



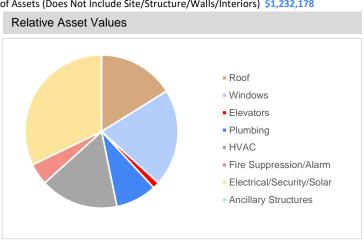
2022 School Facilities Inventory Report

ADDISON CENTRAL SD | SHOREHAM ELEMENTARY SCHOOL | 130 SCHOOL ROAD, Facility Name: **SHOREHAM 5770 - Combination - Main Building**

March 29, 2022





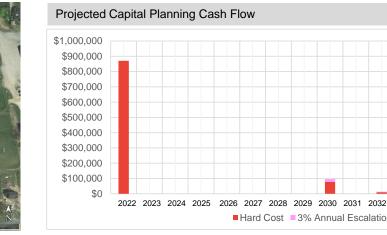


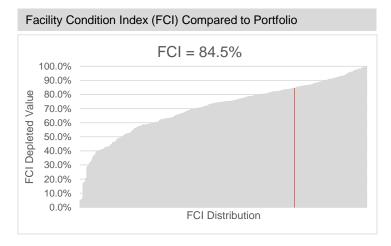
Value of Assets/GSF \$80.53

■ Hard Cost ■ 3% Annual Escalations



Site Plan - Google Earth





Location Plan - Google Maps

(See Last Page for Explanation of Terms)

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2022 School Facilities Inventory Report

Facility Name: ADDISON CENTRAL SD | SHOREHAM ELEMENTARY SCHOOL | 130 SCHOOL ROAD,

SHOREHAM 5770 - Combination - Main Building

Respondent Information

Date/Time Completed 2022-03-02 - 12:40 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 Combination

Building Identification Main Building

Stories

Building Area 15300 (Gross Square Footage - GSF)

Year Constructed 1954 1972 Year of Last Major Renovation

> FCI (Depleted Value) 84.4%

Environmental & Safety Issues

Hazardous Materials Maybe

Hazardous (HZD) Materials include Lead paint

HZD Issues are Minor

HZD Issues include The building has lead paint. We have painted over the majority of the old paint but not all of it.

Indoor Air Quality (IAQ) Issues Yes

IAQ Issues include Insufficient Air Change Ratio, Perceptible Odors

IAQ Issues are Major

The existing air handling equipment does not provide enough air changes to lower CO2 levels when the rooms are

Fire or Life/Safety (FL/S) Issues No

FL/S Issues are

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 All bathrooms and most doorways do not meet ADA requirements.

Utilities - Adequacy

IT / Internet Service Adequate

Building Wi-Fi Coverage Adequate

Cellular Reception Marginal

Water Service Pressure Adequate

Natural Gas/Propane Pressure N/A

Electrical Capacity Marginal

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2022 School Facilities Inventory Report

Facility Name:	ADDISON CENTRAL SD SHOREHAM ELEMENTARY SCHOOL 130 SCHOOL ROAD,										
	SHOREHAM 5770	- Com	binatio	on - Main B	uilding	g					
Building Envelope - Roof						<u> </u>					
Roof 1 is	Metal										
Covers	100%	EUL	C-RUL	Cost	/ Unit		Quantity	Units		Total Value	
Installed in	2001	40	19	\$13.00	/ SF	for	15,300	SF	=	\$198,900	
Roof 2 is	-						l				
Covers	0%	EUL	C-RUL	Cost	/ Unit		Quantity	Units		Total Value	
Installed in	-	-	N/A	- ,	/ -	for	-	-	=	\$0	
Roof 3 is	-										
Covers	0%	EUL	C-RUL	Cost	/ Unit		Quantity	Units		Total Value	
Installed in	-	-	N/A	- ,	/ -	for	-	-	=	\$0	
Roof 4 is	-										
Covers		EUL	C-RUL	Cost	/ Unit		Quantity	Units		Total Value	
Installed in	-	-	N/A	- ,	/ -	for	-	-	=	\$0	
Building Envelope - Windows											
Primary Window System		5111	0.0111		/					T . IV I	
% of Windows That are this Type		EUL	C-RUL	Cost	/ Unit		Quantity	Units		Total Value	٨
Installed in		30	-20	\$70.00	/ SF	for	3,305	SF	=	\$231,336	<u> </u>
Secondary Window System		FIII	C DIII	Cook	/ 11:5:4		0	Haita		Tatal Value	
% of Windows That are this Type		EUL	C-RUL	Cost	/ Unit	6	Quantity	Units		Total Value	
Installed in	2001	30	9	\$60.00	/ SF	for	367	SF	=	\$22,032	
Services - Elevators Primary Conveyance/Elevators	Wheelchair Lift										
Quantity of Stops		EUL	C-RUL	Cost	/ Unit		Quantity	Units		Total Value	
Installed in		25	-43	\$17,000.00		for	. ,	L EA	=	\$17,000	Λ
Secondary Conveyance/Elevators		23	73	717,000.00	LA	101	_	LA		Ş17,000	<u> </u>
Quantity of Stops		EUL	C-RUL	Cost	/ Unit		Quantity	Units		Total Value	
Installed in			N/A	-	/ -	for) -	=	\$0	
Services - Plumbing						1.5.				7.5	
Primary Plumbing System	Supply & Sanitary, Low D	ensity (I	ncludes Fi	xtures)							
Area of building served	100%	EUL	C-RUL	Cost	/ Unit		Quantity	Units		Total Value	
Installed in	1954	40	-28	\$7.00	/ GSF	for	15,300	GSF	=	\$107,100	\\lambda
Secondary Plumbing System	-								-		_
Area of building served	0%	EUL	C-RUL	Cost	/ Unit		Quantity	Units		Total Value	
Installed in	-	-	N/A	- ,	/ -	for	-	-	=	\$0	
Services - Cooling - Central System											
Primary Central Cooling System											
Area of building served		EUL	C-RUL	Cost	/ Unit		Quantity	Units		Total Value	
Installed in		-	N/A	- ,	/ -	for	-	-	=	\$0	
Secondary Plumbing System			0.5111		/						
Area of building served		EUL	C-RUL		/ Unit		Quantity	Units		Total Value	
Installed in	-	-	N/A	- ,	/ -	for	-	-	=	\$0	
Services - Heating - Central System	Dellands / Construer - English	:1									
Primary Heating System Area of building served	Boiler(s)/System - Fuel O	EUL	C-RUL	Cost	/ Unit		Quantity	Units		Total Value	
5			C-RUL			for			=		
Installed in		30	20	\$60.00	/ MBH	for	437	MBH	=	\$26,229	
Secondary Heating System Area of building served		EUL	C-RUL	Cost	/ Unit		Quantity	Units		Total Value	
Installed in		-	N/A			for	- Qualitity	- Offics	=	†Otal Value	
mistalled in	-	-	IN/A	- ,	, -	101	_	-	1-	ŞU	

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2022 School Facilities Inventory Report

Services - HVAC Distribution Primary HVAC Distribution System Piped System to Unit Ventilators/Fan Coils, 2-Pipe System Area of building served 80%	= 10, 41											
Services - HVAC Distribution Pireary HVAC Distribution System Pireary HVAC Distribution Pireary HVAC Package Unit & Splits None Pireary HVAC Package Unit & Splits Pirea	Facility Name:	ADDISON CENTRA	AL SD	SHOR	EHAM ELEN	VIENT/	ARY S	CHOOL	130	SCH	OOL ROAD,	
Services - HVAC Distribution Pireary HVAC Distribution System Pireary HVAC Distribution Pireary HVAC Package Unit & Splits None Pireary HVAC Package Unit & Splits Pirea		SHOREHAM 5770	- Con	nbinatio	on - Main B	uilding	g					
Primary HVAC Distribution System Piped System to Unit Ventilators/Far. Coils, 2-Pipe System Area of building served 80% Installed in 1972	Services - HVAC Distribution											
Acres of building served 26% 100 20 30 20 30 20 30 30		Piped System to Unit Ver	ntilators	/Fan Coils,	, 2-Pipe System							
Secondary HVAC Distribution System Forced Air System (AHS), Disclosure (AHS), 2 Pipe System	•					/ Unit		Quantity	Units		Total Value	
Secondary HYAC Distribution System Forced Air System (AHUS Ducksook: VAVE) 2- Pipe System Area of building served 0%	5					<i>'</i>	for		•			Λ
Area of building served 0% EUL CRUL Cost / Unit Quantity Units Total Value Services - Package Systems Primary HVAC Package Unit & Splits None Area of building served 0% EUL CRUL Cost / Unit Quantity Units Total Value CRUL							1.0.	12,2.0		-	Ψ122) 100	<u> </u>
Services - Package Systems						/ Unit		Quantity	Units		Total Value	
Primary HVAC Package Unit & Spilts None				9		•	for			=		
Primary HVAC Package Unit & Spitis None		2001	30		718.00 /	031	101	3,000	031	ㅗ	\$33,000	
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Installed in			FUI	C-RUI	Cost	/ Unit		Quantity	Units		Total Value	
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Agree of building served 0% EUL C-RUL Cost / Unit Quantity Units Total Value				IN/ PA			101				Ţ0	
Installed in -			FIII	C-RIII	Cost	/ Unit		Quantity	Units		Total Value	
Primary Fire Suppression System Area of building served 1 EA Bull C-RUL Cost / Unit Quantity Units Total Value Installed in 2001 20 1 \$10,000.00 / EA for 1 EA \$10,000 / EA Secondary Fire Suppression System - Area of building served 0% EUL C-RUL Cost / Unit Quantity Units Total Value Installed in 2001 20 1 \$30,000.00 / EA for 1 EA \$50.000 / EA FOR EA \$50.000 / EA for 1 EA \$50.000 / EA FOR EA \$50.000 / EA \$50.000 / EA \$50.000 / EA FOR EA \$50.000 / EA \$							for	Quantity	Ullits			
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Secondary Fire Suppression System -						/ Unit		Quantity	Unito		Total Value	
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Area of building served 0%					7 7		1.4.				+ 10/000	
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%			FUI	C-RUI	Cost	/ Unit		Quantity	Units		Total Value	
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Area of building served 100%			w/Sub P	anels and	Generator/UPS	- Mediur	n Densi	tv				
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Quantity of Panels 6			C (1 V) 1 1		Value of Solar P	V/ Panel	s: \$10 6	41				
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Installed in - - N/A - / - for = \$0								Quantity	Units			
	Installed in	-	_	N/A	- /	/ -	tor	-	_	=	\$0	

Additional Comments

Overall the building is in rough shape. All interior case work and doors are circa 1954. The electrical system does not have any grounding wire due to its age.

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2022 School Facilities Inventory Report

Facility Name: ADDISON CENTRAL SD | SHOREHAM ELEMENTARY SCHOOL | 130 SCHOOL ROAD,

SHOREHAM 5770 - Combination - Main Building

Explanation of Terms

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

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