

### 2022 School Facilities Inventory Report

Facility Name: **ADDISON CENTRAL SD | MIDDLEBURY ID#4 | 201 MARY HOGAN DRIVE, MIDDLEBURY 5753 - Combination (PreK thru 5) - Main Building**

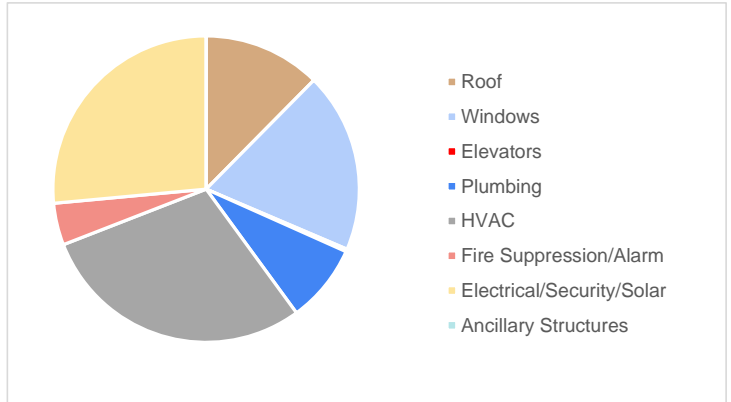
March 29, 2022

Total Value of Assets (Does Not Include Site/Structure/Walls/Interiors) **\$6,134,654**



GPS: 44.01062710315877, -73.16159304520527

#### Relative Asset Values

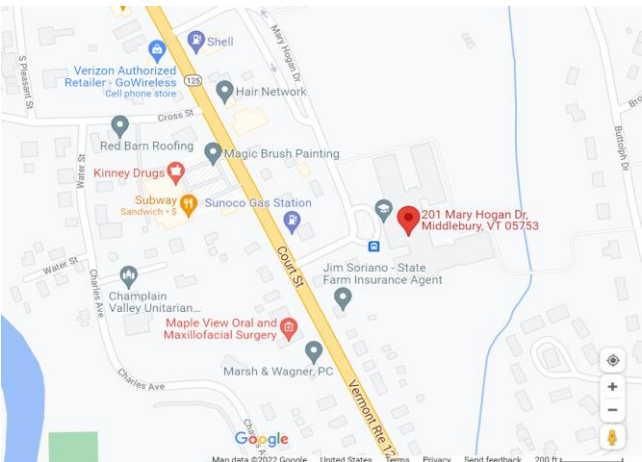
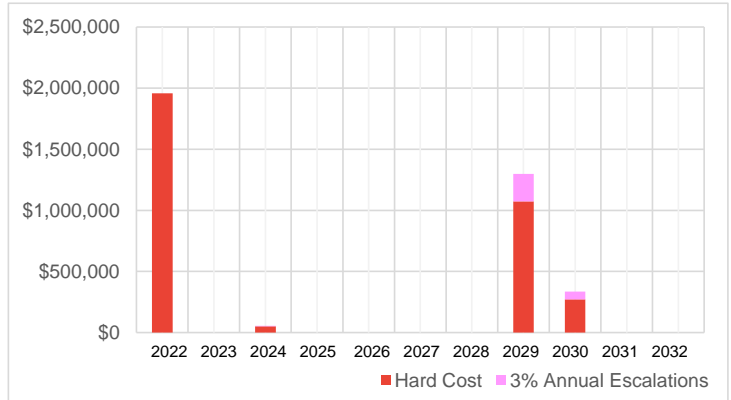


Value of Assets/GSF **\$84.62**



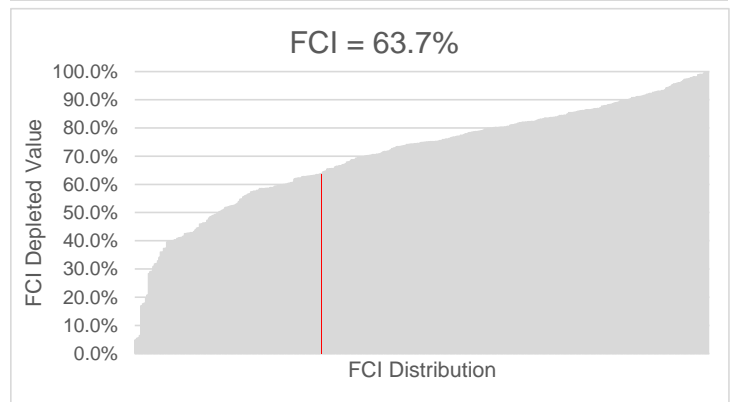
Site Plan - Google Earth

#### Projected Capital Planning Cash Flow



Location Plan - Google Maps

#### Facility Condition Index (FCI) Compared to Portfolio



(See Last Page for Explanation of Terms)

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#### Respondent Information

Date/Time Completed **2021-12-21 - 11:59 AM**  
 Respondent Name **Eric Warren**  
 Respondent Title **Assistant Director of Facilities**  
 Respondent Email **ewarren@acsdvt.org**  
 Respondent Phone Number **(802) 382-1170**

#### Facility Information

School Type **Combination (PreK thru 5)**  
 Building Identification **Main Building**  
 Stories **1**  
 Building Area **72500 (Gross Square Footage - GSF)**  
 Year Constructed **1954**  
 Year of Last Major Renovation **2001**  
 FCI (Depleted Value) **63.7%**

#### Environmental & Safety Issues

Hazardous Materials **Yes** ⚠  
 Hazardous (HZD) Materials include **Asbestos containing materials (ACM)**  
 HZD Issues are **Major**  
 HZD Issues include **custodial office about 20sf asbestos tile storage closet about 160sf asbestos tile**

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Indoor Air Quality (IAQ) Issues **No**  
 IAQ Issues include **-**  
 IAQ Issues are **-**  
 IAQ Issues include **-**

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Fire or Life/Safety (FL/S) Issues **Yes** ⚠  
 FL/S Issues are **Inadequate horn and strobe coverage at some areas. Inadequate heat detector coverage**

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Other Risk Factors **No**  
 Other Risk Factors include **-**  
 Other Risk Factors are **-**

#### Handicap Accessibility (ADA) Issues

Handicap Accessibility (ADA) Issues **Yes** ⚠  
 ADA Issues are **Major**  
 ADA Issues include **no ADA bathrooms at lower grade level wing**

#### Utilities - Adequacy

IT / Internet Service **Adequate**  
 Building Wi-Fi Coverage **Adequate**  
 Cellular Reception **Adequate**  
 Water Service Pressure **Adequate**  
 Natural Gas/Propane Pressure **Adequate**  
 Electrical Capacity **Adequate**

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#### Building Envelope - Roof

Roof 1 is <b>Single-Ply EPDM/TPO/PVC Membrane</b>									
Covers <b>50%</b>	EUL	C-RUL	Cost / Unit		Quantity	Units		Total Value	
Installed in <b>1954</b>	20	-48	\$11.00 / SF	for	36,250	SF	=	\$398,750	⚠
Roof 2 is <b>Asphalt Shingle</b>									
Covers <b>20%</b>	EUL	C-RUL	Cost / Unit		Quantity	Units		Total Value	
Installed in <b>2001</b>	30	9	\$5.50 / SF	for	14,500	SF	=	\$79,750	
Roof 3 is <b>Metal</b>									
Covers <b>30%</b>	EUL	C-RUL	Cost / Unit		Quantity	Units		Total Value	
Installed in <b>1966</b>	40	-16	\$13.00 / SF	for	21,750	SF	=	\$282,750	⚠
Roof 4 is <b>-</b>									
Covers <b>0%</b>	EUL	C-RUL	Cost / Unit		Quantity	Units		Total Value	
Installed in <b>-</b>	-	N/A	- / -	for	-	-	=	\$0	

#### Building Envelope - Windows

Primary Window System <b>Window, Wood-Frame</b>									
% of Windows That are this Type <b>80%</b>	EUL	C-RUL	Cost / Unit		Quantity	Units		Total Value	
Installed in <b>2021</b>	30	29	\$70.00 / SF	for	13,920	SF	=	\$974,400	
Secondary Window System <b>Storefront, Metal-Framed w/Door(s)</b>									
% of Windows That are this Type <b>20%</b>	EUL	C-RUL	Cost / Unit		Quantity	Units		Total Value	
Installed in <b>2001</b>	30	9	\$55.00 / SF	for	3,480	SF	=	\$191,400	

#### Services - Elevators

Primary Conveyance/Elevators <b>Wheelchair Lift</b>									
Quantity of Stops <b>1</b>	EUL	C-RUL	Cost / Unit		Quantity	Units		Total Value	
Installed in <b>2000</b>	25	3	\$17,000.00 / EA	for	1	EA	=	\$17,000	
Secondary Conveyance/Elevators <b>-</b>									
Quantity of Stops <b>0</b>	EUL	C-RUL	Cost / Unit		Quantity	Units		Total Value	
Installed in <b>-</b>	-	N/A	- / -	for	0	-	=	\$0	

#### Services - Plumbing

Primary Plumbing System <b>Supply &amp; Sanitary, Low Density (Includes Fixtures)</b>									
Area of building served <b>100%</b>	EUL	C-RUL	Cost / Unit		Quantity	Units		Total Value	
Installed in <b>1954</b>	40	-28	\$7.00 / GSF	for	72,500	GSF	=	\$507,500	⚠
Secondary Plumbing System <b>-</b>									
Area of building served <b>0%</b>	EUL	C-RUL	Cost / Unit		Quantity	Units		Total Value	
Installed in <b>-</b>	-	N/A	- / -	for	-	-	=	\$0	

#### Services - Cooling - Central System

Primary Central Cooling System <b>Central Cooling System - Chiller(s) - Air Cooled</b>									
Area of building served <b>10%</b>	EUL	C-RUL	Cost / Unit		Quantity	Units		Total Value	
Installed in <b>2000</b>	25	3	\$1,200.00 / TON	for	29	TON	=	\$34,800	
Secondary Plumbing System <b>-</b>									
Area of building served <b>0%</b>	EUL	C-RUL	Cost / Unit		Quantity	Units		Total Value	
Installed in <b>-</b>	-	N/A	- / -	for	-	-	=	\$0	

#### Services - Heating - Central System

Primary Heating System <b>Boiler(s)/System - Gas</b>									
Area of building served <b>100%</b>	EUL	C-RUL	Cost / Unit		Quantity	Units		Total Value	
Installed in <b>2017</b>	30	25	\$62.00 / MBH	for	2,071	MBH	=	\$128,429	
Secondary Heating System <b>-</b>									
Area of building served <b>0%</b>	EUL	C-RUL	Cost / Unit		Quantity	Units		Total Value	
Installed in <b>-</b>	-	N/A	- / -	for	-	-	=	\$0	

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#### Services - HVAC Distribution

Primary HVAC Distribution System **Forced Air System (AHUs, Ductwork, VAVs), 2-Pipe System**

Area of building served	EUL	C-RUL	Cost / Unit	Quantity	Units	Total Value
60%	30	8	\$18.00 / GSF	43,500	GSF	\$783,000
Installed in 2000						

Secondary HVAC Distribution System **Piped System to Unit Ventilators/Fan Coils, 2-Pipe System**

Area of building served	EUL	C-RUL	Cost / Unit	Quantity	Units	Total Value
40%	30	8	\$10.00 / GSF	29,000	GSF	\$290,000
Installed in 2000						

#### Services - Package Systems

Primary HVAC Package Unit & Splits **Even Mix of Package Units & Split Systems**

Area of building served	EUL	C-RUL	Cost / Unit	Quantity	Units	Total Value
100%	18	-4	\$1,900.00 / TON	290	TON	\$551,000
Installed in 2000						

Secondary HVAC Package Unit & Splits -

Area of building served	EUL	C-RUL	Cost / Unit	Quantity	Units	Total Value
0%	-	N/A	- / -	-	-	\$0
Installed in -						

#### Services - Fire Suppression

Primary Fire Suppression System **Sprinkler System, Medium Density/Complexity**

Area of building served	EUL	C-RUL	Cost / Unit	Quantity	Units	Total Value
15%	40	18	\$5.00 / GSF	10,875	GSF	\$54,375
Installed in 2000						

Secondary Fire Suppression System -

Area of building served	EUL	C-RUL	Cost / Unit	Quantity	Units	Total Value
0%	-	N/A	- / -	-	-	\$0
Installed in -						

#### Services - Fire Alarm System

Primary Fire Suppression System **Modern Addressable Fire Alarm System**

Area of building served	EUL	C-RUL	Cost / Unit	Quantity	Units	Total Value
100%	20	-1	\$3.00 / SF	72,500	SF	\$217,500
Installed in 2001						

Secondary Fire Suppression System -

Area of building served	EUL	C-RUL	Cost / Unit	Quantity	Units	Total Value
0%	-	N/A	- / -	-	-	\$0
Installed in -						

#### Services - Security Systems

Primary Security & Low Volt System **Security & Low Voltage Systems - Average**

Area of building served	EUL	C-RUL	Cost / Unit	Quantity	Units	Total Value
10%	15	13	\$4.00 / GSF	7,250	GSF	\$29,000
Installed in 2020						

Secondary Security & Low Volt System -

Area of building served	EUL	C-RUL	Cost / Unit	Quantity	Units	Total Value
0%	-	N/A	- / -	-	-	\$0
Installed in -						

#### Services - Electrical Distribution/Infrastructure

Electrical Distribution/Infrastructure **Main Distribution Panel w/Sub Panels and Generator/UPS - Medium Density**

Area of building served	EUL	C-RUL	Cost / Unit	Quantity	Units	Total Value
100%	40	19	\$22.00 / GSF	72,500	GSF	\$1,595,000
Installed in 2001						

#### Services - Solar Power (PV)

Solar (Electric Generation) Provided **None**

Owned/Maintained by School -

Quantity of Panels 0

Installed in -

Value of Solar PV Panels: -

EUL	C-RUL	Cost / Unit	Quantity	Units	Total Value
-	N/A	- / -	-	-	\$0

#### Ancillary Structures

Ancillary Structures **None**

Total SF of Ancillary Structures -

Installed in -

EUL	C-RUL	Cost / Unit	Quantity	Units	Total Value
-	N/A	- / -	-	-	\$0

Secondary Ancillary Structures -

Total SF of Secondary Ancillary Structures 0

Installed in -

EUL	C-RUL	Cost / Unit	Quantity	Units	Total Value
-	N/A	- / -	-	-	\$0

#### Additional Comments

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## Explanation of Terms

<b>Projected Capital Planning Cash Flow</b>	The estimated replacement costs of systems as they expire annually.
<b>Facility Condition Index (FCI)</b>	The cost -weighted depleted value of the building compared to the total value of all its systems; overall percent of building useful life consumed by years in service.
<b>Total Value of Assets</b>	The total estimated replacement cost of all the assets listed in the form.
<b>Value of Assets per GSF</b>	The Total Value of all Assets in the form divide by the Gross Square Footage (GSF) of the building.
<b>Facility Condition Index (FCI) Compared to Portfolio</b>	The Facility Condition Index (FCI) of the building overlaid on the chart of FCI's for all buildings in the portfolio. Indicated by a red line in the chart.
<b>Calculated Remaining Useful Life( C-RUL)</b>	The current number of remaining years a system may be expected to perform in designed service.
<b>Expected Useful Life (EUL)</b>	The total number of years a system can be expected to perform in designed service when new.
<b>Gross Square Footage (GSF)</b>	The total square footage contained within the building for all floors/levels.
<b>Cost per Unit</b>	The estimated base cost for a single unit of a system. When multiplied by Quantity results in the total system cost.
<b>Quantity</b>	The amount of a system present in a building. When multiplied by the Cost per Unit results in the total system cost.
<b>Units</b>	The expressed unit of measure for a given system (GSF, EACH, TON, etc).
<b>Ancillary Structures</b>	Buildings on site that are typically known as portables, relocatables or temporary buildings.