

### 2022 School Facilities Inventory Report

Facility Name: **ADDISON NORTHWEST SD | FERRISBURGH CENTRAL SCHOOL | 56 LITTLE CHICAGO ROAD, FERRISBURGH 5456 - Combination (PreK thru 6) - Main Building**

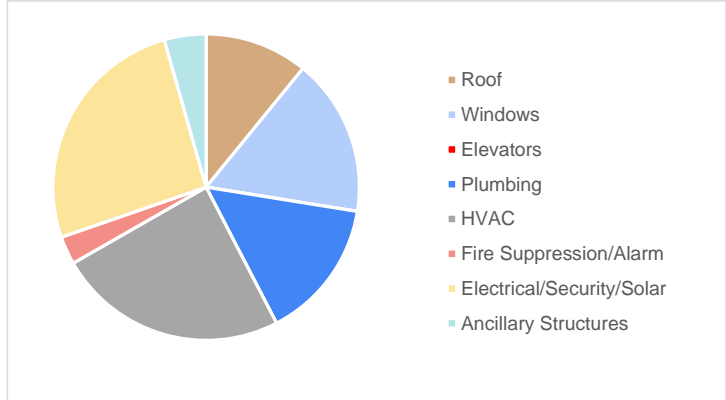
March 29, 2022

Total Value of Assets (Does Not Include Site/Structure/Walls/Interiors) **\$2,554,244**



GPS: 44.20678486617621, -73.24771254508084

#### Relative Asset Values

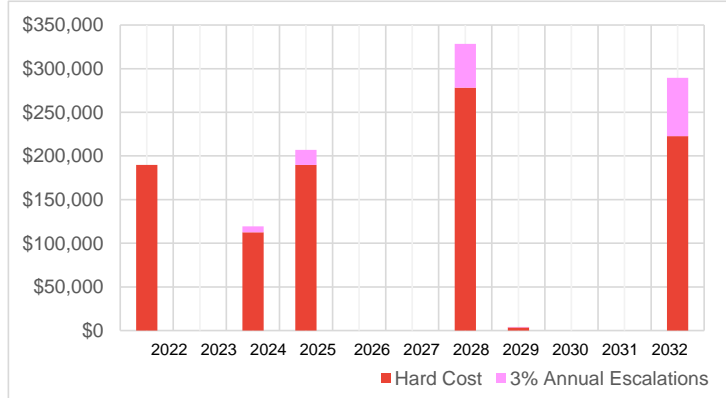


Value of Assets/GSF **\$100.96**

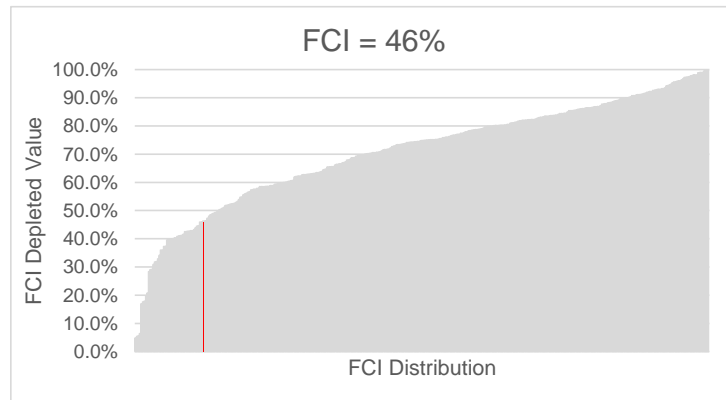


Site Plan - Google Earth

#### Projected Capital Planning Cash Flow



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



Location Plan - Google Maps

(See Last Page for Explanation of Terms)

### 2022 School Facilities Inventory Report

Facility Name: **ADDISON NORTHWEST SD | FERRISBURGH CENTRAL SCHOOL | 56 LITTLE CHICAGO ROAD, FERRISBURGH 5456 - Combination (PreK thru 6) - Main Building**

#### Respondent Information

Date/Time Completed **2021-12-15 - 12:59 PM**  
 Respondent Name **Kenneth Sullivan**  
 Respondent Title **Director of Buildings, Grounds, and Safety**  
 Respondent Email **ksullivan@anwsd.org**  
 Respondent Phone Number **(802) 989-9620**

#### Facility Information

School Type **Combination (PreK thru 6)**  
 Building Identification **Main Building**  
 Stories **1**  
 Building Area **25300 (Gross Square Footage - GSF)**  
 Year Constructed **1958**  
 Year of Last Major Renovation **2021**  
 FCI (Depleted Value) **46.0%**

#### Environmental & Safety Issues

Hazardous Materials **Yes** ⚠  
 Hazardous (HZD) Materials include **Asbestos containing materials (ACM)**  
 HZD Issues are **Major**  
 HZD Issues include **Approximately 20 percent of the building still has asbestos floor tile under the carpeting.**

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

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 **No**  
 ADA Issues are **N/A**  
 ADA Issues include **N/A**

#### Utilities - Adequacy

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



### 2022 School Facilities Inventory Report

Facility Name: **ADDISON NORTHWEST SD | FERRISBURGH CENTRAL SCHOOL | 56 LITTLE CHICAGO ROAD, FERRISBURGH 5456 - Combination (PreK thru 6) - Main Building**

#### Building Envelope - Roof

Roof 1 is	Single-Ply EPDM/TPO/PVC Membrane								
Covers	100%	EUL	C-RUL	Cost / Unit		Quantity	Units	=	Total Value
Installed in	2009	20	7	\$11.00 / SF	for	25,300	SF	=	\$278,300
Roof 2 is	-								
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	0%	EUL	C-RUL	Cost / Unit		Quantity	Units	=	Total Value
Installed in	-	-	N/A	- / -	for	-	-	=	\$0

#### Building Envelope - Windows

Primary Window System	Window, Wood-Frame								
% of Windows That are this Type	100%	EUL	C-RUL	Cost / Unit		Quantity	Units	=	Total Value
Installed in	2008	30	16	\$70.00 / SF	for	6,072	SF	=	\$425,040
Secondary Window System	-								
% of Windows That are this Type	0%	EUL	C-RUL	Cost / Unit		Quantity	Units	=	Total Value
Installed in	-	-	N/A	- / -	for	-	-	=	\$0

#### Services - Elevators

Primary Conveyance/Elevators	None								
Quantity of Stops	0	EUL	C-RUL	Cost / Unit		Quantity	Units	=	Total Value
Installed in	-	-	N/A	- / -	for	0	-	=	\$0
Secondary Conveyance/Elevators	-								
Quantity of Stops	0	EUL	C-RUL	Cost / Unit		Quantity	Units	=	Total Value
Installed in	-	-	N/A	- / -	for	0	-	=	\$0

#### Services - Plumbing

Primary Plumbing System	Supply & Sanitary, Medium Density (Includes Fixtures)								
Area of building served	50%	EUL	C-RUL	Cost / Unit		Quantity	Units	=	Total Value
Installed in	1958	40	-24	\$15.00 / GSF	for	12,650	GSF	=	\$189,750
Secondary Plumbing System	Supply & Sanitary, Medium Density (Includes Fixtures)								
Area of building served	50%	EUL	C-RUL	Cost / Unit		Quantity	Units	=	Total Value
Installed in	1986	40	4	\$15.00 / GSF	for	12,650	GSF	=	\$189,750

#### Services - Cooling - Central System

Primary Central Cooling System	Central Cooling System - Chiller(s) - Air Cooled								
Area of building served	100%	EUL	C-RUL	Cost / Unit		Quantity	Units	=	Total Value
Installed in	2008	25	11	\$1,200.00 / TON	for	101	TON	=	\$121,440
Secondary Plumbing System	-								
Area of building served	0%	EUL	C-RUL	Cost / Unit		Quantity	Units	=	Total Value
Installed in	-	-	N/A	- / -	for	-	-	=	\$0

#### Services - Heating - Central System

Primary Heating System	Boiler(s)/System - Gas								
Area of building served	100%	EUL	C-RUL	Cost / Unit		Quantity	Units	=	Total Value
Installed in	2008	30	16	\$62.00 / MBH	for	723	MBH	=	\$44,817
Secondary Heating System	-								
Area of building served	0%	EUL	C-RUL	Cost / Unit		Quantity	Units	=	Total Value
Installed in	-	-	N/A	- / -	for	-	-	=	\$0

### 2022 School Facilities Inventory Report

Facility Name: **ADDISON NORTHWEST SD | FERRISBURGH CENTRAL SCHOOL | 56 LITTLE CHICAGO ROAD, FERRISBURGH 5456 - Combination (PreK thru 6) - Main Building**

#### Services - HVAC Distribution

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

Area of building served	100%	EUL	C-RUL	Cost / Unit	Quantity	Units	Total Value
Installed in	2009	30	17	\$18.00 / GSF	25,300	GSF	\$455,400

Secondary HVAC Distribution System -

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

#### Services - Package Systems

Primary HVAC Package Unit & Splits **None**

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

Secondary HVAC Package Unit & Splits -

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

#### Services - Fire Suppression

Primary Fire Suppression System **None**

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

Secondary Fire Suppression System -

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

#### 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	2018	20	16	\$3.00 / SF	25,300	SF	\$75,900

Secondary Fire Suppression System -

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

#### Services - Security Systems

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

Area of building served	50%	EUL	C-RUL	Cost / Unit	Quantity	Units	Total Value
Installed in	2018	15	11	\$4.00 / GSF	12,650	GSF	\$50,600

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

Area of building served	50%	EUL	C-RUL	Cost / Unit	Quantity	Units	Total Value
Installed in	2018	15	11	\$4.00 / GSF	12,650	GSF	\$50,600

#### 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	2021	40	39	\$22.00 / GSF	25,300	GSF	\$556,600

#### Services - Solar Power (PV)

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

Owned/Maintained by School **Yes**

Value of Solar PV Panels: **\$3,547**

Quantity of Panels	2	EUL	C-RUL	Cost / Unit	Quantity	Units	Total Value
Installed in	2010	20	8	\$85.00 / SF	42	SF	\$3,547

#### Ancillary Structures

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

Total SF of Ancillary Structures	900	EUL	C-RUL	Cost / Unit	Quantity	Units	Total Value
Installed in	2010	15	3	\$125.00 / SF	900	SF	\$112,500

Secondary Ancillary Structures -

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

#### Additional Comments

**2022 School Facilities Inventory Report**

Facility Name: **ADDISON NORTHWEST SD | FERRISBURGH CENTRAL SCHOOL | 56 LITTLE CHICAGO ROAD, FERRISBURGH 5456 - Combination (PreK thru 6) - Main Building**

## 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.