

### 2022 School Facilities Inventory Report

Facility Name: **CALEDONIA CENTRAL SU | TWINFIELD US #33 | 106 NASMITH BROOK ROAD, PLAINFIELD 5667 - Combination - Main Building**

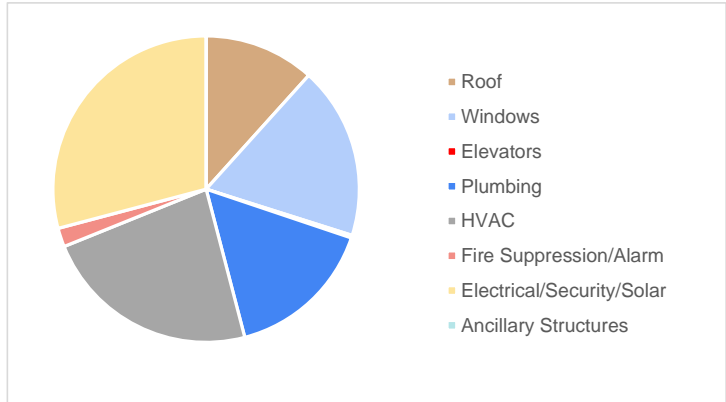
March 29, 2022

Total Value of Assets (Does Not Include Site/Structure/Walls/Interiors) **\$6,015,868**



GPS: 44.298404320989256, -72.39466487377192

#### Relative Asset Values

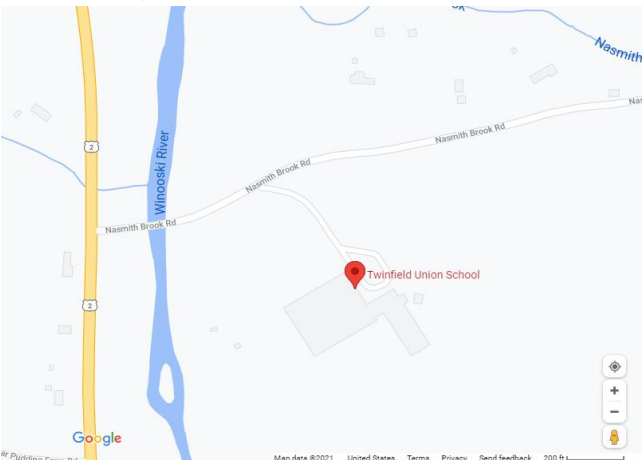
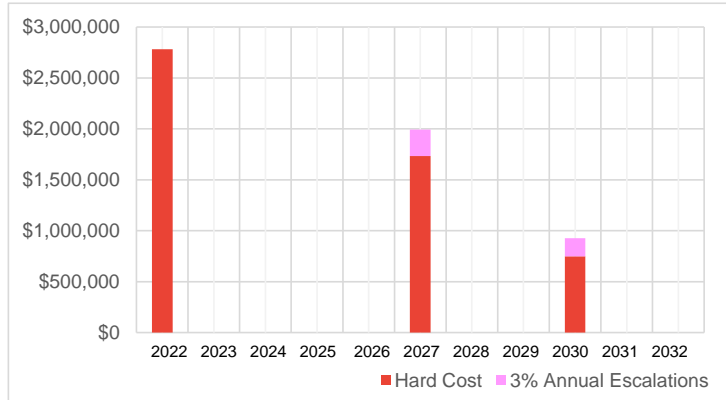


Value of Assets/GSF **\$82.41**



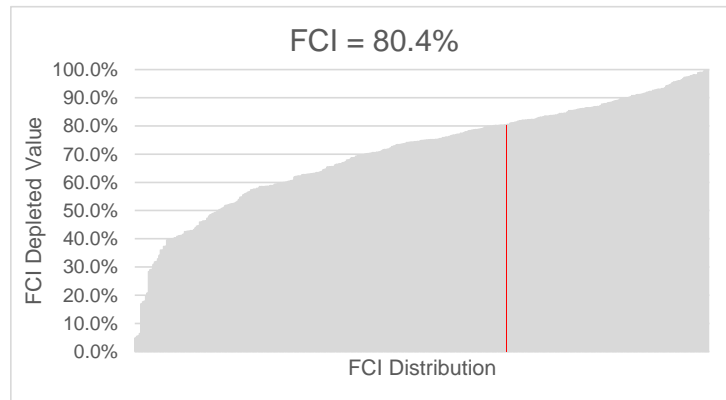
Site Plan - Google Earth

#### 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 **2021-12-14 - 12:21 PM**  
 Respondent Name **Brandon Lawrence**  
 Respondent Title **Director of Facilities**  
 Respondent Email **brandon.lawrence@ccsuvt.net**  
 Respondent Phone Number **(802) 461-3503**

#### Facility Information

School Type **Combination**  
 Building Identification **Main Building**  
 Stories **1**  
 Building Area **73000 (Gross Square Footage - GSF)**  
 Year Constructed **1969**  
 Year of Last Major Renovation **1988**  
 FCI (Depleted Value) **80.4%**

#### Environmental & Safety Issues

Hazardous Materials **Yes** ⚠  
 Hazardous (HZD) Materials include **Asbestos containing materials (ACM)**  
 HZD Issues are **Major**  
 HZD Issues include **Asbestos tile and mastic throughout school. Asbestos science hood and some pipe insulation.**

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

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Fire or Life/Safety (FL/S) Issues **No**  
 FL/S Issues are -

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

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#### Building Envelope - Roof

Roof 1 is <b>Single-Ply EPDM/TPO/PVC Membrane</b>									
Covers <b>75%</b>	EUL	C-RUL	Cost / Unit		Quantity	Units		Total Value	
Installed in <b>2011</b>	20	9	\$11.00 / SF	for	54,750	SF	=	\$602,250	
Roof 2 is <b>Asphalt Shingle</b>									
Covers <b>25%</b>	EUL	C-RUL	Cost / Unit		Quantity	Units		Total Value	
Installed in <b>2011</b>	30	19	\$5.50 / SF	for	18,250	SF	=	\$100,375	
Roof 3 is <b>-</b>									
Covers <b>0%</b>	EUL	C-RUL	Cost / Unit		Quantity	Units		Total Value	
Installed in <b>-</b>	-	N/A	- / -	for	-	-	=	\$0	
Roof 4 is <b>-</b>									
Covers <b>0%</b>	EUL	C-RUL	Cost / Unit		Quantity	Units		Total Value	
Installed in <b>-</b>	-	N/A	- / -	for	-	-	=	\$0	

#### Building Envelope - Windows

Primary Window System <b>Window, Metal-Frame</b>									
% of Windows That are this Type <b>75%</b>	EUL	C-RUL	Cost / Unit		Quantity	Units		Total Value	
Installed in <b>1969</b>	30	-23	\$60.00 / SF	for	13,140	SF	=	\$788,400	⚠
Secondary Window System <b>Window, Wood-Frame</b>									
% of Windows That are this Type <b>25%</b>	EUL	C-RUL	Cost / Unit		Quantity	Units		Total Value	
Installed in <b>1988</b>	30	-4	\$70.00 / SF	for	4,380	SF	=	\$306,600	⚠

#### Services - Elevators

Primary Conveyance/Elevators <b>Wheelchair Lift</b>									
Quantity of Stops <b>1</b>	EUL	C-RUL	Cost / Unit		Quantity	Units		Total Value	
Installed in <b>1969</b>	25	-28	\$17,000.00 / EA	for	1	EA	=	\$17,000	⚠
Secondary Conveyance/Elevators <b>-</b>									
Quantity of Stops <b>0</b>	EUL	C-RUL	Cost / Unit		Quantity	Units		Total Value	
Installed in <b>-</b>	-	N/A	- / -	for	0	-	=	\$0	

#### Services - Plumbing

Primary Plumbing System <b>Supply &amp; Sanitary, Medium Density (Includes Fixtures)</b>									
Area of building served <b>75%</b>	EUL	C-RUL	Cost / Unit		Quantity	Units		Total Value	
Installed in <b>1969</b>	40	-13	\$15.00 / GSF	for	54,750	GSF	=	\$821,250	⚠
Secondary Plumbing System <b>Supply &amp; Sanitary, Low Density (Includes Fixtures)</b>									
Area of building served <b>25%</b>	EUL	C-RUL	Cost / Unit		Quantity	Units		Total Value	
Installed in <b>1988</b>	40	6	\$7.00 / GSF	for	18,250	GSF	=	\$127,750	

#### Services - Cooling - Central System

Primary Central Cooling System <b>None</b>									
Area of building served <b>0%</b>	EUL	C-RUL	Cost / Unit		Quantity	Units		Total Value	
Installed in <b>-</b>	-	N/A	- / -	for	-	-	=	\$0	
Secondary Plumbing System <b>-</b>									
Area of building served <b>0%</b>	EUL	C-RUL	Cost / Unit		Quantity	Units		Total Value	
Installed in <b>-</b>	-	N/A	- / -	for	-	-	=	\$0	

#### Services - Heating - Central System

Primary Heating System <b>Boiler(s)/System - Solid Fuel (Wood/Pellet)</b>									
Area of building served <b>100%</b>	EUL	C-RUL	Cost / Unit		Quantity	Units		Total Value	
Installed in <b>2016</b>	25	19	\$250.00 / MBH	for	2,086	MBH	=	\$521,429	
Secondary Heating System <b>Boiler(s)/System - Gas</b>									
Area of building served <b>100%</b>	EUL	C-RUL	Cost / Unit		Quantity	Units		Total Value	
Installed in <b>2016</b>	30	24	\$62.00 / MBH	for	2,086	MBH	=	\$129,314	

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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	EUL	C-RUL	Cost / Unit	Quantity	Units	Total Value
75%	30	-23	\$10.00 / GSF	54,750	GSF	\$547,500

Installed in 1969



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

Area of building served	EUL	C-RUL	Cost / Unit	Quantity	Units	Total Value
25%	30	-4	\$10.00 / GSF	18,250	GSF	\$182,500

Installed in 1988



#### 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 **Kitchen Hood or Computer Center Suppression System**

Area of building served	EUL	C-RUL	Cost / Unit	Quantity	Units	Total Value
1 EA	20	-33	\$10,000.00 / EA	1	EA	\$10,000

Installed in 1969



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 **Older type Zoned System**

Area of building served	EUL	C-RUL	Cost / Unit	Quantity	Units	Total Value
75%	20	-33	\$1.50 / GSF	54,750	GSF	\$82,125

Installed in 1969



Secondary Fire Suppression System **Older type Zoned System**

Area of building served	EUL	C-RUL	Cost / Unit	Quantity	Units	Total Value
25%	20	-14	\$1.50 / GSF	18,250	GSF	\$27,375

Installed in 1988



#### 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	9	\$4.00 / GSF	36,500	GSF	\$146,000

Installed in 2016

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	6	\$22.00 / GSF	73,000	GSF	\$1,606,000

Installed in 1988

#### Services - Solar Power (PV)

Solar (Electric Generation) Provided **None**

Owned/Maintained by School **-**

Value of Solar PV Panels: -

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

Installed in -

#### Ancillary Structures

Ancillary Structures **None**

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

Installed in -

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

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**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 overlayed 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.