

2022 School Facilities Inventory Report

Facility Name: **CALEDONIA CENTRAL SU | WALDEN SCHOOL | 135 CAHOON FARM ROAD, WALDEN 5873 - Combination (PreK thru 8) - Main Building**

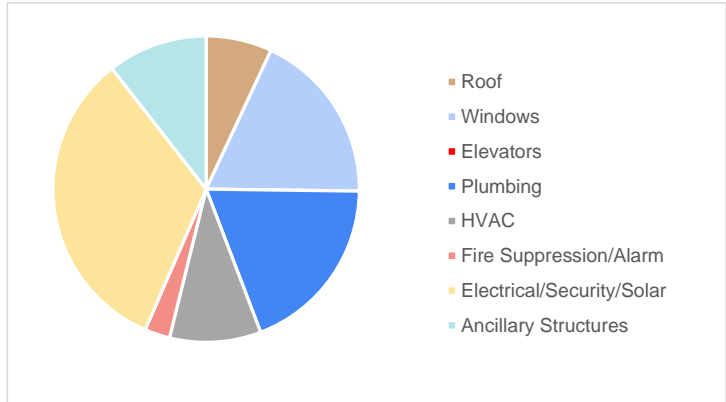
March 29, 2022

Total Value of Assets (Does Not Include Site/Structure/Walls/Interiors) **\$1,302,736**



GPS: 44.45297805834326, -72.2192892142431

Relative Asset Values

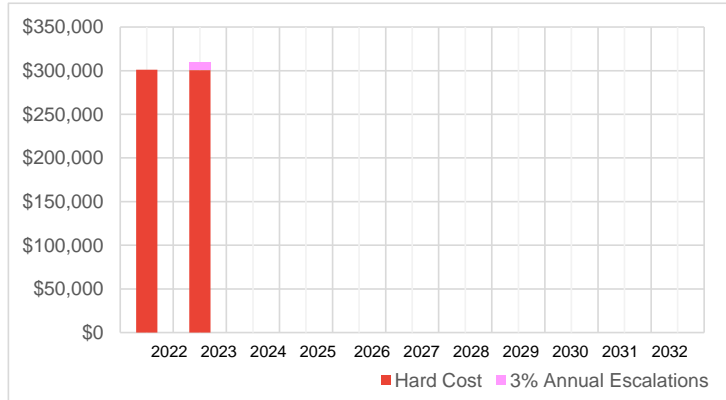


Value of Assets/GSF **\$78.95**

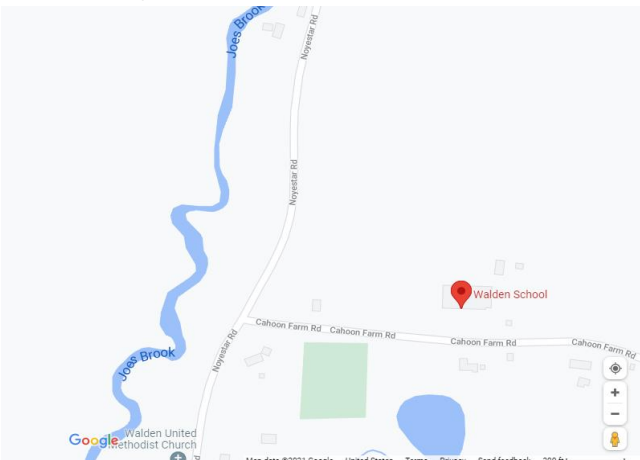
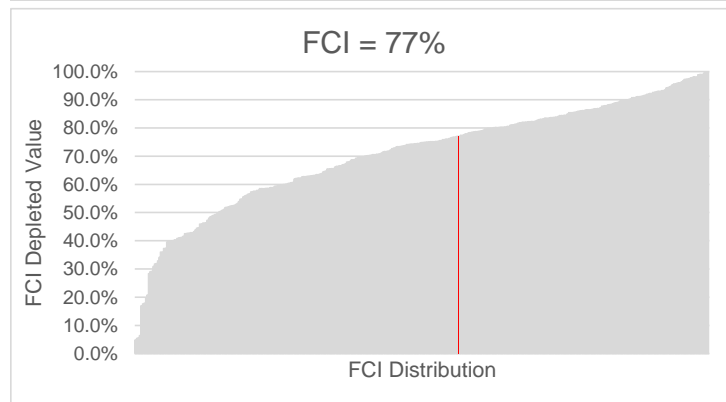


Site Plan - Google Earth

Projected Capital Planning Cash Flow



Facility Condition Index (FCI) Compared to Portfolio



Location Plan - Google Maps

(See Last Page for Explanation of Terms)

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Respondent Information

Date/Time Completed **2022-03-03 - 7:29 AM**
 Respondent Name **Paul Greaves**
 Respondent Title **Director of Facilities**
 Respondent Email **paul.greaves@ccsuvt.net**
 Respondent Phone Number **(802) 563 3000**

Facility Information

School Type **Combination (PreK thru 8)**
 Building Identification **Main Building**
 Stories **1**
 Building Area **16500 (Gross Square Footage - GSF)**
 Year Constructed **1994**
 Year of Last Major Renovation **N/A**
 FCI (Depleted Value) **77.0%**

Environmental & Safety Issues

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

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

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 **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 Asphalt Shingle	EUL	C-RUL	Cost / Unit	Quantity	Units	Total Value
Covers 100%	30	29	\$5.50 / SF	16,500	SF	\$90,750
Installed in 2021						
Roof 2 is -	EUL	C-RUL	Cost / Unit	Quantity	Units	Total Value
Covers 0%	-	N/A	- / -	-	-	\$0
Installed in -						
Roof 3 is -	EUL	C-RUL	Cost / Unit	Quantity	Units	Total Value
Covers 0%	-	N/A	- / -	-	-	\$0
Installed in -						
Roof 4 is -	EUL	C-RUL	Cost / Unit	Quantity	Units	Total Value
Covers 0%	-	N/A	- / -	-	-	\$0
Installed in -						

Building Envelope - Windows

Primary Window System Window, Metal-Frame	EUL	C-RUL	Cost / Unit	Quantity	Units	Total Value
% of Windows That are this Type 100%	30	2	\$60.00 / SF	3,960	SF	\$237,600
Installed in 1994						
Secondary Window System -	EUL	C-RUL	Cost / Unit	Quantity	Units	Total Value
% of Windows That are this Type 0%	-	N/A	- / -	-	-	\$0
Installed in -						

Services - Elevators

Primary Conveyance/Elevators None	EUL	C-RUL	Cost / Unit	Quantity	Units	Total Value
Quantity of Stops 0	-	N/A	- / -	0	-	\$0
Installed in -						
Secondary Conveyance/Elevators -	EUL	C-RUL	Cost / Unit	Quantity	Units	Total Value
Quantity of Stops 0	-	N/A	- / -	0	-	\$0
Installed in -						

Services - Plumbing

Primary Plumbing System Supply & Sanitary, Medium Density (Includes Fixtures)	EUL	C-RUL	Cost / Unit	Quantity	Units	Total Value
Area of building served 100%	40	12	\$15.00 / GSF	16,500	GSF	\$247,500
Installed in 1994						
Secondary Plumbing System -	EUL	C-RUL	Cost / Unit	Quantity	Units	Total Value
Area of building served 0%	-	N/A	- / -	-	-	\$0
Installed in -						

Services - Cooling - Central System

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

Services - Heating - Central System

Primary Heating System Boiler(s)/System - Fuel Oil	EUL	C-RUL	Cost / Unit	Quantity	Units	Total Value
Area of building served 100%	30	2	\$60.00 / MBH	471	MBH	\$28,286
Installed in 1994						
Secondary Heating System -	EUL	C-RUL	Cost / Unit	Quantity	Units	Total Value
Area of building served 0%	-	N/A	- / -	-	-	\$0
Installed in -						

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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
15%	30	2	\$14.00 / GSF	2,475	GSF	\$34,650
Installed in 1994						

Secondary HVAC Distribution System -

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

Services - Package Systems

Primary HVAC Package Unit & Splits **Even Mix of Package Units & Split Systems**

Area of building served	EUL	C-RUL	Cost / Unit	Quantity	Units	Total Value
50%	18	-10	\$1,900.00 / TON	33	TON	\$62,700
Installed in 1994						

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	-8	\$10,000.00 / EA	1	EA	\$10,000
Installed in 1994						

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
100%	20	-8	\$1.50 / GSF	16,500	GSF	\$24,750
Installed in 1994						

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
100%	15	-13	\$4.00 / GSF	16,500	GSF	\$66,000
Installed in 1994						

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	12	\$22.00 / GSF	16,500	GSF	\$363,000
Installed in 1994						

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 - Standard/Portable**

Total SF of Ancillary Structures	EUL	C-RUL	Cost / Unit	Quantity	Units	Total Value
1100	15	1	\$125.00 / SF	1,100	SF	\$137,500
Installed in 2008						

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

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.