

2022 School Facilities Inventory Report

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

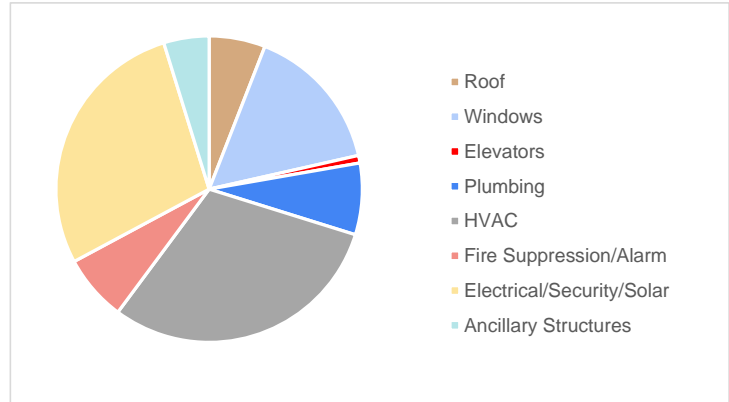
March 29, 2022

Total Value of Assets (Does Not Include Site/Structure/Walls/Interiors) **\$15,668,887**



GPS: 44.94615373763473, -72.2034449045621

Relative Asset Values

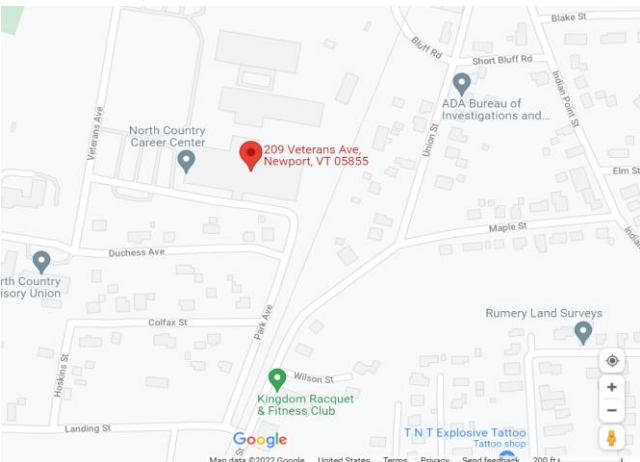
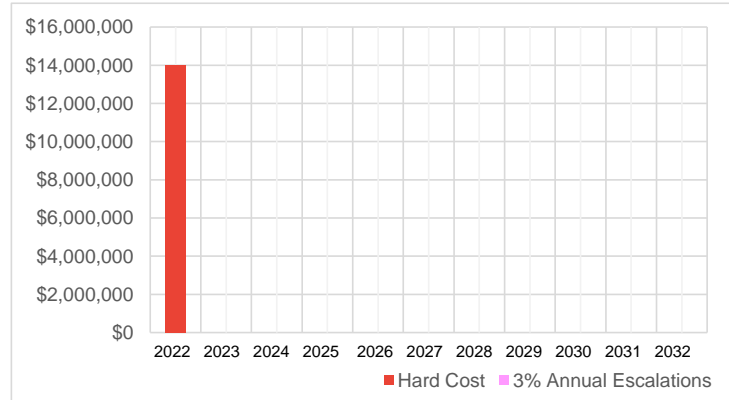


Value of Assets/GSF **\$92.72**



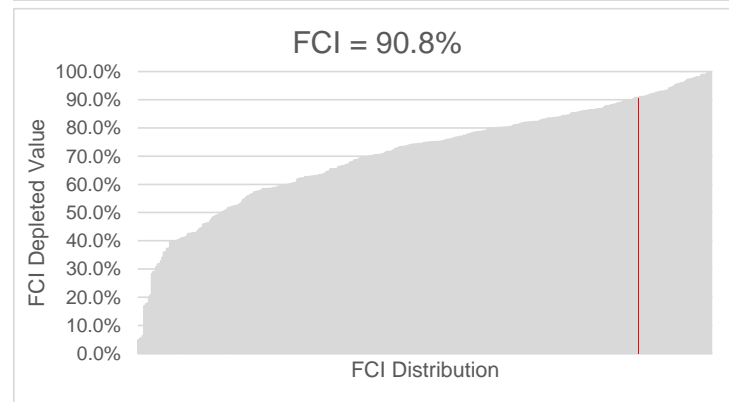
Site Plan - Google Earth

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 - 10:26 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 **169000 (Gross Square Footage - GSF)**
 Year Constructed **1967**
 Year of Last Major Renovation **N/A**
 FCI (Depleted Value) **90.8%**

Environmental & Safety Issues

Hazardous Materials **Yes** ⚠
 Hazardous (HZD) Materials include **Asbestos containing materials (ACM), Lead paint**
 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 **Yes** ⚠
 Other Risk Factors include **Flooding, during spring thaw there is some flooding in the basement**
 Other Risk Factors are **during spring thaw there is some flooding in the basement**

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 **Marginal** ⚠

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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 2018	20	16	\$11.00 / SF	for	84,500	SF	=	\$929,500	
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 90%	EUL	C-RUL	Cost / Unit		Quantity	Units		Total Value	
Installed in 1967	30	-25	\$60.00 / SF	for	36,504	SF	=	\$2,190,240	⚠
Secondary Window System Window, Metal-Frame									
% of Windows That are this Type 10%	EUL	C-RUL	Cost / Unit		Quantity	Units		Total Value	
Installed in 1967	30	-25	\$60.00 / SF	for	4,056	SF	=	\$243,360	⚠

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 1967	30	-25	\$25,000.00 / STOP	for	2	STOP	=	\$50,000	⚠
Secondary Conveyance/Elevators Elevator, Hydraulic, Machine/Controller/Cab									
Quantity of Stops 3	EUL	C-RUL	Cost / Unit		Quantity	Units		Total Value	
Installed in 1967	30	-25	\$25,000.00 / STOP	for	3	STOP	=	\$75,000	⚠

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 1967	40	-15	\$7.00 / GSF	for	169,000	GSF	=	\$1,183,000	⚠
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 35%	EUL	C-RUL	Cost / Unit		Quantity	Units		Total Value	
Installed in 1967	25	-30	\$1,200.00 / TON	for	237	TON	=	\$283,920	⚠
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 - Solid Fuel (Wood/Pellet)									
Area of building served 100%	EUL	C-RUL	Cost / Unit		Quantity	Units		Total Value	
Installed in 1967	25	-30	\$250.00 / MBH	for	4,829	MBH	=	\$1,207,143	⚠
Secondary Heating System Boiler(s)/System - Fuel Oil									
Area of building served 100%	EUL	C-RUL	Cost / Unit		Quantity	Units		Total Value	
Installed in 1990	30	-2	\$60.00 / MBH	for	4,829	MBH	=	\$289,714	⚠

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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	for	169,000	GSF	= \$1,690,000



Secondary HVAC Distribution System -

Area of building served	0%	EUL	C-RUL	Cost / Unit		Quantity	Units	Total Value
Installed in	-	-	N/A	- / -	for	-	-	= \$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	1967	18	-37	\$1,900.00 / TON	for	676	TON	= \$1,284,400



Secondary HVAC Package Unit & Splits -

Area of building served	0%	EUL	C-RUL	Cost / Unit		Quantity	Units	Total Value
Installed in	-	-	N/A	- / -	for	-	-	= \$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	for	169,000	GSF	= \$845,000



Secondary Fire Suppression System -

Area of building served	0%	EUL	C-RUL	Cost / Unit		Quantity	Units	Total Value
Installed in	-	-	N/A	- / -	for	-	-	= \$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	for	169,000	GSF	= \$253,500



Secondary Fire Suppression System -

Area of building served	0%	EUL	C-RUL	Cost / Unit		Quantity	Units	Total Value
Installed in	-	-	N/A	- / -	for	-	-	= \$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	1967	15	-40	\$4.00 / GSF	for	169,000	GSF	= \$676,000



Secondary Security & Low Volt System -

Area of building served	0%	EUL	C-RUL	Cost / Unit		Quantity	Units	Total Value
Installed in	-	-	N/A	- / -	for	-	-	= \$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	1967	40	-15	\$22.00 / GSF	for	169,000	GSF	= \$3,718,000



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	- / -	for	-	-	= \$0

Ancillary Structures

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

Total SF of Ancillary Structures	6000	EUL	C-RUL	Cost / Unit		Quantity	Units	Total Value
Installed in	2021	15	14	\$125.00 / SF	for	6,000	SF	= \$750,000

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

Total SF of Secondary Ancillary Structures	1	EUL	C-RUL	Cost / Unit		Quantity	Units	Total Value
Installed in	2021	15	14	\$110.00 / SF	for	1	SF	= \$110

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 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.