

### 2022 School Facilities Inventory Report

Facility Name: **NORTH COUNTRY SU | NORTH COUNTRY CAREER CTR | 209 VETERANS AVE, NEWPORT 5855 - High (9 thru 12) - Main Building**

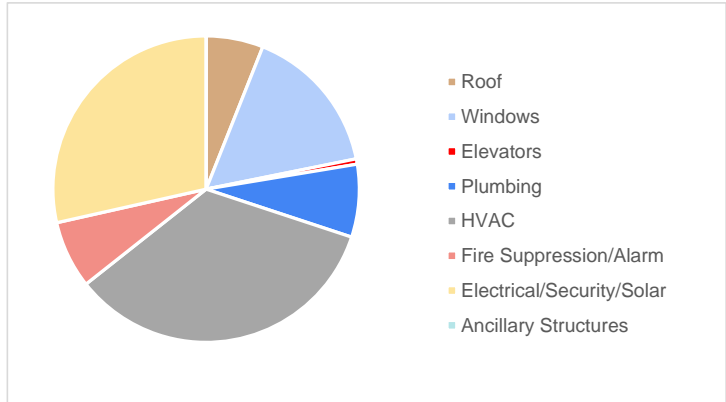
March 29, 2022

Total Value of Assets (Does Not Include Site/Structure/Walls/Interiors) **\$13,335,602**



GPS: 44.94614614408307, -72.20333761525866

#### Relative Asset Values

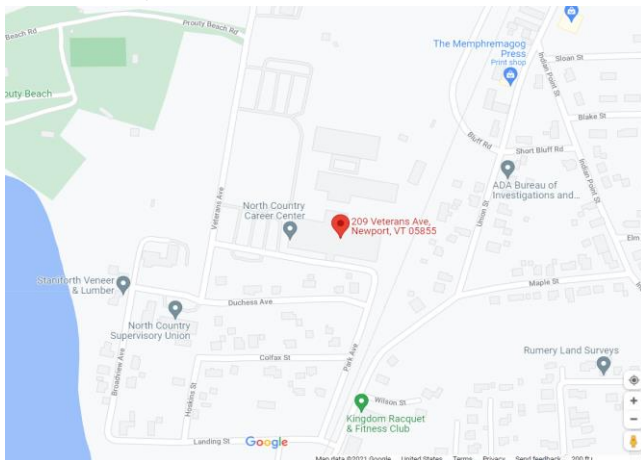
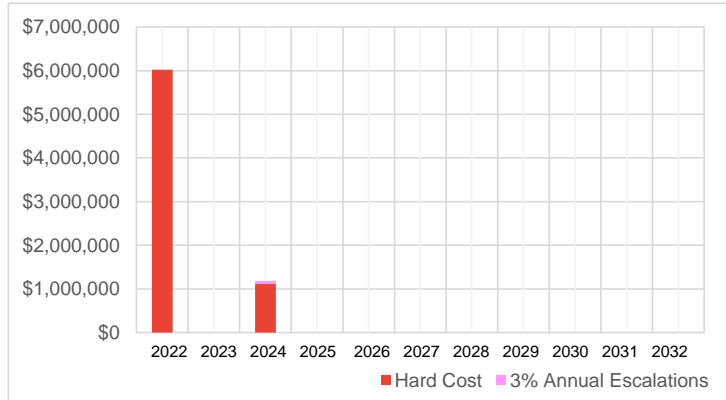


Value of Assets/GSF **\$91.17**



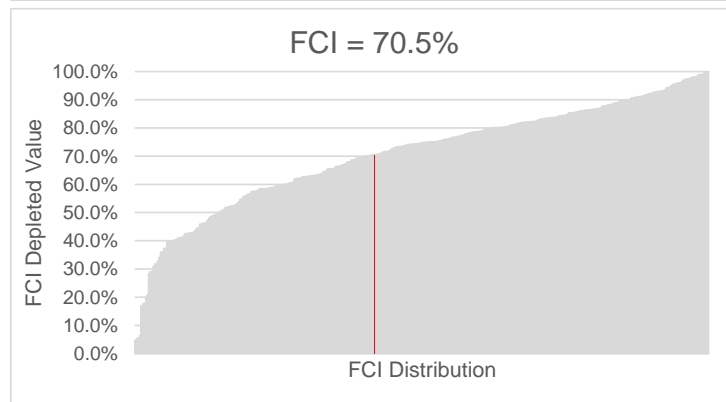
Site Plan - Google Earth

#### 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 **2022-03-14 - 10:35 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 **High (9 thru 12)**  
 Building Identification **Main Building**  
 Stories **2**  
 Building Area **146272 (Gross Square Footage - GSF)**  
 Year Constructed **1967**  
 Year of Last Major Renovation **2007**  
 FCI (Depleted Value) **70.5%**

#### Environmental & Safety Issues

Hazardous Materials **Yes** ⚠  
 Hazardous (HZD) Materials include **Asbestos containing materials (ACM)**  
 HZD Issues are **Minor**  
 HZD Issues include **ACM presumed in oven/autoclave lining in b-wing science rooms, room 225 & 229 transite panel, room 214, 220, & 229 transite panel window and boxes, mudded joint packings. ACM in room 214 sink under spray, white**

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

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#### Building Envelope - Roof

Roof 1 is <b>Single-Ply EPDM/TPO/PVC Membrane</b>									
Covers <b>100%</b>	EUL	C-RUL	Cost / Unit		Quantity	Units		Total Value	
Installed in <b>2018</b>	20	16	\$11.00 / SF	for	73,136 SF		=	\$804,496	
Roof 2 is -									
Covers <b>0%</b>	EUL	C-RUL	Cost / Unit		Quantity	Units		Total Value	
Installed in -	-	N/A	- / -	for	-	-	=	\$0	
Roof 3 is -									
Covers <b>0%</b>	EUL	C-RUL	Cost / Unit		Quantity	Units		Total Value	
Installed in -	-	N/A	- / -	for	-	-	=	\$0	
Roof 4 is -									
Covers <b>0%</b>	EUL	C-RUL	Cost / Unit		Quantity	Units		Total Value	
Installed in -	-	N/A	- / -	for	-	-	=	\$0	

#### Building Envelope - Windows

Primary Window System <b>Window, Metal-Frame</b>									
% of Windows That are this Type <b>100%</b>	EUL	C-RUL	Cost / Unit		Quantity	Units		Total Value	
Installed in <b>2007</b>	30	15	\$60.00 / SF	for	35,105 SF		=	\$2,106,317	
Secondary Window System -									
% of Windows That are this Type <b>0%</b>	EUL	C-RUL	Cost / Unit		Quantity	Units		Total Value	
Installed in -	-	N/A	- / -	for	-	-	=	\$0	

#### Services - Elevators

Primary Conveyance/Elevators <b>Elevator, Hydraulic, Machine/Controller/Cab</b>									
Quantity of Stops <b>3</b>	EUL	C-RUL	Cost / Unit		Quantity	Units		Total Value	
Installed in <b>2007</b>	30	15	\$25,000.00 / STOP	for	3 STOP		=	\$75,000	
Secondary Conveyance/Elevators -									
Quantity of Stops <b>0</b>	EUL	C-RUL	Cost / Unit		Quantity	Units		Total Value	
Installed in -	-	N/A	- / -	for	0 -		=	\$0	

#### Services - Plumbing

Primary Plumbing System <b>Supply &amp; Sanitary, Low Density (Includes Fixtures)</b>									
Area of building served <b>100%</b>	EUL	C-RUL	Cost / Unit		Quantity	Units		Total Value	
Installed in <b>1967</b>	40	-15	\$7.00 / GSF	for	146,272 GSF		=	\$1,023,904	⚠
Secondary Plumbing System -									
Area of building served <b>0%</b>	EUL	C-RUL	Cost / Unit		Quantity	Units		Total Value	
Installed in -	-	N/A	- / -	for	-	-	=	\$0	

#### Services - Cooling - Central System

Primary Central Cooling System <b>Central Cooling System - Chiller(s) - Air Cooled</b>									
Area of building served <b>100%</b>	EUL	C-RUL	Cost / Unit		Quantity	Units		Total Value	
Installed in <b>1967</b>	25	-30	\$1,200.00 / TON	for	585 TON		=	\$702,106	⚠
Secondary Plumbing System -									
Area of building served <b>0%</b>	EUL	C-RUL	Cost / Unit		Quantity	Units		Total Value	
Installed in -	-	N/A	- / -	for	-	-	=	\$0	

#### Services - Heating - Central System

Primary Heating System <b>Boiler(s)/System - Solid Fuel (Wood/Pellet)</b>									
Area of building served <b>100%</b>	EUL	C-RUL	Cost / Unit		Quantity	Units		Total Value	
Installed in <b>1967</b>	25	-30	\$250.00 / MBH	for	4,179 MBH		=	\$1,044,800	⚠
Secondary Heating System <b>Boiler(s)/System - Fuel Oil</b>									
Area of building served <b>100%</b>	EUL	C-RUL	Cost / Unit		Quantity	Units		Total Value	
Installed in <b>1990</b>	30	-2	\$60.00 / MBH	for	4,179 MBH		=	\$250,752	⚠

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#### 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	1967	30	-25	\$10.00 / GSF	146,272	GSF	\$1,462,720



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	2007	18	3	\$1,900.00 / TON	585	TON	\$1,111,667

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	100%	EUL	C-RUL	Cost / Unit	Quantity	Units	Total Value
Installed in	1967	40	-15	\$5.00 / GSF	146,272	GSF	\$731,360



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	1967	20	-35	\$1.50 / GSF	146,272	GSF	\$219,408



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	2007	15	0	\$4.00 / GSF	146,272	GSF	\$585,088



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	2007	40	25	\$22.00 / GSF	146,272	GSF	\$3,217,984

#### 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 overlaid 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.