Barre Unified Union School District

Spaulding High School
Spaulding Educational Alternatives (SEA)
Barre City Elementary and Middle School
Barre Town Middle and Elementary School

Chris Hennessey, M.Ed.
Superintendent of Schools

A rock solid education for a lifetime of discovery

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MEMORANDUM

TO: **Barre Unified Union School District Special Facilities and Transportation Committee**
Giuliano Cecchinelli II, Chair, Garrett Grant, Vice Chair, Andy McMichael, Jackie Wheeler

DATE: April 30, 2024

RE: Barre Unified Union School District Facilities and Transportation Committee Meeting
May 6, 2024 @ 6:00 p.m.
In-Person: Spaulding High School Library, 155 Ayers St., Barre
Remote: Meeting ID: meet.google.com/yva-xiqt-dmj
Phone Number: (US)+1 240-292-8164 PIN: 644 880 341#

Please Note: If you attend the meeting remotely you must state your name for the record to satisfy the Open Meeting Law

5:00 p.m. meet at the Central Office for a tour of the building

AGENDA

1. Call to Order (6:00 pm)
2. Additions/Changes to Agenda
3. Public Comment
4. Review/Approval of Meeting Minutes
   4.1. Approval of Minutes: Regular Meeting April 1, 2024
5. New Business
6. Old Business
   6.1. Central Office Assessment Report
7. Items for Future Agenda
8. Next Meeting Date: June 3, 2024 at 6:00 pm, Spaulding High School Library and via Google Meet
9. Adjournment

Parking Lot of Future Items

A. Assessment Report Barre Town School (June Meeting)
B. Assessment Report Barre City School (August Meeting)
C. Review of Capital Asset Schedules [Added: Jan 2024]
D. Presentations by Building Maintenance Leads [Added: Mr. Reil - July 2023] [Feb-April 2024]
E. Athletic Facilities Consultant - Information Gathering [Added: Mr. Reil - April 2023]
F. Storm Water Run-Off Mitigation Update (ongoing) [Added: Feb 2023]
G. Building Visionary Lists - known needs or "to do's" at each building - From Maintenance Leads Next 6 Month Schedule of anticipated/planned work in each building.(ongoing) [Reil 11/14/22] [Feb-April 2024]
H. Crisis Response Plan [Added by Committee Aug. 2023]

BOARD/COMMITTEE MEETING NORMS

- Keep the best interest of the school and children in mind, while balancing the needs of the taxpayers
- Make decisions based on clear information
- Honor the board's decisions
- Keep meetings short and on time
- Stick to the agenda
- Keep remarks short and to the point
- Everyone gets a chance to talk before people take a second turn
- Respect others and their ideas

DRAFT

BARRE UNIFIED UNION SCHOOL DISTRICT
FACILITIES AND TRANSPORTATION COMMITTEE MEETING
Spaulding High School Library and Via Video Conference – Google Meet
April 1, 2024 - 6:00 p.m.

MINUTES

COMMITTEE MEMBERS PRESENT:
Giuliano Cecchinelli, II – (BC)
Garrett Grant (BC)
Jackie Wheeler (BT)

COMMITTEE MEMBERS ABSENT:
Andy McMichael (BC)

OTHER BOARD MEMBERS PRESENT:
Nancy Leclerc (At-Large)

ADMINISTRATORS PRESENT:
Chris Hennessey, Superintendent
Jamie Evans, Facilities Director

GUESTS PRESENT:

1. Call to Order
Mr. Hennessey called the Monday, April 1, 2024 BUUSD Facilities and Transportation Committee meeting to order at 6:00 p.m., which was held in the Spaulding High School Library and via video conference.

2. Organize (Elect Chair and Vice Chair)
Mr Grant nominated Mr. Cecchnelli for Chair, seconded by Mrs. Wheeler. Motion was passed unanimously.
Mrs. Wheeler nominated Mr. Grant for Vice Chair, seconded by Mr. Cecchinelli. Motion was passed unanimously.

3. Additions and/or Deletions to the Agenda
None

4. Public Comment
None.

5. Approval of Minutes
5.1 Approval of Minutes – January 8, 2024
On a motion by Mr. Grant, seconded by Mrs. Wheeler, the Committee unanimously voted to approve the Minutes of January 8, 2024.

6. New Business
6.1 Facilities Director Report
Mr. Evans shared big projects for the summer.
Spaulding High School

- Ventilation and LED lighting upgrades, 1964 asbestos containing ceiling tiles, electrical upgrades (occur this summer). Once electrical upgrades occur they can finalize the new ventilation equipment for the 4 main core hallways. Filtered clean air in our classrooms as well as the cafeteria. In the winter those rooftop units become heating units. Project is paid for by the ESSER funds, lighting is through rebates through Efficiency Vermont.
- Storm Water Project through the State of Vermont. They have determined any property having 3 acres or more of impervious land has to have a stormwater mitigation project (some way to capture rainwater). Grant money paid for the design and study for how this would be done at all three schools. Permits have been applied for for all 3 schools, design is in place, and all has been paid through this grant. Green Print Partners is a contractor the state of Vermont has hired to work with schools to create this work. Now in Phase II of funding, we'll get 90% funding and we have to match 10% per building project. Spaulding will have a natural swale along the sports field and asphalt. If overflow occurs it will be captured into a drainage to the river. Crimson Tide driveway and small parking area will be removed and turned back into grass providing more ball field space.

Barre City

- Roof project is going to the Board April 10 for approval. Last five years we've taken sections of the building, as much as we can afford and got contractors to replace the 1995 original roof. This year will be the last year for that project then that roof will be 100% completed.
- Storm Water project requires an underground drainage system under the faculty parking lot. Water will get filtered into the drain system which then goes back into the City of Barre storm drain collection system. Anticipate being done summer 2025.

Barre Town

- Old asbestos floor tiles are still being removed and replaced. Every year a section is replaced with new ones.
- Storm Water project is a bio retention pond which is going to collect the rainwater. The storm water runoff is designed to capture and hold that water and as time goes on it will drain and percolate into the ground. It's designed to capture a 100-year storm.

Goal for the next few months would be to review assessment reports and do site visits. Mr. Evans offered a walking tour of the buildings which will be scheduled outside of committee meetings and would include facility personnel at those buildings.

6.2 EEI Financials

This item was requested at the January meeting, no quorum for February and March was canceled. ESSER monies spent to date on the project is $5,550,250. Mostly on ventilation upgrade, sprinkler system installation, abatement of ceiling tiles, and electrical upgrade. Lighting upgrade is a different funding source. If all goes well by the first day of school that will all be done. The Career Center is included as that's part of the entire campus. Power will be shut down for the lighting upgrade and they're going to bring on site a small remote generator to keep the service going over the summer. Spaulding is the hub to serve all IT needs for all the other schools. Barre Town will host summer school so they'll still have IT needs. Generator will keep IT going and fire alarm panels up and operational for detection. Figuring it will take about a week. Grand total assigned to this project is 7 million.

6.3 Central Office Assessment Report

A report titled "Facility Condition Assessment" for the BUUSD Central Office was distributed.
Suggested improvements:

- Upgrade the lighting (LED, dimmable) and that has been completed since the report came out.
- Boiler systems which is the heart plant for the building they're in fantastic shape, serviced every year and working well. Like anything they keep improving to higher efficiency models. They recommend upgrading to a more efficient model.
- Roof is not leaking, it's in good shape as stated in their analysis, but it's a 25-30 year old roof and in the next five years we're going to want to replace that roof. We have time to build that into our budget.

It's an old building but a good building and needs a budget to keep it in good shape. No major red flags in the report.
Solar credit was discussed and more information can be provided by Lisa Perreautl, Business Manager.
Mr. Grant will be having future questions about the recommendation for ADA compliant things.

7. Old Business

None. Mr. Cecchinelli mentioned the lights up at Barre Town School was definitely an improvement going from no lights to lights. Mr. Evans shared these are owned and managed by Green Mountain Power and we pay a flat, per pole light fee on a monthly basis to manage and service them.

8. Items for Future Agendas

- Central Office Assessment Report with potential tour
- EEI Financials

9. Next Meeting Date

The next meeting is Monday, May 6, 2024 at 6:00 p.m., at the Spaulding High School Library and via video conference.
June 3, 2024 at 6:00 p.m., at the Spaulding High School Library and via video conference.
Typically no meeting in July as summer projects are happening.
Mr. Cecchinelli suggested every other month meeting after July.

10. Adjournment

On a motion by Mr. Grant, seconded by Mrs. Wheeler, the Committee unanimously voted to adjourn at 6:51 p.m.

Respectfully submitted,
Tina Gilbert

FACILITY CONDITION ASSESSMENT

prepared for

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

PREPARED BY:
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BV PROJECT #:
158982.22R000-023.379

DATE OF REPORT:
August 23, 2023

ON SITE DATE:
July 17, 2023

BARRE UNIFIED UNION SD - Main Building (U097-SU061)
120 Ayers Street
Barre VT,05641

TABLE OF CONTENTS

1. Executive Summary

Property Overview and Assessment Details

General Information	
Property Type	Administration Building
School ID Number	U097-SU061
Main Address	120 Ayers Street, Barre VT,05641
E911 Address Verification	05641-4304, Standardized, Fixed abbreviations, Matched Street and city and state, Confirmed entire address
GPS Location (Verified E911)	Main Building 44.19062, -72.4936
Site Developed	1900
Site Area	.55 acres (estimated)
Parking Spaces	19 total spaces all in open lots; 1 of which are accessible
Building Square Footage	6,200 (Verified)
Number of Stories	2 above grade
Supervisory Union/ District	Barre Unified Union SD
Date(s) of Visit	July 17, 2023

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

Significant/Systemic Findings and Deficiencies

Historical Summary

The Barre Unified Union SD building was constructed in 1900. It has been renovated since its construction to turn it into office space.

Architectural

The building is a brick construction. The roof is constructed out of asphalt shingles. The windows are aluminum and vinyl in construction. The interior finishes have been regularly replaced over the years as budgeting allowed and needs required. Typical lifecycle interior finish, exterior finish, and roof replacements are budgeted and anticipated.

Mechanical, Electrical, Plumbing and Fire (MEPF)

Heating for the building is provided by two boilers located in the boiler room. Baseboard radiators are located throughout the building and are fed by 2 heating water pumps. These pumps did not have VFDs. The electrical service feeds a panel located in the boiler room that was installed in 1995. The rest of the electrical system was renovated at the same time. There are smaller distribution panels throughout the building. The interior lighting consists of mainly linear fluorescent bulbs but there are a very limited number of LED replacements installed. Most of the electrical service equipment and systems are well maintained and should be replaced during normal life expectancy. In general, the plumbing systems are adequate to serve the facilities, with equipment and fixtures to be updated as needed. The domestic water service within the facility is well maintained, with no evidence of leaks observed at the domestic piping. The domestic hot water service at the facilities consists of an electric heater. Lifecycle replacement of the domestic water and sanitary sewer systems is not anticipated. No major issues were observed or reported. Fire protection system consists of a hard-wired fire alarm system and a wet-type fire sprinkler system. The sprinkler system is throughout the building. The alarm system consists of strobes, pull stations, illuminated exit signs, emergency lighting and other modern life safety devices.

Site

The property has a parking lot to the left side of the building. The current main entrance is also on the left side of the building,

Recommended Additional Studies

No additional studies recommended at this time.

Facility Condition Index (FCI)

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

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

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

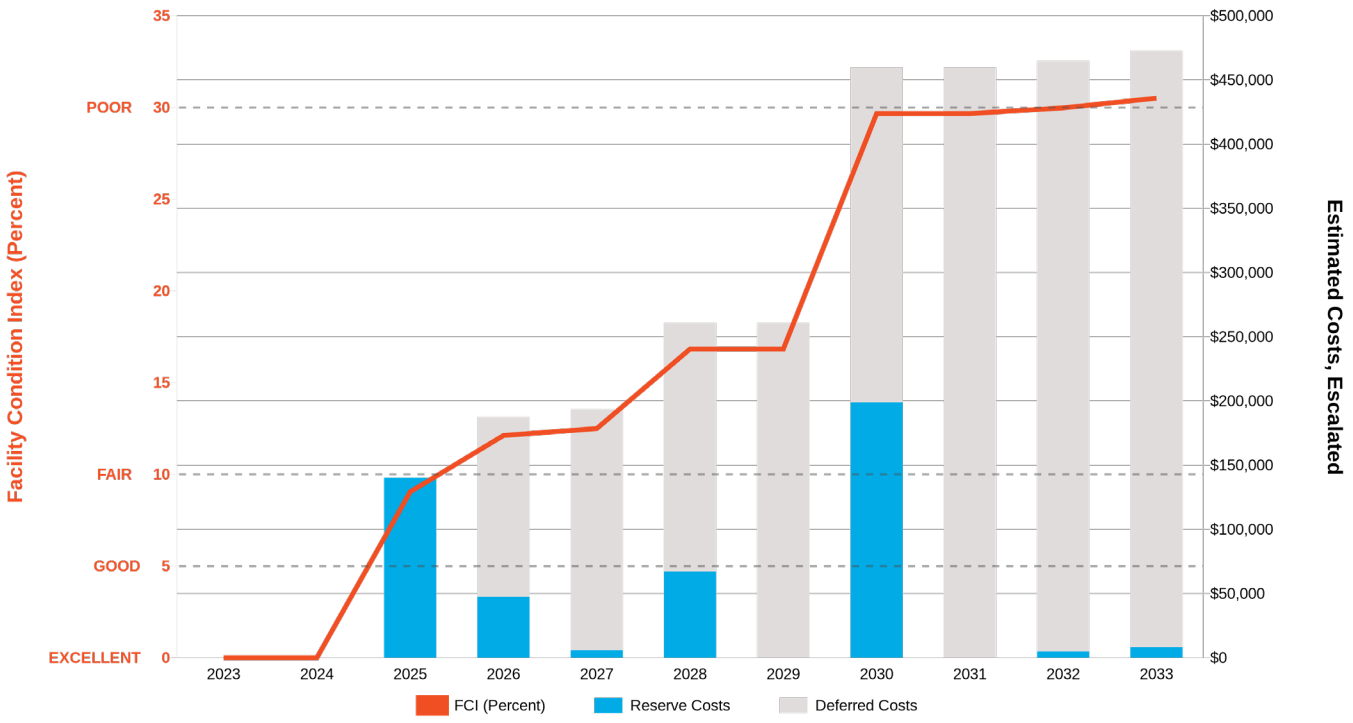
FCI Analysis			
Replacement Value	*Total SF*		*Cost/SF*
$1,550,000	6,200		$250
Current FCI		$0	**0.0%**
3-Year		$187,900	**12.1%**
5-Year		$261,000	**16.8%**
10-Year		$472,900	**30.5%**

Facility Level FCI:

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

Needs by Year with Unaddressed FCI Over Time

Replacement Value: $1,550,000.00 **Inflation Rate: 3%** **Average Needs (per year - over next 10 years): $42,988.00**



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	0	0	0	0	0	0	0
2024	0	0	0	0	0	0	0
2025	132,162	8,049	0	0	8,049	140,211	0.09
2026	43,584	4,041	0	0	4,041	187,836	0.12
2027	5,200	653	0	0	653	193,689	0.12
2028	58,000	9,238	0	0	9,238	260,927	0.17
2029	0	0	0	0	0	260,927	0.17
2030	156,600	35,998	5,175	1,190	37,188	453,525	0.29
2031	0	0	0	0	0	453,525	0.29
2032	3,680	1,122	0	0	1,122	458,327	0.3
2033	6,100	2,098	0	0	2,098	466,525	0.3
2034	6,650	2,555	0	0	2,555	475,730	0.31
2035	157,450	67,036	34,625	14,742	81,778	700,216	0.45
2036	0	0	15,000	7,028	7,028	700,216	0.45
2037	4,800	2,460	0	0	2,460	707,476	0.46
2038	0	0	0	0	0	707,476	0.46
2039	0	0	0	0	0	707,476	0.46
2040	76,810	50,145	52,962	34,576	84,721	834,431	0.54
2041	0	0	12,600	8,851	8,851	834,431	0.54
2042	0	0	1,500	1,130	1,130	834,431	0.54

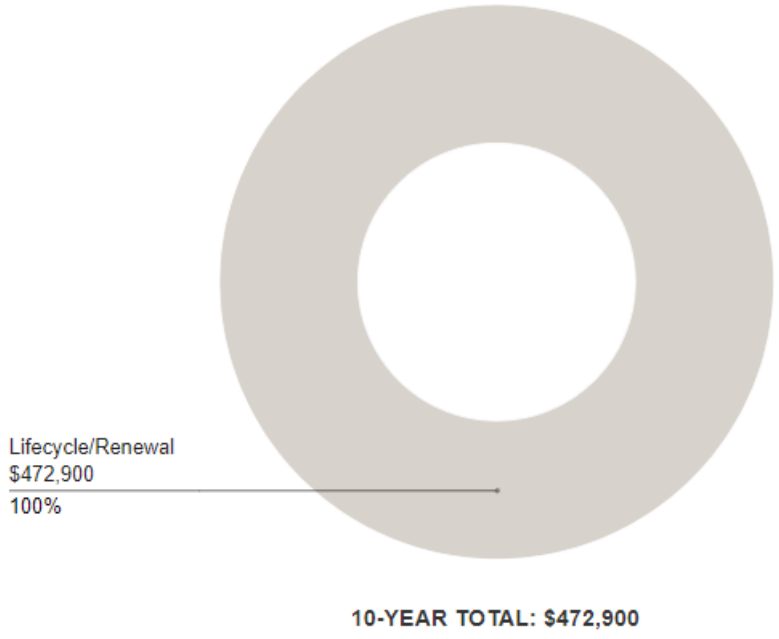
Plan Types

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: $472,900

Immediate Needs

ID	Location Description	UF Code	Description	Condition	Plan Type	Cost
Total (0 items)	N/A	N/A	N/A	N/A	N/A	$0
					Total	**$0**

Key Findings

No key findings for this location.

2. Building and Site Information

System Summary

System	*Description*	*Condition*
Structure	Masonry bearing walls with wood roof deck supported by wood joists and concrete strip/wall footing foundation system.	Fair
Facade	Wall Finish: Brick Windows: Aluminum and Vinyl	Fair
Roof	Hip construction with asphalt shingles.	Fair
Interiors	Walls: Painted gypsum board and lath & plaster Floors: Carpet, VCT, ceramic tile, wood strip, coated concrete Ceilings: Painted gypsum board and ACT	Fair
Elevators	None	N/A
Plumbing	Distribution: Copper supply and cast-iron waste & venting Hot Water: Electric water heaters with integral tanks Fixtures: Toilets, urinals, and sinks in all restrooms	Fair
HVAC	Central System: Boilers, air handlers, feeding hydronic baseboard radiators and cabinet terminal units. Supplemental components: Split-system heat pumps.	Fair
Safety and Security	Cameras, card readers, perimeter intrusion detection, security windows and doors, fencing, lighting, traffic gates. Multiple points of auto locking doors, main entry monitored, auto locking doors, internal locking on classroom doors, complete intercom system	Fair
Fire Suppression	Wet-pipe sprinkler system and fire extinguishers	Fair
Electrical	Source & Distribution: Main panel with copper wiring Interior Lighting: LED and linear fluorescent Emergency Power: None	Fair

Fire Alarm	Alarm panel with smoke detectors, heat detectors, alarms, strobes, pull stations, back-up emergency lights, and exit signs.	Fair
Equipment/Special	None	N/A
Site Pavement	Asphalt lots with limited areas of concrete aprons and pavement and adjacent concrete sidewalks, curbs, ramps, and stairs	Good
Site Development	Building-mounted signage; chain link fencing. Limited Park benches, picnic tables, trash receptacles	Fair
Landscaping & Topography	Limited landscaping features including lawns, trees, bushes, and planters. Irrigation not present. CMU retaining walls. Low to moderate site slopes throughout	Good
Utilities	Municipal water and sewer Local utility-provided electric and fuel oil tanks	Good
Site Lighting	Pole-mounted: LED Building-mounted: LED	Good
Ancillary Structures	None	N/A
Accessibility	Presently it does not appear an accessibility study is needed for this property.	
Key Issues and Findings	None observed at time of assessment	

3. Supplemental Evaluations

Square Foot Verification

We have reviewed the square footage of 6,200 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	**57.1%**

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
Structure	-	-	-	-	-	-
Facade	-	$42,276	$4,589	-	$434,178	$481,043
Roofing	-	-	-	-	$20,098	$20,098
Interiors	-	$41,851	$37,256	-	$130,008	$209,115
Plumbing	-	$6,258	$5,627	$17,585	$109,796	$139,266
HVAC	-	$24,173	$65,989	$69,213	$110,569	$269,944
Fire Protection	-	-	$7,249	$1,957	$12,610	$21,816
Electrical	-	$4,243	-	$38,126	$35,358	$77,727
Fire Alarm & Electronic Systems	-	$15,913	-	$38,125	$24,792	$78,830
Equipment & Furnishings	-	-	-	$36,896	-	$36,896
Site Pavement	-	$5,490	-	$6,364	$82,458	$94,312
Site Utilities	-	-	-	$3,689	-	$3,689
Site Development	-	-	-	-	$21,795	$21,795
TOTALS	**$0**	**$140,204**	**$120,710**	**$211,955**	**$981,662**	**$1,454,531**

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

This location is not an educational facility and does not fall under the guidelines of STEM/STEAM requirements.

9. Energy Audit

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

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

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

Energy and Water Using Equipment

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

Building Envelope

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

Recommendations for Energy Savings Opportunities

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

Analysis of Energy Consumption

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

Energy Audit Process

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

10. Historical Energy and Water Performance Metrics

Utility Data Tabulation Methodology

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

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

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

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

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

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

Average Utility Rates		
Electricity	No. 2 Oil	Water & Sewer
Average Rate	Average Rate	Blended Rate
$0.18 / kWh (est.)	$2.78 / Gal (est.)	$16.11 / kGal (est.)

Electricity

Green Mountain Power provides electrical service to the facility.

The consumption pattern likely remains relatively constant. Any seasonal variation in consumption is primarily attributed to cooling loads, 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 or Fuel Oil

The fuel oil supplier to the facility was not provided. The deliveries are made on an as-needed basis.
The primary use of fuel oil is for space heating. Any seasonal variation in consumption is primarily attributed to the heating loads.

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 Town of Barre satisfies the water and sewer requirements of the facility.

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

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

11. Energy Conservation Measures

Bureau Veritas has conducted an Energy Audit on the Barre Unified Union SD. 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 six 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	$59,088
Estimated Annual Cost Savings Related to ECMs	$5,796
Net Effective ECM Payback	10.2 Years

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

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

Energy Conservation Measures Screening:

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

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.

Barre Unified Union SD

Energy Conservation Measures

	Description of ECM	Location	Net Projected Initial Investment ($)	Estimated Annual Savings #2 Oil (Gal)	Estimated Annual Savings Electricity (kWh)	Estimated Annual Savings Water (KGal)	Total Energy Savings (MMBTU)	Total Green House Gas Savings ($MtCO^2/Yr.$)	Estimated Utility Cost Savings ($)	Estimated Annual O&M Savings ($)	Total Estimated Annual Cost Savings ($)	Simple Payback (Yrs)	Life Cycle Savings ($)	Expected Useful Life (EUL) (Yrs)
1	Install Low Flow Faucet Aerators, Replace 6x 2GPM rated bathroom aerators with 0.5GPM WaterSense certified aerators	Location: Restrooms, lounge	$91	0.0	265.2	1.7	0.9	0.1	$48	$0	$76	1.2	$554	10
2	Install Low Flow Tankless Restroom Fixtures, Retrofit 2x; 1.6 GPF toilets with dual-flush flush valves	Location: Restrooms	$374	0.0	0.0	9.0	0.0	0.0	$0	$0	$144	2.6	$1,350	15
3	Replace Existing Linear Fluorescent Lamps, Replace 40x F44T8 with F44LED; Replace 17x F42T8 with F42LED; Replace 13x F44T8 with F44LED	Location: Throughout building	$4,717	0.0	7,000.9	0.0	23.9	1.7	$1,260	$153	$1,413	3.3	$12,151	15
4	Retrofit Flush Tank Toilets to Dual Flush, Retrofit 2x 1.6GPF toilets to dual-flush	Location: Restrooms	$262	0.0	0.0	2.6	0.0	0.0	$0	$0	$41	6.3	$352	20
6	Replace Inefficient Heating Plant, Replace (2x) Cast Iron boiler(s) with (2x) 95% efficient Condensing Boiler	Location: Boiler room	$27,837	1,105.3	0.0	0.0	153.1	11.2	$3,073	$154	$3,226	8.6	$28,342	25
7	Replace Existing Air Conditioners with Energy Star Air Conditioners, Replace 2x 48000Btuh Cooling Unit with 2x Split System-48000 Unit; 1x 36000Btuh Cooling Unit with 1x Split System-36000 Unit; 1x 24000Btuh Cooling Unit with 1x Split System-24000 Unit	Location:Building exterior	$18,100	0.0	8,148.6	0.0	27.8	1.9	$1,467	$73	$1,540	11.8	$285	15
Totals for no/low cost items			$726	0.0	265.2	13.2	0.9	0.1	$48	$0	$261	2.8		
Total for capital cost			$50,654	1,105.3	15,149.5	0.0	204.8	14.8	$5,800	$380	$6,179	8.2		
Interactive Savings Discount @10%				-110.5	-1,541.5	-1.3	-20.6	-1.5	-$585	-$38	-$644			
Total Contingency Expenses @ 15%			$7,707											
Totals for improvements			$59,088	994.7	13,873.2	11.9	185.1	13.4	$5,263	$342	$5,796	10.2		

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 Barre Unified Union SD - Main Building, 120 Ayers Street, Barre VT,05641, 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: School Educational Capacity and Programming Space
Appendix D: Accessibility Review & Photos
Appendix E: Component Condition Report
Appendix F: Replacement Reserves
Appendix G: Depleted Value Report

Appendix A:
Photographic Record

Photographic Overview

1 - OVERVIEW OF FRONT ELEVATION

2 - OVERVIEW OF LEFT ELEVATION

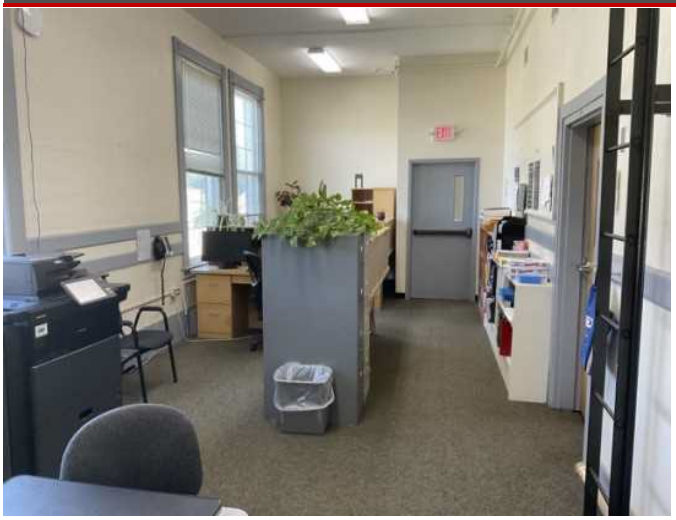
3 - OVERVIEW OF REAR ELEVATION

4 - OVERVIEW OF RIGHT ELEVATION

5 - OVERVIEW OF OFFICE SPACE

6 - OVERVIEW OF OFFICE SPACE

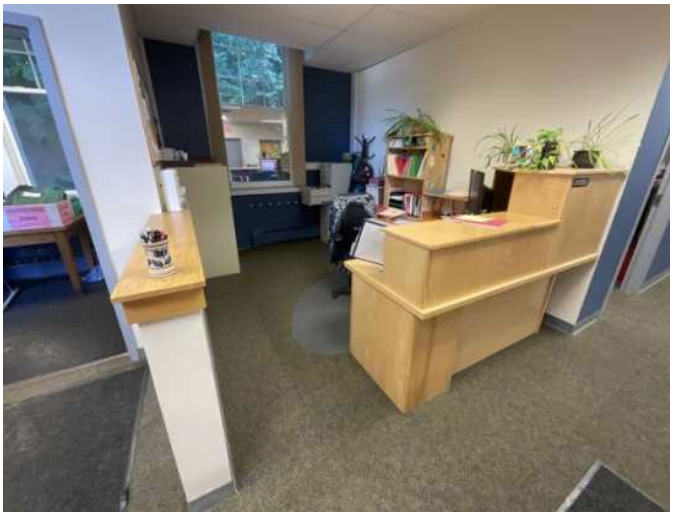
Photographic Overview



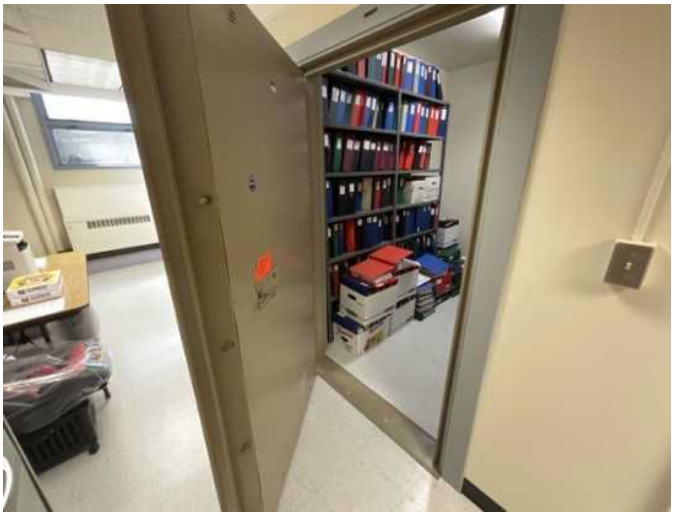
7 - PHOTO OF SHARED OFFICE SPACE

8 - OVERVIEW OF CONFERENCE ROOM

9 - OVERVIEW OF FILE STORAGE



10 - OVERVIEW OF RECEPTION AREA



11 - PHOTO OF FILE SAFE

12 - OVERVIEW OF BREAKROOM SPACE

Appendix B:
Site Plans

Site Plan

Project Name	Project Number
Vermont Agency of Education	158982.22R000-023.379 Barre Unified Union SD

Source	On-Site Date
Google MyMaps	July 20, 2023

Appendix C:
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

Barre Unified Union SD - Main Building

At the time of this assessment there was no information available for this location.

Appendix D:
Accessibility Review & Photos

Visual Survey - ADA Standards for Accessible Design

Property Name: Barre Unified Union SD

BV Project Number: 158982.22R000-023.379

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			Blocked hallway access	
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

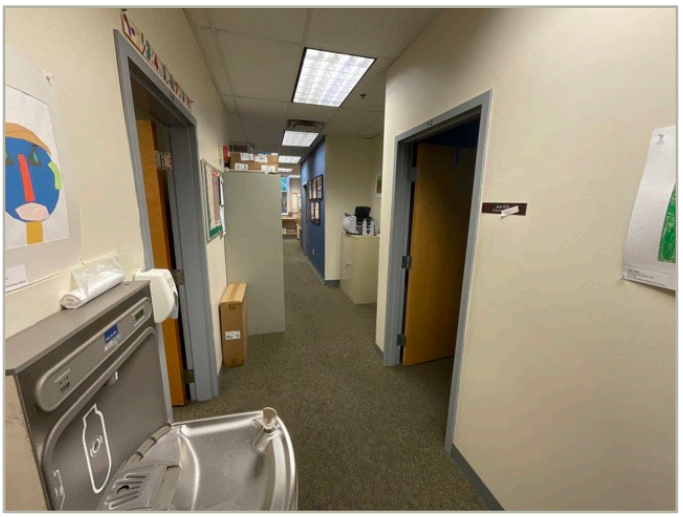
2 - CLOSE-UP OF STALL or 2ND PARK AREA

3 - EXT RAMP or PRIMARY PATH OF TRAVEL

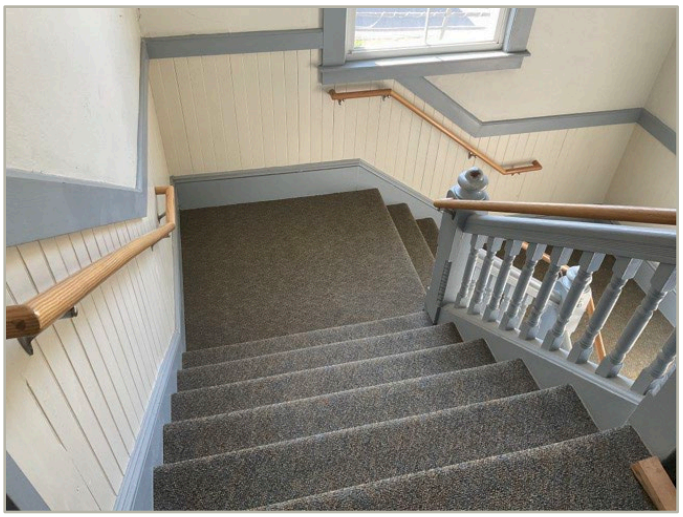
4 - CURB CUT or 2ND PATH OF TRAVEL

5 - MAIN ACCESSIBLE ENTRANCE

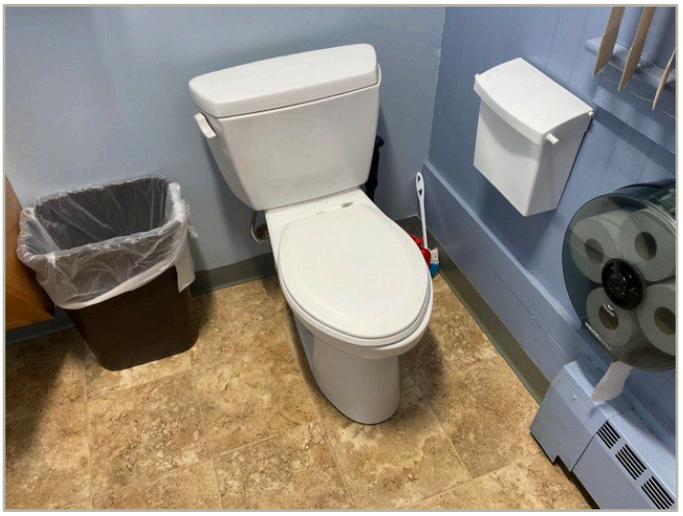
6 - 2nd ENTRANCE or SIGNAGE/HARDWARE



7 - ACCESSIBLE INTERIOR PATH (RAMP/LIFT)



8 - HARDWARE, STAIR RAILS or SELF-SERVICE AREA



9 - TOILET STALL OVERVIEW

10 - SINK, FAUCET HANDLES or ACCESSORIES

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 E:
Component Condition Report

Component Condition Report | BARRE UNIFIED UNION SD - Main Building

UF L3 Code	Location	Category	Condition	Asset/Component/Repair	Quantity	Unit	RUL	ID
Structure								
B1080	Stairwells	Structure	Fair	Stairs, Metal or Pan-Filled, Interior	250	SF	21	6881050
Facade								
B2010	Building Exterior	Facade	Fair	Exterior Walls, Brick	4,500	SF	20	6881023
B2020	Building Exterior	Facade	Fair	Window, Aluminum Double-Glazed, 16-25 SF	5		2	6881039
B2020	Building Exterior	Facade	Fair	Window, Vinyl-Clad Double-Glazed, 16-25 SF	39		2	6881065
B2050	Building Exterior	Facade	Fair	Exterior Door, Wood, Solid-Core Decorative High-End w/ Glazing	2		3	6881057
B2050	Building Exterior	Facade	Fair	Exterior Door, Steel, Standard	4		12	6881013
Roofing								
B3010	Roof	Roofing	Good	Roofing, Asphalt Shingle, 20-Year Standard	3,200	SF	17	6881067
Interiors								
C1030	Throughout building	Interiors	Fair	Interior Door, Wood, Solid-Core Decorative High-End	3		17	6881022
C1030	Throughout building	Interiors	Fair	Interior Door, Wood, Solid-Core	15		17	6881071
C1030	Throughout building	Interiors	Fair	Interior Door, Wood, Solid-Core Decorative High-End	2		5	6881036
C1030	Throughout building	Interiors	Fair	Interior Door, Steel, w/ Extensive Glazing	7		11	6881028
C1070	Throughout building	Interiors	Fair	Suspended Ceilings, Acoustical Tile (ACT)	3,100	SF	12	6881063
C2010	Throughout building	Interiors	Fair	Wall Finishes, any surface, Prep & Paint	10,000	SF	3	6881016
C2030	Throughout building	Interiors	Fair	Flooring, Wood, Strip	1,000	SF	5	6881046
C2030	Throughout building	Interiors	Fair	Flooring, Carpet, Commercial Standard	3,000	SF	2	6881059
C2030	Restrooms	Interiors	Good	Flooring, Ceramic Tile	250	SF	27	6881051
C2030	Boiler room	Interiors	Fair	Flooring, any surface, w/ Paint or Sealant, Prep & Paint	500	SF	2	6881054
C2030	Throughout building	Interiors	Fair	Flooring, Vinyl Tile (VCT)	2,000	SF	2	6881029
C2050	Throughout building	Interiors	Fair	Ceiling Finishes, any flat surface, Prep & Paint	3,100	SF	2	6881058
Plumbing								
D2010	Throughout building	Plumbing	Fair	Plumbing System, Supply & Sanitary, Medium Density (excludes fixtures)	6,200	SF	12	6881048
D2010	Restrooms	Plumbing	Good	Toilet, Residential Water Closet	2		22	6881041
D2010	Boiler room	Plumbing	Fair	Water Heater, Electric, Residential, 30 to 52 GAL	1		7	6881027
D2010	Lounge	Plumbing	Fair	Sink/Lavatory, Drop-In Style, Stainless Steel	1		17	6881042
D2010	Restrooms	Plumbing	Fair	Toilet, Commercial Water Closet	2		2	6881009
D2010	Restrooms	Plumbing	Fair	Urinal, Standard	3		2	6881049
D2010	Restrooms	Plumbing	Fair	Sink/Lavatory, Service Sink, Laundry	1		17	6881047
D2010	Boiler room	Plumbing	Fair	Pump, Circulation, Domestic Water, 1 HP	2		7	6881035
D2010	Hallway	Plumbing	Fair	Drinking Fountain, Wall-Mounted, Single-Level	1		7	6881012
D2010	Restrooms	Plumbing	Fair	Sink/Lavatory, Vanity Top, Solid Surface or Vitreous China	5		17	6881038
D2060	Basement	Plumbing	Fair	Supplemental Components, Compressed Air Dryer, Process Support	1		7	6881024
D2060	Basement	Plumbing	Fair	Air Compressor, Tank-Style	1		3	6881019
HVAC								
D3010	Boiler room	HVAC	Fair	Storage Tank, Fuel, Interior	2		4	6881021
D3020	Boiler room	HVAC	Fair	Boiler Supplemental Components, Expansion Tank	1		9	6881053
D3020	Boiler room	HVAC	Fair	Boiler, Oil, HVAC	2		5	6881055

UF L3 Code	Location	Category	Condition	Asset/Component/Repair	Quantity	Unit	RUL	ID
D3020	Throughout building	HVAC	Fair	Radiator, Hydronic, Baseboard (per LF)	150	LF	7	6881018
D3020	Attic	HVAC	Fair	Air Ventilator, Energy Recovery Unit, up to 6500 CFM	1		2	6881026
D3030	Building exterior	HVAC	Fair	Split System, Condensing Unit/Heat Pump	1		3	6881020
D3030	Building exterior	HVAC	Good	Split System Ductless, Single Zone, 1.5 to 2 TON	1		14	6881032
D3030	Building exterior	HVAC	Fair	Split System, Condensing Unit/Heat Pump	1		3	6881060
D3030	Boiler room	HVAC	Fair	Split System, Fan Coil Unit, DX, 3.5 to 5 TON	1		2	6881037
D3030	Building exterior	HVAC	Fair	Split System, Condensing Unit/Heat Pump	1		3	6881064
D3030	Building exterior	HVAC	Fair	Split System Ductless, Single Zone, 2.5 to 3 TON	1		10	6881025
D3030	Building exterior	HVAC	Fair	Split System, Condensing Unit/Heat Pump	1		2	6881045
D3050	Throughout building	HVAC	Fair	HVAC System, Hydronic Piping, 2-Pipe	6,200	SF	12	6881044
D3050	Throughout building	HVAC	Fair	HVAC System, Ductwork, Medium Density	6,200	SF	7	6881033
Fire Protection								
D4010	Throughout building	Fire Protection	Fair	Fire Suppression System, Existing Sprinkler Heads, by SF	6,200	SF	3	6881052
D4010	Boiler room	Fire Protection	Fair	Fire Riser, Dry Standpipe, 4 IN	1		12	6881070
D4030	Throughout building	Fire Protection	Good	Fire Extinguisher, Type ABC, up to 20 LB	10		9	6881040
Electrical								
D5020	Boiler room	Electrical	Fair	Distribution Panel, 120/208 V	2		2	6881017
D5030	Throughout building	Electrical	Fair	Electrical System, Wiring & Switches, High Density/Complexity	6,200	SF	12	6881030
D5040	Throughout building	Electrical	Fair	Interior Lighting System, Full Upgrade, High Density & Standard Fixtures	6,200	SF	7	6881034
Fire Alarm & Electronic Systems								
D7030	Throughout building	Fire Alarm & Electronic Systems	Fair	Security/Surveillance System, Full System Upgrade, Average Density	6,200	SF	7	6881031
D7050	Throughout building	Fire Alarm & Electronic Systems	Fair	Fire Alarm System, Full System Upgrade, Standard Addressable, Upgrade/Install	6,200	SF	7	6881014
D7050	Main entrance	Fire Alarm & Electronic Systems	Fair	Fire Alarm Panel, Fully Addressable	1		2	6881061
Equipment & Furnishings								
E2010	Throughout building	Equipment & Furnishings	Fair	Casework, Cabinetry, Hardwood Standard	50	LF	7	6881066
E2010	Lounge	Equipment & Furnishings	Fair	Casework, Cabinetry Hardwood High-End	30	LF	7	6881011
Pedestrian Plazas & Walkways								
G2020	Site	Pedestrian Plazas & Walkways	Good	Parking Lots, Pavement, Asphalt, Mill & Overlay	11,500	SF	17	6891293
G2020	Site	Pedestrian Plazas & Walkways	Fair	Parking Lots, Pavement, Asphalt, Seal & Stripe	11,500	SF	2	6881015
Sitework								
G2060	Site	Sitework	Good	Picnic Table, Wood/Composite/Fiberglass	3		17	6881043
G2060	Site	Sitework	Fair	Retaining Wall, Concrete Masonry Unit (CMU)	220	SF	12	6881062
G4050	Building exterior	Sitework	Fair	Exterior Fixture w/ Lamp, any type, w/ LED Replacement	5		7	6881056

Appendix F:
Replacement Reserves

Replacement Reserves Report
BARRE UNIFIED UNION SD - 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
$0	$0	$140,211	$47,625	$5,853	$67,238	$0	$198,963	$0	$4,802	$8,198	$9,205	$273,853	$22,028	$7,260	$0	$0	$214,493	$21,451	$2,630	$430,758	$1,454,567

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
B2010	6881023	Exterior Walls, Brick, Replace	50	30	20	4500	SF	$53.00	$238,500																					$238,500	$238,500
B2020	6881039	Window, Aluminum Double-Glazed, 16-25 SF, Replace	30	28	2	5	EA	$950.00	$4,750			$4,750																			$4,750
B2020	6881065	Window, Vinyl-Clad Double-Glazed, 16-25 SF, Replace	30	28	2	39	EA	$900.00	$35,100			$35,100																			$35,100
B2050	6881057	Exterior Door, Wood, Solid-Core Decorative High-End w/ Glazing, Replace	25	22	3	2	EA	$2,100.00	$4,200				$4,200																		$4,200
B2050	6881013	Exterior Door, Steel, Standard, Replace	40	28	12	4	EA	$600.00	$2,400													$2,400									$2,400
B3010	6881067	Roofing, Asphalt Shingle, 20-Year Standard, Replace	20	3	17	3200	SF	$3.80	$12,160																		$12,160				$12,160
C1030	6881036	Interior Door, Wood, Solid-Core Decorative High-End, Replace	40	35	5	2	EA	$1,500.00	$3,000						$3,000																$3,000
C1030	6881028	Interior Door, Steel, w/ Extensive Glazing, Replace	40	29	11	7	EA	$950.00	$6,650												$6,650										$6,650
C1030	6881022	Interior Door, Wood, Solid-Core Decorative High-End, Replace	40	23	17	3	EA	$1,500.00	$4,500																		$4,500				$4,500
C1030	6881071	Interior Door, Wood, Solid-Core, Replace	40	23	17	15	EA	$700.00	$10,500																		$10,500				$10,500
C1070	6881063	Suspended Ceilings, Acoustical Tile (ACT), Replace	25	13	12	3100	SF	$3.50	$10,850													$10,850									$10,850
C2010	6881016	Wall Finishes, any surface, Prep & Paint	10	7	3	10000	SF	$1.50	$15,000				$15,000										$15,000								$30,000
C2030	6881054	Flooring, any surface, w/ Paint or Sealant, Prep & Paint	10	8	2	500	SF	$1.50	$750			$750										$750									$1,500
C2030	6881046	Flooring, Wood, Strip, Replace	30	25	5	1000	SF	$15.00	$15,000						$15,000																$15,000
C2030	6881029	Flooring, Vinyl Tile (VCT), Replace	15	13	2	2000	SF	$5.00	$10,000			$10,000															$10,000				$20,000
C2030	6881059	Flooring, Carpet, Commercial Standard, Replace	10	8	2	3000	SF	$7.50	$22,500			$22,500										$22,500									$45,000
C2050	6881058	Ceiling Finishes, any flat surface, Prep & Paint	10	8	2	3100	SF	$2.00	$6,200			$6,200										$6,200									$12,400
D2010	6881027	Water Heater, Electric, Residential, 30 to 52 GAL, Replace	15	8	7	1	EA	$900.00	$900								$900														$900
D2010	6881035	Pump, Circulation, Domestic Water, 1 HP, Replace	15	8	7	2	EA	$3,300.00	$6,600								$6,600														$6,600
D2010	6881048	Plumbing System, Supply & Sanitary, Medium Density (excludes fixtures), Replace	40	28	12	6200	SF	$11.00	$68,200													$68,200									$68,200
D2010	6881009	Toilet, Commercial Water Closet, Replace	30	28	2	2	EA	$1,300.00	$2,600			$2,600																			$2,600
D2010	6881049	Urinal, Standard, Replace	30	28	2	3	EA	$1,100.00	$3,300			$3,300																			$3,300
D2010	6881012	Drinking Fountain, Wall-Mounted, Single-Level, Replace	15	8	7	1	EA	$1,200.00	$1,200								$1,200														$1,200
D2010	6881042	Sink/Lavatory, Drop-In Style, Stainless Steel, Replace	30	13	17	1	EA	$1,200.00	$1,200																		$1,200				$1,200
D2010	6881047	Sink/Lavatory, Service Sink, Laundry, Replace	30	13	17	1	EA	$900.00	$900																		$900				$900
D2010	6881038	Sink/Lavatory, Vanity Top, Solid Surface or Vitreous China, Replace	30	13	17	5	EA	$1,100.00	$5,500																		$5,500				$5,500
D2060	6881019	Air Compressor, Tank-Style, Replace	20	17	3	1	EA	$5,150.00	$5,150				$5,150																		$5,150
D2060	6881024	Supplemental Components, Compressed Air Dryer, Process Support, Replace	20	13	7	1	EA	$5,600.00	$5,600								$5,600														$5,600
D3010	6881021	Storage Tank, Fuel, Interior, Replace	25	21	4	2	EA	$2,600.00	$5,200					$5,200																	$5,200
D3020	6881055	Boiler, Oil, HVAC, Replace	30	25	5	2	EA	$20,000.00	$40,000						$40,000																$40,000
D3020	6881026	Air Ventilator, Energy Recovery Unit, up to 6500 CFM, Replace	15	13	2	1	EA	$12,987.00	$12,987			$12,987															$12,987				$25,974
D3020	6881018	Radiator, Hydronic, Baseboard (per LF), Replace	30	23	7	150	LF	$150.00	$22,500								$22,500														$22,500
D3020	6881053	Boiler Supplemental Components, Expansion Tank, Replace	40	31	9	1	EA	$2,180.00	$2,180										$2,180												$2,180
D3030	6881037	Split System, Fan Coil Unit, DX, 3.5 to 5 TON, Replace	15	13	2	1	EA	$4,600.00	$4,600			$4,600															$4,600				$9,200

Uniformat Code	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost *	Subtotal	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	Deficiency Repair Estimate
D3030	6881045	Split System, Condensing Unit/Heat Pump, Replace	15	13	2	1	EA	$5,200.00	$5,200			$5,200															$5,200				$10,400
D3030	6881020	Split System, Condensing Unit/Heat Pump, Replace	15	12	3	1	EA	$5,200.00	$5,200				$5,200															$5,200			$10,400
D3030	6881060	Split System, Condensing Unit/Heat Pump, Replace	15	12	3	1	EA	$4,000.00	$4,000				$4,000															$4,000			$8,000
D3030	6881064	Split System, Condensing Unit/Heat Pump, Replace	15	12	3	1	EA	$3,400.00	$3,400				$3,400															$3,400			$6,800
D3030	6881025	Split System Ductless, Single Zone, 2.5 to 3 TON, Replace	15	5	10	1	EA	$6,100.00	$6,100											$6,100											$6,100
D3030	6881032	Split System Ductless, Single Zone, 1.5 to 2 TON, Replace	15	1	14	1	EA	$4,800.00	$4,800															$4,800							$4,800
D3050	6881044	HVAC System, Hydronic Piping, 2-Pipe, Replace	40	28	12	6200	SF	$5.00	$31,000													$31,000									$31,000
D3050	6881033	HVAC System, Ductwork, Medium Density, Replace	30	23	7	6200	SF	$4.00	$24,800								$24,800														$24,800
D4010	6881052	Fire Suppression System, Existing Sprinkler Heads, by SF, Replace	25	22	3	6200	SF	$1.07	$6,634				$6,634																		$6,634
D4010	6881070	Fire Riser, Dry Standpipe, 4 IN, Replace	40	28	12	1	EA	$7,000.00	$7,000													$7,000									$7,000
D4030	6881040	Fire Extinguisher, Type ABC, up to 20 LB, Replace	10	1	9	10	EA	$150.00	$1,500										$1,500										$1,500		$3,000
D5020	6881017	Distribution Panel, 120/208 V, Replace	30	28	2	2	EA	$2,000.00	$4,000			$4,000																			$4,000
D5030	6881030	Electrical System, Wiring & Switches, High Density/Complexity, Replace	40	28	12	6200	SF	$4.00	$24,800													$24,800									$24,800
D5040	6881034	Interior Lighting System, Full Upgrade, High Density & Standard Fixtures, Replace	20	13	7	6200	SF	$5.00	$31,000								$31,000														$31,000
D7030	6881031	Security/Surveillance System, Full System Upgrade, Average Density, Replace	15	8	7	6200	SF	$2.00	$12,400								$12,400														$12,400
D7050	6881061	Fire Alarm Panel, Fully Addressable, Replace	15	13	2	1	EA	$15,000.00	$15,000			$15,000															$15,000				$30,000
D7050	6881014	Fire Alarm System, Full System Upgrade, Standard Addressable, Upgrade/Install	20	13	7	6200	SF	$3.00	$18,600								$18,600														$18,600
E2010	6881066	Casework, Cabinetry, Hardwood Standard, Replace	20	13	7	50	LF	$300.00	$15,000								$15,000														$15,000
E2010	6881011	Casework, Cabinetry Hardwood High-End, Replace	20	13	7	30	LF	$500.00	$15,000								$15,000														$15,000
G2020	6881015	Parking Lots, Pavement, Asphalt, Seal & Stripe	5	3	2	11500	SF	$0.45	$5,175			$5,175					$5,175					$5,175					$5,175				$20,700
G2020	6891293	Parking Lots, Pavement, Asphalt, Mill & Overlay	25	8	17	11500	SF	$3.50	$40,250																		$40,250				$40,250
G2060	6881043	Picnic Table, Wood/Composite/Fiberglass, Replace	20	3	17	3	EA	$600.00	$1,800																		$1,800				$1,800
G2060	6881062	Retaining Wall, Concrete Masonry Unit (CMU), Replace	40	28	12	220	SF	$60.00	$13,200													$13,200									$13,200
G4050	6881056	Exterior Fixture w/ Lamp, any type, w/ LED Replacement, Replace	20	13	7	5	EA	$600.00	$3,000								$3,000														$3,000
								Totals, Unescalated		$0	$0	$132,162	$43,584	$5,200	$58,000	$0	$161,775	$0	$3,680	$6,100	$6,650	$192,075	$15,000	$4,800	$0	$0	$129,772	$12,600	$1,500	$238,500	$1,011,398
								Totals, Escalated (3.0% inflation, compounded annually)		$0	$0	$140,211	$47,625	$5,853	$67,238	$0	$198,963	$0	$4,802	$8,198	$9,205	$273,853	$22,028	$7,260	$0	$0	$214,493	$21,451	$2,630	$430,758	$1,454,567

Appendix G:
Depleted Value Report

BARRE UNIFIED UNION SD - Main Building

Depleted Value Index

57.1%

System	System Contribution	System Value
Air Compressor	$ 3,605	$ 5,150
Air Ventilator	$ 8,442	$ 12,987
Boiler	$ 24,000	$ 40,000
Boiler Supplemental Components	$ 1,889	$ 2,180
Casework	$ 9,750	$ 15,000
Casework	$ 1,500	$ 15,000
Ceiling Finishes	$ 4,340	$ 6,200
Distribution Panel	$ 3,520	$ 4,000
Drinking Fountain	$ 1,000	$ 1,200
Electrical System	$ 19,840	$ 24,800
Exterior Door	$ 1,365	$ 4,200
Exterior Door	$ 1,920	$ 2,400
Exterior Fixture w/ Lamp	$ 2,600	$ 3,000
Exterior Walls	$ 166,950	$ 238,500
Fire Alarm Panel	$ 11,500	$ 15,000
Fire Alarm System	$ 10,695	$ 18,600
Fire Extinguisher	$ 863	$ 1,500
Fire Riser	$ 6,125	$ 7,000
Fire Suppression System	$ 4,810	$ 6,634
Flooring	$ 9,750	$ 15,000
Flooring	$ 7,200	$ 22,500
Flooring	$ 2,700	$ 4,500
Flooring	$ 113	$ 750
Flooring	$ 7,000	$ 10,000
HVAC System	$ 16,533	$ 31,000
HVAC System	$ 19,013	$ 24,800
Interior Door	$ 3,150	$ 4,500
Interior Door	$ 1,575	$ 10,500
Interior Door	$ 1,600	$ 3,000
Interior Door	$ 2,882	$ 6,650
Interior Lighting System	$ 13,433	$ 31,000
Parking Lots	$ 17,442	$ 40,250
Parking Lots	$ 4,140	$ 5,175
Picnic Table	$ 1,440	$ 1,800
Plumbing System	$ 59,107	$ 68,200
Pump	$ 5,280	$ 6,600
Radiator	$ 19,500	$ 22,500

System	System Contribution	System Value
Retaining Wall	$ 880	$ 13,200
Roofing	$ 4,053	$ 12,160
Security/Surveillance System	$ 7,192	$ 12,400
Sink/Lavatory	$ 1,008	$ 1,200
Sink/Lavatory	$ 585	$ 900
Sink/Lavatory	$ 2,860	$ 5,500
Split System	$ 1,387	$ 5,200
Split System	$ 3,733	$ 4,000
Split System	$ 4,293	$ 4,600
Split System	$ 2,380	$ 3,400
Split System	$ 2,773	$ 5,200
Split System Ductless	$ 4,480	$ 4,800
Split System Ductless	$ 5,693	$ 6,100
Stairs	$ -	$ 12,000
Storage Tank	$ -	$ 5,200
Supplemental Components	$ -	$ 5,600
Suspended Ceilings	$ -	$ 10,850
Toilet	$ -	$ 1,400
Toilet	$ -	$ 2,600
Urinal	$ -	$ 3,300
Wall Finishes	$ -	$ 15,000
Water Heater	$ -	$ 900
Window	$ -	$ 4,750
Window	$ -	$ 35,100
Totals	**$ 517,889**	**$ 907,436**