

2022 School Facilities Inventory Report



Facility Name: MISSISQUOI VALLEY SCHOOL DISTRICT | SWANTON SCHOOLS | 24 FOURTH STREET, SWANTON 5488 - Combination (PreK thru 6) - Main Building

March 29, 2022

Total Value of Assets (Does Not Include Site/Structure/Walls/Interiors) \$6,531,280



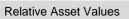
GPS: 44.91577567178851, -73.11353368433271

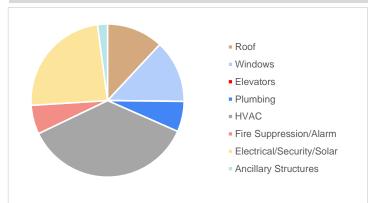


Site Plan - Google Earth



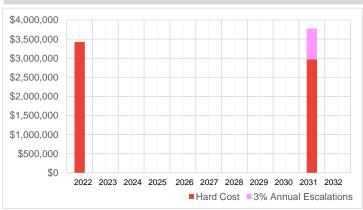
Location Plan - Google Maps



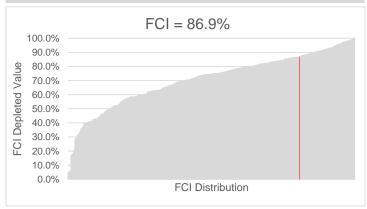


Value of Assets/GSF \$108.85

Projected Capital Planning Cash Flow







(See Last Page for Explanation of Terms)





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Facility Name:	MISSISQUOI VALLEY SCHOOL DISTRICT SWANTON SCHOOLS 24 FOURTH
	STREET, SWANTON 5488 - Combination (PreK thru 6) - Main Building
Respondent Information	
Date/Time Completed	2021-12-14 - 1:00 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	Main Building
Stories	
Building Area	60000 (Gross Square Footage - GSF)
Year Constructed	1992
Year of Last Major Renovation	N/A
FCI (Depleted Value)	86.8%
Environmental & Safety Issues	
Hazardous Materials	
Hazardous (HZD) Materials include	
HZD Issues are	
HZD Issues include	
Indoor Air Quality (IAQ) Issues	
IAQ Issues include	
IAQ Issues are	
IAQ Issues include	
Fire or Life/Safety (FL/S) Issues	
FL/S Issues are	
Other Risk Factors	No
Other Risk Factors include	
Other Risk Factors are	-
Handicap Accessibility (ADA) Issues	
Handicap Accessibility (ADA) Issues	
ADA Issues are	
ADA Issues include	N/A
Utilities - Adequacy IT / Internet Service	Adequate
Building Wi-Fi Coverage	
Cellular Reception	
Water Service Pressure	
Natural Gas/Propane Pressure	
Electrical Capacity	Aucquate





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STREET, ST				, mani bana	ы		
Building Envelope - Roof				-			
Roof 1 is Metal							
Covers 100%	EUL C-RUL	Cost / Unit		Quantity Units		Total Value	1
Installed in 1992	40 10	\$13.00 / SF	for	60,000 SF	=	\$780,000	
Roof 2 is -							1
Covers 0%	EUL C-RUL	Cost / Unit		Quantity Units		Total Value	l
Installed in -	- N/A	- / -	for		=	\$0	1
Roof 3 is -		1				+ •	J
Covers 0%	EUL C-RUL	Cost / Unit		Quantity Units		Total Value	I
Installed in -	- N/A	- / -	for		=	\$0	1
Roof 4 is -		1	101			ΨŬ]
Covers 0%	EUL C-RUL	Cost / Unit		Quantity Units		Total Value	I
Installed in -	- N/A	- / -	for	Quantity Offics	=	\$0	1
Building Envelope - Windows		- / -	101		1-	ŶŬ	L
Primary Window System Window, Metal-	-Frame						
% of Windows That are this Type 100%	EUL C-RUL	Cost / Unit		Quantity Units		Total Value	1
Installed in 1992	30 0	\$60.00 / SF	for	14,400 SF	=	\$864,000	
Secondary Window System -	55	900.00 / Si	101	17,700 31	1	φ υυτ ,000	1 Z
% of Windows That are this Type 0%	EUL C-RUL	Cost / Unit		Quantity Units		Total Value	1
Installed in -	- N/A	- / -	for	Quantity Offics	=	\$0	1
Services - Elevators		- / -	101			ŶŬ	
Primary Conveyance/Elevators None							
Quantity of Stops 0	EUL C-RUL	Cost / Unit		Quantity Units		Total Value	1
Installed in -	- N/A	- / -	for	0 -	=	\$0	1
Secondary Conveyance/Elevators -		1	101	Ŭ		ΨŬ	J
Quantity of Stops 0	EUL C-RUL	Cost / Unit		Quantity Units		Total Value	I
Installed in -	- N/A	- / -	for	0 -	=	\$0	1
Services - Plumbing	N/A	1	101	Ŭ		ΨŬ	I
Primary Plumbing System Supply & Sanita	ry Low Density (Includes Fix	ures)					
Area of building served 100%	EUL C-RUL	Cost / Unit		Quantity Units		Total Value	1
Installed in 1992	40 10	\$7.00 / GSF	for	60,000 GSF	=	\$420,000	1
Secondary Plumbing System -	-0 10	<i>97.00</i> 7 031	101	00,000 001		9420,000	1
Area of building served 0%	EUL C-RUL	Cost / Unit		Quantity Units		Total Value	I
Installed in -	- N/A	- / -	for	Quantity Office	=	\$0	1
Services - Cooling - Central System		- / -	101	1		ΟÇ	L
Primary Central Cooling System None							
Area of building served 0%	EUL C-RUL	Cost / Unit		Quantity Units		Total Value	I
Installed in -	- N/A	- / -	for		=	\$0	1
Secondary Plumbing System -		1	101			ΨŬ]
Area of building served 0%	EUL C-RUL	Cost / Unit		Quantity Units		Total Value	1
Installed in -	- N/A	_ / _	for		=	\$0	1
Services - Heating - Central System	N/A	1				ΨU	-
Primary Heating System None							
Area of building served 0%	EUL C-RUL	Cost / Unit	_	Quantity Units		Total Value	1
Installed in -	- N/A	- / -	for	equantity offics	=	\$0	1
		- / -	101			ΟĘ	l
Secondary Heating System - Area of building served 0%	EUL C-RUL	Cost / Unit		Quantity Units		Total Value	1
			for	Quantity Units			1
Installed in -	- N/A	- / -	for		=	\$0	1





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	STREET, SWANTO)N 548	88 - Com	nbination (P	reK th	nru 6) - Main	Buildi	ng		
ervices - HVAC Distribution											
Primary HVAC Distribution System	HVAC System, Hydronic I	Piping, 2	-Pipe								
Area of building served	50%	EUL	C-RUL	Cost /	/ Unit		Quantity	Units		Total Value	
Installed in	1992	40	10	\$5.00 /	SF	for	30,000	SF	=	\$150,000	
Secondary HVAC Distribution System	Forced Air System (AHUs	, Ductwo	ork, VAVs),	2-Pipe System							
Area of building served		EUL	C-RUL	Cost /	/ Unit		Quantity	Units		Total Value	
Installed in	1992	30	0	\$18.00 /	GSF	for	30,000	GSF	=	\$540,000	
ervices - Package Systems		-					,				
Primary HVAC Package Unit & Splits	Package Units (RTUs)										
Area of building served		EUL	C-RUL	Cost /	/ Unit		Quantity	Units		Total Value	
Installed in	1992	20	-10	\$7,000.00 /	TON	for	240	TON	=	\$1,680,000	
Secondary HVAC Package Unit & Splits	-										-
Area of building served		EUL	C-RUL	Cost /	/ Unit		Quantity	Units		Total Value	
Installed in		-	N/A	- /	-	for	-	-	=	\$0	
ervices - Fire Suppression		-		-							
Primary Fire Suppression System	Sprinkler System, Mediu	m Densi	ty/Complex	xity							
Area of building served		EUL	C-RUL	Cost /	/ Unit		Quantity	Units		Total Value	
Installed in	1992	40	10	\$5.00 /	GSF	for	60,000	GSF	=	\$300,000	
Secondary Fire Suppression System	Kitchen Hood or Comput	er Cente	er Sunnress	sion System		- I I					
Area of building served		EUL	C-RUL	Cost /	/ Unit		Quantity	Units		Total Value	
C C				\$10,000.00 /		for	- /		=		
Installed in	1992	20	-10	\$10,000.007	EA	TOP	1	EA	_= _	\$10,000	
ervices - Fire Alarm System	Older tune Zened System										
Primary Fire Suppression System Area of building served		EUL	C-RUL	Cost	/ Unit		Quantitu	Units		Total Value	1
•				Cost /		for	Quantity				
Installed in		20	-10	\$1.50 /	GSF	TOP	60,000	GSF	=	\$90,000	2
Secondary Fire Suppression System Area of building served		EUL	C-RUL	Cost /	/ Unit		Quantity	Units		Total Value	1
			N/A			for	Quantity	Units	=		
Installed in	-	-	N/A	- /	-	101	-	-		\$0	
ervices - Security Systems Primary Security & Low Volt System	Socurity & Low Voltage S	vetome	Avorago								
Area of building served		EUL	C-RUL	Cost /	/ Unit		Quantity	Units		Total Value	
Installed in		15	-15	\$4.00 /		for	60,000		=	\$240,000	
	1992	15	-15		GSF	101	00,000	GSF	-	\$240,000	2
Cocondary Cocyrity & Low Valt System		•		¢ noo 7		· · ·					
Secondary Security & Low Volt System		ELU			(Linit		Quantity	Unito		Total Value	
Area of building served	0%	EUL	C-RUL	Cost /	/ Unit	for	Quantity	Units		Total Value	
Area of building served Installed in	0% -	EUL -	C-RUL N/A			for	Quantity -	Units -	=	Total Value \$0	
Area of building served Installed in ervices - Electrical Distribution/Infrastructure	0% -	-	N/A	Cost / - /	-		-	Units -			
Area of building served Installed in ervices - Electrical Distribution/Infrastructure Electrical Distribution/Infrastructure	0% - Main Distribution Panel	- w/Sub Pa	N/A anels and C	Cost / - / Generator/UPS -	Medium		- ty	-	=	\$0	
Area of building served Installed in ervices - Electrical Distribution/Infrastructure Electrical Distribution/Infrastructure Area of building served	0% - Main Distribution Panel 100%	- w/Sub Pa EUL	N/A	Cost / - / Generator/UPS - Cost /	Medium / Unit	n Densi	ty Quantity	- Units	=	\$0 Total Value	
Area of building served Installed in ervices - Electrical Distribution/Infrastructure Electrical Distribution/Infrastructure Area of building served Installed in	0% - Main Distribution Panel 100%	- w/Sub Pa	N/A anels and C	Cost / - / Generator/UPS -	Medium / Unit		- ty	- Units	=	\$0	
Area of building served Installed in ervices - Electrical Distribution/Infrastructure Electrical Distribution/Infrastructure Area of building served Installed in ervices - Solar Power (PV)	0% - Main Distribution Panel 100% 1992	- w/Sub Pa EUL	N/A anels and C	Cost / - / Generator/UPS - Cost /	Medium / Unit	n Densi	ty Quantity	- Units	=	\$0 Total Value	
Area of building served Installed in ervices - Electrical Distribution/Infrastructure Electrical Distribution/Infrastructure Area of building served Installed in ervices - Solar Power (PV) Solar (Electric Generation) Provided	0% - Main Distribution Panel 100% 1992 None	- w/Sub Pa EUL	N/A anels and C C-RUL 10	Cost / - / Generator/UPS - Cost / \$22.00 /	Medium / Unit GSF	n Densi for	ty Quantity	- Units	=	\$0 Total Value	
Area of building served Installed in ervices - Electrical Distribution/Infrastructure Electrical Distribution/Infrastructure Area of building served Installed in ervices - Solar Power (PV) Solar (Electric Generation) Provided Owned/Maintained by School	0% - Main Distribution Panel 100% 1992 None -	- w/Sub Pa EUL 40	N/A anels and C C-RUL 10	Cost / - / Generator/UPS - Cost / \$22.00 / Value of Solar P	Medium / Unit GSF V Panels	n Densi for	ty Quantity 60,000	- Units GSF		\$0 Total Value \$1,320,000	
Area of building served Installed in ervices - Electrical Distribution/Infrastructure Electrical Distribution/Infrastructure Area of building served Installed in ervices - Solar Power (PV) Solar (Electric Generation) Provided Owned/Maintained by School Quantity of Panels	0% - Main Distribution Panel 100% 1992 None - 0	- w/Sub Pa EUL 40 EUL	N/A anels and C C-RUL 10 C-RUL	Cost / - / Generator/UPS - Cost / \$22.00 / Value of Solar P Cost /	Medium / Unit GSF V Panels / Unit	for	ty Quantity	- Units		\$0 Total Value \$1,320,000 Total Value	
Area of building served Installed in ervices - Electrical Distribution/Infrastructure Electrical Distribution/Infrastructure Area of building served Installed in ervices - Solar Power (PV) Solar (Electric Generation) Provided Owned/Maintained by School Quantity of Panels Installed in	0% - Main Distribution Panel 100% 1992 None - 0	- w/Sub Pa EUL 40	N/A anels and C C-RUL 10	Cost / - / Generator/UPS - Cost / \$22.00 / Value of Solar P	Medium / Unit GSF V Panels / Unit	n Densi for	ty Quantity 60,000	- Units GSF		\$0 Total Value \$1,320,000	
Area of building served Installed in ervices - Electrical Distribution/Infrastructure Electrical Distribution/Infrastructure Area of building served Installed in ervices - Solar Power (PV) Solar (Electric Generation) Provided Owned/Maintained by School Quantity of Panels Installed in ncillary Structures	0% - Main Distribution Panel 100% 1992 None - 0 -	- w/Sub Pa EUL 40 EUL -	N/A anels and C C-RUL 10 C-RUL N/A	Cost / - / Generator/UPS - Cost / \$22.00 / Value of Solar P Cost / - /	Medium / Unit GSF V Panels / Unit	for	ty Quantity 60,000	- Units GSF		\$0 Total Value \$1,320,000 Total Value	
Area of building served Installed in ervices - Electrical Distribution/Infrastructure Electrical Distribution/Infrastructure Area of building served Installed in ervices - Solar Power (PV) Solar (Electric Generation) Provided Owned/Maintained by School Quantity of Panels Installed in ncillary Structures	0% - Main Distribution Panel 100% 1992 None - 0 - Relocatable Building - Cla	- w/Sub Pa EUL 40 EUL -	N/A anels and C C-RUL 10 C-RUL N/A /Office - Ba	Cost / - / Generator/UPS - Cost / \$22.00 / Value of Solar P Cost / - / asic/Portable	Mediun / Unit GSF / Panels / Unit	for	ty Quantity 60,000 Quantity	- GSF Units -		\$0 Total Value \$1,320,000 Total Value \$0	
Area of building served Installed in ervices - Electrical Distribution/Infrastructure Electrical Distribution/Infrastructure Area of building served Installed in ervices - Solar Power (PV) Solar (Electric Generation) Provided Owned/Maintained by School Quantity of Panels Installed in ncillary Structures Total SF of Ancillary Structures	0% - Main Distribution Panel of 100% 1992 None - 0 - Relocatable Building - Cla 1248	- W/Sub Pa EUL 40 EUL - assroom EUL	N/A anels and C C-RUL 10 C-RUL N/A	Cost / Generator/UPS - Cost / \$22.00 / Value of Solar P Cost / - / asic/Portable Cost /	/ Unit / Unit GSF / Unit / Unit / Unit	for	ty Quantity 60,000 Quantity - Quantity	Units GSF Units - Units		\$0 Total Value \$1,320,000 Total Value \$0 Total Value	
Area of building served Installed in ervices - Electrical Distribution/Infrastructure Electrical Distribution/Infrastructure Area of building served Installed in ervices - Solar Power (PV) Solar (Electric Generation) Provided Owned/Maintained by School Quantity of Panels Installed in ncillary Structures Total SF of Ancillary Structures Installed in	0% - Main Distribution Panel of 100% 1992 None - 0 - Relocatable Building - Cla 1248 2020	- w/Sub Pa EUL 40 EUL -	N/A anels and C C-RUL 10 C-RUL N/A /Office - Ba	Cost / - / Generator/UPS - Cost / \$22.00 / Value of Solar P Cost / - / asic/Portable	/ Unit / Unit GSF / Unit / Unit / Unit	for	ty Quantity 60,000 Quantity	Units GSF Units - Units		\$0 Total Value \$1,320,000 Total Value \$0	
Area of building served Installed in ervices - Electrical Distribution/Infrastructure Electrical Distribution/Infrastructure Area of building served Installed in ervices - Solar Power (PV) Solar (Electric Generation) Provided Owned/Maintained by School Quantity of Panels Installed in ncillary Structures Total SF of Ancillary Structures Installed in Secondary Ancillary Structures	0% - Main Distribution Panel of 100% 1992 None - 0 - Relocatable Building - Cla 1248 2020 -	- EUL 40 EUL - assroom EUL 15	N/A anels and C C-RUL 10 C-RUL N/A /Office - Ba C-RUL 13	Cost / - / Generator/UPS - Cost / \$22.00 / Value of Solar P Cost / - / asic/Portable Cost / \$110.00 /	/ Unit / Unit / OsF / Unit / Unit / Unit	for	ty Quantity 60,000 Quantity - Quantity 1,248	Units GSF Units - SF		\$0 Total Value \$1,320,000 Total Value \$0 Total Value \$137,280	
Area of building served Installed in ervices - Electrical Distribution/Infrastructure Electrical Distribution/Infrastructure Area of building served Installed in ervices - Solar Power (PV) Solar (Electric Generation) Provided Owned/Maintained by School Quantity of Panels Installed in ancillary Structures Total SF of Ancillary Structures Installed in	0% - Main Distribution Panel of 100% 1992 None - 0 - Relocatable Building - Cla 1248 2020 - 0	- W/Sub Pa EUL 40 EUL - assroom EUL	N/A anels and C C-RUL 10 C-RUL N/A /Office - Ba	Cost / Generator/UPS - Cost / \$22.00 / Value of Solar P Cost / - / asic/Portable Cost /	/ Unit / Unit / SF / Unit / Unit SF / Unit	for	ty Quantity 60,000 Quantity - Quantity	Units GSF Units - Units		\$0 Total Value \$1,320,000 Total Value \$0 Total Value	

Solar is an off-site consortium. Library and main office only have split AC system. Roof valley and hips need to be resealed. HVAC controls need VFD's and



Evalenction of Towns



AGENCY OF EDUCATION

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Facility Name: MISSISQUOI VALLEY SCHOOL DISTRICT | SWANTON SCHOOLS | 24 FOURTH STREET, SWANTON 5488 - Combination (PreK thru 6) - 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.