

2022 School Facilities Inventory Report

Facility Name: **CHAMPLAIN VALLEY SD | SHELBURNE COMMUNITY SCHOOL | 345 HARBOR RD, SHELBURNE 5482 - Combination - Main Building**

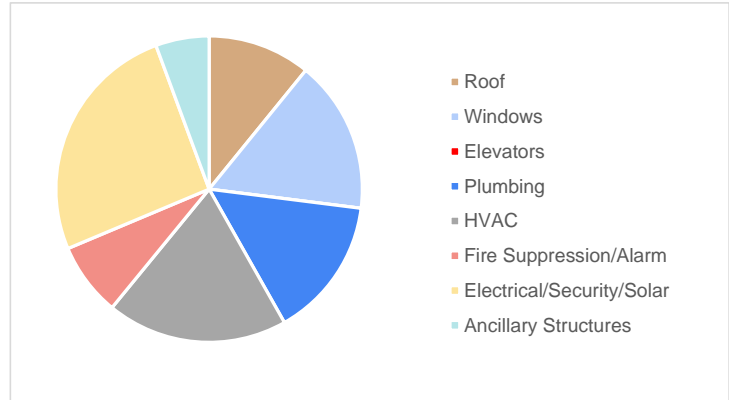
March 29, 2022

Total Value of Assets (Does Not Include Site/Structure/Walls/Interiors) **\$12,655,522**



GPS: 44.3809264084347, -73.23537705979496

Relative Asset Values

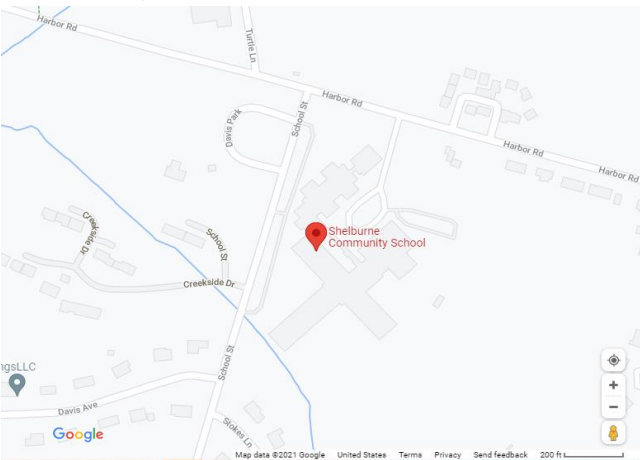
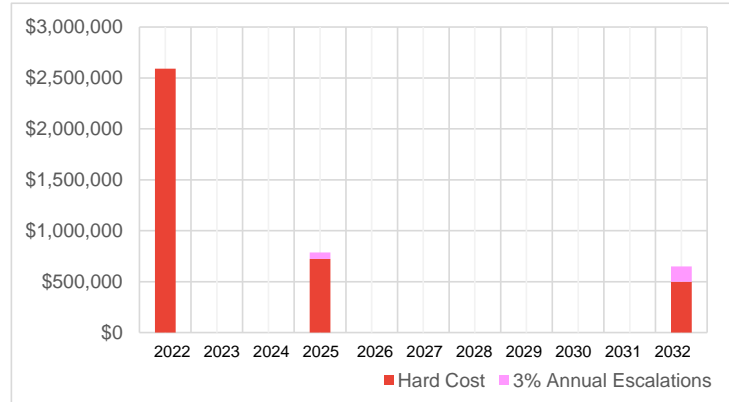


Value of Assets/GSF **\$101.20**



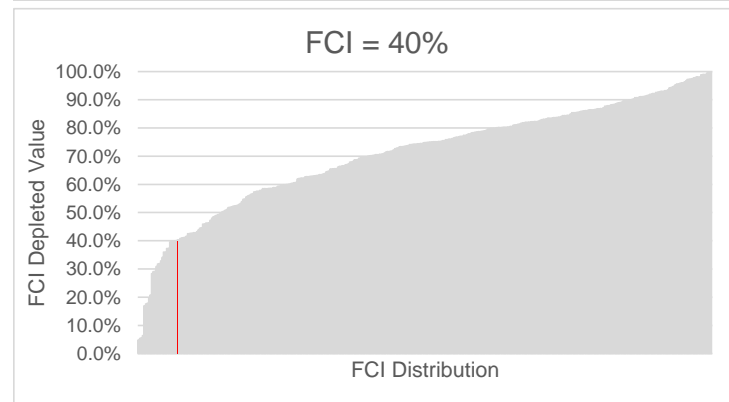
Site Plan - Google Earth

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 - 3:59 PM**
 Respondent Name **Ron Larivee**
 Respondent Title **Facilities Manager**
 Respondent Email **rlarivee@cvsdvt.org**
 Respondent Phone Number **(802) 338-7354**

Facility Information

School Type **Combination**
 Building Identification **Main Building**
 Stories **1**
 Building Area **125059 (Gross Square Footage - GSF)**
 Year Constructed **1967**
 Year of Last Major Renovation **2017**
 FCI (Depleted Value) **40.0%**

Environmental & Safety Issues

Hazardous Materials **Yes** ⚠
 Hazardous (HZD) Materials include **Asbestos containing materials (ACM)**
 HZD Issues are **Major**
 HZD Issues include **Boiler internal materials unknown amount. Gym storage closet has 3 MJP. Office storage closet at A26 has mastic under the 12x12 white with green tile about 300sq ft of it. Planning room A31 has mastic under new floor tile, about 120 sq ft. Storage room above the ceiling between C313 and C314 has 4 MJP. C wing bathrooms above hard ceiling has unknown amount of 4"&6" OD MJP. Exterior has transite board under windows and door overhangs throughout original construction. Underground has transite pipe not quantified and sealed off.**

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 **Marginal** ⚠
 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	90%	EUL	C-RUL	Cost / Unit		Quantity	Units	=	Total Value
Installed in	2017	20	15	\$11.00 / SF	for	112,553 SF			\$1,238,084
Roof 2 is	Single-Ply EPDM/TPO/PVC Membrane								
Covers	10%	EUL	C-RUL	Cost / Unit		Quantity	Units	=	Total Value
Installed in	2006	20	4	\$11.00 / SF	for	12,506 SF			\$137,565
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	80%	EUL	C-RUL	Cost / Unit		Quantity	Units	=	Total Value
Installed in	2018	30	26	\$70.00 / SF	for	24,011 SF			\$1,680,793
Secondary Window System	Window, Metal-Frame								
% of Windows That are this Type	20%	EUL	C-RUL	Cost / Unit		Quantity	Units	=	Total Value
Installed in	1996	30	4	\$60.00 / SF	for	6,003 SF			\$360,170

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, Medium Density (Includes Fixtures)								
Area of building served	100%	EUL	C-RUL	Cost / Unit		Quantity	Units	=	Total Value
Installed in	1967	40	-15	\$15.00 / GSF	for	125,059 GSF			\$1,875,885
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 - Gas								
Area of building served	90%	EUL	C-RUL	Cost / Unit		Quantity	Units	=	Total Value
Installed in	2011	30	19	\$62.00 / MBH	for	3,216 MBH			\$199,380
Secondary Heating System	Boiler(s)/System - Fuel Oil								
Area of building served	90%	EUL	C-RUL	Cost / Unit		Quantity	Units	=	Total Value
Installed in	2011	30	19	\$60.00 / MBH	for	3,216 MBH			\$192,948

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Services - HVAC Distribution

Primary HVAC Distribution System **Forced Air System (AHUs, Ductwork, VAVs), 2-Pipe System**

Area of building served	80%	EUL	C-RUL	Cost / Unit	Quantity	Units	Total Value
Installed in	2018	30	26	\$18.00 / GSF	100,047	GSF	\$1,800,850

Secondary HVAC Distribution System **Forced Air System (AHUs, Ductwork, VAVs), 2-Pipe System**

Area of building served	10%	EUL	C-RUL	Cost / Unit	Quantity	Units	Total Value
Installed in	1996	30	4	\$18.00 / GSF	12,506	GSF	\$225,106

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 **Sprinkler System, Medium Density/Complexity**

Area of building served	95%	EUL	C-RUL	Cost / Unit	Quantity	Units	Total Value
Installed in	1996	40	14	\$5.00 / GSF	118,806	GSF	\$594,030

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	2021	20	19	\$10,000.00 / EA	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	2018	20	16	\$3.00 / SF	125,059	SF	\$375,177

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	2018	15	11	\$4.00 / GSF	125,059	GSF	\$500,236

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	2017	40	35	\$22.00 / GSF	125,059	GSF	\$2,751,298

Services - Solar Power (PV)

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

Owned/Maintained by School **No**

Value of Solar PV Panels: \$1,774

Quantity of Panels	1	EUL	C-RUL	Cost / Unit	Quantity	Units	Total Value
Installed in	2019	20	17	\$85.00 / SF	21	SF	\$0

Ancillary Structures

Ancillary Structures **Relocatable Building - Classroom/Office - Standard/Portable**

Total SF of Ancillary Structures	5712	EUL	C-RUL	Cost / Unit	Quantity	Units	Total Value
Installed in	2006	15	-1	\$125.00 / SF	5,712	SF	\$714,000

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 overlayed 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.