

2022 School Facilities Inventory Report

Facility Name: **MONTPELIER ROXBURY SD | MONTPELIER HIGH SCHOOL | 5 HIGH SCHOOL DRIVE, MONTPELIER 5602 - High (9 thru 12) - Main Building**

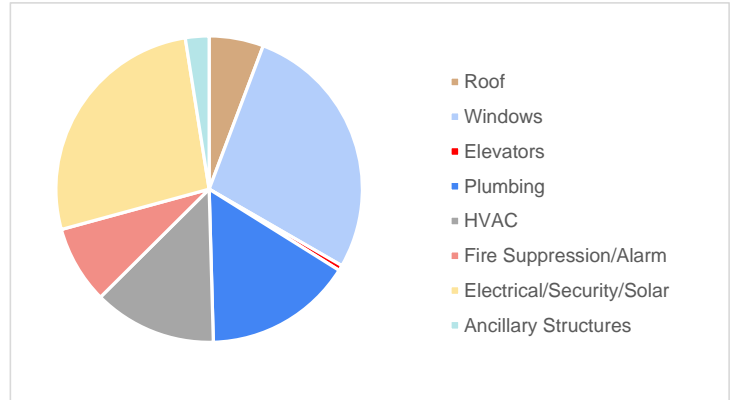
March 29, 2022

Total Value of Assets (Does Not Include Site/Structure/Walls/Interiors) **\$8,806,954**



GPS: 44.260815903864106, -72.58709541807417

Relative Asset Values

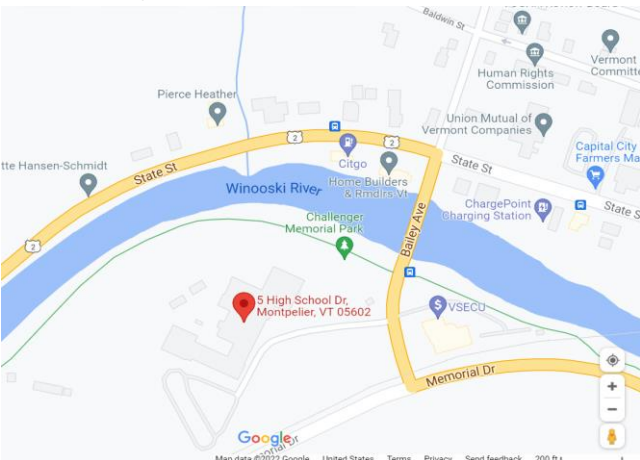
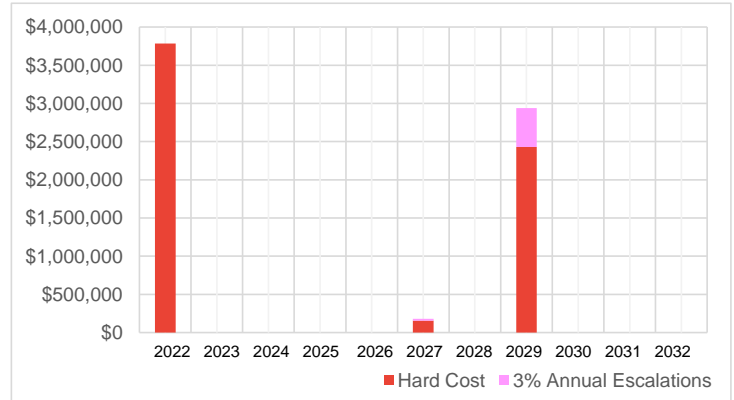


Value of Assets/GSF **\$95.73**



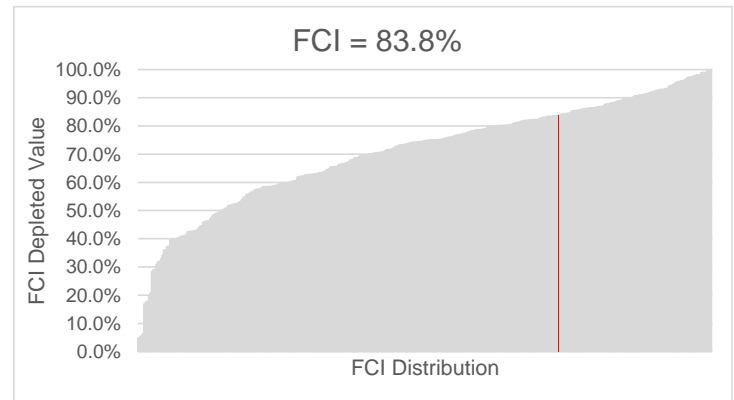
Site Plan - Google Earth

Projected Capital Planning Cash Flow



Location Plan - Google Maps

Facility Condition Index (FCI) Compared to Portfolio



(See Last Page for Explanation of Terms)

2022 School Facilities Inventory Report

Facility Name: **MONTPELIER ROXBURY SD | MONTPELIER HIGH SCHOOL | 5 HIGH SCHOOL DRIVE, MONTPELIER 5602 - High (9 thru 12) - Main Building**

Respondent Information

Date/Time Completed **2021-12-08 - 10:35 AM**
 Respondent Name **Andrew LaRosa**
 Respondent Title **Director of Facilities**
 Respondent Email **andrewlarosa@mpsvt.org**
 Respondent Phone Number **(802) 522-6322**

Facility Information

School Type **High (9 thru 12)**
 Building Identification **Main Building**
 Stories **2**
 Building Area **92000 (Gross Square Footage - GSF)**
 Year Constructed **1954**
 Year of Last Major Renovation **1998**
 FCI (Depleted Value) **83.8%**

Environmental & Safety Issues

Hazardous Materials **Yes** ⚠
 Hazardous (HZD) Materials include **Asbestos containing materials (ACM)**
 HZD Issues are **Major**
 HZD Issues include **Building still as some asbestos flooring and pipe insulation**

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

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 **Adequate**
 Water Service Pressure **Adequate**
 Natural Gas/Propane Pressure **N/A**
 Electrical Capacity **Adequate**

2022 School Facilities Inventory Report

Facility Name: **MONTPELIER ROXBURY SD | MONTPELIER HIGH SCHOOL | 5 HIGH SCHOOL
DRIVE, MONTPELIER 5602 - High (9 thru 12) - Main Building**

Building Envelope - Roof

Roof 1 is	Single-Ply EPDM/TPO/PVC Membrane	EUL	C-RUL	Cost / Unit		Quantity	Units	Total Value	
Covers	100%	20	-12	\$11.00 / SF	for	46,000	SF	=	\$506,000
Installed in	1990								
Roof 2 is	-	EUL	C-RUL	Cost / Unit		Quantity	Units	Total Value	
Covers	0%	-	N/A	- / -	for	-	-	=	\$0
Installed in	-								
Roof 3 is	-	EUL	C-RUL	Cost / Unit		Quantity	Units	Total Value	
Covers	0%	-	N/A	- / -	for	-	-	=	\$0
Installed in	-								
Roof 4 is	-	EUL	C-RUL	Cost / Unit		Quantity	Units	Total Value	
Covers	0%	-	N/A	- / -	for	-	-	=	\$0
Installed in	-								



Building Envelope - Windows

Primary Window System	Curtain Wall	EUL	C-RUL	Cost / Unit		Quantity	Units	Total Value	
% of Windows That are this Type	100%	50	8	\$110.00 / SF	for	22,080	SF	=	\$2,428,800
Installed in	1980								
Secondary Window System	-	EUL	C-RUL	Cost / Unit		Quantity	Units	Total Value	
% of Windows That are this Type	0%	-	N/A	- / -	for	-	-	=	\$0
Installed in	-								

Services - Elevators

Primary Conveyance/Elevators	Elevator, Hydraulic, Machine/Controller/Cab	EUL	C-RUL	Cost / Unit		Quantity	Units	Total Value	
Quantity of Stops	2	30	-12	\$25,000.00 / STOP	for	2	STOP	=	\$50,000
Installed in	1980								
Secondary Conveyance/Elevators	-	EUL	C-RUL	Cost / Unit		Quantity	Units	Total Value	
Quantity of Stops	0	-	N/A	- / -	for	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	75%	40	-28	\$15.00 / GSF	for	69,000	GSF	=	\$1,035,000
Installed in	1954								
Secondary Plumbing System	Supply & Sanitary, Medium Density (Includes Fixtures)	EUL	C-RUL	Cost / Unit		Quantity	Units	Total Value	
Area of building served	25%	40	16	\$15.00 / GSF	for	23,000	GSF	=	\$345,000
Installed in	1998								



Services - Cooling - Central System

Primary Central Cooling System	Central Cooling System - Chiller(s) - Air Cooled	EUL	C-RUL	Cost / Unit		Quantity	Units	Total Value	
Area of building served	15%	25	23	\$1,200.00 / TON	for	55	TON	=	\$66,240
Installed in	2020								
Secondary Plumbing System	-	EUL	C-RUL	Cost / Unit		Quantity	Units	Total Value	
Area of building served	0%	-	N/A	- / -	for	-	-	=	\$0
Installed in	-								

Services - Heating - Central System

Primary Heating System	Boiler(s)/System - Fuel Oil	EUL	C-RUL	Cost / Unit		Quantity	Units	Total Value	
Area of building served	100%	30	6	\$60.00 / MBH	for	2,629	MBH	=	\$157,714
Installed in	1998								
Secondary Heating System	-	EUL	C-RUL	Cost / Unit		Quantity	Units	Total Value	
Area of building served	0%	-	N/A	- / -	for	-	-	=	\$0
Installed in	-								

2022 School Facilities Inventory Report

Facility Name: **MONTPELIER ROXBURY SD | MONTPELIER HIGH SCHOOL | 5 HIGH SCHOOL
DRIVE, MONTPELIER 5602 - High (9 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	100%	EUL	C-RUL	Cost / Unit	Quantity	Units	Total Value
Installed in	1954	30	-38	\$10.00 / GSF	92,000	GSF	\$920,000



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 **None**

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

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	95%	EUL	C-RUL	Cost / Unit	Quantity	Units	Total Value
Installed in	1954	40	-28	\$5.00 / GSF	87,400	GSF	\$437,000



Secondary Fire Suppression System **Kitchen Hood or Computer Center Suppression System**

Area of building served	1 EA	EUL	C-RUL	Cost / Unit	Quantity	Units	Total Value
Installed in	1954	20	-48	\$10,000.00 / EA	1	EA	\$10,000



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	1998	20	-4	\$3.00 / SF	92,000	SF	\$276,000



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	90%	EUL	C-RUL	Cost / Unit	Quantity	Units	Total Value
Installed in	1998	15	-9	\$4.00 / GSF	82,800	GSF	\$331,200



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	1998	40	16	\$22.00 / GSF	92,000	GSF	\$2,024,000

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

Total SF of Ancillary Structures	1000	EUL	C-RUL	Cost / Unit	Quantity	Units	Total Value
Installed in	1998	15	-9	\$110.00 / SF	1,000	SF	\$110,000



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

Total SF of Secondary Ancillary Structures	1000	EUL	C-RUL	Cost / Unit	Quantity	Units	Total Value
Installed in	1998	15	-9	\$110.00 / SF	1,000	SF	\$110,000



Additional Comments

2022 School Facilities Inventory Report

Facility Name: **MONTPELIER ROXBURY SD | MONTPELIER HIGH SCHOOL | 5 HIGH SCHOOL DRIVE, MONTPELIER 5602 - High (9 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 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.