

2022 School Facilities Inventory Report

Facility Name: **NORTH COUNTRY SU | BRIGHTON ELEMENTARY SCHOOL | 825 RAILROAD ST, ISLAND POND 5846 - Combination - Main Building**

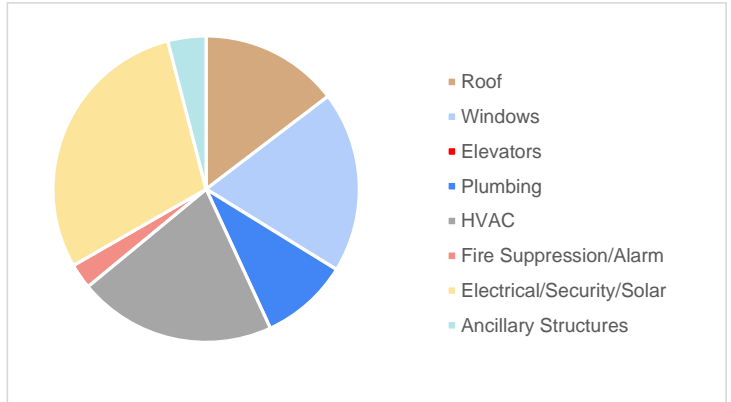
March 29, 2022

Total Value of Assets (Does Not Include Site/Structure/Walls/Interiors) **\$1,491,570**



GPS: 44.82172306931353, -71.89390523151874

Relative Asset Values

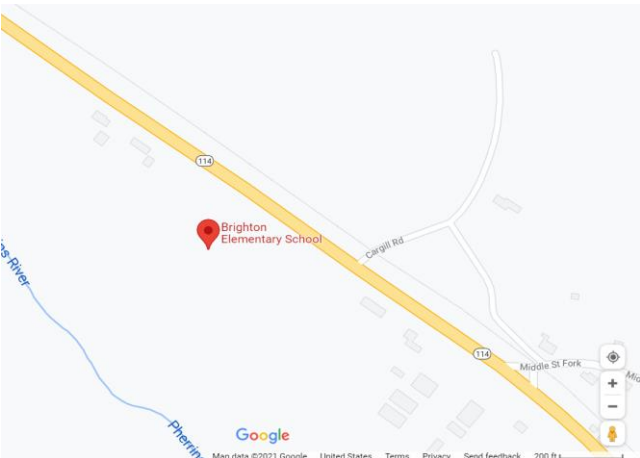
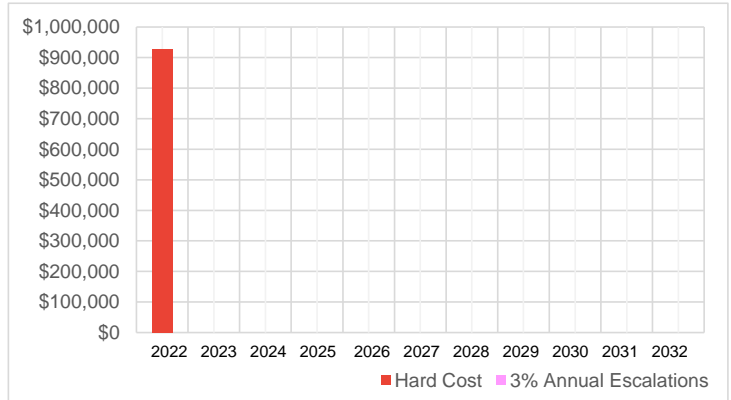


Value of Assets/GSF **\$75.15**



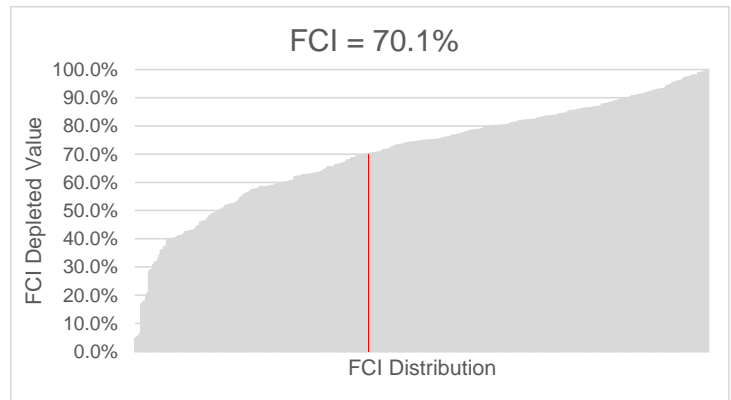
Site Plan - Google Earth

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 **2022-02-28 - 2:42 PM**
 Respondent Name **Theresa Miller**
 Respondent Title **Business and Finance/ Operations Support**
 Respondent Email **theresa.miller@ncsuvt.org**
 Respondent Phone Number **(802) 334-5847 x2012**

Facility Information

School Type **Combination**
 Building Identification **Main Building**
 Stories **1**
 Building Area **19848 (Gross Square Footage - GSF)**
 Year Constructed **1971**
 Year of Last Major Renovation **N/A**
 FCI (Depleted Value) **70.1%**

Environmental & Safety Issues

Hazardous Materials **Yes** ⚠
 Hazardous (HZD) Materials include **Asbestos containing materials (ACM)**
 HZD Issues are **Minor**
 HZD Issues include **ACM presumed in gypsum wall board, joint compound, mastic behind chalk boards. ACM present at back entrance, mastic under lt br speckled 12x12 tile, under spray on classroom sinks, floor mastic & tile in gym, band, storage, nurses rm, and special ed office. Room 25. Science room vent hood silver spray transite.**

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

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Building Envelope - Roof

Roof 1 is **Single-Ply EPDM/TPO/PVC Membrane**

Covers	EUL	C-RUL	Cost / Unit	Quantity	Units	Total Value
100%	20	15	\$11.00 / SF	19,848	SF	\$218,328
Installed in	2017					

Roof 2 is -

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

Roof 3 is -

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

Roof 4 is -

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

Building Envelope - Windows

Primary Window System **Window, Metal-Frame**

% of Windows That are this Type	EUL	C-RUL	Cost / Unit	Quantity	Units	Total Value
100%	30	24	\$60.00 / SF	4,764	SF	\$285,811
Installed in	2016					

Secondary Window System -

% of Windows That are this Type	EUL	C-RUL	Cost / Unit	Quantity	Units	Total Value
0%	-	N/A	- / -	-	-	\$0
Installed in	-					

Services - Elevators

Primary Conveyance/Elevators **None**

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

Secondary Conveyance/Elevators -

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

Services - Plumbing

Primary Plumbing System **Supply & Sanitary, Low Density (Includes Fixtures)**

Area of building served	EUL	C-RUL	Cost / Unit	Quantity	Units	Total Value
100%	40	-11	\$7.00 / GSF	19,848	GSF	\$138,936
Installed in	1971					

Secondary Plumbing System -

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

Services - Cooling - Central System

Primary Central Cooling System **None**

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

Secondary Plumbing System -

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

Services - Heating - Central System

Primary Heating System **Boiler(s)/System - Fuel Oil**

Area of building served	EUL	C-RUL	Cost / Unit	Quantity	Units	Total Value
100%	30	-21	\$60.00 / MBH	567	MBH	\$34,025
Installed in	1971					

Secondary Heating System -

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

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Services - HVAC Distribution

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

Area of building served	100%	EUL	C-RUL	Cost / Unit	Quantity	Units	Total Value
Installed in	1971	30	-21	\$14.00 / GSF	19,848	GSF	\$277,872



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 **Kitchen Hood or Computer Center Suppression System**

Area of building served	1 EA	EUL	C-RUL	Cost / Unit	Quantity	Units	Total Value
Installed in	1971	20	-31	\$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 **Older type Zoned System**

Area of building served	100%	EUL	C-RUL	Cost / Unit	Quantity	Units	Total Value
Installed in	1971	20	-31	\$1.50 / GSF	19,848	GSF	\$29,772



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 **None**

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

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	1971	40	-11	\$22.00 / GSF	19,848	GSF	\$436,656



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	320	EUL	C-RUL	Cost / Unit	Quantity	Units	Total Value
Installed in	2020	15	13	\$110.00 / SF	320	SF	\$35,200

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

Total SF of Secondary Ancillary Structures	227	EUL	C-RUL	Cost / Unit	Quantity	Units	Total Value
Installed in	2021	15	14	\$110.00 / SF	227	SF	\$24,970

Additional Comments

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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 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.