

2022 School Facilities Inventory Report

Facility Name: **NORTH COUNTRY SU | NORTH COUNTRY UNION JR HIGH #22A | 57 JUNIOR HIGH DRIVE, DERBY 5829 - Middle (5 thru 8) - Main Building**

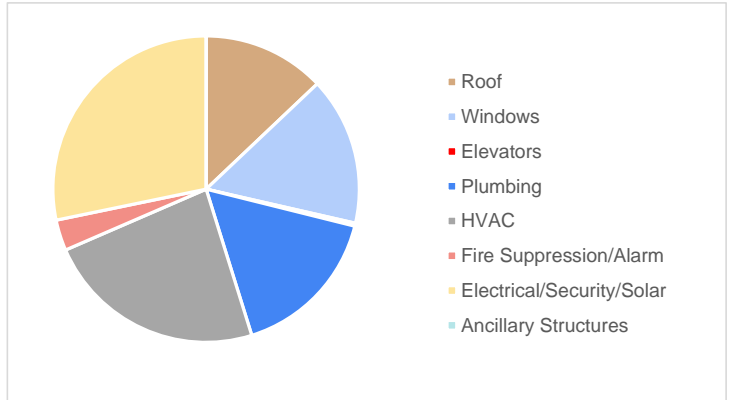
March 29, 2022

Total Value of Assets (Does Not Include Site/Structure/Walls/Interiors) **\$5,379,471**



GPS: 44.94946483486932, -72.13127048643862

Relative Asset Values

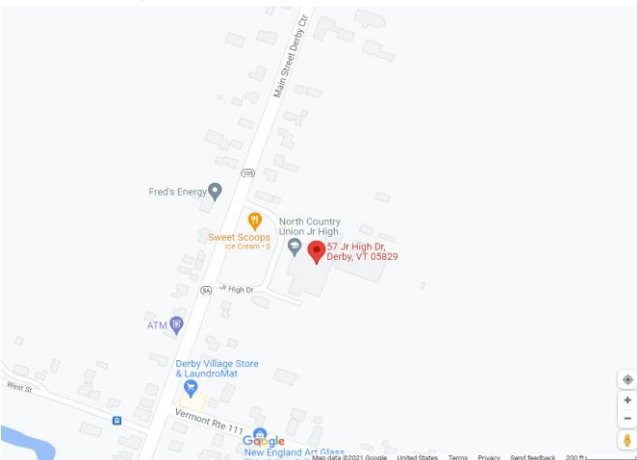
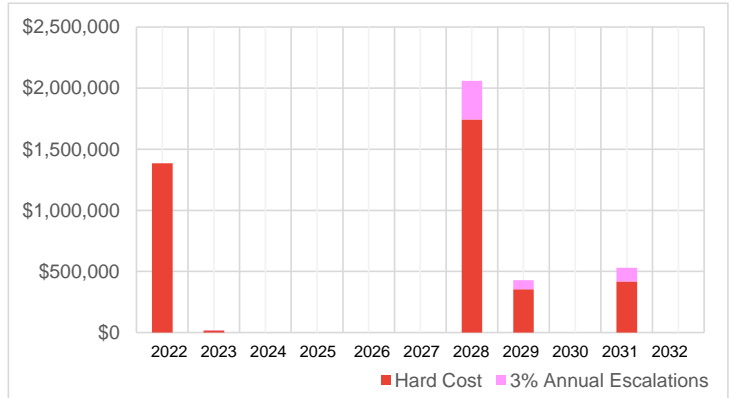


Value of Assets/GSF **\$92.05**



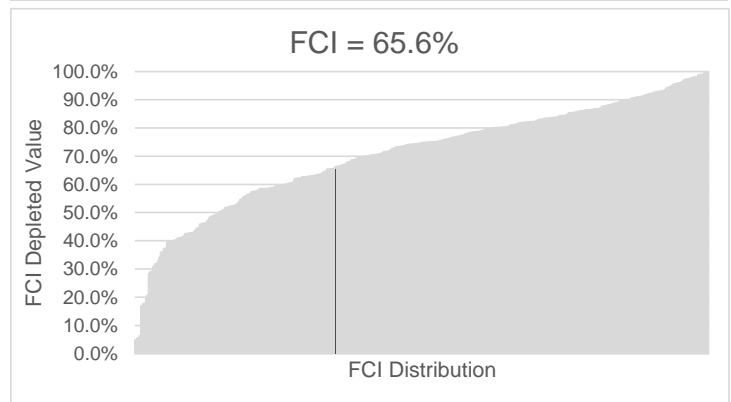
Site Plan - Google Earth

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 **2022-03-02 - 3:08 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 **Middle (5 thru 8)**
 Building Identification **Main Building**
 Stories **1**
 Building Area **58442 (Gross Square Footage - GSF)**
 Year Constructed **1957**
 Year of Last Major Renovation **2014**
 FCI (Depleted Value) **65.6%**

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 & 2x2 ceiling tile, black baseboard and mastic, 9x9 and 12x12 floor tiles, mudded joint packings, corrugated pipe coverings**

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 **Adequate**
 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 55%	EUL	C-RUL	Cost / Unit		Quantity	Units		Total Value
Installed in 2010	20	8	\$11.00 / SF	for	32,143 SF		=	\$353,574
Roof 2 is Metal								
Covers 45%	EUL	C-RUL	Cost / Unit		Quantity	Units		Total Value
Installed in 1989	40	7	\$13.00 / SF	for	26,299 SF		=	\$341,886
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 100%	EUL	C-RUL	Cost / Unit		Quantity	Units		Total Value
Installed in 1989	30	-3	\$60.00 / SF	for	14,026 SF		=	\$841,565 ⚠
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 Wheelchair Lift								
Quantity of Stops 1	EUL	C-RUL	Cost / Unit		Quantity	Units		Total Value
Installed in 1999	25	2	\$17,000.00 / EA	for	1 EA		=	\$17,000
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, Medium Density (Includes Fixtures)								
Area of building served 100%	EUL	C-RUL	Cost / Unit		Quantity	Units		Total Value
Installed in 1989	40	7	\$15.00 / GSF	for	58,442 GSF		=	\$876,630
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 None								
Area of building served 0%	EUL	C-RUL	Cost / Unit		Quantity	Units		Total Value
Installed in -	-	N/A	- / -	for	- -		=	\$0
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 2007	25	10	\$250.00 / MBH	for	1,670 MBH		=	\$417,443
Secondary Heating System Boiler(s)/System - Fuel Oil								
Area of building served 100%	EUL	C-RUL	Cost / Unit		Quantity	Units		Total Value
Installed in 1989	30	-3	\$60.00 / MBH	for	1,670 MBH		=	\$100,186 ⚠

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Services - HVAC Distribution

Primary HVAC Distribution System **HVAC System, Hydronic Piping, 2-Pipe**

Area of building served	100%	EUL	C-RUL	Cost / Unit		Quantity	Units	Total Value
Installed in	1989	40	7	\$5.00 / SF	for	58,442	SF	\$292,210

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	1989	18	-15	\$1,900.00 / TON	for	234	TON	\$444,159

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 **None**

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

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 **Modern Addressable Fire Alarm System**

Area of building served	100%	EUL	C-RUL	Cost / Unit		Quantity	Units	Total Value
Installed in	2018	20	16	\$3.00 / SF	for	58,442	SF	\$175,326

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	2014	15	7	\$4.00 / GSF	for	58,442	GSF	\$233,768

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	2014	40	32	\$22.00 / GSF	for	58,442	GSF	\$1,285,724

Services - Solar Power (PV)

Solar (Electric Generation) Provided **None**

Owned/Maintained by School -

Quantity of Panels 0

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

Value of Solar PV Panels: -

Ancillary Structures

Ancillary Structures **None**

Total SF of Ancillary Structures -

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

Secondary Ancillary Structures -

Total SF of Secondary Ancillary Structures 0

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

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.