

2022 School Facilities Inventory Report

Facility Name: **ADDISON NORTHWEST SD | VERGENNES UES | 43 EAST STREET, VERGENNES
5491 - Combination (K thru 6) - Main Building**

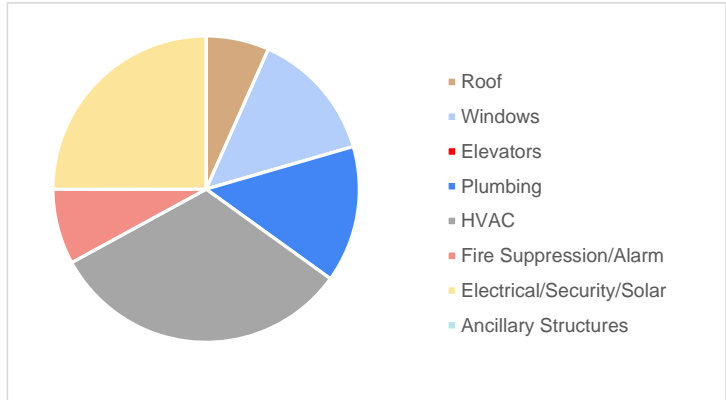
March 29, 2022

Total Value of Assets (Does Not Include Site/Structure/Walls/Interiors) **\$4,033,421**



GPS: 44.16701315849963, -73.24806800215316

Relative Asset Values

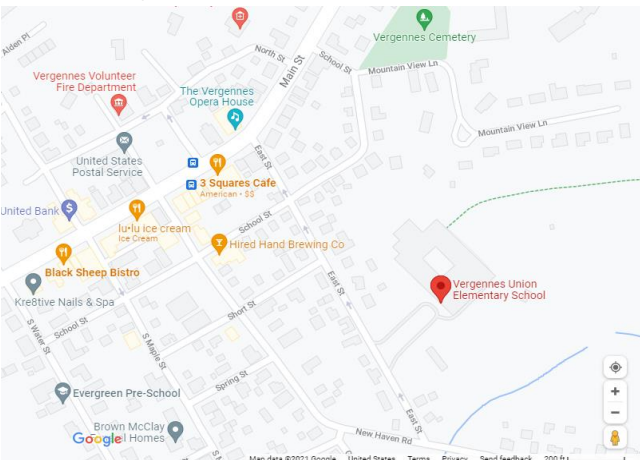
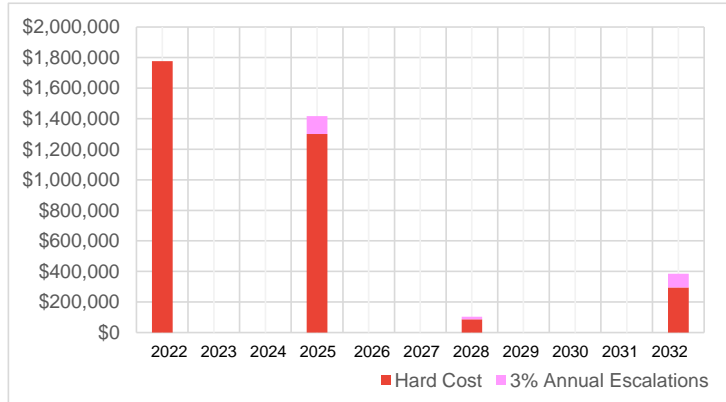


Value of Assets/GSF **\$103.95**



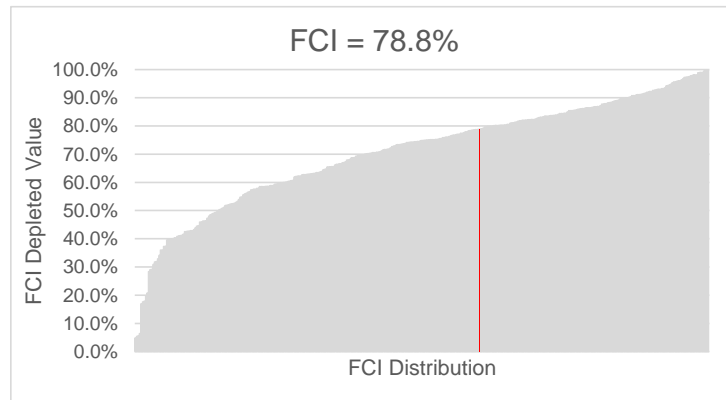
Site Plan - Google Earth

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 **2021-12-15 - 1:59 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 (K thru 6)**
 Building Identification **Main Building**
 Stories **1**
 Building Area **38800 (Gross Square Footage - GSF)**
 Year Constructed **1949**
 Year of Last Major Renovation **1986**
 FCI (Depleted Value) **78.7%**

Environmental & Safety Issues

Hazardous Materials **Yes** ⚠
 Hazardous (HZD) Materials include **Asbestos containing materials (ACM)**
 HZD Issues are **Major**
 HZD Issues include **floor tiles**

Indoor Air Quality (IAQ) Issues **Maybe** ⚠
 IAQ Issues include **Insufficient Air Change Ratio**
 IAQ Issues are **Major**
 IAQ Issues include **Old unbalanced ductwork and air handling equipment.**

Fire or Life/Safety (FL/S) Issues **Yes** ⚠
 FL/S Issues are **only one means of egress from the boiler room exist**

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 **Marginal** ⚠
 Water Service Pressure **Adequate**
 Natural Gas/Propane Pressure **Adequate**
 Electrical Capacity **Adequate**

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Building Envelope - Roof

Roof 1 is Asphalt Shingle									
Covers 50%	EUL	C-RUL	Cost / Unit		Quantity	Units		Total Value	
Installed in 2016	30	24	\$5.50 / SF	for	19,400	SF	=	\$106,700	
Roof 2 is Asphalt Shingle									
Covers 20%	EUL	C-RUL	Cost / Unit		Quantity	Units		Total Value	
Installed in 1987	30	-5	\$5.50 / SF	for	7,760	SF	=	\$42,680	⚠
Roof 3 is Green w/Hot-Applied Rubberized Asphalt									
Covers 15%	EUL	C-RUL	Cost / Unit		Quantity	Units		Total Value	
Installed in 2009	20	7	\$15.00 / SF	for	5,820	SF	=	\$87,300	
Roof 4 is Asphalt Shingle									
Covers 15%	EUL	C-RUL	Cost / Unit		Quantity	Units		Total Value	
Installed in 2003	30	11	\$5.50 / SF	for	5,820	SF	=	\$32,010	

Building Envelope - Windows

Primary Window System Window, Metal-Frame									
% of Windows That are this Type 50%	EUL	C-RUL	Cost / Unit		Quantity	Units		Total Value	
Installed in 1986	30	-6	\$60.00 / SF	for	4,656	SF	=	\$279,360	⚠
Secondary Window System Window, Metal-Frame									
% of Windows That are this Type 50%	EUL	C-RUL	Cost / Unit		Quantity	Units		Total Value	
Installed in 1986	30	-6	\$60.00 / SF	for	4,656	SF	=	\$279,360	⚠

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 1949	40	-33	\$15.00 / GSF	for	19,400	GSF	=	\$291,000	⚠
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	19,400	GSF	=	\$291,000	

Services - Cooling - Central System

Primary Central Cooling System None									
Area of building served 0%	EUL	C-RUL	Cost / Unit		Quantity	Units		Total Value	
Installed in -	-	N/A	- / -	for	-	-	=	\$0	
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 2018	30	26	\$62.00 / MBH	for	1,109	MBH	=	\$68,731	
Secondary Heating System -									
Area of building served 0%	EUL	C-RUL	Cost / Unit		Quantity	Units		Total Value	
Installed in -	-	N/A	- / -	for	-	-	=	\$0	

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Services - HVAC Distribution

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

Area of building served	EUL	C-RUL	Cost / Unit	Quantity	Units	Total Value
80%	40	4	\$5.00 / SF	31,040	SF	\$155,200
Installed in 1986						

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	-6	\$18.00 / GSF	7,760	GSF	\$139,680
Installed in 1986						

Services - Package Systems

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

Area of building served	EUL	C-RUL	Cost / Unit	Quantity	Units	Total Value
80%	15	-21	\$6,000.00 / TON	124	TON	\$744,960
Installed in 1986						

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

Area of building served	EUL	C-RUL	Cost / Unit	Quantity	Units	Total Value
20%	15	11	\$6,000.00 / TON	31	TON	\$186,240
Installed in 2018						

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
100%	40	36	\$5.00 / GSF	38,800	GSF	\$194,000
Installed in 2018						

Secondary 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	16	\$10,000.00 / EA	1	EA	\$10,000
Installed in 2018						

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	16	\$3.00 / SF	38,800	SF	\$116,400
Installed in 2018						

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
50%	15	11	\$4.00 / GSF	19,400	GSF	\$77,600
Installed in 2018						

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

Area of building served	EUL	C-RUL	Cost / Unit	Quantity	Units	Total Value
50%	15	14	\$4.00 / GSF	19,400	GSF	\$77,600
Installed in 2021						

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	4	\$22.00 / GSF	38,800	GSF	\$853,600
Installed in 1986						

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

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.