

Act 72 School Facilities Assessment Reports

**AGENCY OF EDUCATION AND BUREAU VERITAS
TECHNICAL ASSESSMENTS (BVTA)**

Agenda

- Background and Purpose of statewide school facilities assessment project.
- Considerations when using reports.
- Overview of assessment process, key definitions and other aspects of reports.
- Process for addressing updates or errors
- Next steps in Act 72 and the facilities assessment.

Presenters and Key Contacts

AGENCY OF EDUCATION

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Director of Operations

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Tom Bart, Program Manager
Anthony Conner, Project Assessor

Background

- In 2007, The Vermont General Assembly suspended state aid for school construction.
- In the ensuing 16 years, a growing backlog of deferred maintenance and renovation projects has resulted.
- In 2021, the Vermont General Assembly enacted Act 72, an act relating to addressing the needs and conditions of public-school facilities in the state.
- The mandated activities of Act 72 were to support the development of a plan to address the needs and conditions of the State's school buildings in order to create better learning environments for Vermont's students and increase the equity in the quality of education around the State.

Background Continued

- The General Assembly and the Vermont Agency of Education (AOE) identified that baseline data regarding the condition of school facilities and potential costs associated with bringing all school buildings up to a standard would be essential to this planning process.
- To support this long-term planning process, Act 72 required that the AOE conduct a facilities assessment of the statewide portfolio of school buildings.
- The AOE, in partnership with Bureau Veritas Technical Assessments, LLC, completed these assessments in October 2023 and Supervisory Unions and Supervisory Districts (SU/SDs) will receive a building or campus report for each public school in their system by early November 2023.

Purpose

1. The facilities assessment was undertaken to gather baseline data as to the overall health of school facilities.
2. In Act 72, the General Assembly recognized that all districts are not equally resourced. The statewide assessment allows for all school districts to have equitable access to a comparable assessment methodology.

Purpose, cont.

- 3) The data generated as a result of the facilities assessment work will:
- a) inform the School Construction Aid Taskforce and the General Assembly should it undertake a state school construction aid program; and
 - b) reside in a database that the state, and by extension the SU/SDs, will have access to in perpetuity. This database will be critically important for all SU/SDs as they develop the 5-year Capital Improvement Plans required in Act 72 and actively update the database as renovations and upgrades are undertaken. This database will allow for long-term planning for replacement reserve capital expenditures as we move towards implementing proactive and preventive maintenance initiatives.

Considerations

Level of Detail and Specificity

- By design, the statewide facilities assessment is intended to be the beginning of a long-term effort to address deficiencies in school facilities.
- The reports that SU/SDs receive are a point in time assessment, conducted over short period of time using established industry standards and definitions.
- These assessments are a higher-level look and provide a means for relative ranking of buildings across a large portfolio of buildings and are not intended to have great specificity.
- For those SU/SDs that have undertaken facilities assessments on their own as they relate to potential construction projects or long-term capital planning, the data generated from this current round of assessments can be viewed as supplemental.

Facilities Assessment Reports

TOM BART, BVTA

Vermont Agency of Education – General Scope



- Facility Condition Assessment
 - Deferred Maintenance / Short Term Needs
 - Long-Range Capital Plan
 - Energy audit
 - PCB Analysis
 - STEM/STEAM Evaluation
 - Capacity
 - Size Verification



ASSESSMENT METHODOLOGY

- Paving and Curbs
- Parking Lots
- Flatwork
- Landscaping / Appurtenances
- Topography
- Ingress / Egress
- Utilities
- Tunnel Systems
- Recreational and Park Facilities



SITE AND INFRASTRUCTURE



ASSESSMENT METHODOLOGY

- Structural Frame
- Fenestration / Facades
- Walls / Curtain Wall
- Windows
- Doors / Sliders
- Commercial Overhead Doors
- Balconies / Decks
- Stairways



EXTERIOR AND BUILDING ENVELOPE



ASSESSMENT METHODOLOGY

- Roof Systems
- Membranes
- Flashings
- Parapets
- Skylights
- Pitchpans
- Appurtenances
- Rooftop Equipment

ROOF AND ROOFTOP SYSTEMS



ASSESSMENT METHODOLOGY

- Interior Elements
- Ceiling Finishes
- Wall Finishes
- Flooring
- Lighting
- Fixed Components
- Special Systems



INTERIORS



ASSESSMENT METHODOLOGY

- Heating
- Air-Conditioning
- Electrical
- Mechanical Rooms
- Vertical Transportation
- Life Safety
- Fire Protection / Security
- Plumbing / Sanitary

MECHANICAL / MEP SYSTEMS



Reports

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 #:
158982.22R000-043.379

DATE OF REPORT:
August 8, 2023

ON SITE DATE:
July 24, 2023

Vermont Agency of Education



Reports

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General Information

Property Type	School
School ID Number	PS076-U078
Main Address	112 School Road, Cornwall , VT 05753
E911 Address Verification	Zip 05753-9240, Standardized, Fixed abbreviations, Matched Street and city and state, Confirmed entire address
GPS Location (Verified E911)	Main Building 43.9635, -73.20756
Site Developed	1959 Renovated: 1970
Site Area	5 acres (estimated)
Parking Spaces	20 total spaces all in open lots; none of which are accessible
Building Square Footage	16,000 (Verified)
Number of Stories	1 above grade
Supervisory Union/ District	Addison Central SD
Date(s) of Visit	July 24, 2023



Reports

BINGHAM MEMORIAL SCHOOL - MAIN BUILDING

BUREAU VERITAS PROJECT: 158982.22R000-043.379

Significant/Systemic Findings and Deficiencies

Historical Summary

This facility was originally constructed in the early 1959 and has had one known major addition to the structure in the 1970's. This site has been very well maintained and retains much of its original attributes such as the windows, doors, and interior fixed furnishings. The facility serves as an elementary school at present and has been since its construction.

Architectural

This facility has a brick and vinyl siding facade with single pane wood cased windows. The roof has a metal finish with nominal protrusions. The interior ceiling is primarily suspended ACT with painted gypsum, and concrete block walls. Flooring is primarily VCT with limited areas of carpet tiles. Exterior doors are a mixture of painted steel and wood, all with various sizes of glazing. There is a small kitchen within the structure, which appears to be mostly original construction. Attic spaces were not observed, and the construction materials are therefore unknown. The assumption is that the roof consists of wood trusses that support a metal deck.

Mechanical, Electrical, Plumbing and Fire (MEPF)

The entirety of the facility's heated air is supplied by a two-pipe hydronic system that includes two oil-fired boilers that were installed in 2005. Other components include air ventilators, heat recovery and fan coil units as well as baseboard and cabinet radiators throughout the facility. The electrical system is supplied by a 120/240 400 AMP panelboard

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Terminology - Condition

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.



Terminology – Plan Type

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.



Terminology – Immediate Needs/Key Findings

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.

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.



Terminology – Immediate Needs

Immediate Needs

ID	Location Description	UF Code	Description	Condition	Plan Type	Cost
6844492	Site	G2020	Parking Lots, Pavement, Asphalt, Mill & Overlay	Poor	Performance/Integrity	\$80,500
6844547	Throughout	Y1090	ADA Miscellaneous, Level III Study, Includes Measurements, Evaluate/Report	NA	Accessibility	\$7,500
					Total	\$88,000



Terminology – Key Findings

Key Findings



Sidewalk in Poor condition.

Concrete, Small Areas/Sections
BINGHAM MEMORIAL SCHOOL - Main Building Front Left Elevation

Uniformat Code: G2030

Recommendation: **Replace in 2025**

Priority Score: **85.7**

Plan Type: Performance/Integrity

Cost Estimate: \$600

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The sidewalk is heaved and separated from slab and may cause a tripping hazard. - AssetCALC ID: 6844464



Terminology – Facility Condition Index (FCI)

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.



FCI

FCI Analysis

<i>Replacement Value</i>	<i>Total SF</i>	<i>Cost/SF</i>
\$4,000,000	16,000	\$250
Current FCI	\$88,000	2.2%
3-Year	\$115,900	2.9%
5-Year	\$287,200	7.2%
10-Year	\$833,000	20.8%



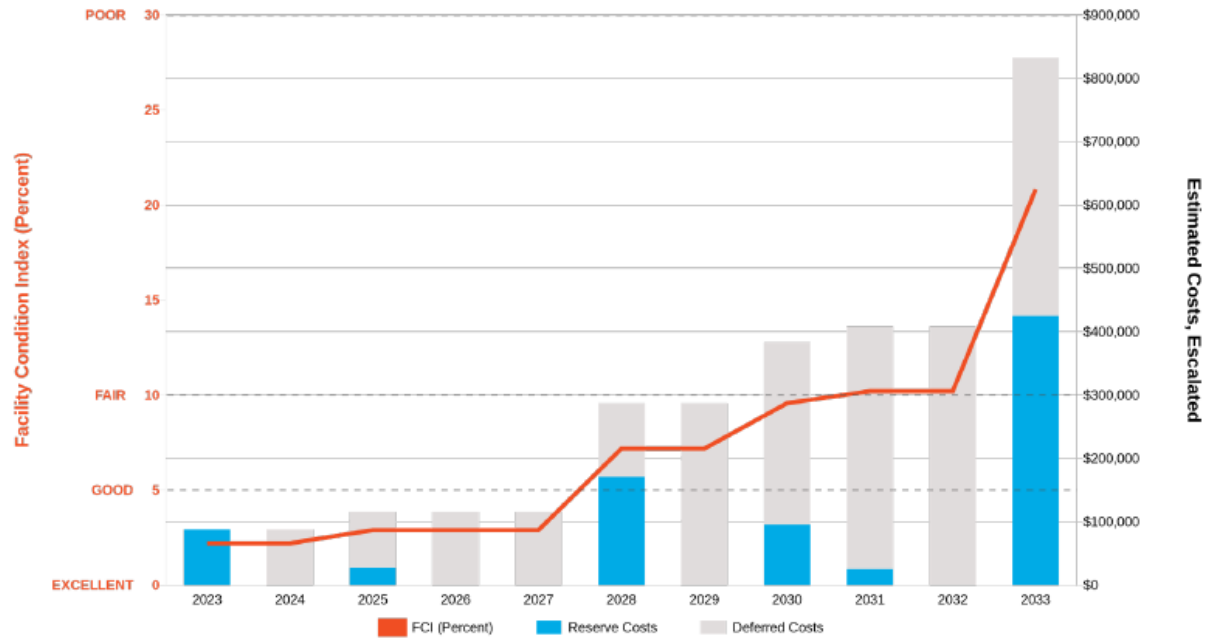
FCI

Needs by Year with Unaddressed FCI Over Time

Replacement Value: \$4,000,000.00

Inflation Rate: 3%

Average Needs (per year - over next 10 years): \$75,719.00



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Terminology – Depleted Value Index

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	36.7%



FCI and Depleted Value Index

	Cost	EUL	RUL	1-Year DM	3-Year DM	10-Year DM	Depleted Value DM
System 1	\$ 50,000	10	1	\$ 50,000	\$ 50,000	\$ 50,000	\$ 45,000
System 2	\$ 100,000	20	3		\$ 100,000	\$ 100,000	\$ 85,000
System 3	\$ 50,000	15	5			\$ 50,000	\$ 33,333
System 4	\$ 500,000	25	10			\$ 500,000	\$ 300,000
System 5	\$ 1,000,000	30	15				\$ 500,000
System 6	\$ 1,000,000	50	30				\$ 400,000
Deferred Maintenance				\$ 50,000	\$ 150,000	\$ 700,000	\$ 1,363,333

CRV	\$ 2,700,000
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1-Year FCI	3-Year FCI	10-Year FCI	Depleted Value FCI
1.85%	5.56%	25.93%	50.49%



System Expenditure Forecast

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	-	\$1,485	\$15,302	\$30,908	\$87,620	\$135,315
Roofing	-	-	-	-	-	-
Interiors	-	-	\$43,472	\$115,820	\$427,106	\$586,398
Plumbing	-	\$3,288	-	\$4,408	\$390,203	\$397,899
HVAC	-	-	\$8,578	\$43,071	\$334,563	\$386,212
Electrical	-	-	-	\$96,761	-	\$96,761
Fire Alarm & Electronic Systems	-	-	\$46,370	\$129,013	\$72,244	\$247,627
Equipment & Furnishings	-	-	\$20,518	\$43,420	\$72,948	\$136,886
Special Construction & Demo	-	-	-	-	-	-
Site Development	-	\$22,411	\$37,096	\$82,355	\$186,564	\$328,426
Site Pavement	\$80,500	\$636	-	-	-	\$81,136
Site Utilities	-	-	-	-	\$3,739	\$3,739
Accessibility	\$7,500	-	-	-	-	\$7,500
TOTALS	\$88,000	\$27,820	\$171,336	\$545,756	\$1,574,987	\$2,407,899



Supplmental Evaluations

Square Foot Verification

We have reviewed the square footage of 13,700 square feet and it was found to be 16,000 square feet. This confirmation of the square footage of the facility is based on the exterior wall dimensions and number of stories measured from Google Earth and other publicly available internet searches. We recommend that the square footage be changed to reflect the size as indicated in this verification. This measurement may not reflect the actual heated square footage but provides a general size of the heated square feet of the overall building.

PCB Air Indoor Testing

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

School Educational Capacity and Programming Space

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

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

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



STEM/STEAM Evaluation

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
Bingham Memorial School - Main Building	0%	158982.22R000-043.379	Elementary	16,000

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.



Energy Audit – Utilities Metering

Utilities Metering at a Glance

Number of electric meters observed	One
Number of gas meters observed	None
Number of central steam meters observed	None
Number of domestic water meters observed	None

Average Utility Rates

Electricity	Propane	No. 2 Oil	Water & Sewer
Average Rate	Average Rate	Average Rate	Blended Rate
\$0.24 / kWh	\$1.76 / Gal	\$2.76 / Gal	N/A – on-site only



Energy Audit – Consumption & Cost

Electricity Consumption & Cost Data			
Billing Month	Consumption (kWh)	Unit Cost (per kWh)	Total Cost
January,22	6,496	\$0.18	\$1,184
February,22	6,793	\$0.18	\$1,189
March,22	4,620	\$0.43	\$1,977
April,22	4,856	\$0.59	\$2,865
May,22	5,146	\$0.18	\$908
June,22	5,395	\$0.18	\$972
July,22	3,744	\$0.18	\$686
August,22	4,127	\$0.19	\$765
September,22	5,891	\$0.32	\$1,877
October,22	5,984	\$0.19	\$1,136
November,22	6,440	\$0.18	\$1,176
December,22	5,428	\$0.18	\$980
TOTAL/AVERAGE	64,920	\$0.24	\$15,715



Energy Audit – ECM Analysis

Recommended Non- Renewable Energy Conservation Measures: Financial Impact

Total Projected Initial ECM Investment	\$53,697
Estimated Annual Cost Savings Related to ECMs	\$3,673
Net Effective ECM Payback	14.6 Years
Estimated Annual Energy Savings	17%
Estimated Annual Utility Cost Savings (<i>excluding water</i>)	11%



Energy Audit – Energy Use Benefit

Energy Usage Profile

Site Energy Use Intensity

Current Site Energy Use Intensity (EUI)	63.70 kBTU/SF
Post ECM Site Energy Use Intensity (EUI)	52.62 kBTU/SF

Source Energy Use Intensity (EUI)

Current Source Energy Use Intensity (EUI)	96.59 kBTU/SF
Post ECM Source Energy Use Intensity (EUI)	85.40 kBTU/SF

Building Cost Intensity

Current Building Cost Intensity	\$1.97/SF
Post ECM Building Cost Intensity	\$1.75/SF

Greenhouse Gas Emissions Reduction (*from recommended by ECM's*)

Current Annual Emissions from Building Operation	73.22 MtCO ₂ e/Yr
Estimated Annual Thermal Energy Reduction	177.35 MMBTU
Total CO ₂ e Emissions Reduced	12.98 MtCO ₂ e/Yr
Total Cars Off the Road (Equivalent)*	3
Total Acres of Pine Trees Planted (Equivalent)*	3



Energy Audit – Detailed ECM Analysis

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 Install Low Flow Faucet Aerators, Replace 12x 1.5GPM rated bathroom aerators with 0.5GPM WaterSense certified aerators	Location: Restrooms and classrooms	\$182	0.0	13.3	0.0	2.9	1.8	0.1	\$37	\$0	\$37	4.9	\$132	10
2 Re-Commission The Building & Its Control Systems, Improve building efficiency by 8% through re-commissioning	Location: Throughout building	\$7,096	0.0	320.0	0.0	0.0	44.3	3.2	\$884	\$0	\$884	8.0	\$3,458	15
3 Replace Inefficient Heating Plant, Replace (2x) Cast Iron boiler(s) with (2x) 95% efficient Condensing Boiler	Location: Boiler room	\$39,415	0.0	1,089.5	0.0	0.0	150.9	11.0	\$3,010	\$150	\$3,160	12.5	\$15,616	25
Totals for no/low cost items		\$182	0.0	13.3	0.0	2.9	1.8	0.1	\$37	\$0	\$37	4.9		
Total for capital cost		\$46,511	0.0	1,409.5	0.0	0.0	195.2	14.3	\$3,894	\$150	\$4,044	11.5		
Interactive Savings Discount @10%			0.0	-142.3	0.0	-0.3	-19.7	-1.4	-\$393	-\$15	-\$408			
Total Contingency Expenses @ 15%		\$7,004												
Totals for improvements		\$53,697	0.0	1,280.5	0.0	2.6	177.3	13.0	\$3,538	\$135	\$3,673	14.6		

Next Steps

Process for Updates or Corrections

- The facilities assessment uses specific terms in ways that align with industry standards but may be unfamiliar to the non-technical reader. For example, “Failed” does not necessarily mean “broken” or “unsafe,” instead it could mean that the system is beyond its remaining useful life or should be replaced.
- It is important that users of the reports refer to the definitions of these terms and understand that some of the judgments made were subjective.
- Readers of the report should refer to the explanation of the Facility Condition Index (FCI) ratings and the sections “Purpose and Scope” and “Opinions and Probable Costs” as helpful references in understanding the various sections of the report.

Process for Updates or Corrections Continued

- The AOE encourages readers to refer to the data tables in the Component Condition Report (Appendix E) for a more comprehensive understanding of the narrative in the report.
- SU/SDs will have an opportunity to review their reports and, should a factual error in a major system be identified, the AOE will have a process to correct that error and reissue a new report before January 31, 2024.
- Minor errors or out of date information (i.e. a repair or replacement has been made since the date of the assessment) that are not impactful to the overall goal of helping inform a state construction program or hinder districts from developing their 5-year Capital Plan will be addressed through a regular cycle of updates to the facilities database.

What is a major factual error?

- a. Error in name of school, SU/SD, Org ID
- b. Error in type of major system (roof, HVAC, electrical system) that would impact capital planning
- c. Significant error in age of system (i.e., system is new, but was misidentified as aged beyond useful life)

What is the process for correcting major factual errors?

1. SU/SDs will have 1 month to review the data in their facilities assessment reports (12/6 deadline)
2. If a major factual error is identified, SU/SDs should assign one person to email Bob Donohue with their concerns.
 - Include system ID, description of error and corrected data.
3. Bob will communicate needed update to BVTA team
4. BVTA will update AssetCalc and reissue building assessment report by January 15, 2024.

What about other errors that are not significant or what if the information in the report is out of date?

- a. AOE is establishing a process for SU/SDs to update AssetCalc on a regular cadence
- b. While these Building Reports are an important point in time work product, AssetCalc will function as the repository of school facilities data and will drive capital planning

Next Steps

- Subsequent communications and training opportunities will explain how these facilities assessments can be leveraged for 5-year Capital Plans as part of Act 72 and District Quality Standards.
- Reports will be posted with the cover letter and these slides at a future date on the AOE website (early winter)
- The AOE will host a dashboard on its website tied directly to AssetCalc to ensure that information is up to date (likely fall 2024)
- The AOE will host trainings and working opportunities to use AssetCalc to develop 5-Year Capital Plans are required by District Quality Standards and Act

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Questions?
