

2022 School Facilities Inventory Report

Facility Name: **GREATER RUTLAND COUNTY SU | PROCTOR ELEMENTARY SCHOOL | 14 SCHOOL STREET, PROCTOR 5765 - Combination (PreK thru 6) - Main Building**

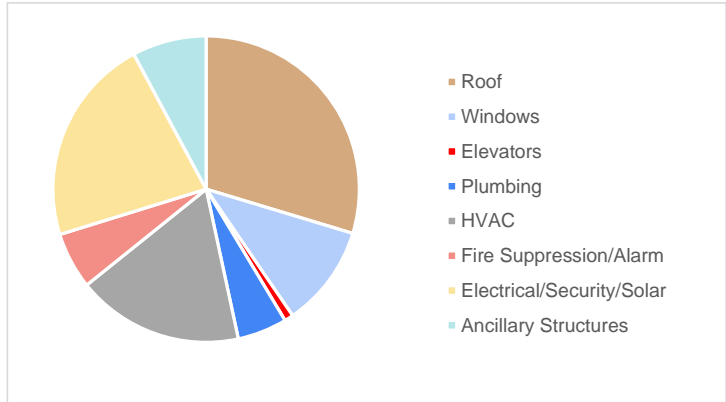
March 29, 2022

Total Value of Assets (Does Not Include Site/Structure/Walls/Interiors) **\$5,342,357**



GPS: 43.66201249258869, -73.0387011045994

Relative Asset Values

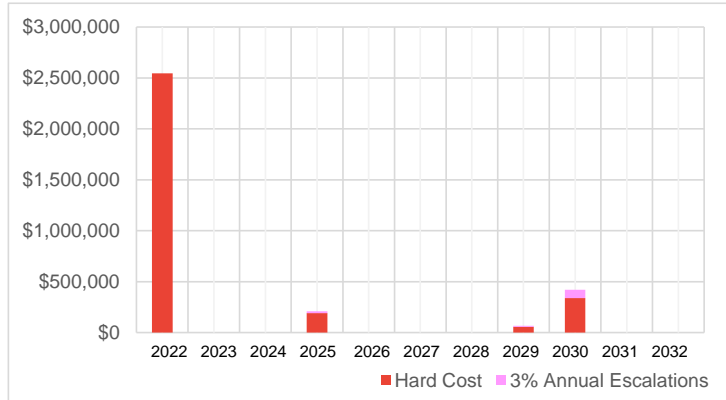


Value of Assets/GSF **\$133.56**

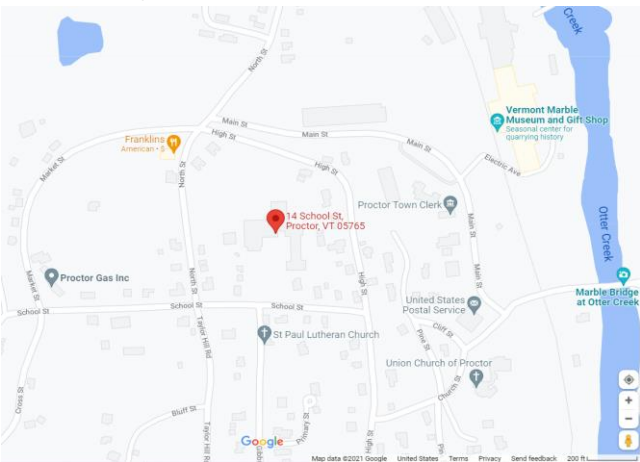
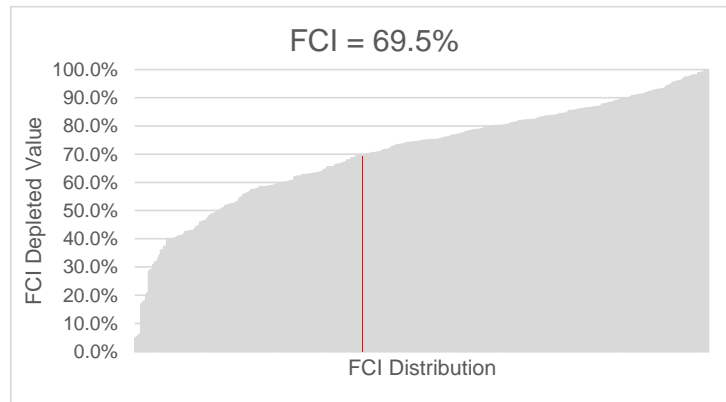


Site Plan - Google Earth

Projected Capital Planning Cash Flow



Facility Condition Index (FCI) Compared to Portfolio



Location Plan - Google Maps

(See Last Page for Explanation of Terms)

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Respondent Information

Date/Time Completed **2021-12-17 - 3:46 PM**
 Respondent Name **Jamey Provo**
 Respondent Title **Director of Facilities**
 Respondent Email **Jamey.Provo@gmail.org**
 Respondent Phone Number **(802) 459-3353**

Facility Information

School Type **Combination (PreK thru 6)**
 Building Identification **Main Building**
 Stories **1**
 Building Area **40000 (Gross Square Footage - GSF)**
 Year Constructed **1918**
 Year of Last Major Renovation **2010**
 FCI (Depleted Value) **69.5%**

Environmental & Safety Issues

Hazardous Materials **Maybe** ⚠
 Hazardous (HZD) Materials include **I don't know**
 HZD Issues are **Minor**
 HZD Issues include **could be in attic space**

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

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Building Envelope - Roof

Roof 1 is Slate									
Covers 50%	EUL	C-RUL	Cost / Unit		Quantity	Units	=	Total Value	
Installed in 1918	75	-29	\$70.00 / SF	for	20,000	SF	=	\$1,400,000	⚠
Roof 2 is Asphalt Shingle									
Covers 25%	EUL	C-RUL	Cost / Unit		Quantity	Units	=	Total Value	
Installed in 2000	30	8	\$5.50 / SF	for	10,000	SF	=	\$55,000	
Roof 3 is Metal									
Covers 25%	EUL	C-RUL	Cost / Unit		Quantity	Units	=	Total Value	
Installed in 2010	40	28	\$13.00 / SF	for	10,000	SF	=	\$130,000	
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 50%	EUL	C-RUL	Cost / Unit		Quantity	Units	=	Total Value	
Installed in 2001	30	9	\$60.00 / SF	for	4,800	SF	=	\$288,000	
Secondary Window System Window, Metal-Frame									
% of Windows That are this Type 50%	EUL	C-RUL	Cost / Unit		Quantity	Units	=	Total Value	
Installed in 1918	30	-74	\$60.00 / SF	for	4,800	SF	=	\$288,000	⚠

Services - Elevators

Primary Conveyance/Elevators Elevator, Hydraulic, Machine/Controller/Cab									
Quantity of Stops 2	EUL	C-RUL	Cost / Unit		Quantity	Units	=	Total Value	
Installed in 2001	30	9	\$25,000.00 / STOP	for	2	STOP	=	\$50,000	
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, Low Density (Includes Fixtures)									
Area of building served 100%	EUL	C-RUL	Cost / Unit		Quantity	Units	=	Total Value	
Installed in 1950	40	-32	\$7.00 / GSF	for	40,000	GSF	=	\$280,000	⚠
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 Central Cooling System - Chiller(s) - Air Cooled									
Area of building served 100%	EUL	C-RUL	Cost / Unit		Quantity	Units	=	Total Value	
Installed in 2001	25	4	\$1,200.00 / TON	for	160	TON	=	\$192,000	
Secondary Plumbing System -									
Area of building served 0%	EUL	C-RUL	Cost / Unit		Quantity	Units	=	Total Value	
Installed in -	-	N/A	- / -	for	-	-	=	\$0	

Services - Heating - Central System

Primary Heating System Boiler(s)/System - Fuel Oil									
Area of building served 50%	EUL	C-RUL	Cost / Unit		Quantity	Units	=	Total Value	
Installed in 2015	30	23	\$60.00 / MBH	for	571	MBH	=	\$34,286	
Secondary Heating System Boiler(s)/System - Solid Fuel (Wood/Pellet)									
Area of building served 50%	EUL	C-RUL	Cost / Unit		Quantity	Units	=	Total Value	
Installed in 2015	25	18	\$250.00 / MBH	for	571	MBH	=	\$142,857	

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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	2001	40	19	\$5.00 / SF	40,000	SF	\$200,000

Secondary HVAC Distribution System **Forced Air System (AHUs, Ductwork, VAVs), 2-Pipe System**

Area of building served	50%	EUL	C-RUL	Cost / Unit	Quantity	Units	Total Value
Installed in	2010	30	18	\$18.00 / GSF	20,000	GSF	\$360,000

Services - Package Systems

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

Area of building served	1%	EUL	C-RUL	Cost / Unit	Quantity	Units	Total Value
Installed in	2015	20	13	\$7,000.00 / TON	2	TON	\$11,200

Secondary HVAC Package Unit & Splits -

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

Services - Fire Suppression

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

Area of building served	100%	EUL	C-RUL	Cost / Unit	Quantity	Units	Total Value
Installed in	2015	40	33	\$5.00 / GSF	40,000	GSF	\$200,000

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	100%	EUL	C-RUL	Cost / Unit	Quantity	Units	Total Value
Installed in	2015	20	13	\$3.00 / SF	40,000	SF	\$120,000

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	100%	EUL	C-RUL	Cost / Unit	Quantity	Units	Total Value
Installed in	2001	15	-6	\$4.00 / GSF	40,000	GSF	\$160,000

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	2010	40	28	\$22.00 / GSF	40,000	GSF	\$880,000

Services - Solar Power (PV)

Solar (Electric Generation) Provided **Solar Power, Photovoltaic (PV) Panel**

Owned/Maintained by School **Yes**

Value of Solar PV Panels: **\$133,014**

Quantity of Panels	75	EUL	C-RUL	Cost / Unit	Quantity	Units	Total Value
Installed in	2015	20	13	\$85.00 / SF	1,565	SF	\$133,014

Ancillary Structures

Ancillary Structures **Relocatable Building - Classroom/Office - Basic/Portable**

Total SF of Ancillary Structures	3800	EUL	C-RUL	Cost / Unit	Quantity	Units	Total Value
Installed in	1918	15	-89	\$110.00 / SF	3,800	SF	\$418,000

Secondary Ancillary Structures -

Total SF of Secondary Ancillary Structures	0	EUL	C-RUL	Cost / Unit	Quantity	Units	Total Value
Installed in	-	-	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 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.