

2022 School Facilities Inventory Report

Facility Name: **CHAMPLAIN VALLEY SD | WILLISTON SCHOOLS | 195 CENTRAL SCHOOL DRIVE, WILLISTON 5495 - Combination (3 thru 8) - Main Building**

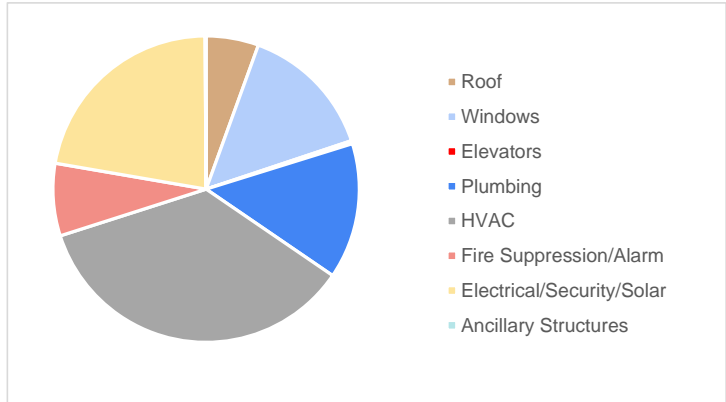
March 29, 2022

Total Value of Assets (Does Not Include Site/Structure/Walls/Interiors) **\$15,174,114**



GPS: 44.44040483453893, -73.07351594308352

Relative Asset Values

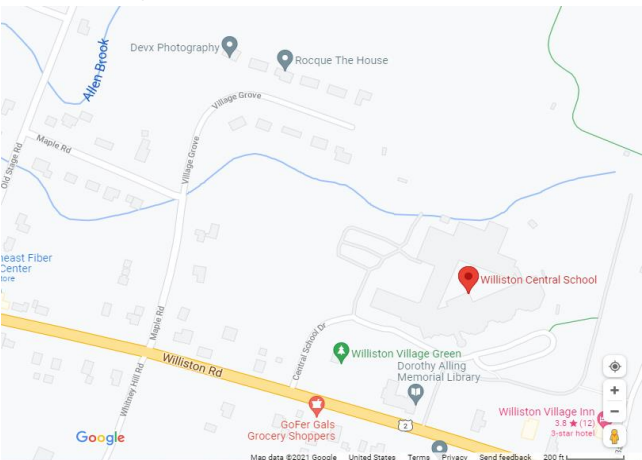
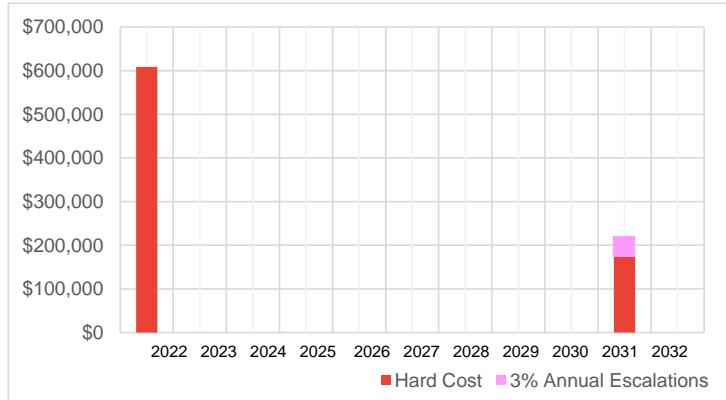


Value of Assets/GSF **\$104.65**



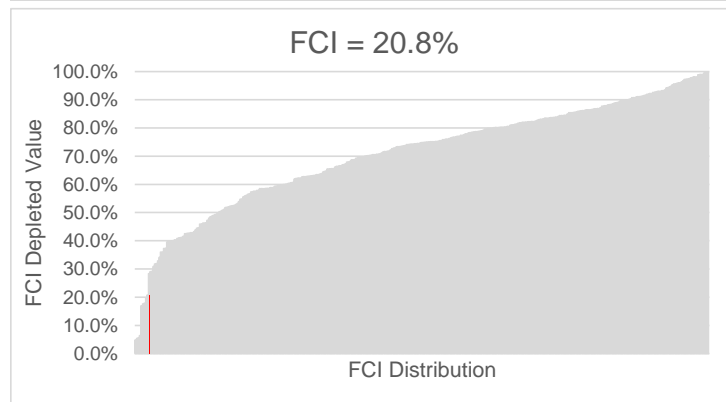
Site Plan - Google Earth

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 **2021-12-09 - 1:47 PM**
 Respondent Name **Lyall Smith**
 Respondent Title **Director of Facilities**
 Respondent Email **lysmith@cvsdvt.org**
 Respondent Phone Number **(802) 316-1275**

Facility Information

School Type **Combination (3 thru 8)**
 Building Identification **Main Building**
 Stories **2**
 Building Area **145000 (Gross Square Footage - GSF)**
 Year Constructed **1949**
 Year of Last Major Renovation **2017**
 FCI (Depleted Value) **20.8%**

Environmental & Safety Issues

Hazardous Materials **Yes** ⚠
 Hazardous (HZD) Materials include **Asbestos containing materials (ACM)**
 HZD Issues are **Minor**
 HZD Issues include **Asbestos floor tile in two small IT closets**

Indoor Air Quality (IAQ) Issues **Maybe** ⚠
 IAQ Issues include **Perceptible Odors**
 IAQ Issues are **Major**
 IAQ Issues include **Moisture under a 1991 gym floor approximately \$ 120,000 to replace the floor**

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	70%	EUL	C-RUL	Cost / Unit		Quantity	Units	=	Total Value
Installed in	2017	20	15	\$11.00 / SF	for	50,750	SF	=	\$558,250
Roof 2 is	Metal								
Covers	30%	EUL	C-RUL	Cost / Unit		Quantity	Units	=	Total Value
Installed in	2008	40	26	\$13.00 / SF	for	21,750	SF	=	\$282,750
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	75%	EUL	C-RUL	Cost / Unit		Quantity	Units	=	Total Value
Installed in	2017	30	25	\$60.00 / SF	for	26,100	SF	=	\$1,566,000
Secondary Window System	Window, Wood-Frame								
% of Windows That are this Type	25%	EUL	C-RUL	Cost / Unit		Quantity	Units	=	Total Value
Installed in	1991	30	-1	\$70.00 / SF	for	8,700	SF	=	\$609,000

Services - Elevators

Primary Conveyance/Elevators	Elevator, Hydraulic, Machine/Controller/Cab								
Quantity of Stops	2	EUL	C-RUL	Cost / Unit		Quantity	Units	=	Total Value
Installed in	2010	30	18	\$25,000.00 / STOP	for	2	STOP	=	\$50,000
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	2017	40	35	\$15.00 / GSF	for	145,000	GSF	=	\$2,175,000
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	Central Cooling System - Chiller(s) - Air Cooled								
Area of building served	100%	EUL	C-RUL	Cost / Unit		Quantity	Units	=	Total Value
Installed in	2017	25	20	\$1,200.00 / TON	for	580	TON	=	\$696,000
Secondary Plumbing System	-								
Area of building served	0%	EUL	C-RUL	Cost / Unit		Quantity	Units	=	Total Value
Installed in	-	-	N/A	- / -	for	-	-	=	\$0

Services - Heating - Central System

Primary Heating System	Boiler(s)/System - Gas								
Area of building served	100%	EUL	C-RUL	Cost / Unit		Quantity	Units	=	Total Value
Installed in	2017	30	25	\$62.00 / MBH	for	4,143	MBH	=	\$256,857
Secondary Heating System	Boiler(s)/System - Gas								
Area of building served	100%	EUL	C-RUL	Cost / Unit		Quantity	Units	=	Total Value
Installed in	2010	30	18	\$62.00 / MBH	for	4,143	MBH	=	\$256,857

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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	2017	30	25	\$22.00 / GSF	for 145,000	GSF	= \$3,190,000

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 **Even Mix of Package Units & Split Systems**

Area of building served	90%	EUL	C-RUL	Cost / Unit	Quantity	Units	Total Value
Installed in	2017	18	13	\$1,900.00 / TON	for 522	TON	= \$991,800

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	2017	40	35	\$5.00 / GSF	for 145,000	GSF	= \$725,000

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	2017	20	15	\$3.00 / SF	for 145,000	SF	= \$435,000

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	30%	EUL	C-RUL	Cost / Unit	Quantity	Units	Total Value
Installed in	2017	15	10	\$4.00 / GSF	for 43,500	GSF	= \$174,000

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	2017	40	35	\$22.00 / GSF	for 145,000	GSF	= \$3,190,000

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 **Relocatable Building - Classroom/Office - Basic/Portable**

Total SF of Ancillary Structures	160	EUL	C-RUL	Cost / Unit	Quantity	Units	Total Value
Installed in	2021	15	14	\$110.00 / SF	for 160	SF	= \$17,600

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 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.