

School Consolidation Study

PREPARED FOR:
WEST RIVER EDUCATION DISTRICT



STEVENS & ASSOCIATES, P.C.
SMART DESIGN FOR LIVABLE COMMUNITIES

Meeting Agenda

1. Introductions
2. Project Overview
3. Enrollment Projections
4. Existing Buildings
 - Newbrook
 - Jamaica
 - Townshend
 - L&G
5. Draft Matrix
7. Next Steps



Stevens & Associates, p.c.
95 Main Street, Brattleboro, Vermont

2018

Option A

Early Learning Center	Jamaica Campus	PreK
Primary School	Townshend Campus	K - 2
Intermediate School	NewBrook Campus	3 - 5
Middle/High School	L&G Campus	6 - 12

Option B

Early Learning Center	Townshend Campus	PreK - 2
Elementary School	NewBrook Campus	3 - 5
Middle/High School	L&G Campus	6 - 12

Board Action: 6th grade was moved to L&G

2020

15 Plans were discussed; these were pursued further for "deeper dive":

- Status Quo
- Non-Operational
- NB, TES, L&G (Use of JVS for SPED programming?)
- K2-TES, 3-12 L&G (No specification of use for NB or JVS)
- PreK/K and CO at NB, 1-4 TES, 5-12 L&G
- PreK-4 JVS and NB, 5 and CO TES, 6-12 L&G

2021

Option 1

Townshend Campus	K-4 (5 grades)
L&G Campus	5-12 (8 grades)
Jamaica Campus	PreK & Immersion Center
NewBrook Campus	PreK & Central Office

Option 2

Townshend Campus	K-2 (3 grades)
L&G Campus	3-12 (10 grades)
Jamaica Campus	PreK & Immersion Center
NewBrook Campus	PreK & Central Office

Elementary Task Force:

- For Short Term Planning, compared three configurations:
 - (3) K-5 schools (status quo)
 - (2) K-5 schools (third building houses PreK and Central Office)
 - (1) K-2 and (1) 3-5
- Short Term Conclusions:
 - Travel is a significant barrier
 - The Board has a tough decision to make, and will not completely please everyone.
 - Look for small wins
 - Consider maintaining a community center within each town
 - Use short term solutions while further studying and implementing long term solutions
- For Long Term Planning:
 - Single Campus K-5
 - Feasibility Study: New building? Add to existing facilities?
 - Central location is critical

Secondary Task Force:

- Explored the potential implications of tuitioning 9-12 students out of the district
 - Overall savings was less than \$5k
 - Other implications were hard to quantify

Board Action:

- **The board voted unanimously maintain K12 education (not tuition 9-12) (Aug 2022)**
- **The board voted 9-1 to explore feasibility of One Campus Model (Aug 2022)**

2023

- Feasibility Study Completed by Stevens & Associates
- Joint Admin/LTP Committee met to review the study
- Admin team further reviewed implications of the proposed models

Option	Configuration	Feasible?	Implications to Implement
1	1-4 TES, 5-12 L&G (PreK and K offsite)	NO	8-10 add'l spaces needed via addition or possible rental, more windowless spaces at L&G being utilized for classrooms
2	PreK-2 TES, 3-12 L&G	NO	Multiple additions to L&G, parking issues, playground issues at both sites, concerns of 3rd - 12th graders in one building that was not designed for that

WHAT'S NEXT??



PROJECT UNDERSTANDING AND APPROACH

It is understood that the West River Modified Union Education District would like to implement a short-term school consolidation plan that will serve the school district over the next three to five years.

This ideal plan will consolidate the student population of Pre-K through grades 12 into two schools, with the Leland & Gray School being one of the two school locations, with an exception given to a Pre-K potentially offered at a third location.

In addition to Leland & Gray, the schools that will be explored for consideration include Townshend Elementary, NewBrook Elementary and Jamicia Village School.

It is also understood that the ideal plan will not include permanent additions to either school to accommodate student programs or administrative needs.



West River Education District								
	FY22	FY23	FY24	FY25	FY26	FY27	FY28	FY29
PK	27	32	32	32	32	32	32	32
K	26	32	32	32	32	32	32	32
1	30	26	32	32	32	32	32	32
2	26	30	26	32	32	32	32	32
3	25	26	30	26	32	32	32	32
4	36	25	26	30	26	32	32	32
5	31	36	25	26	30	26	32	32
6	32	31	36	25	26	30	26	32
7	38	32	31	36	25	26	30	26
8	50	38	32	31	36	25	26	30
9	43	50	38	32	31	36	25	26
10	37	43	50	38	32	31	36	25
11	34	37	43	50	38	32	31	36
12	39	34	37	43	50	38	32	31
	474	472	470	465	454	436	430	430

NewBrook								
	FY22	FY23	FY24	FY25	FY26	FY27	FY28	FY29
K	12	15	15	15	15	15	15	15
1	15	12	15	15	15	15	15	15
2	13	15	12	15	15	15	15	15
3	15	13	15	12	15	15	15	15
4	16	15	13	15	12	15	15	15
5	16	16	15	13	15	12	15	15
	87	86	85	85	87	87	90	90

Jamaica								
	FY22	FY23	FY24	FY25	FY26	FY27	FY28	FY29
K	2	5	5	5	5	5	5	5
1	3	2	5	5	5	5	5	5
2	3	3	2	5	5	5	5	5
3	3	3	3	2	5	5	5	5
4	5	3	3	3	2	5	5	5
5	7	5	3	3	3	2	5	5
	23	21	21	23	25	27	30	30

Townshend								
	FY22	FY23	FY24	FY25	FY26	FY27	FY28	FY29
K	12	12	12	12	12	12	12	12
1	12	12	12	12	12	12	12	12
2	10	12	12	12	12	12	12	12
3	7	10	12	12	12	12	12	12
4	15	7	10	12	12	12	12	12
5	8	15	7	10	12	12	12	12
	64	68	65	70	72	72	72	72

Leland & Gray								
	FY22	FY23	FY24	FY25	FY26	FY27	FY28	FY29
6	32	31	36	25	26	30	26	32
7	38	32	31	36	25	26	30	26
8	50	38	32	31	36	25	26	30
9	43	50	38	32	31	36	25	26
10	37	43	50	38	32	31	36	25
11	34	37	43	50	38	32	31	36
12	39	34	37	43	50	38	32	31
	273	265	267	255	238	218	206	206

Count year?	21	22	23
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West River Education District - Maximum Enrollment - Target 500

Grade Level	Classrooms per Grade	Average Class Size	Total per Grade
Elementary School			
Pre-K	2	18	36
K	2	18	36
1	2	18	36
2	2	18	36
3	2	18	36
4	2	18	36
5	2	18	36
Sub Totals	14		252
Middle School			
6	2	18	36
7	2	18	36
8	2	18	36
Sub Totals	6		108
High School			
9	2	18	36
10	2	18	36
11	2	18	36
12	2	18	36
Sub Totals	8		144
Target Totals	28		504



Grades PreK-5

Staffing Category	PreK-5 Existing Staffing			PreK-5 Projected Staffing	Space Needed	
	NB	JVS	TES		Classroom Space	*Intervention/ Office Space
Classroom Teachers	6	2	6	12	12	
PreK Teachers	0	0	2	2	2	
Gen Ed Para	0	0	2	2		
AST	2	**Not onsite	2	4		4
Counseling	1	**Not onsite	1	2	2	
Home to School Lias.	.2	**Not onsite	.8	1		1
Library	.2	.1	.25	1	Library	
Nurse	1	.1	.85	1		1
PE	.4	.1	.5	1	Gymnasium	
Art	.2	.1	.2	.5	1	
Music	.2	.1	.2	.5		
Admin. Assistant (office)	1	1	1	1		1
Admin	1	stipend	1	1		1
Chef	1	.25	1	1	Cafeteria & kitchen	
SPED professional	2	.5	1	3.5		
SPED para	6	0	4	9	1	
SLP	Not onsite	Not onsite	Not onsite			1
SLPA						
OT	Not onsite	Not onsite	Not onsite			1
COTA						
PT	Not onsite	Not onsite	Not onsite			
Custodians	1.5	1	1	1.5		1 work office
Conference Room						1 room
Storage						Maintenance & Supplies
TLC (The Learning Center) in-district elementary program	Staffing listed in SPED prof. and SPED para				1	

*Intervention space=approximately half of a classroom

**AST staff not onsite at JVS are served by NewBrook and/or TES AST staff



Grades 6-12

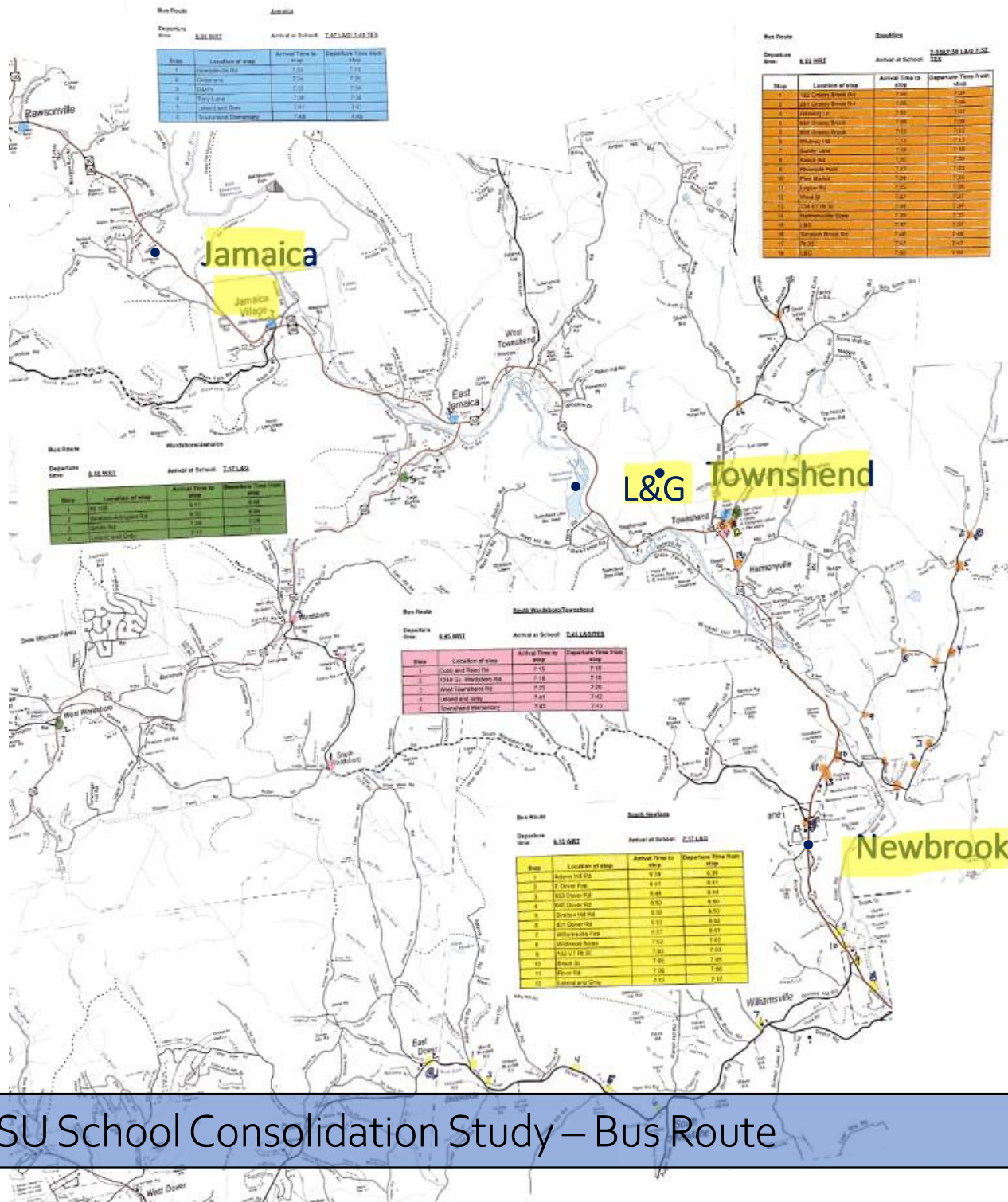
Staffing Category	Grades 6-12 Existing Staffing		Grades 6-12 Projected Staffing	Space Needed	
	Middle School 6-8	High School 9-12		Classroom Space	Intervention/ Office Space
Core Teachers (ELA, Math, Science, Social Studies)	7	11	18	18	
World Languages	2		2	2	
Work-Based Learning		1	1	1	
AST	1		1		1
Counseling	3		3		3
Social Worker	1		1		1
Library	1		1	1 library	
Journey Away			1		1
Nurse	1		1	1	1
PE/Health	1	1.5	2.5	Weight room 2 Gyms*** 1 classroom	2
Art	1		1	1	
Music			1	1	2 practice rooms 1 storage room 2 offices
Technology	1		1	1	
SAP	1		1		1
AA	2		2		Main office 1 office
Registrar	1		1		1
Admin	2		2		2

Chef	3.5 FTE (1 Chef, 2.5 Food Service)		3.5 FTE (1 Chef, 2.5 Food Service)	kitchen	Shared office with maintenance
SPED prof.	7		7	6	1
SPED Counselor	1		1		1
SPED para	9		9		1
SLP					1
SLPA					
OT					1 (3 half days per week currently)
COTA					
PT					
Custodians	3 night 1 day Grounds Facility mgr		3 night 1 day Grounds Facility mgr		1 workspace 1 shared office with kitchen
Conference Room					1 room
Storage					Maintenance & Supplies
ELC Experiential Learning Center	Staffing listed in SPED prof. and SPED para			1-2 + private office, private bathroom, kitchen, washer/dryer, computer area.	
HOME Program (Hands On MInds Engaged)	Staffing listed in SPED prof. and SPED para			1 + access to woodshop	Storage for boats, etc.

***Dutton Gym used for MS PE, drama, community youth basketball (in season) and other performances and presentations. (Drama takes over Gym space for 4 weeks at each seasonal production - nothing else can happen in there during those times due to set setup, etc.)

1. Existing Buildings

- Newbrook
- Jamaica
- Townshend
- L&G



FACILITY CONDITION ASSESSMENT



prepared for

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



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

PREPARED BY:

Bureau Veritas
6021 University Blvd., Suite 200
Ellicott City, MD 21043
800.733.0660
www.us.bureauveritas.com

BV PROJECT #:

158982.22R000-166.379

DATE OF REPORT:

May 22, 2023

ON SITE DATE:

May 5, 2023



Building: 12,000 SF
1 Story
Built 1955/ Renovated 1987
Site: 6.6 Acres

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



KEY

- ADMINISTRATION
- CORE CLASSROOMS
- ARTS
- SPECIAL EDUCATION
- P.E. / ATHLETICS
- LIBRARY
- CAFETERIA / FOOD SERVICE
- BUILDING SERVICES
- CIRCULATION

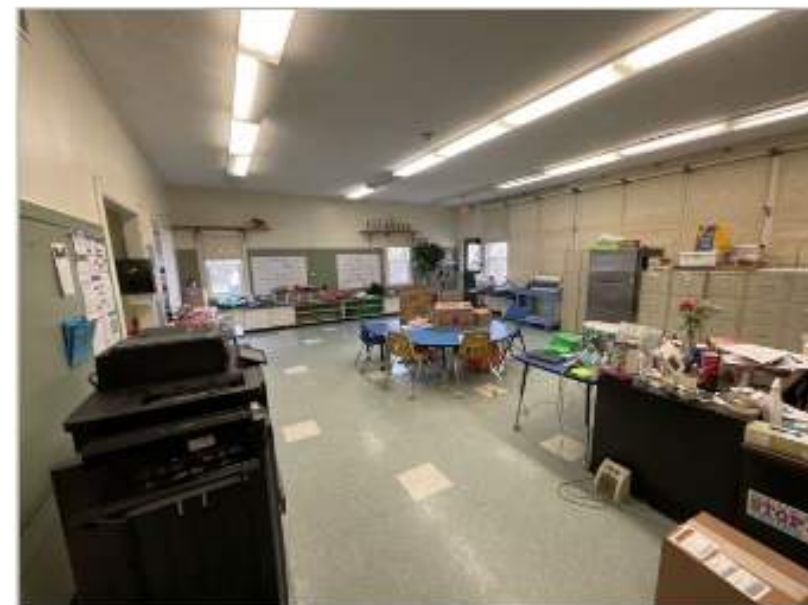


Jamaica								
	FY22	FY23	FY24	FY25	FY26	FY27	FY28	FY29
K	2	5	5	5	5	5	5	5
1	3	2	5	5	5	5	5	5
2	3	3	2	5	5	5	5	5
3	3	3	3	2	5	5	5	5
4	5	3	3	3	2	5	5	5
5	7	5	3	3	3	2	5	5
	23	21	21	23	25	27	30	30

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

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.	

2. Building and Site Information



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

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 - A:



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: 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: \$17,500
\$\$\$\$

Furnaces have passed recommended useful life - AssetCALC ID: 6087903

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. - AssetC



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

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 - Asset



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



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



JAMAICA VILLAGE SCHOOL ·
347 Depot Street
Jamaica VT, 05343



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



JAMAICA VILLAGE SCHOOL ·
347 Depot Street
Jamaica VT, 05343

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



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

Facility Condition Index (FCI)

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

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

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

FCI Analysis		
<i>Replacement Value</i>	<i>Total SF</i>	<i>Cost/SF</i>
\$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%



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

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



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

FACILITY CONDITION ASSESSMENT



prepared for

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

PREPARED BY:

Bureau Veritas
6021 University Blvd., Suite 200
Ellicott City, MD 21043
800.733.0660
www.us.bureauveritas.com

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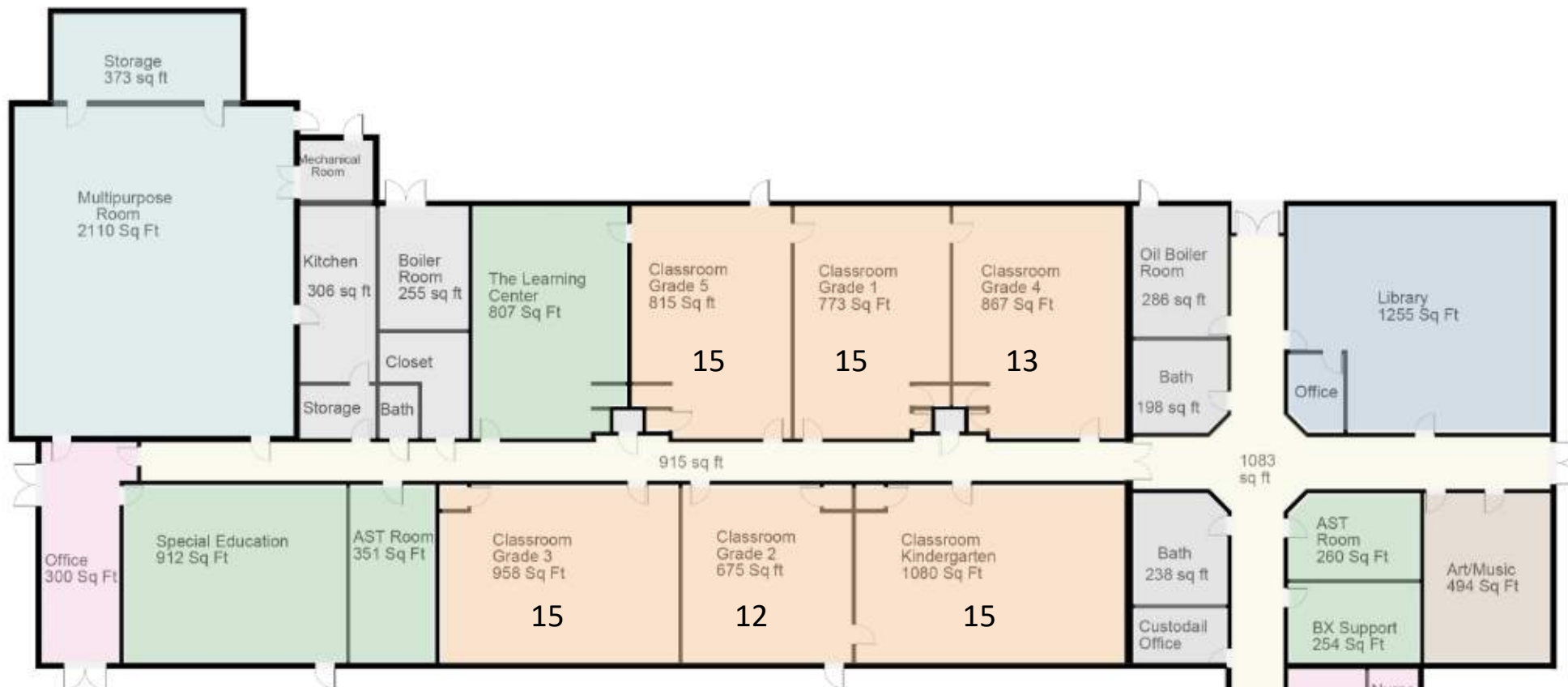
Newbrook Elementary School
14 School St
Newfane, VT 05345

WCSU School Consolidation Study



Building: 19,300 SF
1 Story
Built 1950, 1985, 1995
Site: 10 Acres

Newbrook Elementary School
14 School St
Newfane, VT 05345



KEY

- ADMINISTRATION
- CORE CLASSROOMS
- ARTS
- SPECIAL EDUCATION
- P.E. / ATHLETICS
- LIBRARY
- CAFETERIA / FOOD SERVICE
- BUILDING SERVICES
- CIRCULATION



NewBrook								
	FY22	FY23	FY24	FY25	FY26	FY27	FY28	FY29
K	12	15	15	15	15	15	15	15
1	15	12	15	15	15	15	15	15
2	13	15	12	15	15	15	15	15
3	15	13	15	12	15	15	15	15
4	16	15	13	15	12	15	15	15
5	16	16	15	13	15	12	15	15
	87	86	85	85	87	87	90	90



Newbrook Elementary School
14 School St
Newfane, VT 05345

System Summary

System	Description	Condition
Structure	Conventional wood frame structure over concrete slab on Grade foundation	Fair
Facade	Primary Wall Finish: Vinyl Siding Secondary Wall Finish: Brick Windows: Wood, Vinyl	Fair
Roof	Primary: Gable construction with asphalt shingles	Good
Interiors	Walls: Painted gypsum board Floors: Carpet, VCT, sealed / coated concrete Ceilings: Painted gypsum board; ACT	Good
Elevators	None	N/A
Plumbing	Distribution: Copper Hot Water: Electric water heaters with integral tanks Fixtures: Toilets and sinks in all restrooms	Fair
HVAC	Central System: Boilers, air handlers feeding wall mounted unit ventilators Non-Central System: None Supplemental components: Ductless split-systems	Good
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: Solar Array & Pole mounted transformer to Main panel with copper wiring Interior Lighting: LED / linear fluorescent Emergency Power: None	Fair
Fire Alarm	Alarm panel with smoke detectors, heat detectors, alarms, pull stations, back-up emergency lights, and exit signs	Fair
Equipment/Special	Commercial kitchen equipment	Fair
Site Pavement	Asphalt & gravel lots with limited areas of adjacent concrete sidewalks	Poor
Site Development	Building-mounted Property entrance signage Playgrounds and sports fields and courts Limited Park benches, picnic tables	Fair
Landscaping & Topography	Significant landscaping features including lawns, trees, bushes, and planters Irrigation not present Low to moderate site slopes throughout	Fair
Utilities	On-site wells and septic Local utility-provided electric, propane, & fuel oil tanks	Good
Site Lighting	Pole-mounted: None Building-mounted: LED	Good
Ancillary Structures	Union Arena (ice rink) Union Supervisory Building, Bus Barn	Fair
Accessibility	Presently it does not appear an accessibility study is needed for this property.	
Key Issues and Findings	Inadequate site lighting; Failing single pane wood windows; Deteriorating parking lots	



Newbrook Elementary School
14 School St
Newfane, VT 05345

Key Findings



Drinking Fountain in Failed condition.

Floor-Mounted, Interior Basic
NEWBROOK ELEMENTARY SCHOOL - Main Building Gymnasium

Uniformat Code: D2010
Recommendation: **Replace in 2023**
Priority Score: **92.9**
Plan Type: Safety
Cost Estimate: \$1,800
\$\$\$\$

Non-potable water. Replace with fountain dispenser. - AssetCALC ID: 6121



Window in Poor condition.

Wood, 16-25 SF
NEWBROOK ELEMENTARY SCHOOL - Main Building Building Exterior

Uniformat Code: B2020
Recommendation: **Replace in 2024**
Priority Score: **87.8**
Plan Type: Performance/Integrity
Cost Estimate: \$38,400
\$\$\$\$

Single pane windows experiencing wood rot - AssetCALC ID: 6126624



Parking Lots in Poor condition.

Pavement, Asphalt
NEWBROOK ELEMENTARY SCHOOL - Main Building Site

Uniformat Code: G2020
Recommendation: **Seal & Stripe in 2023**
Priority Score: **84.9**
Plan Type: Performance/Integrity
Cost Estimate: \$7,200
\$\$\$\$

Completed

Striping faded - AssetCALC ID: 6129198



Sink/Lavatory in Poor condition.

Service Sink, Laundry
NEWBROOK ELEMENTARY SCHOOL - Main Building Computer room

Uniformat Code: D2010
Recommendation: **Replace in 2024**
Priority Score: **83.8**
Plan Type: Performance/Integrity
Cost Estimate: \$900
\$\$\$\$

Low pressure at faucet. - AssetCALC ID: 6126599





Casework in Poor condition.

Countertop, Plastic Laminate
NEWBROOK ELEMENTARY SCHOOL - Main Building Classroom

Uniformat Code: E2010
Recommendation: **Replace in 2024**
Priority Score: **82.8**
Plan Type: Performance/Integrity
Cost Estimate: \$7,500
\$\$\$\$

Damage to surface exposing surface. - AssetCALC ID: 6126629



Fan Coil Unit in Failed condition.

Hydronic Terminal, 2501 to 4000 CFM
NEWBROOK ELEMENTARY SCHOOL - Main Building Gymnasium

Uniformat Code: D3050
Recommendation: **Replace in 2023**
Priority Score: **81.9**
Plan Type: Performance/Integrity
Cost Estimate: \$15,500
\$\$\$\$

Possibly original to building; needs repair/replacement heats; 2000 sqft gymnasium. Replace with modern solutions. - AssetCALC ID: 6126579



Casework in Poor condition.

Cabinetry Economy
NEWBROOK ELEMENTARY SCHOOL - Main Building Classroom

Uniformat Code: E2010
Recommendation: **Replace in 2024**
Priority Score: **82.8**
Plan Type: Performance/Integrity
Cost Estimate: \$26,300
\$\$\$\$

Significant wear & damage. see photo - AssetCALC ID: 612919



Exterior Door in Failed condition.

Steel, any type
NEWBROOK ELEMENTARY SCHOOL - Main Building Building Exterior

Uniformat Code: B2050
Recommendation: **Refinish in 2023**
Priority Score: **81.9**
Plan Type: Performance/Integrity
Cost Estimate: \$1,000
\$\$\$\$

Deteriorating due to rusting, physical damage to door and finish, lack of weather stripping. - AssetCALC ID: 6135748





Exterior Door in Poor condition.

Steel, Standard
NEWBROOK ELEMENTARY SCHOOL - Main Building Building Exterior

Uniformat Code: B2050
Recommendation: **Replace in 2024**
Priority Score: **81.8**
Plan Type: Performance/Integrity
Cost Estimate: \$4,200
\$\$\$\$

Deteriorating due to rusting, physical damage to door and finish, lack of weather stripping
6126575



Boiler Supplemental Components in Poor condition.

Expansion Tank
NEWBROOK ELEMENTARY SCHOOL - Main Building Electrical room / boiler room 2

Uniformat Code: D3020
Recommendation: **Replace in 2023**
Priority Score: **59.9**
Plan Type: Retrofit/Adaptation
Cost Estimate: \$2,700
\$\$\$\$

Item has exceeded estimated useful lifecycle by 22 years. Replace as preventative measure. - Asset
6126620



Flooring in Poor condition.

any surface, w/ Paint or Sealant
NEWBROOK ELEMENTARY SCHOOL - Main Building Restrooms

Uniformat Code: C2030
Recommendation: **Prep & Paint in 2024**
Priority Score: **81.7**
Plan Type: Performance/Integrity
Cost Estimate: \$2,300
\$\$\$\$

Paint faded at concrete flooring. - AssetCALC ID: 6129206



Boiler in Poor condition.

Oil, HVAC
NEWBROOK ELEMENTARY SCHOOL - Main Building Utility closet addition

Uniformat Code: D3020
Recommendation: **Replace in 2024**
Priority Score: **59.8**
Plan Type: Retrofit/Adaptation
Cost Estimate: \$20,000
\$\$\$\$

Back up for the addition 95 serviced once a year Boiler at end of estimated useful life, replace with high efficiency boiler. May not need to replace, see text report. - AssetCALC ID: 6126642



Immediate Needs

ID	Location Description	UF Code	Description	Condition	Plan Type	Cost
6135748	Building Exterior	B2050	Exterior Door, Steel, any type, Refinish	Failed	Performance/Integrity	\$1,000
6126621	Gymnasium	D2010	Drinking Fountain, Floor-Mounted, Interior Basic, Replace	Failed	Safety	\$1,800
6126620	Electrical room / boiler room 2	D3020	Boiler Supplemental Components, Expansion Tank, Replace	Poor	Retrofit/Adaptation	\$2,700
6126579	Gymnasium	D3050	Fan Coil Unit, Hydronic Terminal, 2501 to 4000 CFM, Replace	Failed	Performance/Integrity	\$15,500
6129198	Site	G2020	Parking Lots, Pavement, Asphalt, Seal & Stripe	Poor	Performance/Integrity	\$7,200
Total						\$28,200
						\$21,000

Newbrook Elementary School
14 School St
Newfane, VT 05345



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
\$4,500,000		18,000	\$250
Current FCI		\$28,200	0.6%
3-Year		\$260,500	5.8%
5-Year		\$408,900	9.1%
10-Year		\$1,396,500	31.0%

Newbrook Elementary School
14 School St
Newfane, VT 05345



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				44.2%		

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	\$1,000	\$43,900	-	\$1,300	\$93,300	\$139,500
Roofing	-	-	-	-	\$177,800	\$177,800
Interiors	-	\$2,300	\$43,400	\$83,000	\$422,400	\$551,200
Plumbing	\$1,800	\$900	-	\$389,800	\$63,700	\$456,300
HVAC	\$18,200	\$31,100	\$33,300	\$380,800	\$286,000	\$749,500
Electrical	-	\$3,100	-	\$15,000	\$32,100	\$50,300
Fire Alarm & Electronic Systems	-	-	-	\$4,900	-	\$4,900
Equipment & Furnishings	-	\$34,800	\$33,900	\$16,900	\$84,100	\$169,700
Site Development	-	\$27,600	\$30,100	\$53,200	\$212,200	\$323,100
Site Utilities	-	-	-	-	\$51,500	\$51,500
Site Pavement	\$7,200	\$26,700	\$69,500	\$42,600	\$64,700	\$210,700
TOTALS	\$28,200	\$170,400	\$210,200	\$987,500	\$1,487,800	\$2,884,500

Newbrook Elementary School
14 School St
Newfane, VT 05345



Photographic Overview



1 - FRONT ELEVATION



2 - RIGHT ELEVATION



8 - MAIN ENTRANCE



3 - REAR ELEVATION



4 - LEFT ELEVATION



10 - WOOD WINDOWS (DETEAIL)



5 - EXTERIOR STEEL DOORS



6 - VINYL WINDOWS



Photographic Overview



19 – BASKETBALL COURT



20 - PROPANE STORAGE ENCLOSURE



50 - STAFF RESTROOM



21 - PLAYGROUND



22 - PLAY STRUCTURE, MULTIPURPOSE



52 - ROOFING



29 - SIGNAGE



24 - 95' ADDITION BOILER ROOM



54 - PARKING LOT ASPHALT, MILL & OVERLAY

Photographic Overview



43 - LIBRARY



44 - NURSES' OFFICE



45 - UTILITY CLOSET



46 - DISTRIBUTION PANEL, 120/208 V, 400 AMP,



47 - ART ROOM



48 - MULTI-ZONE FCU



FACILITY CONDITION ASSESSMENT



prepared for

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

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BV PROJECT #:

158982.22R000-329.379

DATE OF REPORT:

July 6, 2023

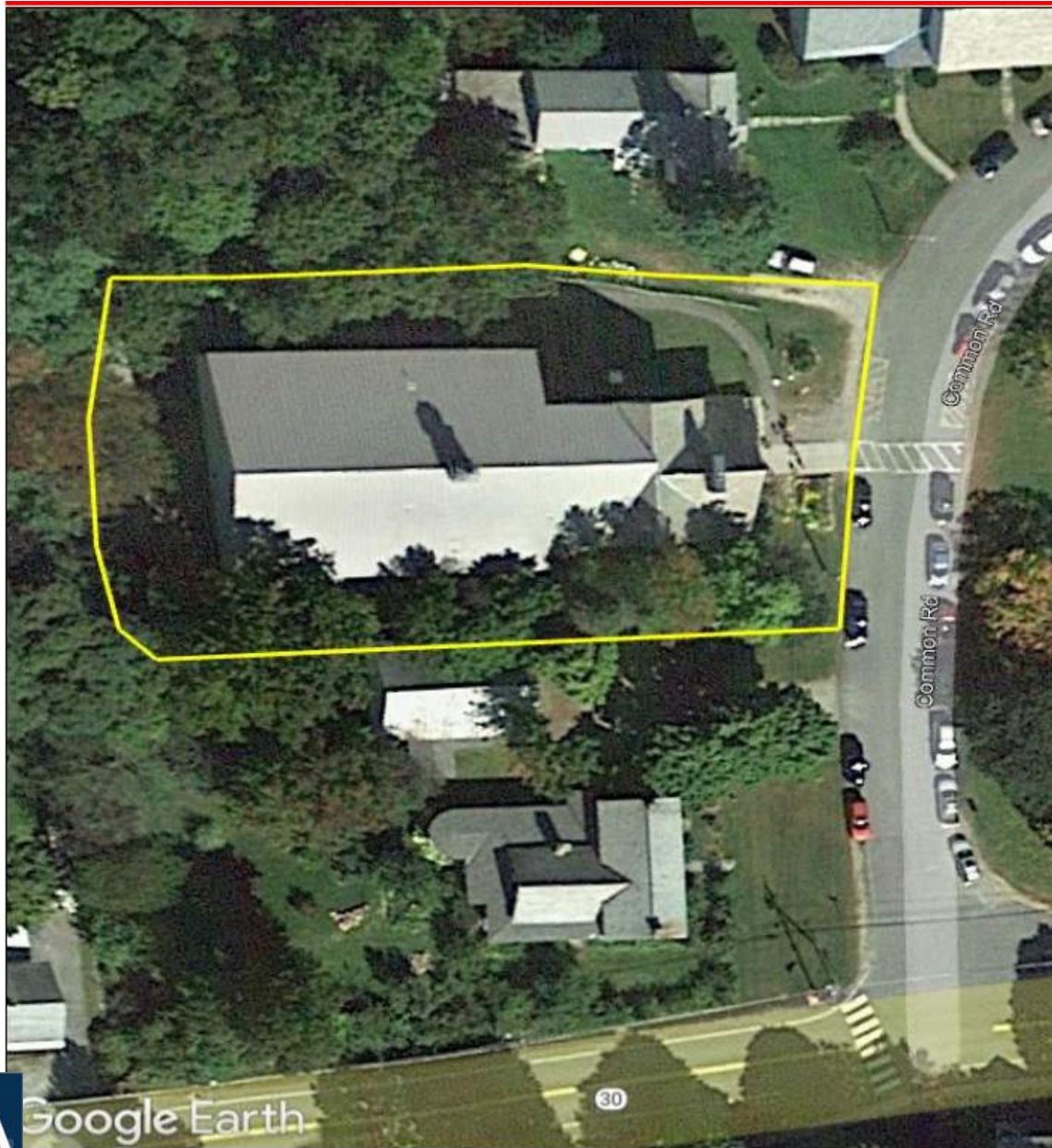
ON SITE DATE:

May 26, 2023



TOWNSHEND VILLAGE SCHOOL
66 Common Road, Route 30
Townshend, VT 05353

WCSU School Consolidation Study



Building: 21,000 SF
2 Stories
Built 1850 Renovated 1988
Site: .6 acres

Parking 21 on Street
(with 1 ADA)



Townshend Site Plan



Second Floor

8 Classrooms

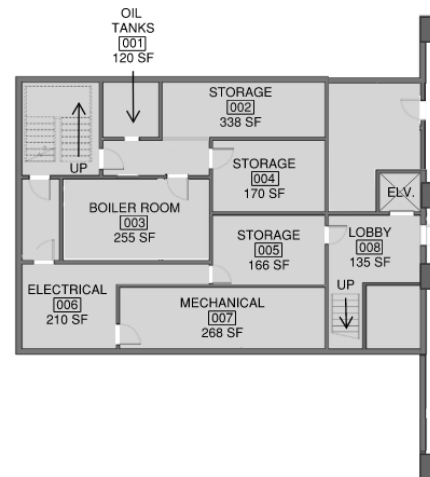
- PK-11
- PK-15
- K-12
- 1-12
- 2-12
- 3-12
- 4-10
- 5-7

TOTAL 91

Townshend								
	FY22	FY23	FY24	FY25	FY26	FY27	FY28	FY29
K	12	12	12	12	12	12	12	12
1	12	12	12	12	12	12	12	12
2	10	12	12	12	12	12	12	12
3	7	10	12	12	12	12	12	12
4	15	7	10	12	12	12	12	12
5	8	15	7	10	12	12	12	12
	64	68	65	70	72	72	72	72



First Floor



Lower Level

Townshend Elementary School – Current FY24

System Summary		
System	Description	Condition
Structure	Conventional wood frame structure over basement foundation, and over brick pier foundation.	Poor
Facade	Primary Wall Finish: Wood siding Windows: Wood	Fair
Roof	Primary: Gable construction with metal finish Secondary: Gable construction with slate covering	Fair
Interiors	Walls: Painted gypsum board and lath & plaster, wallpaper finish. Floors: Carpet, VCT, ceramic tile, Ceilings: Painted gypsum board and ACT	Fair
Elevators	Passenger: One hydraulic car serving all AA floors	Fair
Plumbing	Distribution: Copper supply and cast iron Hot Water: Electric water heaters Fixtures: Toilets, urinals, and sinks in all restrooms	Fair
HVAC	Central System: Boilers, air handlers, feeding fan coil, hydronic baseboard radiators and cabinet terminal units	Fair
Safety and Security	Six cameras, auto locking exterior doors, and card readers are on site. Perimeter intrusion detection, security windows and doors, fencing, traffic gates. Multiple points of entry, main entry monitored, internal locking on classroom doors, intercom system is not present.	Fair
Fire Suppression	Wet-pipe sprinkler system and fire extinguishers,	Fair
Electrical	Source & Distribution: Main panel with copper wiring Fed from street pole with copper wiring Interior Lighting: LED, linear fluorescent Emergency Power: None	Fair
Fire Alarm	Alarm panel with heat detectors, alarms, strobes, pull stations, back-up emergency lights, and exit signs	Fair
Equipment/Special	Commercial kitchen	Fair
Site Pavement	Concrete and asphalt sidewalks	Fair
Site Development	Building-mounted signage; metal tube fencing; wood-board fence dumpster enclosures Playgrounds	Fair
Landscaping & Topography	Limited landscaping features including lawns, trees, bushes, and planters Irrigation not present CMU retaining walls Low to moderate site slopes throughout	Good
Utilities	On-site wells and municipal septic Local utility-provided electric fuel oil tanks	Good
Site Lighting	Building-mounted: LED	Fair
Ancillary Structures	None	N/A
Accessibility	Potential moderate/major issues have been identified at this property and a detailed accessibility study is recommended. Substantial ice and snow build up along the outside walkways from the shedding snow during winter creating dangerous ice buildup. Suspected ACBM in the building. Testing has not been completed. It is unclear if a hazard exists or not.	
Key Issues and Findings	Possible structural settlement, building lacks whole building fire suppression, bulging retaining walls, main entrance stair and handrail code violations	

2. Building and Site Information



Key Findings



Partially addressed

Site Stairs & Ramps in Poor condition.

Handrails, Metal
TOWNSHEND VILLAGE SCHOOL - Main Building Site

Uniformat Code: G2030
Recommendation: **Repair/Install in 2023**
Priority Score: **94.9**
Plan Type: Safety
Cost Estimate: \$1,100

\$\$\$\$

Front door handrails not to code - AssetCALC ID: 6179972



Play Structure removed.

Play Structure in Poor condition.

Multipurpose, Small
TOWNSHEND VILLAGE SCHOOL - Main Building Site

Uniformat Code: G2050
Recommendation: **Replace in 2023**
Priority Score: **91.9**
Plan Type: Safety
Cost Estimate: \$20,000

\$\$\$\$

Teachers report splinters in children when playing on structure. - AssetCALC



Partially Addressed

Stairs in Poor condition.

Wood, Exterior
TOWNSHEND VILLAGE SCHOOL - Main Building Building Exterior

Uniformat Code: B1080
Recommendation: **Replace in 2023**
Priority Score: **90.9**
Plan Type: Safety
Cost Estimate: \$4,800

\$\$\$\$

Rise, and run of stair, treads and risers do not appear to be code. - As



Exterior Walls in Poor condition.

Wood Siding
TOWNSHEND VILLAGE SCHOOL - Main Building Building Exterior

Uniformat Code: B2010
Recommendation: **Replace in 2023**
Priority Score: **89.9**
Plan Type: Performance/Integrity
Cost Estimate: \$48,000

\$\$\$\$

The siding is chipped and worn and should be replaced. - AssetCALC I



Exterior Walls in Poor condition.

Brick
TOWNSHEND VILLAGE SCHOOL - Main Building Replace

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

Brick piers supporting the 1988 addition appear to have structural cracking. -



Roofing in Poor condition.

Slate
TOWNSHEND VILLAGE SCHOOL - Main Building Roof

Uniformat Code: B3010
Recommendation: **Replace in 2023**
Priority Score: **89.9**
Plan Type: Performance/Integrity
Cost Estimate: \$213,000
\$\$\$\$

Roof is original to the 1850 building and is repaired on an as needed basis. -



Window in Poor condition.

Wood Historical, 16-25 SF
TOWNSHEND VILLAGE SCHOOL - Main Building Building Exterior

Uniformat Code: B2020
Recommendation: **Restore in 2026**
Priority Score: **87.7**
Plan Type: Performance/Integrity
Cost Estimate: \$90,000
\$\$\$\$

The historical windows are single pane with storm. They are loose fitting and drafty. - Asset



Basement Wall in Poor condition.

any type, Epoxy Injection of Cracks
TOWNSHEND VILLAGE SCHOOL - Main Building Left side of front entrance adjacent to b

Uniformat Code: A2010
Recommendation: **Repair in 2023**
Priority Score: **86.9**
Plan Type: Performance/Integrity
Cost Estimate: \$1,700
\$\$\$\$

Maintenance attempted to apply silicone caulk. Needs professional evaluation and repair. -
6179930



Boiler in Poor condition.

Oil, HVAC
TOWNSHEND VILLAGE SCHOOL - Main Building Boiler room

Uniformat Code: D3020
Recommendation: **Replace in 2023**
Priority Score: **86.9**
Plan Type: Performance/Integrity
Cost Estimate: \$46,800
\$\$\$

It was reported one boiler is not working and has malfunctioned. The school uses one boiler and is not sufficient to heat the school. - AssetCALC ID: 6179911



Recommended Follow-up Study: Structural, Superstructure

Structural, Superstructure
TOWNSHEND VILLAGE SCHOOL - Main Building Brick piers rear addition

Uniformat Code: P2030
Recommendation: **Evaluate/Report in 2023**
Priority Score: **81.9**
Plan Type: Performance/Integrity
Cost Estimate: \$10,000
\$\$\$

And columns closest to playground each corner, has structural cracking through the brick as well as brick mortar joints - AssetCALC ID: 6179937



Exterior Door in Poor condition.

Aluminum-Framed & Glazed, Standard Swing
TOWNSHEND VILLAGE SCHOOL - Main Building Building Exterior

Uniformat Code: B2050
Recommendation: **Replace in 2023**
Priority Score: **81.9**
Plan Type: Performance/Integrity
Cost Estimate: \$1,300
\$\$\$

The door is very drafty and past useful life. - AssetCALC ID: 6179943



Foodservice Equipment in Poor condition.

Refrigerator, 1-Door Reach-In
TOWNSHEND VILLAGE SCHOOL - Main Building Kitchen

Uniformat Code: E1030
Recommendation: **Replace in 2023**
Priority Score: **81.9**
Plan Type: Performance/Integrity
Cost Estimate: \$2,700
\$\$\$

Refrigerator does not cool properly - AssetCALC ID: 6179966

Completed

Immediate Needs

ID	Location Description	UF Code	Description	Condition	Plan Type	Cost
6179930	Left side of front entrance adjacent to basement door	A2010	Basement Wall, any type, Epoxy Injection of Cracks, Repair	Poor	Performance/Integrity	\$1,700
6179964	Building Exterior	B1080	Stairs, Wood, Exterior, Replace	Poor	Safety	\$4,800
6686756	Replace	B2010	Exterior Walls, Brick, Repair	Poor	Performance/Integrity	\$165,000
6179913	Building Exterior	B2010	Exterior Walls, Wood Siding, Replace	Poor	Performance/Integrity	\$48,000
6179943	Building Exterior	B2050	Exterior Door, Aluminum-Framed & Glazed, Standard Swing, Replace	Poor	Performance/Integrity	\$1,300
6179962	Roof	B3010	Roofing, Slate, Replace	Poor	Performance/Integrity	\$213,000
6179911	Boiler room	D3020	Boiler, Oil, HVAC, Replace	Poor	Performance/Integrity	\$46,800
6179966	Kitchen	E1030	Foodservice Equipment, Refrigerator, 1-Door Reach-In, Replace	Poor	Performance/Integrity	\$2,700
6179972	Site	G2030	Site Stairs & Ramps, Handrails, Metal, Repair/Install	Poor	Safety	\$1,100
6179931	Site	G2050	Play Structure, Multipurpose, Small, Replace	Poor	Safety	\$20,000
6179968	Site	G2060	Retaining Wall, Concrete Masonry Unit (CMU), Replace	Poor	Performance/Integrity	\$4,800
6687136	Throughout	P2030	Engineering Study, Environmental, Asbestos (ACM) & Lead Base Paint (LBP), Evaluate/Report	NA	Environmental	\$5,000
6179937	Brick piers rear addition	P2030	Engineering Study, Structural, Superstructure, Evaluate/Report	NA	Performance/Integrity	\$10,000
6696172	Parking area	Y1090	ADA Miscellaneous, Level III Study, Includes Measurements, Evaluate/Report	NA	Accessibility	\$7,500
Total						\$531,700

\$ -28,600

\$ 503,100



Facility Condition Index (FCI)

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

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

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

FCI Analysis			
<i>Replacement Value</i>	<i>Total SF</i>	<i>Cost/SF</i>	
\$5,250,000	21,000	\$250	
Current FCI	\$531,000		10.1%
3-Year	\$1,131,400		21.6%
5-Year	\$1,424,000		27.1%
10-Year	\$2,356,400		44.9%



Depleted Value Index	
Index Value	51.7%

System Expenditure Forecast						
System	Immediate	Short Term (1-2 yr)	Near Term (3-5 yr)	Med Term (6-10 yr)	Long Term (11-20 yr)	TOTAL
Structure	\$6,540	-	-	-	\$7,540	\$14,080
Facade	\$214,300	\$37,275	\$145,643	-	\$50,094	\$447,312
Roofing	\$213,000	-	-	\$88,479	-	\$301,479
Interiors	-	\$274,205	\$59,794	\$40,893	\$347,195	\$722,087
Conveying	-	\$14,852	\$61,902	-	\$14,875	\$91,629
Plumbing	-	-	\$5,852	\$315,934	\$16,166	\$337,952
HVAC	\$46,800	\$95,480	-	\$125,375	\$15,683	\$283,338
Fire Protection	-	-	\$24,553	-	-	\$24,553
Electrical	-	\$4,242	\$118,178	\$100,300	-	\$222,720
Fire Alarm & Electronic Systems	-	-	-	\$91,945	\$133,158	\$225,103
Equipment & Furnishings	\$2,700	\$8,699	\$29,612	\$3,926	\$57,555	\$102,492
Site Development	\$24,800	-	\$5,349	\$163,195	\$36,122	\$229,466
Site Pavement	\$1,100	-	-	\$2,364	-	\$3,464
Site Utilities	-	-	\$6,550	-	\$10,205	\$16,755
Follow-up Studies	\$15,000	-	-	-	-	\$15,000
Accessibility	\$7,500	-	-	-	-	\$7,500
TOTALS	\$531,740	\$434,753	\$457,433	\$932,411	\$688,593	\$3,044,930



Photographic Overview



1 - FRONT ELEVATION



2 - LEFT ELEVATION



8 - ROOF EDGE CONDITIONS DETAIL



3 - REAR ELEVATION



4 - RIGHT ELEVATION



10 - MULTIPURPOSE / ART / GYMNASIUM ROOM



5 - FRONT FACADE PORTICO



6 - MAIN BUILDING ENTRANCE



12 - COMMON INTERIOR ACCESS HALLWAY

Photographic Overview



25 - FIRE ALARM PANEL IN LOBBY



26 - FIRE ALARM DEVICES



14 - TYPICAL GENERAL CLASSROOM



27 - MAIN ON-STREET PARKING AREA



28 - PLAY STRUCTURES IN REAR



16 - CAB FINISHES OF ELEVATOR



29 - PLAY STRUCTURE UNDER ADDITION



30 - DUMPSTER ENCLOSURE WOOD FENCE



18 - MAIN BOILER HEATING COMPONENT



FACILITY CONDITION ASSESSMENT

prepared for

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



PREPARED BY:

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Ellicott City, MD 21043
800.733.0660
www.us.bureauveritas.com

BV PROJECT #:

158982.22R000-176,177.379

DATE OF REPORT:

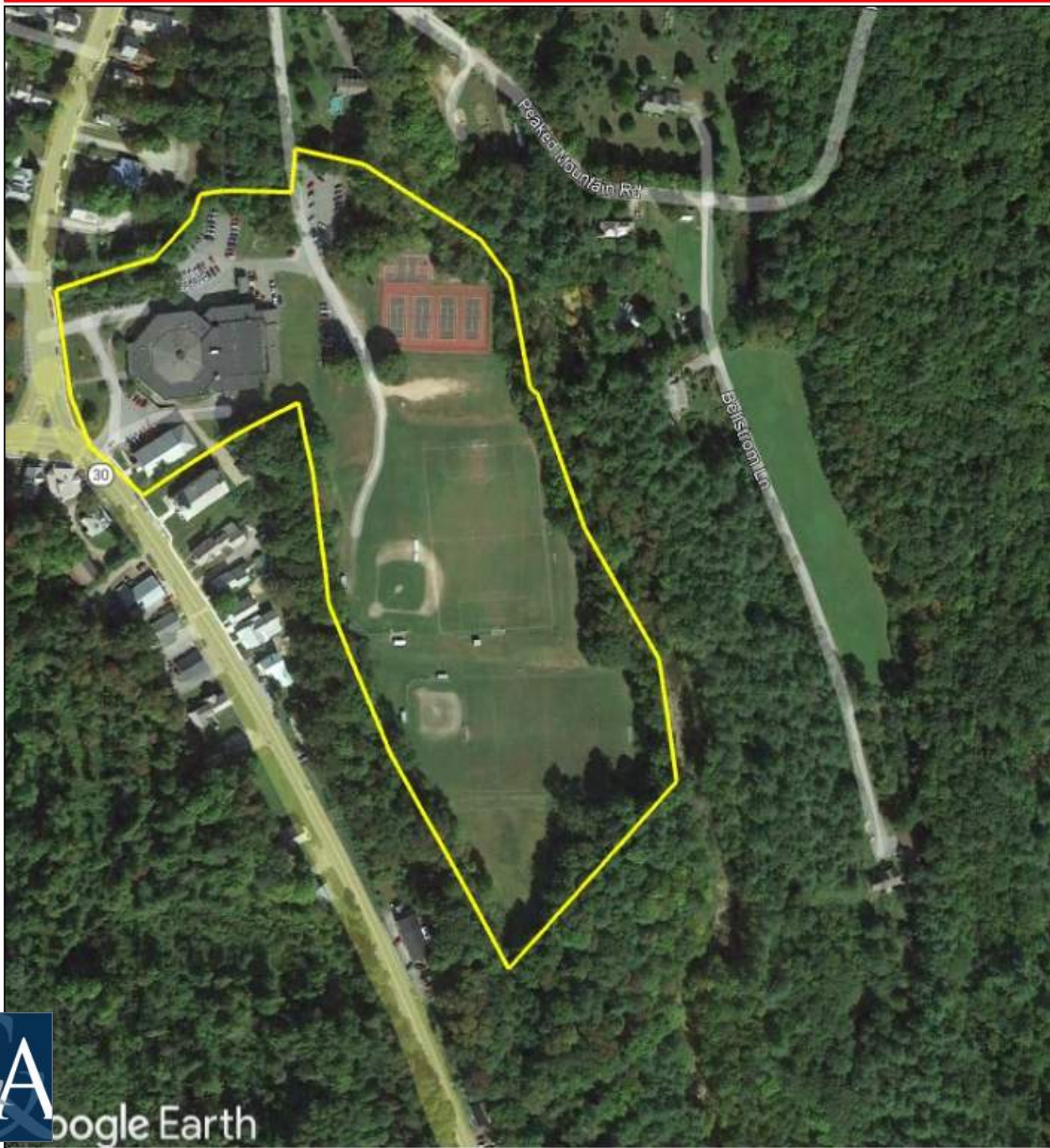
July 13, 2023

ON SITE DATE:

May 22, 2023



LELAND AND GRAY UHS CAMPUS
2042 VT Route 30
Townshend VT, 05353



L&G Building: 80,000 SF
4 Levels
Built 1969 Renovated 2008

Dutton Gym: 20,000 SF
2 Levels
Built 1969

Site: 17.2 acres

Parking 105 Total
(with 3 ADA)

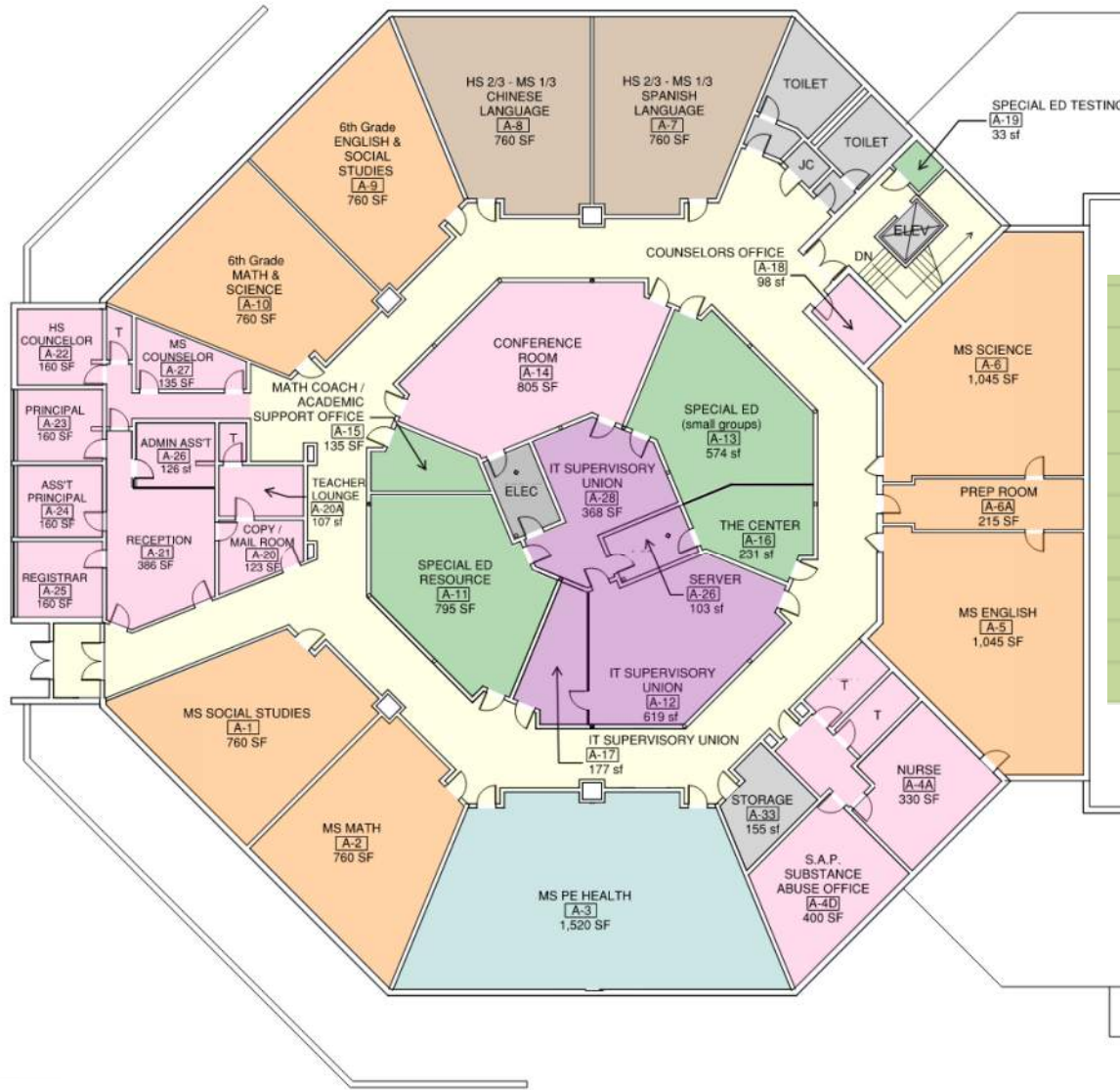


Leland & Gray Site Plan

6th & MS

- 6-18
- 6-18
- 7-16
- 7-15
- 8-16
- 8-16

TOTAL 99

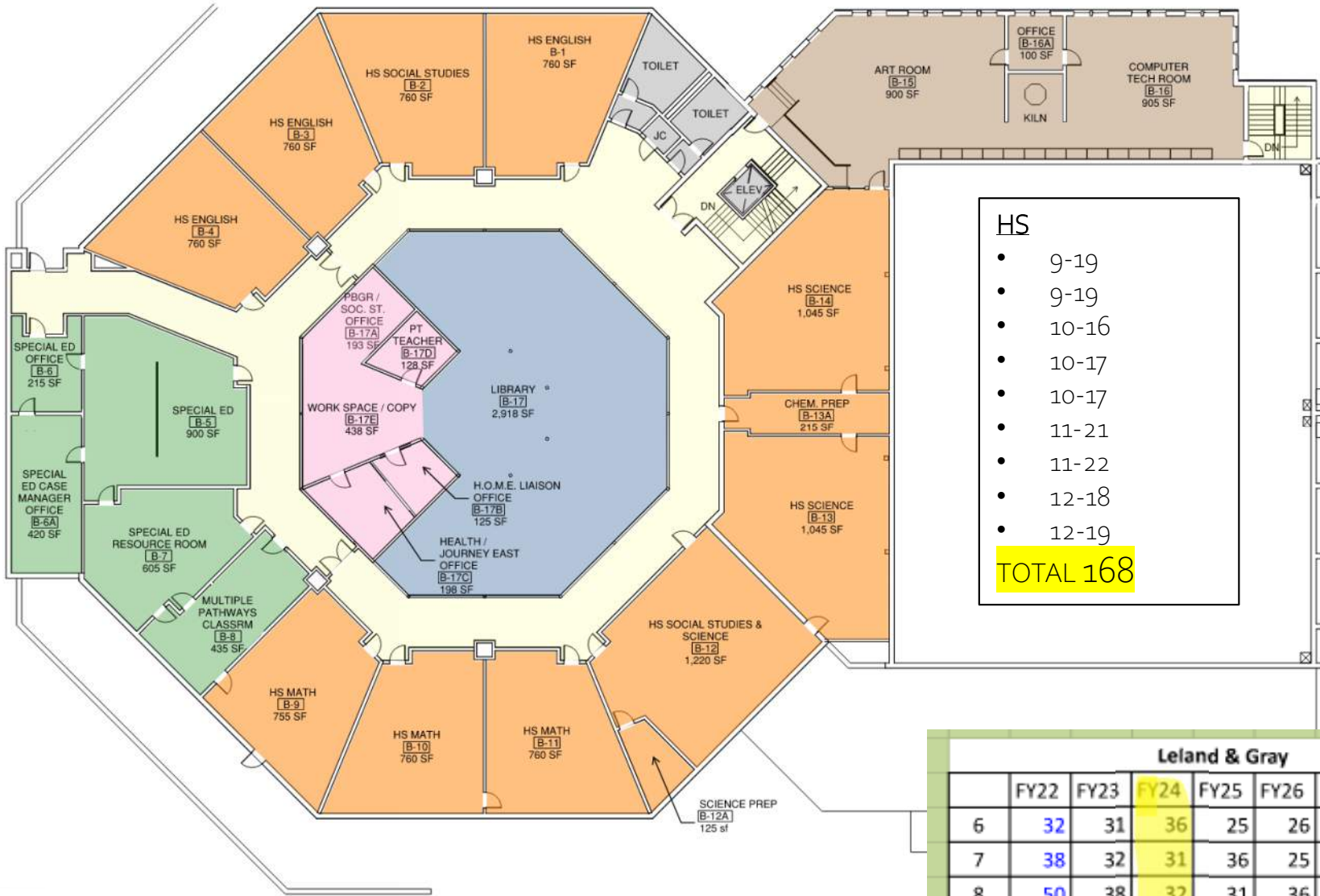


Leland & Gray								
	FY22	FY23	FY24	FY25	FY26	FY27	FY28	FY29
6	32	31	36	25	26	30	26	32
7	38	32	31	36	25	26	30	26
8	50	38	32	31	36	25	26	30
9	43	50	38	32	31	36	25	26
10	37	43	50	38	32	31	36	25
11	34	37	43	50	38	32	31	36
12	39	34	37	43	50	38	32	31
	273	265	267	255	238	218	206	206

KEY	
 ADMINISTRATION	 P.E. / ATHLETICS
 CORE CLASSROOMS - HIGH SCHOOL	 LIBRARY
 CORE CLASSROOMS - MIDDLE SCHOOL	 CAFETERIA / FOOD SERVICE
 ARTS / VOCATIONAL CLASSES	 LEASED OFFICES
 SPECIAL EDUCATION	 BUILDING SERVICES
	 CIRCULATION

Level A

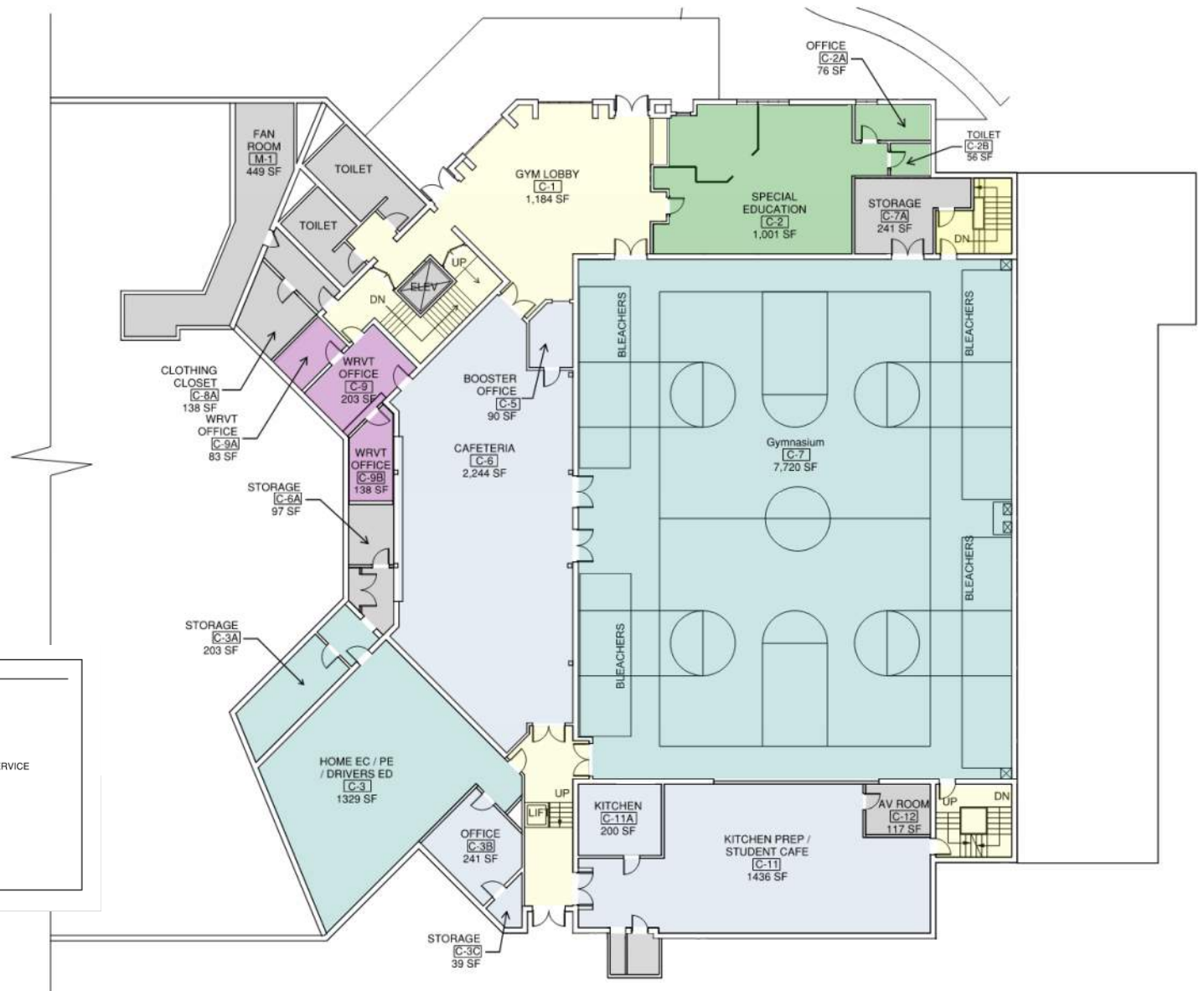
Leland & Gray MS/HS Current Use FY24



Leland & Gray								
	FY22	FY23	FY24	FY25	FY26	FY27	FY28	FY29
6	32	31	36	25	26	30	26	32
7	38	32	31	36	25	26	30	26
8	50	38	32	31	36	25	26	30
9	43	50	38	32	31	36	25	26
10	37	43	50	38	32	31	36	25
11	34	37	43	50	38	32	31	36
12	39	34	37	43	50	38	32	31
	273	265	267	255	238	218	206	206

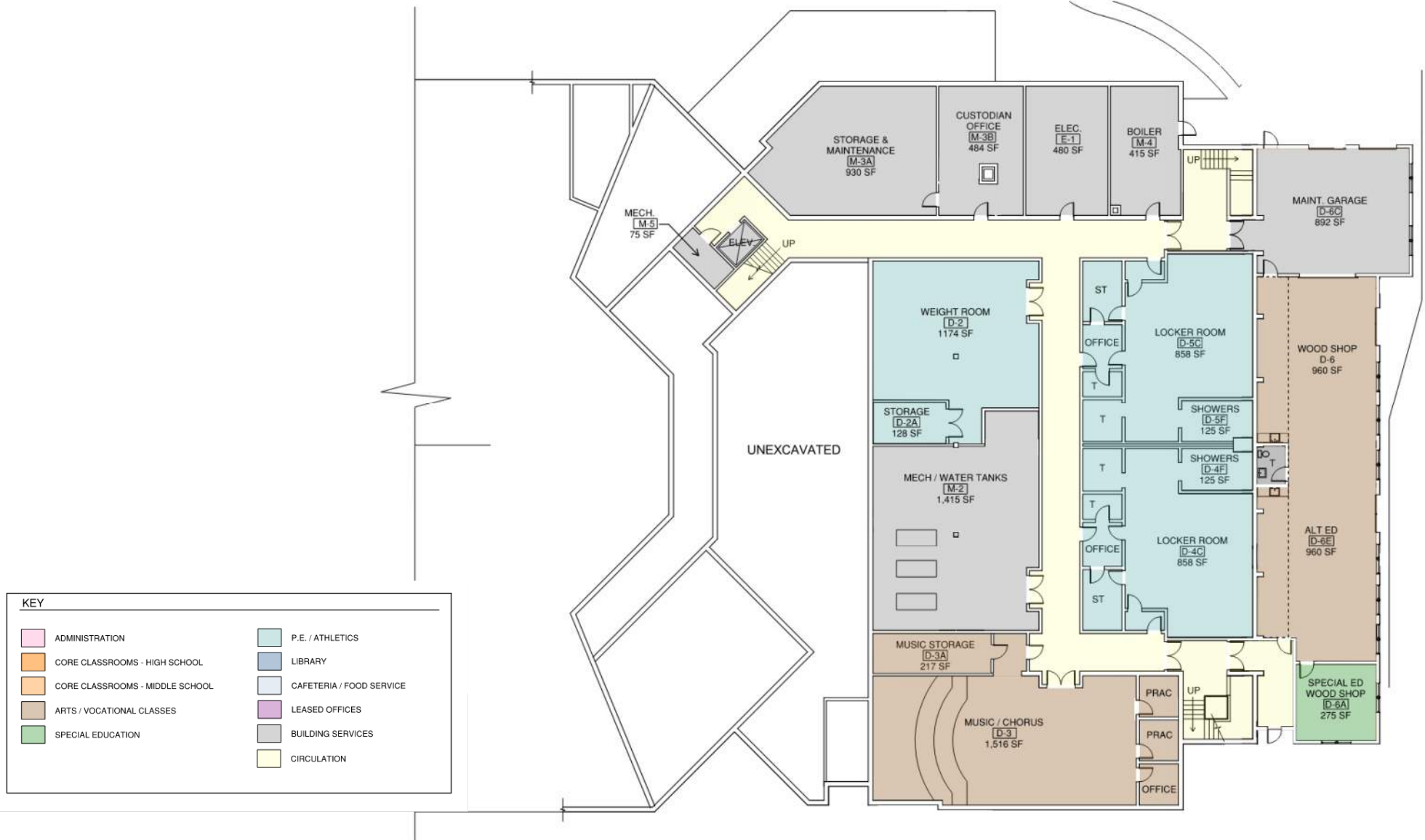
Level B

Leland & Gray MS/HS Current Use FY24

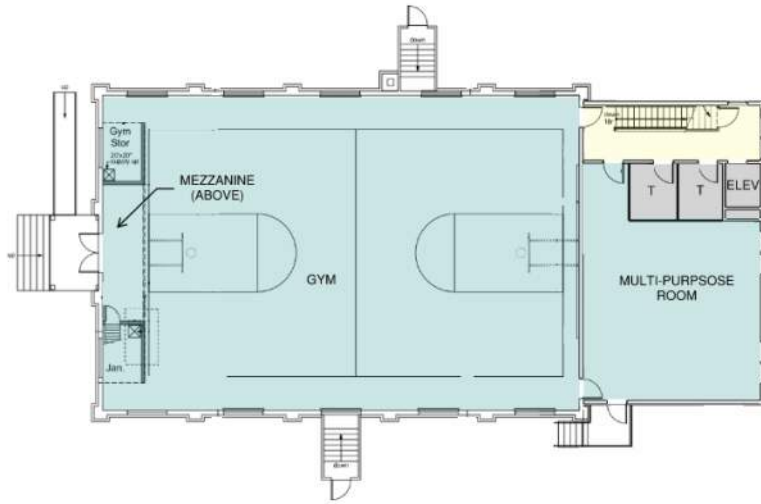


L&G Level C

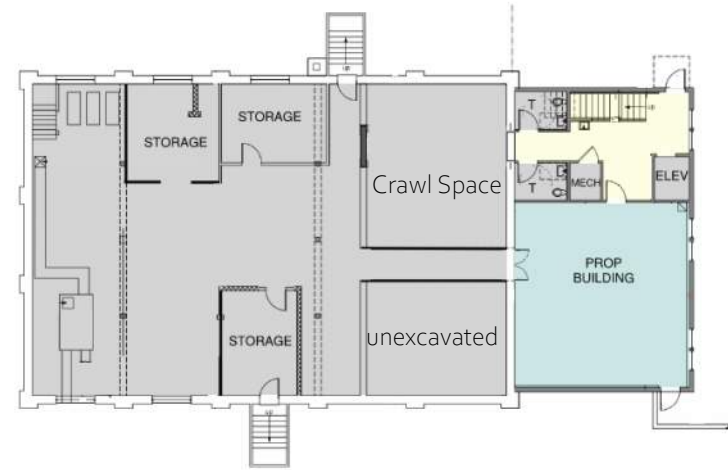
Leland & Gray MS/HS Current Use FY23



L&G Level D



First Floor



Lower Level

Dutton Gym

KEY	
 ADMINISTRATION	 P.E. / ATHLETICS
 CORE CLASSROOMS - HIGH SCHOOL	 LIBRARY
 CORE CLASSROOMS - MIDDLE SCHOOL	 CAFETERIA / FOOD SERVICE
 ARTS / VOCATIONAL CLASSES	 LEASED OFFICES
 SPECIAL EDUCATION	 BUILDING SERVICES
	 CIRCULATION



2. Main Building and Site Information



System Summary		
System	Description	Condit
Structure	Steel frame with concrete-topped metal decks over concrete pad column footings	Goo
Facade	Primary Wall Finish: Brick Secondary Wall Finish: Wood siding Windows: Aluminum	Fai
Roof	Primary: Flat construction with single-ply EPDM membrane Secondary: Octagon framed construction with asphalt shingles	
Interiors	Walls: Painted gypsum board Floors: Carpet, VCT, and ceramic tile Ceilings: Painted gypsum board and ACT	Fai
Elevators	Passenger: One hydraulic car serving four Wheelchair lifts serving cafeteria area	Fai
Plumbing	Distribution: Copper and cast-iron waste & venting Hot Water: Electric water heaters Fixtures: Toilets, urinals, and sinks in all restrooms	Fai
HVAC	Central System: Boilers, air handlers, feeding fan coil hydronic baseboard radiators and cabinet terminal units Supplemental components: Ductless split-systems Computer room AC (CRAC) units	Fai
Safety and Security	On-site security: cameras, card readers, security windows and doors, fencing, lighting, Multiple points of entry, main entry is not monitored by specific security personal, auto locking doors on building entry doors, classrooms do not auto lock, intercom system	Fair
Fire Suppression	Wet-pipe sprinkler system treating minimal area and fire extinguishers, and kitchen hood system,	Fair

Electrical	Source & Distribution: Main switchgear with copper wiring Fed from street with copper wiring Interior Lighting: LED, linear fluorescent, Emergency Power: Propane generator with automatic transfer switch and UPS	Fair
Fire Alarm	Alarm panel with heat detectors, alarms, strobes, pull stations, back-up emergency lights, and exit signs	Fair
Equipment/Special	Commercial kitchen equipment	Fair
Site Pavement	Asphalt lots with adjacent concrete sidewalks	Poor
Site Development	Building-mounted and property entrance signage; chain link fencing. Playgrounds and sports fields and courts with bleachers, dugouts, fencing, Limited park benches, picnic tables, trash receptacles	Fair
Landscaping & Topography	Limited landscaping features including lawns, trees, bushes, and planters Irrigation present Low to moderate site slopes throughout	Good
Utilities	On-site wells and septic Local utility-provided electric with propane and fuel oil tanks	Good
Site Lighting	Pole-mounted: LED, HPS, metal halide Building-mounted: LED, HPS, CFL, halogen, incandescent, fluorescent, metal halide Pedestrian walkway and landscape accent lighting	Fair
Ancillary Structures	Storage sheds	Fair
Accessibility	Asbestos containing building materials were reported by the point of contact around two water tanks in the water room. There may be additional areas throughout the building containing hazardous materials. Bureau Veritas recommends a consultant look at the school to positively identify all areas throughout the school that contain hazardous materials. PCB testing was done, and the client is waiting for the results. Radon was discovered in the building. A radon mitigation system was reportedly installed in the main and secondary buildings.	
Key Issues and Findings	Weather-beaten siding around woodshop, inadequate ventilation, antiquated HVAC components and infrastructure, building lacks fire suppression, aged electrical infrastructure, heavy asphalt wear, severe alligator cracking and potholes, significant sidewalk trip hazards, inadequate site lighting.	

Key Findings

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

Environmental, Asbestos (ACM) & Lead Base Paint (LBP)
LELAND AND GRAY UHS - Main Building Leland and Gray UHS Campus Throughout

Uniformat Code: P2030
Recommendation: **Evaluate/Report in 2023**
Priority Score: **90.9**
Plan Type: Safety
Cost Estimate: \$5,000
\$\$\$\$

Completed

Identify hazardous materials throughout the building and create an action plan for removal. - AssetCALC ID: 6262130



Roofing in Poor condition.

Asphalt Shingle, 20-Year Standard
LELAND AND GRAY UHS - Main Building Leland and Gray UHS Campus Roof

Uniformat Code: B3010
Recommendation: **Replace in 2023**
Priority Score: **89.9**
Plan Type: Performance/Integrity
Cost Estimate: \$38,000
\$\$\$\$

Asphalt shingles are dated but sitting flat and look good for their age. - AssetCALC ID: 6185173



Completed

Exterior Ramp in Poor condition.

Wood
LELAND AND GRAY UHS - Secondary Building Leland and Gray UHS Campus Building entrance

Uniformat Code: B1010
Recommendation: **Replace in 2023**
Priority Score: **89.9**
Plan Type: Performance/Integrity
Cost Estimate: \$2,200
\$\$\$\$

Wood deck needs to be joined with new handicap ramp in smooth transition. Also peculiar flat spot i sloped spot. - AssetCALC ID: 6180876



Exterior Walls in Poor condition.

Brick
LELAND AND GRAY UHS - Secondary Building Leland and Gray UHS Campus Building Exterior

Uniformat Code: B2010
Recommendation: **Repair/Repoint in 2023**
Priority Score: **89.9**
Plan Type: Performance/Integrity
Cost Estimate: \$6,600
\$\$\$\$

Areas around chimney need repointing - AssetCALC ID: 6180865



Completed

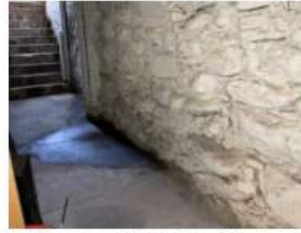
Sidewalk in Poor condition.

Concrete, Small Areas/Sections
LELAND AND GRAY UHS - Main Building Leland and Gray UHS Campus Site

Uniformat Code: G2030
Recommendation: **Replace in 2023**
Priority Score: **85.9**
Plan Type: Performance/Integrity
Cost Estimate: \$34,000

\$\$\$\$

Concrete sidewalks are cracked and pose a tripping hazard. - AssetCALC ID: 6185124



Interior Wall in Poor condition.

Stone
LELAND AND GRAY UHS - Secondary Building Leland and Gray UHS Campus Lower level

Uniformat Code: C1010
Recommendation: **Repoint in 2023**
Priority Score: **84.9**
Plan Type: Performance/Integrity
Cost Estimate: \$5,500

\$\$\$\$

Water infiltration through rubble foundation - AssetCALC ID: 6180869



Exhaust Fan in Poor condition.

Centrifugal, 16" Damper
LELAND AND GRAY UHS - Main Building Leland and Gray UHS Campus Cupola

Uniformat Code: D3060
Recommendation: **Replace in 2023**
Priority Score: **85.9**
Plan Type: Performance/Integrity
Cost Estimate: \$21,600

\$\$\$\$

The fans have exceeded their useful life. - AssetCALC ID: 6185133



Toilet Partitions in Poor condition.

Metal
LELAND AND GRAY UHS - Main Building Leland and Gray UHS Campus Lockerroom

Uniformat Code: C1090
Recommendation: **Replace in 2023**
Priority Score: **81.9**
Plan Type: Performance/Integrity
Cost Estimate: \$4,300

\$\$\$\$

Toilet partitions appear to be original to the 1970 construction - AssetCALC ID: 6185095



Split System Ductless in Poor condition.

Single Zone
LELAND AND GRAY UHS - Main Building Leland and Gray UHS Campus

Uniformat Code: D3030
Recommendation: **Replace in 2023**
Priority Score: **81.9**
Plan Type: Performance/Integrity
Cost Estimate: \$3,500
\$\$\$\$

Unit has passed estimated useful life. - AssetCALC ID: 6185090



Unit Ventilator in Poor condition.

approx/nominal 5 Ton
LELAND AND GRAY UHS - Main Building Leland and Gray UHS Campus Cafeteria and locker rooms

Uniformat Code: D3030
Recommendation: **Replace in 2023**
Priority Score: **81.9**
Plan Type: Performance/Integrity
Cost Estimate: \$53,600
\$\$\$\$

Unit ventilators are dated and past estimated useful life. - AssetCALC ID: 6185125



Unit Heater in Poor condition.

Hydronic
LELAND AND GRAY UHS - Secondary Building Leland and Gray UHS Ca

Uniformat Code: D3020
Recommendation: **Replace in 2023**
Priority Score: **81.9**
Plan Type: Performance/Integrity
Cost Estimate: \$2,100
\$\$\$\$

Unit heater looks dated - AssetCALC ID: 6180843



Split System in Poor condition.

Condensing Unit/Heat Pump
LELAND AND GRAY UHS - Main Building Leland and Gray UHS Campus Roof

Uniformat Code: D3030
Recommendation: **Replace in 2023**
Priority Score: **81.9**
Plan Type: Performance/Integrity
Cost Estimate: \$10,200
\$\$\$\$

Condenser has past estimated useful life. - AssetCALC ID: 6185164



Flooring in Poor condition.

Vinyl Tile (VCT)
LELAND AND GRAY UHS - Main Building Leland and Gray UHS Campus Th

Uniformat Code: C2030
Recommendation: **Replace in 2023**
Priority Score: **81.9**
Plan Type: Performance/Integrity
Cost Estimate: \$105,800
\$\$\$\$

Floor tiles are chipping and are extremely worn - AssetCALC ID: 6185123



Caulking in Poor condition.

Joints, 1/2" to 1"
LELAND AND GRAY UHS - Main Building Leland and Gray UHS Campus Building Exterior

Uniformat Code: B2010
Recommendation: **Replace in 2023**
Priority Score: **81.9**
Plan Type: Performance/Integrity
Cost Estimate: \$1,400
\$\$\$\$

Large gap around perimeter of door frame - below visitor parking. Install weather tight caulking around perimeter of door. - AssetCALC ID: 6185197



Air Handler in Poor condition.

Interior AHU, Easy/Moderate Access
LELAND AND GRAY UHS - Main Building Leland and Gray UHS Campus Cu

Uniformat Code: D3050
Recommendation: **Replace in 2023**
Priority Score: **81.9**
Plan Type: Performance/Integrity
Cost Estimate: \$44,000
\$\$\$\$

Outdated - AssetCALC ID: 6185171



Split System in Poor condition.

Condensing Unit/Heat Pump
LELAND AND GRAY UHS - Main Building Leland and Gray UHS Campus Library condenser

Uniformat Code: D3030
Recommendation: **Replace in 2023**
Priority Score: **81.9**
Plan Type: Performance/Integrity
Cost Estimate: \$6,800
\$\$\$\$

Compressors have exceeded estimated useful life - AssetCALC ID: 6185122



Completed

Stairs in Poor condition.

Concrete, Exterior

LELAND AND GRAY UHS - Secondary Building Leland and Gray UHS Campus Site

Uniformat Code: B1080

Recommendation: **Replace in 2023**

Priority Score: **81.9**

Plan Type: Performance/Integrity

Cost Estimate: \$3,300

\$\$\$

Steers are cracked and starting to deteriorate - AssetCALC ID: 6180857



Brick in Poor condition.

any surface

LELAND AND GRAY UHS - Secondary Building Leland and Gray UHS Campus Interior wall opposite chimney

Uniformat Code: C2010

Recommendation: **repair Prep & Paint in 2023**

Priority Score: **81.8**

Plan Type: Performance/Integrity

Cost Estimate: \$1,200

\$\$\$

Flaking paint, and efflorescence on brick inside wall opposite chimney - AssetCALC ID: 6180878

Campus Level Immediate Needs

ID	Location	Location Description	UF Code	Description	Cond	Plan Type	Cost
6180876	Secondary Building	Building entrance	B1010	Exterior Ramp, Wood, Replace	Poor	Performance/ Integrity	\$2,200
6180857	Secondary Building	Site	B1080	Stairs, Concrete, Exterior, Replace	Poor	Performance/ Integrity	\$3,300
6185197	Main Building	Building Exterior	B2010	Caulking, Joints, 1/2" to 1", Replace	Poor	Performance/ Integrity	\$1,400
6180865	Secondary Building	Building Exterior	B2010	Exterior Walls, Brick, Repair/Repoint	Poor	Performance/ Integrity	\$6,600
6185173	Main Building	Roof	B3010	Roofing, Asphalt Shingle, 20-Year Standard, Replace	Poor	Performance/ Integrity	\$38,000
6180869	Secondary Building	Lower level	C1010	Interior Wall, Stone, Repoint	Poor	Performance/ Integrity	\$5,500
6185095	Main Building	Locker room	C1090	Toilet Partitions, Metal, Replace	Poor	Performance/ Integrity	\$4,300
6180878	Secondary Building	Interior wall opposite chimney	C2010	Brick, any surface, repair Prep & Paint	Poor	Performance/ Integrity	\$1,200
6256817	Main Building	Water tank room	C2030	Water tanks, Estimate Asbestos Abatement, Remove	NA	Environmental	\$25,000
6185123	Main Building	Throughout building	C2030	Flooring, Vinyl Tile (VCT), Replace	Poor	Performance/ Integrity	\$105,800
6180843	Secondary Building	Lower level	D3020	Unit Heater, Hydronic, Replace	Poor	Performance/ Integrity	\$2,100
6185125	Main Building	Cafeteria and locker rooms	D3030	Unit Ventilator, approx/nominal 5 Ton, Replace	Poor	Performance/ Integrity	\$53,600
6185122	Main Building	Library condenser	D3030	Split System, Condensing Unit/Heat Pump, Replace	Poor	Performance/ Integrity	\$6,800
6185164	Main Building	Roof	D3030	Split System, Condensing Unit/Heat Pump, Replace	Poor	Performance/ Integrity	\$10,200
6185090	Main Building	Roof	D3030	Split System Ductless, Single Zone, Replace	Poor	Performance/ Integrity	\$3,500
6185171	Main Building	Cupola	D3050	Air Handler, Interior AHU, Easy/Moderate Access, Replace	Poor	Performance/ Integrity	\$44,000
6185133	Main Building	Cupola	D3060	Exhaust Fan, Centrifugal, 16" Damper, Replace	Poor	Performance/ Integrity	\$21,600
6185124	Main Building	Site	G2030	Sidewalk, Concrete, Small Areas/Sections, Replace	Poor	Performance/ Integrity	\$34,000
6262130	Main Building	Throughout	P2030	Engineering Study, Environmental, Asbestos (ACM) & Lead Base Paint (LBP), Evaluate/Report	NA	Safety	\$5,000
6180850	Secondary Building	Lower level	P2030	Engineering Study, Environmental, Asbestos (ACM) & Lead Base Paint (LBP), Evaluate/Report	NA	Environmental	\$5,000
6180868	Secondary Building	Site	Y1090	ADA Miscellaneous, Level III Study, Includes Measurements, Evaluate/Report	NA	Accessibility	\$7,500
Total							386,600

386,600 –
57,000
329,600



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:

Campus FCI Analysis							
Facility (year built)	Cost/SF	Total SF	Replacement Value	Current	3-Year	5-Year	10-Year
Main Building (1969)	\$250	80,000	\$20,000,000	1.80%	9.90%	19.10%	32.90%
Secondary Building (1970)	\$250	6,864	\$1,716,000	1.90%	8.30%	15.80%	18.80%



The Depleted Value Facility Condition Index (FCI) is an estimate of this 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				49.0%		

System Expenditure Forecast						
System	Immediate	Short Term (1-2 yr)	Near Term (3-5 yr)	Med Term (6-10 yr)	Long Term (11-20 yr)	TOTAL
Facade	\$1,440	-	-	\$1,935	\$1,120,647	\$1,124,022
Roofing	\$38,000	-	-	\$405,858	\$68,632	\$512,490
Interiors	\$135,030	\$389,880	\$375,001	\$397,563	\$1,104,499	\$2,401,973
Conveying	-	\$9,548	-	\$5,970	\$174,806	\$190,324
Plumbing	-	\$11,669	\$35,876	\$1,134,010	\$83,360	\$1,264,915
HVAC	\$139,700	\$86,674	\$689,256	\$273,181	\$916,606	\$2,105,417
Fire Protection	-	-	\$96,343	-	-	\$96,343
Electrical	-	\$89,751	\$373,668	-	\$172,167	\$635,586
Fire Alarm & Electronic Systems	-	\$509,232	\$518,667	\$208,763	\$793,366	\$2,030,028
Equipment & Furnishings	-	\$9,654	-	\$219,218	\$186,686	\$415,558
Special Construction & Demo	-	\$4,243	-	\$10,984	\$33,698	\$48,925
Site Development	-	-	\$41,256	\$64,189	\$109,532	\$214,977
Site Pavement	\$34,000	\$217,908	-	\$28,779	\$72,038	\$352,725
Site Utilities	-	\$13,504	\$3,477	-	\$14,428	\$31,409
Follow-up Studies	\$5,000	-	-	-	-	\$5,000
TOTALS	\$353,170	\$1,342,063	\$2,133,544	\$2,750,450	\$4,850,465	\$11,429,692



WHAT NEXT

Evaluative Matrix - Worksheet									
Consolidation Study for the Windham Central Supervisory Union									
	Elementary Schools						MS/HS		
DESCRIPTION	Townshend Village School		Newbrook Elementary		Jamaica Village School		L&G		
EXISTING BUILDING									
Gross Area	21,000 SF		19,300 SF		12,000 SF		80,000 sf / 6,864 sf		
Year Built	1850 / Renovated 1988		1950 / 1985 / 1995		1955 / Renovated 1987		1969 Main / 1970 Dutton		
Number of Stories	2 above grade		1 above grade		1 above grade		4 story/2 story		
Structure									
Ventilation									
Heating									
Energy Efficiency									
Plumbing									
Electrical									
Interior									
Exterior									
Roofing									
Hazardous Material & Safety									
Accessibility									
FINANCIAL CONSIDERATIONS									
*Facility Condition Index (FCI)									
Replacement Value (Area X \$250 Cost/SF)	\$5,250,000		\$4,500,000		\$3,000,000		\$20,000,000		
23 FCI (immediate needs)	\$500,400		\$21,000		\$238,500		\$329,600		
3-Year Yr '26 (deferred immediate + anticipated needs) (includes escalation)	\$1,100,100		\$252,800		\$582,677		\$2,118,580		
DEMOGRAPHIC ANALYSIS									
District Wide FY24 = 470 / Students FY 29 = 430 Students									
Y24 Pre-K Student Enrollment	32								
Y29 Pre-K Five Year Student Enrollment	32								
Y24 K-5 Student Enrollment	65		85		21				
Y29 K-5 Five Year Student Enrollment	72		90		30				
Y24 6-8 Student Enrollment							99 (6-8)		
Y29 6-8 Five Year Student Enrollment							88 (6-8)		
Y24 9-12 Student Enrollment							168 (9-12)		
Y29 9-12 Five Year Student Enrollment							118 (9-12)		
SITE									
Area	.6 Acres		10 Acres		6.6 Acres		17.2 Acres		
Potential for Expansion									
Outdoor Play Ground Area									
Playing Fields - Baseball/Soccer/Softball									
Access and Circulation									
Sewer Permitting	150 WWP		240 WWP		85 WWP		450 WWP		
Access to Water & Sewage Disposal									
Parking	21 on street / incl. 1 ADA		38 gravel lot / incl. 1 ADA		30 / incl. 1 ADA		105 / incl. 3 ADA		
Parking to Support Additional Staff									
EDUCATIONAL PROGRAMMING									
Total # of General Classrooms	8		6		4 (2 in use)				
Pre-K Classrooms	(2) @ 966 sf / 911 sf		n/a		n/a				
Kindergarten Classrooms	(1) @ 676 sf		(1) @ 1,080 sf		(1) @ 707 sf (K-2)				
Classrooms (Grades 1-5)	(5) @ 757 sf - 466 sf		(5) @ 958 sf - 675 sf		(1) @ 778 sf (3-5)				
Library	798 sf		1,255 sf		753 sf w Art				
Cafetorium / Multipurpose	2,228 sf		2,110 sf		1,968 sf				
Kitchen / w storage	385 sf		385 sf		321 sf				
Administrative Areas (Main Office, Prin, Social Wk, Nurs	400 sf		1,253 sf		1,018 sf				
Teachers Lounge	181 sf		n/a		543 sf				
AST / BX Support Rooms /Acad Support / Speech	5 @ 220-100 sf		(3) @ 350 sf / 254 sf		0				
Special Education Classrooms	(1) @ 353 sf		(2) @ 912 sf / 807 sf		(2) @ 405 sf / 195 sf				
Science, Math & Arts (STEM/STEAM)									
Art/Music Room			(1) @ 494 sf		Art in Library				
District Use					767 sf storage				
TRANSPORTATION AND ACCESSIBILITY									
Bus Routes									
Travel Times									
Safety Considerations									

1/25/2024

Evaluative Matrix - Worksheet

Consolidation Study for the Windham Central Supervisory Union

	Elementary Schools									MS/HS		
DESCRIPTION	Townshend Village School			Newbrook Elementary			Jamaica Village School			L&G		
EXISTING BUILDING												
Gross Area	21,000 SF			19,300 SF			12,000 SF			80,000 sf / 6,864 sf		
Year Built	1850 / Renovated 1988			1950 / 1985 / 1995			1955 / Renovated 1987			1969 Main / 1970 Dutton		
Number of Stories	2 above grade			1 above grade			1 above grade			4 story/2 story		
Structure												
Ventilation												
Heating												
Energy Efficiency												
Plumbing												
Electrical												
Interior												
Exterior												
Roofing												
Hazardous Material & Safety												
Accessibility												
FINANCIAL CONSIDERATIONS												
*Facility Condition Index (FCI)												
Replacement Value (Area X \$250 Cost/SF)	\$5,250,000			\$4,500,000			\$3,000,000			\$20,000,000		
23 FCI (immediate needs)	\$500,400			\$21,000			\$238,500			\$329,600		
3-Year Yr' 26 (deferred immediate + anticipated needs)	\$1,100,100			\$252,800			\$582,677			\$2,118,580		
(includes escalation)												
DEMOGRAPHIC ANALYSIS												
District Wide FY24 = 470 / Students FY 29 = 430 Students												
Y24 Pre-K Student Enrollment	32											
Y29 Pre-K Five Year Student Enrollment	32											
Y24 K-5 Student Enrollment	65			85			21					
Y29 K-5 Five Year Student Enrollment	72			90			30					
Y24 6-8 Student Enrollment										99 (6-8)		
Y29 6-8 5 Five Year Student Enrollment										88 (6-8)		
Y24 9-12 Student Enrollment										168 (9-12)		
Y29 9-12 5 Five Year Student Enrollment										118 (9-12)		

Evaluative Matrix - Worksheet

Consolidation Study for the Windham Central Supervisory Union

	Elementary Schools									MS/HS		
DESCRIPTION	Townshend Village School			Newbrook Elementary			Jamaica Village School			L&G		
SITE												
Area	.6 Acres			10 Acres			6.6 Acres			17.2 Acres		
Potential for Expansion												
Outdoor Play Ground Area												
Playing Fields - Baseball/Soccer/Softball												
Access and Circulation												
Sewer Permitting	150 WWP			240 WWP			85 WWP			450 WWP		
Access to Water & Sewage Disposal												
Parking	21 on street / incl.1 ADA			38 gravel lot / incl.1 ADA			30 / incl.1 ADA			105 / incl. 3 ADA		
Parking to Support Additional Staff												
EDUCATIONAL PROGRAMMING												
Total # of General Classrooms	8			6			4 (2 in use)					
Pre-K Classrooms	(2) @ 966 sf / 911 sf			n/a			n/a					
Kindergarten Classrooms	(1) @ 676 sf			(1) @ 1,080 sf			(1) @ 707 sf (K-2)					
Classrooms (Grades 1-5)	(5) @ 757 sf - 466 sf			(5) @ 958 sf - 675 sf			(1) @ 778 sf (3-5)					
Library	798 sf			1,255 sf			753 sf w Art					
Cafetorium / Multipurpose	2,228 sf			2,110 sf			1,968 sf					
Kitchen / w storage	385 sf			385 sf			321 sf					
Administrative Areas (Main Office, Prin, Social Wk, Nurs	400 sf			1,253 sf			1,018 sf					
Teachers Lounge	181 sf			n/a			543 sf					
AST / BX Support Rooms /Acad Support / Speech	5 @ 220-100 sf			(3) @ 350 sf / 254 sf			0					
Special Education Classrooms	(1) @ 353 sf			(2) @ 912 sf / 807 sf			(2) @ 405 sf / 195 sf					
Science, Math & Arts (STEM/STEAM)												
Art/Music Room				(1) @ 494 sf			Art n Library					
District Use							767 sf storage					
TRANSPORTATION AND ACCESSIBILITY												
Bus Routes												
Travel Times												
Safety Considerations												

Discussion

Next Meeting

Next Steps

