FACILITY CONDITION ASSESSMENT

prepared for

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

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ON SITE DATE:
June 8, 2023

MALLETTS BAY SCHOOL - Main Building (PS174-)
609 Blakely Road
Colchester VT,05446

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1. Executive Summary

Property Overview and Assessment Details

General Information	
Property Type	School
School ID Number	PS174-
Main Address	609 Blakely Road, Colchester VT,05446
E911 Address Verification	Zip 05446-4153, Fixed abbreviations, Matched Street and city and state, Primary number invalid
GPS Location (Verified E911)	Main Building 44.5374, -73.20798
Site Developed	1962 Renovated: 1997
Site Area	8.4 acres (estimated)
Parking Spaces	125 total spaces all in open lots; 4 of which are accessible.
Building Square Footage	61,315 (Verified)
Number of Stories	1 above grade
Supervisory Union/ District	Colchester SD
Date(s) of Visit	June 8, 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

Malletts Bay School was built in 1962 has received periodic renovations and upgrades since then.

Architectural

Interior finishes are primarily vinyl tile floors with a partial carpet rug overlay in most classrooms and suspended acoustic ceilings throughout. Wall finishes are painted gypsum board or painted CMU. Windows are a combination of aluminum frame and vinyl frame double pane units. Lights are switch controlled surface mounted fluorescent troffers.

Mechanical, Electrical, Plumbing and Fire (MEPF)

Heating is provided by natural gas fired boilers feeding baseboard radiators and unit ventilators located throughout. Energy recovery units, exhaust fans and a make-up air heater provide ventilation. Cooling is provided by multiple window or portable air conditioning units located in most rooms with windows. Electrical is distributed throughout the building and no emergency generator is present. Restrooms are primarily small toilet and sink combinations distributed and shared throughout the classrooms. The building is fully sprinkled with no fire pump present.

Site

The site is a large mostly level site with wood chip covered playgrounds located at the rear of the building. The site is adjacent to and shares road access with Colchester Middle School.

Recommended Additional Studies

Only minor issues were noted as shown in the appendix.

Facility Condition Index (FCI)

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

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

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

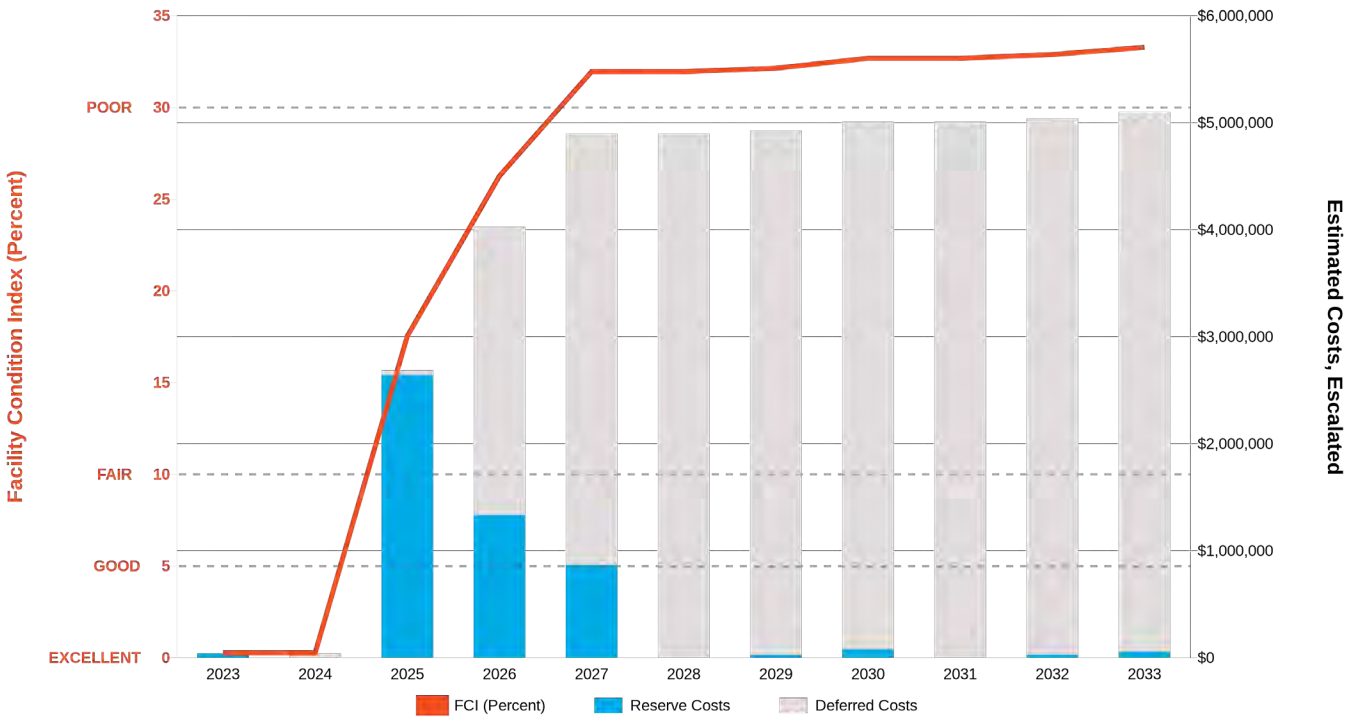
FCI Analysis		
Replacement Value	*Total SF*	*Cost/SF*
$15,328,750	61,315	$250
Current FCI	$41,300	**0.3%**
3-Year	$4,026,100	**26.3%**
5-Year	$4,898,000	**32.0%**
10-Year	$5,101,400	**33.3%**

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: $15,328,750.00 **Inflation Rate: 3%** **Average Needs (per year - over next 10 years): $463,761.00**



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	41,250	0	0	0	0	41,250	0
2024	0	0	0	0	0	41,250	0
2025	2,494,382	151,908	0	0	151,908	2,687,540	0.18
2026	1,224,922	113,583	0	0	113,583	4,026,045	0.26
2027	774,670	97,228	0	0	97,228	4,897,943	0.32
2028	0	0	0	0	0	4,897,943	0.32
2029	0	0	24,000	4,657	4,657	4,897,943	0.32
2030	44,000	10,114	23,512	5,405	15,519	4,952,057	0.32
2031	0	0	0	0	0	4,952,057	0.32
2032	0	0	24,000	7,315	7,315	4,952,057	0.32
2033	45,000	15,476	0	0	15,476	5,012,533	0.33
2034	16,200	6,225	0	0	6,225	5,034,958	0.33
2035	1,700	724	566,112	241,028	241,752	5,037,382	0.33
2036	0	0	0	0	0	5,037,382	0.33
2037	1,328,300	680,873	0	0	680,873	7,046,555	0.46
2038	7,200	4,017	24,000	13,391	17,408	7,057,772	0.46
2039	1,700	1,028	0	0	1,028	7,060,500	0.46
2040	0	0	677,044	442,007	442,007	7,060,500	0.46
2041	12,870	9,040	58,800	41,303	50,343	7,082,410	0.46
2042	0	0	53,500	40,313	40,313	7,082,410	0.46

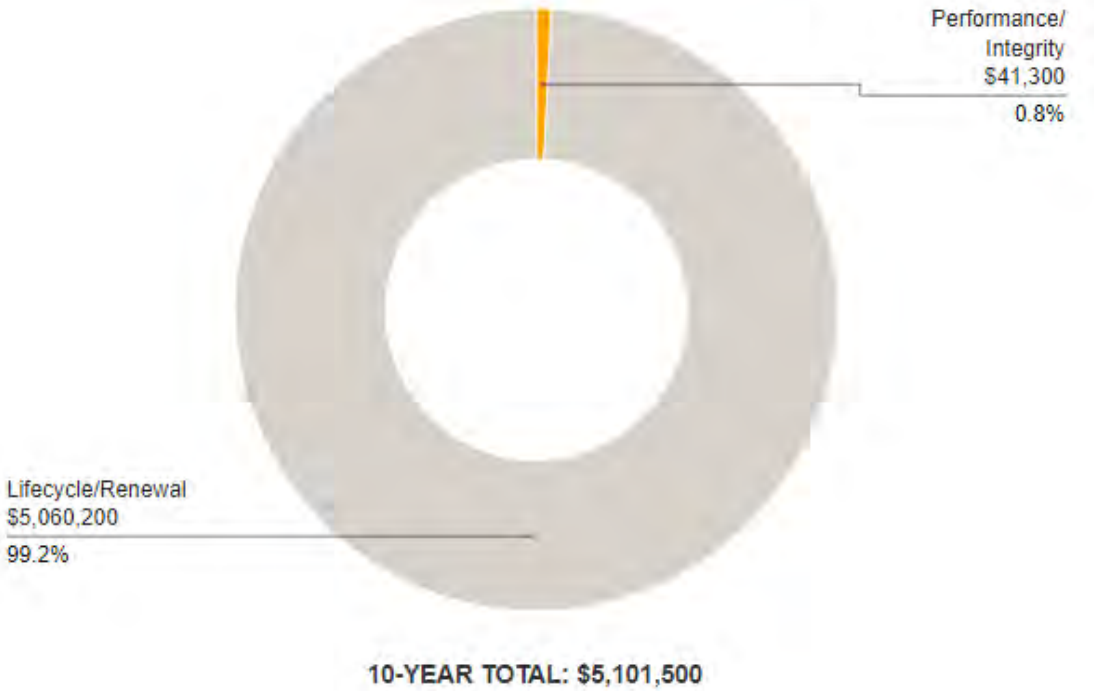
Plan Types

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)

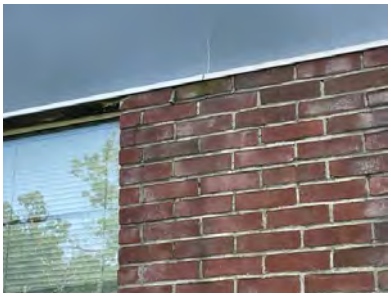


10-YEAR TOTAL: $5,101,500

Immediate Needs

ID	Location Description	UF Code	Description	Condition	Plan Type	Cost
6931264	Building Exterior	B2010	Exterior Walls, Brick, Repair/Repoint	Poor	Performance/Integrity	$41,300
					Total	**$41,300**

Key Findings



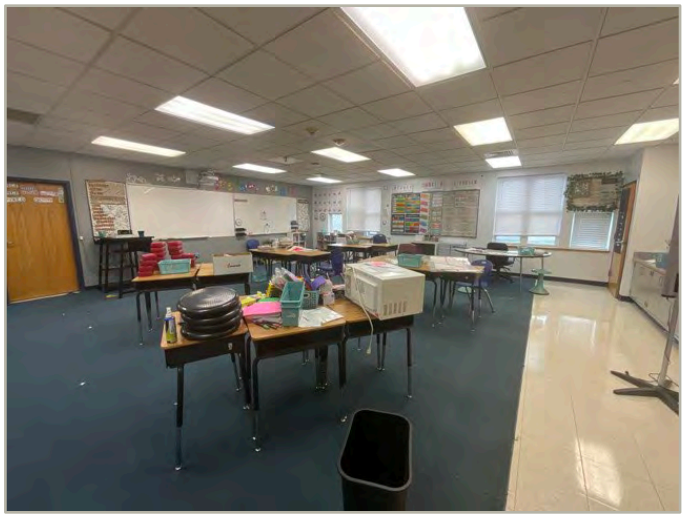
Exterior Walls in Poor condition.

Brick
MALLETTS BAY SCHOOL - Main Building - Building Exterior

Uniformat Code: B2010
Recommendation: **Repair/Repoint in 2023**
Priority Score: **89.9**
Plan Type: Performance/Integrity
Cost Estimate: $41,300
**$$$**$

Some areas need repointing - AssetCALC ID: 6931264

2. Building and Site Information



System Summary

System	*Description*	*Condition*
Structure	Masonry bearing walls with metal roof deck supported by open-web steel joists and concrete raft foundation slab.	Fair
Facade	Primary Wall Finish: Brick Secondary Wall Finish: Vinyl Siding Windows: Vinyl	Fair
Roof	Primary: Flat construction with single-ply TPO/PVC membrane Secondary: Flat construction with single-ply EPDM membrane	Fair
Interiors	Walls: Painted gypsum board and CMU Floors: Carpet, VCT, Vinyl Sheet Ceilings: ACT, Unfinished/exposed	Fair
Elevators	None	N/A
Plumbing	Distribution: Copper supply and cast-iron waste & venting Hot Water: Gas water heater with storage tanks and tankless water heater Fixtures: Toilets and sinks in all restrooms	Fair
HVAC	Central System: Boilers feeding hydronic baseboard radiators and cabinet terminal units. Non-Central System: Window and Portable Air Conditioning Units Supplemental components: Energy Recovery Units and Make-up air units	Fair
Safety and Security	Cameras, card readers, perimeter intrusion detection, security windows and doors, fencing, lighting, traffic gates. Multiple points of auto locking doors, main entry monitored, auto locking doors, internal locking on classroom doors, complete intercom system	Fair
Fire Suppression	Wet-pipe sprinkler system and fire extinguishers	Fair

Electrical	Source & Distribution: Main panel with copper wiring Interior Lighting: LED, linear fluorescent Emergency Power: None	Fair
Fire Alarm	Alarm panel with smoke detectors, alarms, strobes, pull stations, back-up emergency lights, and exit signs.	Fair
Equipment/Special	Commercial kitchen equipment	Good
Site Pavement	Asphalt lots with limited areas of concrete aprons and pavement and adjacent concrete sidewalks, curbs, and ramps	Fair
Site Development	Building-mounted signage; chain link and wood board fencing. Playgrounds Limited park benches, picnic tables, trash receptacles	Fair
Landscaping & Topography	Limited landscaping features including lawns, trees, bushes. Irrigation present Low to moderate site slopes throughout	Fair
Utilities	Municipal water and sewer Local utility-provided electric and natural gas	Fair
Site Lighting	Pole-mounted: LED Building-mounted: LED	Fair
Ancillary Structures	Storage sheds	Fair
Accessibility	Only Minor issues.	
Key Issues and Findings	Some aged HVAC components and infrastructure, aged electrical infrastructure, exterior brick walls need repointing, aged TPO and EPDM roof coverings.	

3. Supplemental Evaluations

Square Foot Verification

We have reviewed the square footage of 61,315 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	**66.4%**

System Expenditure Forecast

System	Immediate	Short Term (1-2 yr)	Near Term (3-5 yr)	Med Term (6-10 yr)	Long Term (11-20 yr)	TOTAL
Facade	$41,250	$289,625	$192,461	-	$18,151	$541,487
Roofing	-	-	$922,679	-	-	$922,679
Interiors	-	$771,346	$58,301	-	$1,013,955	$1,843,602
Plumbing	-	$14,936	$191,696	-	$1,085,557	$1,292,189
HVAC	-	$252,727	$370,425	-	$729,244	$1,352,396
Fire Protection	-	$73,102	$8,711	-	$4,704	$86,517
Electrical	-	$292,720	$20,259	-	$396,262	$709,241
Fire Alarm & Electronic Systems	-	$705,416	$100,500	-	$607,519	$1,413,435
Equipment & Furnishings	-	$157,325	$36,004	-	$208,671	$402,000
Special Construction & Demo	-	-	$14,066	-	-	$14,066
Site Utilities	-	-	$3,933	$54,114	-	$58,047
Site Development	-	$65,204	$94,381	$61,215	$119,299	$340,099
Site Pavement	-	$23,870	$196,964	$88,148	$69,268	$378,250
TOTALS	**$41,250**	**$2,646,271**	**$2,210,380**	**$203,477**	**$4,252,630**	**$9,354,008**

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 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
Malletts Bay School - Main Building	**6%**	158982.22R000-191.379	Elementary	61,315

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 Malletts Bay 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	One
Number of central steam meters observed	None
Number of domestic water meters observed	One

Average Utility Rates		
Electricity	Natural Gas	Water & Sewer
Average Rate	Average Rate	Blended Rate
$0.18 / kWh (est.)	$1.20 / therm (est.)	$16.11 / kGal (est.)

Electricity

Vermont Electric Co-op 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.

Natural Gas

Vermont Gas provides natural gas to the facility.
The primary use of natural gas is for space heating, domestic water heating, and cooking. 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 municipality 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 Malletts Bay 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 five 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	$36,931
Estimated Annual Cost Savings Related to ECMs	$12,169
Net Effective ECM Payback	3.0 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.

Mallets Bay School

Energy Conservation Measures

	Description of ECM	Location	Net Projected Initial Investment ($)	Estimated Annual Savings Nat Gas (therms)	Estimated Annual Savings Electricity (kWh)	Estimated Annual Savings Water (KGal)	Total Energy Savings (MMBTU)	Total Green House Gas Savings ($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 12x 1.5GPM rated bathroom aerators with 0.5GPM WaterSense certified aerators	Location: Restrooms	$182	42.1	0.0	5.8	4.2	0.2	$51	$0	$143	1.3	$1,041	10
2	Install Timers On Exhaust Fans; Install 14x timers on 14x Rooftop Exhaust Fans	Location: Roof	$4,607	846.3	12,411.0	0.0	127.0	7.4	$3,250	$0	$3,250	1.4	$34,186	15
3	Replace Existing Linear Fluorescent Lamps; Replace 650x F42T8 with F42LED	Location: Classrooms	$18,584	0.0	42,835.0	0.0	146.2	10.1	$7,710	$656	$8,366	2.2	$81,288	15
4	Install Low Flow Shower Heads; Replace 1x 2.5GPM with 1.5GPM WaterSense certified showerheads	Location: Locker rooms	$111	15.0	0.0	1.7	1.5	0.1	$18	$0	$46	2.4	$284	10
5	Install Low Flow Tankless Restroom Fixtures; Replace 3x 1GPF urinals with 0.125 GPF -Wall Mount urinal and Retrofit 29x 1.6 GPF toilets with dual-flush flush valves	Location: Restrooms	$8,631	0.0	0.0	106.5	0.0	0.0	$0	$0	$1,716	5.0	$11,854	15
Totals for no/low cost items			$293	57.2	0.0	7.5	5.7	0.3	$69	$0	$190	1.5		
Total for capital cost			$31,821	846.3	55,246.0	106.5	273.1	17.6	$10,960	$656	$13,331	2.4		
Interactive Savings Discount @10%				-90.3	-5,524.6	-11.4	-27.9	-1.8	-$1,103	-$66	-$1,352			
Total Contingency Expenses @ 15%			$4,817											
Totals for improvements			$36,931	813.1	49,721.4	102.6	251.0	16.1	$9,926	$590	$12,169	3.0		

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 Malletts Bay School - Main Building, 609 Blakely Road, Colchester VT,05446, 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

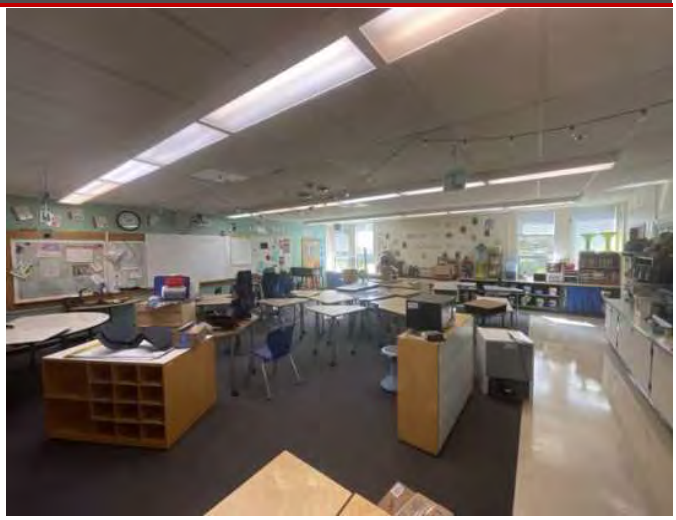
4 - RIGHT ELEVATION

5 - MAIN ENTRANCE

6 - FACADE

Photographic Overview

7 - FACADE



8 - INTERIOR

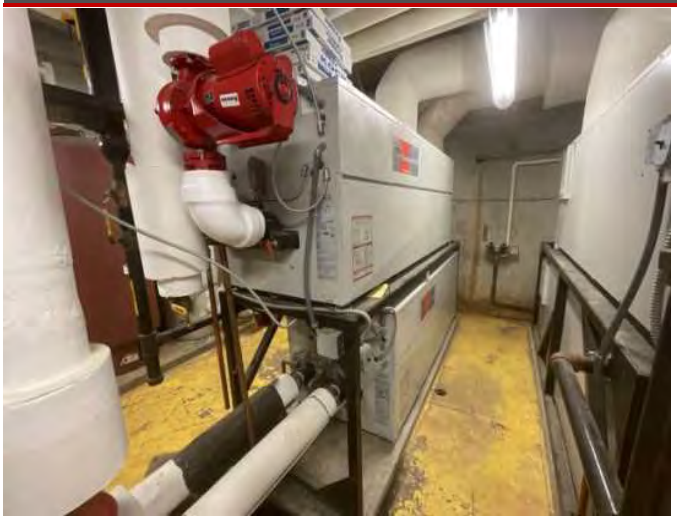
9 - GYMNASIUM

10 - KITCHEN

11 – ELECTRICAL DISTRIBUTION PANEL

12 - BAS/HVAC CONTROLS

Photographic Overview



13 - BOILERS

14 - PLAY STRUCTURE

15 - ROOF

16 - ROOF

17 - SITE

18 - MAIN PARKING AREA

Appendix B:
Site Plans

Site Plan

Project Name	Project Number
Vermont Agency of Education	158982.22R000-191.379 Malletts Bay School

Source	On-Site Date
Google MyMaps	June 8, 2023

Appendix C:
Stem/Steam Assessment

STEM/STEAM Evaluation

Property Name	STEM/STEAM Suitability Score	Project Number	School Type	Square Footage
Malletts Bay School - Main Building	**2%**	158982.22R000-191.379	High	61,315

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

	Overall Compliance				
Questions	**Art Room**	**Science Labs**	**Shops**	**Computer Lab**	**STEM/STEAM**
Does the room have chemical resilient perimeter counters with a minimum of two sinks, one being ADA accessible?	2- Partial				
Does the room have electrical outlet distribution along perimeter walls and from the ceiling?	2- Partial				
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?	2- Partial				
Does the room have visual display boards?	2- Partial				
Does the room have Prep/Storage Room?	2- Partial				
Does the room have direct access to the exterior?	1- Meets				
Does the room the ability to structurally suspend items from the ceiling?	2- Partial				
Does the have goggle cabinets, fire extinguisher, eye wash and deluge shower?	2- Partial				
Room Type Score	55%	0%	0%	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

Malletts Bay School

SU/SD

Colchester Supervisory District

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

No

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

The number of classrooms would be adequate to support this school if the preschool program was not located here. This takes up four rooms and playground space.

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:

The building is constantly looking for ways to create smaller rooms for small group instruction and/or 1:1

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

Yes

Yes, but ideas have not been fully explored as space is tight with preschool in the building.

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:

There has been a lot of ad hoc construction in the building to create smaller learning environments to small group instruction and 1:1.

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

Yes

Please describe:

The administrative office space is adequate.

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:

Current needs yes, but there is a lot of construction just down the road that could create increased needs due to increased enrollment.

Appendix E:
Accessibility Review & Photos

Visual Survey - ADA Standards for Accessible Design

Property Name: MALLETTS BAY SCHOOL - Main Building

BV Project Number: 158982.22R000-191.379

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
Elevators				None
Public Restrooms				None
Playground			No clear accessible route	

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

1 - OVERVIEW OF ACCESSIBLE PARKING AREA

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

3 - EXT RAMP or PRIMARY PATH OF TRAVEL

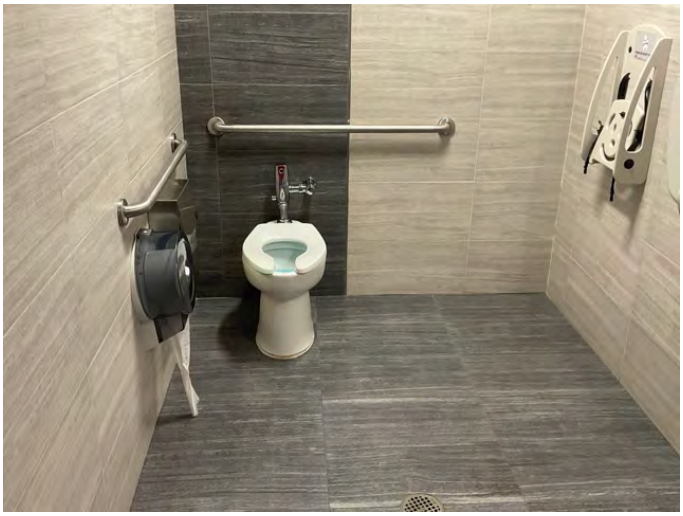
4 - CURB CUT or 2ND PATH OF TRAVEL

5 - MAIN ACCESSIBLE ENTRANCE

6 - 2nd ENTRANCE or SIGNAGE/HARDWARE

7 - ACCESSIBLE INTERIOR PATH (RAMP/LIFT)

8 - HARDWARE, STAIR RAILS or SELF-SERVICE AREA



9 - TOILET STALL OVERVIEW

10 - SINK, FAUCET HANDLES or ACCESSORIES

11 - ACCESSIBLE ROUTE TO PLAYGROUND

12 - OVERVIEW OF PLAYGROUND

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

Reference Guide

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

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

Appendix F:
Component Condition Report

Component Condition Report | MALLETTS BAY SCHOOL - Main Building

UF L3 Code	Location	Category	Condition	Asset/Component/Repair	Quantity	Unit	RUL	ID
Facade								
B2010	Building Exterior	Facade	Fair	Exterior Walls, Brick	12,700	SF	24	6933463
B2010	Building Exterior	Facade	Poor	Exterior Walls, Brick, Repair/Repoint	1,250	SF	0	6931264
B2010	Building Exterior	Facade	Fair	Exterior Walls, Vinyl Siding	5,500	SF	4	6933467
B2020	Building Exterior	Facade	Fair	Window, Vinyl-Clad Double-Glazed, up to 15 SF	230		4	6931288
B2020	Building Exterior	Facade	Fair	Window, Aluminum Double-Glazed, up to 15 SF	420		2	6931201
B2050	Building exterior	Facade	Fair	Exterior Door, Steel, Standard	20		14	6934645
Roofing								
B3010	Roof	Roofing	Fair	Roofing, Single-Ply Membrane, EPDM	18,850	SF	3	6931199
B3010	Roof	Roofing	Fair	Roofing, Single-Ply Membrane, TPO/PVC	37,000	SF	3	6931210
B3010	Roof	Roofing	Fair	Roofing, Metal	5,250	SF	27	6931290
B3060	Roof	Roofing	Fair	Roof Skylight, per unit, up to 20 SF	6		4	6931292
Interiors								
C1010	153	Interiors	Fair	Interior Wall, Movable Partitions, Fabric 8 to 10' Height	35	LF	2	6931296
C1010	146	Interiors	Fair	Interior Wall, Movable Partitions, Fabric 8 to 10' Height	15	LF	2	6931301
C1030	Throughout building	Interiors	Fair	Interior Door, Steel, Standard	10		14	6934646
C1030	Throughout building	Interiors	Fair	Interior Door, Wood, Solid-Core	120		14	6934647
C1070	Throughout building	Interiors	Fair	Suspended Ceilings, Acoustical Tile (ACT)	57,000	SF	2	6933471
C2010	Throughout building	Interiors	Fair	Wall Finishes, any surface, Prep & Paint	134,900	SF	2	6933470
C2030	Throughout building	Interiors	Fair	Flooring, Vinyl Tile (VCT)	32,500	SF	2	6933462
C2030	Throughout building	Interiors	Fair	Flooring, Carpet, Commercial Standard	21,500	SF	2	6933466
C2030	Gymnasium	Interiors	Fair	Flooring, Vinyl Sheeting	7,400	SF	4	6931270
Plumbing								
D2010	Kitchen	Plumbing	Fair	Sink/Lavatory, Commercial Kitchen, 3-Bowl	1		4	6931226
D2010	Boiler room	Plumbing	Fair	Storage Tank, Domestic Water	1		15	6931287
D2010	Boiler room	Plumbing	Good	Pump, Circulation, Domestic Water, 0.5 HP	1		11	6931244
D2010	Restrooms	Plumbing	Fair	Urinal, Standard	3		4	6931195
D2010	Throughout building	Plumbing	Fair	Sink/Lavatory, Vanity Top, Stainless Steel	41		4	6931278
D2010	Boiler room	Plumbing	Good	Pump, Circulation, Domestic Water, 0.5 HP	1		11	6931257
D2010	Restrooms	Plumbing	Fair	Shower, Ceramic Tile	1		4	6931245
D2010	Restroom	Plumbing	Fair	Sink/Lavatory, Wall-Hung, Vitreous China	24		4	6931260
D2010	Kitchen	Plumbing	Fair	Sink/Lavatory, Commercial Kitchen, 1-Bowl	1		4	6931204
D2010	Boiler room	Plumbing	Good	Pump, Circulation, Domestic Water, 0.5 HP	1		11	6931298
D2010	Throughout building	Plumbing	Fair	Sink/Lavatory, Service Sink, Floor	3		3	6931284
D2010	Kitchen	Plumbing	Fair	Emergency Plumbing Fixtures, Eye Wash	1		2	6931194
D2010	Boiler room	Plumbing	Fair	Storage Tank, Domestic Water	2		15	6931238
D2010	Restroom	Plumbing	Good	Sink/Lavatory, Wall-Hung, Vitreous China	2		30	6931254
D2010	Boiler room	Plumbing	Good	Water Heater, Gas, Residential	1		11	6931231
D2010	Throughout building	Plumbing	Fair	Plumbing System, Supply & Sanitary, Medium Density (excludes fixtures)	61,315	SF	14	6933468
D2010	Kitchen	Plumbing	Fair	Water Heater, Booster	1		2	6931286
D2010	Throughout building	Plumbing	Fair	Toilet, Commercial Water Closet	29		4	6931265
D2010	Throughout building	Plumbing	Fair	Drinking Fountain, Wall-Mounted, Single-Level	3		3	6931262

UF L3 Code	Location	Category	Condition	Asset/Component/Repair	Quantity	Unit	RUL	ID
D2010	Throughout building	Plumbing	Good	Toilet, Commercial Water Closet	2		30	6931293
D2010	Kitchen	Plumbing	Fair	Water Heater, Gas, Tankless, 6.5 to 9.5 GPM	1		2	6931240
D2010	Boiler room	Plumbing	Good	Pump, Circulation, Domestic Water, 0.5 HP	1		11	6931275
D2010	Boiler room	Plumbing	Fair	Backflow Preventer, Domestic Water	1		4	6931233
D2010	201	Plumbing	Fair	Backflow Preventer, Domestic Water	1		4	6931266
D2020	Site	Plumbing	Fair	Pump, Sewage Ejector	1		2	6931239
D2020	Kitchen	Plumbing	Fair	Supplemental Components, Grease Trap/Interceptor, Underground	1		3	6931236
D2020	Kitchen	Plumbing	Fair	Supplemental Components, Grease Trap/Interceptor, Underground	1		3	6931241
D2060	Boiler room	Plumbing	Good	Air Compressor, Tank-Style	1		18	6931267
D2060	Boiler room	Plumbing	Good	Supplemental Components, Compressed Air Dryer, Process Support	1		18	6931273
HVAC								
D3020	Boiler room	HVAC	Good	Unit Heater, Hydronic	1		16	6931283
D3020	Roof	HVAC	Fair	Air Ventilator, Energy Recovery Unit, up to 6500 CFM	6		2	6931268
D3020	Boiler room	HVAC	Good	Boiler Supplemental Components, Expansion Tank	1		36	6931228
D3020	Throughout building	HVAC	Fair	Radiator, Hydronic, Baseboard (per LF)	400	LF	4	6931256
D3020	Boiler room	HVAC	Good	Boiler, Gas, HVAC	1		26	6931248
D3020	Boiler room	HVAC	Good	Boiler, Gas, HVAC	1		26	6931237
D3020	Boiler room	HVAC	Good	Boiler, Gas, HVAC	1		26	6931247
D3020	201	HVAC	Fair	Unit Heater, Hydronic	1		2	6931234
D3020	Boiler room	HVAC	Good	Boiler, Gas, HVAC	1		26	6931285
D3030	Throughout building	HVAC	Fair	Unit Ventilator, approx/nominal 2 Ton	20		3	6931203
D3030	Throughout building	HVAC	Fair	Air Conditioner, Window/Thru-Wall	41		2	6931197
D3050	Throughout building	HVAC	Fair	HVAC System, Ductwork, Low Density	61,315	SF	4	6933472
D3050	Roof	HVAC	Fair	Make-Up Air Unit, MUA or MAU [MAU1]	1		2	6931222
D3050	Boiler room	HVAC	Good	Supplemental Components, Air Separator, HVAC, 4 IN	1		11	6931213
D3050	Boiler room	HVAC	Fair	Pump, Distribution, HVAC Heating Water	2		2	6931295
D3050	Throughout building	HVAC	Fair	HVAC System, Hydronic Piping, 2-Pipe	61,315	SF	14	6933464
D3060	Roof	HVAC	Fair	Exhaust Fan, Roof or Wall-Mounted, 12" Damper	2		4	6931225
D3060	Roof	HVAC	Fair	Exhaust Fan, Roof or Wall-Mounted, 16" Damper	3		2	6931230
D3060	Roof	HVAC	Fair	Exhaust Fan, Roof or Wall-Mounted, 12" Damper	9		2	6931261
Fire Protection								
D4010	201	Fire Protection	Fair	Fire Suppression System, Existing Sprinkler Heads, by SF	61,315	SF	2	6931263
D4010	Building exterior	Fire Protection	Fair	Supplemental Components, Fire Department Connection, Double	1		4	6931212
D4010	201	Fire Protection	Fair	Backflow Preventer, Fire Suppression	1		4	6931205
D4030	Throughout building	Fire Protection	Fair	Fire Extinguisher, Type ABC, up to 20 LB	20		2	6931220
D4030	Kitchen	Fire Protection	Fair	Fire Extinguisher, Wet Chemical/CO2	1		2	6931249
Electrical								
D5020	Boiler room	Electrical	Fair	Distribution Panel, 120/208 V	1		4	6931277
D5020	Boiler room	Electrical	Fair	Supplemental Components, Circuit Breaker/Disconnect	1		4	6931227
D5030	Boiler room	Electrical	Excellent	Variable Frequency Drive, VFD, by HP of Motor, Replace/Install	2		20	6931281

UF L3 Code	Location	Category	Condition	Asset/Component/Repair	Quantity	Unit	RUL	ID
D5030	Throughout building	Electrical	Fair	Electrical System, Wiring & Switches, High Density/Complexity	61,315	SF	14	6933469
D5040	Throughout building	Electrical	Fair	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures	61,315	SF	2	6933465
Fire Alarm & Electronic Systems								
D6020	Throughout building	Fire Alarm & Electronic Systems	Fair	Low Voltage System, Phone & Data Lines	61,315	SF	3	6931297
D6060	Throughout building	Fire Alarm & Electronic Systems	Fair	Intercom/PA System, Public Address Upgrade, Facility-Wide	61,315	SF	2	6931282
D6060	Throughout building	Fire Alarm & Electronic Systems	Fair	Clock System, Time Control Clock	35		2	6931276
D7010	Throughout building	Fire Alarm & Electronic Systems	Fair	Intrusion Detection System, Full Alarm System Renovation/Upgrade, Upgrade/Install	61,315	SF	2	6931259
D7050	Throughout building	Fire Alarm & Electronic Systems	Fair	Fire Alarm System, Full System Upgrade, Standard Addressable, Upgrade/Install	61,315	SF	2	6931221
D7050	Office	Fire Alarm & Electronic Systems	Fair	Fire Alarm Panel, Fully Addressable	1		2	6931209
D8010	Throughout	Fire Alarm & Electronic Systems	Fair	BAS/HVAC Controls, Basic System or Legacy Upgrades, Install	61,315	SF	2	6931291
Equipment & Furnishings								
E1030	Kitchen	Equipment & Furnishings	Fair	Foodservice Equipment, Convection Oven, Double [33196]	1		2	6931300
E1030	Kitchen	Equipment & Furnishings	Fair	Foodservice Equipment, Walk-In, Evaporator for Refigerator/Freezer	1		2	6931223
E1030	Kitchen	Equipment & Furnishings	Fair	Foodservice Equipment, Walk-In, Condenser for Refigerator/Freezer	2		3	6931274
E1030	Kitchen	Equipment & Furnishings	Fair	Foodservice Equipment, Convection Oven, Double [33198]	1		2	6931224
E1030	Kitchen	Equipment & Furnishings	Fair	Foodservice Equipment, Dairy Cooler/Wells	1		2	6931258
E1030	Kitchen	Equipment & Furnishings	Fair	Foodservice Equipment, Steamer, Freestanding	2		2	6931250
E1030	Kitchen	Equipment & Furnishings	Fair	Foodservice Equipment, Dairy Cooler/Wells	1		2	6931207
E1030	Kitchen	Equipment & Furnishings	Fair	Foodservice Equipment, Dairy Cooler/Wells	1		3	6931253
E1030	Kitchen	Equipment & Furnishings	Fair	Foodservice Equipment, Food Warmer, Proofing Cabinet on Wheels	1		4	6931269
E1030	Kitchen	Equipment & Furnishings	Fair	Foodservice Equipment, Range/Oven, 6-Burner	1		2	6931215
E1030	Kitchen	Equipment & Furnishings	Fair	Foodservice Equipment, Garbage Disposal, 1 to 3 HP	1		2	6931206
E1030	Kitchen	Equipment & Furnishings	Fair	Foodservice Equipment, Walk-In, Combination Freezer/Refigerator	1		2	6931219
E1030	Kitchen	Equipment & Furnishings	Fair	Foodservice Equipment, Walk-In, Evaporator for Refigerator/Freezer	1		2	6931217
E1030	Kitchen	Equipment & Furnishings	Fair	Foodservice Equipment, Mixer, Freestanding	1		2	6931235
E1030	Kitchen	Equipment & Furnishings	Fair	Foodservice Equipment, Exhaust Hood, 8 to 10 LF	2		2	6931208
E1030	Kitchen	Equipment & Furnishings	Fair	Foodservice Equipment, Dishwasher Commercial	1		2	6931246
E1030	Kitchen	Equipment & Furnishings	Good	Foodservice Equipment, Food Warmer, Proofing Cabinet on Wheels [37877]	1		12	6931289
E1060	199	Equipment & Furnishings	Fair	Residential Appliances, Refrigerator, 14 to 18 CF	1		2	6931214
E1060	199	Equipment & Furnishings	Fair	Residential Appliances, Refrigerator, 14 to 18 CF	1		2	6931280
E1060	141	Equipment & Furnishings	Fair	Residential Appliances, Washer/Dryer Combo Unit	1		2	6931232
E1070	Gymnasium	Equipment & Furnishings	Fair	Theater & Stage Equipment, Flameproof Curtain, Medium Weight Velour	1,000	SF	3	6931216

UF L3 Code	Location	Category	Condition	Asset/Component/Repair	Quantity	Unit	RUL	ID
Special Construction & Demo								
F1020	Site	Special Construction & Demo	Fair	Shed/Gazebo/Shade Structure, Wood or Metal-Framed, Basic/Minimal	100	SF	4	6931299
F1020	Site	Special Construction & Demo	Fair	Shed/Gazebo/Shade Structure, Wood or Metal-Framed, Basic/Minimal	150	SF	4	6931202
F1020	Site	Special Construction & Demo	Fair	Shed/Gazebo/Shade Structure, Wood or Metal-Framed, Basic/Minimal	150	SF	4	6931198
F1020	Site	Special Construction & Demo	Fair	Shed/Gazebo/Shade Structure, Wood or Metal-Framed, Basic/Minimal	100	SF	4	6931255
Pedestrian Plazas & Walkways								
G2020	Site	Pedestrian Plazas & Walkways	Fair	Parking Lots, Pavement, Asphalt, Mill & Overlay	50,000	SF	4	6940222
G2020	Site	Pedestrian Plazas & Walkways	Fair	Parking Lots, Pavement, Asphalt, Seal & Stripe	50,000	SF	2	6940223
G2030	Site	Pedestrian Plazas & Walkways	Fair	Sidewalk, Concrete, Large Areas	5,000	SF	10	6940221
Athletic, Recreational & Playfield Areas								
G2050	Site	Athletic, Recreational & Playfield Areas	Fair	Sports Apparatus, Basketball, Backboard/Rim/Pole	4		3	6931294
G2050	Site	Athletic, Recreational & Playfield Areas	Fair	Athletic Surfaces & Courts, Basketball/General, Asphalt Pavement, Seal & Stripe	2,250	SF	2	6931200
G2050	Gymnasium	Athletic, Recreational & Playfield Areas	Fair	Sports Apparatus, Basketball, Backboard/Rim/Pole	6		2	6931243
G2050	Site	Athletic, Recreational & Playfield Areas	Good	Playfield Surfaces, Chips Wood, 3" Depth	24,000	SF	3	6931251
G2050	Site	Athletic, Recreational & Playfield Areas	Fair	Play Structure, Multipurpose, Medium	1		3	6931229
Sitework								
G2060	Site	Sitework	Fair	Picnic Table, Wood/Composite/Fiberglass	2		2	6931272
G2060	Site	Sitework	Fair	Fences & Gates, Fence, Wood Split 2-Rail	150	LF	2	6931218
G2060	Site	Sitework	Fair	Bike Rack, Fixed 1-5 Bikes	3		3	6931211
G2060	Site	Sitework	Fair	Flagpole, Metal	1		4	6931271
G4050	Site	Sitework	Fair	Pole Light Fixture w/ Lamps, any type 20' High, w/ LED Replacement, Replace/Install	11		7	6931279
G4050	Building exterior	Sitework	Fair	Exterior Fixture w/ Lamp, any type, w/ LED Replacement	6		3	6931252

Appendix G:
Replacement Reserves

Replacement Reserves Report
MALLETTS BAY SCHOOL - Main Building

2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	Total Escalated Estimate
$41,250	$0	$2,646,293	$1,338,506	$871,898	$0	$28,657	$83,032	$0	$31,315	$60,476	$22,425	$809,565	$0	$2,009,173	$48,609	$2,728	$1,119,053	$122,013	$93,813	$25,286	$9,354,091

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	6931264	Exterior Walls, Brick, Repair/Repoint	0	0	0	1250	SF	$33.00	$41,250	$41,250																					$41,250
B2010	6933467	Exterior Walls, Vinyl Siding, Replace	30	26	4	5500	SF	$6.00	$33,000					$33,000																	$33,000
B2020	6931201	Window, Aluminum Double-Glazed, up to 15 SF, Replace	30	28	2	420	EA	$650.00	$273,000			$273,000																			$273,000
B2020	6931288	Window, Vinyl-Clad Double-Glazed, up to 15 SF, Replace	30	26	4	230	EA	$600.00	$138,000					$138,000																	$138,000
B2050	6934645	Exterior Door, Steel, Standard, Replace	40	26	14	20	EA	$600.00	$12,000															$12,000							$12,000
B3010	6931199	Roofing, Single-Ply Membrane, EPDM, Replace	20	17	3	18850	SF	$11.00	$207,350				$207,350																		$207,350
B3010	6931210	Roofing, Single-Ply Membrane, TPO/PVC, Replace	20	17	3	37000	SF	$17.00	$629,000				$629,000																		$629,000
B3060	6931292	Roof Skylight, per unit, up to 20 SF, Replace	30	26	4	6	EA	$1,300.00	$7,800					$7,800																	$7,800
C1010	6931296	Interior Wall, Movable Partitions, Fabric 8 to 10' Height, Replace	25	23	2	35	LF	$29.40	$1,029			$1,029																			$1,029
C1010	6931301	Interior Wall, Movable Partitions, Fabric 8 to 10' Height, Replace	25	23	2	15	LF	$29.40	$441			$441																			$441
C1030	6934646	Interior Door, Steel, Standard, Replace	40	26	14	10	EA	$600.00	$6,000															$6,000							$6,000
C1030	6934647	Interior Door, Wood, Solid-Core, Replace	40	26	14	120	EA	$700.00	$84,000															$84,000							$84,000
C1070	6933471	Suspended Ceilings, Acoustical Tile (ACT), Replace	25	23	2	57000	SF	$3.50	$199,500			$199,500																			$199,500
C2010	6933470	Wall Finishes, any surface, Prep & Paint	10	8	2	134900	SF	$1.50	$202,350			$202,350										$202,350									$404,700
C2030	6933462	Flooring, Vinyl Tile (VCT), Replace	15	13	2	32500	SF	$5.00	$162,500			$162,500															$162,500				$325,000
C2030	6931270	Flooring, Vinyl Sheeting, Replace	15	11	4	7400	SF	$7.00	$51,800					$51,800															$51,800		$103,600
C2030	6933466	Flooring, Carpet, Commercial Standard, Replace	10	8	2	21500	SF	$7.50	$161,250			$161,250										$161,250									$322,500
D2010	6931286	Water Heater, Booster, Replace	15	13	2	1	EA	$3,500.00	$3,500			$3,500															$3,500				$7,000
D2010	6931287	Storage Tank, Domestic Water, Replace	30	15	15	1	EA	$2,400.00	$2,400																$2,400						$2,400
D2010	6931238	Storage Tank, Domestic Water, Replace	30	15	15	2	EA	$2,400.00	$4,800																$4,800						$4,800
D2010	6931240	Water Heater, Gas, Tankless, 6.5 to 9.5 GPM, Replace	15	13	2	1	EA	$2,000.00	$2,000			$2,000															$2,000				$4,000
D2010	6931231	Water Heater, Gas, Residential, Replace	15	4	11	1	EA	$1,900.00	$1,900													$1,900									$1,900
D2010	6931257	Pump, Circulation, Domestic Water, 0.5 HP, Replace	15	4	11	1	EA	$2,600.00	$2,600													$2,600									$2,600
D2010	6931298	Pump, Circulation, Domestic Water, 0.5 HP, Replace	15	4	11	1	EA	$2,600.00	$2,600													$2,600									$2,600
D2010	6931244	Pump, Circulation, Domestic Water, 0.5 HP, Replace	15	4	11	1	EA	$2,600.00	$2,600													$2,600									$2,600
D2010	6931275	Pump, Circulation, Domestic Water, 0.5 HP, Replace	15	4	11	1	EA	$2,600.00	$2,600													$2,600									$2,600
D2010	6931233	Backflow Preventer, Domestic Water, Replace	30	26	4	1	EA	$3,200.00	$3,200					$3,200																	$3,200
D2010	6931266	Backflow Preventer, Domestic Water, Replace	30	26	4	1	EA	$5,200.00	$5,200					$5,200																	$5,200
D2010	6933468	Plumbing System, Supply & Sanitary, Medium Density (excludes fixtures), Replace	40	26	14	61315	SF	$11.00	$674,465															$674,465							$674,465
D2010	6931194	Emergency Plumbing Fixtures, Eye Wash, Replace	20	18	2	1	EA	$1,500.00	$1,500			$1,500																			$1,500
D2010	6931284	Sink/Lavatory, Service Sink, Floor, Replace	35	32	3	3	EA	$800.00	$2,400				$2,400																		$2,400
D2010	6931262	Drinking Fountain, Wall-Mounted, Single-Level, Replace	15	12	3	3	EA	$1,200.00	$3,600				$3,600																$3,600		$7,200
D2010	6931226	Sink/Lavatory, Commercial Kitchen, 3-Bowl, Replace	30	26	4	1	EA	$2,500.00	$2,500					$2,500																	$2,500
D2010	6931195	Urinal, Standard, Replace	30	26	4	3	EA	$1,100.00	$3,300					$3,300																	$3,300
D2010	6931278	Sink/Lavatory, Vanity Top, Stainless Steel, Replace	30	26	4	41	EA	$1,200.00	$49,200					$49,200																	$49,200
D2010	6931245	Shower, Ceramic Tile, Replace	30	26	4	1	EA	$2,500.00	$2,500					$2,500																	$2,500
D2010	6931204	Sink/Lavatory, Commercial Kitchen, 1-Bowl, Replace	30	26	4	1	EA	$1,600.00	$1,600					$1,600																	$1,600
D2010	6931265	Toilet, Commercial Water Closet, Replace	30	26	4	29	EA	$1,300.00	$37,700					$37,700																	$37,700

Uniformat Code	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost *	Subtotal	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	Deficiency Repair Estimate
D2010	6931260	Sink/Lavatory, Wall-Hung, Vitreous China, Replace	30	26	4	24	EA	$1,500.00	$36,000					$36,000																	$36,000
D2020	6931239	Pump, Sewage Ejector, Replace	25	23	2	1	EA	$7,080.00	$7,080			$7,080																			$7,080
D2020	6931236	Supplemental Components, Grease Trap/Interceptor, Underground, Replace	20	17	3	1	EA	$12,000.00	$12,000				$12,000																		$12,000
D2020	6931241	Supplemental Components, Grease Trap/Interceptor, Underground, Replace	20	17	3	1	EA	$12,000.00	$12,000				$12,000																		$12,000
D2060	6931267	Air Compressor, Tank-Style, Replace	20	2	18	1	EA	$7,270.00	$7,270																			$7,270			$7,270
D2060	6931273	Supplemental Components, Compressed Air Dryer, Process Support, Replace	20	2	18	1	EA	$5,600.00	$5,600																			$5,600			$5,600
D3020	6931234	Unit Heater, Hydronic, Replace	20	18	2	1	EA	$1,700.00	$1,700			$1,700																			$1,700
D3020	6931268	Air Ventilator, Energy Recovery Unit, up to 6500 CFM, Replace	15	13	2	6	EA	$12,987.00	$77,922			$77,922															$77,922				$155,844
D3020	6931256	Radiator, Hydronic, Baseboard (per LF), Replace	30	26	4	400	LF	$150.00	$60,000					$60,000																	$60,000
D3020	6931283	Unit Heater, Hydronic, Replace	20	4	16	1	EA	$1,700.00	$1,700																	$1,700					$1,700
D3030	6931197	Air Conditioner, Window/Thru-Wall, Replace	10	8	2	41	EA	$2,200.00	$90,200			$90,200										$90,200									$180,400
D3030	6931203	Unit Ventilator, approx/nominal 2 Ton, Replace	20	17	3	20	EA	$7,400.00	$148,000				$148,000																		$148,000
D3050	6931295	Pump, Distribution, HVAC Heating Water, Replace	25	23	2	2	EA	$6,800.00	$13,600			$13,600																			$13,600
D3050	6931213	Supplemental Components, Air Separator, HVAC, 4 IN, Replace	15	4	11	1	EA	$3,900.00	$3,900												$3,900										$3,900
D3050	6933464	HVAC System, Hydronic Piping, 2-Pipe, Replace	40	26	14	61315	SF	$5.00	$306,575															$306,575							$306,575
D3050	6931222	Make-Up Air Unit, MUA or MAU, Replace	20	18	2	1	EA	$35,000.00	$35,000			$35,000																			$35,000
D3050	6933472	HVAC System, Ductwork, Low Density, Replace	30	26	4	61315	SF	$2.00	$122,630					$122,630																	$122,630
D3060	6931230	Exhaust Fan, Roof or Wall-Mounted, 16" Damper, Replace	20	18	2	3	EA	$2,400.00	$7,200			$7,200																			$7,200
D3060	6931261	Exhaust Fan, Roof or Wall-Mounted, 12" Damper, Replace	20	18	2	9	EA	$1,400.00	$12,600			$12,600																			$12,600
D3060	6931225	Exhaust Fan, Roof or Wall-Mounted, 12" Damper, Replace	20	16	4	2	EA	$1,400.00	$2,800					$2,800																	$2,800
D4010	6931263	Fire Suppression System, Existing Sprinkler Heads, by SF, Replace	25	23	2	61315	SF	$1.07	$65,607			$65,607																			$65,607
D4010	6931212	Supplemental Components, Fire Department Connection, Double, Replace	30	26	4	1	EA	$1,140.00	$1,140					$1,140																	$1,140
D4010	6931205	Backflow Preventer, Fire Suppression, Replace	30	26	4	1	EA	$6,600.00	$6,600					$6,600																	$6,600
D4030	6931220	Fire Extinguisher, Type ABC, up to 20 LB, Replace	10	8	2	20	EA	$150.00	$3,000			$3,000										$3,000									$6,000
D4030	6931249	Fire Extinguisher, Wet Chemical/CO2, Replace	10	8	2	1	EA	$300.00	$300			$300										$300									$600
D5020	6931277	Distribution Panel, 120/208 V, Replace	30	26	4	1	EA	$8,000.00	$8,000					$8,000																	$8,000
D5020	6931227	Supplemental Components, Circuit Breaker/Disconnect, Replace	30	26	4	1	EA	$10,000.00	$10,000					$10,000																	$10,000
D5030	6933469	Electrical System, Wiring & Switches, High Density/Complexity, Replace	40	26	14	61315	SF	$4.00	$245,260															$245,260							$245,260
D5030	6931281	Variable Frequency Drive, VFD, by HP of Motor, Replace/Install	20	0	20	2	EA	$7,000.00	$14,000																					$14,000	$14,000
D5040	6933465	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures, Replace	20	18	2	61315	SF	$4.50	$275,918			$275,918																			$275,918
D6020	6931297	Low Voltage System, Phone & Data Lines, Replace	20	17	3	61315	SF	$1.50	$91,973				$91,973																		$91,973
D6060	6931282	Intercom/PA System, Public Address Upgrade, Facility-Wide, Replace	20	18	2	61315	SF	$1.65	$101,170			$101,170																			$101,170
D6060	6931276	Clock System, Time Control Clock, Replace	20	18	2	35	EA	$350.00	$12,250			$12,250																			$12,250
D7010	6931259	Intrusion Detection System, Full Alarm System Renovation/Upgrade, Upgrade/Install	15	13	2	61315	SF	$3.25	$199,274			$199,274															$199,274				$398,548
D7050	6931221	Fire Alarm System, Full System Upgrade, Standard Addressable, Upgrade/Install	20	18	2	61315	SF	$3.00	$183,945			$183,945																			$183,945
D7050	6931209	Fire Alarm Panel, Fully Addressable, Replace	15	13	2	1	EA	$15,000.00	$15,000			$15,000															$15,000				$30,000

Uniformat Code	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost *	Subtotal	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	Deficiency Repair Estimate
D8010	6931291	BAS/HVAC Controls, Basic System or Legacy Upgrades, Install	15	13	2	61315	SF	$2.50	$153,288			$153,288															$153,288				$306,575
E1030	6931300	Foodservice Equipment, Convection Oven, Double, Replace	10	8	2	1	EA	$9,500.00	$9,500			$9,500										$9,500									$19,000
E1030	6931223	Foodservice Equipment, Walk-In, Evaporator for Refigerator/Freezer, Replace	15	13	2	1	EA	$4,600.00	$4,600			$4,600															$4,600				$9,200
E1030	6931224	Foodservice Equipment, Convection Oven, Double, Replace	10	8	2	1	EA	$9,500.00	$9,500			$9,500										$9,500									$19,000
E1030	6931258	Foodservice Equipment, Dairy Cooler/Wells, Replace	15	13	2	1	EA	$3,600.00	$3,600			$3,600															$3,600				$7,200
E1030	6931250	Foodservice Equipment, Steamer, Freestanding, Replace	10	8	2	2	EA	$10,500.00	$21,000			$21,000										$21,000									$42,000
E1030	6931207	Foodservice Equipment, Dairy Cooler/Wells, Replace	15	13	2	1	EA	$3,600.00	$3,600			$3,600															$3,600				$7,200
E1030	6931215	Foodservice Equipment, Range/Oven, 6-Burner, Replace	15	13	2	1	EA	$6,000.00	$6,000			$6,000															$6,000				$12,000
E1030	6931206	Foodservice Equipment, Garbage Disposal, 1 to 3 HP, Replace	15	13	2	1	EA	$3,800.00	$3,800			$3,800															$3,800				$7,600
E1030	6931219	Foodservice Equipment, Walk-In, Combination Freezer/Refigerator, Replace	20	18	2	1	EA	$35,000.00	$35,000			$35,000																			$35,000
E1030	6931217	Foodservice Equipment, Walk-In, Evaporator for Refigerator/Freezer, Replace	15	13	2	1	EA	$4,600.00	$4,600			$4,600															$4,600				$9,200
E1030	6931235	Foodservice Equipment, Mixer, Freestanding, Replace	25	23	2	1	EA	$14,000.00	$14,000			$14,000																			$14,000
E1030	6931208	Foodservice Equipment, Exhaust Hood, 8 to 10 LF, Replace	15	13	2	2	EA	$4,500.00	$9,000			$9,000															$9,000				$18,000
E1030	6931246	Foodservice Equipment, Dishwasher Commercial, Replace	10	8	2	1	EA	$21,500.00	$21,500			$21,500										$21,500									$43,000
E1030	6931274	Foodservice Equipment, Walk-In, Condenser for Refigerator/Freezer, Replace	15	12	3	2	EA	$6,300.00	$12,600				$12,600															$12,600			$25,200
E1030	6931253	Foodservice Equipment, Dairy Cooler/Wells, Replace	15	12	3	1	EA	$3,600.00	$3,600				$3,600															$3,600				$7,200
E1030	6931269	Foodservice Equipment, Food Warmer, Proofing Cabinet on Wheels, Replace	15	11	4	1	EA	$1,700.00	$1,700					$1,700															$1,700		$3,400
E1030	6931289	Foodservice Equipment, Food Warmer, Proofing Cabinet on Wheels, Replace	15	3	12	1	EA	$1,700.00	$1,700													$1,700									$1,700
E1060	6931214	Residential Appliances, Refrigerator, 14 to 18 CF, Replace	15	13	2	1	EA	$600.00	$600			$600															$600				$1,200
E1060	6931280	Residential Appliances, Refrigerator, 14 to 18 CF, Replace	15	13	2	1	EA	$600.00	$600			$600															$600				$1,200
E1060	6931232	Residential Appliances, Washer/Dryer Combo Unit, Replace	15	13	2	1	EA	$1,400.00	$1,400			$1,400															$1,400				$2,800
E1070	6931216	Theater & Stage Equipment, Flameproof Curtain, Medium Weight Velour, Replace	15	12	3	1000	SF	$15.00	$15,000				$15,000															$15,000			$30,000
F1020	6931299	Shed/Gazebo/Shade Structure, Wood or Metal-Framed, Basic/Minimal, Replace	30	26	4	100	SF	$25.00	$2,500					$2,500																	$2,500
F1020	6931202	Shed/Gazebo/Shade Structure, Wood or Metal-Framed, Basic/Minimal, Replace	30	26	4	150	SF	$25.00	$3,750					$3,750																	$3,750
F1020	6931198	Shed/Gazebo/Shade Structure, Wood or Metal-Framed, Basic/Minimal, Replace	30	26	4	150	SF	$25.00	$3,750					$3,750																	$3,750
F1020	6931255	Shed/Gazebo/Shade Structure, Wood or Metal-Framed, Basic/Minimal, Replace	30	26	4	100	SF	$25.00	$2,500					$2,500																	$2,500
G2020	6940223	Parking Lots, Pavement, Asphalt, Seal & Stripe	5	3	2	50000	SF	$0.45	$22,500			$22,500					$22,500					$22,500					$22,500				$90,000
G2020	6940222	Parking Lots, Pavement, Asphalt, Mill & Overlay	25	21	4	50000	SF	$3.50	$175,000					$175,000																	$175,000
G2030	6940221	Sidewalk, Concrete, Large Areas, Replace	50	40	10	5000	SF	$9.00	$45,000											$45,000											$45,000
G2050	6931200	Athletic Surfaces & Courts, Basketball/General, Asphalt Pavement, Seal & Stripe	5	3	2	2250	SF	$0.45	$1,013			$1,013					$1,013					$1,013					$1,013				$4,050
G2050	6931243	Sports Apparatus, Basketball, Backboard/Rim/Pole, Replace	25	23	2	6	EA	$9,500.00	$57,000			$57,000																			$57,000
G2050	6931294	Sports Apparatus, Basketball, Backboard/Rim/Pole, Replace	25	22	3	4	EA	$9,500.00	$38,000				$38,000																		$38,000

Uniformat Code	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost *	Subtotal	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	Deficiency Repair Estimate
G2050	6931251	Playfield Surfaces, Chips Wood, 3" Depth, Replace	3	0	3	24000	SF	$1.00	$24,000				$24,000			$24,000			$24,000			$24,000			$24,000			$24,000			$144,000
G2050	6931229	Play Structure, Multipurpose, Medium, Replace	20	17	3	1	EA	$20,000.00	$20,000				$20,000																		$20,000
G2060	6931272	Picnic Table, Wood/Composite/Fiberglass, Replace	20	18	2	2	EA	$600.00	$1,200			$1,200																			$1,200
G2060	6931218	Fences & Gates, Fence, Wood Split 2-Rail, Replace	15	13	2	150	LF	$15.00	$2,250			$2,250															$2,250				$4,500
G2060	6931211	Bike Rack, Fixed 1-5 Bikes, Replace	20	17	3	3	EA	$600.00	$1,800				$1,800																		$1,800
G2060	6931271	Flagpole, Metal, Replace	30	26	4	1	EA	$2,500.00	$2,500					$2,500																	$2,500
G4050	6931279	Pole Light Fixture w/ Lamps, any type 20' High, w/ LED Replacement, Replace/Install	20	13	7	11	EA	$4,000.00	$44,000								$44,000														$44,000
G4050	6931252	Exterior Fixture w/ Lamp, any type, w/ LED Replacement, Replace	20	17	3	6	EA	$600.00	$3,600				$3,600																		$3,600
								Totals, Unescalated		$41,250	$0	$2,494,385	$1,224,923	$774,670	$0	$24,000	$67,513	$0	$24,000	$45,000	$16,200	$567,813	$0	$1,328,300	$31,200	$1,700	$677,046	$71,670	$53,500	$14,000	$7,457,168
								Totals, Escalated (3.0% inflation, compounded annually)		$41,250	$0	$2,646,293	$1,338,506	$871,898	$0	$28,657	$83,032	$0	$31,315	$60,476	$22,425	$809,565	$0	$2,009,173	$48,609	$2,728	$1,119,053	$122,013	$93,813	$25,286	$9,354,091

Appendix H:
Depleted Value Report

MALLETTS BAY SCHOOL - Main Building

Depleted Value Index

66.4%

System	System Contribution	System Value
Air Compressor	$ 969	$ 7,270
Air Conditioner	$ 12,027	$ 90,200
Air Ventilator	$ 7,792	$ 77,922
Athletic Surfaces & Courts	$ 911	$ 1,013
Backflow Preventer	$ 5,720	$ 6,600
Backflow Preventer	$ 2,560	$ 3,200
Backflow Preventer	$ 3,380	$ 5,200
BAS/HVAC Controls	$ 137,959	$ 153,288
Bike Rack	$ 1,440	$ 1,800
Boiler	$ 54,360	$ 60,400
Boiler	$ 54,360	$ 60,400
Boiler	$ 39,260	$ 60,400
Boiler	$ 51,340	$ 60,400
Boiler Supplemental Components	$ 6,760	$ 13,000
Clock System	$ -	$ 12,250
Distribution Panel	$ 6,933	$ 8,000
Drinking Fountain	$ 3,120	$ 3,600
Electrical System	$ 212,559	$ 245,260
Emergency Plumbing Fixtures	$ 1,350	$ 1,500
Exhaust Fan	$ 2,240	$ 2,800
Exhaust Fan	$ 5,760	$ 7,200
Exhaust Fan	$ 11,592	$ 12,600
Exterior Door	$ 10,400	$ 12,000
Exterior Fixture w/ Lamp	$ 3,120	$ 3,600
Exterior Walls	$ 538,480	$ 673,100
Exterior Walls	$ 30,250	$ 41,250
Exterior Walls	$ 26,400	$ 33,000
Fences & Gates	$ 1,950	$ 2,250
Fire Alarm Panel	$ 12,000	$ 15,000
Fire Alarm System	$ 147,156	$ 183,945
Fire Extinguisher	$ 2,600	$ 3,000
Fire Extinguisher	$ 240	$ 300
Fire Suppression System	$ 56,859	$ 65,607
Flagpole	$ 2,000	$ 2,500
Flooring	$ 119,167	$ 162,500
Flooring	$ 139,750	$ 161,250
Flooring	$ 44,893	$ 51,800

System	System Contribution	System Value
Foodservice Equipment	$ 8,550	$ 9,500
Foodservice Equipment	$ 3,987	$ 4,600
Foodservice Equipment	$ 11,592	$ 12,600
Foodservice Equipment	$ 8,233	$ 9,500
Foodservice Equipment	$ 2,880	$ 3,600
Foodservice Equipment	$ 4,200	$ 21,000
Foodservice Equipment	$ 3,120	$ 3,600
Foodservice Equipment	$ 2,340	$ 3,600
Foodservice Equipment	$ 1,530	$ 1,700
Foodservice Equipment	$ 3,900	$ 6,000
Foodservice Equipment	$ 2,470	$ 3,800
Foodservice Equipment	$ 31,500	$ 35,000
Foodservice Equipment	$ 4,232	$ 4,600
Foodservice Equipment	$ 12,880	$ 14,000
Foodservice Equipment	$ 7,800	$ 9,000
Foodservice Equipment	$ 18,275	$ 21,500
Foodservice Equipment	$ 1,530	$ 1,700
HVAC System	$ 103,009	$ 122,630
HVAC System	$ 183,945	$ 306,575
Intercom/PA System	$ 91,053	$ 101,170
Interior Door	$ 5,100	$ 6,000
Interior Door	$ -	$ 84,000
Interior Lighting System	$ 179,346	$ 275,918
Interior Wall	$ 669	$ 1,029
Interior Wall	$ 406	$ 441
Intrusion Detection System	$ 53,140	$ 199,274
Low Voltage System	$ 24,526	$ 91,973
Make-Up Air Unit	$ 9,333	$ 35,000
Parking Lots	$ 161,000	$ 175,000
Parking Lots	$ 6,000	$ 22,500
Picnic Table	$ 1,040	$ 1,200
Play Structure	$ 17,333	$ 20,000
Playfield Surfaces	$ 20,800	$ 24,000
Plumbing System	$ 584,536	$ 674,465
Pole Light Fixture w/ Lamps	$ 38,133	$ 44,000
Pump	$ 6,018	$ 7,080
Pump	$ 2,210	$ 2,600
Pump	$ 845	$ 2,600
Pump	$ 2,253	$ 2,600
Pump	$ 11,787	$ 13,600
Pump	$ 2,253	$ 2,600
Radiator	$ 52,000	$ 60,000
Residential Appliances	$ 520	$ 600

System	System Contribution	System Value
Residential Appliances	$ 480	$ 600
Residential Appliances	$ 1,213	$ 1,400
Roof Skylight	$ 6,760	$ 7,800
Roofing	$ 179,703	$ 207,350
Roofing	$ 545,133	$ 629,000
Roofing	$ 62,400	$ 68,250
Shed/Gazebo/Shade Structure	$ -	$ 2,500
Shed/Gazebo/Shade Structure	$ 3,300	$ 3,750
Shed/Gazebo/Shade Structure	$ 3,450	$ 3,750
Shed/Gazebo/Shade Structure	$ 1,250	$ 2,500
Shower	$ 1,250	$ 2,500
Sidewalk	$ 4,500	$ 45,000
Sink/Lavatory	$ 667	$ 2,500
Sink/Lavatory	$ 42,640	$ 49,200
Sink/Lavatory	$ 30,600	$ 36,000
Sink/Lavatory	$ 1,387	$ 1,600
Sink/Lavatory	$ 2,040	$ 2,400
Sink/Lavatory	$ 2,760	$ 3,000
Sports Apparatus	$ 30,400	$ 38,000
Sports Apparatus	$ 49,400	$ 57,000
Storage Tank	$ -	$ 2,400
Storage Tank	$ 960	$ 4,800
Supplemental Components	$ 5,040	$ 5,600
Supplemental Components	$ 3,315	$ 3,900
Supplemental Components	$ 988	$ 1,140
Supplemental Components	$ -	$ 12,000
Supplemental Components	$ 8,000	$ 10,000
Supplemental Components	$ 3,200	$ 12,000
Suspended Ceilings	$ 172,900	$ 199,500
Theater & Stage Equipment	$ 13,000	$ 15,000
Toilet	$ 32,673	$ 37,700
Toilet	$ 2,427	$ 2,600
Unit Heater	$ -	$ 1,700
Unit Heater	$ -	$ 1,700
Unit Ventilator	$ -	$ 148,000
Urinal	$ -	$ 3,300
Variable Frequency Drive	$ -	$ 14,000
Wall Finishes	$ -	$ 202,350
Water Heater	$ -	$ 1,900
Water Heater	$ -	$ 3,500
Water Heater	$ -	$ 2,000
Window	$ -	$ 138,000
Window	$ -	$ 273,000

System	System Contribution	System Value
Totals	**$ 4,655,769**	**$ 7,007,748**