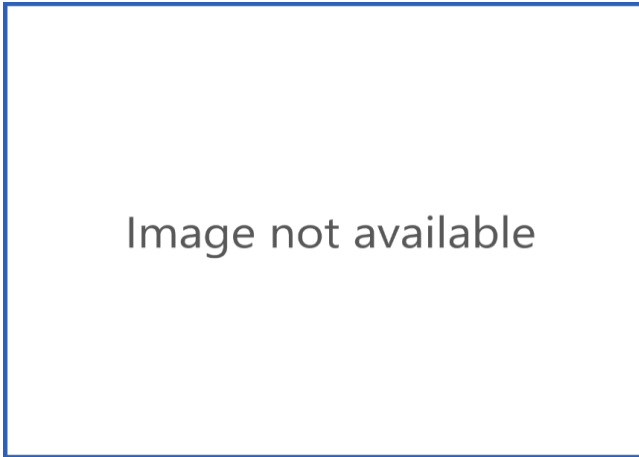


2022 School Facilities Inventory Report

Facility Name: **NORTH COUNTRY SU | CHARLESTON ELEM SCHOOL | 255 CENTER SCHOOL ROAD, WEST CHARLESTON 5872 - Combination - Main Building**

March 29, 2022

Total Value of Assets (Does Not Include Site/Structure/Walls/Interiors) **\$1,682,120**



GPS: 44.84327633680607, -72.0198109181025

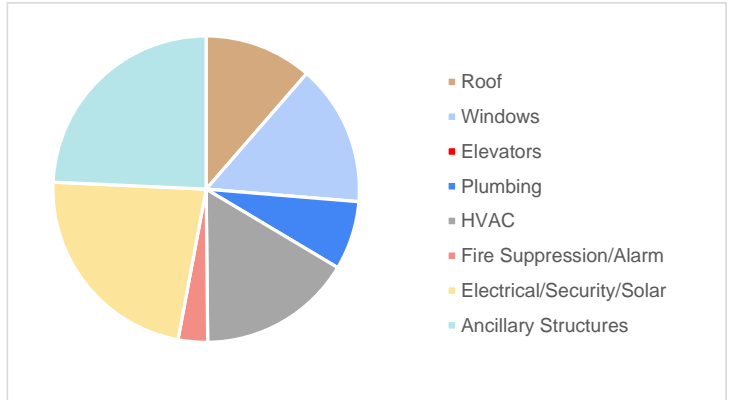


Site Plan - Google Earth



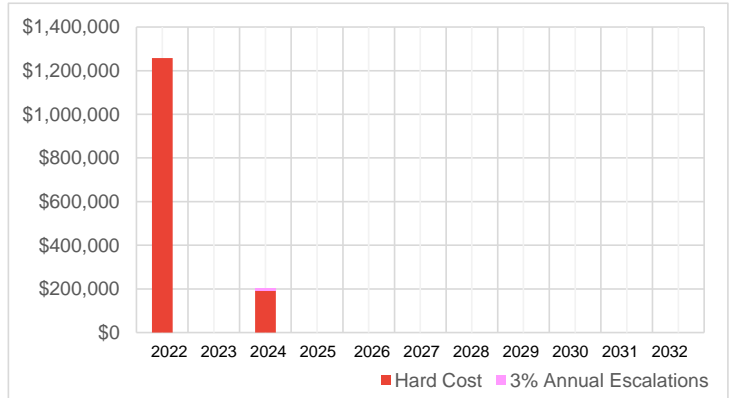
Location Plan - Google Maps

Relative Asset Values

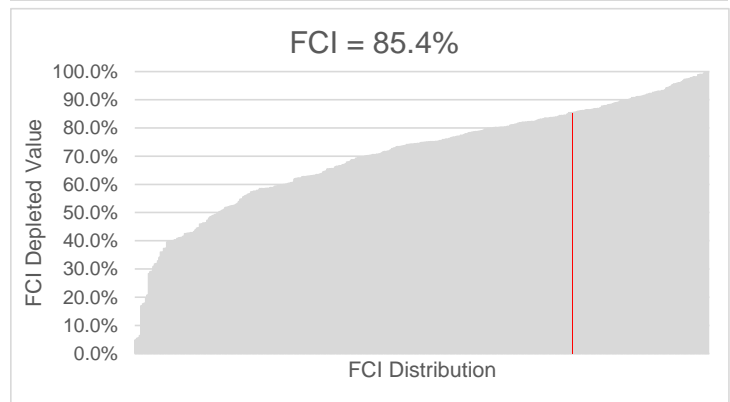


Value of Assets/GSF **\$96.55**

Projected Capital Planning Cash Flow



Facility Condition Index (FCI) Compared to Portfolio



(See Last Page for Explanation of Terms)

2022 School Facilities Inventory Report

Facility Name: **NORTH COUNTRY SU | CHARLESTON ELEM SCHOOL | 255 CENTER SCHOOL ROAD, WEST CHARLESTON 5872 - Combination - Main Building**


Respondent Information

Date/Time Completed **2022-02-28 - 11:09 AM**
 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 **17423 (Gross Square Footage - GSF)**
 Year Constructed **1971**
 Year of Last Major Renovation **N/A**
 FCI (Depleted Value) **85.4%**

Environmental & Safety Issues

Hazardous Materials **Yes** 
 Hazardous (HZD) Materials include **Asbestos containing materials (ACM)**
 HZD Issues are **Minor**
 HZD Issues include **ACP presumed in gypsum wall board, joint compound. ACM in mastic under floor tile in room 8, mastic under floor tile in kitchen storage room, and under spray on classroom sinks.**

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**

2022 School Facilities Inventory Report

Facility Name: **NORTH COUNTRY SU | CHARLESTON ELEM SCHOOL | 255 CENTER SCHOOL ROAD, WEST CHARLESTON 5872 - Combination - Main Building**

Building Envelope - Roof

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

Covers	EUL	C-RUL	Cost / Unit	Quantity	Units	Total Value
100%	20	3	\$11.00 / SF	17,423	SF	\$191,653
Installed in	2005					

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	-21	\$60.00 / SF	4,182	SF	\$250,891
Installed in	1971					

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	17,423	GSF	\$121,961
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	498	MBH	\$29,868
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	-					

2022 School Facilities Inventory Report

Facility Name: **NORTH COUNTRY SU | CHARLESTON ELEM SCHOOL | 255 CENTER SCHOOL ROAD, WEST CHARLESTON 5872 - Combination - Main Building**

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	17,423	GSF	\$243,922



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 **None**

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

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	2002	20	0	\$3.00 / SF	17,423	SF	\$52,269



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	17,423	GSF	\$383,306



Services - Solar Power (PV)

Solar (Electric Generation) Provided **Solar Power, Photovoltaic (PV) Panel**

Owned/Maintained by School **No**

Value of Solar PV Panels: \$7,094

Quantity of Panels	4	EUL	C-RUL	Cost / Unit	Quantity	Units	Total Value
Installed in	2018	20	16	\$85.00 / SF	83	SF	\$0

Ancillary Structures

Ancillary Structures **Relocatable Building - Classroom/Office - Standard/Portable**

Total SF of Ancillary Structures	1858	EUL	C-RUL	Cost / Unit	Quantity	Units	Total Value
Installed in	2021	15	14	\$125.00 / SF	1,858	SF	\$232,250

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

Total SF of Secondary Ancillary Structures	1600	EUL	C-RUL	Cost / Unit	Quantity	Units	Total Value
Installed in	1990	15	-17	\$110.00 / SF	1,600	SF	\$176,000



Additional Comments

2022 School Facilities Inventory Report

Facility Name: **NORTH COUNTRY SU | CHARLESTON ELEM SCHOOL | 255 CENTER SCHOOL ROAD,
WEST CHARLESTON 5872 - Combination - 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.