FACILITY CONDITION ASSESSMENT

prepared for

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

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BV PROJECT #:
158982.22R000-166.379

DATE OF REPORT:
May 22, 2023

ON SITE DATE:
May 5, 2023

JAMAICA VILLAGE SCHOOL - Main Building (PS149-SU031)
347 Depot Street
Jamaica VT, 05343

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1. Executive Summary

Property Overview and Assessment Details

General Information	
Property Type	School
School ID Number	PS149-SU031
Main Address	347 Depot Street, Jamaica VT 05343
E911 Address Verification	Zip 05343, Address not found, ZIP+4 did not match
GPS Location (Verified E911)	Main Building 43.10101, -72.79728
Site Developed	1955 Renovated: 1987
Site Area	6.6 acres (estimated)
Parking Spaces	30 total spaces all in open lots; 1 of which are accessible
Building Square Footage	12,000
Number of Stories	1 above grade
Supervisory Union/District	Windham Central SU
Date(s) of Visit	May 5, 2023

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

Significant/Systemic Findings and Deficiencies

Historical Summary

Jamaica Village School is a public school located in Jamaica, VT. The school was built in 1955 and is in a remote rural setting. The school serves Pre-K thru fifth grade.

Architectural

The school is a wood framed one floor "L "shaped building. In general, the structures appear to be sound, with no significant areas of settlement or structural-related deficiencies observed. The roof is half metal and half asphalt shingles with T1-11 and vinyl siding. The wood siding has significant areas of rot close to the ground level and needs to be removed and re-sided. Finishes have been replaced as needed and are anticipated for lifecycle replacement based on useful life and normal wear. It was reported that asbestos containing materials were found in a 2,500 square foot area. It is presumed to be in the multi- purpose room and the hallways in the backing of the VCT tile. Windows were replaced in 1987 and most utilize window quilts providing additional R value in winter months. Blown cellulose was added to the attic. There are two unvented bathroom vents that must be vented through the roof to satisfy building codes.

Mechanical, Electrical, Plumbing and Fire (MEPF)

The building is heated with five oil fired warm air furnaces installed in 1998. They are at end of life and lifecycle replacements are budgeted. There are three air handling units to aid in distributing the warm air to the classrooms. A larger unit is housed in the mechanical room and is at end of life. Two roof top units were not assessable but looked newer and in good condition. One of the "L" shaped wings had plumbing updated in 1987. The other wing looked to be original to the building. In general, the plumbing systems are adequate to serve the facilities, with equipment and fixtures to be updated as needed. The domestic water is provided by an onsite well with no evidence of leaks observed in the domestic piping. The domestic hot water is supplied by a 40 -gallon propane hot water tank and appears to be adequate although heater efficiency is low. No major issues were observed or reported. Most of the electrical service equipment and systems were installed in 1987 and are well maintained and should be replaced during normal life expectancy. As needed electrical systems have been updated as needed and are of adequate size to provide necessary power to all systems. Interior lighting consists mainly of linear florescent bulbs. LED retrofits are recommended. Fire protection system consist of a hard-wired fire alarm system and wet fire sprinkler systems. Sprinkler heads are copper piped and observed in the mechanical room and maintenance closet. The classrooms are not sprinkled. The alarm system consists of an enunciator panel, strobes, pull stations, and illuminated exit signs.

Site

The parking lots are gravel and look well maintained. The playground and wood chip base looked adequate and safe. There is a small basketball court that looks newer. The asphalt court is free of cracks. There are underground oil and propane tanks for the heating and the kitchen appliances respectively. Propane is also utilized for hot water and the emergency generator.

Recommended Additional Studies

No additional studies recommended at this time.

Facility Condition Index (FCI)

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

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

The deficiencies and lifecycle 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:

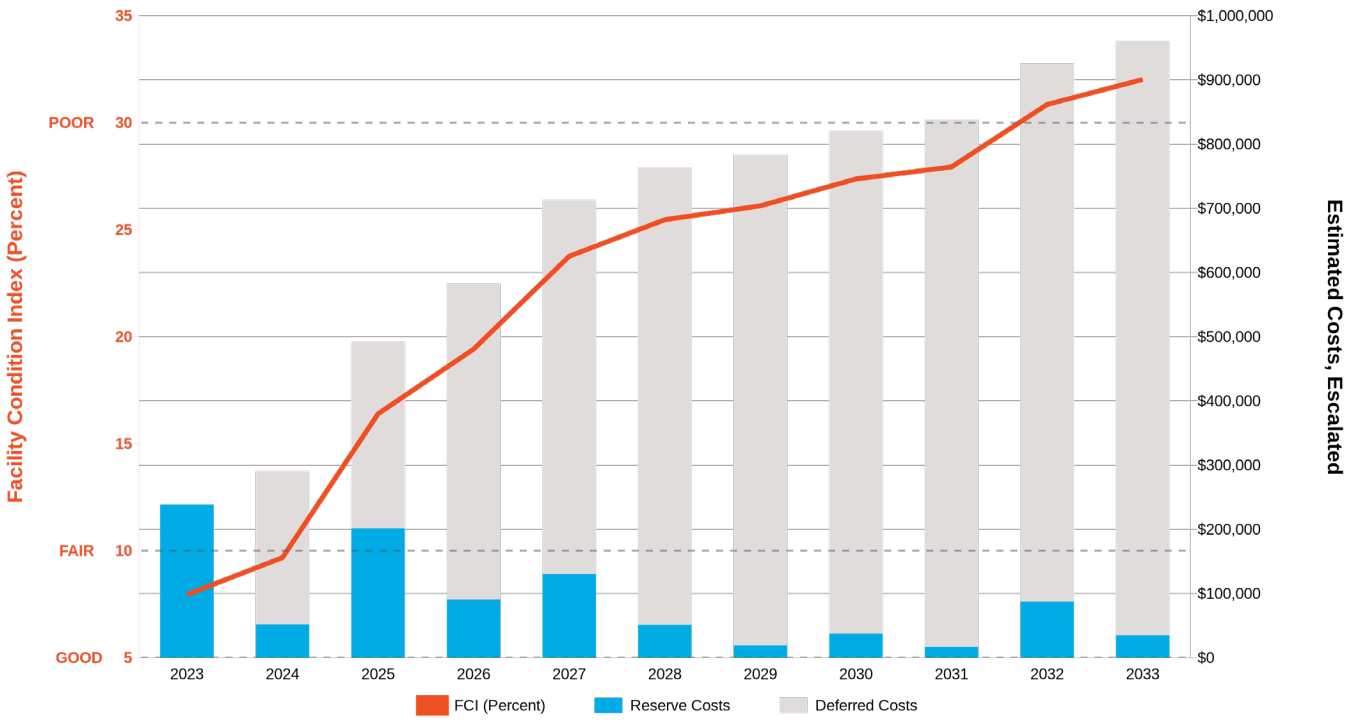
FCI Analysis		
Replacement Value	*Total SF*	*Cost/SF*
$3,000,000	12,000	$250
Current FCI	$238,500	**7.9%**
3-Year	$582,700	**19.4%**
5-Year	$764,100	**25.5%**
10-Year	$960,700	**32.0%**

Campus Level FCI:

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

Needs by Year with Unaddressed FCI Over Time

Replacement Value: $3,000,000.00 **Inflation Rate: 3%** **Average Needs (per year - over next 10 years): $87,336.00**



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	238,475	0	0	0	0	238,475	0.08
2024	50,400	1,512	0	0	1,512	290,387	0.1
2025	190,022	11,572	0	0	11,572	491,981	0.16
2026	83,000	7,696	0	0	7,696	582,677	0.19
2027	115,700	14,521	0	0	14,521	712,898	0.24
2028	43,500	6,928	675	108	7,036	763,326	0.25
2029	16,300	3,163	0	0	3,163	782,789	0.26
2030	30,630	7,041	0	0	7,041	820,460	0.27
2031	13,320	3,553	0	0	3,553	837,333	0.28
2032	40,760	12,423	26,348	8,030	20,453	890,516	0.3
2033	25,400	8,735	675	232	8,967	924,651	0.31
2034	72,400	27,819	0	0	27,819	1,024,870	0.34
2035	22,500	9,580	0	0	9,580	1,056,950	0.35
2036	0	0	37,000	17,336	17,336	1,056,950	0.35
2037	0	0	0	0	0	1,056,950	0.35
2038	19,000	10,601	2,475	1,381	11,982	1,086,551	0.36
2039	0	0	26,348	15,933	15,933	1,086,551	0.36
2040	0	0	29,834	19,477	19,477	1,086,551	0.36
2041	0	0	46,900	32,944	32,944	1,086,551	0.36
2042	0	0	19,760	14,889	14,889	1,086,551	0.36

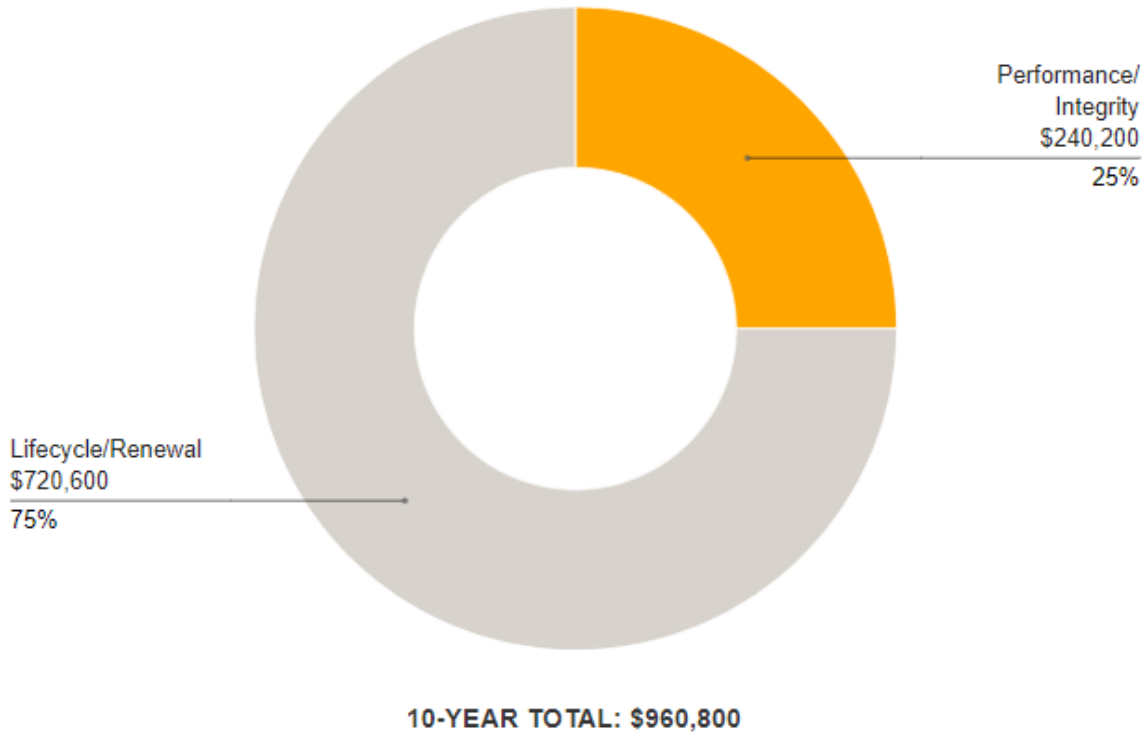
Plan Types

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)



Immediate Needs

ID	Location Description	UF Code	Description	Condition	Plan Type	Cost
6087897	Building Exterior	B2010	Exterior Walls, Wood Siding, Replace	Poor	Performance/Integrity	$30,000
6087904	Gymnasium	C1070	Suspended Ceilings, Acoustical Tile Fiberglass, Replace	Poor	Performance/Integrity	$15,400
6087942	Throughout building	D2010	Plumbing System, Supply & Sanitary, Medium Density (excludes fixtures), Replace	Poor	Performance/Integrity	$79,200
6087887	Mechanical room	D3020	Furnace, Oil, Replace	Poor	Performance/Integrity	$17,500
6087889	Mechanical room	D3020	Furnace, Oil, Replace	Poor	Performance/Integrity	$40,000
6087900	Throughout building	D3050	HVAC System, Ductwork, Medium Density, Replace	Poor	Performance/Integrity	$48,000
6087903	Mechanical room	D5020	Supplemental Components, Load Center, Single Phase Residential 120/240 V, Replace	Poor	Performance/Integrity	$5,700
6175546	Site	G2050	Athletic Surfaces & Courts, Basketball/General, Asphalt Pavement, Seal & Stripe	Poor	Performance/Integrity	$700
6087888	Site	G2060	Park Bench, Precast Concrete, Replace	Poor	Performance/Integrity	$2,000
					Total	**$238,500**

Key Findings

Exterior Walls in Poor condition.

Wood Siding
JAMAICA VILLAGE SCHOOL - Main Building Exterior

Uniformat Code: B2010
Recommendation: **Replace in 2023**
Priority Score: **89.9**
Plan Type: Performance/Integrity
Cost Estimate: $30,000
**$$$**$

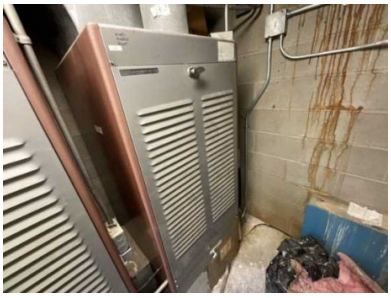
Exterior, T1- 11 siding is deteriorating and needs replacement - AssetCALC ID: 6087897

Supplemental Components in Poor condition.

Load Center, Single Phase Residential 120/240 V
JAMAICA VILLAGE SCHOOL - Main Building Mechanical Room

Uniformat Code: D5020
Recommendation: **Replace in 2023**
Priority Score: **87.9**
Plan Type: Performance/Integrity
Cost Estimate: $5,700
**$$**$$

Load center past estimated useful life - AssetCALC ID: 6087903

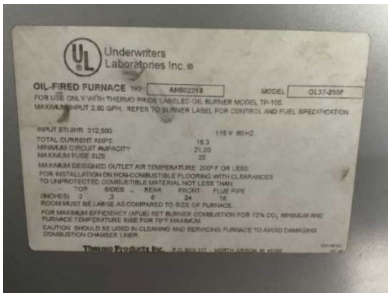


Furnace in Poor condition.

Oil
JAMAICA VILLAGE SCHOOL - Main Building Mechanical Room

Uniformat Code: D3020
Recommendation: **Replace in 2023**
Priority Score: **86.9**
Plan Type: Performance/Integrity
Cost Estimate: $40,000
**$$$**$

Furnaces have passed recommended useful life - AssetCALC ID: 6087889



Furnace in Poor condition.

Oil
JAMAICA VILLAGE SCHOOL - Main Building Mechanical Room

Uniformat Code: D3020
Recommendation: **Replace in 2023**
Priority Score: **86.9**
Plan Type: Performance/Integrity
Cost Estimate: $17,500
**$$$**$

Furnaces have passed recommended useful life - AssetCALC ID: 6087887

Plumbing System in Poor condition.

Supply & Sanitary, Medium Density (excludes fixtures)
JAMAICA VILLAGE SCHOOL - Main Building Throughout Building

Uniformat Code: D2010
Recommendation: **Replace in 2023**
Priority Score: **84.9**
Plan Type: Performance/Integrity
Cost Estimate: $79,200
$$$$

Plumbing system of the school has passed Its useful life. - AssetCALC ID: 6087942

Athletic Surfaces & Courts in Poor condition.

Basketball/General, Asphalt Pavement
JAMAICA VILLAGE SCHOOL - Main Building Site

Uniformat Code: G2050
Recommendation: **Seal & Stripe in 2023**
Priority Score: **82.9**
Plan Type: Performance/Integrity
Cost Estimate: $700
**$$**$$

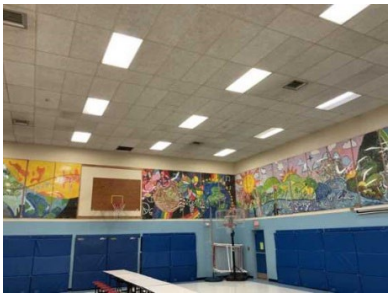
Faded lines - AssetCALC ID: 6175546

Park Bench in Poor condition.

Precast Concrete
JAMAICA VILLAGE SCHOOL - Main Building Site

Uniformat Code: G2060
Recommendation: **Replace in 2023**
Priority Score: **81.9**
Plan Type: Performance/Integrity
Cost Estimate: $2,000
**$$**$$

Bench is broken and past useful life - AssetCALC ID: 6087888

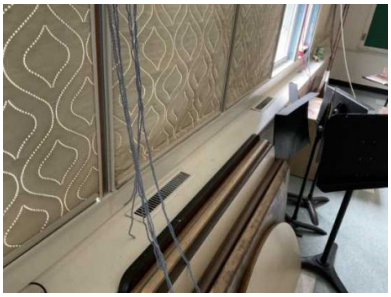


Suspended Ceilings in Poor condition.

Acoustical Tile Fiberglass
JAMAICA VILLAGE SCHOOL - Main Building Gymnasium

Uniformat Code: C1070
Recommendation: **Replace in 2023**
Priority Score: **81.9**
Plan Type: Performance/Integrity
Cost Estimate: $15,400
**$$$**$

Ceiling tiles look stained and worn. - AssetCALC ID: 6087904



HVAC System in Poor condition.

Ductwork, Medium Density
JAMAICA VILLAGE SCHOOL - Main Building Throughout building

Uniformat Code: D3050
Recommendation: **Replace in 2023**
Priority Score: **81.9**
Plan Type: Performance/Integrity
Cost Estimate: $48,000
**$$$**$

Ductwork is past useful life - AssetCALC ID: 6087900

2. Building and Site Information

System Summary

System	*Description*	*Condition*
Structure	Conventional wood frame structure over concrete slab foundation	Good
Facade	Primary Wall Finish: Vinyl Siding Secondary Wall Finish: T1-11 Wood siding. Windows: Wood	Poor
Roof	Primary: Gable construction with metal finish Secondary: Gable construction with asphalt shingles	Fair
Interiors	Walls: Painted gypsum board Floors: VCT Ceilings: Painted gypsum board and ACT	Fair
Elevators	None	N/A
Plumbing	Distribution: Copper piping with PVC waste & venting Hot Water: Propane Gas water heaters Fixtures: Toilets, and sinks in all restrooms	Fair
HVAC	Central System: Warm air furnaces and air handlers feeding ductwork	Poor
Safety and Security	Cameras, 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 Fed from underground feed with copper wiring Interior Lighting: linear fluorescent and CFL Emergency Power: Propane generator with automatic transfer switch	Fair

Fire Alarm	Alarm panel with heat detectors, alarms, strobes, pull stations, back-up emergency lights, and exit signs	Fair
Equipment/Special	None	N/A
Site Pavement	None	N/A
Site Development	Building-mounted property entrance signage. Playgrounds and fields and courts. Limited Park benches, picnic tables	Fair
Landscaping & Topography	Limited landscaping features including lawns, trees, bushes. Irrigation not present Low to moderate site slopes throughout	Fair
Utilities	On-site wells and septic Local utility-provided electric with propane and fuel oil tanks	Fair
Site Lighting	Building-mounted: HPS	Good
Ancillary Structures	None	N/A
Accessibility	Presently it does not appear an accessibility study is needed for this property.	
Key Issues and Findings	Rotting wood siding, sagging drainpipe under the hallway that regularly gets clogged, antiquated HVAC components and infrastructure, building lacks fire suppression, aged electrical infrastructure, lack of property signage, reported ACM in various area.	

3. Supplemental Evaluations

Square Foot Verification

We have reviewed the square footage of 12,000 square feet and it is in the range of square foot calculations as reported by the school district. This confirmation of the square footage of the facility is based on the exterior wall dimensions and number of stories measured from Google Earth and other publicly available internet searches. This measurement may not reflect the actual heated square footage but provides a general size of the heated square feet of the overall building.

PCB Air Indoor Testing

PCB air testing was conducted on 4/24/23 at this building and no results were found to be above the School Action Level (SAL). This information was gathered and verified through 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	**48.2%**

System Expenditure Forecast

System	Immediate	Short Term (1-2 yr)	Near Term (3-5 yr)	Med Term (6-10 yr)	Long Term (11-20 yr)	TOTAL
Facade	$30,000	$51,900	-	$14,200	$7,500	$103,600
Roofing	-	-	-	$16,100	-	$16,100
Interiors	$15,400	-	$129,300	$19,500	$157,200	$321,400
Plumbing	$79,200	-	$16,300	$4,700	-	$100,200
HVAC	$105,500	$62,700	-	-	$150,400	$318,600
Fire Protection	-	$13,600	$300	$1,100	$2,000	$17,100
Electrical	$5,700	$57,300	$34,800	-	$58,100	$155,900
Fire Alarm & Electronic Systems	-	$38,200	-	$32,300	-	$70,400
Equipment & Furnishings	-	$1,800	$1,700	$15,000	$15,200	$33,700
Site Pavement	-	$28,000	-	$34,400	$42,300	$104,600
Site Development	$2,700	-	$22,200	$57,900	$64,000	$146,700
Site Utilities	-	-	$67,500	$1,500	$34,600	$103,600
TOTALS	**$238,500**	**$253,500**	**$272,100**	**$196,700**	**$531,300**	**$1,491,900**

4. Property Space Use and Observed Areas

Areas Observed

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

Key Spaces Not Observed

All key areas of the property were accessible and observed.

5. ADA Accessibility

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

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

However, this does not:

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

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

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

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

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

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

6. Purpose and Scope

Purpose

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

Based on the observations, interviews and document review outlined below, this report identifies significant deferred maintenance issues, existing deficiencies, and material code violations of record, which affect the Property's use. Opinions are rendered as to its structural integrity, building system condition and the Property's overall condition. The report also notes building systems or components that have realized or exceeded their typical expected useful lives.

The physical condition of building systems and related components are typically defined as being in one of five condition ratings. For the purposes of this report, the following definitions are used:

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

Scope

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

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

7. Opinions of Probable Costs

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

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

Methodology

Based upon site observations, research, and judgment, along with referencing Expected Useful Life (EUL) tables from various industry sources, Bureau Veritas opines as to when a system or component will most probably necessitate replacement. Accurate historical replacement records, if provided, are typically the best source of information. Exposure to the elements, initial quality and installation, extent of use, the quality and amount of preventive maintenance exercised, etc., are all factors that impact the effective age of a system or component. As a result, a system or component may have an effective age that is greater or less than its actual chronological age. The Remaining Useful Life (RUL) of a component or system equals the EUL less its *effective age*, whether explicitly or implicitly stated. Projections of Remaining Useful Life (RUL) are based primarily on age and condition with the presumption of continued use and maintenance of the Property 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 the 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
Jamaica Village School - Main Building	**5%**	158982.22R000-166.379	Elementary	12,000

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

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

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

9. Energy Audit

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

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

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

Energy and Water Using Equipment

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

Building Envelope

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

Recommendations for Energy Savings Opportunities

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

Analysis of Energy Consumption

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

Energy Audit Process

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

10. Historical Energy and Water Performance Metrics

Utility Data Tabulation Methodology

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

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

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

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

Based upon the utility bills provided, the following energy rates have been calculated and utilized in determining existing and proposed energy costs. Only partial 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 utility costs for this property for utilities where data was not received. Bureau Veritas will update the report on receipt of the actual data from the client.

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

Average Utility Rates			
Electricity	Propane	No. 2 Oil	Water & Sewer
Average Rate	Average Rate	Average Rate	Blended Rate
$0.22 / kWh	$1.96 / Gal (est.)	$3.98 / Gal	N/A – on-site

Electricity

Green Mountain Power provides electrical service to the facility.

The consumption pattern for the period under consideration varies seasonally. The 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.

Based on the 2021 electric usage and costs, the average price paid during the year was $0.22 per kWh. The total annual electricity consumption for the 12-month period analyzed is 40,792 kWh for a total cost of $8,851.

Electricity Consumption & Cost Data

Billing Month	Consumption (kWh)	Unit Cost (per kWh)	Total Cost
January,21	4,046	$0.20	$816
February,21	4,035	$0.20	$797
March,21	3,944	$0.20	$780
April,21	3,832	$0.19	$728
May,21	3,571	$0.19	$679
June,21	3,293	$0.19	$629
July,21	1,730	$0.20	$339
August,21	1,999	$0.63	$1,266
September,21	3,247	$0.19	$620
October,21	3,523	$0.20	$698
November,21	3,721	$0.20	$736
December,21	3,851	$0.20	$763
TOTAL/AVERAGE	**40,792**	**$0.22**	**$8,851**

Propane and Fuel Oil

Young Propane provides propane and fuel oil to the facility. The deliveries are made on an as-needed basis.

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

Based on the 2021 fuel oil usage and costs provided, the average price paid during the year was $3.98 per gallon of fuel oil. The total annual consumption for the 12-month period analyzed is 3,540 gallons for a total cost of $14,103.

Note: No propane 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.

Fuel Oil Consumption & Cost Data

Delivery Month	Delivery (gallons)	Unit Cost (per gallon)	Total Cost
January,21	602	$3.90	$2,345
February,21	771	$3.87	$2,982
March,21	860	$4.16	$3,578
August,21	71	$4.01	$285
October,21	204	$4.36	$890
November,21	350	$3.75	$1,314
December,21	682	$3.97	$2,709
Total	**3,540**	**$3.98**	**$14,103**

Water and Sewer

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

11. Energy Conservation Measures

Bureau Veritas has conducted an Energy Audit on Jamaica Village Elementary 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	$46,393
Estimated Annual Cost Savings Related to ECMs	$10,691
Net Effective ECM Payback	4.34 Years

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

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

Energy Conservation Measures Screening:

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

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

Jamaica Village School

Energy Conservation Measures

	Description of ECM	Location	Net Projected Initial Investment ($)	Estimated Annual Savings Propane (Gal)	Estimated Annual Savings #2 Oil (Gal)	Estimated Annual Savings Electricity (kWh)	Estimated Annual Savings Water (KGal)	Total Energy Savings (MMBTU)	Total Green House Gas Savings ($MtCO^2$/Yr.)	Estimated Utility Cost Savings ($)	Estimated Annual O&M Savings ($)	Total Estimated Annual Cost Savings ($)	Simple Payback (Yrs)	Life Cycle Savings ($)	Expected Useful Life (EUL) (Yrs)
1	Replace High Intensity Discharge Lamps With LED; Replace 2x Wall Packs-175W with 35Watt LED	Location: Building exteriors	$651	0.0	0.0	1,120.0	0.0	3.8	0.3	$243	$142	$385	1.7	$3,941	15
2	Install On-Demand Ventilation on Air Handlers; Install OA controls on (3x) AHU(s)	Location: Mechanical room and roof	$5,299	0.0	669.2	0.0	0.0	92.7	6.8	$2,666	$133	$2,799	1.9	$18,579	10
3	Install Low Flow Faucet Aerators; Replace 7x 1.5GPM rated bathroom aerators with 0.5GPM WaterSense certified aerators	Location: Restrooms	$106	19.3	0.0	0.0	2.3	1.8	0.1	$38	$0	$38	2.8	$217	10
4	Upgrade Split Heating and Cooling System; Replace (4x) 156MBH Heating System With 82% AFUE No. 2 Oil Fired -151MBH System; (1x) 312MBH Heating System With 82% AFUE No. 2 Oil Fired -300MBH System	Location: Mechanical rooms	$25,248	0.0	1,879.1	0.0	0.0	260.3	19.0	$7,486	$0	$7,486	3.4	$77,712	18
5	Replace Existing Linear Fluorescent Lamps; Replace 122x F42T8 with F42LED	Location: Throughout school	$9,038	0.0	0.0	4,684.8	0.0	16.0	1.1	$1,017	$154	$1,171	7.7	$4,941	15
Totals for no/low cost items			$757	19.3	0.0	1,120.0	2.3	5.6	0.4	$281	$142	$423	1.8		
Total for capital cost			$39,585	0.0	2,548.3	4,684.8	0.0	368.9	26.9	$11,169	$288	$11,456	3.5		
Interactive Savings Discount @10%				-1.9	-254.8	-580.5	-0.2	-37.5	-2.7	-$1,145	-$43	-$1,188			
Total Contingency Expenses @ 15%			$6,051												
Totals for improvements			$46,393	17.4	2,293.4	5,224.3	2.1	337.1	24.6	$10,305	$386	$10,691	4.3		

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 Jamaica Village School - Main Building, 347 Depot Street, Jamaica VT 05343 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 - BUILDING FACADE WOOD SIDING

6 - BUILDING FACADE VINYL SIDING

Photographic Overview

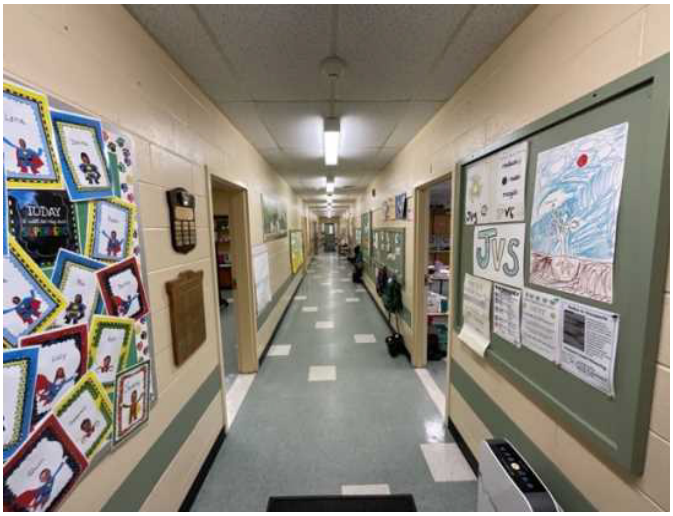
7 - MAIN ENTRANCE TO SCHOOL

8 - PRIMARY METAL ROOF OVERVIEW

9 - SECONDARY ROOF ASPHALT SHINGLES

10 - PERIMETER ELEMENTS & DRAINAGE

11 - TYPICAL CLASSROOM NORTH SIDE



12 - TYPICAL HALLWAY NORTH SIDE

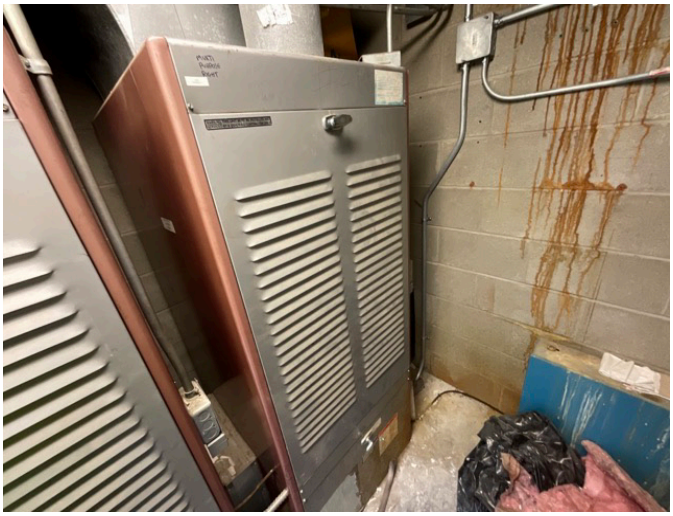
Photographic Overview

13 - PRINCIPAL'S OFFICE WITH WINDOW QUILT

14 - MULTIPURPOSE ROOM CAFETERIA GYMNASIUM

15 - PLUMBING SYSTEM FROM WELL

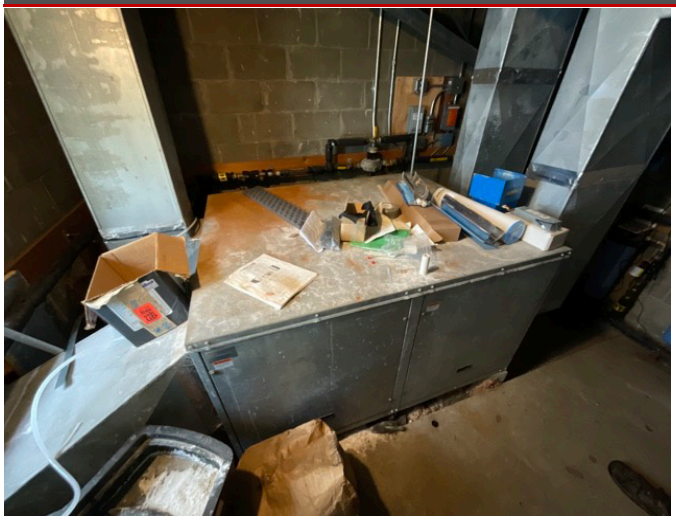
16 - MAIN MECHANICAL ROOM OIL FURNACE



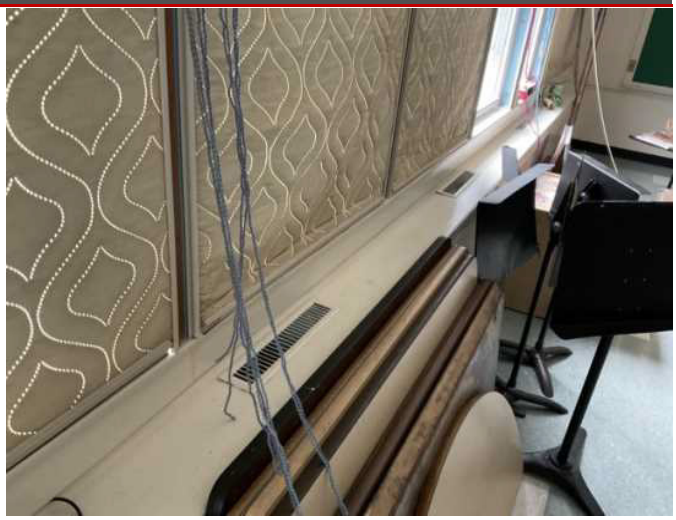
17 - OIL FIRED FURNACE UNIT

18 - ROOFTOP AIR HANDLER UNIT

Photographic Overview



19 - AIR HANDLER UNIT MECHANICAL ROOM



20 - DUCT WORK BEHIND CLASSROOM SHELF

21 - FIRE SUPPRESSION SPRINKLER HEAD

22 - MAIN ELECTRICAL COMPONENTS TO SCHOOL

23 - EMERGENCY GENERATOR ALONG DRIVEWAY

24 - FIRE ALARM ENUNCIATOR PANEL

Photographic Overview

25 - EXIT SIGN WITH LIGHTING PULL STATION.

26 - AUTOMATED EXTERNAL DEFIBRILLATOR

27 - MAIN GRAVEL PARKING AREA

28 - LANDSCAPING LOOKING FROM PLAYGROUND

29 - SECONDARY GRAVEL PARKING AREA

30 - PLAYGROUND NORTH SIDE OF PROPERTY

Appendix B:
Site Plans

Site Plan

Project Name	Project Number
Vermont Agency of Education	158982.22R000-166.379 Jamaica Village School

Source	On-Site Date
Google MyMaps	May 5, 2023

Appendix C:
Stem/Steam Assessment

STEM/STEAM Evaluation

Property Name	STEM/STEAM Suitability Score	Project Number	School Type	Square Footage
Jamaica Village School - Main Building	**5%**	158982.22R000-166.379	Elementary	12,000

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

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

Rooms to support STEM/STEAM Curriculum - X= Required by School Type

Room Types	Room Present (Yes/No)	Elementary School	Middle School	High School
Does the facility have an Art Room?	Yes	X	X	X
Does the facility have a Science Lab?			X	X
Does the facility have a Shop (Machine, Wood, Metal, etc.)?			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?	3- Missing				
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?	3- Missing				
Does the room have technology connectivity and an interactive display?	1- Meets				
Does the room have appropriate wet floor finishes?	1- Meets				
Does the room have visual display boards?	1- Meets				
Does the room have Prep/Storage Room?	1- Meets				
Does the room have direct access to the exterior?	3- Missing				
Does the room the ability to structurally suspend items from the ceiling?	3- Missing				
Does the have goggle cabinets, fire extinguisher, eye wash and deluge shower?	3- Missing				
Room Type Score	45%	N/A	N/A	0%	0%

Appendix D:
School Educational Capacity and Programming Space

School Educational Capacity and Programming Space

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

School Name

Jamaica Village School

SU/SD

Windham Central Supervisory Union

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

Yes

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

We have 19 students enrolled this year so we have plenty of space.

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

Yes

We have two multi-grade classrooms (K-2 and 3-5), one after school classroom, one resource room for special education or other services, one mail office area, one room dedicated to our nurse, speech therapist, OT, PT, school counselor, and home-to-school liaison (all are part time within this shared space), One library, one art/music room, one multi-purpose room with a kitchen which serves as our cafeteria and gym.

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

No

.

We have the space, we need more students.

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

Yes

Please describe:

We have a room for our front office, a room for special education and other services as well as another shared room for our nurse, speech therapist, OT, PT, school counselor and home-to-school liason (all part time with varying schedules).

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

Yes

Please describe:

We have a designated room for our administrative assistant.

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

Yes

Please describe:

Our cafeteria, kitchen, and gym are located in our large multi-purpose room.

Appendix E:
Accessibility Review & Photos

Visual Survey - ADA Standards for Accessible Design

Property Name: Jamaica Village School

BV Project Number: 158982.22R000-166.379

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			No space markings	
Exterior Route				None
Building Entrances				None
Interior Route				None
Public Restrooms				None
Playground				None

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

1 - OVERVIEW OF ACCESSIBLE PARKING AREA

2 - CLOSE-UP OF STALL

3 - PRIMARY PATH OF TRAVEL

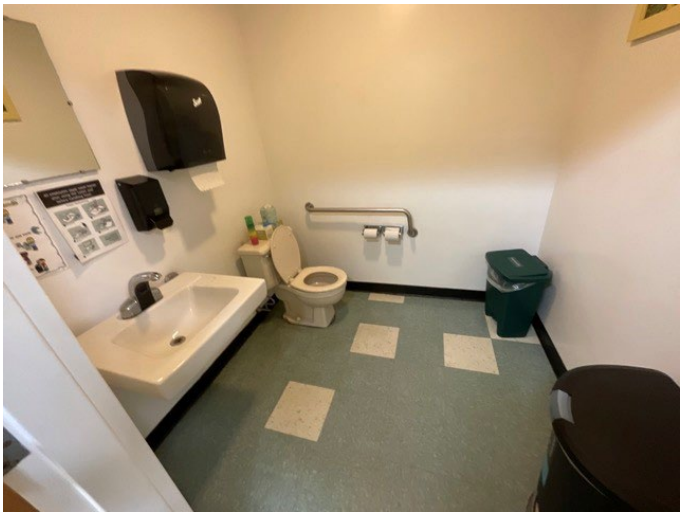
4 - CURB CUT

5 - MAIN ACCESSIBLE ENTRANCE

6 - SIGNAGE/HARDWARE

7 - ACCESSIBLE INTERIOR PATH

8 - HARDWARE, STAIR RAILS



9 - TOILET STALL OVERVIEW

10 - SINK, FAUCET HANDLES

11 - ACCESSIBLE ROUTE TO PLAYGROUND

12 - OVERVIEW OF PLAYGROUND

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

Reference Guide

	Major Issues *(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 | JAMAICA VILLAGE SCHOOL - Main Building

UF L3 Code	Location	Category	Condition	Asset/Component/Repair	Quantity	Unit	RUL	ID
Facade								
B2010	Building Exterior	Facade	Fair	Exterior Walls, Vinyl Siding	1,920	SF	8	6087948
B2010	Building Exterior	Facade	Poor	Exterior Walls, Wood Siding	2,466	SF	1	6087897
B2020	Building Exterior	Facade	Fair	Window, Wood, 16-25 SF	42		2	6087947
B2050	Building Exterior	Facade	Fair	Exterior Door, Steel, Standard	9		12	6087917
Roofing								
B3010	Roof	Roofing	Fair	Roofing, Metal	8,550	SF	22	6087923
B3010	Roof	Roofing	Fair	Roofing, Asphalt Shingle, 20-Year Standard	3,450	SF	8	6087916
B3060	Attic unvented Bath exhaust fa	Roofing	Failed	Roof Skylight, any type, Repair	1		0	6087946
Interiors								
C1030	Throughout building	Interiors	Fair	Interior Door, Wood, Hollow-Core Residential	4		7	6087939
C1030	Throughout building	Interiors	Fair	Interior Door, Wood, Solid-Core	29		5	6087938
C1070	Front wing	Interiors	Fair	Suspended Ceilings, Acoustical Tile (ACT)	4,200	SF	7	6087926
C2010	Throughout building	Interiors	Fair	Wall Finishes, any surface, Prep & Paint	18,000	SF	4	6087918
C2030	Throughout building	Interiors	Fair	Flooring, Vinyl Tile (VCT)	9,200	SF	4	6087932
C2030	Gymnasium	Interiors	Fair	Flooring, Vinyl Tile (VCT)	2,800	SF	4	6087902
C2050	Rear wing	Interiors	Fair	Ceiling Finishes, any flat surface, Prep & Paint	5,000	SF	5	6087920
C2050	Gymnasium	Interiors	Poor	Ceiling Finishes, exposed irregular elements, Prep & Paint	2,800	SF	1	6087904
Plumbing								
D2010	Kitchen	Plumbing	Fair	Sink/Lavatory, Commercial Kitchen, 3-Bowl	1		8	6087934
D2010	Throughout building	Plumbing	Fair	Plumbing System, Supply & Sanitary, Low Density (excludes fixtures)	4,800	SF	5	6087928
D2010	Mechanical room	Plumbing	Fair	Water Heater, Gas, Residential, 30 to 50 GAL	1		9	6087924
D2010	Art class	Plumbing	Fair	Sink/Lavatory, Vanity Top, Stainless Steel	2		6	6087891
D2010	Restrooms	Plumbing	Fair	Toilet, Residential Water Closet	6		6	6087906
D2010	Throughout building	Plumbing	Poor	Plumbing System, Supply & Sanitary, Low Density (excludes fixtures)	7,200	SF	1	6087942
D2010	Restrooms	Plumbing	Fair	Sink/Lavatory, Wall-Hung, Vitreous China	5		6	6087907
HVAC								
D3010	Mechanical room	HVAC	Fair	Pump, Fuel Oil	1		12	6087901
D3020	Mechanical room	HVAC	Poor	Furnace, Oil	1		1	6087887
D3020	Mechanical room	HVAC	Poor	Furnace, Oil	4		1	6087889
D3050	Throughout building	HVAC	Poor	HVAC System, Ductwork, Low Density	12,000	SF	1	6087900
D3050	Mechanical room	HVAC	Fair	Air Handler, Interior AHU, Easy/Moderate Access	1		7	6087919
D3050	Roof	HVAC	Fair	Air Handler, Interior AHU, Easy/Moderate Access	2		11	6087899
Fire Protection								
D4010	Mechanical room	Fire Protection	Fair	Fire Suppression System, Full System Install/Retrofit, Low Density/Complexity, Renovate	12,000	SF	5	6087944
D4030	Throughout building	Fire Protection	Good	Fire Extinguisher, Type ABC, up to 20 LB	6		10	6087930
D4030	Kitchen	Fire Protection	Fair	Fire Extinguisher, Wet Chemical/CO2	1		6	6087890
Electrical								
D5010	Building exterior	Electrical	Fair	Generator, Gas or Gasoline	1		12	6087884

UF L3 Code	Location	Category	Condition	Asset/Component/Repair	Quantity	Unit	RUL	ID
D5010	Building exterior	Electrical	Fair	Automatic Transfer Switch, ATS	1		12	6087931
D5020	Mechanical room	Electrical	Poor	Supplemental Components, Load Center, Single Phase Residential 120/240 V	1		1	6087903
D5030	Mechanical room	Electrical	Fair	Electrical System, Wiring & Switches, Average or Low Density/Complexity	12,000	SF	6	6087911
D5040	Hall	Electrical	Fair	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures	12,000	SF	3	6087927
Fire Alarm & Electronic Systems								
D7030	Throughout building	Fire Alarm & Electronic Systems	Fair	Security/Surveillance System, Full System Upgrade, Average Density	12,000	SF	11	6087892
D7050	Principals office	Fire Alarm & Electronic Systems	Fair	Fire Alarm System, Full System Upgrade, Standard Addressable, Upgrade/Install	12,000	SF	3	6087896
Equipment & Furnishings								
E1030	Kitchen	Equipment & Furnishings	Excellent	Foodservice Equipment, Dishwasher Commercial	1		11	6087895
E1030	Kitchen	Equipment & Furnishings	Fair	Foodservice Equipment, Food Warmer, Proofing Cabinet on Wheels	1		3	6087915
E1030	Kitchen	Equipment & Furnishings	Fair	Foodservice Equipment, Refrigerator, 2-Door Reach-In	1		9	6087908
E1040	Hallway	Equipment & Furnishings	Fair	Healthcare Equipment, Defibrillator (AED), Cabinet-Mounted	1		6	6087893
E1060	Kitchen	Equipment & Furnishings	Fair	Residential Appliances, Range, Gas	1		9	6087937
E1060	Kitchen	Equipment & Furnishings	Fair	Residential Appliances, Refrigerator, 14 to 18 CF	1		9	6087885
Pedestrian Plazas & Walkways								
G2020	Site	Pedestrian Plazas & Walkways	Fair	Parking Lots, Aggregate/Stone, Surface Gravel, Replenish	18,820	SF	5	6087922
Athletic, Recreational & Playfield Areas								
G2050	Site	Athletic, Recreational & Playfield Areas	Fair	Play Structure, Swing Set, 4 Seats	1		13	6087945
G2050	Gymnasium	Athletic, Recreational & Playfield Areas	Fair	Sports Apparatus, Basketball, Backboard/Rim/Pole	2		5	6087898
G2050	Site	Athletic, Recreational & Playfield Areas	Fair	Play Structure, Multipurpose, Small	2		13	6087929
G2050	Site	Athletic, Recreational & Playfield Areas	Fair	Sports Apparatus, Basketball, Backboard/Rim/Pole	2		16	6087914
G2050	Site	Athletic, Recreational & Playfield Areas	Fair	Play Structure, Multipurpose, Large	1		10	6087943
G2050	Site	Athletic, Recreational & Playfield Areas	Fair	Athletic Surfaces & Courts, Basketball/General, Asphalt Pavement, Mill & Overlay	1,500	SF	9	6087909
Sitework								
G2060	Site	Sitework	Fair	Picnic Table, Wood/Composite/Fiberglass	3		8	6087933
G2060	Site	Sitework	Poor	Park Bench, Precast Concrete	2		0	6087888
G2060	Site	Sitework	Fair	Bike Rack, Portable 6-10 Bikes	1		8	6087905
G2060	Site	Sitework	Fair	Park Bench, Metal Powder-Coated	2		11	6087912
G4050	Building exterior	Sitework	Fair	Exterior Fixture w/ Lamp, any type, w/ LED Replacement	2		8	6087936
Utilities								
G3060	Building exterior	Utilities	Fair	Storage Tank, Site Fuel, Underground, Replace/Install	1		10	6087925

UF L3 Code	Location	Category	Condition	Asset/Component/Repair	Quantity	Unit	RUL	ID
G3060	Site	Utilities	Fair	Storage Tank, Site Fuel, Underground, Replace/Install	1		12	6087940
Energy Savings Opportunity								
X1020	Mechanical room	Energy Savings Opportunity	Poor	ECM Plumbing, Insulation, Hot Water Pipes, Provide	30	LF	1	6087921

Appendix G:
Replacement Reserves

Replacement Reserves Report
JAMAICA VILLAGE 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
$238,475	$51,912	$201,594	$90,696	$130,221	$51,211	$19,463	$37,671	$16,873	$87,561	$35,043	$100,219	$32,080	$54,336	$0	$33,457	$42,281	$49,311	$79,844	$34,649	$105,071	$1,491,968

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	6087897	Exterior Walls, Wood Siding, Replace	30	35	0	3000	SF	$10.00	$30,000	$30,000																				$30,000
B2010	6087948	Exterior Walls, Vinyl Siding, Replace	30	23	7	1920	SF	$6.00	$11,520								$11,520														$11,520
B2020	6087947	Window, Wood, 16-25 SF, Replace	30	29	1	42	EA	$1,200.00	$50,400		$50,400																			$50,400
B2050	6087917	Exterior Door, Steel, Standard, Replace	40	29	11	9	EA	$600.00	$5,400												$5,400										$5,400
B3010	6087916	Roofing, Asphalt Shingle, 20-Year Standard, Replace	20	13	7	3450	SF	$3.80	$13,110								$13,110														$13,110
C1030	6087938	Interior Door, Wood, Solid-Core, Replace	40	36	4	29	EA	$700.00	$20,300					$20,300																	$20,300
C1030	6087939	Interior Door, Wood, Hollow-Core Residential, Replace	20	14	6	4	EA	$400.00	$1,600							$1,600															$1,600
C1070	6087904	Suspended Ceilings, Acoustical Tile Fiberglass, Replace	25	26	0	2800	SF	$5.50	$15,400	$15,400																				$15,400
C1070	6087926	Suspended Ceilings, Acoustical Tile (ACT), Replace	25	19	6	4200	SF	$3.50	$14,700							$14,700															$14,700
C2010	6087918	Wall Finishes, any surface, Prep & Paint	10	7	3	18000	SF	$1.50	$27,000				$27,000										$27,000								$54,000
C2030	6087932	Flooring, Vinyl Tile (VCT), Replace	15	12	3	9200	SF	$5.00	$46,000				$46,000																$46,000		$92,000
C2030	6087902	Flooring, Vinyl Tile (VCT), Replace	15	11	4	2800	SF	$5.00	$14,000					$14,000																$14,000	$28,000
C2050	6087920	Ceiling Finishes, any flat surface, Prep & Paint	10	7	3	5000	SF	$2.00	$10,000				$10,000										$10,000								$20,000
D2010	6087924	Water Heater, Gas, Residential, 30 to 50 GAL, Replace	15	7	8	1	EA	$1,300.00	$1,300									$1,300													$1,300
D2010	6087942	Plumbing System, Supply & Sanitary, Medium Density (excludes fixtures), Replace	40	67	0	7200	SF	$11.00	$79,200	$79,200																				$79,200
D2010	6087891	Sink/Lavatory, Vanity Top, Stainless Steel, Replace	30	26	4	2	EA	$1,200.00	$2,400					$2,400																	$2,400
D2010	6087906	Toilet, Residential Water Closet, Replace	30	25	5	6	EA	$700.00	$4,200						$4,200																$4,200
D2010	6087907	Sink/Lavatory, Wall-Hung, Vitreous China, Replace	30	25	5	5	EA	$1,500.00	$7,500						$7,500																$7,500
D2010	6087934	Sink/Lavatory, Commercial Kitchen, 3-Bowl, Replace	30	23	7	1	EA	$2,500.00	$2,500								$2,500														$2,500
D3010	6087901	Pump, Fuel Oil, Replace	15	13	2	1	EA	$2,160.00	$2,160			$2,160															$2,160				$4,320
D3020	6087887	Furnace, Oil, Replace	20	24	0	1	EA	$17,500.00	$17,500	$17,500																			$17,500	$35,000
D3020	6087889	Furnace, Oil, Replace	20	24	0	4	EA	$10,000.00	$40,000	$40,000																			$40,000	$80,000
D3020	6087899	Air Ventilator, Energy Recovery Unit, up to 6500 CFM, Replace	15	13	2	2	EA	$12,987.00	$25,974			$25,974															$25,974				$51,948
D3050	6087900	HVAC System, Ductwork, Medium Density, Replace	30	35	0	12000	SF	$4.00	$48,000	$48,000																				$48,000
D3050	6087919	Air Handler, Interior AHU, Easy/Moderate Access, Replace	30	28	2	1	EA	$31,000.00	$31,000			$31,000																			$31,000
D4010	6087944	Fire Suppression System, Existing Sprinkler Heads, by SF, Replace	25	23	2	12000	SF	$1.07	$12,840			$12,840																			$12,840
D4030	6087890	Fire Extinguisher, Wet Chemical/CO2, Replace	10	5	5	1	EA	$300.00	$300						$300										$300						$600
D4030	6087930	Fire Extinguisher, Type ABC, up to 20 LB, Replace	10	2	8	6	EA	$150.00	$900									$900										$900			$1,800
D5010	6087884	Generator, Gas or Gasoline, Replace	25	14	11	1	EA	$30,000.00	$30,000												$30,000										$30,000
D5010	6087931	Automatic Transfer Switch, ATS, Replace	25	14	11	1	EA	$12,000.00	$12,000												$12,000										$12,000
D5020	6087903	Supplemental Components, Load Center, Single Phase Residential 120/240 V, Replace	30	35	0	1	EA	$5,700.00	$5,700	$5,700																					$5,700
D5030	6087911	Electrical System, Wiring & Switches, Average or Low Density/Complexity, Replace	40	35	5	12000	SF	$2.50	$30,000						$30,000																$30,000
D5040	6087927	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures, Replace	20	18	2	12000	SF	$4.50	$54,000			$54,000																			$54,000
D7030	6087892	Security/Surveillance System, Full System Upgrade, Average Density, Replace	15	5	10	12000	SF	$2.00	$24,000											$24,000											$24,000
D7050	6087896	Fire Alarm System, Full System Upgrade, Standard Addressable, Upgrade/Install	20	18	2	12000	SF	$3.00	$36,000			$36,000																			$36,000
E1030	6087915	Foodservice Equipment, Food Warmer, Proofing Cabinet on Wheels, Replace	15	13	2	1	EA	$1,700.00	$1,700			$1,700															$1,700				$3,400

Uniformat Code	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost *	Subtotal	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	Deficiency Repair Estimate
E1030	6087908	Foodservice Equipment, Refrigerator, 2-Door Reach-In, Replace	15	7	8	1	EA	$4,600.00	$4,600									$4,600													$4,600
E1040	6087895	Laboratory Equipment, Dishwasher, Replace	10	1	9	1	EA	$5,760.00	$5,760										$5,760										$5,760		$11,520
E1040	6087893	Healthcare Equipment, Defibrillator (AED), Cabinet-Mounted, Replace	10	5	5	1	EA	$1,500.00	$1,500						$1,500										$1,500						$3,000
E1060	6087937	Residential Appliances, Range, Gas, Replace	15	7	8	1	EA	$670.00	$670									$670													$670
E1060	6087885	Residential Appliances, Refrigerator, 14 to 18 CF, Replace	15	7	8	1	EA	$600.00	$600									$600													$600
G2020	6087922	Parking Lots, Aggregate/Stone, Surface Gravel, Replenish	7	5	2	18820	SF	$1.40	$26,348			$26,348							$26,348							$26,348					$79,044
G2050	6175546	Athletic Surfaces & Courts, Basketball/General, Asphalt Pavement, Seal & Stripe	5	16	0	1500	SF	$0.45	$675	$675					$675					$675						$675				$675	$3,375
G2050	6087898	Sports Apparatus, Basketball, Backboard/Rim/Pole, Replace	25	21	4	2	EA	$9,500.00	$19,000					$19,000																	$19,000
G2050	6087909	Athletic Surfaces & Courts, Basketball/General, Asphalt Pavement, Mill & Overlay	25	17	8	1500	SF	$3.50	$5,250									$5,250													$5,250
G2050	6087914	Sports Apparatus, Basketball, Backboard/Rim/Pole, Replace	25	10	15	2	EA	$9,500.00	$19,000																$19,000						$19,000
G2050	6087943	Play Structure, Multipurpose, Large, Replace	20	11	9	1	EA	$35,000.00	$35,000										$35,000												$35,000
G2050	6087945	Play Structure, Swing Set, 4 Seats, Replace	20	8	12	1	EA	$2,500.00	$2,500													$2,500									$2,500
G2050	6087929	Play Structure, Multipurpose, Small, Replace	20	8	12	2	EA	$10,000.00	$20,000													$20,000									$20,000
G2060	6087888	Park Bench, Precast Concrete, Replace	25	26	0	2	EA	$1,000.00	$2,000	$2,000																					$2,000
G2060	6087933	Picnic Table, Wood/Composite/Fiberglass, Replace	20	13	7	3	EA	$600.00	$1,800								$1,800														$1,800
G2060	6087905	Bike Rack, Portable 6-10 Bikes, Replace	15	8	7	1	EA	$500.00	$500								$500														$500
G2060	6087912	Park Bench, Metal Powder-Coated, Replace	20	10	10	2	EA	$700.00	$1,400											$1,400											$1,400
G3060	6087925	Storage Tank, Site Fuel, Underground, Replace/Install	25	21	4	1	EA	$60,000.00	$60,000					$60,000																	$60,000
G3060	6087940	Storage Tank, Site Fuel, Underground, Replace/Install	25	14	11	1	EA	$25,000.00	$25,000												$25,000										$25,000
G4050	6087936	Exterior Fixture w/ Lamp, any type, w/ LED Replacement, Replace	20	13	7	2	EA	$600.00	$1,200								$1,200														$1,200
								Totals, Unescalated		$238,475	$50,400	$190,022	$83,000	$115,700	$44,175	$16,300	$30,630	$13,320	$67,108	$26,075	$72,400	$22,500	$37,000	$0	$21,475	$26,348	$29,834	$46,900	$19,760	$58,175	$1,209,597
								Totals, Escalated (3.0% inflation, compounded annually)		$238,475	$51,912	$201,594	$90,696	$130,221	$51,211	$19,463	$37,671	$16,873	$87,561	$35,043	$100,219	$32,080	$54,336	$0	$33,457	$42,281	$49,311	$79,844	$34,649	$105,071	$1,491,968

Appendix H:
Depleted Value Report

JAMAICA VILLAGE SCHOOL - Main Building

Depleted Value Index

48.2%

System	System Contribution	System Value
Air Handler	$ 31,000	$ 31,000
Air Ventilator	$ 22,078	$ 25,974
Athletic Surfaces & Courts	$ 68	$ 675
Athletic Surfaces & Courts	$ 2,100	$ 5,250
Automatic Transfer Switch	$ 10,560	$ 12,000
Bike Rack	$ 367	$ 500
Ceiling Finishes	$ 6,667	$ 10,000
Electrical System	$ 24,000	$ 30,000
Exterior Door	$ 2,160	$ 5,400
Exterior Fixture w/ Lamp	$ 1,200	$ 1,200
Exterior Walls	$ 11,520	$ 11,520
Exterior Walls	$ 15,600	$ 30,000
Fire Alarm System	$ 14,400	$ 36,000
Fire Extinguisher	$ 900	$ 900
Fire Extinguisher	$ 195	$ 300
Fire Suppression System	$ 11,235	$ 12,840
Flooring	$ 39,100	$ 46,000
Flooring	$ -	$ 14,000
Foodservice Equipment	$ 1,700	$ 1,700
Foodservice Equipment	$ 2,070	$ 4,600
Furnace	$ 10,000	$ 17,500
Furnace	$ 24,000	$ 40,000
Generator	$ 10,500	$ 30,000
Healthcare Equipment	$ 525	$ 1,500
HVAC System	$ 24,000	$ 48,000
Interior Door	$ 1,600	$ 1,600
Interior Door	$ 16,240	$ 20,300
Interior Lighting System	$ 21,600	$ 54,000
Laboratory Equipment	$ 2,304	$ 5,760
Park Bench	$ 900	$ 2,000
Park Bench	$ 840	$ 1,400
Parking Lots	$ 7,026	$ 26,348
Picnic Table	$ 1,320	$ 1,800
Play Structure	$ 2,083	$ 2,500
Play Structure	$ 16,000	$ 20,000
Play Structure	$ 28,000	$ 35,000
Plumbing System	$ 28,512	$ 79,200
Pump	$ 1,728	$ 2,160

System	System Contribution	System Value
Residential Appliances	$ 348	$ 670
Residential Appliances	$ 600	$ 600
Roofing	$ 80,028	$ 111,150
Roofing	$ 13,110	$ 13,110
Security/Surveillance System	$ 19,200	$ 24,000
Sink/Lavatory	$ 1,500	$ 2,500
Sink/Lavatory	$ 960	$ 2,400
Sink/Lavatory	$ 7,000	$ 7,500
Sports Apparatus	$ -	$ 19,000
Sports Apparatus	$ -	$ 19,000
Storage Tank	$ -	$ 60,000
Storage Tank	$ -	$ 25,000
Supplemental Components	$ -	$ 5,700
Suspended Ceilings	$ -	$ 14,700
Suspended Ceilings	$ -	$ 15,400
Toilet	$ -	$ 4,200
Wall Finishes	$ -	$ 27,000
Water Heater	$ -	$ 1,300
Window	$ -	$ 50,400
Totals	**$ 516,844**	**$ 1,072,557**