

2022 School Facilities Inventory Report

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

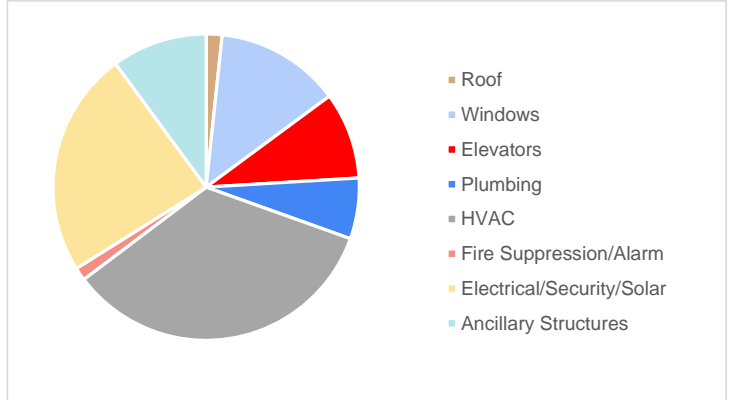
March 29, 2022

Total Value of Assets (Does Not Include Site/Structure/Walls/Interiors) **\$1,091,048**



GPS: 44.941460780286626, -73.04413661809238

Relative Asset Values

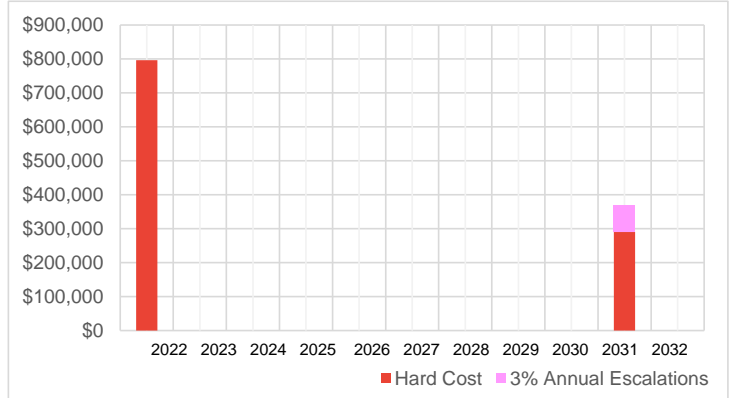


Value of Assets/GSF **\$109.10**

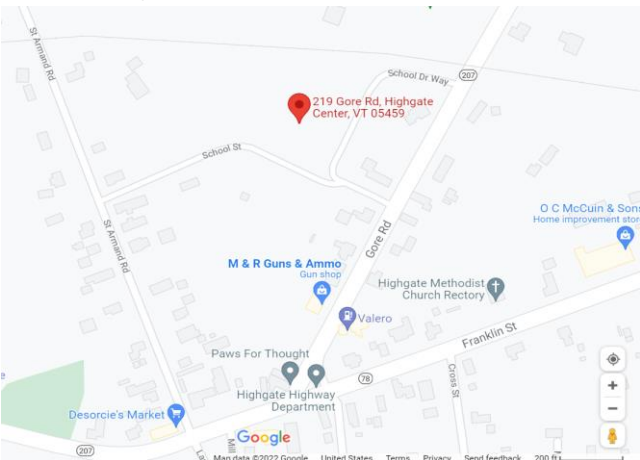
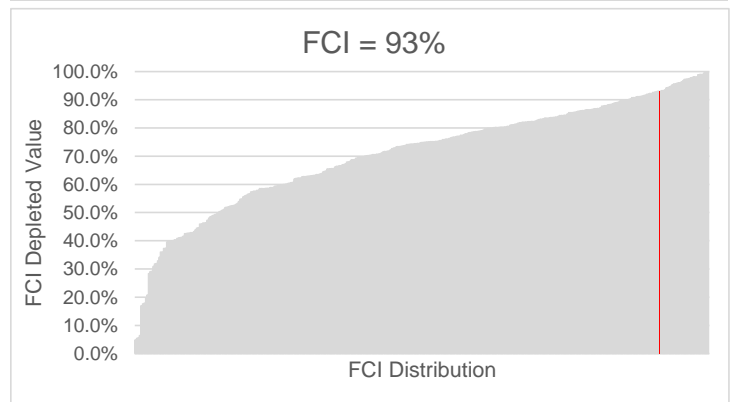


Site Plan - Google Earth

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 - 1:53 PM**
 Respondent Name **Lora McAllister**
 Respondent Title **Business Manager**
 Respondent Email **lora.mcallister@mvsdschools.org**
 Respondent Phone Number **(802) 868-2436**


Facility Information


School Type **Combination (PreK thru 6)**
 Building Identification **Secondary Building**
 Stories **3**
 Building Area **10000 (Gross Square Footage - GSF)**
 Year Constructed **1941**
 Year of Last Major Renovation **1992**
 FCI (Depleted Value) **93.0%**

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 **Yes** 
 FL/S Issues are **No fire suppression system at this time.**





Other Risk Factors **Yes** 
 Other Risk Factors include **Extremely aged facility. Please see below.
 Automated ground water pumping system in basement. 30ft roof absence of snow guards. Individual air conditioning units installed in windows seasonally to condition air. Windows are past useful life and unsafe. Door egresses are not ADA compliant. Entire building is not ADA compliant. Electrical undersized and struggles to handle load. Roof has only been partially replaced. SD is investigating continued use due to level of necessary investments needed.**

Other Risk Factors are

Handicap Accessibility (ADA) Issues

Handicap Accessibility (ADA) Issues **Yes** 
 ADA Issues are **Major**
 ADA Issues include **All doors not compliant with ADA. There is an elevator system in place that functions fairly well. No outside ramps or access for ADA compliance. Water fountains are not compliant. Handles are not compliant.**

Utilities - Adequacy

IT / Internet Service **Inadequate** 
 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 Asphalt Shingle Covers 25% Installed in 2020	EUL 30	C-RUL 28	Cost / Unit \$5.50 / SF	for	Quantity 833 SF	Units =	Total Value \$4,583
Roof 2 is Asphalt Shingle Covers 75% Installed in 1992	EUL 30	C-RUL 0	Cost / Unit \$5.50 / SF	for	Quantity 2,500 SF	Units =	Total Value \$13,750
Roof 3 is - Covers 0% Installed in -	EUL -	C-RUL N/A	Cost / Unit - / -	for	Quantity - -	Units =	Total Value \$0
Roof 4 is - Covers 0% Installed in -	EUL -	C-RUL N/A	Cost / Unit - / -	for	Quantity - -	Units =	Total Value \$0

Building Envelope - Windows

Primary Window System Window, Metal-Frame % of Windows That are this Type 100% Installed in 1992	EUL 30	C-RUL 0	Cost / Unit \$60.00 / SF	for	Quantity 2,400 SF	Units =	Total Value \$144,000
Secondary Window System - % of Windows That are this Type 0% Installed in -	EUL -	C-RUL N/A	Cost / Unit - / -	for	Quantity - -	Units =	Total Value \$0

Services - Elevators

Primary Conveyance/Elevators Elevator, Hydraulic, Machine/Controller/Cab Quantity of Stops 4 Installed in 1992	EUL 30	C-RUL 0	Cost / Unit \$25,000.00 / STOP	for	Quantity 4 STOP	Units =	Total Value \$100,000
Secondary Conveyance/Elevators - Quantity of Stops 0 Installed in -	EUL -	C-RUL N/A	Cost / Unit - / -	for	Quantity 0 -	Units =	Total Value \$0

Services - Plumbing

Primary Plumbing System Supply & Sanitary, Low Density (Includes Fixtures) Area of building served 100% Installed in 1992	EUL 40	C-RUL 10	Cost / Unit \$7.00 / GSF	for	Quantity 10,000 GSF	Units =	Total Value \$70,000
Secondary Plumbing System - Area of building served 0% Installed in -	EUL -	C-RUL N/A	Cost / Unit - / -	for	Quantity - -	Units =	Total Value \$0

Services - Cooling - Central System

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

Services - Heating - Central System

Primary Heating System Boiler(s)/System - Gas Area of building served 100% Installed in 1992	EUL 30	C-RUL 0	Cost / Unit \$62.00 / MBH	for	Quantity 286 MBH	Units =	Total Value \$17,714
Secondary Heating System - Area of building served 0% Installed in -	EUL -	C-RUL N/A	Cost / Unit - / -	for	Quantity - -	Units =	Total Value \$0

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Services - HVAC Distribution

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

Area of building served	100%	EUL	C-RUL	Cost / Unit	Quantity	Units	Total Value
Installed in	1992	30	0	\$18.00 / GSF	10,000	GSF	\$180,000



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

Area of building served	100%	EUL	C-RUL	Cost / Unit	Quantity	Units	Total Value
Installed in	1992	30	0	\$10.00 / GSF	10,000	GSF	\$100,000



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	1992	18	-12	\$1,900.00 / TON	40	TON	\$76,000



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 **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	1992	20	-10	\$1.50 / GSF	10,000	GSF	\$15,000



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	1992	15	-15	\$4.00 / GSF	10,000	GSF	\$40,000



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	1992	40	10	\$22.00 / GSF	10,000	GSF	\$220,000

Services - Solar Power (PV)

Solar (Electric Generation) Provided **None**

Owned/Maintained by School -

Quantity of Panels 0

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

Value of Solar PV Panels: -

Ancillary Structures

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

Total SF of Ancillary Structures	1000	EUL	C-RUL	Cost / Unit	Quantity	Units	Total Value
Installed in	1994	15	-13	\$110.00 / SF	1,000	SF	\$110,000



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

Window sills are rotted from water damage. Water has been getting into the building for years. Degree unknow until investigate further.

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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.