

### 2022 School Facilities Inventory Report

Facility Name: **LAMOILLE SOUTH UNIFIED UNION SD | STOWE MIDDLE/HIGH SCHOOL | 413 BARROWS RD, STOWE 5672 - Combination (5 thru 12) - Main Building**

March 29, 2022

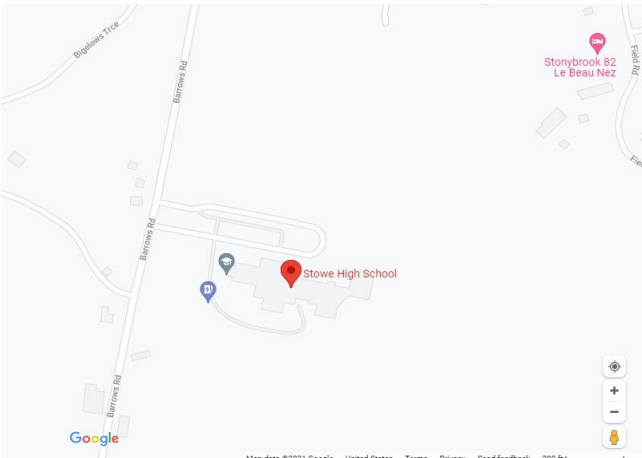
Total Value of Assets (Does Not Include Site/Structure/Walls/Interiors) **\$15,879,623**



GPS: 44.465445230741416, -72.72638805469649

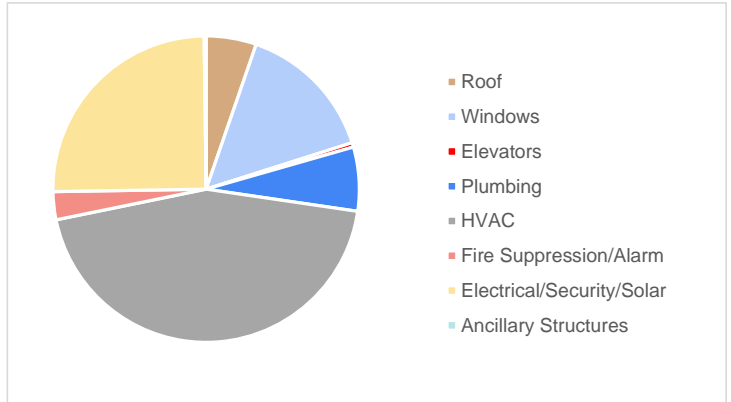


Site Plan - Google Earth



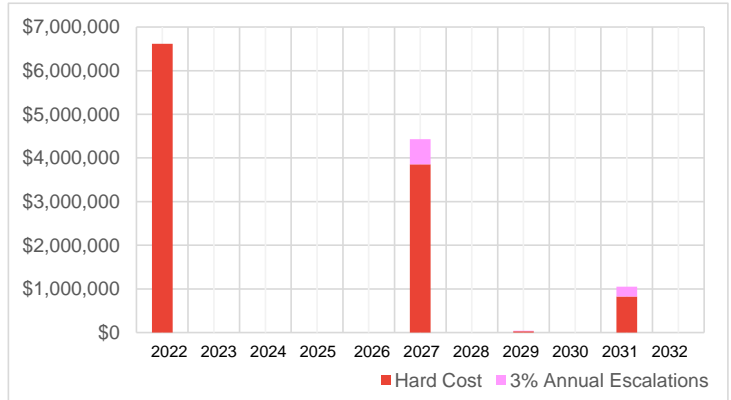
Location Plan - Google Maps

#### Relative Asset Values

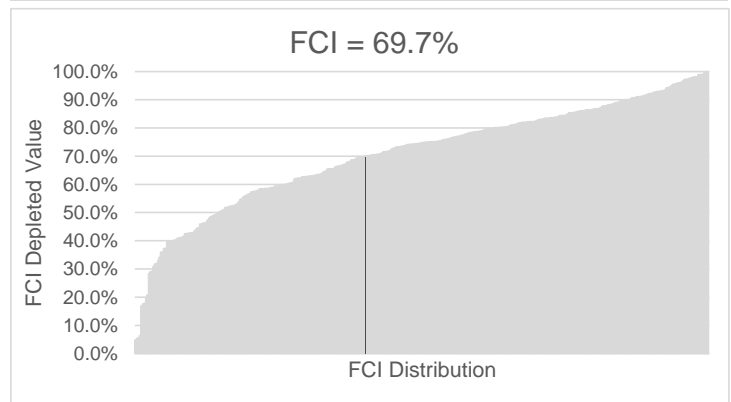


Value of Assets/GSF **\$103.79**

#### Projected Capital Planning Cash Flow



#### 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 - 12:50 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 **Combination (5 thru 12)**  
 Building Identification **Main Building**  
 Stories **2**  
 Building Area **153000 (Gross Square Footage - GSF)**  
 Year Constructed **1971**  
 Year of Last Major Renovation **2011**  
 FCI (Depleted Value) **69.7%**

#### Environmental & Safety Issues

Hazardous Materials **Yes** ⚠️  
 Hazardous (HZD) Materials include **Asbestos containing materials (ACM)**  
 HZD Issues are **Minor**  
 HZD Issues include **We do 6 month Asbestos monitoring for a few undisturbed areas of the building. Ceilings in stairwells, kitchen ceilings, boys & girls locker room ceilings**

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Indoor Air Quality (IAQ) Issues **Yes** ⚠️  
 IAQ Issues include **Insufficient Air Change Ratio**  
 IAQ Issues are **Minor**  
 IAQ Issues include **Need to install a roof fan in the gym to exhaust air and get proper air flow in the gym to keep CO2 numbers down**

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

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Other Risk Factors **Maybe** ⚠️  
 Other Risk Factors include **Dangerous Traffic Patterns, pot holes in driveway that hold water and freeze over**  
**Our front driveway / parking lot has many potholes that hold water and freezes during the winter making it very dangerous. The parking lot needs to be redesign and bigger as we have no safe way to allow students to get to their vehicles during dismissal time.**

#### Handicap Accessibility (ADA) Issues

Handicap Accessibility (ADA) Issues **Yes** ⚠️  
 ADA Issues are **Major**  
 ADA Issues include **All bathrooms need to be upgraded to be ADA compliant**

#### Utilities - Adequacy

IT / Internet Service **Marginal** ⚠️  
 Building Wi-Fi Coverage **Marginal** ⚠️  
 Cellular Reception **Inadequate** ⚠️  
 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	75%	EUL	C-RUL	Cost / Unit		Quantity	Units	=	Total Value
Installed in	2008	20	6	\$11.00 / SF	for	57,375 SF			\$631,125
Roof 2 is	Single-Ply EPDM/TPO/PVC Membrane								
Covers	25%	EUL	C-RUL	Cost / Unit		Quantity	Units	=	Total Value
Installed in	1998	20	-4	\$11.00 / SF	for	19,125 SF			\$210,375
Roof 3 is	-								
Covers	0%	EUL	C-RUL	Cost / Unit		Quantity	Units	=	Total Value
Installed in	-	-	N/A	- / -	for	- -			\$0
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, Metal-Frame								
% of Windows That are this Type	60%	EUL	C-RUL	Cost / Unit		Quantity	Units	=	Total Value
Installed in	1971	30	-21	\$60.00 / SF	for	22,032 SF			\$1,321,920
Secondary Window System	Window, Wood-Frame								
% of Windows That are this Type	40%	EUL	C-RUL	Cost / Unit		Quantity	Units	=	Total Value
Installed in	1982	30	-10	\$70.00 / SF	for	14,688 SF			\$1,028,160

#### Services - Elevators

Primary Conveyance/Elevators	Elevator, Hydraulic, Machine/Controller/Cab								
Quantity of Stops	3	EUL	C-RUL	Cost / Unit		Quantity	Units	=	Total Value
Installed in	1971	30	-21	\$25,000.00 / STOP	for	3 STOP			\$75,000
Secondary Conveyance/Elevators	-								
Quantity of Stops	0	EUL	C-RUL	Cost / Unit		Quantity	Units	=	Total Value
Installed in	-	-	N/A	- / -	for	0 -			\$0

#### 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	1971	40	-11	\$7.00 / GSF	for	153,000 GSF			\$1,071,000
Secondary Plumbing System	-								
Area of building served	0%	EUL	C-RUL	Cost / Unit		Quantity	Units	=	Total Value
Installed in	-	-	N/A	- / -	for	- -			\$0

#### Services - Cooling - Central System

Primary Central Cooling System	Central Cooling System - Chiller(s) - Water Cooled w/Cooling Tower(s)								
Area of building served	90%	EUL	C-RUL	Cost / Unit		Quantity	Units	=	Total Value
Installed in	2007	25	10	\$1,500.00 / TON	for	551 TON			\$826,200
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	90%	EUL	C-RUL	Cost / Unit		Quantity	Units	=	Total Value
Installed in	2018	30	26	\$60.00 / MBH	for	3,934 MBH			\$236,057
Secondary Heating System	Boiler(s)/System - Solid Fuel (Wood/Pellet)								
Area of building served	10%	EUL	C-RUL	Cost / Unit		Quantity	Units	=	Total Value
Installed in	2010	25	13	\$250.00 / MBH	for	437 MBH			\$109,286

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#### Services - HVAC Distribution

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

Area of building served	50%	EUL	C-RUL	Cost / Unit		Quantity	Units	Total Value
Installed in	1971	30	-21	\$18.00 / GSF	for	76,500	GSF	= \$1,377,000



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

Area of building served	25%	EUL	C-RUL	Cost / Unit		Quantity	Units	Total Value
Installed in	2008	30	16	\$10.00 / GSF	for	38,250	GSF	= \$382,500

#### Services - Package Systems

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

Area of building served	75%	EUL	C-RUL	Cost / Unit		Quantity	Units	Total Value
Installed in	2008	20	6	\$7,000.00 / TON	for	459	TON	= \$3,213,000

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

Area of building served	25%	EUL	C-RUL	Cost / Unit		Quantity	Units	Total Value
Installed in	1971	15	-36	\$6,000.00 / TON	for	153	TON	= \$918,000



#### Services - Fire Suppression

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

Area of building served	1 EA	EUL	C-RUL	Cost / Unit		Quantity	Units	Total Value
Installed in	2008	20	6	\$10,000.00 / EA	for	1	EA	= \$10,000

Secondary Fire Suppression System -

Area of building served	0%	EUL	C-RUL	Cost / Unit		Quantity	Units	Total Value
Installed in	-	-	N/A	- / -	for	-	-	= \$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	2018	20	16	\$3.00 / SF	for	153,000	SF	= \$459,000

Secondary Fire Suppression System -

Area of building served	0%	EUL	C-RUL	Cost / Unit		Quantity	Units	Total Value
Installed in	-	-	N/A	- / -	for	-	-	= \$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	2008	15	1	\$4.00 / GSF	for	153,000	GSF	= \$612,000

Secondary Security & Low Volt System -

Area of building served	0%	EUL	C-RUL	Cost / Unit		Quantity	Units	Total Value
Installed in	-	-	N/A	- / -	for	-	-	= \$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	2011	40	29	\$22.00 / GSF	for	153,000	GSF	= \$3,366,000

#### 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	- / -	for	-	-	= \$0

#### Ancillary Structures

Ancillary Structures **Relocatable Building - Classroom/Office - Basic/Portable**

Total SF of Ancillary Structures	300	EUL	C-RUL	Cost / Unit		Quantity	Units	Total Value
Installed in	2015	15	8	\$110.00 / SF	for	300	SF	= \$33,000

Secondary Ancillary Structures -

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

#### 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 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.