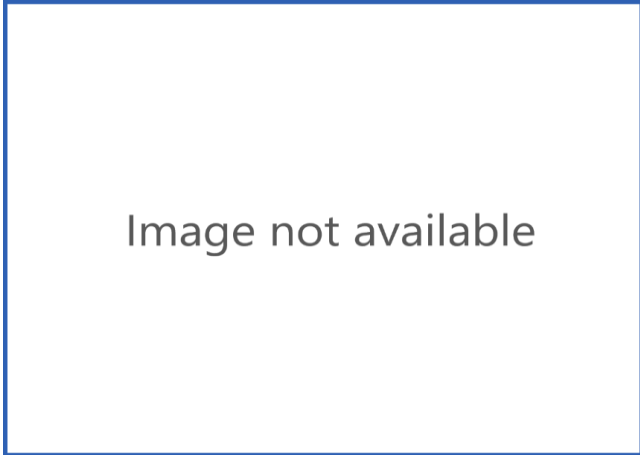


2022 School Facilities Inventory Report

Facility Name: **GREATER RUTLAND COUNTY SU | POULTNEY ELEMENTARY SCHOOL | 96 SCHOOL CIRCLE, POULTNEY 5764 - Combination (PreK thru 6) - Main Building**

March 29, 2022

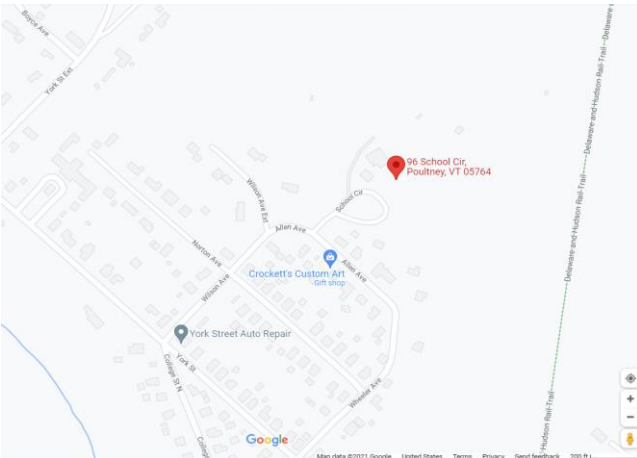
Total Value of Assets (Does Not Include Site/Structure/Walls/Interiors) **\$3,362,554**



GPS: 43.52477039176615, -73.23767059600483

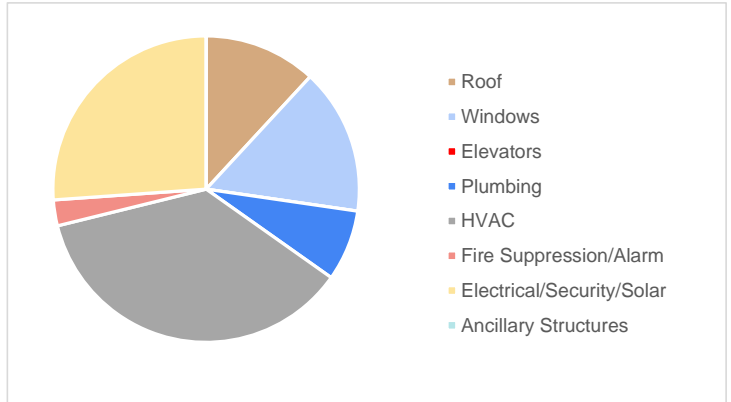


Site Plan - Google Earth



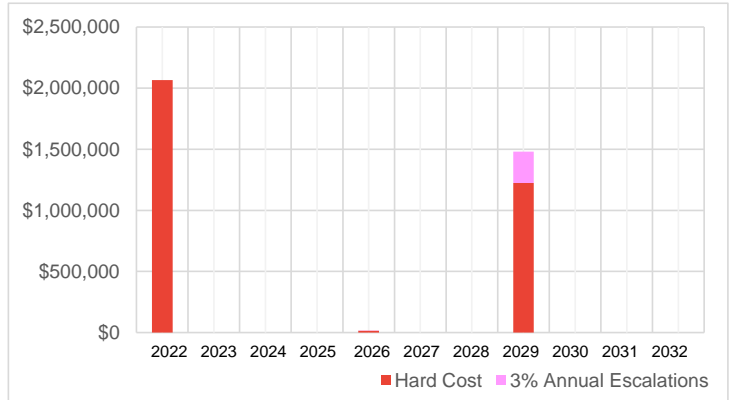
Location Plan - Google Maps

Relative Asset Values

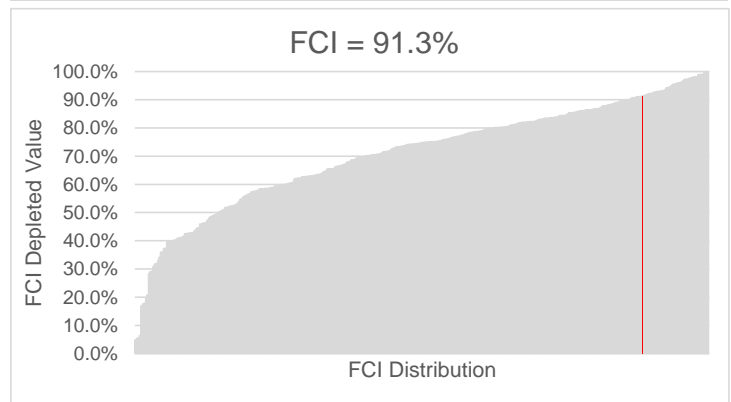


Value of Assets/GSF **\$93.40**

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 | POULTNEY ELEMENTARY SCHOOL | 96 SCHOOL CIRCLE, POULTNEY 5764 - Combination (PreK thru 6) - Main Building**

Respondent Information

Date/Time Completed **2021-12-08 - 12:21 PM**
 Respondent Name **Richard Holcomb**
 Respondent Title **Plant Manager**
 Respondent Email **Rich.holcomb@grcsu.org**
 Respondent Phone Number **(802) 287 1284**

Facility Information

School Type **Combination (PreK thru 6)**
 Building Identification **Main Building**
 Stories **1**
 Building Area **36000 (Gross Square Footage - GSF)**
 Year Constructed **1967**
 Year of Last Major Renovation **1990**
 FCI (Depleted Value) **91.2%**

Environmental & Safety Issues

Hazardous Materials **Yes** ⚠
 Hazardous (HZD) Materials include **Asbestos containing materials (ACM)**
 HZD Issues are **Major**
 HZD Issues include **tile flooring and a few pipes**

Indoor Air Quality (IAQ) Issues **Maybe** ⚠
 IAQ Issues include **Insufficient Air Change Ratio, Humidity (Too Low or Too High)**
 IAQ Issues are **Major**
 IAQ Issues include **central air system needed and air exchange system needed in areas**

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**

2022 School Facilities Inventory Report

Facility Name: **GREATER RUTLAND COUNTY SU | POULTNEY ELEMENTARY SCHOOL | 96 SCHOOL CIRCLE, POULTNEY 5764 - Combination (PreK thru 6) - Main Building**

Building Envelope - Roof

Roof 1 is Single-Ply EPDM/TPO/PVC Membrane									
Covers 95%	EUL	C-RUL	Cost / Unit		Quantity	Units		Total Value	
Installed in 1995	20	-7	\$11.00 / SF	for	34,200	SF	=	\$376,200	⚠
Roof 2 is Metal									
Covers 5%	EUL	C-RUL	Cost / Unit		Quantity	Units		Total Value	
Installed in 2012	40	30	\$13.00 / SF	for	1,800	SF	=	\$23,400	
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 95%	EUL	C-RUL	Cost / Unit		Quantity	Units		Total Value	
Installed in 1967	30	-25	\$60.00 / SF	for	8,208	SF	=	\$492,480	⚠
Secondary Window System Window, Metal-Frame									
% of Windows That are this Type 5%	EUL	C-RUL	Cost / Unit		Quantity	Units		Total Value	
Installed in 2020	30	28	\$60.00 / SF	for	432	SF	=	\$25,920	

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 1990	40	8	\$7.00 / GSF	for	36,000	GSF	=	\$252,000	
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 Central Cooling System - Chiller(s) - Air Cooled									
Area of building served 5%	EUL	C-RUL	Cost / Unit		Quantity	Units		Total Value	
Installed in 2012	25	15	\$1,200.00 / TON	for	7	TON	=	\$8,640	

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 1990	30	-2	\$60.00 / MBH	for	1,029	MBH	=	\$61,714	⚠
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 | POULTNEY ELEMENTARY SCHOOL | 96 SCHOOL CIRCLE, POULTNEY 5764 - Combination (PreK thru 6) - Main Building**

Services - HVAC Distribution

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

Area of building served	EUL	C-RUL	Cost / Unit	Quantity	Units	Total Value
95%	40	8	\$5.00 / SF	34,200	SF	\$171,000

Installed in 1990

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

Area of building served	EUL	C-RUL	Cost / Unit	Quantity	Units	Total Value
5%	40	8	\$5.00 / SF	1,800	SF	\$9,000

Installed in 1990

Services - Package Systems

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

Area of building served	EUL	C-RUL	Cost / Unit	Quantity	Units	Total Value
95%	20	-12	\$7,000.00 / TON	137	TON	\$957,600

Installed in 1990

Secondary HVAC Package Unit & Splits **Split Systems**

Area of building served	EUL	C-RUL	Cost / Unit	Quantity	Units	Total Value
5%	15	5	\$2,000.00 / TON	7	TON	\$14,400

Installed in 2012

Services - Fire Suppression

Primary Fire Suppression System **None**

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

Installed in -

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 **Modern Addressable Fire Alarm System**

Area of building served	EUL	C-RUL	Cost / Unit	Quantity	Units	Total Value
85%	20	-12	\$3.00 / SF	30,600	SF	\$91,800

Installed in 1990

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
60%	15	-17	\$4.00 / GSF	21,600	GSF	\$86,400

Installed in 1990

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	8	\$22.00 / GSF	36,000	GSF	\$792,000

Installed in 1990

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

2022 School Facilities Inventory Report

Facility Name: **GREATER RUTLAND COUNTY SU | POULTNEY ELEMENTARY SCHOOL | 96 SCHOOL CIRCLE, POULTNEY 5764 - Combination (PreK thru 6) - 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 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.