

2022 School Facilities Inventory Report

Facility Name: **CALEDONIA CENTRAL SU | PEACHAM ELEMENTARY SCHOOL | 340 BAILEY HAZEN ROAD, PEACHAM 5862 - Combination - Main Building**

March 29, 2022

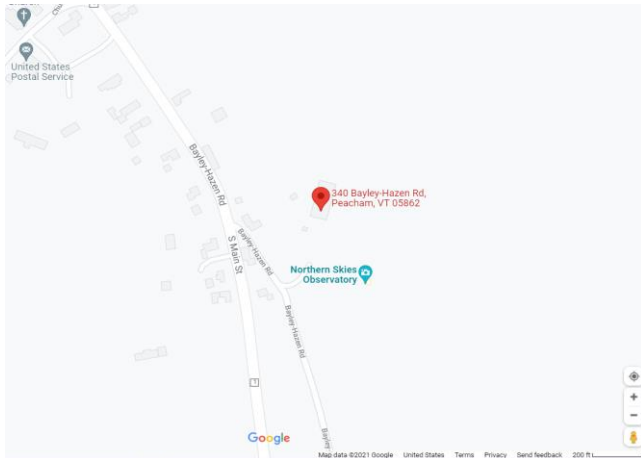
Total Value of Assets (Does Not Include Site/Structure/Walls/Interiors) **\$1,250,607**



GPS: 44.32614389800456, -72.16657442869743

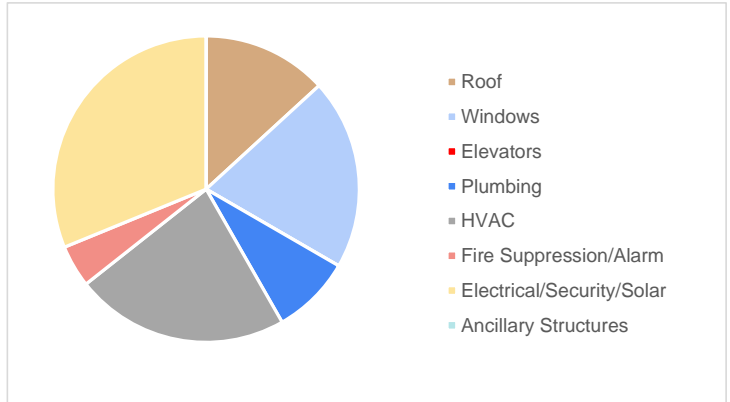


Site Plan - Google Earth



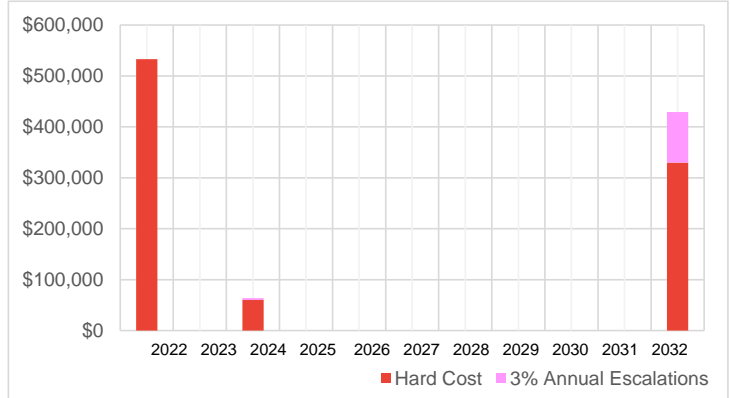
Location Plan - Google Maps

Relative Asset Values

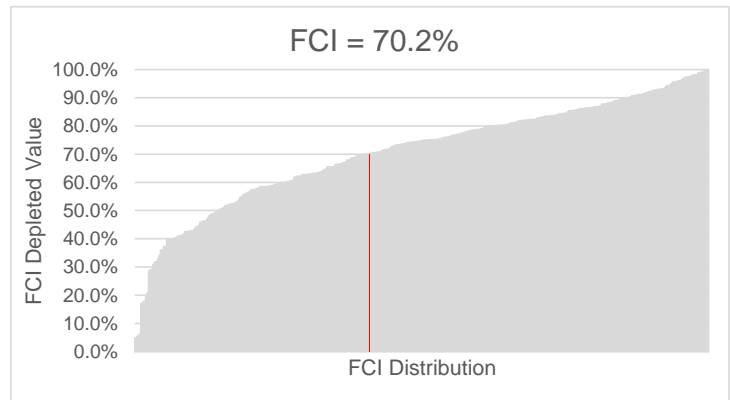


Value of Assets/GSF **\$83.37**

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 **2022-02-03 - 1:26 PM**
 Respondent Name **Michael Bigelow**
 Respondent Title **Director of Facilities**
 Respondent Email **mike.bigelow@ccsuvt.net**
 Respondent Phone Number **(802) 633 4978**

Facility Information

School Type **Combination**
 Building Identification **Main Building**
 Stories **1**
 Building Area **15000 (Gross Square Footage - GSF)**
 Year Constructed **1960**
 Year of Last Major Renovation **1993**
 FCI (Depleted Value) **70.2%**

Environmental & Safety Issues

Hazardous Materials **Yes** ⚠
 Hazardous (HZD) Materials include **Asbestos containing materials (ACM)**
 HZD Issues are **Minor**
 HZD Issues include **The insulation on the piping in the ceiling in main hallway has asbestos. hey are on a management plan. with 6 month and 3 year inspection**

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

Fire or Life/Safety (FL/S) Issues **Maybe** ⚠
 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 **Adequate**
 Building Wi-Fi Coverage **Adequate**
 Cellular Reception **Inadequate** ⚠
 Water Service Pressure **Adequate**
 Natural Gas/Propane Pressure **Adequate**
 Electrical Capacity **Adequate**

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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	1993	20	-9	\$11.00 / SF	for	15,000	SF	=	\$165,000
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	1993	30	1	\$70.00 / SF	for	3,600	SF	=	\$252,000
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	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, Low Density (Includes Fixtures)								
Area of building served	100%	EUL	C-RUL	Cost / Unit		Quantity	Units	=	Total Value
Installed in	1963	40	-19	\$7.00 / GSF	for	15,000	GSF	=	\$105,000
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 - Solid Fuel (Wood/Pellet)								
Area of building served	100%	EUL	C-RUL	Cost / Unit		Quantity	Units	=	Total Value
Installed in	2017	25	20	\$250.00 / MBH	for	429	MBH	=	\$107,143
Secondary Heating System	Boiler(s)/System - Fuel Oil								
Area of building served	100%	EUL	C-RUL	Cost / Unit		Quantity	Units	=	Total Value
Installed in	2017	30	25	\$60.00 / MBH	for	429	MBH	=	\$25,714

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Services - HVAC Distribution

Primary HVAC Distribution System **Piped System to Unit Ventilators/Fan Coils, 2-Pipe System**

Area of building served	100%	EUL	C-RUL	Cost / Unit	Quantity	Units	Total Value
Installed in	2017	30	25	\$10.00 / GSF	15,000	GSF	\$150,000

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 **Kitchen Hood or Computer Center Suppression System**

Area of building served	1 EA	EUL	C-RUL	Cost / Unit	Quantity	Units	Total Value
Installed in	1990	20	-12	\$10,000.00 / EA	1	EA	\$10,000



Secondary Fire Suppression System **Sprinkler System, Medium Density/Complexity**

Area of building served	1%	EUL	C-RUL	Cost / Unit	Quantity	Units	Total Value
Installed in	1963	40	-19	\$5.00 / GSF	150	GSF	\$750



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	2015	20	13	\$3.00 / SF	15,000	SF	\$45,000

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	100%	EUL	C-RUL	Cost / Unit	Quantity	Units	Total Value
Installed in	2010	15	3	\$4.00 / GSF	15,000	GSF	\$60,000

Secondary Security & Low Volt System -

Area of building served	0%	EUL	C-RUL	Cost / Unit	Quantity	Units	Total Value
Installed in	-	-	N/A	- / -	-	-	\$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	1993	40	11	\$22.00 / GSF	15,000	GSF	\$330,000

Services - Solar Power (PV)

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

Owned/Maintained by School **No**

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	2,087	SF	\$0

Ancillary Structures

Ancillary Structures **None**

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

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

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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.