

### 2022 School Facilities Inventory Report

Facility Name: **ADDISON NORTHWEST SD | VERGENNES UHS | 50 MONKTON ROAD, VERGENNES 5491 - Combination (7 thru 12) - Main Building**

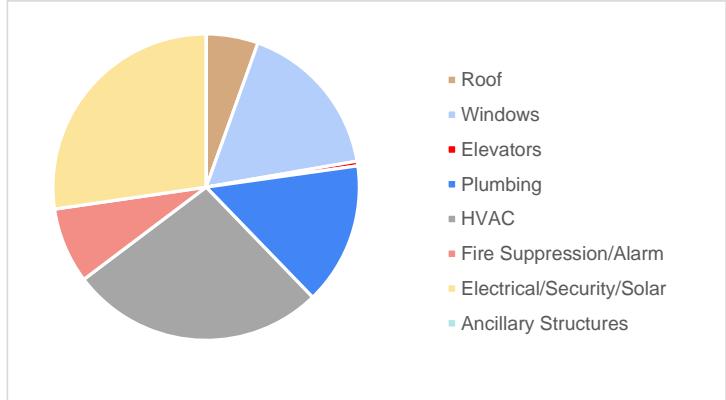
March 29, 2022

Total Value of Assets (Does Not Include Site/Structure/Walls/Interiors) **\$13,510,995**



GPS: 44.17050632390918, -73.24351659644518

#### Relative Asset Values

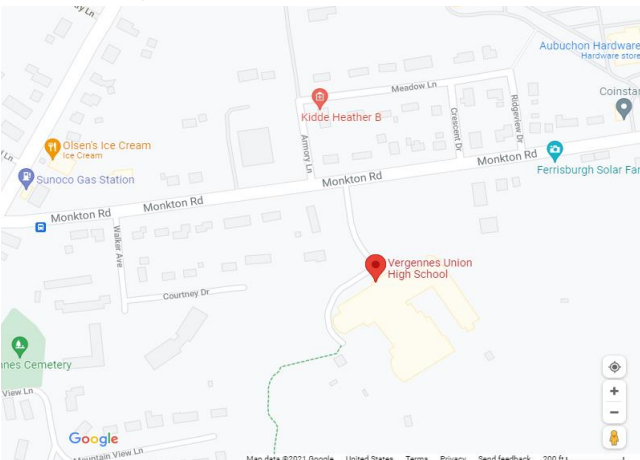
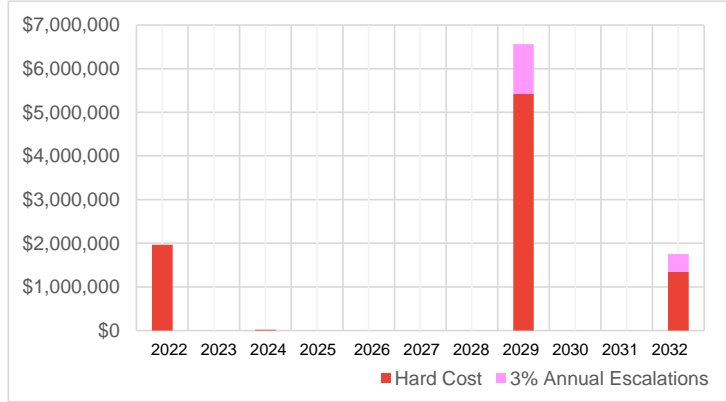


Value of Assets/GSF **\$100.08**



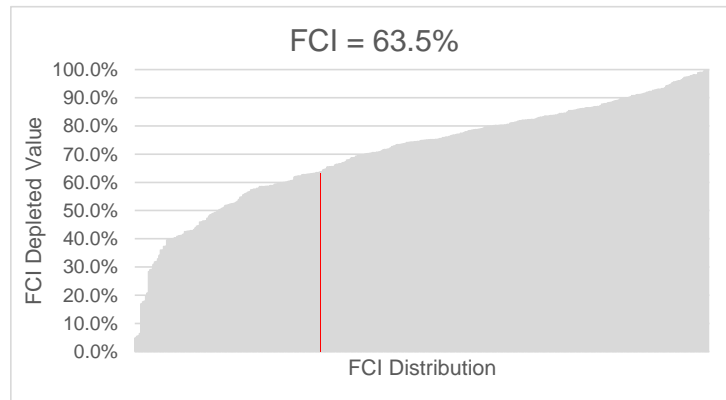
Site Plan - Google Earth

#### Projected Capital Planning Cash Flow



Location Plan - Google Maps

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



(See Last Page for Explanation of Terms)

### 2022 School Facilities Inventory Report

Facility Name: **ADDISON NORTHWEST SD | VERGENNES UHS | 50 MONKTON ROAD,  
VERGENNES 5491 - Combination (7 thru 12) - Main Building**

#### Respondent Information

Date/Time Completed **2021-12-15 - 2:11 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 (7 thru 12)**  
 Building Identification **Main Building**  
 Stories **2**  
 Building Area **135000 (Gross Square Footage - GSF)**  
 Year Constructed **1958**  
 Year of Last Major Renovation **2000**  
 FCI (Depleted Value) **63.5%**

#### Environmental & Safety Issues

Hazardous Materials **No**  
 Hazardous (HZD) Materials include -  
 HZD Issues are -  
 HZD Issues include -

---

Indoor Air Quality (IAQ) Issues **Maybe** ⚠️  
 IAQ Issues include **Insufficient Air Change Ratio**  
 IAQ Issues are **Major**  
 IAQ Issues include **Need testing and balancing to verify**

---

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

### 2022 School Facilities Inventory Report

Facility Name: **ADDISON NORTHWEST SD | VERGENNES UHS | 50 MONKTON ROAD,  
VERGENNES 5491 - Combination (7 thru 12) - Main Building**

#### Building Envelope - Roof

Roof 1 is	Single-Ply EPDM/TPO/PVC Membrane								
Covers	60%	EUL	C-RUL	Cost / Unit		Quantity	Units		Total Value
Installed in	2000	20	-2	\$11.00 / SF	for	40,500	SF	=	\$445,500
Roof 2 is	Single-Ply EPDM/TPO/PVC Membrane								
Covers	20%	EUL	C-RUL	Cost / Unit		Quantity	Units		Total Value
Installed in	2014	20	12	\$11.00 / SF	for	13,500	SF	=	\$148,500
Roof 3 is	Single-Ply EPDM/TPO/PVC Membrane								
Covers	10%	EUL	C-RUL	Cost / Unit		Quantity	Units		Total Value
Installed in	2018	20	16	\$11.00 / SF	for	6,750	SF	=	\$74,250
Roof 4 is	Single-Ply EPDM/TPO/PVC Membrane								
Covers	10%	EUL	C-RUL	Cost / Unit		Quantity	Units		Total Value
Installed in	2018	20	16	\$11.00 / SF	for	6,750	SF	=	\$74,250



#### 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	2000	30	8	\$70.00 / SF	for	32,400	SF	=	\$2,268,000
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	Elevator, Hydraulic, Machine/Controller/Cab								
Quantity of Stops	2	EUL	C-RUL	Cost / Unit		Quantity	Units		Total Value
Installed in	2000	30	8	\$25,000.00 / STOP	for	2	STOP	=	\$50,000
Secondary Conveyance/Elevators	Wheelchair Lift								
Quantity of Stops	1	EUL	C-RUL	Cost / Unit		Quantity	Units		Total Value
Installed in	2000	25	3	\$17,000.00 / EA	for	1	EA	=	\$17,000

#### Services - Plumbing

Primary Plumbing System	Supply & Sanitary, Medium Density (Includes Fixtures)								
Area of building served	75%	EUL	C-RUL	Cost / Unit		Quantity	Units		Total Value
Installed in	1958	40	-24	\$15.00 / GSF	for	101,250	GSF	=	\$1,518,750
Secondary Plumbing System	Supply & Sanitary, Medium Density (Includes Fixtures)								
Area of building served	25%	EUL	C-RUL	Cost / Unit		Quantity	Units		Total Value
Installed in	2000	40	18	\$15.00 / GSF	for	33,750	GSF	=	\$506,250



#### Services - Cooling - Central System

Primary Central Cooling System	Central Cooling System - Chiller(s) - Air Cooled								
Area of building served	25%	EUL	C-RUL	Cost / Unit		Quantity	Units		Total Value
Installed in	2018	25	21	\$1,200.00 / TON	for	135	TON	=	\$162,000
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	3,857	MBH	=	\$239,143
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 | VERGENNES UHS | 50 MONKTON ROAD,  
VERGENNES 5491 - Combination (7 thru 12) - 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	2000	30	8	\$18.00 / GSF	for	135,000	GSF	= \$2,430,000

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	25%	EUL	C-RUL	Cost / Unit		Quantity	Units	Total Value
Installed in	2018	15	11	\$6,000.00 / TON	for	135	TON	= \$810,000

Secondary HVAC Package Unit & Splits -

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

#### 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	1990	40	8	\$5.00 / GSF	for	135,000	GSF	= \$675,000

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 - 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	135,000	SF	= \$405,000

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	50%	EUL	C-RUL	Cost / Unit		Quantity	Units	Total Value
Installed in	2018	15	11	\$4.00 / GSF	for	67,500	GSF	= \$270,000

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	for	67,500	GSF	= \$270,000

#### 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	2000	40	18	\$22.00 / GSF	for	135,000	GSF	= \$2,970,000

#### Services - Solar Power (PV)

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

Owned/Maintained by School **Yes**

Value of Solar PV Panels: \$177,353

Quantity of Panels	100	EUL	C-RUL	Cost / Unit		Quantity	Units	Total Value
Installed in	2018	20	16	\$85.00 / SF	for	2,087	SF	= \$177,353

#### Ancillary Structures

Ancillary Structures **None**

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

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

**2022 School Facilities Inventory Report**

Facility Name: **ADDISON NORTHWEST SD | VERGENNES UHS | 50 MONKTON ROAD,  
VERGENNES 5491 - Combination (7 thru 12) - 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.