

2022 School Facilities Inventory Report

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

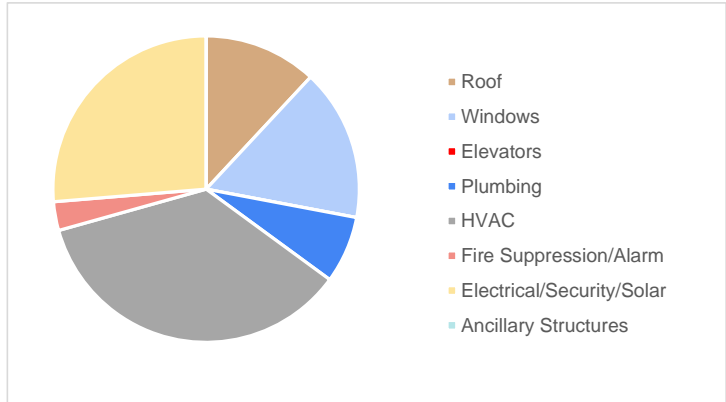
March 29, 2022

Total Value of Assets (Does Not Include Site/Structure/Walls/Interiors) **\$3,725,191**



GPS: 44.91577567178851, -73.11353368433271

Relative Asset Values

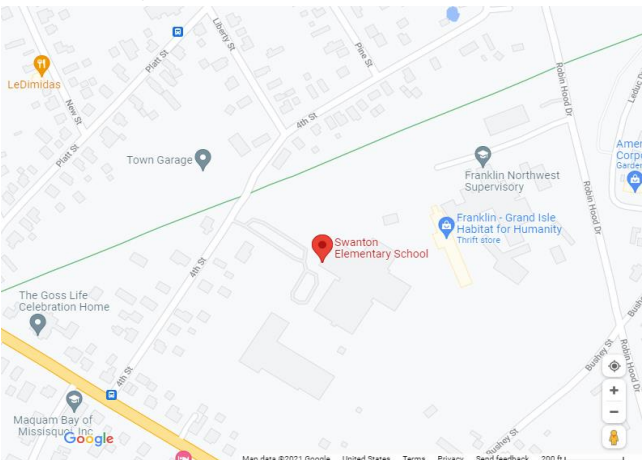
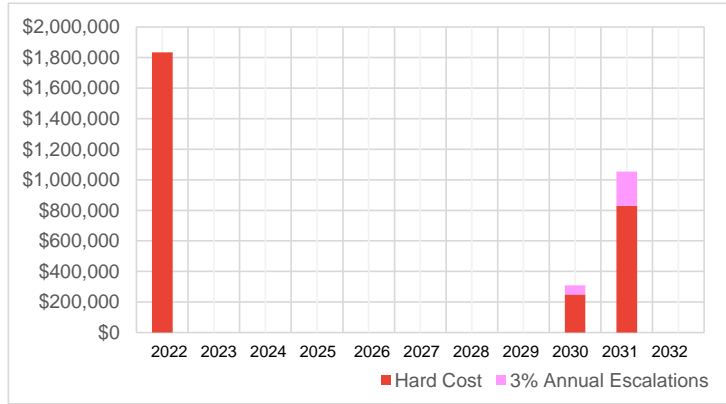


Value of Assets/GSF **\$98.81**



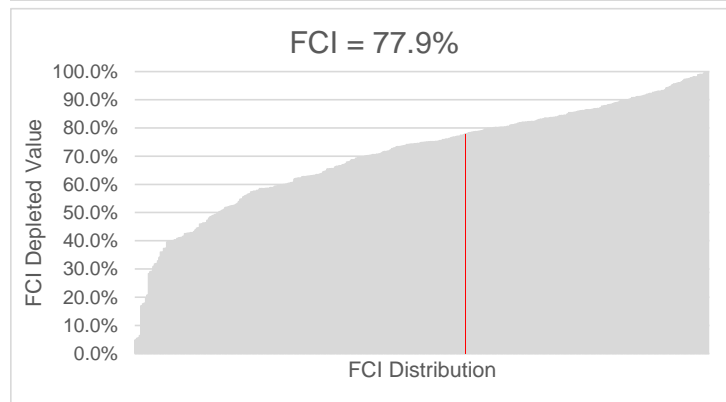
Site Plan - Google Earth

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 **2021-12-14 - 1:25 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 **1**
 Building Area **37700 (Gross Square Footage - GSF)**
 Year Constructed **1964**
 Year of Last Major Renovation **1992**
 FCI (Depleted Value) **77.6%**

Environmental & Safety Issues

Hazardous Materials **Yes** ⚠️
 Hazardous (HZD) Materials include **Asbestos containing materials (ACM), Lead paint**
 HZD Issues are **Major**
 HZD Issues include **Asbestos can be found in floor tile and mastic. Abatement cycle 2 years from completion. Approx 4000q ft remaining. Believed that lead paint present due to age.**

Indoor Air Quality (IAQ) Issues **Yes** ⚠️
 IAQ Issues include **Insufficient Air Change Ratio, Humidity (Too Low or Too High)**
 IAQ Issues are **Major**
 IAQ Issues include **1979 wing has insufficient cabinet unit heaters. Approx. 9200 sq ft. Humidity caused by poor vapor barrier under slab if any at all.**

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 **Yes** ⚠️
 ADA Issues are **Major**
 ADA Issues include **Exterior classroom doors have step down absent of ramping. Snow falls from roof and can block emergency exits.**

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** ⚠️

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Building Envelope - Roof

| | | | | | | | | | |
|---|-----|-------|--------------|-----|----------|-------|---|-------------|---|
| Roof 1 is Single-Ply EPDM/TPO/PVC Membrane | | | | | | | | | |
| Covers 60% | EUL | C-RUL | Cost / Unit | | Quantity | Units | = | Total Value | |
| Installed in 2011 | 20 | 9 | \$11.00 / SF | for | 22,620 | SF | = | \$248,820 | |
| Roof 2 is Metal | | | | | | | | | |
| Covers 40% | EUL | C-RUL | Cost / Unit | | Quantity | Units | = | Total Value | |
| Installed in 1979 | 40 | -3 | \$13.00 / SF | for | 15,080 | SF | = | \$196,040 | ⚠ |
| 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, Wood-Frame | | | | | | | | | |
| % of Windows That are this Type 60% | EUL | C-RUL | Cost / Unit | | Quantity | Units | = | Total Value | |
| Installed in 1964 | 30 | -28 | \$70.00 / SF | for | 5,429 | SF | = | \$380,016 | ⚠ |
| Secondary Window System Window, Metal-Frame | | | | | | | | | |
| % of Windows That are this Type 40% | EUL | C-RUL | Cost / Unit | | Quantity | Units | = | Total Value | |
| Installed in 1979 | 30 | -13 | \$60.00 / SF | for | 3,619 | SF | = | \$217,152 | ⚠ |

Services - Elevators

| | | | | | | | | | |
|--|-----|-------|-------------|-----|----------|-------|---|-------------|--|
| Primary Conveyance/Elevators None | | | | | | | | | |
| Quantity of Stops 0 | EUL | C-RUL | Cost / Unit | | Quantity | Units | = | Total Value | |
| Installed in - | - | N/A | - / - | for | 0 | - | = | \$0 | |
| 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 1964 | 40 | -18 | \$7.00 / GSF | for | 37,700 | GSF | = | \$263,900 | ⚠ |
| 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 None | | | | | | | | | |
| Area of building served 0% | EUL | C-RUL | Cost / Unit | | Quantity | Units | = | Total Value | |
| Installed in - | - | N/A | - / - | for | - | - | = | \$0 | |
| 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 100% | EUL | C-RUL | Cost / Unit | | Quantity | Units | = | Total Value | |
| Installed in 2007 | 30 | 15 | \$62.00 / MBH | for | 1,077 | MBH | = | \$66,783 | |
| Secondary Heating System - | | | | | | | | | |
| Area of building served 0% | EUL | C-RUL | Cost / Unit | | Quantity | Units | = | Total Value | |
| Installed in - | - | N/A | - / - | for | - | - | = | \$0 | |

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Services - HVAC Distribution

Primary HVAC Distribution System **HVAC System, Hydronic Piping, 2-Pipe**

| | | | | | | | | |
|-------------------------|------|-----|-------|-------------|-----|----------|-------|-------------|
| Area of building served | 60% | EUL | C-RUL | Cost / Unit | | Quantity | Units | Total Value |
| Installed in | 1964 | 40 | -18 | \$5.00 / SF | for | 22,620 | SF | \$113,100 |



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

| | | | | | | | | |
|-------------------------|------|-----|-------|---------------|-----|----------|-------|-------------|
| Area of building served | 40% | EUL | C-RUL | Cost / Unit | | Quantity | Units | Total Value |
| Installed in | 1979 | 30 | -13 | \$10.00 / GSF | for | 15,080 | GSF | \$150,800 |



Services - Package Systems

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

| | | | | | | | | |
|-------------------------|------|-----|-------|------------------|-----|----------|-------|-------------|
| Area of building served | 60% | EUL | C-RUL | Cost / Unit | | Quantity | Units | Total Value |
| Installed in | 2014 | 20 | 12 | \$7,000.00 / TON | for | 90 | TON | \$633,360 |

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

| | | | | | | | | |
|-------------------------|------|-----|-------|------------------|-----|----------|-------|-------------|
| Area of building served | 40% | EUL | C-RUL | Cost / Unit | | Quantity | Units | Total Value |
| Installed in | 1979 | 15 | -28 | \$6,000.00 / TON | for | 60 | TON | \$361,920 |



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

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 | 2020 | 20 | 18 | \$3.00 / SF | for | 37,700 | SF | \$113,100 |

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 | 1992 | 15 | -15 | \$4.00 / GSF | for | 37,700 | GSF | \$150,800 |



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 | 1992 | 40 | 10 | \$22.00 / GSF | for | 37,700 | GSF | \$829,400 |

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 **None**

Total SF of Ancillary Structures **-**

Installed in **-**

| | | | | | | |
|-----|-------|-------------|-----|----------|-------|-------------|
| EUL | C-RUL | Cost / Unit | | Quantity | Units | Total Value |
| - | N/A | - / - | for | - | - | \$0 |

Secondary Ancillary Structures **-**

Total SF of Secondary Ancillary Structures **0**

Installed in **-**

| | | | | | | |
|-----|-------|-------------|-----|----------|-------|-------------|
| EUL | C-RUL | Cost / Unit | | Quantity | Units | Total Value |
| - | N/A | - / - | for | - | - | \$0 |

Additional Comments

Solar is off site and a consortium. Failing under slab plumbing and drains in entire building. Electrical system needs to be upgraded. Main distribution 1964.

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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 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. |