

2022 School Facilities Inventory Report

Facility Name: **MISSISQUOI VALLEY SCHOOL DISTRICT | HIGHGATE ELEMENTARY SCHOOL | 219 GORE ROAD, HIGHGATE CENTER 5459 - Combination (PreK thru 6) - Main**

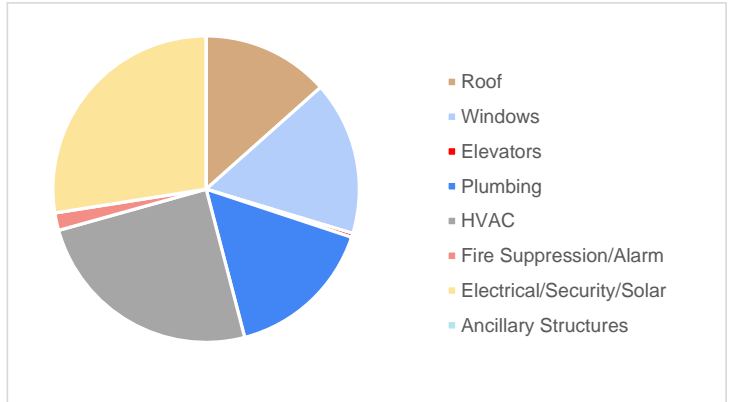
March 29, 2022

Total Value of Assets (Does Not Include Site/Structure/Walls/Interiors) **\$4,019,711**



GPS: 44.941460780286626, -73.04413661809238

Relative Asset Values

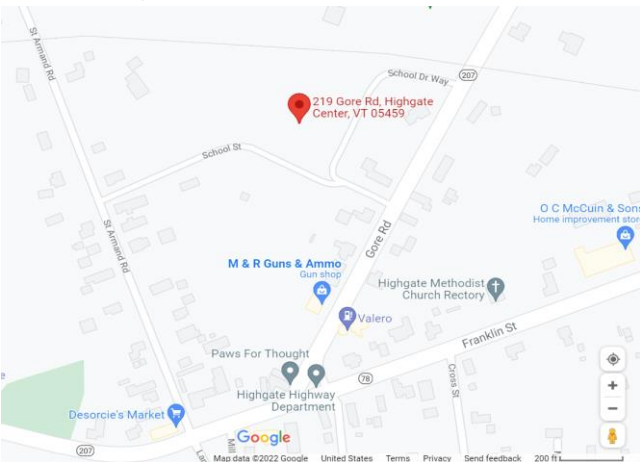
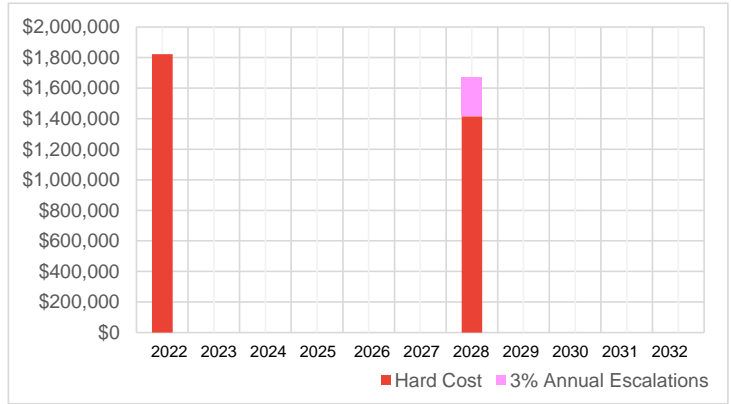


Value of Assets/GSF **\$94.58**



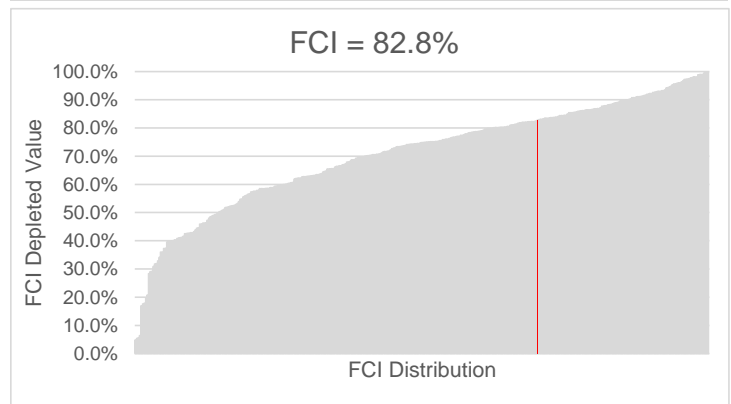
Site Plan - Google Earth

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 **2021-12-13 - 2:17 PM**
 Respondent Name **Lora McAllister**
 Respondent Title **Business Manager**
 Respondent Email **lora.mcallister@mvdschools.org**
 Respondent Phone Number **(802) 868-2436**


Facility Information


School Type **Combination (PreK thru 6)**
 Building Identification **Main Building**
 Stories **1**
 Building Area **42500 (Gross Square Footage - GSF)**
 Year Constructed **1962**
 Year of Last Major Renovation **1989**
 FCI (Depleted Value) **82.5%**

Environmental & Safety Issues

Hazardous Materials **Yes** 
 Hazardous (HSD) Materials include **Asbestos containing materials (ACM)**
 HSD Issues are **Major**
 HSD Issues include **Stage area abatement is schedule for July 22.**

Indoor Air Quality (IAQ) Issues **No**
 IAQ Issues include **-**
 IAQ Issues are **-**
 IAQ Issues include **-**

Fire or Life/Safety (FL/S) Issues **Yes** 
 FL/S Issues are **Roof water runoff freezes in high traffic areas. Snow comes off roof and builds up on 80% of egress(exit doors). Roof valley buildup with excessive ice and snow. 95% of building has no sprinkler system. 5% has sprinklers(boiler and janitor rm) with the water supply being only domestic water.**

Other Risk Factors **Yes** 
 Other Risk Factors include **Snow and ice buildup. Limited fire suppression system.**
 Other Risk Factors are **Roof water runoff freezes in high traffic areas. Snow comes off roof and builds up on 80% of egress(exit doors). Roof valley buildup with excessive ice and snow. 95% of building has no sprinkler system. 5% has sprinklers(boiler and janitor rm) with the water supply being only domestic water.**

Handicap Accessibility (ADA) Issues

Handicap Accessibility (ADA) Issues **Yes** 
 ADA Issues are **Major**
 ADA Issues include **Ramp accessibility is limited for access/egress from building. Handles and door hardware not ADA compliant.**

Utilities - Adequacy

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

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Building Envelope - Roof

| | | | | | | |
|---|-----|-------|--------------|-----------|-------|-------------|
| Roof 1 is Metal | EUL | C-RUL | Cost / Unit | Quantity | Units | Total Value |
| Covers 85% | 40 | 7 | \$13.00 / SF | 36,125 SF | = | \$469,625 |
| Installed in 1989 | | | | | | |
| Roof 2 is Single-Ply EPDM/TPO/PVC Membrane | EUL | C-RUL | Cost / Unit | Quantity | Units | Total Value |
| Covers 15% | 20 | 16 | \$11.00 / SF | 6,375 SF | = | \$70,125 |
| Installed in 2018 | | | | | | |
| Roof 3 is - | EUL | C-RUL | Cost / Unit | Quantity | Units | Total Value |
| Covers 0% | - | N/A | - / - | - | = | \$0 |
| Installed in - | | | | | | |
| Roof 4 is - | EUL | C-RUL | Cost / Unit | Quantity | Units | Total Value |
| Covers 0% | - | N/A | - / - | - | = | \$0 |
| Installed in - | | | | | | |

Building Envelope - Windows

| | | | | | | |
|---|-----|-------|--------------|----------|-------|-------------|
| Primary Window System Window, Metal-Frame | EUL | C-RUL | Cost / Unit | Quantity | Units | Total Value |
| % of Windows That are this Type 60% | 30 | -3 | \$60.00 / SF | 6,120 SF | = | \$367,200 |
| Installed in 1989 | | | | | | |
| Secondary Window System Window, Wood-Frame | EUL | C-RUL | Cost / Unit | Quantity | Units | Total Value |
| % of Windows That are this Type 40% | 30 | -30 | \$70.00 / SF | 4,080 SF | = | \$285,600 |
| Installed in 1962 | | | | | | |

Services - Elevators

| | | | | | | |
|---|-----|-------|------------------|----------|-------|-------------|
| Primary Conveyance/Elevators Wheelchair Lift | EUL | C-RUL | Cost / Unit | Quantity | Units | Total Value |
| Quantity of Stops 1 | 25 | -8 | \$17,000.00 / EA | 1 EA | = | \$17,000 |
| Installed in 1989 | | | | | | |
| Secondary Conveyance/Elevators - | EUL | C-RUL | Cost / Unit | Quantity | Units | Total Value |
| Quantity of Stops 0 | - | N/A | - / - | 0 | = | \$0 |
| Installed in - | | | | | | |

Services - Plumbing

| | | | | | | |
|--|-----|-------|---------------|------------|-------|-------------|
| Primary Plumbing System Supply & Sanitary, Medium Density (Includes Fixtures) | EUL | C-RUL | Cost / Unit | Quantity | Units | Total Value |
| Area of building served 100% | 40 | 22 | \$15.00 / GSF | 42,500 GSF | = | \$637,500 |
| Installed in 2004 | | | | | | |
| Secondary Plumbing System - | EUL | C-RUL | Cost / Unit | Quantity | Units | Total Value |
| Area of building served 0% | - | N/A | - / - | - | = | \$0 |
| Installed in - | | | | | | |

Services - Cooling - Central System

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

Services - Heating - Central System

| | | | | | | |
|--|-----|-------|---------------|-----------|-------|-------------|
| Primary Heating System Boiler(s)/System - Gas | EUL | C-RUL | Cost / Unit | Quantity | Units | Total Value |
| Area of building served 100% | 30 | 20 | \$62.00 / MBH | 1,214 MBH | = | \$75,286 |
| Installed in 2012 | | | | | | |
| Secondary Heating System - | EUL | C-RUL | Cost / Unit | Quantity | Units | Total Value |
| Area of building served 0% | - | N/A | - / - | - | = | \$0 |
| Installed in - | | | | | | |

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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 | 1989 | 30 | -3 | \$14.00 / GSF | 42,500 | GSF | \$595,000 |



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 **Even Mix of Package Units & Split Systems**

| | | | | | | | |
|-------------------------|------|-----|-------|------------------|----------|-------|-------------|
| Area of building served | 100% | EUL | C-RUL | Cost / Unit | Quantity | Units | Total Value |
| Installed in | 1989 | 18 | -15 | \$1,900.00 / TON | 170 | TON | \$323,000 |



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 **Sprinkler System, Medium Density/Complexity**

| | | | | | | | |
|-------------------------|------|-----|-------|--------------|----------|-------|-------------|
| Area of building served | 5% | EUL | C-RUL | Cost / Unit | Quantity | Units | Total Value |
| Installed in | 1989 | 40 | 7 | \$5.00 / GSF | 2,125 | GSF | \$10,625 |

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 | 1989 | 20 | -13 | \$1.50 / GSF | 42,500 | GSF | \$63,750 |



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 | 2004 | 15 | -3 | \$4.00 / GSF | 42,500 | GSF | \$170,000 |



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 | 1989 | 40 | 7 | \$22.00 / GSF | 42,500 | GSF | \$935,000 |

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 | - / - | - | - | \$0 |

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 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. |