

2022 School Facilities Inventory Report

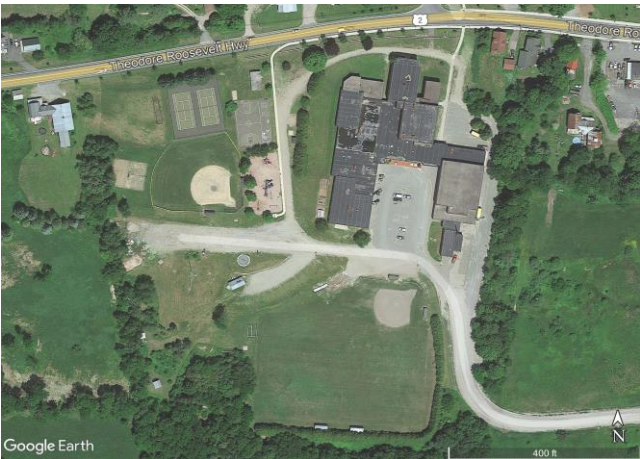
Facility Name: **CALEDONIA CENTRAL SU | DANVILLE HIGH SCHOOL | 148 PEACHAM ROAD, DANVILLE 5828 - Combination (Pre-K thru 12) - Main Building**

March 29, 2022

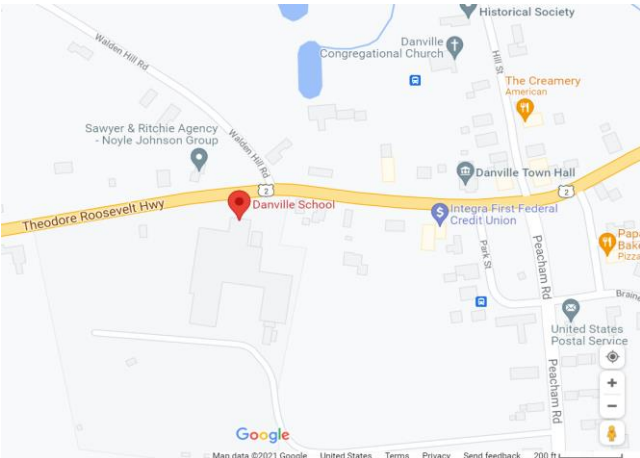
Total Value of Assets (Does Not Include Site/Structure/Walls/Interiors) **\$6,089,286**



GPS: 44.41149553460664, -72.1436515143649

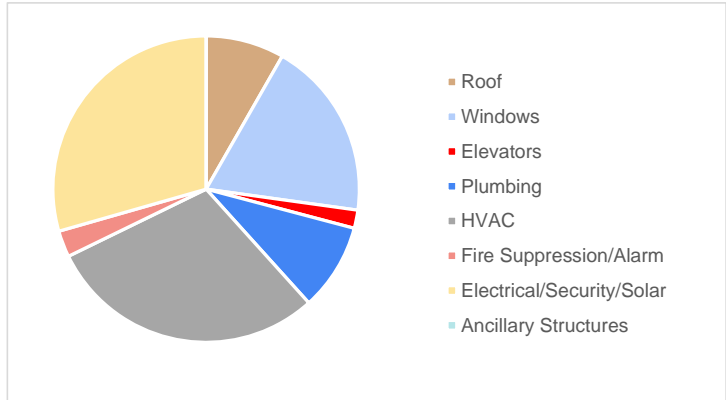


Site Plan - Google Earth



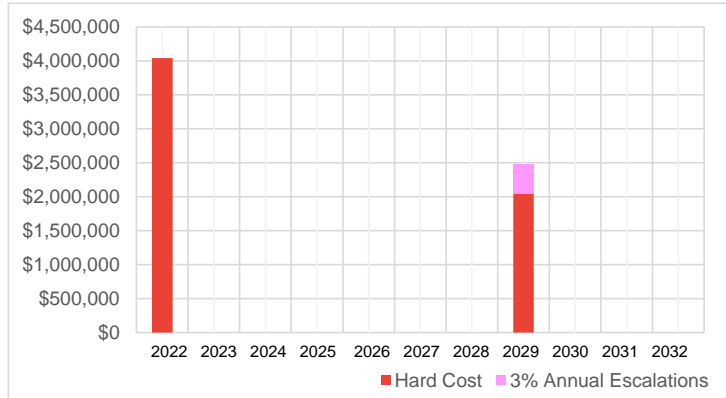
Location Plan - Google Maps

Relative Asset Values

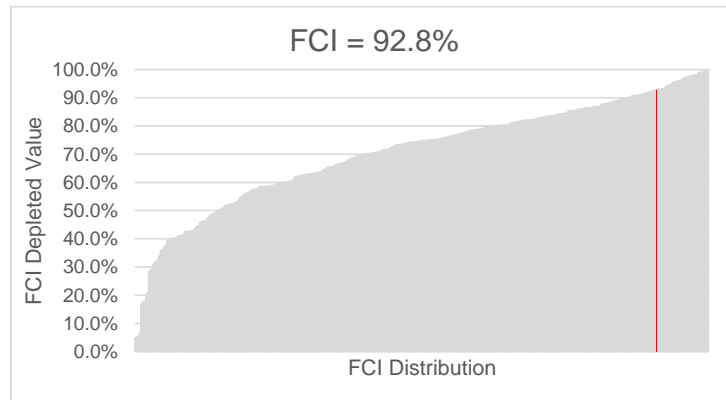


Value of Assets/GSF **\$76.12**

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 **2021-12-17 - 10:12 AM**
 Respondent Name **Shawn McNamara**
 Respondent Title **Director of Facilities**
 Respondent Email **shawn.mcnamara@ccsuvt.net**
 Respondent Phone Number **(802) 684-2292**

Facility Information

School Type **Combination (PreK thru 12)**
 Building Identification **Main Building**
 Stories **2**
 Building Area **80000 (Gross Square Footage - GSF)**
 Year Constructed **1936**
 Year of Last Major Renovation **1990**
 FCI (Depleted Value) **92.7%**

Environmental & Safety Issues

Hazardous Materials **Yes** ⚠
 Hazardous (HZD) Materials include **Asbestos containing materials (ACM)**
 HZD Issues are **Minor**
 HZD Issues include **500 level mud packed joints some pipe insulation in the kitchen**

Indoor Air Quality (IAQ) Issues **Yes** ⚠
 IAQ Issues include **Insufficient Air Change Ratio**
 IAQ Issues are **Major**
 IAQ Issues include **The school is serviced by 10 roof top units that are filter less and do not provide adequate air changes**

Fire or Life/Safety (FL/S) Issues **Yes** ⚠
 FL/S Issues are **School is partially covered by sprinklers that are run with copper pipping. Some areas do not have proper horn strobe coverage. Duct smokes are 30+ years old.**

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

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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	1980	20	-22	\$11.00 / SF	for	24,000	SF	=	\$264,000
Roof 2 is	Green w/Hot-Applied Rubberized Asphalt								
Covers	40%	EUL	C-RUL	Cost / Unit		Quantity	Units		Total Value
Installed in	1980	20	-22	\$15.00 / SF	for	16,000	SF	=	\$240,000
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, Metal-Frame								
% of Windows That are this Type	100%	EUL	C-RUL	Cost / Unit		Quantity	Units		Total Value
Installed in	1980	30	-12	\$60.00 / SF	for	19,200	SF	=	\$1,152,000
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	4	EUL	C-RUL	Cost / Unit		Quantity	Units		Total Value
Installed in	1989	30	-3	\$25,000.00 / STOP	for	4	STOP	=	\$100,000
Secondary Conveyance/Elevators	Wheelchair Lift								
Quantity of Stops	1	EUL	C-RUL	Cost / Unit		Quantity	Units		Total Value
Installed in	1989	25	-8	\$17,000.00 / EA	for	1	EA	=	\$17,000

Services - Plumbing

Primary Plumbing System	Supply & Sanitary, Low Density (Includes Fixtures)								
Area of building served	100%	EUL	C-RUL	Cost / Unit		Quantity	Units		Total Value
Installed in	1960	40	-22	\$7.00 / GSF	for	80,000	GSF	=	\$560,000
Secondary Plumbing System	-								
Area of building served	0%	EUL	C-RUL	Cost / Unit		Quantity	Units		Total Value
Installed in	-	-	N/A	- / -	for	-	-	=	\$0

Services - 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 - Fuel Oil								
Area of building served	50%	EUL	C-RUL	Cost / Unit		Quantity	Units		Total Value
Installed in	1965	30	-27	\$60.00 / MBH	for	1,143	MBH	=	\$68,571
Secondary Heating System	Boiler(s)/System - Solid Fuel (Wood/Pellet)								
Area of building served	50%	EUL	C-RUL	Cost / Unit		Quantity	Units		Total Value
Installed in	2005	25	8	\$250.00 / MBH	for	1,143	MBH	=	\$285,714

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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	1965	30	-27	\$18.00 / GSF	for	80,000	GSF	= \$1,440,000



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 **None**

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

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	10%	EUL	C-RUL	Cost / Unit		Quantity	Units	Total Value
Installed in	1965	40	-17	\$5.00 / GSF	for	8,000	GSF	= \$40,000



Secondary Fire Suppression System **Kitchen Hood or Computer Center Suppression System**

Area of building served	1 EA	EUL	C-RUL	Cost / Unit		Quantity	Units	Total Value
Installed in	1965	20	-37	\$10,000.00 / EA	for	1	EA	= \$10,000



Services - Fire Alarm System

Primary Fire Suppression System **Older type Zoned System**

Area of building served	100%	EUL	C-RUL	Cost / Unit		Quantity	Units	Total Value
Installed in	1965	20	-37	\$1.50 / GSF	for	80,000	GSF	= \$120,000



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	10%	EUL	C-RUL	Cost / Unit		Quantity	Units	Total Value
Installed in	1990	15	-17	\$4.00 / GSF	for	8,000	GSF	= \$32,000



Secondary Security & Low Volt System -

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

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	1990	40	8	\$22.00 / GSF	for	80,000	GSF	= \$1,760,000

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	- / -	for	-	-	= \$0

Ancillary Structures

Ancillary Structures **None**

Total SF of Ancillary Structures -

Installed in -

EUL	C-RUL	Cost / Unit		Quantity	Units	Total Value
-	N/A	- / -	for	-	-	= \$0

Secondary Ancillary Structures -

Total SF of Secondary Ancillary Structures 0

Installed in -

EUL	C-RUL	Cost / Unit		Quantity	Units	Total Value
-	N/A	- / -	for	-	-	= \$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 overlaid 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.