

2022 School Facilities Inventory Report

Facility Name: **GREATER RUTLAND COUNTY SU | POULTNEY HIGH SCHOOL | 154 EAST MAIN STREET, POULTNEY 5764 - Combination (7 thru 12) - Main Building**

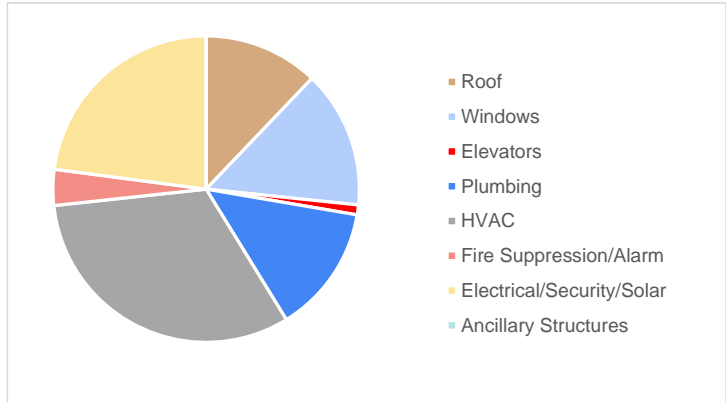
March 29, 2022

Total Value of Assets (Does Not Include Site/Structure/Walls/Interiors) **\$7,202,807**



GPS: 43.516943874944985, -73.22899537009852

Relative Asset Values

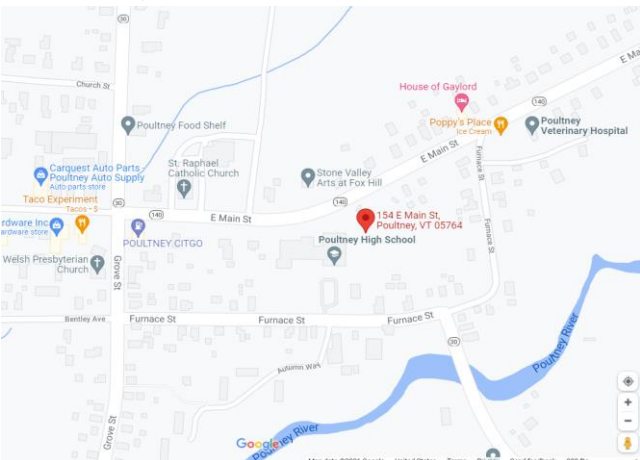
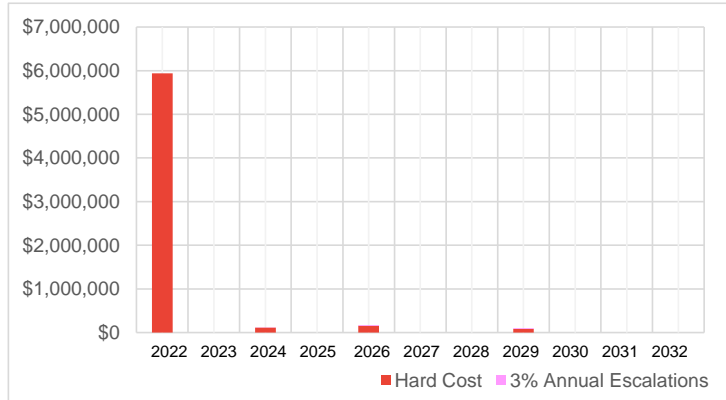


Value of Assets/GSF **\$110.81**



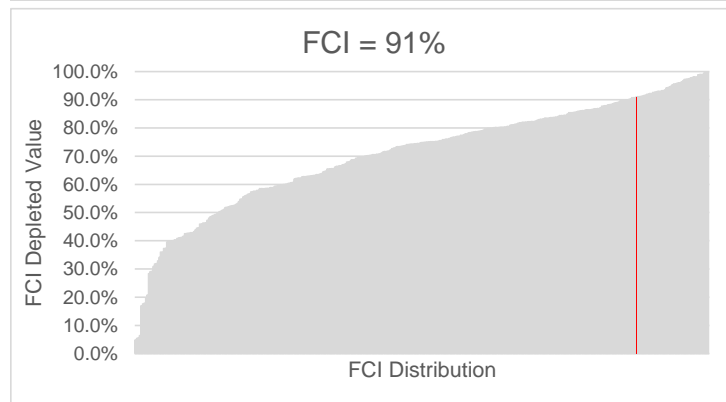
Site Plan - Google Earth

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 **2021-12-08 - 12:02 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 (7 thru 12)**
 Building Identification **Main Building**
 Stories **2**
 Building Area **65000 (Gross Square Footage - GSF)**
 Year Constructed **1939**
 Year of Last Major Renovation **1960**
 FCI (Depleted Value) **90.8%**

Environmental & Safety Issues

Hazardous Materials **Yes** ⚠
 Hazardous (HZD) Materials include **Asbestos containing materials (ACM)**
 HZD Issues are **Major**
 HZD Issues include **4 classroom have asbesto floor tile and insulation in the walls**

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 **we would need central air in areas and air exchange in others . very expensive**

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 **N/A**
 Electrical Capacity **Adequate**

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Building Envelope - Roof

Roof 1 is Slate										
Covers 30%	EUL	C-RUL	Cost / Unit		Quantity	Units	=	Total Value		
Installed in 1939	75	-8	\$70.00 / SF	for	9,750	SF	=	\$682,500		⚠
Roof 2 is Metal										
Covers 20%	EUL	C-RUL	Cost / Unit		Quantity	Units	=	Total Value		
Installed in 1990	40	8	\$13.00 / SF	for	6,500	SF	=	\$84,500		
Roof 3 is Asphalt Shingle										
Covers 40%	EUL	C-RUL	Cost / Unit		Quantity	Units	=	Total Value		
Installed in 2014	30	22	\$5.50 / SF	for	13,000	SF	=	\$71,500		
Roof 4 is Single-Ply EPDM/TPO/PVC Membrane										
Covers 10%	EUL	C-RUL	Cost / Unit		Quantity	Units	=	Total Value		
Installed in 1990	20	-12	\$11.00 / SF	for	3,250	SF	=	\$35,750		⚠

Building Envelope - Windows

Primary Window System Window, Wood-Frame										
% of Windows That are this Type 70%	EUL	C-RUL	Cost / Unit		Quantity	Units	=	Total Value		
Installed in 2011	30	19	\$70.00 / SF	for	10,920	SF	=	\$764,400		
Secondary Window System Window, Metal-Frame										
% of Windows That are this Type 30%	EUL	C-RUL	Cost / Unit		Quantity	Units	=	Total Value		
Installed in 1992	30	0	\$60.00 / SF	for	4,680	SF	=	\$280,800		⚠

Services - Elevators

Primary Conveyance/Elevators Elevator, Hydraulic, Machine/Controller/Cab										
Quantity of Stops 3	EUL	C-RUL	Cost / Unit		Quantity	Units	=	Total Value		
Installed in 1978	30	-14	\$25,000.00 / STOP	for	3	STOP	=	\$75,000		⚠
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 30%	EUL	C-RUL	Cost / Unit		Quantity	Units	=	Total Value		
Installed in 1960	40	-22	\$15.00 / GSF	for	19,500	GSF	=	\$292,500		⚠
Secondary Plumbing System Supply & Sanitary, Medium Density (Includes Fixtures)										
Area of building served 70%	EUL	C-RUL	Cost / Unit		Quantity	Units	=	Total Value		
Installed in 1978	40	-4	\$15.00 / GSF	for	45,500	GSF	=	\$682,500		⚠

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 25%	EUL	C-RUL	Cost / Unit		Quantity	Units	=	Total Value		
Installed in 2012	25	15	\$1,200.00 / TON	for	65	TON	=	\$78,000		

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	1,857	MBH	=	\$111,429		⚠
Secondary Heating System Boiler(s)/System - Fuel Oil										
Area of building served 100%	EUL	C-RUL	Cost / Unit		Quantity	Units	=	Total Value		
Installed in 1995	30	3	\$60.00 / MBH	for	1,857	MBH	=	\$111,429		

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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	75%	EUL	C-RUL	Cost / Unit	Quantity	Units	Total Value
Installed in	1990	30	-2	\$10.00 / GSF	48,750	GSF	\$487,500



Secondary HVAC Distribution System -

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

Services - Package Systems

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

Area of building served	75%	EUL	C-RUL	Cost / Unit	Quantity	Units	Total Value
Installed in	1990	20	-12	\$7,000.00 / TON	195	TON	\$1,365,000



Secondary HVAC Package Unit & Splits **Split System, Ductless, Multi Zone**

Area of building served	10%	EUL	C-RUL	Cost / Unit	Quantity	Units	Total Value
Installed in	2012	15	5	\$6,000.00 / TON	26	TON	\$156,000

Services - Fire Suppression

Primary Fire Suppression System **Sprinkler System, Medium Density/Complexity**

Area of building served	30%	EUL	C-RUL	Cost / Unit	Quantity	Units	Total Value
Installed in	1978	40	-4	\$5.00 / GSF	19,500	GSF	\$97,500



Secondary Fire Suppression System -

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

Services - Fire Alarm System

Primary Fire Suppression System **Modern Addressable Fire Alarm System**

Area of building served	90%	EUL	C-RUL	Cost / Unit	Quantity	Units	Total Value
Installed in	1990	20	-12	\$3.00 / SF	58,500	SF	\$175,500



Secondary Fire Suppression System -

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

Services - Security Systems

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

Area of building served	85%	EUL	C-RUL	Cost / Unit	Quantity	Units	Total Value
Installed in	1990	15	-17	\$4.00 / GSF	55,250	GSF	\$221,000



Secondary Security & Low Volt System -

Area of building served	0%	EUL	C-RUL	Cost / Unit	Quantity	Units	Total Value
Installed in	-	-	N/A	- / -	-	-	\$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	1960	40	-22	\$22.00 / GSF	65,000	GSF	\$1,430,000



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	- / -	-	-	\$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

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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.