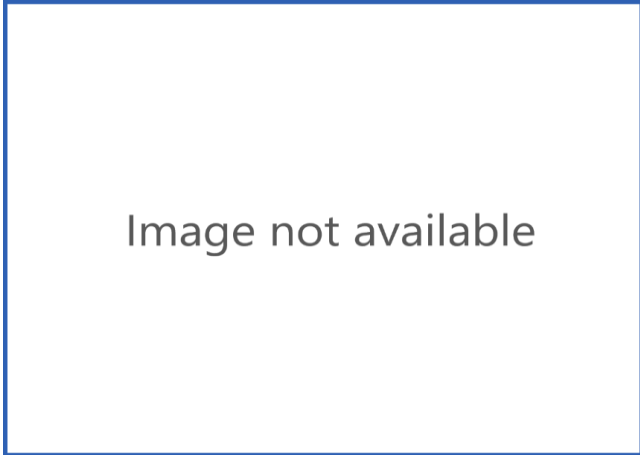


2022 School Facilities Inventory Report

Facility Name: **MISSISQUOI VALLEY SCHOOL DISTRICT | MISSISQUOI VALLEY UHS | 100 THUNDER BIRD DRIVE, SWANTON 5488 - Combination (7 thru 12) - Main Building**

March 29, 2022

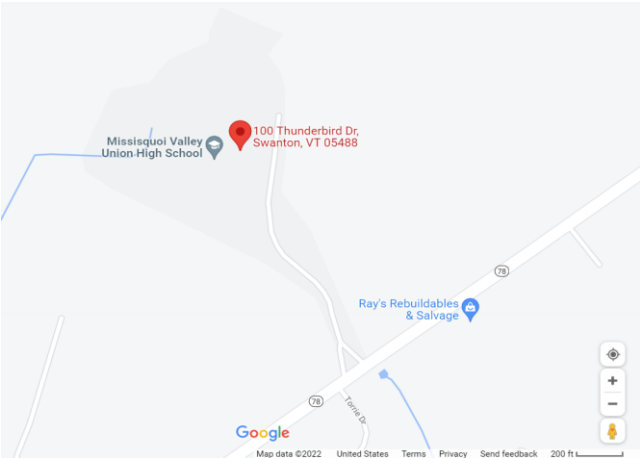
Total Value of Assets (Does Not Include Site/Structure/Walls/Interiors) **\$15,084,057**



GPS: 44.92827590576877, -73.10148450005815

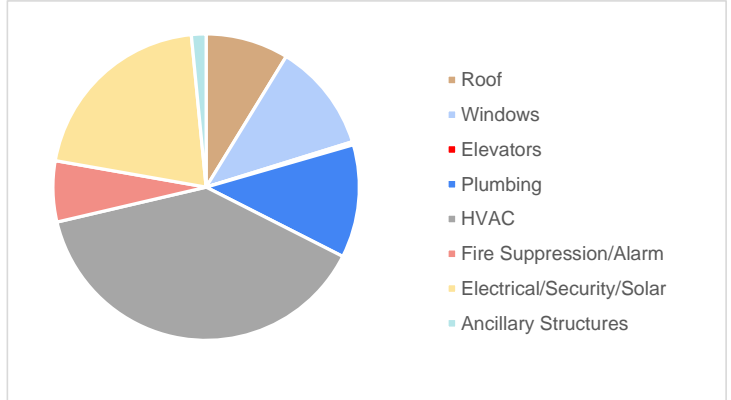


Site Plan - Google Earth



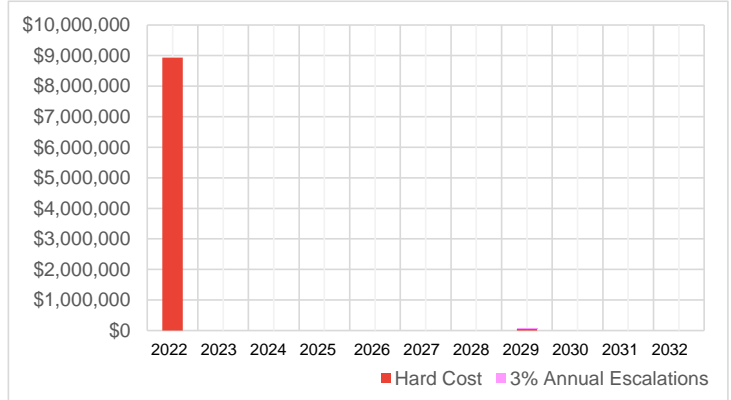
Location Plan - Google Maps

Relative Asset Values

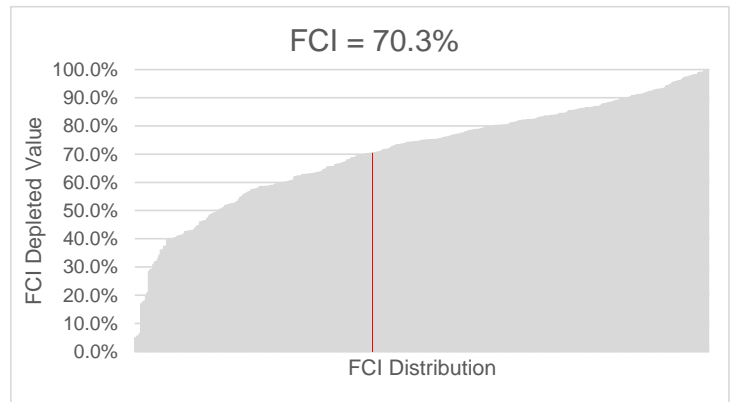


Value of Assets/GSF **\$125.70**

Projected Capital Planning Cash Flow



Facility Condition Index (FCI) Compared to Portfolio



(See Last Page for Explanation of Terms)

2022 School Facilities Inventory Report

Facility Name: **MISSISQUOI VALLEY SCHOOL DISTRICT | MISSISQUOI VALLEY UHS | 100 THUNDER BIRD DRIVE, SWANTON 5488 - Combination (7 thru 12) - Main Building**

Respondent Information

Date/Time Completed **2021-12-14 - 2:30 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 (7 thru 12)**
 Building Identification **Main Building**
 Stories **1**
 Building Area **120000 (Gross Square Footage - GSF)**
 Year Constructed **1968**
 Year of Last Major Renovation **2019**
 FCI (Depleted Value) **70.3%**

Environmental & Safety Issues

Hazardous Materials **Yes** ⚠
 Hazardous (HZD) Materials include **Asbestos containing materials (ACM), Lead paint**
 HZD Issues are **Major**
 HZD Issues include **Asbestos tile and mastic present. Asbestos joints on plumbing. New Facility director is reviewing management plan and potential areas for sq ftg. Lead paint is assumed present due to age of building.**

Indoor Air Quality (IAQ) Issues **Yes** ⚠
 IAQ Issues include **Insufficient Air Change Ratio**
 IAQ Issues are **Major**
 IAQ Issues include **Plugged HVAC coils. Severely aged and unable to be cleaned.**

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 **Marginal** ⚠
 Water Service Pressure **Adequate**
 Natural Gas/Propane Pressure **Adequate**
 Electrical Capacity **Marginal** ⚠

2022 School Facilities Inventory Report

Facility Name: **MISSISQUOI VALLEY SCHOOL DISTRICT | MISSISQUOI VALLEY UHS | 100
THUNDER BIRD DRIVE, SWANTON 5488 - Combination (7 thru 12) - Main Building**

Building Envelope - Roof

Roof 1 is	Single-Ply EPDM/TPO/PVC Membrane								
Covers	100%	EUL	C-RUL	Cost / Unit		Quantity	Units	=	Total Value
Installed in	1995	20	-7	\$11.00 / SF	for	120,000	SF	=	\$1,320,000
Roof 2 is	-								
Covers	0%	EUL	C-RUL	Cost / Unit		Quantity	Units	=	Total Value
Installed in	-	-	N/A	- / -	for	-	-	=	\$0
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	100%	EUL	C-RUL	Cost / Unit		Quantity	Units	=	Total Value
Installed in	2005	30	13	\$60.00 / SF	for	28,800	SF	=	\$1,728,000
Secondary Window System	-								
% of Windows That are this Type	0%	EUL	C-RUL	Cost / Unit		Quantity	Units	=	Total Value
Installed in	-	-	N/A	- / -	for	-	-	=	\$0

Services - Elevators

Primary Conveyance/Elevators	Elevator, Hydraulic, Machine/Controller/Cab								
Quantity of Stops	2	EUL	C-RUL	Cost / Unit		Quantity	Units	=	Total Value
Installed in	2000	30	8	\$25,000.00 / STOP	for	2	STOP	=	\$50,000
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, Medium Density (Includes Fixtures)								
Area of building served	100%	EUL	C-RUL	Cost / Unit		Quantity	Units	=	Total Value
Installed in	1969	40	-13	\$15.00 / GSF	for	120,000	GSF	=	\$1,800,000
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	100%	EUL	C-RUL	Cost / Unit		Quantity	Units	=	Total Value
Installed in	2019	25	22	\$1,500.00 / TON	for	480	TON	=	\$720,000
Secondary Plumbing System	-								
Area of building served	0%	EUL	C-RUL	Cost / Unit		Quantity	Units	=	Total Value
Installed in	-	-	N/A	- / -	for	-	-	=	\$0

Services - Heating - Central System

Primary Heating System	Boiler(s)/System - Gas								
Area of building served	50%	EUL	C-RUL	Cost / Unit		Quantity	Units	=	Total Value
Installed in	2005	30	13	\$62.00 / MBH	for	1,714	MBH	=	\$106,286
Secondary Heating System	Boiler(s)/System - Solid Fuel (Wood/Pellet)								
Area of building served	50%	EUL	C-RUL	Cost / Unit		Quantity	Units	=	Total Value
Installed in	2009	25	12	\$250.00 / MBH	for	1,714	MBH	=	\$428,571

2022 School Facilities Inventory Report

Facility Name: **MISSISQUOI VALLEY SCHOOL DISTRICT | MISSISQUOI VALLEY UHS | 100
THUNDER BIRD DRIVE, SWANTON 5488 - Combination (7 thru 12) - Main Building**

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
90%	30	-23	\$10.00 / GSF	108,000	GSF	\$1,080,000
Installed in 1969						



Secondary HVAC Distribution System **Even Mix of Piped and Forced Air, 2-Pipe System**

Area of building served	EUL	C-RUL	Cost / Unit	Quantity	Units	Total Value
10%	30	-23	\$14.00 / GSF	12,000	GSF	\$168,000
Installed in 1969						



Services - Package Systems

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

Area of building served	EUL	C-RUL	Cost / Unit	Quantity	Units	Total Value
100%	20	-33	\$7,000.00 / TON	480	TON	\$3,360,000
Installed in 1969						



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 **Sprinkler System, Medium Density/Complexity**

Area of building served	EUL	C-RUL	Cost / Unit	Quantity	Units	Total Value
100%	40	-13	\$5.00 / GSF	120,000	GSF	\$600,000
Installed in 1969						



Secondary 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	-33	\$10,000.00 / EA	1	EA	\$10,000
Installed in 1969						



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	-33	\$3.00 / SF	120,000	SF	\$360,000
Installed in 1969						



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 **Security & Low Voltage Systems - Average**

Area of building served	EUL	C-RUL	Cost / Unit	Quantity	Units	Total Value
100%	15	12	\$4.00 / GSF	120,000	GSF	\$480,000
Installed in 2019						

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	37	\$22.00 / GSF	120,000	GSF	\$2,640,000
Installed in 2019						

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
1400	15	-7	\$110.00 / SF	1,400	SF	\$154,000
Installed in 2000						



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

Total SF of Secondary Ancillary Structures	EUL	C-RUL	Cost / Unit	Quantity	Units	Total Value
720	15	-7	\$110.00 / SF	720	SF	\$79,200
Installed in 2000						



Additional Comments

Roof is a foam base with silicon coating roof. Only one company that is no longer in business installs or repairs. Needs replacement. Lots of leaks. Wood chip

2022 School Facilities Inventory Report

Facility Name: **MISSISQUOI VALLEY SCHOOL DISTRICT | MISSISQUOI VALLEY UHS | 100
THUNDER BIRD DRIVE, SWANTON 5488 - Combination (7 thru 12) - Main Building**

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 overlayed 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.