VERMONT
AGENCY OF EDUCATION

2022 School Facilities Inventory Report

Facility Name: **WINDSOR SOUTHEAST SU | ALBERT BRIDGE SCH (W WIND) | 108 BROWNSVILLE/HARTLAND ROAD, BROWNSVILLE 5037 - Combination - Main**

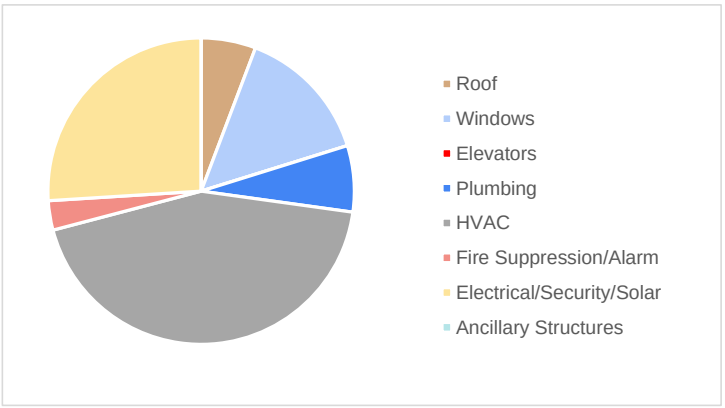
March 29, 2022

Total Value of Assets (Does Not Include Site/Structure/Walls/Interiors) **$1,760,234**



GPS: 43.46972196861432, -72.47062761060276

Relative Asset Values

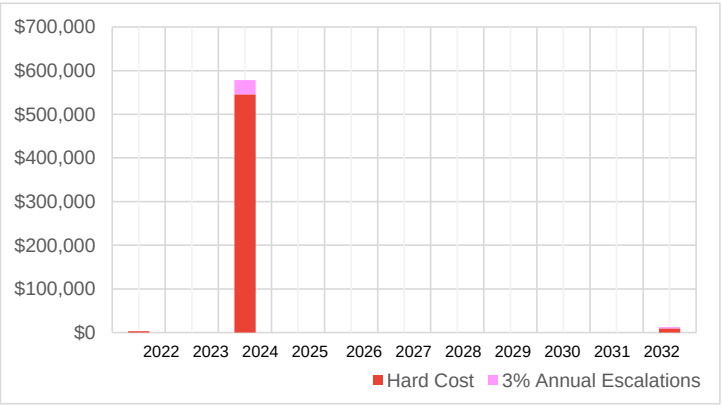


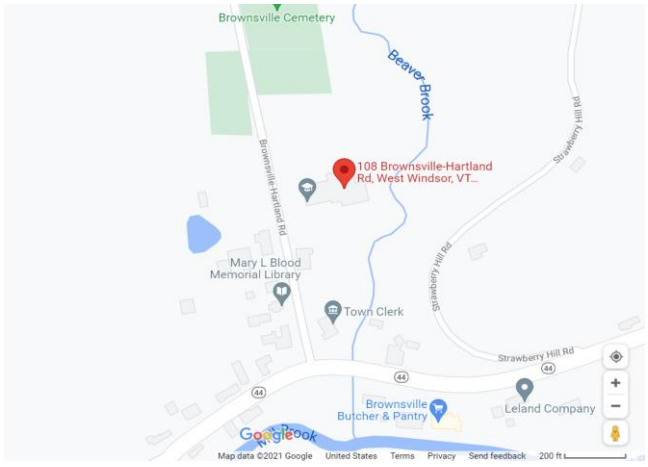
Value of Assets/GSF **$100.01**



Site Plan - Google Earth

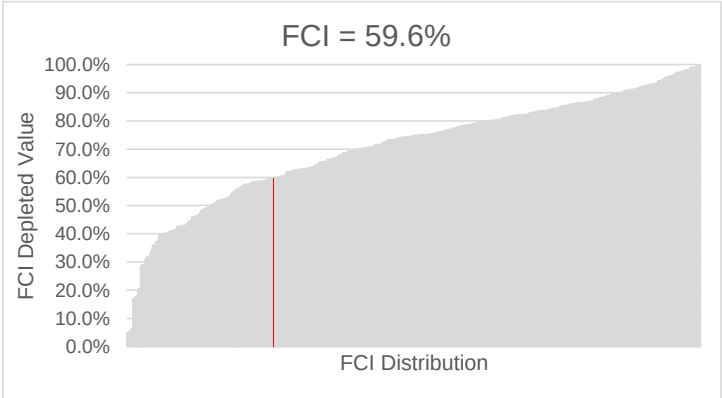
Projected Capital Planning Cash Flow





Location Plan - Google Maps

Facility Condition Index (FCI) Compared to Portfolio



(See Last Page for Explanation of Terms)

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BUREAU VERITAS

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Respondent Information	
Date/Time Completed	**2021-12-16 - 11:10 AM**
Respondent Name	jim taft
Respondent Title	Director of Facilities
Respondent Email	jtaft@wsesu.net
Respondent Phone Number	(802) 291-6894
Facility Information	
School Type	Combination
Building Identification	Main Building
Stories	1
Building Area	17600 (Gross Square Footage - GSF)
Year Constructed	1950
Year of Last Major Renovation	2005
FCI (Depleted Value)	59.6%
Environmental & Safety Issues	
Hazardous Materials	No
Hazardous (HZD) Materials include	-
HZD Issues are	-
HZD Issues include	-
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	N/A
Electrical Capacity	Adequate



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Building Envelope - Roof

		EUL	C-RUL	Cost / Unit		Quantity	Units		Total Value
Roof 1 is	Asphalt Shingle								
Covers	95%								
Installed in	2005	30	13	$5.50 / SF	for	16,720	SF	=	$91,960
Roof 2 is	Single-Ply EPDM/TPO/PVC Membrane								
Covers	5%								
Installed in	2013	20	11	$11.00 / SF	for	880	SF	=	$9,680
Roof 3 is	-								
Covers	0%								
Installed in	-	-	N/A	- / -	for	-	-	=	$0
Roof 4 is	-								
Covers	0%								
Installed in	-	-	N/A	- / -	for	-	-	=	$0

Building Envelope - Windows

		EUL	C-RUL	Cost / Unit		Quantity	Units		Total Value
Primary Window System	Window, Metal-Frame								
% of Windows That are this Type	99%								
Installed in	2005	30	13	$60.00 / SF	for	4,182	SF	=	$250,906
Secondary Window System	Window, Wood-Frame								
% of Windows That are this Type	1%								
Installed in	1950	30	-42	$70.00 / SF	for	42	SF	=	$2,957

Services - Elevators

		EUL	C-RUL	Cost / Unit		Quantity	Units		Total Value
Primary Conveyance/Elevators	None								
Quantity of Stops	0								
Installed in	-	-	N/A	- / -	for	0	-	=	$0
Secondary Conveyance/Elevators	-								
Quantity of Stops	0								
Installed in	-	-	N/A	- / -	for	0	-	=	$0

Services - Plumbing

		EUL	C-RUL	Cost / Unit		Quantity	Units		Total Value
Primary Plumbing System	Supply & Sanitary, Low Density (Includes Fixtures)								
Area of building served	100%								
Installed in	2005	40	23	$7.00 / GSF	for	17,600	GSF	=	$123,200
Secondary Plumbing System	-								
Area of building served	0%								
Installed in	-	-	N/A	- / -	for	-	-	=	$0

Services - Cooling - Central System

		EUL	C-RUL	Cost / Unit		Quantity	Units		Total Value
Primary Central Cooling System	None								
Area of building served	0%								
Installed in	-	-	N/A	- / -	for	-	-	=	$0
Secondary Plumbing System	-								
Area of building served	0%								
Installed in	-	-	N/A	- / -	for	-	-	=	$0

Services - Heating - Central System

		EUL	C-RUL	Cost / Unit		Quantity	Units		Total Value
Primary Heating System	Boiler(s)/System - Fuel Oil								
Area of building served	100%								
Installed in	2005	30	13	$60.00 / MBH	for	503	MBH	=	$30,171
Secondary Heating System	-								
Area of building served	0%								
Installed in	-	-	N/A	- / -	for	-	-	=	$0

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Services - HVAC Distribution

Primary HVAC Distribution System: Even Mix of Piped and Forced Air, 2-Pipe System
Area of building served: 100%
Installed in: 2005

EUL	C-RUL	Cost / Unit		Quantity	Units		Total Value
30	13	$14.00 / GSF	for	17,600	GSF	=	$246,400

Secondary HVAC Distribution System: -
Area of building served: 0%
Installed in: -

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

Services - Package Systems

Primary HVAC Package Unit & Splits: Package Units (RTUs)
Area of building served: 100%
Installed in: 2005

EUL	C-RUL	Cost / Unit		Quantity	Units		Total Value
20	3	$7,000.00 / TON	for	70	TON	=	$492,800

Secondary HVAC Package Unit & Splits: -
Area of building served: 0%
Installed in: -

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

Services - Fire Suppression

Primary Fire Suppression System: Sprinkler System, Medium Density/Complexity
Area of building served: 2%
Installed in: 2005

EUL	C-RUL	Cost / Unit		Quantity	Units		Total Value
40	23	$5.00 / GSF	for	352	GSF	=	$1,760

Secondary Fire Suppression System: -
Area of building served: 0%
Installed in: -

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

Services - Fire Alarm System

Primary Fire Suppression System: Modern Addressable Fire Alarm System
Area of building served: 100%
Installed in: 2005

EUL	C-RUL	Cost / Unit		Quantity	Units		Total Value
20	3	$3.00 / SF	for	17,600	SF	=	$52,800

Secondary Fire Suppression System: -
Area of building served: 0%
Installed in: -

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

Services - Security Systems

Primary Security & Low Volt System: Security & Low Voltage Systems - Average
Area of building served: 100%
Installed in: 2020

EUL	C-RUL	Cost / Unit		Quantity	Units		Total Value
15	13	$4.00 / GSF	for	17,600	GSF	=	$70,400

Secondary Security & Low Volt System: -
Area of building served: 0%
Installed in: -

EUL	C-RUL	Cost / Unit		Quantity	Units		Total Value
-	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%
Installed in: 2005

EUL	C-RUL	Cost / Unit		Quantity	Units		Total Value
40	23	$22.00 / GSF	for	17,600	GSF	=	$387,200

Services - Solar Power (PV)

Solar (Electric Generation) Provided: None
Owned/Maintained by School: -
Value of Solar PV Panels: -
Quantity of Panels: 0
Installed in: -

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

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 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.