

2022 School Facilities Inventory Report

Facility Name: **CENTRAL VERMONT SU | WILLIAMSTOWN MIDDLE/HIGH SCHOOL | 120 HEBERT ROAD, WILLIAMSTOWN 5679 - Combination - Main Building**

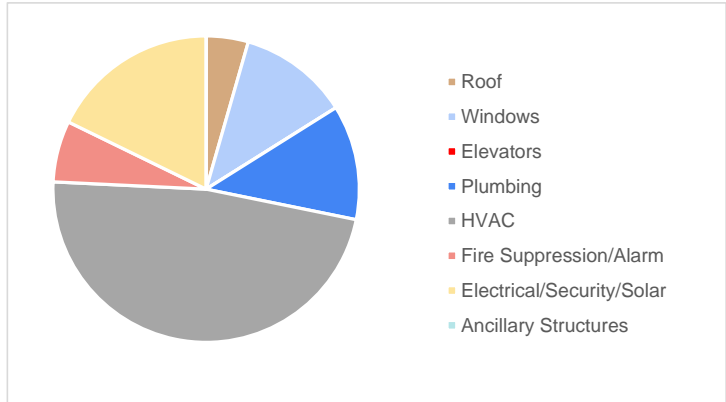
March 29, 2022

Total Value of Assets (Does Not Include Site/Structure/Walls/Interiors) **\$12,375,714**



GPS: 44.12648057562987, -72.54726498686226

Relative Asset Values

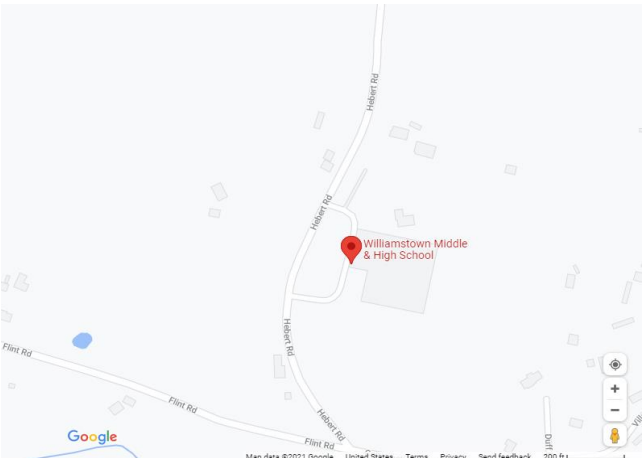
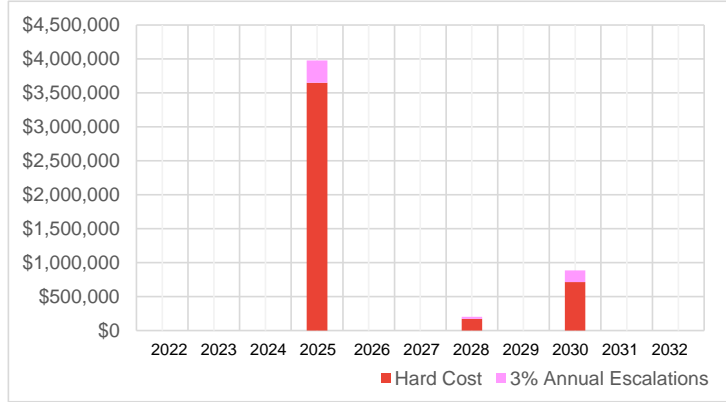


Value of Assets/GSF **\$123.76**



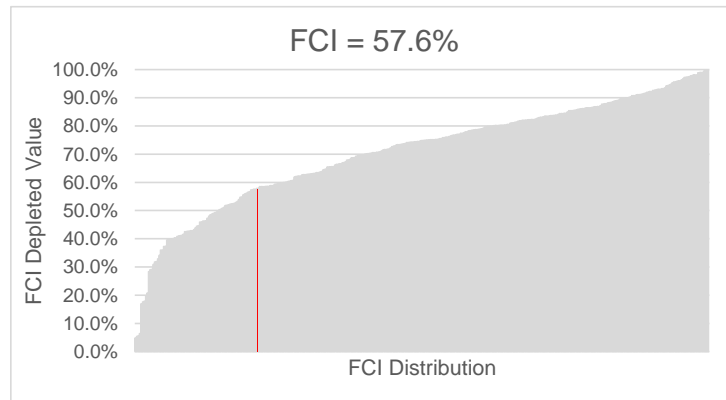
Site Plan - Google Earth

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 **2022-02-21 - 4:05 PM**
 Respondent Name **Chris Locarno**
 Respondent Title **Director Finance and Operations**
 Respondent Email **clocarno@cvsu.org**
 Respondent Phone Number **(802) 433-5818**

Facility Information

School Type **Combination**
 Building Identification **Main Building**
 Stories **2**
 Building Area **100000 (Gross Square Footage - GSF)**
 Year Constructed **2006**
 Year of Last Major Renovation **N/A**
 FCI (Depleted Value) **57.6%**

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 **N/A**
 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	2006	20	4	\$11.00 / SF	for	50,000	SF	=	\$550,000
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, Metal-Frame								
% of Windows That are this Type	100%	EUL	C-RUL	Cost / Unit		Quantity	Units	=	Total Value
Installed in	2006	30	14	\$60.00 / SF	for	24,000	SF	=	\$1,440,000
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	1970	-	N/A	- / -	for	0	-	=	\$0

Services - Plumbing

Primary Plumbing System	Supply & Sanitary, Medium Density (Includes Fixtures)								
Area of building served	100%	EUL	C-RUL	Cost / Unit		Quantity	Units	=	Total Value
Installed in	2006	40	24	\$15.00 / GSF	for	100,000	GSF	=	\$1,500,000
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	2006	25	9	\$250.00 / MBH	for	2,857	MBH	=	\$714,286
Secondary Heating System	Boiler(s)/System - Fuel Oil								
Area of building served	100%	EUL	C-RUL	Cost / Unit		Quantity	Units	=	Total Value
Installed in	1999	30	7	\$60.00 / MBH	for	2,857	MBH	=	\$171,429

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Services - HVAC Distribution

Primary HVAC Distribution System **Forced Air System (AHUs, Ductwork, VAVs), 4-Pipe System**

Area of building served	100%	EUL	C-RUL	Cost / Unit		Quantity	Units	Total Value
Installed in	2006	30	14	\$22.00 / GSF	for	100,000	GSF	= \$2,200,000

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 **Package Units (RTUs)**

Area of building served	100%	EUL	C-RUL	Cost / Unit		Quantity	Units	Total Value
Installed in	2006	20	4	\$7,000.00 / TON	for	400	TON	= \$2,800,000

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	100%	EUL	C-RUL	Cost / Unit		Quantity	Units	Total Value
Installed in	2006	40	24	\$5.00 / GSF	for	100,000	GSF	= \$500,000

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 - 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	2006	20	4	\$3.00 / SF	for	100,000	SF	= \$300,000

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 **None**

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

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	2006	40	24	\$22.00 / GSF	for	100,000	GSF	= \$2,200,000

Services - Solar Power (PV)

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

Owned/Maintained by School **No**

Value of Solar PV Panels: **\$88,676**

Quantity of Panels	50	EUL	C-RUL	Cost / Unit		Quantity	Units	Total Value
Installed in	2012	20	10	\$85.00 / SF	for	1,043	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	- / -	for	-	-	= \$0

Secondary Ancillary Structures -

Total SF of Secondary Ancillary Structures	0	EUL	C-RUL	Cost / Unit		Quantity	Units	Total Value
Installed in	-	-	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.