

2022 School Facilities Inventory Report

Facility Name: **KINGDOM EAST SD | LYNDON TOWN SCHOOL | 2591 LILY POND ROAD, LYNDONVILLE 5851 - Combination - Secondary Building**

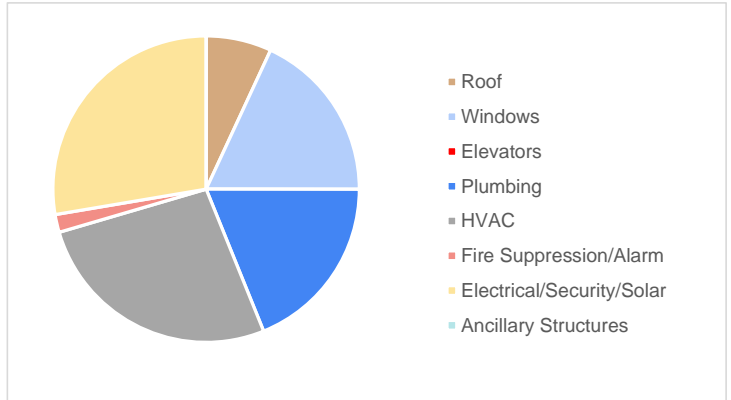
March 29, 2022

Total Value of Assets (Does Not Include Site/Structure/Walls/Interiors) **\$238,629**



GPS: 44.546651749988754, -71.9853464738576

Relative Asset Values

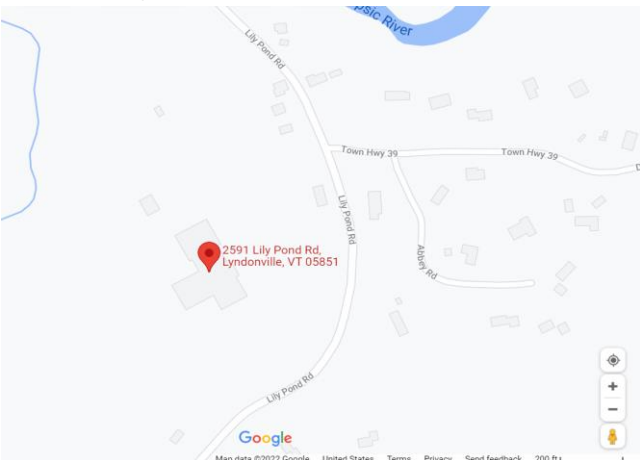
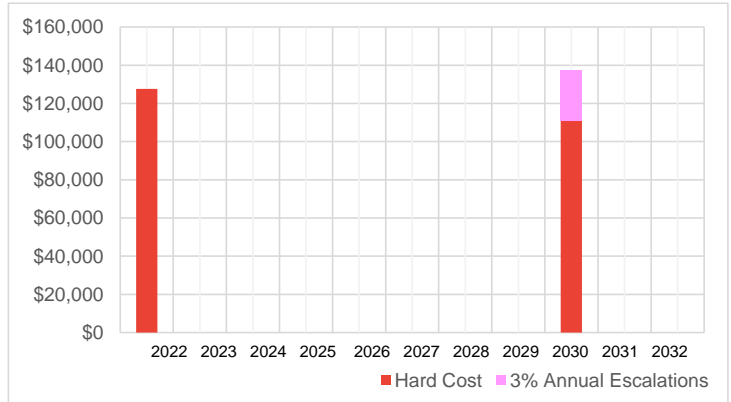


Value of Assets/GSF **\$79.54**



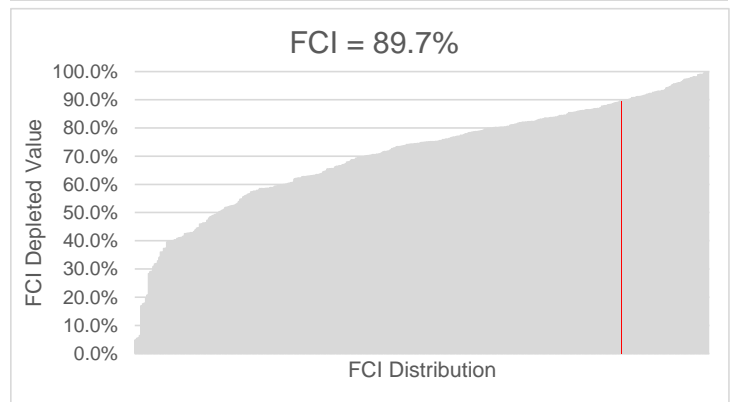
Site Plan - Google Earth

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 **2022-02-16 - 9:53 AM**
 Respondent Name **Danny Pickering**
 Respondent Title **Facilities Manager**
 Respondent Email **dpickering@kingdomeast.org**
 Respondent Phone Number **(802) 626-6100**

Facility Information

School Type **Combination**
 Building Identification **Secondary Building**
 Stories **1**
 Building Area **3000 (Gross Square Footage - GSF)**
 Year Constructed **1991**
 Year of Last Major Renovation **N/A**
 FCI (Depleted Value) **89.5%**

Environmental & Safety Issues

Hazardous Materials **Yes** ⚠
 Hazardous (HZD) Materials include **This is the boiler building via oil / wood chips**
 HZD Issues are **Minor**
 HZD Issues include **This is the boiler building so it is considered to contain combustibile inventory**

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 **Yes** ⚠
 Other Risk Factors include **Degraded asphalt shingle roof**
 Other Risk Factors are **The asphalt shingle roof is in poor shape**

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 **N/A**
 Electrical Capacity **Adequate**

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Building Envelope - Roof

Roof 1 is **Asphalt Shingle**

Covers **100%**

Installed in **1991**

| EUL | C-RUL | Cost / Unit | Quantity | Units | Total Value |
|-----|-------|-------------|----------|-------|-------------|
| 30 | -1 | \$5.50 / SF | 3,000 | SF | \$16,500 |



Roof 2 is -

Covers **0%**

Installed in -

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

Roof 3 is -

Covers **0%**

Installed in -

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

Roof 4 is -

Covers **0%**

Installed in -

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

Building Envelope - Windows

Primary Window System **Window, Metal-Frame**

% of Windows That are this Type **100%**

Installed in **1991**

| EUL | C-RUL | Cost / Unit | Quantity | Units | Total Value |
|-----|-------|--------------|----------|-------|-------------|
| 30 | -1 | \$60.00 / SF | 720 | SF | \$43,200 |



Secondary Window System -

% of Windows That are this Type **0%**

Installed in -

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

Services - Elevators

Primary Conveyance/Elevators **None**

Quantity of Stops **0**

Installed in -

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

Secondary Conveyance/Elevators -

Quantity of Stops **0**

Installed in -

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

Services - Plumbing

Primary Plumbing System **Supply & Sanitary, Medium Density (Includes Fixtures)**

Area of building served **100%**

Installed in **1991**

| EUL | C-RUL | Cost / Unit | Quantity | Units | Total Value |
|-----|-------|---------------|----------|-------|-------------|
| 40 | 9 | \$15.00 / GSF | 3,000 | GSF | \$45,000 |

Secondary Plumbing System -

Area of building served **0%**

Installed in -

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

Services - Cooling - Central System

Primary Central Cooling System **None**

Area of building served **0%**

Installed in -

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

Secondary Plumbing System -

Area of building served **0%**

Installed in -

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

Services - Heating - Central System

Primary Heating System **Boiler(s)/System - Solid Fuel (Wood/Pellet)**

Area of building served **100%**

Installed in **1991**

| EUL | C-RUL | Cost / Unit | Quantity | Units | Total Value |
|-----|-------|----------------|----------|-------|-------------|
| 25 | -6 | \$250.00 / MBH | 86 | MBH | \$21,429 |



Secondary Heating System -

Area of building served **0%**

Installed in -

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

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Services - HVAC Distribution

Primary HVAC Distribution System **Even Mix of Piped and Forced Air, 2-Pipe System**

| Area of building served | 100% | EUL | C-RUL | Cost / Unit | Quantity | Units | Total Value |
|-------------------------|------|-----|-------|---------------|----------|-------|-------------|
| Installed in | 1991 | 30 | -1 | \$14.00 / GSF | 3,000 | GSF | \$42,000 |



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 **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 **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 **Older type Zoned System**

| Area of building served | 100% | EUL | C-RUL | Cost / Unit | Quantity | Units | Total Value |
|-------------------------|------|-----|-------|--------------|----------|-------|-------------|
| Installed in | 1991 | 20 | -11 | \$1.50 / GSF | 3,000 | GSF | \$4,500 |



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 **None**

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

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 | 1991 | 40 | 9 | \$22.00 / GSF | 3,000 | GSF | \$66,000 |

Services - Solar Power (PV)

Solar (Electric Generation) Provided **None**

Owned/Maintained by School -

Value of Solar PV Panels: -

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

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

This is a maintenance building so only smoke detectors / fire extinguishers are present for any fire supplies.

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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. |