

May 5, 2026

Via Email: [rberry@rtsd26.org](mailto:rberry@rtsd26.org)

Ryan Berry  
Assistant Superintendent  
River Trails School District 26  
1900 East Kensington Road  
Mount Prospect, IL 60056

**RE: River Trails School District 26, Facility Condition Assessment**  
Proposal No: 181938.26P

Dear Ryan Berry:

We are pleased to provide River Trails School District 26 (hereinafter referred to as “Client”) with the following proposal. If accepted, Bureau Veritas Technical Assessments LLC (hereinafter referred to as “BVTa”) will perform the services listed below (collectively, the “Services”) meeting the specifications hereafter described.

**Property**

| Facility                   | Address                                            | SF      |
|----------------------------|----------------------------------------------------|---------|
| Euclid Elementary          | 711 E. Euclid Ave., Mt. Prospect, IL 60056         | 58,855  |
| Indian Grove Elementary    | 1340 Burning Bush Ln., Mt. Prospect, IL 60056      | 56,600  |
| Prairie Trails School      | 805 N. Burning Bush Lane, Mount Prospect, IL 60056 | 32,500  |
| River Trails Middle School | 1000 North Wolf Road, Mount Prospect, IL 60056     | 102,000 |

**Proposed Service & Fee**

| Services                                     |                            | Fee      |
|----------------------------------------------|----------------------------|----------|
| Facility Condition Assessment with Inventory | Euclid Elementary          | \$6,500  |
| Facility Condition Assessment with Inventory | Indian Grove Elementary    | \$6,500  |
| Facility Condition Assessment with Inventory | Prairie Trails School      | \$5,500  |
| Facility Condition Assessment with Inventory | River Trails Middle School | \$8,500  |
| TOTAL                                        |                            | \$27,000 |

All fees referred to in this document are expressed in US Dollars. Pricing is not inclusive of taxes. If applicable, taxes shall be included at the time of invoicing, payable by the client and remitted by BVTa to the taxing municipality. The proposed fees are limited to the specific Services described in this Proposal, performed according to the requirements of the corresponding ASTM standard practices, or Client-specified Protocols.

**Deliverables**

The quoted price includes the delivery of:

| # of            | Report Type | Method of Delivery      |
|-----------------|-------------|-------------------------|
| 1               | Draft       | Email Full Report (PDF) |
| 1               | Final       | Email Full Report (PDF) |
| Unlimited Users | Database    | Cloud Access            |

Unless otherwise specified, BVTa will submit all reports in Final format. Timing for completion of any requested post-delivery modifications to the report will be determined at the time of the request.

BVTa’s proposed fees include electronic deliverables only. If hard copy or fixed media deliverables are required in addition

to electronic deliverables, BVTA will provide pricing for production and delivery upon request.

#### Timing

BVTA's report(s) will be delivered within 45 full business/working days after receipt and approval of the signed proposal document.

After engagement, a call will be placed to the designated onsite Point of Contact (POC) provided by the Client in order to schedule the site visit(s), where applicable. The Client acknowledges that the Point of Contact provided shall be deemed an agent of the Client for the purposes of providing access and conveying information pertaining to the Site.

#### Projects Placed on Hold or Canceled

Should the Client place the awarded project on hold or cancel the engagement after contract execution, the Client agrees to pay project-specific costs incurred by BVTA, such as administrative processing, regulatory database searches and non-recoverable travel fees, as well as a percentage of the project fee, depending upon the time the project is placed on hold or cancelled. Please note that BVTA invoices canceled jobs at the time of cancellation. Jobs on hold will be automatically invoiced 30 days from the date of the hold request. Requests to cancel or place projects on or off hold must be received by BVTA in writing (email acceptable) from the Client. Invoices billed as a result of projects being placed on hold or canceled are fully collectible.

#### Payment Details

An invoice for payment will be submitted with the initial report deliverable(s) and will be payable within 30 days or upon the closing of the transaction, whichever comes first. Upon receipt of the initial report deliverable(s); the invoice is fully collectible. Please forward payments to: Accounting Department, Bureau Veritas Technical Assessments LLC, PO Box 74007289, Chicago, IL 60674-7289 or contact your BVTA administrator to receive wiring instructions. **Please ensure that Proposal #181938.26P or invoice number is clearly identified on all payments and correspondence for proper credit.**

#### Terms & Conditions

BVTA will perform its Services subject to the attached "Terms & Conditions", which are incorporated by reference and made a part of this Proposal. Please indicate your acceptance of this Proposal by signing the attached "Project Authorization" page where indicated and return it to BVTA.

Please feel free to contact me at (410) 533-6988 or [cheyenne.irby@bureauveritas.com](mailto:cheyenne.irby@bureauveritas.com) should you have any questions. BVTA welcomes the opportunity to be of service.

Sincerely,

Bureau Veritas Technical Assessments LLC



Cheyenne Irby  
Vice President of Asset Management

## Description of Services

### Facility Condition Assessment

#### **Project Understanding**

BV understands that the Facility Condition Assessment (FCA) project with the RIVER TRAILS SCHOOL DISTRICT 26 (Client) will:

- Include a comprehensive assessment of all sites, buildings, building systems, and infrastructure.
- Follow ASTM E2018-24 Standard Guide for Property Condition Assessments, as applicable.
- Determine the present condition and estimated life expectancy of various building systems and components.
- Identify and document present condition of all physical assets including grounds, facilities, and infrastructure.
- Recommend corrections for all deficiencies and provide cost estimates for corrections.
- Prioritize and categorize deficient conditions, associated corrective actions, and information concerning building systems and deficiency categories.
- Establish anticipated renewal and replacement costs for the various systems and components.
- Result in strategic plan for capital repairs, lifecycle component replacement, and building modernization.
- Calculate the Current Replacement Value (CRV) and Facility Condition Index (FCI) for each facility.
- Collect Equipment Inventory and nameplate data
- Optional Service: Create preventive maintenance schedules and protocols for inventory of assets.
- Optional Service: Barcode equipment intended for CMMS system; Barcodes will be metal foil material intended for industrial and exterior applications.

We understand that a key factor to performing FCAs is the evaluation of physical needs and accurate forecasting for capital repair and replacement budgets. Pre-emptive measures to manage maintenance budgets and programs are essential in ensuring the elimination of potential issues, which can range from deferred maintenance, or premature replacement of building systems that can prove costly.

#### **Data Gathering and Interview**

Our project plan details three distinct phases of the project. During each phase, we will require coordination and support from the Client's facility management.

**Data Gathering Phase** – BV will need the support of staff familiar with the site and facilities who can provide us access to drawings and records. The following is a typical list of exhibits requested but are not required to complete the project.

- Inspection reports (sewer, boiler, chiller, etc)
- Building systems Maintenance Records
- Maintenance policy documentation
- Owner elected repair list (if available)
- Original building plans (can be viewed on-site)
- Capital expenditure schedules (prior or planned)
- Fire protection / life safety plans
- Rehabilitation budget and scope (draft or final)
- Certificates of occupancy / facility license
- Prior assessments
- Site plan / floor plans
- Accessibility transition plans / studies
- CMMS / IWMS data set

In addition to the drawings and records, we will supply a pre- survey questionnaire for each facility or site. Our expectation is that someone with knowledge of maintenance and operations of the facility will complete this survey and be prepared to discuss it with us while on-site.

**Site Phase** – BV will need support in the form of escorts while in the facilities to help us access mechanical areas, to discuss with us any known issues in the facility, and to answer other technical questions.

**Report Review Stage** – BV will provide a complete deliverable for each building.

BV will become familiar with the Client's existing Project Directory - property list and contact directory for each location. We will contact or interview the facilities contacts as part of tour process to determine current use requirements and priority of properties based on agency goals.

Working with the Client, we will develop procedures to gain Facility Access. Our visits will be coordinated and pre- approved by the Client prior to the visit. We will work with the Client to establish a protocol that will ensure that our activities will have minimal disruption to the operation of each facility and will maintain a safe work environment.

### Technical Approach

Prior to assessments beginning, BV will conduct a Virtual Kick-Off Meeting to review requirements and to consolidate exhibits such as drawings and prior completed reports.

During the term of the project, BV will conduct regular Progress Meetings to maintain open communication with the entire project team and the Client. BV will lead with an agenda that includes a focus on work plan, schedule, and project needs. This will permit the opportunity to proactively address challenges encountered, so that course adjustments may be made. Each meeting will conclude with task assignments, schedules, and goals to be met. BV will provide the Client with a written status report that tracks and monitors the progress of the assessments against the schedule submitted.

### FIELD ASSESSMENTS

The Assessment Team will conduct a walk-through survey of the facility and site to observe systems and components, identify physical deficiencies, and formulate recommendations to remedy the physical deficiencies.

As a part of the walk-through survey, the Team will survey 100% of each facility's common areas and site. BV will survey the exterior and grounds, including the building exterior, roofs, sidewalk/ pavement, and service yards/other areas as applicable. They will interview the building maintenance staff about the property's historical repairs and replacements and their costs, level of preventive maintenance exercised, pending repairs and improvements, and frequency of repairs and replacements. The Assessment Team will develop opinions based on their site assessment, interviews with the Client's building maintenance staff, and interviews with relevant maintenance contractors, municipal authorities, and experience gained on similar properties previously evaluated.

The Team may also question others who are knowledgeable of the property's physical condition and operation or knowledgeable of similar systems to gain comparative information to use in evaluation of the subject property. The Assessment Team will review documents and information provided by the Client's maintenance staff that could aid the knowledge of the property's physical improvements, extent and type of use, and/or assist in identifying material discrepancies between reported information and observed conditions.

The facility condition assessment will include the Client identified assets and will focus on the following facility and site systems and components:

#### Site + Infrastructure

- Topography: Observe general topography and note any unusual or problematic features or conditions observed or reported.
- Paving, Curbing, and Parking: Identify material types of paving and curbing systems at the property.
- Flatwork: Identify material flatwork at the property (sidewalks, plazas, patios, etc.).
- Landscaping and Appurtenances: Identify material landscaping features, material types of landscaping (fences, retaining walls), and site appurtenances (irrigation systems, fountains, lighting, signage, ponds).
- Utilities: Identify type of material utilities provided to the property (water, electricity, natural gas); and assess condition, physical deficiencies, life cycle repair, and replacement issues.
- EV Charging Stations

#### Structural Frame + Building Envelope

- Identify material elements of the structural frame and exterior walls, including the foundation system, floor framing system, roof framing system, facade or curtain- wall system, glazing system, exterior sealant, doors,

commercial overhead doors, sliders, windows, and stairways, etc.

- Observe general conditions and note any physical deficiencies identified or unusual items or conditions observed. Observations may be subject to grade, and rooftop vantage points.
- Visually inspect observable areas for cracking and moisture infiltration as well as areas of apparent foundation settlement and displacement.
- In the event more information or exploratory testing is required, in order to provide remedial measures, the report may include recommendation for additional investigative testing (Tier 1 or Tier 2).

#### Wall Evaluation

- Photograph elevations and details both from internal and external vantage points, as well as from adjacent structures where possible.
- Observe representative operable and fixed panels on all facades, operating a representative sample of units to assess hardware and visually inspect exterior conditions and condition of waterproofing seals.
- Assess curtain wall condition to determine water infiltration, damage, caulk degradation, metal panel degradation, stone degradation and anchoring, and other related curtain wall issues.

#### Curtain Wall

- Review curtain wall condition and a sampling of fixed panels on facades to assess hardware and visually review exterior conditions and the condition of waterproofing seals, where accessible without the use of lifts, ladders, scaffolding, suspension devices, or the like; may include observations from internal and external vantage points, as well as adjacent structures. Observations are limited to grade and may include accessible balconies or rooftop vantage points.
- Review provided drawings and records of repair, replacement, and maintenance of framing and glazing.

#### Roofing (Non-Invasive Visual)

- Identify material roof systems (roof type, reported age, slope, drainage) and any unusual roofing conditions or rooftop equipment.
- Observe general conditions of the roof system (membranes, attachment methods, flashings, counter flashings, pitch pans, gravel stops, parapets, miscellaneous appurtenances, insulation).
- Observe for evidence of material repairs, significant ponding, or evidence of material roof leaks. Note if a roof warranty is in effect. Note any physical deficiencies identified or unusual items observed or reported.
- Identify material rooftop equipment or accessories (antennas, lightning protection, HVAC equipment, solar equipment). Include any material problems reported.
- BV understands that the Client will provide OSHA compliant ladders, lifts and/or scaffolding (depending on roof type) so that the Project Manager may safely access roof areas. If requested, BV can provide a quote for lift and/or ladder access as needed. Observations will be limited to readily accessible areas.

#### Plumbing

- Identify material plumbing systems at the property including domestic water supply, sanitary sewer, or any special or unusual plumbing systems (such as water features, fuel systems, gas systems, etc.).
- Identify type and condition of restroom fixtures, drinking fountains and/or other plumbing equipment.
- Observe general conditions and note any physical deficiencies identified or unusual items or conditions observed. Include any reported material system inadequacies.
- Include the collection all water heater tanks as well as circulation pumps.

#### Heating

- Identify material heat generating systems at the property.
- Observe general conditions, identify reported age of the equipment, note past material component replacements/upgrades, note apparent level of maintenance, and identify if a maintenance contract is in place. If heating equipment is not operational at the time of the walk-through survey, provide an opinion of the condition to the extent reasonably possible.
- Identify and observe any special or unusual heating systems or equipment present (fireplaces, solar heat, etc.) and note any reported material problems or inadequacies.

#### Air-Conditioning + Ventilation

- Identify the material air-conditioning and ventilation systems at the property. Include material equipment such as cooling towers, chillers (type of refrigerant used), package units, split systems, air handlers, thermal storage equipment, etc.

- Identify material distribution systems (supply and return, make-up air, exhaust) at the property.
- Observe general conditions, identify equipment reported age, note past material component upgrades/ replacements and apparent level of maintenance, and identify if a maintenance contract is in place (contractor name). If AC and ventilation systems are not operational at the time of the walk-through survey, provide an opinion of the condition to the extent reasonably possible.
- Observe general conditions and note any physical deficiencies identified or unusual items or conditions observed. Additionally, include any material reported system inadequacies or operating deficiencies.
- Identify and observe any special or unusual air- conditioning and ventilation systems or equipment (cold storage systems, special computer cooling equipment, etc.) and note any material reported problems or system inadequacies.
- Include the collection of all rooftop bathroom exhaust. (exclusion of interior, above the ceiling exhaust units)
- Include the collection of all VAV boxes. (Assessor will require assistance from the client while onsite to locate and gain access to the VAV within each facility).

#### Electrical

- Identify the electrical service provided and distribution system at the property.
- Include material switchgear disconnects, circuit breakers, transformers, meters, emergency generators, general lighting systems, and other such equipment or systems.
- Observe general electrical items (distribution panels, type of wiring, energy management systems, emergency power, lightning protection).
- Observe general conditions and note any physical deficiencies identified or unusual items or conditions observed. Also, note the presence of any special or unusual electrical equipment, systems, or devices at the property, and include reported material problems or system inadequacies.
- All electrical panels in the facilities will be collected (Assessor will require assistance from the client while onsite to locate all electrical panels within the facility).

#### Life Safety + Fire Protection

- Identify material life safety/fire protection systems at the property, including sprinklers and stand pipes (wet or dry), fire hydrants, fire alarm systems, water storage, smoke detectors, fire extinguishers, emergency lighting, stairwell pressurization, smoke evacuation, etc.
- Observe general conditions and note any material physical deficiencies identified or unusual items or conditions observed or reported including any reported system inadequacies.

#### Elevators + Vertical Transportation

- Identify vertical transportation systems at the property. Include the equipment manufacturer, equipment type, location, number, capacity, etc.
- Observe elevator cabs, finishes, call and communication equipment, etc.
- Identify the company that provides elevator/ escalator maintenance at the property. Observe general conditions and note any physical deficiencies identified or unusual items or conditions observed or reported including any reported material system inadequacies.
- Out of Scope Issues: Performing any calculations, examination of operating system components such as cables, controller, motors, etc.; entering elevator/ escalator pits or shafts.

#### Interior Elements

- Identify offices, special use areas, and building standard finishes, including flooring, ceilings, walls, etc. Furnishings and fixed components will be reviewed and included in the cost estimate tables for replacements. BV will identify material building amenities or special features.
- Observe general conditions and note any physical deficiencies identified or unusual items or conditions observed or reported.

#### Food Service Spaces and Equipment

- Assess all food service equipment and spaces (kitchen, cafeteria, dining, serving areas). Food service equipment (fixed equipment) will be evaluated for adherence to life/ safety code and ventilation requirements as well for condition and capital replacement.

#### Special Systems and Equipment

- Include all special systems and equipment, such as Emergency Medical Systems (EMC), chillers, radio towers, equipment lifts, chair lifts, chemical storage or treatment areas, storage tanks, dumbwaiters, vaults, public address

systems, and telephone systems.

#### Limited Accessibility Compliance

- Provide a general statement of the building's likely compliance to the Americans with Disabilities Act to help identify whether the Client may be exposed to issues and there is the need for further review.

#### Suspected Fungal Growth

- Perform a limited assessment of accessible areas for suspected fungal growth. If the presence of mold, conditions conducive to mold growth, and/or evidence of moisture, elevated relative humidity, water intrusion, and mildew-like odors is discovered, affected areas will be photographed and recommendations for any additional moisture intrusion studies will be made.

#### Environmental Features

- Review environmental features of the property, to include appearance, cleanliness, acoustics, ventilation, and humidity.

#### Lead-based Paint

- Review existing testing data and other documentation regarding lead-based paint available on site (included in the cost of the FCA); evaluate physical condition and develop cost estimates for remediation of paint necessitated by pending renovations.
- Able to provide a licensed lead-based paint inspector to conduct testing using an x-ray fluorescence analyzer at the Project as an additional service. The instrument is completely non-destructive and yields instantaneous results.

#### Asbestos

- Review existing testing data and other documentation regarding asbestos available onsite (included in the cost of the FCA); evaluate physical condition and develop cost estimates for remediation of asbestos likely to be disturbed by renovations.
- If asbestos testing is requested, BV will provide a licensed asbestos inspector to collect samples of suspect asbestos-containing materials at the Project as an additional service. Scope of this sampling will be determined after review of existing data, costs will be based on daily rate plus the cost of analysis.

#### Energy Conservation Analysis

- Consider energy conservation savings when making repair or replace recommendations and include these projects in the project prioritization.
- Able to provide an Energy Audit (ASHRAE Level I, II, or III) or Benchmarking (EnergyStar) services as an additional service.

Based upon our observations, research and judgment, along with consulting commonly accepted empirical Expected Useful Life (EUL) tables; BV will render our opinion as to when a system or component will most probably necessitate replacement.

Accurate historical replacement records provided by the Director of Facilities are typically the best source for this data. Exposure to the weather elements, initial system quality and installation, extent of use, the quality and amount of preventive maintenance exercised are all factors that impact the effective age of a system or component. As a result, a system or component may have an effective age that is greater or less than its actual age. The Remaining Useful Life (RUL) of a component or system equals the EUL less its effective age.

BV can rate the condition of each facility with the below rating system, or another Client-specified scale:

- 5 Excellent - No visible defects, new or near new condition, may still be under warranty if applicable
- 4 Good - Good condition, but no longer new, may be slightly defective or deteriorated, but is overall functional
- 3 Adequate - Moderately deteriorated or defective, but has not exceeded useful life
- 2 Marginal - Defective or deteriorated in need of replacement; exceeded useful life
- 1 Poor - Critically damaged or in need of immediate repair; well past useful life

BV can also include alternative categories to rank and weight priorities as required by the Client, such as functional deficiencies, aesthetics, time-based urgencies, and other mission critical factors. The analysis will include all cost observations ranked by Priority Classes.

## DEFICIENCY CATEGORIES/PLAN TYPES

Each deficiency identified in the Assessment shall be classified in the following manner (or other Client-defined categories):

- Category 1- Scheduled Maintenance: Maintenance that is planned and performed on a routine basis to maintain and preserve the condition.
- Category 2 - Deferred Maintenance: Maintenance that was not performed when it was scheduled or is past its useful life resulting in immediate repair or replacement.
- Category 3 - Capital Renewal: Planned replacement of building systems that have reached the end of their useful life.
- Category 4 - Energy and Sustainability: When the repair or replacement of equipment or systems are recommended to improve energy and sustainability performance.
- Category 5 - Security: When a system requires replacement due to a security risk or requirement.

## Cost Estimating

BV uses a cost library model for cost estimating. Our database follows Unifomat Level 4 framework and is based in part on data from national commercial cost estimating guides, past projects, Bureau Veritas' Project and Construction Management Division, and client provided based on current or past contracts. BV maintains and updates our Unifomat-based cost estimating system with information received from the field. Through construction monitoring work, we have current cost data from hundreds of in-progress construction and rehabilitation projects. This data allows us to calculate costs based on local conditions to maintain a cost database that is typically more current than national cost estimating platforms.

Each report will include a Capital Needs Analysis including an estimated cost for each system or component repair or replacement anticipated during the evaluation term. The report will provide options for repair of the deficiency, and the capital needs analysis will be presented as an Excel- based cost table that includes a summary of the description of each component, the age and estimated remaining useful life, the anticipated year of repair or replacement, quantity, unit cost and total cost for the repair of each line item.

A consolidated Capital Needs Analysis will be presented that includes all anticipated capital needs for all buildings. The cost estimate for capital deficiencies will be based on the estimate for maintenance and repair, but may at Client's option, also include project management costs, construction fees, and design fees. Project management costs, construction fees, and design fees will be derived using actual costs from previous projects. After determining these costs, we will confirm these costs with city staff.

## Report Deliverables

BV will provide an in-depth report including a description of each of the building components and systems as described in the approach sections above. Each report is organized by building system and include digital photos of major systems and components and of all deficiencies identified. Reports will include current and anticipated repairs and deficiencies, recommended repair and component life- cycle replacements, and applicable options for repair or maintenance of building components.

The Capital Needs analysis will include a cost database sorted by building system and ranked by priority for repair. The format of the database will allow for reporting by building, system, or priority for repair, and a year-by-year analysis of capital needs.

## Facility Condition Index

A Facility Condition Index will be calculated for each building. This index will be a function of required repairs compared to building replacement costs. The Facility Condition Index will be generated from the data collection/capital planning database and will be updated as components age or are replaced.

## Capital Plan

Reports will reflect a 20-year capital plan based on BV's 20-year building system evaluation. The analysis will include a cost

table sorted by building and system and ranked by priority for repair. Tables will allow for the customization of reporting and a year-by-year capital needs analysis. The report will include:

- An Executive Summary with graphic presentation of results to provide a quick, user-friendly summary of the property's observed condition and estimated costs assigned by category. These estimated costs shall be cross-referenced to report sections where an elaboration of cost issues will be presented.
- Components observed that are exhibiting deferred maintenance issues and estimates for immediate and capital repair costs based on observed conditions, available maintenance history and industry-standard useful life estimates. If applicable, this analysis will include the review of any available documents pertaining to capital improvements completed within the last five-year periods, or currently under contract. BV shall also inquire about available maintenance records and procedures and interview current available on-site maintenance staff.
- Recommended schedule for replacement or repairs (schedule of priorities).
- Digital photographs for the buildings including photos of deficiencies.
- General description of the property and improvements and comment generally on observed conditions.
- Critical repairs and life safety issues separately from repairs anticipated over the term of the analysis.
- Facility Condition Index (FCI) number for the building.

BV will submit draft reports electronically via PDF format and once approved and finalized, a program summary report is provided to include a roll-up of all prioritized capital needs across all facilities. All electronic copies of the report will include all text, deficiency tables, digital photos, and supporting documentation and report appendices.

#### AssetCALC Database

Bureau Veritas will be utilizing AssetCALC as its platform for all data collected on this project. AssetCALC is a cloud platform developed, licensed, maintained, and supported solely by Bureau Veritas for our clients. The use of this software is at your option with no additional hosting or subscription fee. AssetCALC is a standard delivery that is included with all Facility Condition Assessments at no fee. Bureau Veritas will provide training on how to use and maintain the database via one-hour virtual meeting. Any further assistance will be provided via a change order based on the client's needs.

AssetCALC6 is a web-based SQL database platform that enables users to:

- query, edit, and analyze their facility condition data
- plan immediate and short-term repairs
- budget capital expenditures throughout the lifecycle of a building or an entire portfolio

The system unites Bureau Veritas' experienced field data collection methods with advanced planning and reporting tools, construction cost libraries, location mapping (GIS) features, digital photo management, and document storage

#### DATA DEVELOPMENT

AssetCALC includes a configurable facility hierarchy and asset data architecture - this will include all of your assets grouped based on site location, asset group, and function. Data can be exported to an Excel, XML, or an ODBC database format compatible for upload into your CMMS, EAM, or work-order systems.

#### FEATURES INCLUDE:

- Facility Condition Assessment access:
  - Component/system descriptions
  - Locations
  - Conditions and EUL/RUL
  - Repair and replace recommendations
  - Digital photos
  - Search and Sorting Functionality
- Prioritization of maintenance projects
- UniFormat II Cost Database
- Project Budgets and Capital Plans
- Unlimited concurrent user licensing
- Secure IT platform and back-ups
- Client is the owner of data collected and residing in the database

- Online User Training and Documentation

## REPORTING

AssetCALC includes more than a dozen standard options for data summaries and reports:

- Facility Condition Index (FCI) Reports
- Rank and Prioritize Capital Improvement Projects
- Deferred Maintenance Backlog
- Facility Queries (by building, priority, system, or dollar deficiency amount)
- Capital Budget Planning
- Year-by-Year Capital Needs Analysis
- 5, 10, or 20-Year Replacement Reserve Reports
- Custom 3rd party form automation available

## Terms & Conditions

1. Billings, Payment and Credit. The Client shall pay Bureau Veritas Technical Assessments LLC for the Services performed in accordance with the prices set forth in the Proposal. Invoices shall be submitted in accordance with the Proposal. Payment of the Bureau Veritas Technical Assessments LLC invoices shall be the primary, absolute and non-contingent obligation of the Client, and shall not be conditioned upon the closing of a loan transaction or any other event. Bureau understands the project is under a "Paid when paid" obligation and therefore allow for an extended payment period. Upon receipt of the initial report deliverable(s), the invoice is fully collectible. If Bureau Veritas Technical Assessments LLC does not receive payment in full within sixty (60) calendar days of the date of the invoice, the account shall be deemed delinquent.  
  
The Client shall be liable to Bureau Veritas Technical Assessments LLC for all costs and expenses of collection, including reasonable attorney and paralegal fees, and court costs. Time is of the essence with respect to this provision. Bureau Veritas Technical Assessments LLC's non-exercise of any rights or remedies, whether specified herein or as otherwise provided by law, shall not be deemed a waiver of any rights or remedies, nor preclude Bureau Veritas Technical Assessments LLC from the future exercise of such rights or remedies. If a third party is accepting a Proposal as agent for the Client, such third party represents and warrants to Bureau Veritas Technical Assessments LLC that it is duly authorized to bind the Client to the terms of the Proposal and guarantees payment for services.
2. Right of Entry; Force Majeure. The Client shall arrange for the right of entry to the subject property ("Site") by Bureau Veritas Technical Assessments LLC, its agents, employees, consultants, contractors and subcontractors, for the purpose of performing all acts as may be reasonably necessary to perform the Services within the agreed scope of work. Bureau Veritas Technical Assessments LLC may require that an authorized knowledgeable representative of the owner be present at the Site as a condition to the performance of the Services and may require that site personnel operate major building systems and equipment at the time the Services are performed. Bureau Veritas Technical Assessments LLC's ability to comply with the schedule for performance described in the Proposal is contingent upon timely Site access. Bureau Veritas Technical Assessments LLC shall not be responsible for damages or delays in performance caused by force majeure, acts of God, events beyond the control of Bureau Veritas Technical Assessments LLC, or events that could not have been reasonably foreseen and prevented.
3. Documents; Samples. All field notes, calculations, estimates and other documents, data or information prepared by or on behalf of Bureau Veritas Technical Assessments LLC in connection with the performance of its Service (collectively, "Documents"), shall remain the sole property of Bureau Veritas Technical Assessments LLC. All Documents prepared by Bureau Veritas Technical Assessments LLC for the Client with respect to any Site shall be used solely for the intended purposes described in the Proposal, and solely with respect to the subject Site. Unless otherwise agreed, Bureau Veritas Technical Assessments LLC shall retain all Documents for three (3) years following submission of Bureau Veritas Technical Assessments LLC's report to the Client. In its sole discretion and without prior notice to the Client, Bureau Veritas Technical Assessments LLC may dispose of all field samples within thirty (30) calendar days after submission of Bureau Veritas Technical Assessments LLC's report to the Client.
4. Matters Known to Client. The Client, itself or through the site owner, shall provide Bureau Veritas Technical Assessments LLC with any and all information known to the Client, or suspected by the Client, which pertains to: (a) the existence or possible existence at, on, under or in the vicinity of the Site, of any hazardous materials, pollutants, lead-based paint, radon or asbestos; (b) any conditions at, on, under or in the vicinity of the Site, which might represent a potential safety hazard or danger to human health or the environment; (c) any permit, manifest, title record, or other record of compliance or non-compliance with any federal, state or local laws, or court or administrative order or decrees; (d) known or suspected deficiencies or adverse conditions associated with structures or other physical improvements on Site; or (e) modifications or changes from the original plans and specifications of Site improvements which could affect the recommendations or conclusions reached by Bureau Veritas Technical Assessments LLC in the performance of its Services.
5. Preliminary Findings. Preliminary findings (often referred to as verbals) can be provided to the client in order to quickly apprise them of preliminary data obtained as a result of Bureau Veritas Technical Assessments LLC's visual observations at the project site. They are not intended to be exhaustive or conclusive or to substitute for the final written report; as they do not include the information obtained from a number of other equally important and necessary elements of the complete assessment report. Bureau Veritas Technical Assessments LLC recommends against making any decisions based upon such limited, preliminary, verbal results.
6. WARRANTIES AND INDEMNIFICATION. In performing the Services, Bureau Veritas Technical Assessments LLC shall exercise the degree of skill and care ordinarily exercised by consultants in the same community and in the same time frame providing similar services for projects of comparable size, complexity, schedule and other characteristics of the Project (the "Standard of Care"). **EXCEPT AS SET FORTH IN THE IMMEDIATELY PRECEDING SENTENCE, BUREAU VERITAS TECHNICAL ASSESSMENTS LLC MAKES NO WARRANTY, EXPRESS OR IMPLIED, WITH RESPECT TO THE SERVICES OR ANY OF ITS ORAL OR WRITTEN REPORTS. CLIENT ACKNOWLEDGES AND AGREES THAT (I) THE SERVICES MAY REQUIRE JUDGMENTS TO BE MADE BY BUREAU VERITAS TECHNICAL ASSESSMENTS LLC THAT ARE BASED UPON LIMITED DATA RATHER THAN UPON SCIENTIFIC CERTAINTIES; (II) BUREAU VERITAS TECHNICAL ASSESSMENTS LLC'S APPROACH, RECOMMENDATIONS, AND ASSOCIATED COST ESTIMATES, IF ANY, ARE BASED ON INDUSTRY PRACTICES AND AVERAGES; (III) PROFESSIONAL OPINIONS ARE RENDERED WITH RESPECT TO OBSERVATIONS MADE AND DATA OBTAINED AT THE TIME OF ASSESSMENT; AND (IV) ULTIMATE OUTCOMES COULD BE INCONSISTENT WITH THE CONCLUSIONS, RESULTS AND PROJECTIONS OF BUREAU VERITAS TECHNICAL ASSESSMENTS LLC. ALL INFORMATION REGARDING OPERATIONS, PLANS, SPECIFICATIONS, CONDITIONS OR TEST DATA WHICH IS PROVIDED TO BUREAU VERITAS TECHNICAL ASSESSMENTS LLC BY CLIENT, OWNERS OR THIRD PARTIES (INCLUDING WITHOUT LIMITATION, ANY POINT OF CONTACT AT THE SITE), IS DEEMED BY BUREAU VERITAS TECHNICAL ASSESSMENTS LLC TO BE CORRECT AND COMPLETE WITHOUT INDEPENDENT VERIFICATION BY BUREAU VERITAS TECHNICAL ASSESSMENTS LLC. BUREAU VERITAS TECHNICAL ASSESSMENTS LLC ASSUMES NO RESPONSIBILITY FOR THE ACCURACY OF SUCH INFORMATION AND SHALL NOT BE LIABLE IF RELIANCE ON SUCH INFORMATION RESULTS IN INCORRECT CONCLUSIONS OR RESULTS. CLIENT SHALL RELEASE BUREAU VERITAS TECHNICAL ASSESSMENTS LLC FROM ANY AND ALL LIABILITIES, LOSSES, COSTS, DAMAGES, CLAIMS, OBLIGATIONS, FEES AND EXPENSES (INCLUDING REASONABLE ATTORNEYS' FEES) (COLLECTIVELY, "LOSSES"), IF RELYING ON SUCH INFORMATION RESULTS IN INCORRECT CONCLUSIONS OR RESULTS.**
7. LIMITATION OF LIABILITY. IN NO EVENT SHALL BUREAU VERITAS TECHNICAL ASSESSMENTS LLC BE LIABLE FOR LATENT OR HIDDEN CONDITIONS, CONDITIONS NOT ACTUALLY OBSERVED BY BUREAU VERITAS TECHNICAL ASSESSMENTS LLC WITHIN THE LIMITED SCOPE OF WORK, THE POTENTIAL CONSEQUENCES OF OBSERVABLE CONDITIONS, CONDITIONS OF WHICH CLIENT HAD KNOWLEDGE OF AT THE TIME OF THE ASSESSMENT, OR ANY UNAUTHORIZED ASSIGNMENT OF OR RELIANCE UPON THE REPORTS. THE LIABILITY OF BUREAU VERITAS TECHNICAL ASSESSMENTS LLC, AND THAT



OF ITS OFFICERS, DIRECTORS, EMPLOYEES, AGENTS AND SUBCONTRACTORS, TO CLIENT OR TO ANY THIRD PARTY, INCLUDING ANY COMPANY AFFILIATED WITH SUCH PARTIES, OR ANY OFFICER, DIRECTOR, EMPLOYEE, AGENT, SUBCONTRACTOR, SUCCESSOR, OR ASSIGN OF SUCH PARTIES, FOR ANY LOSSES, WHETHER IN CONTRACT OR TORT (INCLUDING NEGLIGENCE AND STRICT LIABILITY), RELATED TO THE SERVICES, THE AGREEMENT OR OTHERWISE, SHALL NOT EXCEED AN AGGREGATE OF \$25,000.00 PER PROJECT. IN NO EVENT SHALL BUREAU VERITAS TECHNICAL ASSESSMENTS LLC BE LIABLE TO CLIENT FOR ANY EXEMPLARY, PUNITIVE, INDIRECT, INCIDENTAL, SPECIAL, OR CONSEQUENTIAL DAMAGES (INCLUDING LOST PROFITS) ARISING FROM OR IN ANY WAY CONNECTED WITH ITS PERFORMANCE OR FAILURE TO PERFORM UNDER THE AGREEMENT, EVEN IF THE AFFECTED PARTY HAS KNOWLEDGE OF THE POSSIBILITY OF SUCH DAMAGES.

8. WAIVER OF JURY TRIAL. THE CLIENT AND BUREAU VERITAS TECHNICAL ASSESSMENTS LLC HEREBY KNOWINGLY, VOLUNTARILY AND IRREVOCABLY WAIVE ANY AND ALL RIGHTS TO A TRIAL BY JURY IN ANY ACTION, PROCEEDING, CLAIM, OR COUNTERCLAIM, WHETHER IN CONTRACT OR TORT, AT LAW OR IN EQUITY, ARISING OUT OF OR IN ANY WAY RELATED TO THE SERVICES OR THIS AGREEMENT.
9. RELIANCE AND ASSIGNMENT. BUREAU VERITAS TECHNICAL ASSESSMENTS LLC'S WRITTEN REPORT SHALL CONTAIN BUREAU VERITAS TECHNICAL ASSESSMENTS LLC'S STANDARD RELIANCE LANGUAGE UNLESS ALTERNATE LANGUAGE HAS BEEN PRE-APPROVED BY THE CLIENT AND BUREAU VERITAS TECHNICAL ASSESSMENTS LLC. IF NO PRE-APPROVED ALTERNATE LANGUAGE EXISTS, THE SERVICES, THE REPORTS AND OTHER RELATED WORK PRODUCT PROVIDED BY BUREAU VERITAS TECHNICAL ASSESSMENTS LLC MAY BE RELIED UPON BY THE CLIENT, ITS SUCCESSORS AND ASSIGNS WITH RESPECT TO A LOAN SECURED BY THE SUBJECT PROPERTY, AND ANY RATING AGENCY RATING, OR ANY ISSUER OR PURCHASER OF, ANY SECURITY COLLATERALIZED OR OTHERWISE BACKED BY SUCH LOAN. NO OTHER PERSON OR ENTITY MAY RELY ON THE REPORT WITHOUT THE ADVANCE WRITTEN CONSENT OF BUREAU VERITAS TECHNICAL ASSESSMENTS LLC, AND NO OTHER THIRD-PARTY BENEFICIARIES ARE INTENDED. EXCEPT AS DESCRIBED ABOVE, THE CLIENT SHALL NOT ASSIGN THE PROPOSAL, ANY REPORT OR ANY RELATED WORK PRODUCT, WITHOUT THE PRIOR WRITTEN CONSENT OF BUREAU VERITAS TECHNICAL ASSESSMENTS LLC. ANY UNAUTHORIZED REUSE OR REDISTRIBUTION OF BUREAU VERITAS TECHNICAL ASSESSMENTS LLC'S WORK PRODUCT OR REPORTS SHALL BE AT THE CLIENT'S AND RECIPIENT'S SOLE RISK, WITHOUT LIABILITY TO BUREAU VERITAS TECHNICAL ASSESSMENTS LLC. CLIENT WILL HOLD BUREAU VERITAS TECHNICAL ASSESSMENTS LLC HARMLESS FROM ANY AND ALL LIABILITY, OBLIGATION, COST AND EXPENSE ARISING FROM OR RELATED TO ANY UNAUTHORIZED DISTRIBUTION OR USE BY CLIENT OF BUREAU VERITAS TECHNICAL ASSESSMENTS LLC'S WORK PRODUCT OR REPORTS. BUREAU VERITAS TECHNICAL ASSESSMENTS LLC SHALL NOT ASSIGN ITS OBLIGATIONS UNDER THE PROPOSAL; HOWEVER, BUREAU VERITAS TECHNICAL ASSESSMENTS LLC MAY EMPLOY, BY SUBCONTRACT, SUITABLY TRAINED PERSONS OR ENTITIES ACCEPTABLE TO BUREAU VERITAS TECHNICAL ASSESSMENTS LLC TO PERFORM THE SERVICES.
10. Confidentiality. Bureau Veritas Technical Assessments LLC shall not disclose information regarding the Proposal, the Services or any Documents, except to the Client, employees, consultants, subcontractors, or other persons engaged by Bureau Veritas Technical Assessments LLC to perform the Services, third parties designated by the Client (subject to the reliance limitations described herein), or as required by law. Notwithstanding the terms of this Section, Bureau Veritas Technical Assessments LLC shall comply with all judicial orders, government directives, and laws, regulations and ordinances, regarding the reporting to appropriate public agencies of potential dangers to public health, safety or the environment.
11. Miscellaneous. Bureau Veritas Technical Assessments LLC is an independent contractor of Client, and not Client's agent, employee or partner. The Agreement shall be governed by the laws of the State of Maryland and the parties irrevocably consent to the jurisdiction of the courts of the State of Maryland and of the United States District Court for the District of Maryland, if a basis for federal jurisdiction exists. In the event a dispute relating to an Bureau Veritas Technical Assessments LLC report results in litigation, and the claimant does not prevail at trial, then the claimant shall pay all costs incurred by Bureau Veritas Technical Assessments LLC in the defense of the claim, including reasonable attorney's fees. Each provision of the Agreement shall be considered separable, and if, for any reason, any provision or provisions herein are determined to be invalid and contrary to any existing or future law, such invalidity shall not affect those portions of this Agreement that are valid. This Agreement constitutes the entire agreement, and supersedes all prior agreements and understandings, both written and oral, between the parties with respect to the Services to be provided pursuant to this Agreement. The provisions of the Agreement may only be modified by a written instrument signed by an authorized representative of each party.

### Project Authorization

To contract with BVTA for this project, please review and edit the information below, sign, and return the entire agreement to BVTA.

**Client Contact & Report Addressee:**

Ryan Berry  
RIVER TRAILS SCHOOL DISTRICT 26  
1900 East Kensington Road  
Mount Prospect, IL 60056  
Phone: (224) 612-7302  
Email: rberry@rtsd26.org

**Report & Invoice Recipient:**

Ryan Berry  
RIVER TRAILS SCHOOL DISTRICT 26  
1900 East Kensington Road  
Mount Prospect, IL 60056

**Project Information:**

Property Name: RIVER TRAILS SCHOOL DISTRICT 26  
City/County: Multi-site

Address: Multi-site  
State/Zip: Multi-site

**Building Information:**

Type of Project: Government  
Buildings: 4  
Square Feet: 250,000  
Year Built: TBD

**Report Delivery Date:** 45 business days from receipt of signed "Project Authorization" to proceed, site contact and mobilization fee, if required.

| Service                                      | Fee      |
|----------------------------------------------|----------|
| Facility Condition Assessment with Inventory | \$27,000 |

| # of Reports    | Report Type | Delivery Method         |
|-----------------|-------------|-------------------------|
| 1               | Draft       | Email Full Report (PDF) |
| 1               | Final       | Email Full Report (PDF) |
| Unlimited Users | Database    | Cloud Access            |

**Site Point of Contact:** (the POC shall be deemed an agent of the client for providing access and conveying site data)

|             |            |
|-------------|------------|
| POC:        | POC Phone: |
| POC E-mail: | POC Cell:  |

I have read and verified the accuracy of the information set forth above, and in Proposal No. 181938.26P, including the legal name of the Client. I hereby certify that I am an employee authorized to sign this contract on behalf of the Client, and by my signature below I hereby accept the Proposal, as addressed to my company, including the attached Terms and Conditions, and authorize BVTA to proceed with the Services as described. Should any project information change, I understand that additional fees may accrue, and the due date may be extended.

Authorized Signature (Printed Name) Phone #

Company Name Title Date

## ORGANIZATION OVERVIEW

### Profile

Bureau Veritas Technical Assessments LLC (Bureau Veritas or BVTa) is a 200 year old professional service consulting firm providing comprehensive architectural, engineering, energy, and environmental solutions. Our team includes over 8,500 building professionals nationwide, including Registered Architects, Professional Engineers, Certified ADA Specialists, Certified Energy Managers, Environmental Professionals, Building Systems Consultants, and Code Compliance Experts.

Annually, BVTa conducts thousands of assessments for Government, Industrial, Healthcare, Private, K-12, and Higher Education Clients. Having successfully completed assessments of several million square feet of building space, Bureau Veritas has developed a proven and efficient methodology for the performance of field assessments, and data collection.

BVTa's recommendations are based on knowledge of property conditions, market conditions, regulations, and Client objectives. The firm's core of architectural, construction, engineering, environmental, and seismic expertise forms the foundation on which the company teams with Clients to create and implement real property management solutions. These range from complex, web-based facility and portfolio management programs, to traditional property assessments required by lenders.

Bureau Veritas is a financial sound and stable, publicly traded company, with an annual revenue of 6.2 Billion Dollars.

### SERVICES

- Facility Condition Assessments
- Commissioning & Retro-Commis.
- Physical Needs Assessments
- Energy Studies
- Space Analysis
- ADA Accessibility Compliance
- Educational Adequacy
- Capital Planning
- Feasibility Studies
- Project Management
- Construction Monitoring
- Plan and Document Review
- Inventory, Barcoding and Tagging
- Capital Planning Software
- Preventive Maintenance



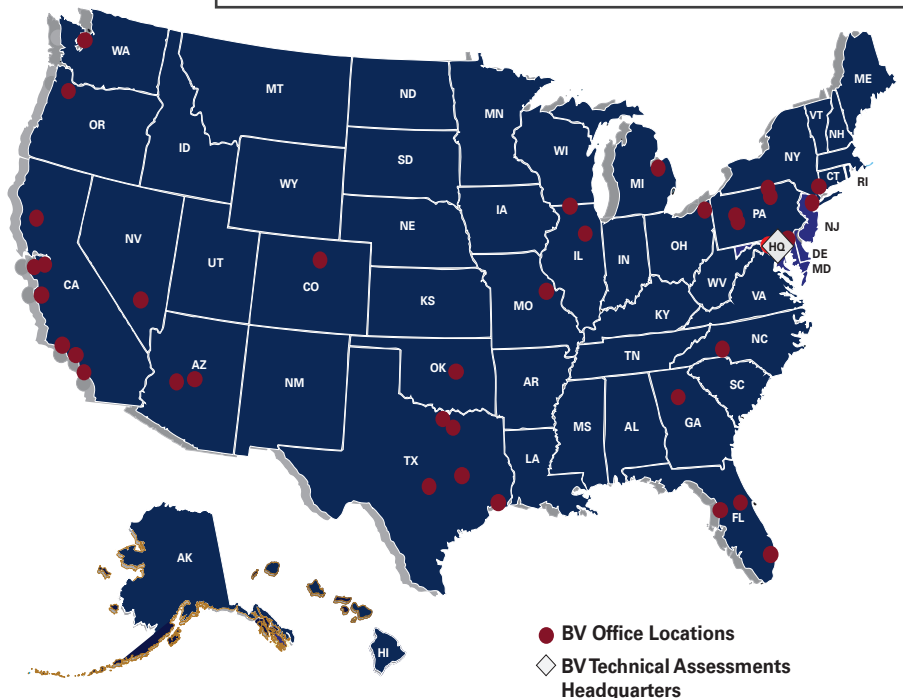
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### What We Do



### Company At-a-Glance

|                       |                                                                           |
|-----------------------|---------------------------------------------------------------------------|
| Name of Company:      | <b>Bureau Veritas Technical Assessments LLC</b>                           |
| Year Founded:         | 1828                                                                      |
| Headquarters Address: | 6021 University Blvd.,<br>Suite 200<br>Ellicott City, MD 21043            |
| Primary Contact:      | <b>Mr. Cheyenne Irby</b><br>Associate Vice President                      |
| Telephone:            | <b>410.533.6988</b>                                                       |
| Email:                | <b><a href="mailto:cheyenne.irby@bvna.com">cheyenne.irby@bvna.com</a></b> |
| Website:              | <b><a href="http://bvna.com">bvna.com</a></b>                             |





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## PROJECT PROFILE

# CHICAGO PUBLIC SCHOOLS

## FACILITY CONDITION ASSESSMENT, VENTILATION SURVEY

Chicago Public Schools (CPS) awarded Bureau Veritas Technical Assessments (BVTA)\* a multi-year contract to conduct technical assessments and surveys that CPS intends to use for programmatic planning purposes. CPS is the fourth largest school district in the US.

BVTA conducted detailed assessments of the facilities; the results were used to inform and prioritize CPS' annual, five-, and ten-year capital improvement budgets. The project involved collection of facility condition, program, and space data to populate a third-party platform through remote interface that synced data directly into the CPS database. Field collection of data for each school was streamlined using tablet computers that populated CPS' Facility Assessment Cost Tracking System (FACT).

Four separate categories of data were populated: Building form, classroom space and educational spec parameters, ADA, and assessment. This data offers a consistent and comprehensive way to determine capital needs. FACT analyzes the field data which is then used to create a Capital Plan.

Toward the end of 2020, CPS was evaluating the re-opening of schools. CPS hired BVTA to develop a plan to assess the environmental and hygienic safety of schools that had been closed or had limited occupancy for extended periods of time. BVTA was asked to visit schools on an expedited schedule as part of a rapid response reopening plan. The overall scope of work was to validate that all priority re-opening schools met CDC and City requirements for fresh air and air exchanges in classroom spaces that related to industrial hygiene and environmental safety. BVTA developed a scope that included inspections and review of HVAC equipment inventory and maintenance records, as well as factors that required visual observation, such as operable windows, as they relate to air exchange. Deficiencies were identified and ranked based on severity and ability to be remediated prior to school opening. BVTA was able to complete all 400 inspections of schools on CPS' re-open list prior to the deadline—which allowed CPS time to execute repairs and upgrades. The surveys included 400 schools within a three-week timeframe.

### LOCATION

Chicago, IL

### SERVICE

Facility Condition Assessment  
Program and Space Needs  
Hygiene & Ventilation Survey

### SIZE

650 Schools  
60MM SF

### SOFTWARE INTEGRATION

Legacy Custom CPS FACT  
Database

### FACILITY TYPE

K-12 Schools

### COMPLETION

Ongoing

### Fee

\$10 Million

### REFERENCE

Brian Martin  
Chicago Public Schools  
60 East Van Buren  
42 West Madison Street  
Chicago, IL 60602  
(773) 553-1321  
bwmartin1@cps.edu



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## PROJECT PROFILE

# SCHOOL DISTRICT OF PHILADELPHIA

## FACILITY CONDITION ASSESSMENT

The School District of Philadelphia engaged DRL Group and Bureau Veritas (BV) to conduct Facilities Planning Assessment services for the School District. DRL is managing the planning aspects of the program while BV is conducting all field assessments and facility reporting.

The purpose of the project is to develop a Facilities Plan for the School District of Philadelphia. The plan will provide a strategic roadmap to guide the District's capital program, maintenance efforts, and facility improvements over the next decade.

BV conducted assessments to evaluate the current state of school facilities, identifying requirements, deficiencies, safety/security/accessibility issues, and opportunities to optimize space and incorporate sustainability. The assessment will prioritize facility upgrades, renovations, and new construction.

The assessment will support the District's Accelerate Philly Strategic Plan, specifically established to identify the investment needs to improve academic achievement throughout the District.

The District-wide Comprehensive Facilities Plan includes:

1. Facility Condition Assessment (FCA) to create an asset inventory and baseline of needs and deficiency.
2. Educational Suitability Assessment (ESA) to identify gaps in educational programs
3. Implement community and key stakeholder interface to ensure multiple perspectives are included in the Facility Plan.
4. Update enrollment projections, assess space and capacity, and review other facility and related studies to incorporate into the overall facility's plan.
5. Space capacity and utilization of all areas
6. Strategy development of metrics to help measure & prioritize the facility plan
7. Sustainability Integration to incorporate environmental practices to support a healthier, safer and sustainable learning environment.
8. Safety and security plan focused on the protection of facilities and well-being of students and teachers.

### LOCATION

Philadelphia, PA

### SERVICE

Facility Condition Assessment  
Safety & Security Assessment

### SIZE

10 MM SF  
75 Schools

### FACILITY TYPE

K-12 Schools

### SOFTWARE INTEGRATION

AVEVA Select

### DATE OF COMPLETION

Ongoing

### REFERENCE

Sherwin Charles  
Philadelphia School District  
440 N. Broad Street  
Philadelphia, PA 19130  
267.258.1010  
sdcharles@philasd.org



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## PROJECT PROFILE

# RHODE ISLAND DEPARTMENT OF EDUCATION

## STATE-WIDE FACILITY CONDITION ASSESSMENT

Bureau Veritas Technical Assessments LLC (BVTA)\* just been awarded, by State Legislative and ratified by the Governor's Office, the state-wide contract to complete Facility Condition Assessments of all public schools throughout the State of Rhode Island. The portfolio consists of 306 Public Schools spread over 66 Local Education Agencies, and totaling over 24 million GSF.

Bureau Veritas will be updating and verifying facility assessments for all of Rhode Island public schools, which includes traditional school districts, career and technical centers, state schools, and public charter schools. It will also include doing initial assessments of new facilities, including newly built or renovated buildings and newly approved charter schools. The Statewide Assessment will include existing facilities conditions, site assessments including utilization rates and demographic data to verify school configurations, and document current uses identifying physical, instructional, and programmatic needs.

The goal of the study for the State includes:

- Create a prioritized lists of needs associated with building systems, energy modernization, educational adequacy, ADA requirements, projected enrollments, and 21st century learning environments.
- Survey all public school properties and collect data on all maintainable asset for the implementation of a state-wide asset management system. The intended capabilities of the system includes an asset inventory for the use of capital and preventive maintenance planning and funding scenarios.
- Facilitate the development business rules including asset naming conventions, asset classification and sub-classification hierarchy, location and sub-location hierarchy
- Assess standards for safe and secure environmental regulations
- Compile an prioritized condition ranking of all public schools buildings
- Deliver a database capable of managing all data related to long range facilities planning
- Complete a space inventory and analysis of current use
- Make recommendations for long term funding on demolition or disposition of properties
- Update School Building Authority Website to reflect current conditions of schools

Bureau Veritas was selected to complete this state-wide assessment based on a previous track record of successfully executing similar programs at other State level agencies and large schools districts throughout the United States.

### LOCATION

Rhode Island - Statewide

### SERVICE

Facility Condition Assessment  
Deferred Maintenance  
Long-Range Capital Plan  
ADA Visual Survey  
Space Inventory  
Database Dashboard  
Capital Funding Analysis

### SIZE

309 Schools  
25 MM SF

### FACILITY TYPE

Public School Facilities

### COMPLETION

On Going

### FEE

\$2.2 MM

### REFERENCE

William Trimble  
School Building Authority  
Finance Officer  
Rhode Island Dept. of EDU  
255 Westminster Street  
Providence, RI 02903  
401-222-4650  
william.trimble@ride.ri.gov



## PROJECT PROFILE

### MICHIGAN STATE SCHOOLS FACILITY CONDITION ASSESSMENT & ENERGY AUDIT

On behalf of the State of Michigan the School Finance Research Foundation(SFRF) selected, Bureau Veritas, through a public RFP process to provide comprehensive school facility assessments and energy audits of all public schools within the State.

The purpose of the project is to inform statewide strategies to renovate, modernize, and reconfigure school buildings based on Michigan's Statewide School Infrastructure Study standards. The project is to ensure that high quality learning environments, conserve natural resources, are easier to maintain schools, and provide educationally appropriate school facilities for all Michigan students.

BV assembled a multi disciplined project team consisting of professional engineers, registered architects, and Certified Energy Managers to perform the assessments. The team conducted detailed assessments of each school facilities' condition, forecast maintenance requirements, and develop and deliver a fully populated asset management database.

The assessment includes an evaluation of site improvements, architectural and structural systems, mechanical and plumbing systems, as well as exterior architectural elements.

During the State-wide Facility Assessments Program, select schools throughout the State were identify to receive an Energy Audit based on potential sustainable improvement goals of each LEA. Energy Efficiency review of building construction features, historical energy and water consumption and costs, review of the building envelope, HVAC equipment, heat distribution systems, lighting, and the school's operational and maintenance practices.

Energy findings were integrated into the facility assessment data by reviewing traditional and green alternatives for the replacement of assets. A payback analysis was evaluated to determined if energy conservation measures where practical.

#### LOCATION

Statewide

#### SERVICE

Facility Condition Assessment  
Energy Audit

#### SIZE

60 Local Education Agencies  
+2,000 K-12 Schools  
~60 MM

#### FACILITY TYPE

K-12 Schools

#### COMPLETION

Ongoing

#### FEE

\$4.2 MM

#### REFERENCE

Steven Ezikian  
Executive Director  
School Finance Research  
Foundation  
230 N. Washington Square  
Lansing, Michigan 48933  
734-334-1451  
ezikias@resa.net



## PROJECT PROFILE

# BEAVERTON SCHOOL DISTRICT

## FACILITY AND ACCESSIBILITY ASSESSMENT

Bureau Veritas Technical Assessments (BV) completed Facility Condition Assessments, Accessibility Surveys, and ADA Transition Plans of existing physical barriers at all school buildings in Beaverton School District. The assessment consists of 62 schools encompassing over 5.3 MM square feet of facilities.

Each campus included classrooms, support spaces, maintenance buildings, administrative offices, and the surrounding grounds including parking lots, playgrounds, athletic fields, sporting facilities, and sidewalks.

The District's goal is to establish a strategic plan to help improve facilities by making sure the buildings needs are addressed as well as the facilities are serving students and the community.

A Facility Condition Assessment to assess the condition of all major building systems & components to determine projected life expectations, cost estimates for updating or replacing assets, and develop a long-range facilities plan that addresses the capital maintenance needs identified. Additionally, recommendations for corrections for all deficiencies and improvements.

The surveys included an ADA survey and were completed according to the requirements set by the 2010 Standards for Accessible Design, the State of Oregon and local jurisdiction codes. The Accessibility Surveys included:

- A full evaluation of all identified facilities for physical accessibility and identify physical barriers.
- Barrier details, barrier prioritization, barrier status, barrier pictures, code reference, and applicable information.
- Meetings with District Representative to include project initiation, quality check in meetings, and project conclusion.
- Recording/documentation of evaluation of barriers and violations exported into the District's BlueDAG Asset Management software.

### LOCATION

Beaverton, OR

### SERVICE

Facility Accessibility Evaluation  
ADA Transition Plan

### SIZE

5.3m GSF  
62 Schools and Support  
Facilities

### FACILITY TYPE

K-12

### COMPLETION

2023

### REFERENCE

Tara Morejon  
Beaverton School District  
16550 SW Merlo Road  
Beaverton, OR 97003  
(503) 356-4324  
tara\_morejon@beaverton.k12.  
or.us



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## PROJECT PROFILE

# FAIRHAVEN PUBLIC SCHOOLS

## FACILITY CONDITION ASSESSMENT & ASSET INVENTORY

Bureau Veritas (BV) completed a Facility Condition Assessment, Asset Inventory, & Preventive Maintenance Study for Fairhaven Public Schools. The project consisted of 6 facilities. The purpose of this assessment was to develop a list of immediate priorities, identify a long range capital plan and to show which facilities had the most critical need to assist in budget capital needs for the next 10 to 20 years. BV identified actions needed to adapt the facilities to future needs of the school district, along with codes, standards, changing technology, and educational adequacy modernization.

BV's staff of licensed engineers and architects conducted all-inclusive assessments of the facilities including all educational and administrative spaces. BV collected make, model, and serial number for each significant building component or piece of maintainable equipment for Fairhaven Public Schools. This information was entered into the database along with life cycle information, condition, and replacement cost.

BV conducted in-person kickoffs with project staff and stakeholders to describe the process and outcomes. Pre-site phases were used to discuss existing data, request additional documentation and interview knowledge facilities personnel. Onsite assessments were conducted of each school and prepared condition rating, remaining useful life, asset inventory and replacement/ renewal costs for each building system and component. This data was mitigated into a software capital planning and computer maintenance management software for ongoing access and updating.

BV completed a comprehensive reserve schedule to help in the budgeting and replacement of assets as needed over the next 20 years. The project prioritized capital improvement projects, repairs, replacements, and maintenance.

Preventive Maintenance (PM) Schedules were provided in conjunction with the Equipment Inventory. The intent of this service is to identify needed procedures and inspections required to maintain facilities systems in safe, reliable, and efficient condition. By leveraging PM schedule plans, schools are able to leverage and incorporate regular preventive maintenance protocols of their equipment. By performing routine maintenance best practices, they ensure that their equipment is operating under safe and optimal conditions, thus preventing the potential for downtime and shorter life expectancy.

### LOCATION

Fairhaven, MA

### SERVICE

Facility Condition Assessment  
Asset Inventory  
Preventive Maintenance  
Schedules  
Asset Management and Capital  
Planning Software Database

### SIZE

400,000 SF  
6 Schools

### FACILITY TYPE

K-12 Schools

### SOFTWARE INTEGRATION

AssetCALC Database: Asset  
Management and Capital  
Planning

### DATE OF COMPLETION

2025

### REFERENCE

Nicole V. Potter  
School Business Manager  
Fairhaven Public Schools 200  
128 Washington Street  
Fairhaven, MA 02719  
508-979-4000  
npotter@fairhavenps.net



## PROJECT PROFILE

# MILFORD PUBLIC SCHOOL

## FACILITY CONDITION ASSESSMENT

Bureau Veritas Technical Assessments LLC (BVTA)\* was selected to perform comprehensive facility condition assessments for 14 schools, approximately 1.2 million square feet for Milford Public Schools. The facilities include academic, administrative, athletic, and support facilities. The goal of the assessment was to provide a plan to the School District to address current and future maintenance and repair needs, addressing by highest priority.

A team of professionally licensed architects and engineers completed a visual assessment, identifying and documenting current facility condition deficiencies. For each of the deficiencies identified, the team recommended corrections and provided cost estimates. Our team also provided a forecast of future facility renewal costs. The assessment determined what resources are necessary to maintain the operability, suitability, and value of the physical assets of the School system.

The BV team provided an assessment report for each facility, including project location drawings and digital photographs of all deficiencies. BV also implemented AssetCALC™, our non-proprietary capital asset management database for collecting and uploading the data into a CMMS system. AssetCALC™ enables the school district to generate reports to address maintenance backlog, funding projections, and life cycle forecasting. The information from AssetCALC™ was mapped back to a budget model developed by the School District.

### Space Needs Analysis

Current education utilization for the schools were assessed; This included measuring the space and documenting the current use and classification of the space by "Type-of-Use" for educational activities. Space utilization metrics and occupancy specifications were determined based on standards employed by the State of Connecticut Department of Education and Local School Board goals. BV evaluated enrollment projection to assess whether current school programming are sufficient to support educational programming needs for the next 10 years. The Space utilization and occupancy analysis results will help outline the needs, mission, intentions, and regulatory requirements of the school district so they can determine specific functional spaces related to the capacities of the size and design of schools.

### LOCATION

Milford, CT

### SERVICE

Facility Condition Assessment  
Equipment Inventory  
Space Needs Analysis  
Demographic Study  
Asset Management Database

### SIZE

14 Public Schools  
1.2 Million SF

### FACILITY TYPE

8 Elementary Schools  
3 Middle School  
2 High School  
1 Alternative School

### COMPLETION

2024

### REFERENCE

Sean Brennan  
Assistant Superintendent  
Milford Public Schools  
70 West River Street  
Milford, Connecticut 06460  
203-301-5655  
sbrennan@milforded.org