\$1,140	\$1,532	\$2,672
Electrical	-	\$47,740	\$27,863	-	\$52,867	\$128,470
Fire Alarm & Electronic Systems	\$42,000	\$23,870	\$10,129	\$34,202	\$109,323	\$219,524
Equipment & Furnishings	-	-	\$35,233	-	\$54,893	\$90,126
Special Construction & Demo	-	-	\$19,012	-	-	\$19,012
Site Pavement	-	\$49,615	-	\$6,552	\$16,402	\$72,569
Site Utilities	-	-	-	-	\$4,028	\$4,028
Site Development	-	\$2,010	\$27,393	\$7,106	\$94,360	\$130,869
Follow-up Studies	\$5,000	-	-	-	-	\$5,000
TOTALS	\$58,910	\$299,120	\$318,973	\$236,518	\$563,993	\$1,477,514



4. Property Space Use and Observed Areas

Areas Observed

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

Key Spaces Not Observed

All key areas of the property were accessible and observed.

5. ADA Accessibility

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

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

However, this does not:

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

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

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

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

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

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

6. Purpose and Scope

Purpose

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

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

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



Scope

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

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

7. Opinions of Probable Costs

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

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

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

Methodology

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

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

Definitions

Immediate Needs

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

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

Replacement Reserves

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

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

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

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

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

Key Findings

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

Exceedingly Aged

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

8. STEM/STEAM Assessment

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

STEM/STEAM Evaluations				
Property Name	STEM/STEAM Suitability Score	Project Number	School Type	Square Footage
Wardsboro Central School - Main Building	4%	158982.22R000-351.379	Elementary	10,400

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

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

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

Energy and Water Using Equipment

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

Building Envelope

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

Recommendations for Energy Savings Opportunities

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

Analysis of Energy Consumption

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

Energy Audit Process

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

10. Historical Energy and Water Performance Metrics

Utility Data Tabulation Methodology

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

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

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

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

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

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

Average Utility Rates			
Electricity	Propane	No. 2 Oil	Water & Sewer
Average Rate	Average Rate	Average Rate	Blended Rate
\$0.18 / kWh (est.)	\$1.96 / Gal (est.)	\$2.78 / Gal (est.)	N/A – Onsite Only



Electricity

Green Mountain Power provides electrical service to the facility.

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

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

Propane and Fuel Oil

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

The primary use of propane is for domestic water heating and cooking. The primary use of fuel oil is for space heating. Any seasonal variation in consumption is primarily attributed to the heating loads, while the static base load primarily consists of domestic water heating and cooking.

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

Water and Sewer

The water and sewer requirements for the facility are satisfied by an on-site well and septic system, respectively.



11. Energy Conservation Measures

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

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

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

Recommended Non- Renewable Energy Conservation Measures: Financial Impact	
Total Projected Initial ECM Investment	\$50,544
Estimated Annual Cost Savings Related to ECMs	\$5,731
Net Effective ECM Payback	8.82 Years

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

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



Energy Conservation Measures Screening:

Bureau Veritas screens ECMs using two financial methodologies. ECMs which are considered financially viable must meet both criteria.

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

Wardsboro Central 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 Replace Inefficient Heating Plant, Replace (2x) Cast Iron boiler(s) with (2x) 95% efficient Condensing Boiler	Location: Boiler room	\$37,218	0.0	1,869.2	0.0	0.0	258.9	18.9	\$5,196	\$260	\$5,456	6.8	\$57,790	25
2 Replace Existing Linear Fluorescent Lamps, Replace 115x F42T8 with F42LED	Location: Throughout building	\$6,734	0.0	0.0	4,416.0	0.0	15.1	1.0	\$795	\$117	\$912	7.4	\$4,155	15
Totals for no/low cost items		\$0	0.0	0.0	0.0	0.0	0.0	0.0	\$0	\$0	\$0	0.0		
Total for capital cost		\$43,951	0.0	1,869.2	4,416.0	0.0	273.9	20.0	\$5,991	\$377	\$6,368	6.9		
Interactive Savings Discount @10%			0.0	-186.9	-441.6	0.0	-27.4	-2.0	-\$599	-\$38	-\$637			
Total Contingency Expenses @ 15%		\$6,593												
Totals for improvements		\$50,544	0.0	1,682.2	3,974.4	0.0	246.6	18.0	\$5,392	\$339	\$5,731	8.8		

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 WARDSBORO CENTRAL SCHOOL – MAIN BUILDING, 70 School Road Wardsboro, VT 05355, 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



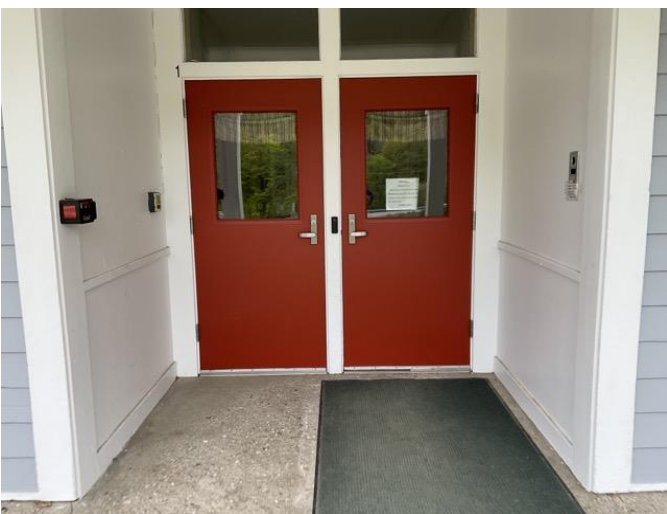
2 - LEFT ELEVATION



3 - REAR ELEVATION



4 - RIGHT ELEVATION



5 - MAIN BUILDING FRONT ENTRANCE



6 - MAIN ROOF OVERVIEW

Photographic Overview



7 - PERIMETER ROOF AND DRAINAGE



8 - TYPICAL INTERIOR HALLWAY



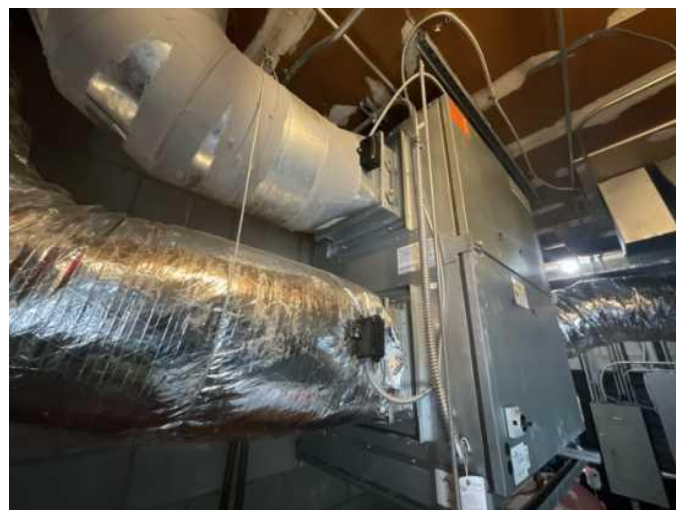
9 - TYPICAL GENERAL CLASSROOM



10 - MAIN MECHANICAL ROOM



11 - BOILER ROOM



12 - INTERIOR AIR HANDLER UNIT

Photographic Overview



13 - HOT WATER DISTRIBUTION PUMPS



14 - WATER STORAGE TANK FROM WELL



15 - ELECTRIC WATER HEATER



16 - MAIN ELECTRIC ROOM



17 - TRANSFER SWITCH FROM GENERATOR



18 - FIRE ALARM SYSTEM OFFICE

Photographic Overview



19 - MAIN PARKING LOT



20 - CHAIN LINK FENCES & GATES



21 - PLAY STRUCTURE



22 - BASEBALL AND SOCCER FIELDS



23 - BASKETBALL COURT

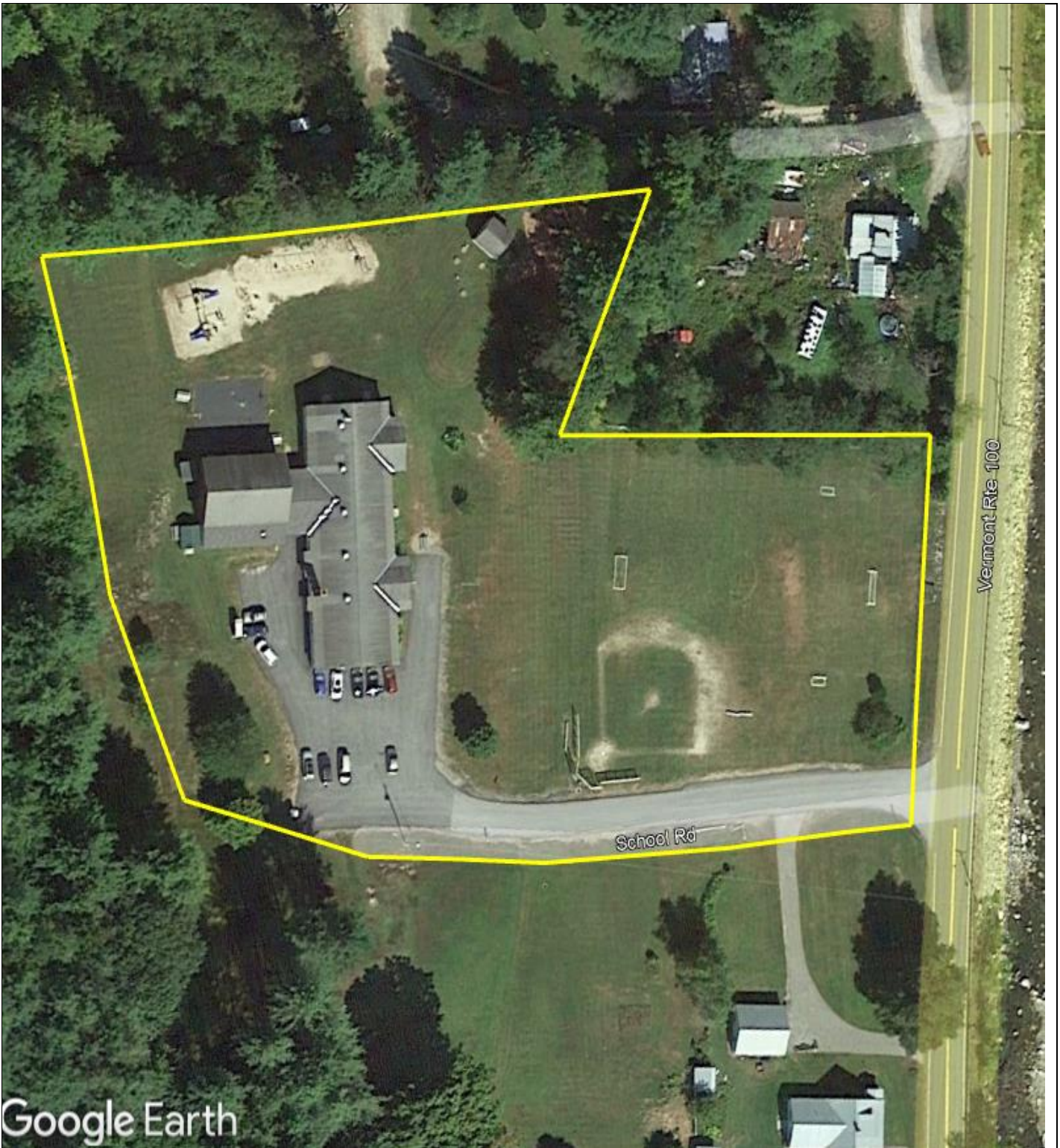


24 - SITE SIGNAGE TO SCHOOL

Appendix B:

Site Plans

Site Plan



Project Name	Project Number
Vermont Agency of Education	158982.22R000-351.379 Wardsboro Elementary School
Source	On-Site Date
Google MyMaps	May 25, 2023

Appendix C:

Stem/Steam Assessment

STEM/STEAM Evaluation

Property Name	STEM/STEAM Suitability Score	Project Number	School Type	Square Footage
Wardsboro Central School - Main Building	4%	158982.22R000-351.379	Elementary	10,400

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?	No		X	X
Does the facility have a Shop (Machine, Wood, Metal, etc.)?	No		X	X
Does the facility have a Computer Lab?	No	X	X	X
Does the facility have a dedicated STEM/STEAM Room?	No	X	X	X

Questions	Overall Compliance				
	Art Room	Science Labs	Shops	Computer Lab	STEM/STEAM
Does the room have chemical resilient perimeter counters with a minimum of two sinks, one being ADA accessible?	3- Missing				
Does the room have electrical outlet distribution along perimeter walls and from the ceiling?	3- Missing				
Does the room have open shelving and lockable storage cabinets?	2- Partial				
Does the room have technology connectivity and an interactive display?	2- Partial				
Does the room have appropriate wet floor finishes?	1- Meets				
Does the room have visual display boards?	1- Meets				
Does the room have Prep/Storage Room?	3- Missing				
Does the room have direct access to the exterior?	1- Meets				
Does the room have the ability to structurally suspend items from the ceiling?	3- Missing				
Does the room have goggle cabinets, fire extinguisher, eye wash and deluge shower?	3- Missing				
Room Type Score	40%	N/A	N/A	0%	0%

Appendix D: School Educational Capacity and Programming Space

School Educational Capacity and Programming Space

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

School Name

Wardsboro Central School

SU/SD

Windham Central Supervisory Union

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

No

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

No Speech and Language, Occupational Therapy, physical therapy, no music room, no art room, We have combined grade-level classrooms so we do not have a classroom per grade-level.

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

No

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

No - Art, language, STEAM (needs more space, currently in a closet and need more space for learners to access the materials and explore.

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

Yes

STEAM - Access to Project-based learning
Offer more after school classes

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

No

Please describe:

No- Speech and Language, OT, PT, SEL, no private rooms. No private rooms for breast feeding.

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

No

Please describe:

No, we need a confidential space for meetings: 504, IEPs. And no staff room/work area. No private place for phone calls or self-care when needed.

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

No

Please describe:

Limits our opportunities to perform or demonstrate learning in various spaces delegated to our STEAM and the Arts.
Also limited for food as we have a kitchen that provides a dishwasher: no shower, no dryer, no washing machine.

Appendix E:

Accessibility Review & Photos

Visual Survey - ADA Standards for Accessible Design

Property Name: Wardsboro Central School

BV Project Number: 158982.22R000-351.379

Facility History & Interview

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

Building : Accessibility Issues

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

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



1 - OVERVIEW OF ACCESSIBLE PARKING AREA



2 - CLOSE-UP OF STALL



3 - OVERVIEW OF 2ND PARKING AREA



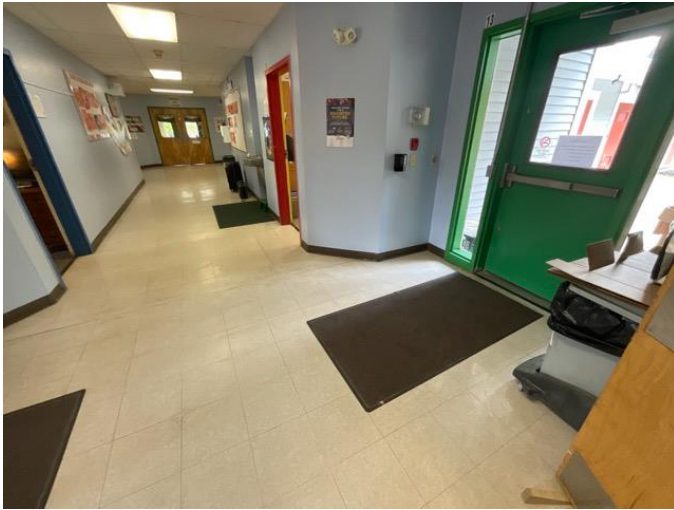
4 - PRIMARY PATH OF TRAVEL



5 - MAIN ACCESSIBLE ENTRANCE



6 - SIGNAGE/HARDWARE



7 - ACCESSIBLE INTERIOR PATH (RAMP/LIFT)



8 - HARDWARE, STAIR RAILS



9 - TOILET STALL OVERVIEW



10 - SINK, FAUCET HANDLES



11 - ACCESSIBLE ROUTE TO PLAYGROUND



12 - OVERVIEW OF PLAYGROUND

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

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

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

Appendix F:

Component Condition Report

Component Condition Report | WARDSBORO CENTRAL SCHOOL - Main Building

UF L3 Code	Location	Category	Condition	Asset/Component/Repair	Quantity	Unit	RUL	ID
Structure								
B1080	Site	Structure	Poor	Stairs, Concrete, Exterior	30	SF	0	6682385
	Facade							
B2010	Building Exterior	Facade	Fair	Exterior Walls, Wood Siding	1,050	SF	3	6682388
B2010	Building Exterior	Facade	Fair	Exterior Walls, Wood Siding	2,850	SF	2	6682417
B2010	Building Exterior	Facade	Fair	Exterior Walls, any painted surface, Prep & Paint	2,772	SF	5	6682381
B2020	Building Exterior	Facade	Fair	Window, Wood, 16-25 SF	63		2	6682392
B2050	Building Exterior	Facade	Fair	Exterior Door, Steel, Standard	12		9	6682382
Roofing								
B3010	Roof	Roofing	Fair	Roofing, Asphalt Shingle, 20-Year Standard	8,800	SF	6	6682436
Interiors								
C1030	Throughout building	Interiors	Fair	Interior Door, Wood, Solid-Core	26		13	6682420
C1070	Throughout building	Interiors	Fair	Suspended Ceilings, Acoustical Tile (ACT)	5,000	SF	8	6682416
C1090	Restrooms	Interiors	Fair	Toilet Partitions, Metal	3		3	6682384
C2010	Throughout building	Interiors	Fair	Wall Finishes, any surface, Prep & Paint	22,000	SF	3	6682413
C2030	Throughout building	Interiors	Fair	Flooring, Vinyl Tile (VCT)	7,000	SF	5	6682430
C2030	Throughout building	Interiors	Fair	Flooring, Carpet, Commercial Standard	2,400	SF	2	6682387
C2050	Classrooms	Interiors	Good	Ceiling Finishes, any flat surface, Prep & Paint	4,208	SF	7	6682399
Plumbing								
D2010	Boiler room	Plumbing	Fair	Storage Tank, Domestic Water	1		3	6682391
D2010	Boiler room	Plumbing	Good	Water Heater, Electric, Residential	1		13	6682395
D2010	Restrooms	Plumbing	Fair	Toilet, Commercial Water Closet	5		3	6682424
D2010	Boiler room	Plumbing	Poor	Pump, Circulation, Domestic Water	2		0	6682405
D2010	Restrooms	Plumbing	Fair	Urinal, Standard	5		3	6682433
D2010	Restrooms	Plumbing	Fair	Sink/Lavatory, Wall-Hung, Vitreous China	12		4	6682400
D2010	Boiler room	Plumbing	Good	Storage Tank, Domestic Water	2		27	6682431
D2010	Restrooms	Plumbing	Fair	Sink/Lavatory, Vanity Top, Solid Surface or Vitreous China	1		3	6682429
D2010	Throughout building	Plumbing	Poor	Plumbing System, Supply & Sanitary, Low Density (excludes fixtures)	9,000	SF	0	6682435
HVAC								
D3010	Boiler room	HVAC	Fair	Storage Tank, Fuel, Interior	2		10	6682421
D3020	Boiler room	HVAC	Fair	Boiler Supplemental Components, Expansion Tank	1		26	6682428
D3020	Attic space in custodial closet	HVAC	Fair	Air Ventilator, Energy Recovery Unit, up to 6500 CFM	2		9	6682425
D3020	Boiler room	HVAC	Fair	Boiler, Oil, HVAC, 301 to 500 MBH	2		3	6682426
D3020	Boiler room	HVAC	Good	Air Ventilator, Energy Recovery Unit, up to 6500 CFM	1		14	6682402
D3050	Throughout	HVAC	Fair	HVAC System, Hydronic Piping, 2-Pipe	9,000	SF	8	6683325
D3050	Boiler room	HVAC	Good	Air Handler, Interior AHU, Easy/Moderate Access	3		23	6682427
D3050	Throughout building	HVAC	Poor	Fan Coil Unit, Hydronic Terminal, 801 to 1200 CFM	2		0	6682411
Fire Protection								
D4030	Throughout	Fire Protection	Good	Fire Extinguisher, Type ABC, up to 20 LB	6		8	6682401

UF L3 Code	Location	Category	Condition	Asset/Component/Repair	Quantity	Unit	RUL	ID
Electrical								
D5010	Site	Electrical	Fair	Automatic Transfer Switch, ATS	1		3	6682403
D5020	Boiler room	Electrical	Fair	Distribution Panel, 120/240 V, 400 AMP	1		3	6717589
D5030	Throughout	Electrical	Fair	Electrical System, Wiring & Switches, High Density/Complexity	9,000	SF	13	6682434
D5040	Throughout	Electrical	Fair	Interior Lighting System, Full Upgrade, High Density & Standard Fixtures	9,000	SF	2	6683332
Fire Alarm & Electronic Systems								
D6020	Throughout	Fire Alarm & Electronic Systems	Fair	Low Voltage System, Facility-Wide, Phone or Data Lines Only	9,000	SF	4	6685348
D7030	Throughout	Fire Alarm & Electronic Systems	Fair	Security/Surveillance System, Full System Installation, Average Density, Install	9,000	SF	8	6683329
D7050	Office	Fire Alarm & Electronic Systems	Poor	Fire Alarm Panel, Fully Addressable	1		0	6717588
D7050	Throughout building	Fire Alarm & Electronic Systems	Poor	Fire Alarm System, Full System Upgrade, Standard Addressable, Upgrade/Install	9,000	SF	0	6682432
D8010	Throughout	Fire Alarm & Electronic Systems	Fair	BAS/HVAC Controls, Basic System or Legacy Upgrades, Upgrade/Install	9,000	SF	2	6682390
Equipment & Furnishings								
E1030	Kitchen	Equipment & Furnishings	Fair	Foodservice Equipment, Refrigerator, 1-Door Reach-In	10		5	6682418
E1030	Kitchen	Equipment & Furnishings	Fair	Foodservice Equipment, Dairy Cooler/Wells	1		3	6682415
Special Construction & Demo								
F1020	Site	Special Construction & Demo	Fair	Shed/Gazebo/Shade Structure, Wood or Metal-Framed, Basic/Minimal	120	SF	3	6682397
F1020	Site	Special Construction & Demo	Fair	Shed/Gazebo/Shade Structure, Wood or Metal-Framed, Basic/Minimal	64	SF	3	6682406
F1020	Next to playground	Special Construction & Demo	Fair	Shed/Gazebo/Shade Structure, Wood or Metal-Framed, Standard	256	SF	3	6682410
Pedestrian Plazas & Walkways								
G2020	Parking lot	Pedestrian Plazas & Walkways	Fair	Parking Lots, Pavement, Asphalt, Seal & Stripe	11,840	SF	2	6683330
G2020	Parking lot	Pedestrian Plazas & Walkways	Fair	Parking Lots, Pavement, Asphalt, Mill & Overlay	11,840	SF	2	6682396
Athletic, Recreational & Playfield Areas								
G2050	Site	Athletic, Recreational & Playfield Areas	Fair	Sports Apparatus, Soccer, Movable Practice Goal	2		2	6682393
G2050	Site	Athletic, Recreational & Playfield Areas	Fair	Athletic Surfaces & Courts, Basketball/General, Asphalt Pavement, Seal & Stripe	1,100	SF	2	6682407
G2050	Site	Athletic, Recreational & Playfield Areas	Fair	Sports Apparatus, Basketball, Backboard/Rim/Pole	2		3	6682423
G2050	Site	Athletic, Recreational & Playfield Areas	Fair	Sports Apparatus, Baseball, Backstop Chain-Link	1		3	6682404
G2050	Site	Athletic, Recreational & Playfield Areas	Fair	Athletic Surfaces & Courts, Basketball/General, Asphalt Pavement, Mill & Overlay	1,100	SF	9	6682422
G2050	Site	Athletic, Recreational & Playfield Areas	Fair	Play Structure, Multipurpose, Medium	2		12	6682414
Sitework								
G2060	Site	Sitework	Good	Picnic Table, Wood/Composite/Fiberglass	5		16	6682398
G2060	Site	Sitework	Fair	Park Bench, Wood/Composite/Fiberglass	2		7	6682383
G2060	Site	Sitework	Fair	Fences & Gates, Fence, Chain Link 6'	930	LF	13	6682389
G2060	Site	Sitework	Fair	Signage, Exterior/Site, Guide & Directional Pole-Mounted, Replace/Install	1		3	6682386

Appendix G: Replacement Reserves

Uniformat Code	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost *	Subtotal	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	Deficiency Repair Estimate
D7050	6717588	Fire Alarm Panel, Fully Addressable, Replace	15	26	0	1	EA	\$15,000.00	\$15,000	\$15,000															\$15,000						\$30,000
D7050	6682432	Fire Alarm System, Full System Upgrade, Standard Addressable, Upgrade/Install	20	26	0	9000	SF	\$3.00	\$27,000	\$27,000																			\$27,000	\$54,000	
D8010	6682390	BAS/HVAC Controls, Basic System or Legacy Upgrades, Upgrade/Install	15	13	2	9000	SF	\$2.50	\$22,500			\$22,500															\$22,500			\$45,000	
E1030	6682415	Foodservice Equipment, Dairy Cooler/Wells, Replace	15	12	3	1	EA	\$3,600.00	\$3,600				\$3,600															\$3,600		\$7,200	
E1030	6682418	Foodservice Equipment, Refrigerator, 1-Door Reach-In, Replace	15	10	5	10	EA	\$2,700.00	\$27,000					\$27,000															\$27,000	\$54,000	
F1020	6682397	Shed/Gazebo/Shade Structure, Wood or Metal-Framed, Basic/Minimal, Replace	30	27	3	120	SF	\$25.00	\$3,000				\$3,000																	\$3,000	
F1020	6682406	Shed/Gazebo/Shade Structure, Wood or Metal-Framed, Basic/Minimal, Replace	30	27	3	64	SF	\$25.00	\$1,600				\$1,600																	\$1,600	
F1020	6682410	Shed/Gazebo/Shade Structure, Wood or Metal-Framed, Standard, Replace	30	27	3	256	SF	\$50.00	\$12,800				\$12,800																	\$12,800	
G2020	6683330	Parking Lots, Pavement, Asphalt, Seal & Stripe	5	3	2	11840	SF	\$0.45	\$5,328			\$5,328				\$5,328					\$5,328						\$5,328			\$21,312	
G2020	6682396	Parking Lots, Pavement, Asphalt, Mill & Overlay	25	23	2	11840	SF	\$3.50	\$41,440			\$41,440																		\$41,440	
G2050	6682393	Sports Apparatus, Soccer, Movable Practice Goal, Replace	15	13	2	2	EA	\$700.00	\$1,400			\$1,400															\$1,400		\$2,800		
G2050	6682407	Athletic Surfaces & Courts, Basketball/General, Asphalt Pavement, Seal & Stripe	5	3	2	1100	SF	\$0.45	\$495			\$495			\$495						\$495						\$495		\$1,980		
G2050	6682404	Sports Apparatus, Baseball, Backstop Chain-Link, Replace	20	17	3	1	EA	\$5,000.00	\$5,000				\$5,000																	\$5,000	
G2050	6682423	Sports Apparatus, Basketball, Backboard/Rim/Pole, Replace	25	22	* 3	2	EA	\$9,500.00	\$19,000					\$19,000																\$19,000	
G2050	6682422	Athletic Surfaces & Courts, Basketball/General, Asphalt Pavement, Mill & Overlay	25	16	9	1100	SF	\$3.50	\$3,850										\$3,850											\$3,850	
G2050	6682414	Play Structure, Multipurpose, Medium, Replace	20	8	12	2	EA	\$20,000.00	\$40,000												\$40,000									\$40,000	
G2060	6682383	Park Bench, Wood/Composite/Fiberglass, Replace	20	13	7	2	EA	\$600.00	\$1,200							\$1,200														\$1,200	
G2060	6682389	Fences & Gates, Fence, Chain Link 6', Replace	40	27	13	930	LF	\$21.00	\$19,530													\$19,530								\$19,530	
G2060	6682398	Picnic Table, Wood/Composite/Fiberglass, Replace	20	4	16	5	EA	\$600.00	\$3,000																	\$3,000				\$3,000	
G2060	6682386	Signage, Exterior/Site, Guide & Directional Pole-Mounted, Replace/Install	20	17	3	1	EA	\$500.00	\$500				\$500																	\$500	
G3010	6682408	Pump, Well Water, 1.5 HP, Replace	15	4	11	1	EA	\$2,910.00	\$2,910												\$2,910									\$2,910	
P2030	6684904	Engineering Study, Environmental, Asbestos (ACM) & Lead Base Paint (LBP), Evaluate/Report	0	1	0	1	EA	\$5,000.00	\$5,000	\$5,000																				\$5,000	
Totals, Unescalated										\$58,910	\$45,000	\$238,263	\$135,950	\$79,000	\$70,316	\$33,440	\$15,439	\$90,400	\$37,024	\$11,000	\$2,910	\$63,823	\$74,630	\$45,987	\$28,516	\$3,000	\$38,139	\$4,500	\$0	\$94,060	\$1,170,307
Totals, Escalated (3.0% inflation, compounded annually)										\$58,910	\$46,350	\$252,773	\$148,556	\$88,915	\$81,516	\$39,929	\$18,988	\$114,516	\$48,308	\$14,783	\$4,028	\$90,996	\$109,597	\$69,559	\$44,427	\$4,814	\$63,038	\$7,661	\$0	\$169,883	\$1,477,548

Appendix H:

Depleted Value Report

WARDSBORO CENTRAL SCHOOL - Main Building

Depleted Value Index

58.0%

System	System Contribution	System Value
Air Handler	\$ 30,375	\$ 45,000
Air Ventilator	\$ -	\$ 25,974
Air Ventilator	\$ 10,065	\$ 12,987
Athletic Surfaces & Courts	\$ 446	\$ 495
Athletic Surfaces & Courts	\$ 3,593	\$ 3,850
Automatic Transfer Switch	\$ 10,000	\$ 20,000
BAS/HVAC Controls	\$ 22,500	\$ 22,500
Boiler	\$ 31,590	\$ 46,800
Boiler Supplemental Components	\$ 1,000	\$ 1,000
Ceiling Finishes	\$ 8,416	\$ 8,416
Distribution Panel	\$ 1,100	\$ 5,500
Electrical System	\$ 24,000	\$ 36,000
Engineering Study	\$ 4,000	\$ 5,000
Exterior Door	\$ 4,800	\$ 7,200
Exterior Walls	\$ 8,400	\$ 10,500
Exterior Walls	\$ 22,800	\$ 28,500
Exterior Walls	\$ 5,613	\$ 8,316
Fan Coil Unit	\$ 4,554	\$ 5,060
Fences & Gates	\$ 15,624	\$ 19,530
Fire Alarm Panel	\$ 9,750	\$ 15,000
Fire Alarm System	\$ 16,200	\$ 27,000
Fire Extinguisher	\$ 828	\$ 900
Flooring	\$ 7,000	\$ 35,000
Flooring	\$ 7,200	\$ 18,000
Foodservice Equipment	\$ 27,000	\$ 27,000
Foodservice Equipment	\$ 960	\$ 3,600
HVAC System	\$ 45,000	\$ 45,000
Interior Door	\$ 12,740	\$ 18,200
Interior Lighting System	\$ 21,000	\$ 45,000
Low Voltage System	\$ 8,100	\$ 9,000
Park Bench	\$ 1,080	\$ 1,200
Parking Lots	\$ 4,795	\$ 5,328
Parking Lots	\$ 35,224	\$ 41,440
Picnic Table	\$ 2,600	\$ 3,000
Play Structure	\$ 36,000	\$ 40,000
Plumbing System	\$ 39,000	\$ 45,000
Pump	\$ 2,561	\$ 2,910
Pump	\$ 4,420	\$ 5,200
Roofing	\$ 33,440	\$ 33,440

System	System Contribution	System Value
Security/Surveillance System	\$ 16,200	\$ 27,000
Shed/Gazebo/Shade Structure	\$ 2,700	\$ 3,000
Shed/Gazebo/Shade Structure	\$ 160	\$ 1,600
Shed/Gazebo/Shade Structure	\$ 8,704	\$ 12,800
Signage	\$ 450	\$ 500
Sink/Lavatory	\$ 15,300	\$ 18,000
Sink/Lavatory	\$ 990	\$ 1,100
Sports Apparatus	\$ 980	\$ 1,400
Sports Apparatus	\$ 2,533	\$ 19,000
Sports Apparatus	\$ 4,667	\$ 5,000
Stairs	\$ -	\$ 1,650
Storage Tank	\$ -	\$ 11,000
Storage Tank	\$ -	\$ 11,000
Storage Tank	\$ -	\$ 4,800
Suspended Ceilings	\$ -	\$ 17,500
Toilet	\$ -	\$ 6,500
Toilet Partitions	\$ -	\$ 2,550
Urinal	\$ -	\$ 5,500
Wall Finishes	\$ -	\$ 33,000
Water Heater	\$ -	\$ 900
Window	\$ -	\$ 75,600
Totals	\$ 576,458	\$ 993,246