

### 2022 School Facilities Inventory Report

Facility Name: **ADDISON CENTRAL SD | MIDDLEBURY UNION HIGH SCHOOL | 73 CHARLES AVENUE, MIDDLEBURY 5753 - High (9 thru 12) - Main Building**

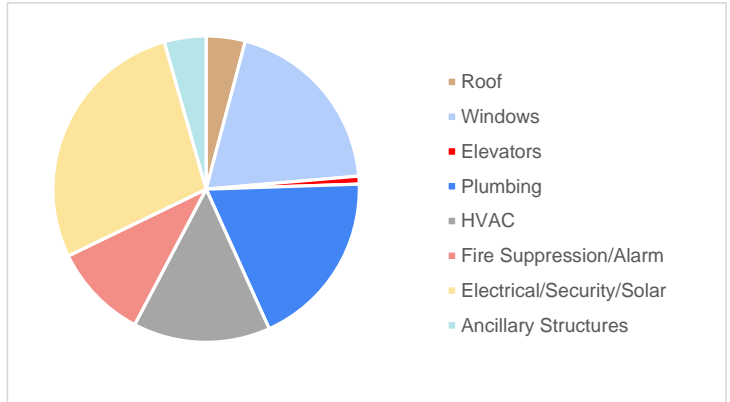
March 29, 2022

Total Value of Assets (Does Not Include Site/Structure/Walls/Interiors) **\$11,988,339**



GPS: 44.006784116159366, -73.16309978930369

#### Relative Asset Values

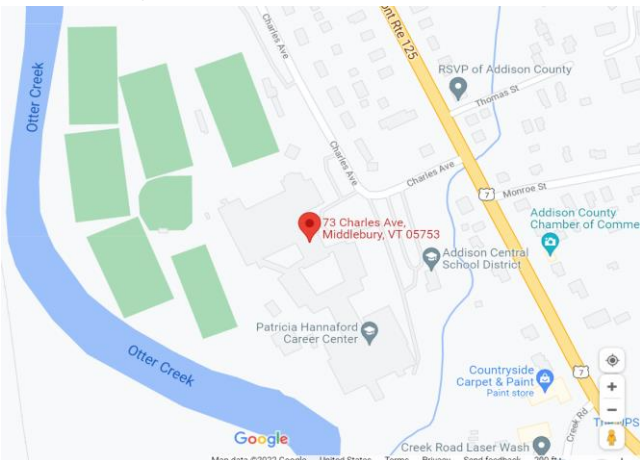
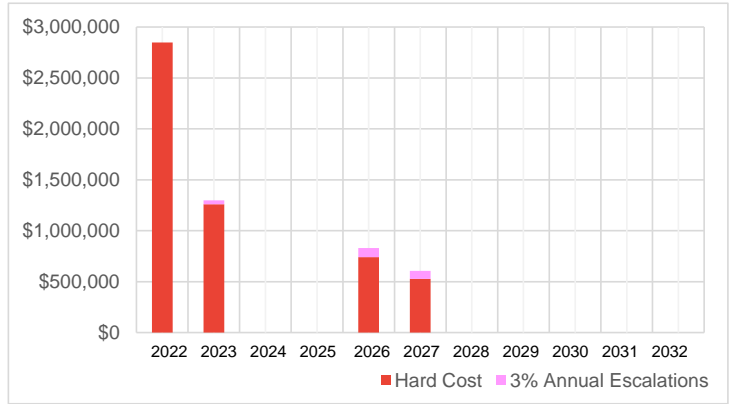


Value of Assets/GSF **\$79.92**



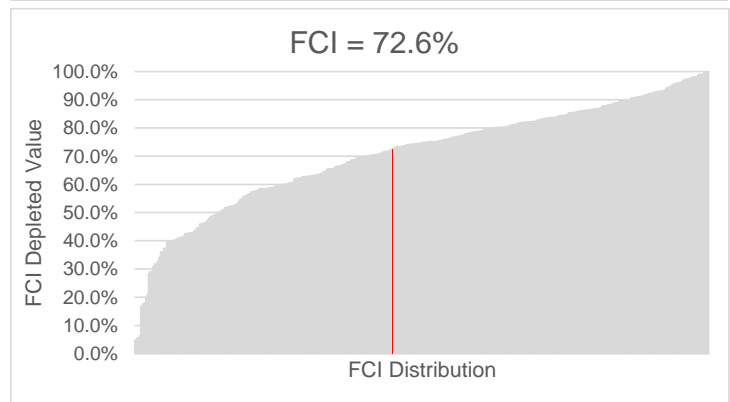
Site Plan - Google Earth

#### 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 **2021-12-16 - 2:11 PM**  
 Respondent Name **Bruce MacIntire**  
 Respondent Title **Director of Facilities**  
 Respondent Email **bmacintire@acsdvt.org**  
 Respondent Phone Number **(802) 382-1198**

#### Facility Information

School Type **High (9 thru 12)**  
 Building Identification **Main Building**  
 Stories **4**  
 Building Area **150000 (Gross Square Footage - GSF)**  
 Year Constructed **1956**  
 Year of Last Major Renovation **1997**  
 FCI (Depleted Value) **72.2%**

#### Environmental & Safety Issues

Hazardous Materials **Yes** ⚠  
 Hazardous (HZD) Materials include **Asbestos containing materials (ACM)**  
 HZD Issues are **Major**  
 HZD Issues include **ACM tile and mastic exist in 40% of the building**

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Indoor Air Quality (IAQ) Issues **Yes** ⚠  
 IAQ Issues include **Insufficient Air Change Ratio**  
 IAQ Issues are **Major**  
 IAQ Issues include **Old air handling equipment does not provide adequate air exchange for 50% of the building**

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Fire or Life/Safety (FL/S) Issues **No**  
 FL/S Issues are **-**

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Other Risk Factors **Yes** ⚠  
 Other Risk Factors include **Dangerous Traffic Patterns, Ice and pavement**  
 Other Risk Factors are **Falling Ice from roofs, poor condition of paved surfaces are hazardous.**

#### Handicap Accessibility (ADA) Issues

Handicap Accessibility (ADA) Issues **No**  
 ADA Issues are **N/A**  
 ADA Issues include **N/A**

#### 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>Metal</b>	EUL	C-RUL	Cost / Unit	Quantity	Units	Total Value
Covers <b>90%</b>	40	5	\$13.00 / SF	33,750 SF	=	\$438,750
Installed in <b>1987</b>						
Roof 2 is <b>Single-Ply EPDM/TPO/PVC Membrane</b>	EUL	C-RUL	Cost / Unit	Quantity	Units	Total Value
Covers <b>9%</b>	20	5	\$11.00 / SF	3,375 SF	=	\$37,125
Installed in <b>2007</b>						
Roof 3 is <b>Skylight</b>	EUL	C-RUL	Cost / Unit	Quantity	Units	Total Value
Covers <b>1%</b>	30	-7	\$50.00 / SF	375 SF	=	\$18,750
Installed in <b>1985</b>						
Roof 4 is <b>-</b>	EUL	C-RUL	Cost / Unit	Quantity	Units	Total Value
Covers <b>0%</b>	-	N/A	- / -	-	-	\$0
Installed in <b>-</b>						



#### Building Envelope - Windows

Primary Window System <b>Window, Metal-Frame</b>	EUL	C-RUL	Cost / Unit	Quantity	Units	Total Value
% of Windows That are this Type <b>50%</b>	30	17	\$60.00 / SF	18,000 SF	=	\$1,080,000
Installed in <b>2009</b>						
Secondary Window System <b>Window, Wood-Frame</b>	EUL	C-RUL	Cost / Unit	Quantity	Units	Total Value
% of Windows That are this Type <b>50%</b>	30	2	\$70.00 / SF	18,000 SF	=	\$1,260,000
Installed in <b>1994</b>						

#### Services - Elevators

Primary Conveyance/Elevators <b>Elevator, Hydraulic, Machine/Controller/Cab</b>	EUL	C-RUL	Cost / Unit	Quantity	Units	Total Value
Quantity of Stops <b>4</b>	30	15	\$25,000.00 / STOP	4 STOP	=	\$100,000
Installed in <b>2007</b>						
Secondary Conveyance/Elevators <b>-</b>	EUL	C-RUL	Cost / Unit	Quantity	Units	Total Value
Quantity of Stops <b>0</b>	-	N/A	- / -	0 -	=	\$0
Installed in <b>-</b>						

#### Services - Plumbing

Primary Plumbing System <b>Supply &amp; Sanitary, Medium Density (Includes Fixtures)</b>	EUL	C-RUL	Cost / Unit	Quantity	Units	Total Value
Area of building served <b>100%</b>	40	-26	\$15.00 / GSF	150,000 GSF	=	\$2,250,000
Installed in <b>1956</b>						
Secondary Plumbing System <b>-</b>	EUL	C-RUL	Cost / Unit	Quantity	Units	Total Value
Area of building served <b>0%</b>	-	N/A	- / -	-	-	\$0
Installed in <b>-</b>						



#### Services - Cooling - Central System

Primary Central Cooling System <b>None</b>	EUL	C-RUL	Cost / Unit	Quantity	Units	Total Value
Area of building served <b>0%</b>	-	N/A	- / -	-	-	\$0
Installed in <b>-</b>						
Secondary Plumbing System <b>-</b>	EUL	C-RUL	Cost / Unit	Quantity	Units	Total Value
Area of building served <b>0%</b>	-	N/A	- / -	-	-	\$0
Installed in <b>-</b>						

#### Services - Heating - Central System

Primary Heating System <b>Boiler(s)/System - Gas</b>	EUL	C-RUL	Cost / Unit	Quantity	Units	Total Value
Area of building served <b>100%</b>	30	5	\$62.00 / MBH	4,286 MBH	=	\$265,714
Installed in <b>1997</b>						
Secondary Heating System <b>-</b>	EUL	C-RUL	Cost / Unit	Quantity	Units	Total Value
Area of building served <b>0%</b>	-	N/A	- / -	-	-	\$0
Installed in <b>-</b>						

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#### Services - HVAC Distribution

Primary HVAC Distribution System **HVAC System, Hydronic Piping, 2-Pipe**

Area of building served	100%	EUL	C-RUL	Cost / Unit	Quantity	Units	Total Value
Installed in	1997	40	15	\$5.00 / SF	for 150,000	SF	= \$750,000

Secondary HVAC Distribution System -

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

#### Services - Package Systems

Primary HVAC Package Unit & Splits **Split System, Ductless, Multi Zone**

Area of building served	15%	EUL	C-RUL	Cost / Unit	Quantity	Units	Total Value
Installed in	1997	15	-10	\$6,000.00 / TON	for 90	TON	= \$540,000 <span style="color: red;">⚠</span>

Secondary HVAC Package Unit & Splits **Split System, Ductless, Multi Zone**

Area of building served	5%	EUL	C-RUL	Cost / Unit	Quantity	Units	Total Value
Installed in	2020	15	13	\$6,000.00 / TON	for 30	TON	= \$180,000

#### Services - Fire Suppression

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

Area of building served	100%	EUL	C-RUL	Cost / Unit	Quantity	Units	Total Value
Installed in	1997	40	15	\$5.00 / GSF	for 150,000	GSF	= \$750,000

Secondary Fire Suppression System **Kitchen Hood or Computer Center Suppression System**

Area of building served	1 EA	EUL	C-RUL	Cost / Unit	Quantity	Units	Total Value
Installed in	1997	20	-5	\$10,000.00 / EA	for 1	EA	= \$10,000 <span style="color: red;">⚠</span>

#### Services - Fire Alarm System

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

Area of building served	100%	EUL	C-RUL	Cost / Unit	Quantity	Units	Total Value
Installed in	2016	20	14	\$3.00 / SF	for 150,000	SF	= \$450,000

Secondary Fire Suppression System -

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

#### Services - Security Systems

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

Area of building served	5%	EUL	C-RUL	Cost / Unit	Quantity	Units	Total Value
Installed in	1997	15	-10	\$4.00 / GSF	for 7,500	GSF	= \$30,000 <span style="color: red;">⚠</span>

Secondary Security & Low Volt System -

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

#### Services - Electrical Distribution/Infrastructure

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

Area of building served	100%	EUL	C-RUL	Cost / Unit	Quantity	Units	Total Value
Installed in	1997	40	15	\$22.00 / GSF	for 150,000	GSF	= \$3,300,000

#### 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	- / -	for -	-	= \$0

#### Ancillary Structures

Ancillary Structures **Relocatable Building - Classroom/Office - Basic/Portable**

Total SF of Ancillary Structures	4800	EUL	C-RUL	Cost / Unit	Quantity	Units	Total Value
Installed in	2013	15	6	\$110.00 / SF	for 4,800	SF	= \$528,000

Secondary Ancillary Structures -

Total SF of Secondary Ancillary Structures	0	EUL	C-RUL	Cost / Unit	Quantity	Units	Total Value
Installed in	-	-	N/A	- / -	for -	-	= \$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 overlayed 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.