

2022 School Facilities Inventory Report

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

March 29, 2022

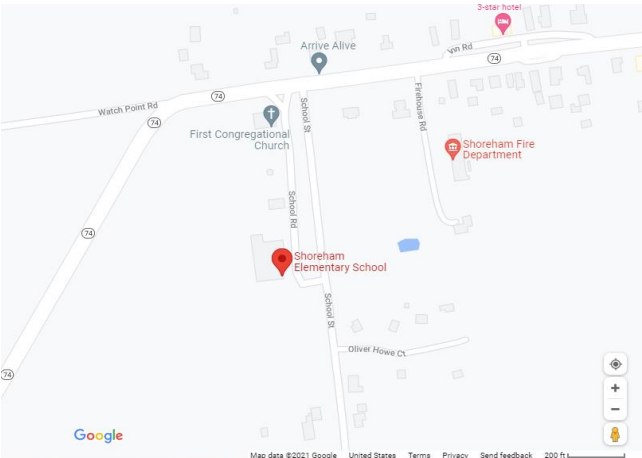
Total Value of Assets (Does Not Include Site/Structure/Walls/Interiors) **\$1,232,178**



GPS: 43.891912870180214, -73.31613071374103

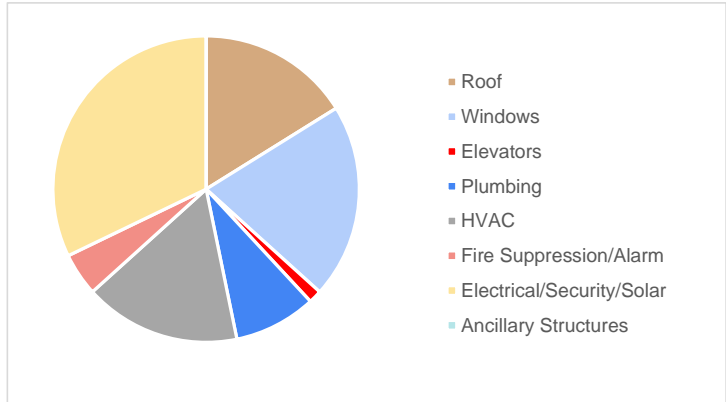


Site Plan - Google Earth



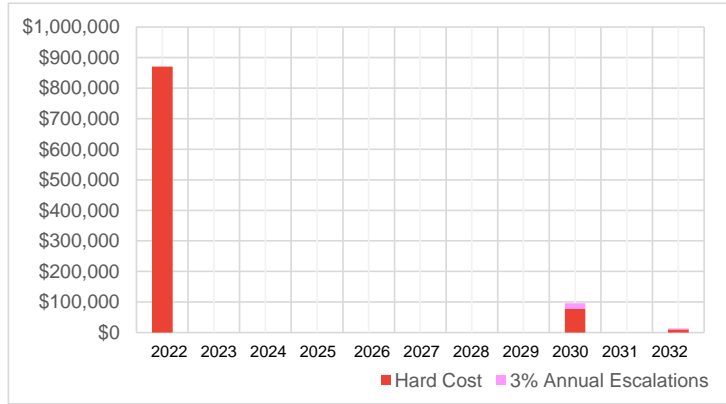
Location Plan - Google Maps

Relative Asset Values

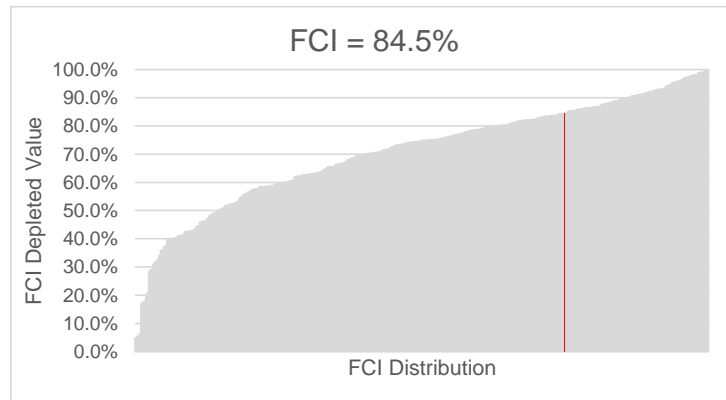


Value of Assets/GSF **\$80.53**

Projected Capital Planning Cash Flow



Facility Condition Index (FCI) Compared to Portfolio



(See Last Page for Explanation of Terms)

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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 **1**
 Building Area **15300 (Gross Square Footage - GSF)**
 Year Constructed **1954**
 Year of Last Major Renovation **1972**
 FCI (Depleted Value) **84.4%**

Environmental & Safety Issues

Hazardous Materials **Maybe** ⚠️
 Hazardous (HSD) Materials include **Lead paint**
 HSD Issues are **Minor**
 HSD 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**
 IAQ Issues include **The existing air handling equipment does not provide enough air changes to lower CO2 levels when the rooms are occupied.**

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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Building Envelope - Roof

Roof 1 is Metal	EUL	C-RUL	Cost / Unit	Quantity	Units	Total Value
Covers 100%	40	19	\$13.00 / SF	15,300	SF	\$198,900
Installed in 2001						
Roof 2 is -	EUL	C-RUL	Cost / Unit	Quantity	Units	Total Value
Covers 0%	-	N/A	- / -	-	-	\$0
Installed in -						
Roof 3 is -	EUL	C-RUL	Cost / Unit	Quantity	Units	Total Value
Covers 0%	-	N/A	- / -	-	-	\$0
Installed in -						
Roof 4 is -	EUL	C-RUL	Cost / Unit	Quantity	Units	Total Value
Covers 0%	-	N/A	- / -	-	-	\$0
Installed in -						

Building Envelope - Windows

Primary Window System Window, Wood-Frame	EUL	C-RUL	Cost / Unit	Quantity	Units	Total Value
% of Windows That are this Type 90%	30	-20	\$70.00 / SF	3,305	SF	\$231,336
Installed in 1972						
Secondary Window System Window, Metal-Frame	EUL	C-RUL	Cost / Unit	Quantity	Units	Total Value
% of Windows That are this Type 10%	30	9	\$60.00 / SF	367	SF	\$22,032
Installed in 2001						

Services - Elevators

Primary Conveyance/Elevators Wheelchair Lift	EUL	C-RUL	Cost / Unit	Quantity	Units	Total Value
Quantity of Stops 1	25	-43	\$17,000.00 / EA	1	EA	\$17,000
Installed in 1954						
Secondary Conveyance/Elevators -	EUL	C-RUL	Cost / Unit	Quantity	Units	Total Value
Quantity of Stops 0	-	N/A	- / -	0	-	\$0
Installed in -						

Services - Plumbing

Primary Plumbing System Supply & Sanitary, Low Density (Includes Fixtures)	EUL	C-RUL	Cost / Unit	Quantity	Units	Total Value
Area of building served 100%	40	-28	\$7.00 / GSF	15,300	GSF	\$107,100
Installed in 1954						
Secondary Plumbing System -	EUL	C-RUL	Cost / Unit	Quantity	Units	Total Value
Area of building served 0%	-	N/A	- / -	-	-	\$0
Installed in -						

Services - Cooling - Central System

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

Services - Heating - Central System

Primary Heating System Boiler(s)/System - Fuel Oil	EUL	C-RUL	Cost / Unit	Quantity	Units	Total Value
Area of building served 100%	30	26	\$60.00 / MBH	437	MBH	\$26,229
Installed in 2018						
Secondary Heating System -	EUL	C-RUL	Cost / Unit	Quantity	Units	Total Value
Area of building served 0%	-	N/A	- / -	-	-	\$0
Installed in -						

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Services - HVAC Distribution

Primary 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
80%	30	-20	\$10.00 / GSF	12,240	GSF	\$122,400
Installed in	1972					



Secondary 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
20%	30	9	\$18.00 / GSF	3,060	GSF	\$55,080
Installed in	2001					

Services - Package Systems

Primary HVAC Package Unit & Splits **None**

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

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 **Kitchen Hood or Computer Center Suppression System**

Area of building served	EUL	C-RUL	Cost / Unit	Quantity	Units	Total Value
1 EA	20	-1	\$10,000.00 / EA	1	EA	\$10,000
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 - 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	15,300	SF	\$45,900
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
80%	15	14	\$4.00 / GSF	12,240	GSF	\$48,960
Installed in	2021					

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	-10	\$22.00 / GSF	15,300	GSF	\$336,600
Installed in	1972					



Services - Solar Power (PV)

Solar (Electric Generation) Provided **Solar Power, Photovoltaic (PV) Panel**

Owned/Maintained by School **Yes**

Value of Solar PV Panels: **\$10,641**

Quantity of Panels	EUL	C-RUL	Cost / Unit	Quantity	Units	Total Value
6	20	11	\$85.00 / SF	125	SF	\$10,641
Installed in	2013					

Ancillary Structures

Ancillary Structures **None**

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

Secondary Ancillary Structures **-**

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

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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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.