

### 2022 School Facilities Inventory Report

Facility Name: **MONTPELIER ROXBURY SD | UNION ELEMENTARY SCHOOL | 1 PARK AVENUE, MONTPELIER 5602 - Elementary (PreK thru 4) - Main Building**

March 29, 2022

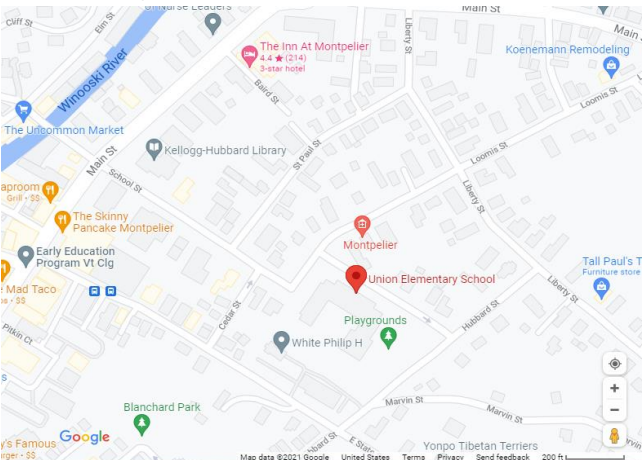
Total Value of Assets (Does Not Include Site/Structure/Walls/Interiors) **\$4,347,721**



GPS: 44.25997816667158, -72.57105204021093

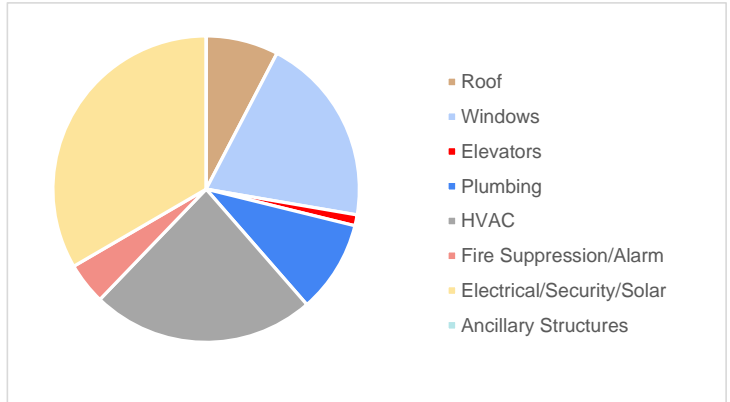


Site Plan - Google Earth



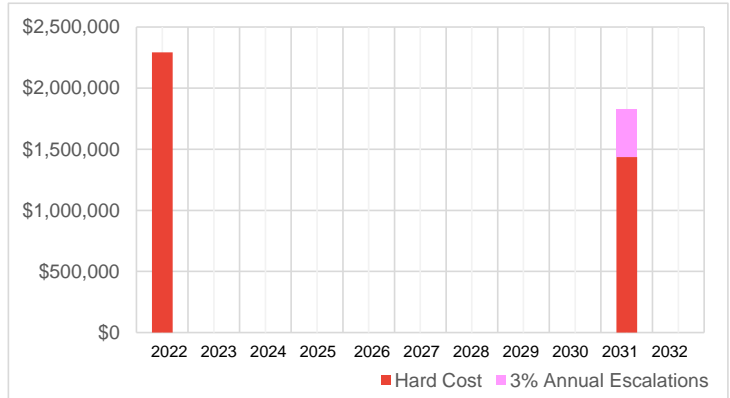
Location Plan - Google Maps

#### Relative Asset Values

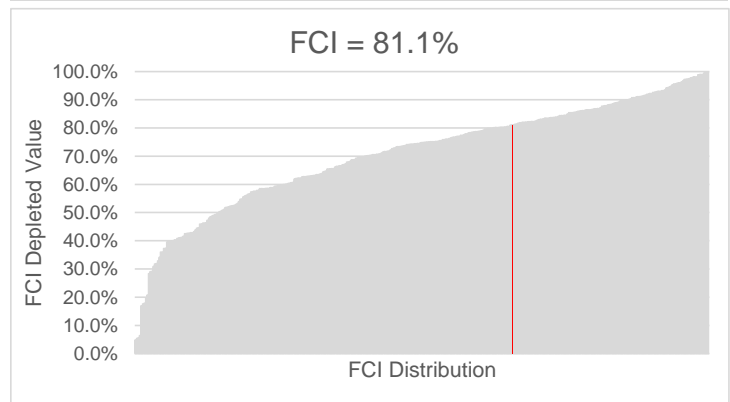


Value of Assets/GSF **\$71.86**

#### Projected Capital Planning Cash Flow



#### Facility Condition Index (FCI) Compared to Portfolio



(See Last Page for Explanation of Terms)

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#### Respondent Information

Date/Time Completed **2021-12-08 - 11:03 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 **Elementary (PreK thru 4)**  
 Building Identification **Main Building**  
 Stories **2**  
 Building Area **60500 (Gross Square Footage - GSF)**  
 Year Constructed **1939**  
 Year of Last Major Renovation **1992**  
 FCI (Depleted Value) **81.0%**

#### Environmental & Safety Issues

Hazardous Materials **Yes** ⚠  
 Hazardous (HZD) Materials include **Asbestos containing materials (ACM), Lead paint**  
 HZD Issues are **Major**  
 HZD Issues include **Some asbestos floor tile and insulation. Lead paint in windows**

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 **There is only a limited area sprinkler systems in the building**

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**

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#### 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	2016	20	14	\$11.00 / SF	for	30,250 SF	=	\$332,750
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	1939	30	-53	\$60.00 / SF	for	14,520 SF	=	\$871,200 <span style="color: red;">⚠</span>
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	2019	30	27	\$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, Low Density (Includes Fixtures)							
Area of building served	75%	EUL	C-RUL	Cost / Unit		Quantity	Units	Total Value
Installed in	1939	40	-43	\$7.00 / GSF	for	45,375 GSF	=	\$317,625 <span style="color: red;">⚠</span>
Secondary Plumbing System	Supply & Sanitary, Low Density (Includes Fixtures)							
Area of building served	25%	EUL	C-RUL	Cost / Unit		Quantity	Units	Total Value
Installed in	1992	40	10	\$7.00 / GSF	for	15,125 GSF	=	\$105,875

#### 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	Off-Site Steam Plant (Does Not include Steam Generation)							
Area of building served	90%	EUL	C-RUL	Cost / Unit		Quantity	Units	Total Value
Installed in	2010	30	18	\$35.00 / MBH	for	1,556 MBH	=	\$54,450
Secondary Heating System	Boiler(s)/System - Fuel Oil							
Area of building served	10%	EUL	C-RUL	Cost / Unit		Quantity	Units	Total Value
Installed in	1980	30	-12	\$60.00 / MBH	for	173 MBH	=	\$10,371 <span style="color: red;">⚠</span>

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#### Services - HVAC Distribution

Primary HVAC Distribution System **Piped System to Unit Ventilators/Fan Coils, 4-Pipe System**

Area of building served	100%	EUL	C-RUL	Cost / Unit	Quantity	Units	Total Value
Installed in	1992	30	0	\$14.00 / GSF	60,500	GSF	\$847,000



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 **Even Mix of Package Units & Split Systems**

Area of building served	25%	EUL	C-RUL	Cost / Unit	Quantity	Units	Total Value
Installed in	1992	18	-12	\$1,900.00 / TON	61	TON	\$114,950



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 **Kitchen Hood or Computer Center Suppression System**

Area of building served	1 EA	EUL	C-RUL	Cost / Unit	Quantity	Units	Total Value
Installed in	1992	20	-10	\$10,000.00 / EA	1	EA	\$10,000



Secondary Fire Suppression System -

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

#### Services - 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	2019	20	17	\$3.00 / SF	60,500	SF	\$181,500

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	50%	EUL	C-RUL	Cost / Unit	Quantity	Units	Total Value
Installed in	1992	15	-15	\$4.00 / GSF	30,250	GSF	\$121,000



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	60,500	GSF	\$1,331,000

#### 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 **None**

Total SF of Ancillary Structures -

Installed in -

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

Secondary Ancillary Structures -

Total SF of Secondary Ancillary Structures 0

Installed in -

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

#### Additional Comments

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## Explanation of Terms

<b>Projected Capital Planning Cash Flow</b>	The estimated replacement costs of systems as they expire annually.
<b>Facility Condition Index (FCI)</b>	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.
<b>Total Value of Assets</b>	The total estimated replacement cost of all the assets listed in the form.
<b>Value of Assets per GSF</b>	The Total Value of all Assets in the form divide by the Gross Square Footage (GSF) of the building.
<b>Facility Condition Index (FCI) Compared to Portfolio</b>	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.
<b>Calculated Remaining Useful Life( C-RUL)</b>	The current number of remaining years a system may be expected to perform in designed service.
<b>Expected Useful Life (EUL)</b>	The total number of years a system can be expected to perform in designed service when new.
<b>Gross Square Footage (GSF)</b>	The total square footage contained within the building for all floors/levels.
<b>Cost per Unit</b>	The estimated base cost for a single unit of a system. When multiplied by Quantity results in the total system cost.
<b>Quantity</b>	The amount of a system present in a building. When multiplied by the Cost per Unit results in the total system cost.
<b>Units</b>	The expressed unit of measure for a given system (GSF, EACH, TON, etc).
<b>Ancillary Structures</b>	Buildings on site that are typically known as portables, relocatables or temporary buildings.