

2022 School Facilities Inventory Report

Facility Name: **BURLINGTON SD | EDMUNDS MIDDLE SCHOOL | 275 MAIN STREET, BURLINGTON 5401 - Middle (5 thru 8) - Secondary Building**

March 29, 2022

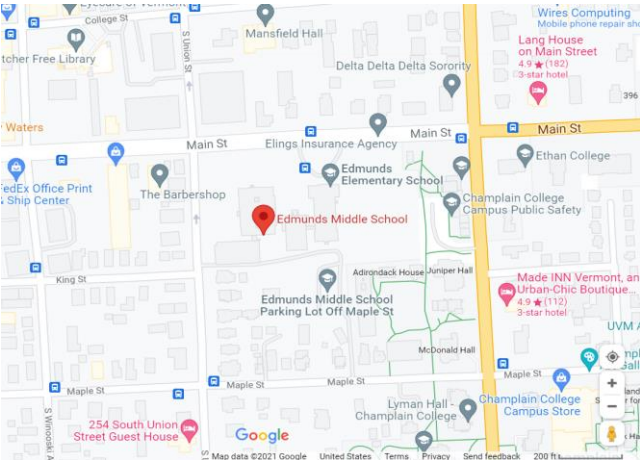
Total Value of Assets (Does Not Include Site/Structure/Walls/Interiors) **\$6,485,467**



GPS: 44.47544501240351, -73.2080645450702

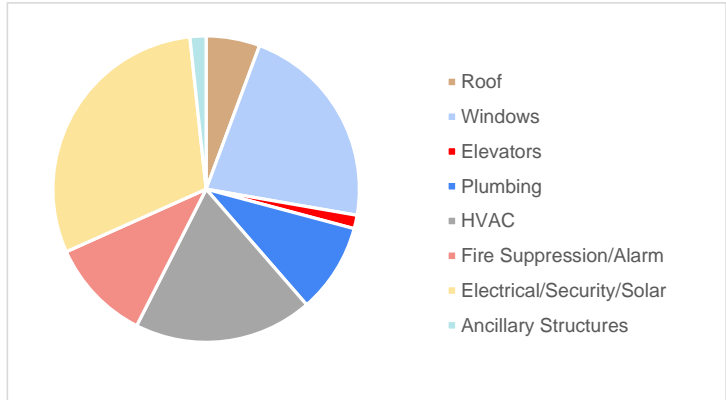


Site Plan - Google Earth



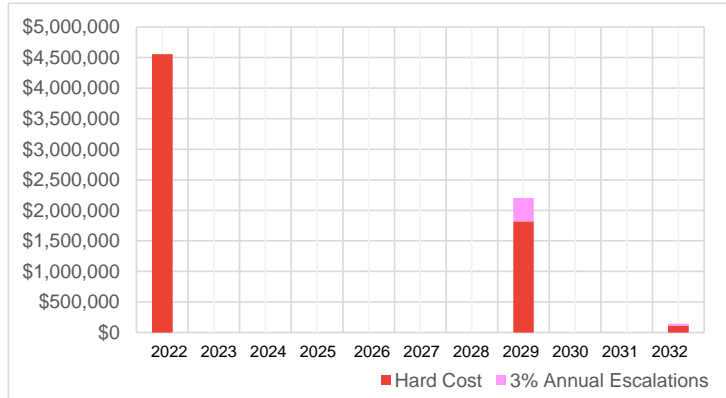
Location Plan - Google Maps

Relative Asset Values

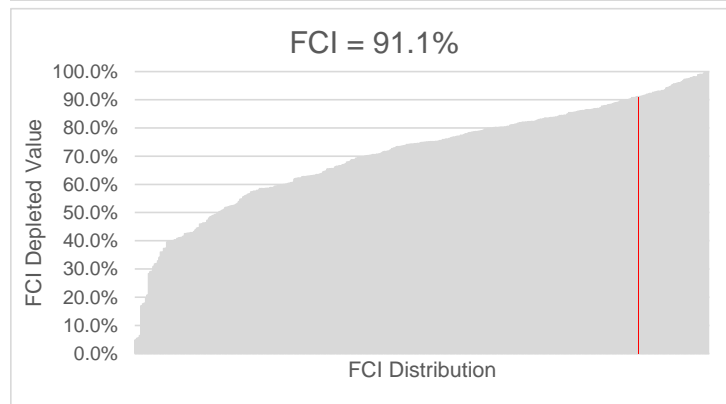


Value of Assets/GSF **\$74.00**

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 **2021-12-15 - 12:32 PM**
 Respondent Name **Marty Spaulding**
 Respondent Title **Director of Property Services**
 Respondent Email **mspauldi@bsdvt.org**
 Respondent Phone Number **(802) 864-8453**

Facility Information

School Type **Middle (5 thru 8)**
 Building Identification **Secondary Building**
 Stories **3**
 Building Area **87646 (Gross Square Footage - GSF)**
 Year Constructed **1903**
 Year of Last Major Renovation **1960**
 FCI (Depleted Value) **91.0%**

Environmental & Safety Issues

Hazardous Materials **Yes** ⚠
 Hazardous (HZD) Materials include **Asbestos containing materials (ACM), Lead paint**
 HZD Issues are **Major**
 HZD Issues include **patched plaster**

Indoor Air Quality (IAQ) Issues **Yes** ⚠
 IAQ Issues include **Insufficient Air Change Ratio**
 IAQ Issues are **Major**
 IAQ Issues include **needs a new HVAC system**

Fire or Life/Safety (FL/S) Issues **Maybe** ⚠
 FL/S Issues are **-**

Other Risk Factors **Yes** ⚠
 Other Risk Factors include **Dangerous Traffic Patterns, Ice build up on hipped metal roof**
 Other Risk Factors are **Ice build up on hipped metal roof, inadequate student drop off/pick up area**

Handicap Accessibility (ADA) Issues

Handicap Accessibility (ADA) Issues **Yes** ⚠
 ADA Issues are **Major**
 ADA Issues include **All of D building is not accessible**

Utilities - Adequacy

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

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Building Envelope - Roof

Roof 1 is Metal									
Covers 80%	EUL	C-RUL	Cost / Unit		Quantity	Units		Total Value	
Installed in 1990	40	8	\$13.00 / SF	for	23,372	SF	=	\$303,839	
Roof 2 is Single-Ply EPDM/TPO/PVC Membrane									
Covers 20%	EUL	C-RUL	Cost / Unit		Quantity	Units		Total Value	
Installed in 1990	20	-12	\$11.00 / SF	for	5,843	SF	=	\$64,274	⚠
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 80%	EUL	C-RUL	Cost / Unit		Quantity	Units		Total Value	
Installed in 2000	30	8	\$70.00 / SF	for	16,828	SF	=	\$1,177,962	
Secondary Window System Window, Metal-Frame									
% of Windows That are this Type 20%	EUL	C-RUL	Cost / Unit		Quantity	Units		Total Value	
Installed in 1960	30	-32	\$60.00 / SF	for	4,207	SF	=	\$252,420	⚠

Services - Elevators

Primary Conveyance/Elevators Elevator, Hydraulic, Machine/Controller/Cab									
Quantity of Stops 3	EUL	C-RUL	Cost / Unit		Quantity	Units		Total Value	
Installed in 2000	30	8	\$25,000.00 / STOP	for	3	STOP	=	\$75,000	
Secondary Conveyance/Elevators Wheelchair Lift									
Quantity of Stops 1	EUL	C-RUL	Cost / Unit		Quantity	Units		Total Value	
Installed in 1990	25	-7	\$17,000.00 / EA	for	1	EA	=	\$17,000	⚠

Services - Plumbing

Primary Plumbing System Supply & Sanitary, Low Density (Includes Fixtures)									
Area of building served 80%	EUL	C-RUL	Cost / Unit		Quantity	Units		Total Value	
Installed in 1903	40	-79	\$7.00 / GSF	for	70,117	GSF	=	\$490,818	⚠
Secondary Plumbing System Supply & Sanitary, Low Density (Includes Fixtures)									
Area of building served 20%	EUL	C-RUL	Cost / Unit		Quantity	Units		Total Value	
Installed in 1960	40	-22	\$7.00 / GSF	for	17,529	GSF	=	\$122,704	⚠

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 1990	30	-2	\$62.00 / MBH	for	2,504	MBH	=	\$155,259	⚠
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 **Even Mix of Piped and Forced Air, 2-Pipe System**

Area of building served	EUL	C-RUL	Cost / Unit	Quantity	Units	Total Value
80%	30	-32	\$14.00 / GSF	70,117	GSF	\$981,635
Installed in 1960						



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

Area of building served	EUL	C-RUL	Cost / Unit	Quantity	Units	Total Value
20%	40	-22	\$5.00 / SF	17,529	SF	\$87,646
Installed in 1960						



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 **Sprinkler System, Medium Density/Complexity**

Area of building served	EUL	C-RUL	Cost / Unit	Quantity	Units	Total Value
100%	40	-22	\$5.00 / GSF	87,646	GSF	\$438,230
Installed in 1960						



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	8	\$3.00 / SF	87,646	SF	\$262,938
Installed in 2010						

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
5%	15	-7	\$4.00 / GSF	4,382	GSF	\$17,529
Installed in 2000						



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	-22	\$22.00 / GSF	87,646	GSF	\$1,928,212
Installed in 1960						



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 **Relocatable Building - Classroom/Office - Basic/Portable**

Total SF of Ancillary Structures	EUL	C-RUL	Cost / Unit	Quantity	Units	Total Value
1000	15	11	\$110.00 / SF	1,000	SF	\$110,000
Installed in 2018						

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

Edmunds Middle School and Edmunds Elementary School are all on one property

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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.