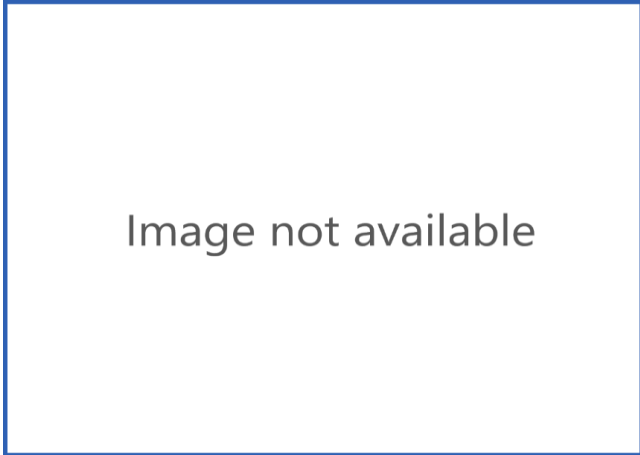


2022 School Facilities Inventory Report

Facility Name: **GREATER RUTLAND COUNTY SU | MIDDLETOWN SPRINGS ELEM SCHOOL | 15 SCHOOL HOUSE ROAD, MIDDLETOWN SPR 5757 - Combination - Main Building**

March 29, 2022

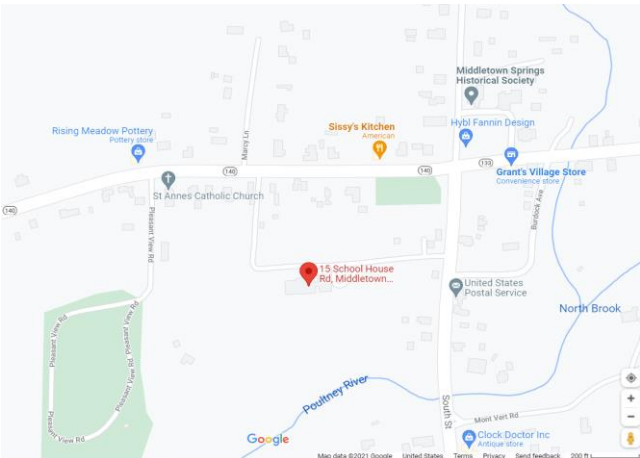
Total Value of Assets (Does Not Include Site/Structure/Walls/Interiors) **\$450,988**



GPS: 43.48414974828988, -73.12067595091315

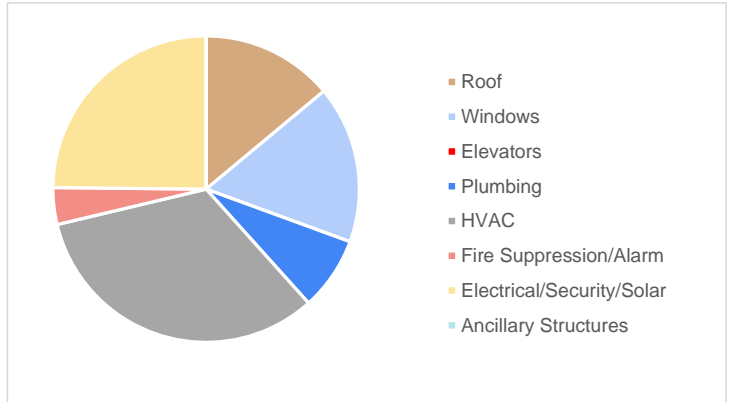


Site Plan - Google Earth



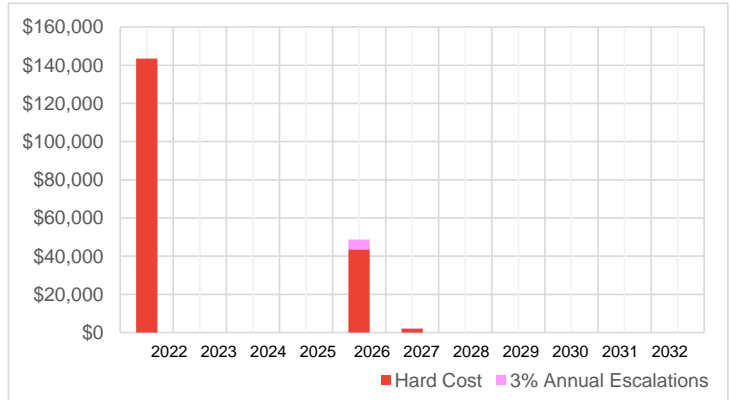
Location Plan - Google Maps

Relative Asset Values

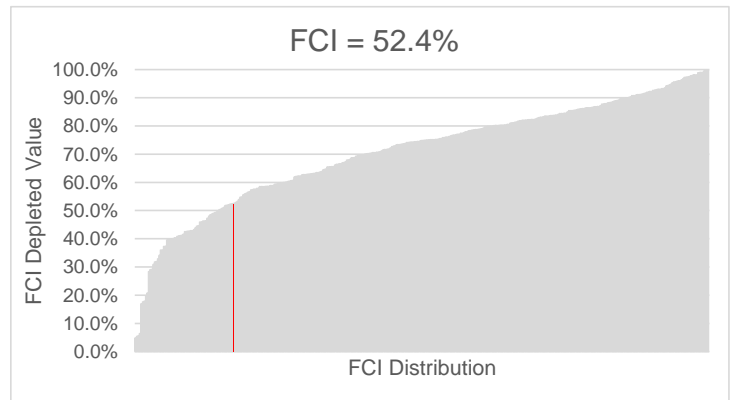


Value of Assets/GSF **\$90.20**

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: **GREATER RUTLAND COUNTY SU | MIDDLETOWN SPRINGS ELEM SCHOOL | 15 SCHOOL HOUSE ROAD, MIDDLETOWN SPR 5757 - Combination - Main Building**

Respondent Information

Date/Time Completed **2021-12-14 - 3:57 PM**
 Respondent Name **Rick Beal**
 Respondent Title **Principal**
 Respondent Email **rick.beal@grcsu.org**
 Respondent Phone Number **(802) 855-5155**

Facility Information

School Type **Combination**
 Building Identification **Main Building**
 Stories **3**
 Building Area **5000 (Gross Square Footage - GSF)**
 Year Constructed **1908**
 Year of Last Major Renovation **2015**
 FCI (Depleted Value) **52.4%**

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 **Yes** 
 ADA Issues are **Major**
 ADA Issues include **The need for a lift/elevator to provide access from ground floor to third floor**

Utilities - Adequacy

IT / Internet Service **Adequate**
 Building Wi-Fi Coverage **Adequate**
 Cellular Reception **Inadequate** 
 Water Service Pressure **Adequate**
 Natural Gas/Propane Pressure **N/A**
 Electrical Capacity **Adequate**

2022 School Facilities Inventory Report

Facility Name: **GREATER RUTLAND COUNTY SU | MIDDLETOWN SPRINGS ELEM SCHOOL | 15 SCHOOL HOUSE ROAD, MIDDLETOWN SPR 5757 - Combination - Main Building**

Building Envelope - Roof

Roof 1 is Slate									
Covers 50%	EUL	C-RUL	Cost / Unit		Quantity	Units	=	Total Value	
Installed in 2015	75	68	\$70.00 / SF	for	833	SF	=	\$58,333	
Roof 2 is Asphalt Shingle									
Covers 50%	EUL	C-RUL	Cost / Unit		Quantity	Units	=	Total Value	
Installed in 2013	30	21	\$5.50 / SF	for	833	SF	=	\$4,583	
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 75%	EUL	C-RUL	Cost / Unit		Quantity	Units	=	Total Value	
Installed in 2018	30	26	\$60.00 / SF	for	900	SF	=	\$54,000	
Secondary Window System Window, Wood-Frame									
% of Windows That are this Type 25%	EUL	C-RUL	Cost / Unit		Quantity	Units	=	Total Value	
Installed in 1908	30	-84	\$70.00 / SF	for	300	SF	=	\$21,000	⚠

Services - Elevators

Primary Conveyance/Elevators None									
Quantity of Stops 0	EUL	C-RUL	Cost / Unit		Quantity	Units	=	Total Value	
Installed in -	-	N/A	- / -	for	0	-	=	\$0	
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 1997	40	15	\$7.00 / GSF	for	5,000	GSF	=	\$35,000	
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 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 - Fuel Oil									
Area of building served 100%	EUL	C-RUL	Cost / Unit		Quantity	Units	=	Total Value	
Installed in 1997	30	5	\$60.00 / MBH	for	143	MBH	=	\$8,571	
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: **GREATER RUTLAND COUNTY SU | MIDDLETOWN SPRINGS ELEM SCHOOL | 15 SCHOOL HOUSE ROAD, MIDDLETOWN SPR 5757 - Combination - Main Building**

Services - HVAC Distribution

Primary HVAC Distribution System **Piped System to Unit Ventilators/Fan Coils, 4-Pipe System**

Area of building served	EUL	C-RUL	Cost / Unit	Quantity	Units	Total Value
50%	30	5	\$14.00 / GSF	2,500	GSF	\$35,000

Installed in 1997

Secondary HVAC Distribution System -

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

Installed in -

Services - Package Systems

Primary HVAC Package Unit & Splits **Package Units (RTUs)**

Area of building served	EUL	C-RUL	Cost / Unit	Quantity	Units	Total Value
75%	20	-2	\$7,000.00 / TON	15	TON	\$105,000

Installed in 2000

Secondary HVAC Package Unit & Splits -

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

Installed in -

Services - Fire Suppression

Primary Fire Suppression System **Kitchen Hood or Computer Center Suppression System**

Area of building served	EUL	C-RUL	Cost / Unit	Quantity	Units	Total Value
1 EA	20	-5	\$10,000.00 / EA	1	EA	\$10,000

Installed in 1997

Secondary Fire Suppression System -

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

Installed in -

Services - Fire Alarm System

Primary Fire Suppression System **Older type Zoned System**

Area of building served	EUL	C-RUL	Cost / Unit	Quantity	Units	Total Value
100%	20	-5	\$1.50 / GSF	5,000	GSF	\$7,500

Installed in 1997

Secondary Fire Suppression System -

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

Installed in -

Services - Security Systems

Primary Security & Low Volt System **Security & Low Voltage Systems - Average**

Area of building served	EUL	C-RUL	Cost / Unit	Quantity	Units	Total Value
10%	15	6	\$4.00 / GSF	500	GSF	\$2,000

Installed in 2013

Secondary Security & Low Volt System -

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

Installed in -

Services - Electrical Distribution/Infrastructure

Electrical Distribution/Infrastructure **Main Distribution Panel w/Sub Panels and Generator/UPS - Medium Density**

Area of building served	EUL	C-RUL	Cost / Unit	Quantity	Units	Total Value
100%	40	33	\$22.00 / GSF	5,000	GSF	\$110,000

Installed in 2015

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

The original 1908 structure has been updated. An addition was added in 1997.

2022 School Facilities Inventory Report

Facility Name: **GREATER RUTLAND COUNTY SU | MIDDLETOWN SPRINGS ELEM SCHOOL | 15 SCHOOL HOUSE ROAD, MIDDLETOWN SPR 5757 - 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.