

2022 School Facilities Inventory Report

Facility Name: **LAMOILLE SOUTH UNIFIED UNION SD | STOWE ELEMENTARY SCHOOL | 254 PARK STREET, STOWE 5672 - Elementary (PreK thru 4) - Main Building**

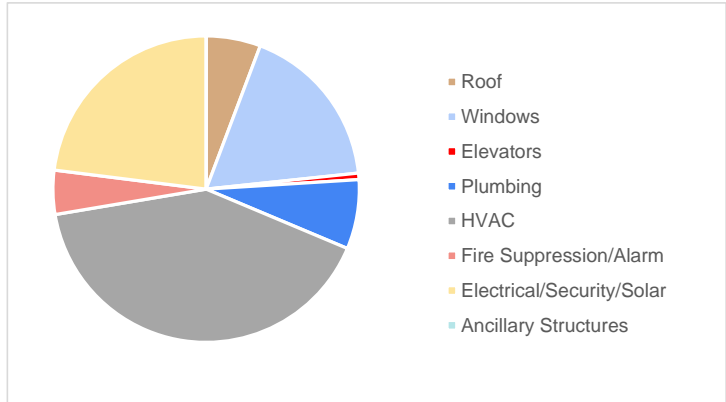
March 29, 2022

Total Value of Assets (Does Not Include Site/Structure/Walls/Interiors) **\$4,971,743**



GPS: 44.463281879748656, -72.68426586757326

Relative Asset Values

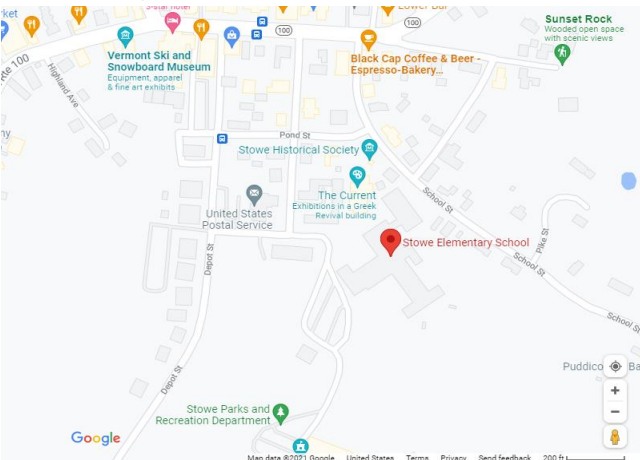
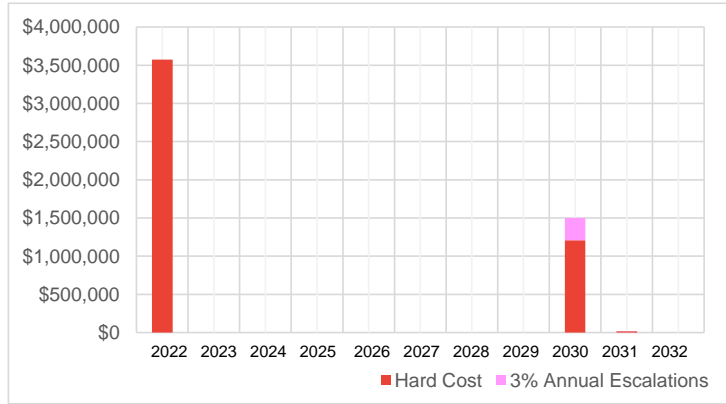


Value of Assets/GSF **\$95.61**



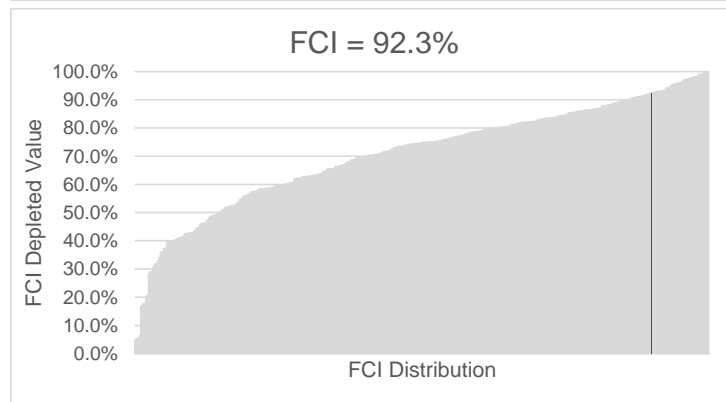
Site Plan - Google Earth

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 **2021-12-28 - 1:58 PM**
 Respondent Name **David Bullis**
 Respondent Title **Director of Facilities**
 Respondent Email **dave.bullis@lsuu.org**
 Respondent Phone Number **(802) 798-1132**

Facility Information

School Type **Elementary (PreK thru 4)**
 Building Identification **Main Building**
 Stories **2**
 Building Area **52000 (Gross Square Footage - GSF)**
 Year Constructed **1954**
 Year of Last Major Renovation **1991**
 FCI (Depleted Value) **92.2%**

Environmental & Safety Issues

Hazardous Materials **Yes** ⚠️
 Hazardous (HZD) Materials include **Asbestos containing materials (ACM), Other toxic or hazardous substances/building materials (other than Mold)**
 HZD Issues are **Minor**
 HZD Issues include **Asbestos on some tile floors, asbestos on wrapped hot water pipes, PCB's have not been tested yet, some lead paint on outside of building window frames**

Indoor Air Quality (IAQ) Issues **Yes** ⚠️
 IAQ Issues include **Insufficient Air Change Ratio, Humidity (Too Low or Too High)**
 IAQ Issues are **Major**
 IAQ Issues include **Room off Library does not have a unit ventilator for heat or air flow, the whole building in the summer time has too much humidity causing slippery tile floors., need to upgrade the rest of the unit ventilators in all the class rooms to give the proper air exchange to meet state standards**

Fire or Life/Safety (FL/S) Issues **Maybe** ⚠️
 FL/S Issues are **-**

Other Risk Factors **Maybe** ⚠️
 Other Risk Factors include **Flooding**
 Other Risk Factors are **On back side of school where the hill is, when it rains a lot the water builds up around the foundation of the building**

Handicap Accessibility (ADA) Issues

Handicap Accessibility (ADA) Issues **No**
 ADA Issues are **N/A**
 ADA Issues include **N/A**

Utilities - Adequacy

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

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Building Envelope - Roof

Roof 1 is	Single-Ply EPDM/TPO/PVC Membrane									
Covers	50%	EUL	C-RUL	Cost / Unit		Quantity	Units	=	Total Value	
Installed in	1954	20	-48	\$11.00 / SF	for	13,000	SF	=	\$143,000	⚠
Roof 2 is	Single-Ply EPDM/TPO/PVC Membrane									
Covers	25%	EUL	C-RUL	Cost / Unit		Quantity	Units	=	Total Value	
Installed in	1965	20	-37	\$11.00 / SF	for	6,500	SF	=	\$71,500	⚠
Roof 3 is	Single-Ply EPDM/TPO/PVC Membrane									
Covers	25%	EUL	C-RUL	Cost / Unit		Quantity	Units	=	Total Value	
Installed in	1961	20	-41	\$11.00 / SF	for	6,500	SF	=	\$71,500	⚠
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, Wood-Frame									
% of Windows That are this Type	75%	EUL	C-RUL	Cost / Unit		Quantity	Units	=	Total Value	
Installed in	1954	30	-38	\$70.00 / SF	for	9,360	SF	=	\$655,200	⚠
Secondary Window System	Window, Wood-Frame									
% of Windows That are this Type	25%	EUL	C-RUL	Cost / Unit		Quantity	Units	=	Total Value	
Installed in	1991	30	-1	\$70.00 / SF	for	3,120	SF	=	\$218,400	⚠

Services - Elevators

Primary Conveyance/Elevators	Wheelchair Lift									
Quantity of Stops	1	EUL	C-RUL	Cost / Unit		Quantity	Units	=	Total Value	
Installed in	2007	25	10	\$17,000.00 / EA	for	1	EA	=	\$17,000	
Secondary Conveyance/Elevators	Wheelchair Lift									
Quantity of Stops	1	EUL	C-RUL	Cost / Unit		Quantity	Units	=	Total Value	
Installed in	-	25	N/A	\$17,000.00 / EA	for	1	EA	=	\$17,000	

Services - Plumbing

Primary Plumbing System	Supply & Sanitary, Low Density (Includes Fixtures)									
Area of building served	50%	EUL	C-RUL	Cost / Unit		Quantity	Units	=	Total Value	
Installed in	1954	40	-28	\$7.00 / GSF	for	26,000	GSF	=	\$182,000	⚠
Secondary Plumbing System	Supply & Sanitary, Low Density (Includes Fixtures)									
Area of building served	50%	EUL	C-RUL	Cost / Unit		Quantity	Units	=	Total Value	
Installed in	1965	40	-17	\$7.00 / GSF	for	26,000	GSF	=	\$182,000	⚠

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 - Fuel Oil									
Area of building served	50%	EUL	C-RUL	Cost / Unit		Quantity	Units	=	Total Value	
Installed in	1954	30	-38	\$60.00 / MBH	for	743	MBH	=	\$44,571	⚠
Secondary Heating System	Boiler(s)/System - Fuel Oil									
Area of building served	50%	EUL	C-RUL	Cost / Unit		Quantity	Units	=	Total Value	
Installed in	1991	30	-1	\$60.00 / MBH	for	743	MBH	=	\$44,571	⚠

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Services - HVAC Distribution

Primary 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
50%	30	-27	\$18.00 / GSF	26,000	GSF	\$468,000
Installed in	1965					



Secondary HVAC Distribution System **HVAC System, Hydronic Piping, 2-Pipe**

Area of building served	EUL	C-RUL	Cost / Unit	Quantity	Units	Total Value
50%	40	-28	\$5.00 / SF	26,000	SF	\$130,000
Installed in	1954					



Services - Package Systems

Primary HVAC Package Unit & Splits **Split System, Ductless, Multi Zone**

Area of building served	EUL	C-RUL	Cost / Unit	Quantity	Units	Total Value
50%	15	-16	\$6,000.00 / TON	104	TON	\$624,000
Installed in	1991					



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

Area of building served	EUL	C-RUL	Cost / Unit	Quantity	Units	Total Value
50%	20	-11	\$7,000.00 / TON	104	TON	\$728,000
Installed in	1991					



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	-41	\$10,000.00 / EA	1	EA	\$10,000
Installed in	1961					



Secondary Fire Suppression System **Sprinkler System, Medium Density/Complexity**

Area of building served	EUL	C-RUL	Cost / Unit	Quantity	Units	Total Value
25%	40	9	\$5.00 / GSF	13,000	GSF	\$65,000
Installed in	1991					

Services - Fire Alarm System

Primary Fire Suppression System **Modern Addressable Fire Alarm System**

Area of building served	EUL	C-RUL	Cost / Unit	Quantity	Units	Total Value
100%	20	14	\$3.00 / SF	52,000	SF	\$156,000
Installed in	2016					

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	9	\$22.00 / GSF	52,000	GSF	\$1,144,000
Installed in	1991					

Services - Solar Power (PV)

Solar (Electric Generation) Provided **None**

Owned/Maintained by School -

Quantity of Panels 0

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

Value of Solar PV Panels: -

Ancillary Structures

Ancillary Structures **None**

Total SF of Ancillary Structures -

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

Secondary Ancillary Structures -

Total SF of Secondary Ancillary Structures 0

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

Additional Comments

we do have portable air conditioner units in each classroom, other wise no air conditioner

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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.