

2022 School Facilities Inventory Report

Facility Name: **CHAMPLAIN VALLEY SD | ALLEN BROOK SCHOOL | 497 TALCOT RD. WILLISTON VT, 05495 - Elementary (PreK thru 4) - Main Building**

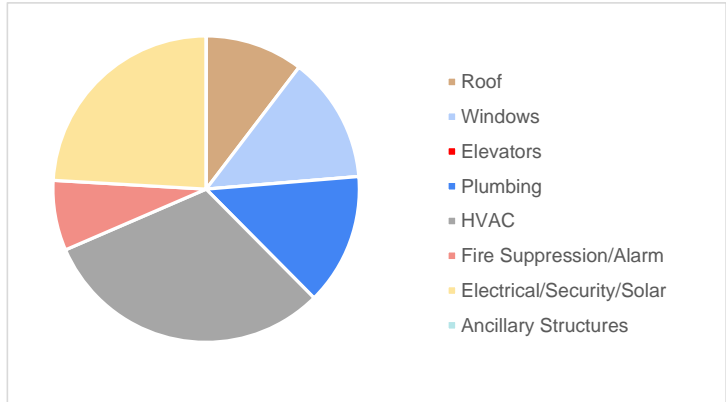
March 29, 2022

Total Value of Assets (Does Not Include Site/Structure/Walls/Interiors) **\$6,268,756**



GPS: 44.4482346916241, -73.0963113665312

Relative Asset Values

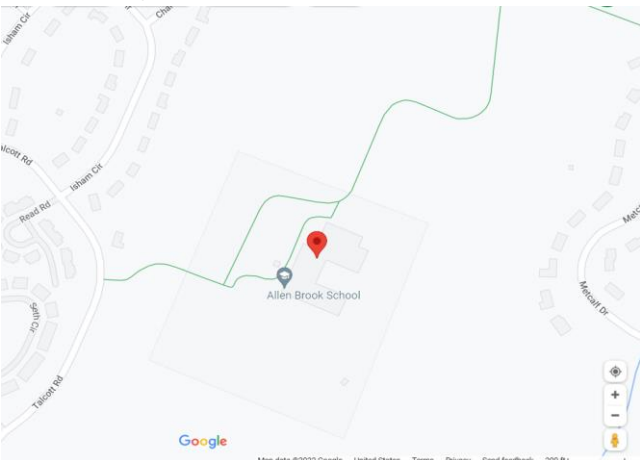
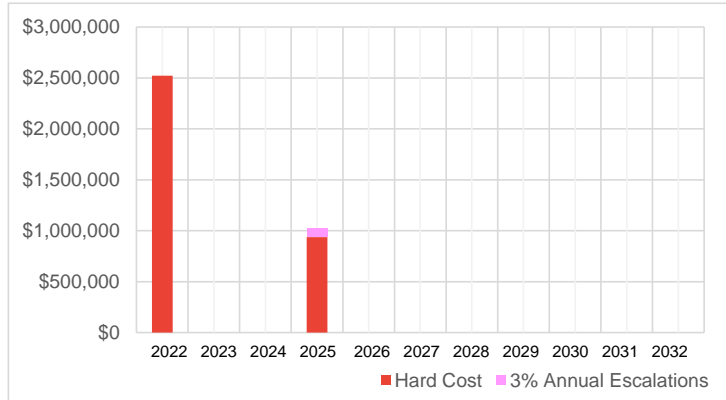


Value of Assets/GSF **\$108.08**



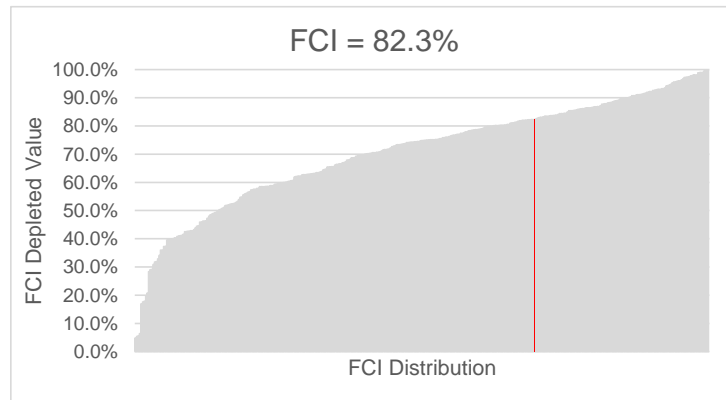
Site Plan - Google Earth

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 **2021-12-16 - 10:37 AM**
 Respondent Name **Lyall Smith**
 Respondent Title **Director of Facilities**
 Respondent Email **lysmith@cvsdvt.org**
 Respondent Phone Number **(802) 316-1275**

Facility Information

School Type **Elementary (PreK thru 4)**
 Building Identification **Main Building**
 Stories **1**
 Building Area **58000 (Gross Square Footage - GSF)**
 Year Constructed **1996**
 Year of Last Major Renovation **N/A**
 FCI (Depleted Value) **82.3%**

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 **Yes** 
 ADA Issues are **Major**
 ADA Issues include **no paved walks from classroom doors**

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 90% | EUL | C-RUL | Cost / Unit | | Quantity | Units | | Total Value | |
| Installed in 1996 | 20 | -6 | \$11.00 / SF | for | 52,200 | SF | = | \$574,200 | ⚠ |
| Roof 2 is Metal | | | | | | | | | |
| Covers 10% | EUL | C-RUL | Cost / Unit | | Quantity | Units | | Total Value | |
| Installed in 1996 | 40 | 14 | \$13.00 / SF | for | 5,800 | SF | = | \$75,400 | |
| 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 1996 | 30 | 4 | \$60.00 / SF | for | 13,920 | SF | = | \$835,200 | |
| 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 1996 | - | 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 1996 | 40 | 14 | \$15.00 / GSF | for | 58,000 | GSF | = | \$870,000 | |
| 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 - Gas | | | | | | | | | |
| Area of building served 100% | EUL | C-RUL | Cost / Unit | | Quantity | Units | | Total Value | |
| Installed in 1996 | 30 | 4 | \$62.00 / MBH | for | 1,657 | MBH | = | \$102,743 | |
| Secondary Heating System - | | | | | | | | | |
| Area of building served 0% | EUL | C-RUL | Cost / Unit | | Quantity | Units | | Total Value | |
| Installed in - | - | N/A | - / - | for | - | - | = | \$0 | |

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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 | 1996 | 40 | 14 | \$5.00 / SF | 58,000 | SF | \$290,000 |

Secondary HVAC Distribution System -

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

Services - Package Systems

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

| Area of building served | 95% | EUL | C-RUL | Cost / Unit | Quantity | Units | Total Value |
|-------------------------|------|-----|-------|------------------|----------|-------|-------------|
| Installed in | 1996 | 20 | -6 | \$7,000.00 / TON | 220 | TON | \$1,542,800 |

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

| Area of building served | 1% | EUL | C-RUL | Cost / Unit | Quantity | Units | Total Value |
|-------------------------|------|-----|-------|------------------|----------|-------|-------------|
| Installed in | 2020 | 15 | 13 | \$2,000.00 / TON | 2 | TON | \$4,640 |

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 | 1996 | 40 | 14 | \$5.00 / GSF | 58,000 | GSF | \$290,000 |

Secondary Fire Suppression System -

| Area of building served | 0% | EUL | C-RUL | Cost / Unit | Quantity | Units | Total Value |
|-------------------------|----|-----|-------|-------------|----------|-------|-------------|
| Installed in | - | - | N/A | - / - | - | - | \$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 | 1996 | 20 | -6 | \$3.00 / SF | 58,000 | SF | \$174,000 |

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 | 1996 | 15 | -11 | \$4.00 / GSF | 58,000 | GSF | \$232,000 |

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 | 1996 | 40 | 14 | \$22.00 / GSF | 58,000 | GSF | \$1,276,000 |

Services - Solar Power (PV)

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

Owned/Maintained by School **Yes**

Value of Solar PV Panels: \$1,774

| Quantity of Panels | 1 | EUL | C-RUL | Cost / Unit | Quantity | Units | Total Value |
|--------------------|------|-----|-------|--------------|----------|-------|-------------|
| Installed in | 2018 | 20 | 16 | \$85.00 / SF | 21 | SF | \$1,774 |

Ancillary Structures

Ancillary Structures **None**

| Total SF of Ancillary Structures | - | EUL | C-RUL | Cost / Unit | Quantity | Units | Total Value |
|----------------------------------|---|-----|-------|-------------|----------|-------|-------------|
| Installed in | - | - | N/A | - / - | - | - | \$0 |

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

Please add Chris Giard as a contact for this building cgiard@cvsdvt.org

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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. |