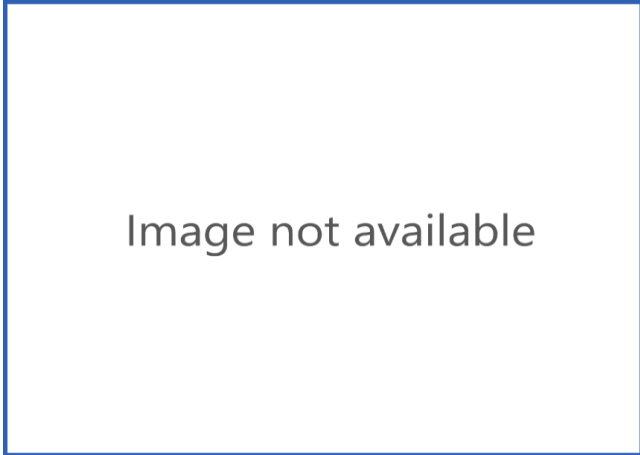


### 2022 School Facilities Inventory Report

Facility Name: **COLCHESTER SD | COLCHESTER HIGH SCHOOL | 131 LAKER LANE, COLCHESTER 5446 - High (9 thru 12) - Main Building**

March 29, 2022

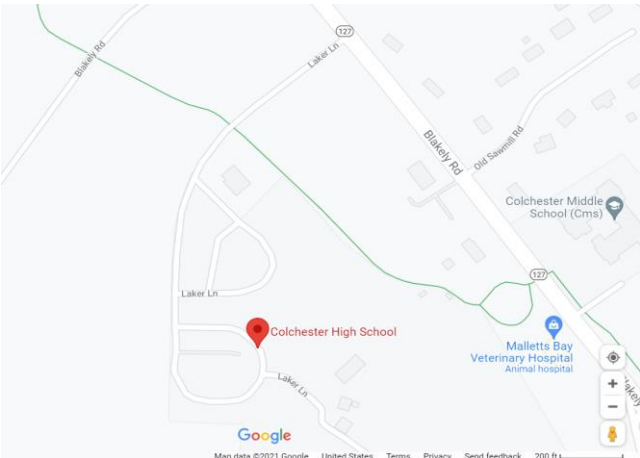
Total Value of Assets (Does Not Include Site/Structure/Walls/Interiors) **\$10,089,107**



GPS: 44.5394900225754, -73.21410360273286

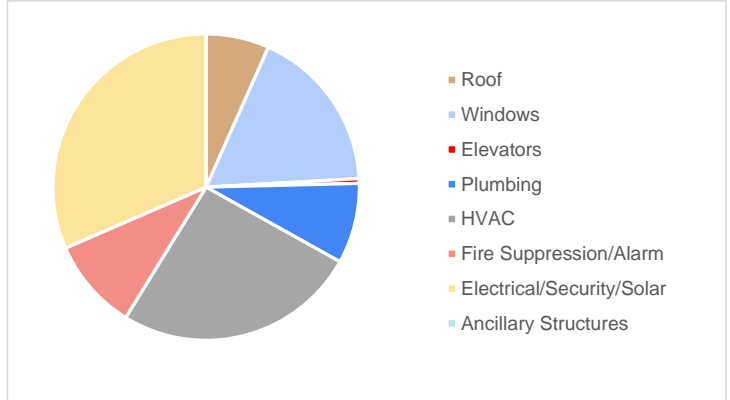


Site Plan - Google Earth



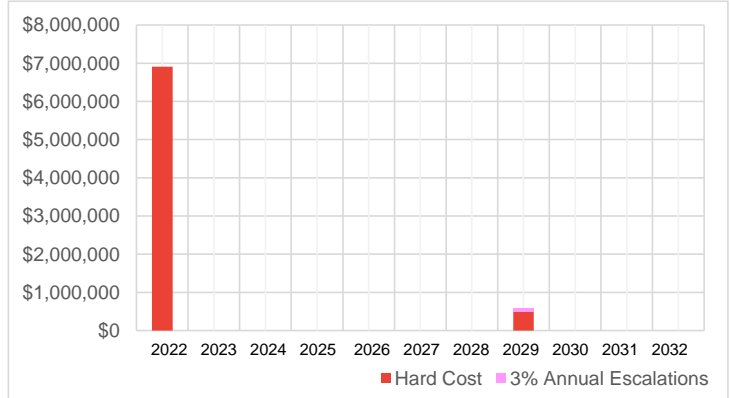
Location Plan - Google Maps

#### Relative Asset Values

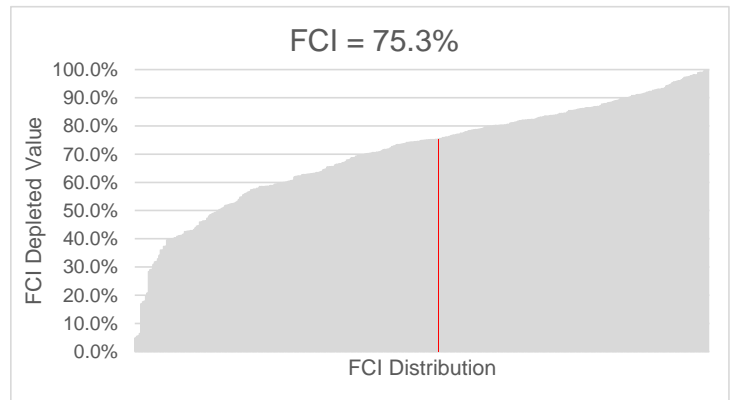


Value of Assets/GSF **\$82.52**

#### Projected Capital Planning Cash Flow



#### Facility Condition Index (FCI) Compared to Portfolio



(See Last Page for Explanation of Terms)

### 2022 School Facilities Inventory Report

Facility Name: **COLCHESTER SD | COLCHESTER HIGH SCHOOL | 131 LAKER LANE, COLCHESTER  
5446 - High (9 thru 12) - Main Building**

#### Respondent Information

Date/Time Completed **2021-12-09 - 1:04 PM**  
 Respondent Name **George Trieb**  
 Respondent Title **Business and Operations Manager**  
 Respondent Email **george.trieb@colchestersd.org**  
 Respondent Phone Number **(802) 264-5979**

#### Facility Information

School Type **High (9 thru 12)**  
 Building Identification **Main Building**  
 Stories **2**  
 Building Area **122262 (Gross Square Footage - GSF)**  
 Year Constructed **1979**  
 Year of Last Major Renovation **2015**  
 FCI (Depleted Value) **75.2%**

#### Environmental & Safety Issues

Hazardous Materials **Yes** ⚠  
 Hazardous (HZD) Materials include **Asbestos containing materials (ACM)**  
 HZD Issues are **Minor**  
 HZD Issues include **Glue holding the tiles to the floor**

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**

### 2022 School Facilities Inventory Report

Facility Name: **COLCHESTER SD | COLCHESTER HIGH SCHOOL | 131 LAKER LANE, COLCHESTER  
5446 - High (9 thru 12) - Main Building**

#### Building Envelope - Roof

Roof 1 is <b>Single-Ply EPDM/TPO/PVC Membrane</b>									
Covers <b>100%</b>	EUL	C-RUL	Cost / Unit		Quantity	Units		Total Value	
Installed in <b>1979</b>	20	-23	\$11.00 / SF	for	61,131	SF	=	\$672,441	⚠
Roof 2 is -									
Covers <b>0%</b>	EUL	C-RUL	Cost / Unit		Quantity	Units		Total Value	
Installed in -	-	N/A	- / -	for	-	-	=	\$0	
Roof 3 is -									
Covers <b>0%</b>	EUL	C-RUL	Cost / Unit		Quantity	Units		Total Value	
Installed in -	-	N/A	- / -	for	-	-	=	\$0	
Roof 4 is -									
Covers <b>0%</b>	EUL	C-RUL	Cost / Unit		Quantity	Units		Total Value	
Installed in -	-	N/A	- / -	for	-	-	=	\$0	

#### Building Envelope - Windows

Primary Window System <b>Window, Metal-Frame</b>									
% of Windows That are this Type <b>100%</b>	EUL	C-RUL	Cost / Unit		Quantity	Units		Total Value	
Installed in <b>1979</b>	30	-13	\$60.00 / SF	for	29,343	SF	=	\$1,760,573	⚠
Secondary Window System -									
% of Windows That are this Type <b>0%</b>	EUL	C-RUL	Cost / Unit		Quantity	Units		Total Value	
Installed in -	-	N/A	- / -	for	-	-	=	\$0	

#### Services - Elevators

Primary Conveyance/Elevators <b>Elevator, Hydraulic, Machine/Controller/Cab</b>									
Quantity of Stops <b>2</b>	EUL	C-RUL	Cost / Unit		Quantity	Units		Total Value	
Installed in <b>1979</b>	30	-13	\$25,000.00 / STOP	for	2	STOP	=	\$50,000	⚠
Secondary Conveyance/Elevators -									
Quantity of Stops <b>0</b>	EUL	C-RUL	Cost / Unit		Quantity	Units		Total Value	
Installed in -	-	N/A	- / -	for	0	-	=	\$0	

#### Services - Plumbing

Primary Plumbing System <b>Supply &amp; Sanitary, Low Density (Includes Fixtures)</b>									
Area of building served <b>100%</b>	EUL	C-RUL	Cost / Unit		Quantity	Units		Total Value	
Installed in <b>1979</b>	40	-3	\$7.00 / GSF	for	122,262	GSF	=	\$855,834	⚠
Secondary Plumbing System -									
Area of building served <b>0%</b>	EUL	C-RUL	Cost / Unit		Quantity	Units		Total Value	
Installed in -	-	N/A	- / -	for	-	-	=	\$0	

#### Services - Cooling - Central System

Primary Central Cooling System <b>Central Cooling System - Chiller(s) - Air Cooled</b>									
Area of building served <b>30%</b>	EUL	C-RUL	Cost / Unit		Quantity	Units		Total Value	
Installed in <b>1979</b>	25	-18	\$1,200.00 / TON	for	147	TON	=	\$176,057	⚠
Secondary Plumbing System -									
Area of building served <b>0%</b>	EUL	C-RUL	Cost / Unit		Quantity	Units		Total Value	
Installed in -	-	N/A	- / -	for	-	-	=	\$0	

#### Services - Heating - Central System

Primary Heating System <b>Boiler(s)/System - Gas</b>									
Area of building served <b>100%</b>	EUL	C-RUL	Cost / Unit		Quantity	Units		Total Value	
Installed in <b>1979</b>	30	-13	\$62.00 / MBH	for	3,493	MBH	=	\$216,578	⚠
Secondary Heating System -									
Area of building served <b>0%</b>	EUL	C-RUL	Cost / Unit		Quantity	Units		Total Value	
Installed in -	-	N/A	- / -	for	-	-	=	\$0	

### 2022 School Facilities Inventory Report

Facility Name: **COLCHESTER SD | COLCHESTER HIGH SCHOOL | 131 LAKER LANE, COLCHESTER  
5446 - High (9 thru 12) - Main Building**

#### Services - HVAC Distribution

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

Area of building served	100%	EUL	C-RUL	Cost / Unit	Quantity	Units	Total Value
Installed in	1979	30	-13	\$10.00 / GSF	122,262	GSF	\$1,222,620



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 **Split Systems**

Area of building served	100%	EUL	C-RUL	Cost / Unit	Quantity	Units	Total Value
Installed in	1979	15	-28	\$2,000.00 / TON	489	TON	\$978,096



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	100%	EUL	C-RUL	Cost / Unit	Quantity	Units	Total Value
Installed in	1979	40	-3	\$5.00 / GSF	122,262	GSF	\$611,310



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	2003	20	1	\$3.00 / SF	122,262	SF	\$366,786

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	2015	15	8	\$4.00 / GSF	122,262	GSF	\$489,048

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	2015	40	33	\$22.00 / GSF	122,262	GSF	\$2,689,764

#### 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	- / -	-	-	\$0

#### Ancillary Structures

Ancillary Structures **None**

Total SF of Ancillary Structures -

Installed in -

EUL	C-RUL	Cost / Unit	Quantity	Units	Total Value
-	N/A	- / -	-	-	\$0

Secondary Ancillary Structures -

Total SF of Secondary Ancillary Structures 0

Installed in -

EUL	C-RUL	Cost / Unit	Quantity	Units	Total Value
-	N/A	- / -	-	-	\$0

#### Additional Comments

**2022 School Facilities Inventory Report**

Facility Name: **COLCHESTER SD | COLCHESTER HIGH SCHOOL | 131 LAKER LANE, COLCHESTER  
5446 - High (9 thru 12) - Main Building**

## Explanation of Terms

<b>Projected Capital Planning Cash Flow</b>	The estimated replacement costs of systems as they expire annually.
<b>Facility Condition Index (FCI)</b>	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.
<b>Total Value of Assets</b>	The total estimated replacement cost of all the assets listed in the form.
<b>Value of Assets per GSF</b>	The Total Value of all Assets in the form divide by the Gross Square Footage (GSF) of the building.
<b>Facility Condition Index (FCI) Compared to Portfolio</b>	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.
<b>Calculated Remaining Useful Life( C-RUL)</b>	The current number of remaining years a system may be expected to perform in designed service.
<b>Expected Useful Life (EUL)</b>	The total number of years a system can be expected to perform in designed service when new.
<b>Gross Square Footage (GSF)</b>	The total square footage contained within the building for all floors/levels.
<b>Cost per Unit</b>	The estimated base cost for a single unit of a system. When multiplied by Quantity results in the total system cost.
<b>Quantity</b>	The amount of a system present in a building. When multiplied by the Cost per Unit results in the total system cost.
<b>Units</b>	The expressed unit of measure for a given system (GSF, EACH, TON, etc).
<b>Ancillary Structures</b>	Buildings on site that are typically known as portables, relocatables or temporary buildings.