

2022 School Facilities Inventory Report

Facility Name: **CHAMPLAIN VALLEY SD | CHAMPLAIN VALLEY UHS | 369 CVU ROAD, HINESBURG 5461 - High (9 thru 12) - Main Building**

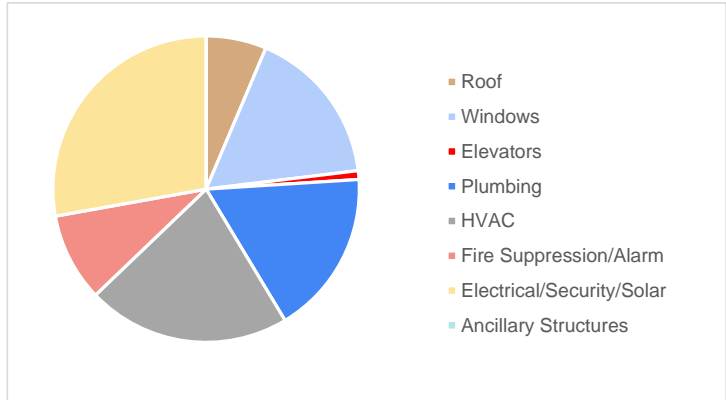
March 29, 2022

Total Value of Assets (Does Not Include Site/Structure/Walls/Interiors) **\$18,976,143**



GPS: 44.34480863305854, -73.10987740085824

Relative Asset Values

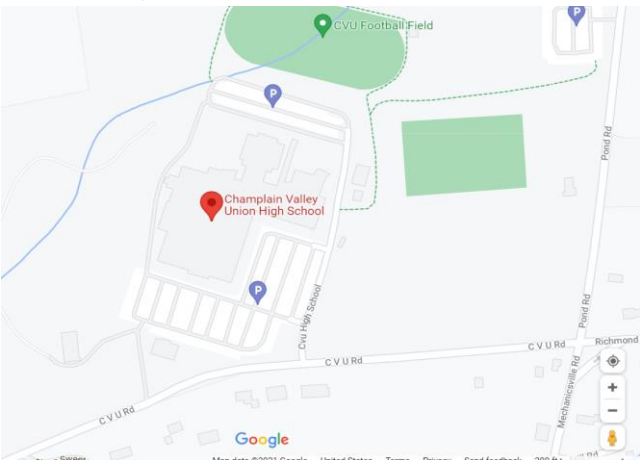
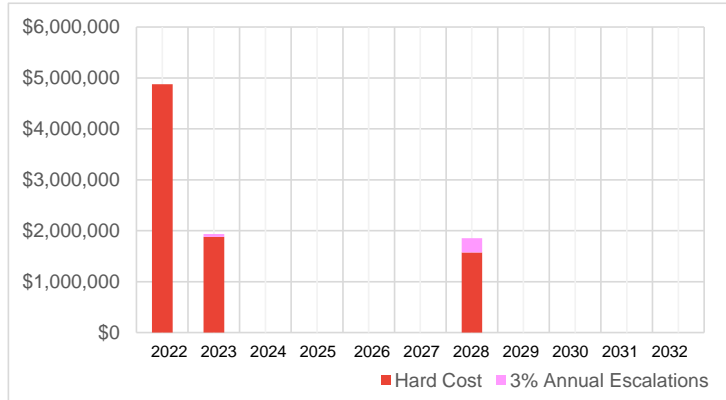


Value of Assets/GSF **\$86.26**



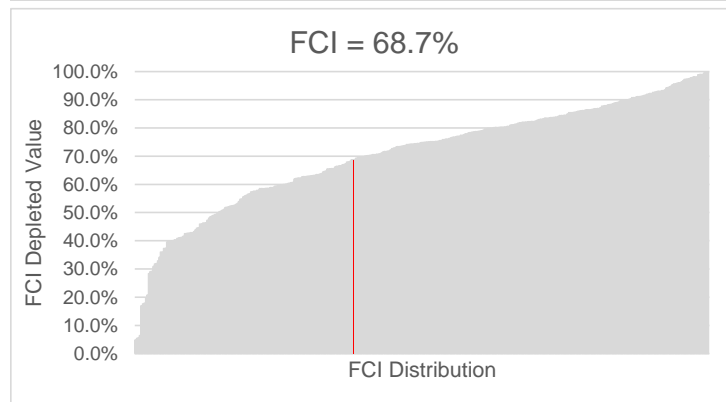
Site Plan - Google Earth

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 **2022-01-03 - 9:15 AM**
 Respondent Name **Tom Mongeon**
 Respondent Title **Director of Facilities**
 Respondent Email **cgiard@cvsdvt.org**
 Respondent Phone Number **(802) 482-7189**

Facility Information

School Type **High (9 thru 12)**
 Building Identification **Main Building**
 Stories **2**
 Building Area **220000 (Gross Square Footage - GSF)**
 Year Constructed **1964**
 Year of Last Major Renovation **2004**
 FCI (Depleted Value) **68.7%**

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 Single-Ply EPDM/TPO/PVC Membrane									
Covers 100%	EUL	C-RUL	Cost / Unit		Quantity	Units		Total Value	
Installed in 2004	20	2	\$11.00 / SF	for	110,000	SF	=	\$1,210,000	
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 2004	30	12	\$60.00 / SF	for	52,800	SF	=	\$3,168,000	
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 5	EUL	C-RUL	Cost / Unit		Quantity	Units		Total Value	
Installed in 1993	30	1	\$25,000.00 / STOP	for	5	STOP	=	\$125,000	
Secondary Conveyance/Elevators Elevator, Hydraulic, Machine/Controller/Cab									
Quantity of Stops 2	EUL	C-RUL	Cost / Unit		Quantity	Units		Total Value	
Installed in 2004	30	12	\$25,000.00 / STOP	for	2	STOP	=	\$50,000	

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 1964	40	-18	\$15.00 / GSF	for	220,000	GSF	=	\$3,300,000	⚠
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 2004	25	7	\$250.00 / MBH	for	6,286	MBH	=	\$1,571,429	
Secondary Heating System Boiler(s)/System - Gas									
Area of building served 100%	EUL	C-RUL	Cost / Unit		Quantity	Units		Total Value	
Installed in 2004	30	12	\$62.00 / MBH	for	6,286	MBH	=	\$389,714	

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Services - HVAC Distribution

Primary HVAC Distribution System **HVAC System, Hydronic Piping, 2-Pipe**

Area of building served	100%	EUL	C-RUL	Cost / Unit	Quantity	Units	Total Value
Installed in	2004	40	22	\$5.00 / SF	for 220,000	SF	= \$1,100,000

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

Area of building served	10%	EUL	C-RUL	Cost / Unit	Quantity	Units	Total Value
Installed in	1982	30	-10	\$10.00 / GSF	for 22,000	GSF	= \$220,000

Services - Package Systems

Primary HVAC Package Unit & Splits **Package Units (RTUs)**

Area of building served	10%	EUL	C-RUL	Cost / Unit	Quantity	Units	Total Value
Installed in	1992	20	-10	\$7,000.00 / TON	for 88	TON	= \$616,000

Secondary HVAC Package Unit & Splits **Split Systems**

Area of building served	10%	EUL	C-RUL	Cost / Unit	Quantity	Units	Total Value
Installed in	1992	15	-15	\$2,000.00 / TON	for 88	TON	= \$176,000

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	2004	40	22	\$5.00 / GSF	for 220,000	GSF	= \$1,100,000

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	2004	20	2	\$10,000.00 / EA	for 1	EA	= \$10,000

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	2004	20	2	\$3.00 / SF	for 220,000	SF	= \$660,000

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	50%	EUL	C-RUL	Cost / Unit	Quantity	Units	Total Value
Installed in	2004	15	-3	\$4.00 / GSF	for 110,000	GSF	= \$440,000

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	2004	40	22	\$22.00 / GSF	for 220,000	GSF	= \$4,840,000

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.