

### 2022 School Facilities Inventory Report

Facility Name: **LAMOILLE NORTH SU | WATERVILLE ELEMENTARY SCHOOL | 3414 VT ROUTE 109, WATERVILLE 5492 - Combination (K thru 6) - Main Building**

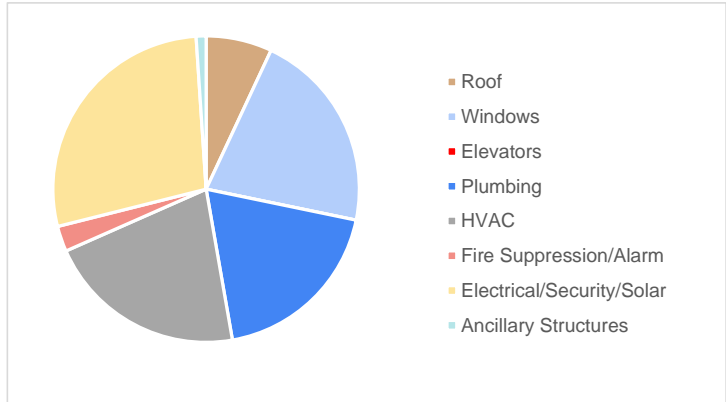
March 29, 2022

Total Value of Assets (Does Not Include Site/Structure/Walls/Interiors) **\$1,257,547**



GPS: 44.727056996254454, -72.74857093326357

#### Relative Asset Values

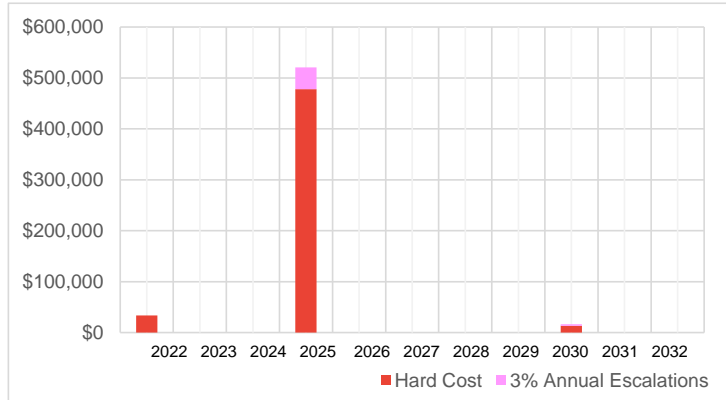


Value of Assets/GSF **\$78.94**

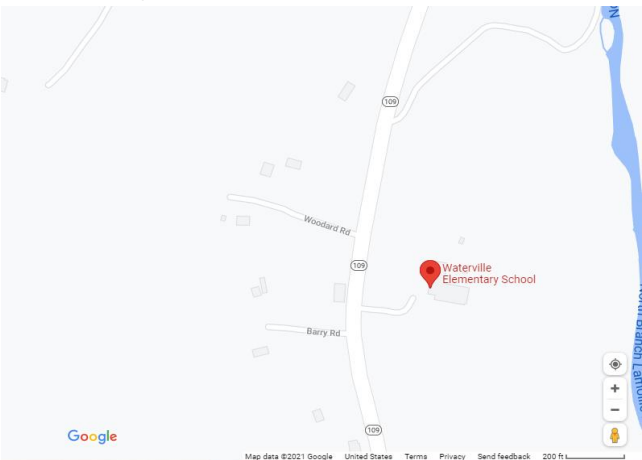
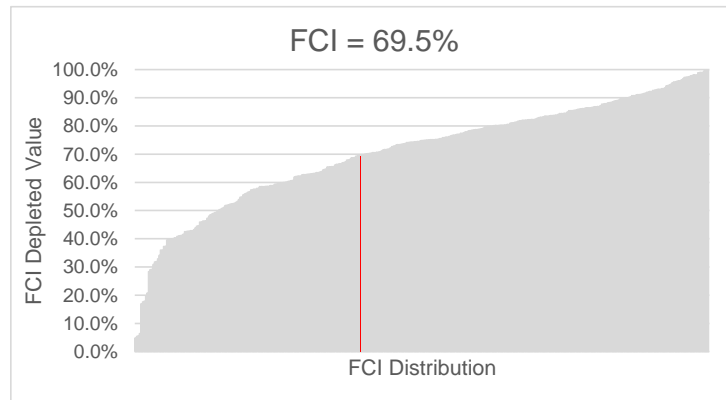


Site Plan - Google Earth

#### Projected Capital Planning Cash Flow



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



Location Plan - Google Maps

(See Last Page for Explanation of Terms)

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#### Respondent Information

Date/Time Completed **2021-12-13 - 11:21 AM**  
 Respondent Name **Dylan Laflam**  
 Respondent Title **Director of Facilities**  
 Respondent Email **dlaflam@luhs18.org**  
 Respondent Phone Number **(802) 851-1587**

#### Facility Information

School Type **Combination (K thru 6)**  
 Building Identification **Main Building**  
 Stories **1**  
 Building Area **15930 (Gross Square Footage - GSF)**  
 Year Constructed **1996**  
 Year of Last Major Renovation **N/A**  
 FCI (Depleted Value) **69.5%**

#### 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 **No**  
 ADA Issues are **N/A**  
 ADA Issues include **N/A**

#### Utilities - Adequacy

IT / Internet Service **Adequate**  
 Building Wi-Fi Coverage **Adequate**  
 Cellular Reception **Inadequate**  
 Water Service Pressure **Adequate**  
 Natural Gas/Propane Pressure **Adequate**  
 Electrical Capacity **Adequate**



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#### Building Envelope - Roof

|                                  |     |       |             |          |       |             |
|----------------------------------|-----|-------|-------------|----------|-------|-------------|
| Roof 1 is <b>Asphalt Shingle</b> | EUL | C-RUL | Cost / Unit | Quantity | Units | Total Value |
| Covers <b>100%</b>               | 30  | 23    | \$5.50 / SF | 15,930   | SF    | \$87,615    |
| Installed in <b>2015</b>         |     |       |             |          |       |             |
| Roof 2 is -                      | EUL | C-RUL | Cost / Unit | Quantity | Units | Total Value |
| Covers <b>0%</b>                 | -   | N/A   | - / -       | -        | -     | \$0         |
| Installed in -                   |     |       |             |          |       |             |
| Roof 3 is -                      | EUL | C-RUL | Cost / Unit | Quantity | Units | Total Value |
| Covers <b>0%</b>                 | -   | N/A   | - / -       | -        | -     | \$0         |
| Installed in -                   |     |       |             |          |       |             |
| Roof 4 is -                      | EUL | C-RUL | Cost / Unit | Quantity | Units | Total Value |
| Covers <b>0%</b>                 | -   | N/A   | - / -       | -        | -     | \$0         |
| Installed in -                   |     |       |             |          |       |             |

#### Building Envelope - Windows

|   |     |       |              |          |       |             |
|---|-----|-------|--------------|----------|-------|-------------|
| Primary Window System <b>Window, Wood-Frame</b> | EUL | C-RUL | Cost / Unit  | Quantity | Units | Total Value |
| % of Windows That are this Type <b>100%</b>     | 30  | 4     | \$70.00 / SF | 3,823    | SF    | \$267,624   |
| Installed in <b>1996</b>                        |     |       |              |          |       |             |
| Secondary Window System -                       | EUL | C-RUL | Cost / Unit  | Quantity | Units | Total Value |
| % of Windows That are this Type <b>0%</b>       | -   | N/A   | - / -        | -        | -     | \$0         |
| Installed in -                                  |     |       |              |          |       |             |

#### Services - Elevators

|  |     |       |             |          |       |             |
|--|-----|-------|-------------|----------|-------|-------------|
| Primary Conveyance/Elevators <b>None</b> | EUL | C-RUL | Cost / Unit | Quantity | Units | Total Value |
| Quantity of Stops <b>0</b>               | -   | N/A   | - / -       | 0        | -     | \$0         |
| Installed in -                           |     |       |             |          |       |             |
| Secondary Conveyance/Elevators -         | EUL | C-RUL | Cost / Unit | Quantity | Units | Total Value |
| Quantity of Stops <b>0</b>               | -   | N/A   | - / -       | 0        | -     | \$0         |
| Installed in -                           |     |       |             |          |       |             |

#### Services - Plumbing

|  |     |       |               |          |       |             |
|--|-----|-------|---------------|----------|-------|-------------|
| Primary Plumbing System <b>Supply &amp; Sanitary, Medium Density (Includes Fixtures)</b> | EUL | C-RUL | Cost / Unit   | Quantity | Units | Total Value |
| Area of building served <b>100%</b>  | 40  | 14    | \$15.00 / GSF | 15,930   | GSF   | \$238,950   |
| Installed in <b>1996</b>   |     |       |               |          |       |             |
| Secondary Plumbing System -  | EUL | C-RUL | Cost / Unit   | Quantity | Units | Total Value |
| Area of building served <b>0%</b>  | -   | N/A   | - / -         | -        | -     | \$0         |
| Installed in -   |     |       |               |          |       |             |

#### Services - Cooling - Central System

|  |     |       |             |          |       |             |
|--|-----|-------|-------------|----------|-------|-------------|
| Primary Central Cooling System <b>None</b> | EUL | C-RUL | Cost / Unit | Quantity | Units | Total Value |
| Area of building served <b>0%</b>          | -   | N/A   | - / -       | -        | -     | \$0         |
| Installed in -                             |     |       |             |          |       |             |
| Secondary Plumbing System -                | EUL | C-RUL | Cost / Unit | Quantity | Units | Total Value |
| Area of building served <b>0%</b>          | -   | N/A   | - / -       | -        | -     | \$0         |
| Installed in -                             |     |       |             |          |       |             |

#### Services - Heating - Central System

|   |     |       |               |          |       |             |
|---|-----|-------|---------------|----------|-------|-------------|
| Primary Heating System <b>Boiler(s)/System - Fuel Oil</b> | EUL | C-RUL | Cost / Unit   | Quantity | Units | Total Value |
| Area of building served <b>100%</b>                       | 30  | 21    | \$60.00 / MBH | 455      | MBH   | \$27,309    |
| Installed in <b>2013</b>                                  |     |       |               |          |       |             |
| Secondary Heating System <b>Boiler(s)/System - Gas</b>    | EUL | C-RUL | Cost / Unit   | Quantity | Units | Total Value |
| Area of building served <b>100%</b>                       | 30  | 21    | \$62.00 / MBH | 455      | MBH   | \$28,219    |
| Installed in <b>2013</b>                                  |     |       |               |          |       |             |

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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 | EUL | C-RUL | Cost / Unit   | Quantity | Units | Total Value |
|-------------------------|-----|-------|---------------|----------|-------|-------------|
| 60%                     | 30  | 4     | \$10.00 / GSF | 9,558    | GSF   | \$95,580    |
| Installed in 1996       |     |       |               |          |       |             |

Secondary HVAC Distribution System **Forced Air System (AHUs, Ductwork, VAVs), 2-Pipe System**

| Area of building served | EUL | C-RUL | Cost / Unit   | Quantity | Units | Total Value |
|-------------------------|-----|-------|---------------|----------|-------|-------------|
| 40%                     | 30  | 4     | \$18.00 / GSF | 6,372    | GSF   | \$114,696   |
| Installed in 1996       |     |       |               |          |       |             |

#### Services - Package Systems

Primary HVAC Package Unit & Splits **None**

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

Secondary HVAC Package Unit & Splits **-**

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

#### Services - Fire Suppression

Primary Fire Suppression System **Kitchen Hood or Computer Center Suppression System**

| Area of building served | EUL | C-RUL | Cost / Unit      | Quantity | Units | Total Value |
|-------------------------|-----|-------|------------------|----------|-------|-------------|
| 1 EA                    | 20  | -6    | \$10,000.00 / EA | 1        | EA    | \$10,000    |
| Installed in 1996       |     |       |                  |          |       |             |

Secondary Fire Suppression System **-**

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

#### Services - Fire Alarm System

Primary Fire Suppression System **Older type Zoned System**

| Area of building served | EUL | C-RUL | Cost / Unit  | Quantity | Units | Total Value |
|-------------------------|-----|-------|--------------|----------|-------|-------------|
| 100%                    | 20  | -6    | \$1.50 / GSF | 15,930   | GSF   | \$23,895    |
| Installed in 1996       |     |       |              |          |       |             |

Secondary Fire Suppression System **-**

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

#### Services - Security Systems

Primary Security & Low Volt System **None**

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

Secondary Security & Low Volt System **-**

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

#### Services - Electrical Distribution/Infrastructure

Electrical Distribution/Infrastructure **Main Distribution Panel w/Sub Panels and Generator/UPS - Medium Density**

| Area of building served | EUL | C-RUL | Cost / Unit   | Quantity | Units | Total Value |
|-------------------------|-----|-------|---------------|----------|-------|-------------|
| 100%                    | 40  | 14    | \$22.00 / GSF | 15,930   | GSF   | \$350,460   |
| Installed in 1996       |     |       |               |          |       |             |

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

| Total SF of Ancillary Structures | EUL | C-RUL | Cost / Unit   | Quantity | Units | Total Value |
|----------------------------------|-----|-------|---------------|----------|-------|-------------|
| 120                              | 15  | 9     | \$110.00 / SF | 120      | SF    | \$13,200    |
| Installed in 2016                |     |       |               |          |       |             |

Secondary Ancillary Structures **-**

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

#### Additional Comments

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## 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 overlayed 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.   |