

2022 School Facilities Inventory Report

Facility Name: **COLCHESTER SD | UNION MEMORIAL SCHOOL | 253 MAIN ST, COLCHESTER 5446 - Elementary (PreK thru 4) - Main Building**

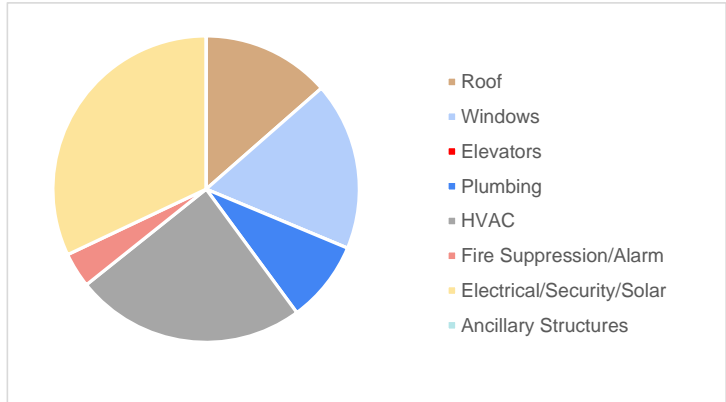
March 29, 2022

Total Value of Assets (Does Not Include Site/Structure/Walls/Interiors) **\$1,992,434**



GPS: 44.54880598298756, -73.16031106168187

Relative Asset Values

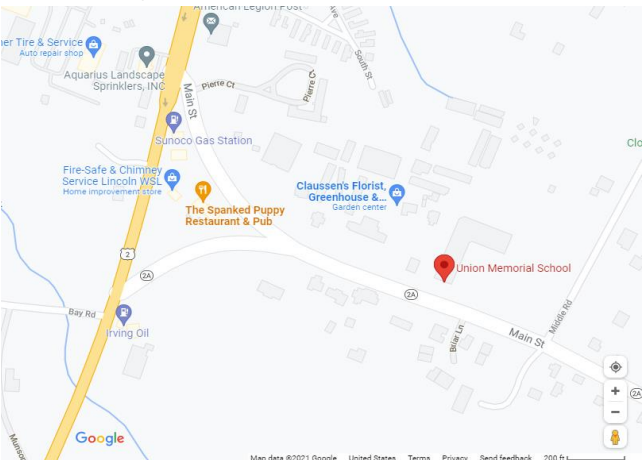
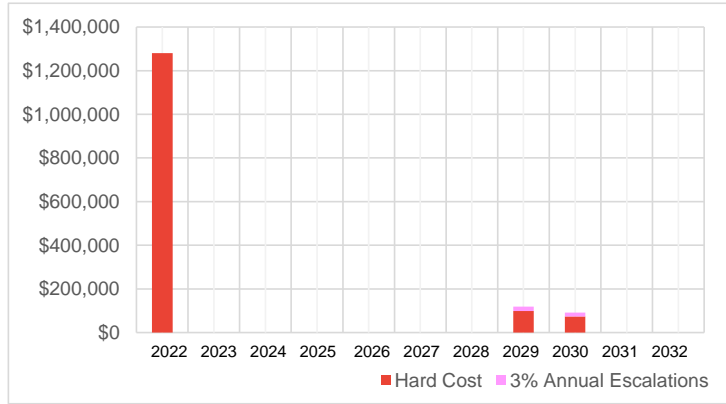


Value of Assets/GSF **\$81.17**



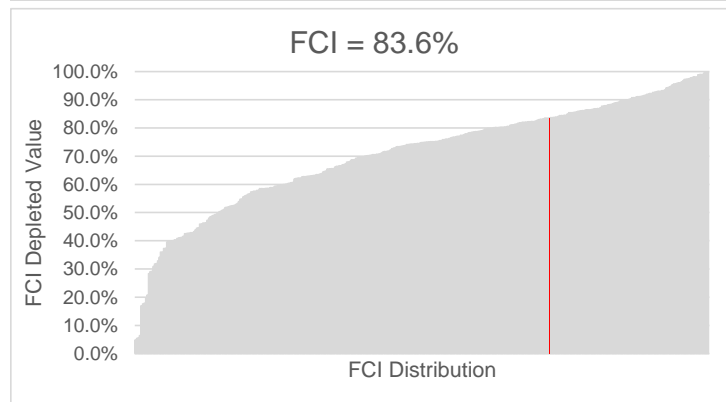
Site Plan - Google Earth

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 - 12:27 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 **Elementary (PreK thru 4)**
 Building Identification **Main Building**
 Stories **1**
 Building Area **24546 (Gross Square Footage - GSF)**
 Year Constructed **1956**
 Year of Last Major Renovation **2000**
 FCI (Depleted Value) **83.5%**

Environmental & Safety Issues

Hazardous Materials **Yes** ⚠
 Hazardous (HZD) Materials include **Asbestos containing materials (ACM)**
 HZD Issues are **Minor**
 HZD Issues include **Asbestos in the glue securing 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**

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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 1956	20	-46	\$11.00 / SF	for	24,546	SF	=	\$270,006	⚠
Roof 2 is -	EUL	C-RUL	Cost / Unit		Quantity	Units		Total Value	
Covers 0%	-	N/A	- / -	for	-	-	=	\$0	
Installed in -									
Roof 3 is -	EUL	C-RUL	Cost / Unit		Quantity	Units		Total Value	
Covers 0%	-	N/A	- / -	for	-	-	=	\$0	
Installed in -									
Roof 4 is -	EUL	C-RUL	Cost / Unit		Quantity	Units		Total Value	
Covers 0%	-	N/A	- / -	for	-	-	=	\$0	
Installed in -									

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 1956	30	-36	\$60.00 / SF	for	5,891	SF	=	\$353,462	⚠
Secondary Window System -	EUL	C-RUL	Cost / Unit		Quantity	Units		Total Value	
% of Windows That are this Type 0%	-	N/A	- / -	for	-	-	=	\$0	
Installed in -									

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 -	EUL	C-RUL	Cost / Unit		Quantity	Units		Total Value	
Quantity of Stops 0	-	N/A	- / -	for	0	-	=	\$0	
Installed in -									

Services - Plumbing

Primary Plumbing System Supply & Sanitary, Low Density (Includes Fixtures)									
Area of building served 100%	EUL	C-RUL	Cost / Unit		Quantity	Units		Total Value	
Installed in 1956	40	-26	\$7.00 / GSF	for	24,546	GSF	=	\$171,822	⚠
Secondary Plumbing System -	EUL	C-RUL	Cost / Unit		Quantity	Units		Total Value	
Area of building served 0%	-	N/A	- / -	for	-	-	=	\$0	
Installed in -									

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

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 1991	30	-1	\$62.00 / MBH	for	701	MBH	=	\$43,481	⚠
Secondary Heating System -	EUL	C-RUL	Cost / Unit		Quantity	Units		Total Value	
Area of building served 0%	-	N/A	- / -	for	-	-	=	\$0	
Installed in -									

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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	1956	30	-36	\$10.00 / GSF	24,546	GSF	\$245,460



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	1956	15	-51	\$2,000.00 / TON	98	TON	\$196,368



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 **None**

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

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	2011	20	9	\$3.00 / SF	24,546	SF	\$73,638

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	24,546	GSF	\$98,184

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	2000	40	18	\$22.00 / GSF	24,546	GSF	\$540,012

Services - Solar Power (PV)

Solar (Electric Generation) Provided **None**

Owned/Maintained by School -

Quantity of Panels 0

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

Value of Solar PV Panels: -

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

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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.