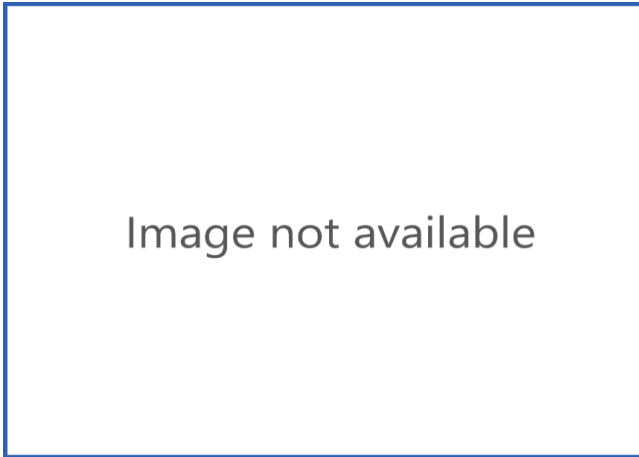


2022 School Facilities Inventory Report

Facility Name: **NORTH COUNTRY SU | DERBY ELEMENTARY SCHOOL | 907 ELM STREET, DERBY
LINE 5830 - Combination - Main Building**

March 29, 2022

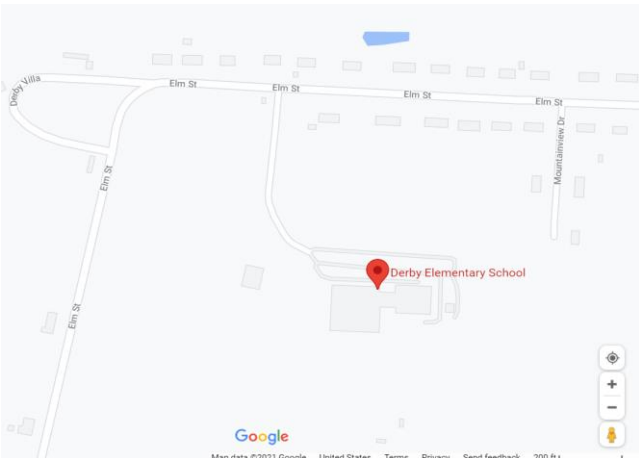
Total Value of Assets (Does Not Include Site/Structure/Walls/Interiors) **\$5,134,434**



GPS: 45.0018367724241, -72.11834500281172

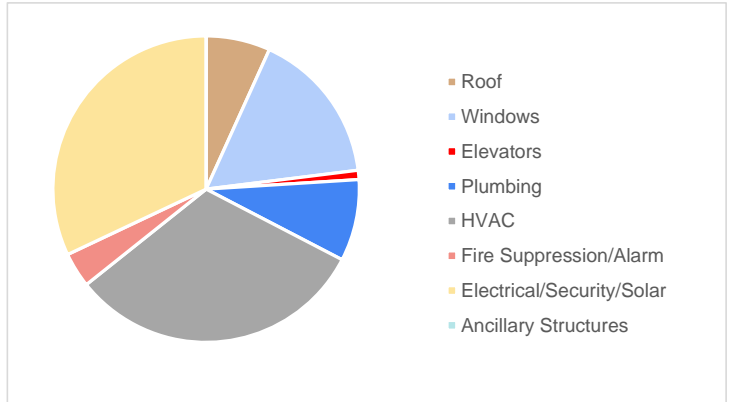


Site Plan - Google Earth



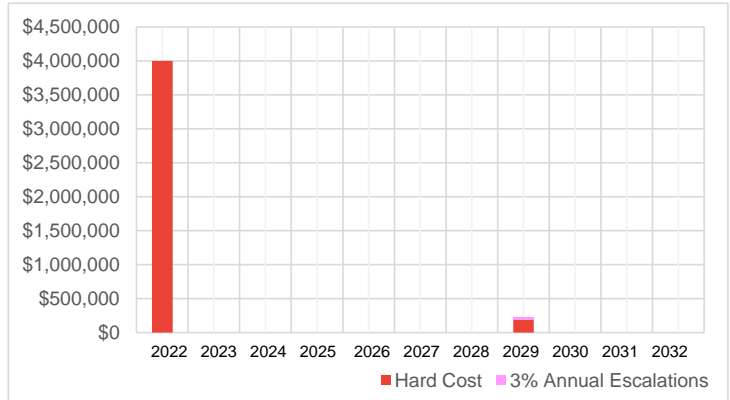
Location Plan - Google Maps

Relative Asset Values

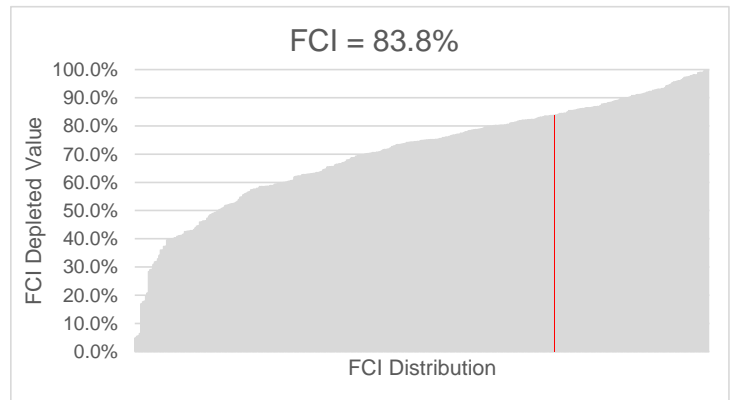


Value of Assets/GSF **\$81.21**

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 | DERBY ELEMENTARY SCHOOL | 907 ELM STREET, DERBY
LINE 5830 - Combination - Main Building**

Respondent Information

Date/Time Completed **2022-02-28 - 3:27 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 **2**
 Building Area **63228 (Gross Square Footage - GSF)**
 Year Constructed **1973**
 Year of Last Major Renovation **N/A**
 FCI (Depleted Value) **83.7%**

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, 2x4 ceiling tile, blackboard & mastic, sink under spray white & black. ACM in sheet flooring and mastic in room 203, textured ceiling in front lobby, 12x12 floor tile & mastic in kitchen, storage, classrooms, shipping & receiving. Boiler room, boiler insulation, gasket, rope & internal parts.**

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 | DERBY ELEMENTARY SCHOOL | 907 ELM STREET, DERBY
LINE 5830 - Combination - Main Building**

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	1973	20	-29	\$11.00 / SF	for	31,614 SF			\$347,754
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	Storefront, Metal-Framed w/Door(s)								
% of Windows That are this Type	100%	EUL	C-RUL	Cost / Unit		Quantity	Units	=	Total Value
Installed in	2017	30	25	\$55.00 / SF	for	15,175 SF			\$834,610
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	1973	30	-19	\$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	100%	EUL	C-RUL	Cost / Unit		Quantity	Units	=	Total Value
Installed in	1973	40	-9	\$7.00 / GSF	for	63,228 GSF			\$442,596
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	Central Cooling System - Chiller(s) - Air Cooled								
Area of building served	50%	EUL	C-RUL	Cost / Unit		Quantity	Units	=	Total Value
Installed in	1973	25	-24	\$1,200.00 / TON	for	126 TON			\$151,747
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 - Fuel Oil								
Area of building served	100%	EUL	C-RUL	Cost / Unit		Quantity	Units	=	Total Value
Installed in	2010	30	18	\$60.00 / MBH	for	1,807 MBH			\$108,391
Secondary Heating System	-								
Area of building served	0%	EUL	C-RUL	Cost / Unit		Quantity	Units	=	Total Value
Installed in	-	-	N/A	- / -	for	- -			\$0

2022 School Facilities Inventory Report

Facility Name: **NORTH COUNTRY SU | DERBY ELEMENTARY SCHOOL | 907 ELM STREET, DERBY
LINE 5830 - 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	1973	30	-19	\$14.00 / GSF	63,228	GSF	\$885,192



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	100%	EUL	C-RUL	Cost / Unit	Quantity	Units	Total Value
Installed in	1973	18	-31	\$1,900.00 / TON	253	TON	\$480,533



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	2010	20	8	\$3.00 / SF	63,228	SF	\$189,684

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	100%	EUL	C-RUL	Cost / Unit	Quantity	Units	Total Value
Installed in	1990	15	-17	\$4.00 / GSF	63,228	GSF	\$252,912



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	1973	40	-9	\$22.00 / GSF	63,228	GSF	\$1,391,016



Services - Solar Power (PV)

Solar (Electric Generation) Provided **None**

Owned/Maintained by School -

Quantity of Panels 0

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

Value of Solar PV Panels: -

Ancillary Structures

Ancillary Structures **None**

Total SF of Ancillary Structures -

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

Secondary Ancillary Structures -

Total SF of Secondary Ancillary Structures 0

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

Additional Comments

2022 School Facilities Inventory Report

Facility Name: **NORTH COUNTRY SU | DERBY ELEMENTARY SCHOOL | 907 ELM STREET, DERBY
LINE 5830 - 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 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.