

2022 School Facilities Inventory Report

Facility Name: **GREATER RUTLAND COUNTY SU | WELLS VILLAGE SCHOOL | 135 VT ROUTE 30, WELLS 5774 - Combination (PreK thru 6) - Addition**

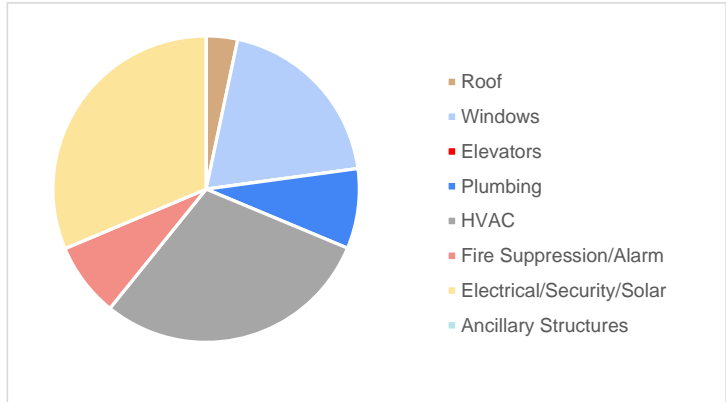
March 29, 2022

Total Value of Assets (Does Not Include Site/Structure/Walls/Interiors) **\$414,679**

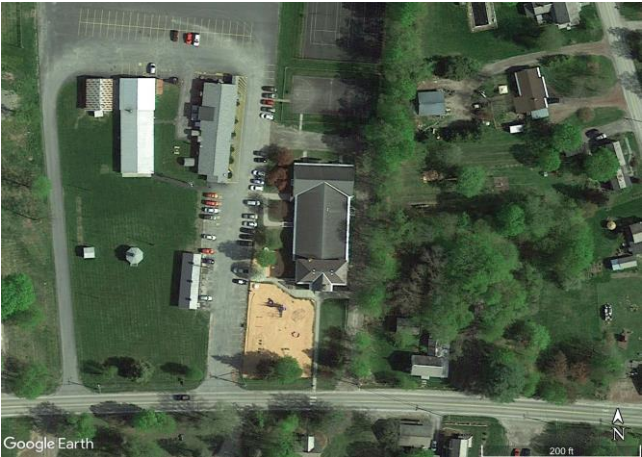


GPS: 43.417892689509586, -73.20673245840939

Relative Asset Values

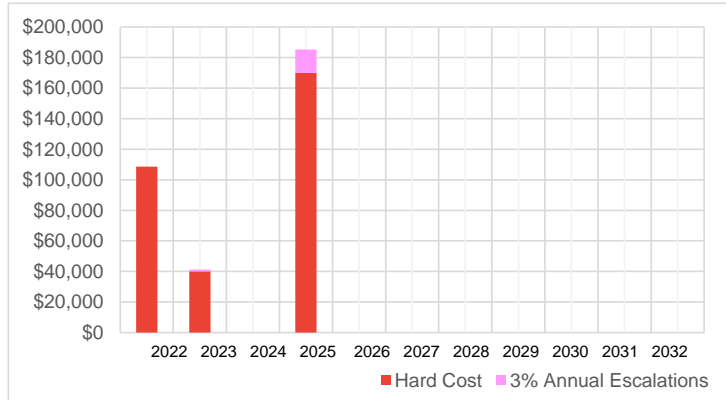


Value of Assets/GSF **\$82.94**

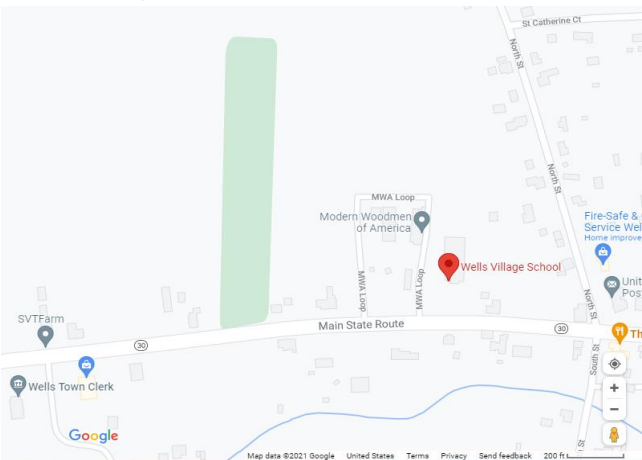
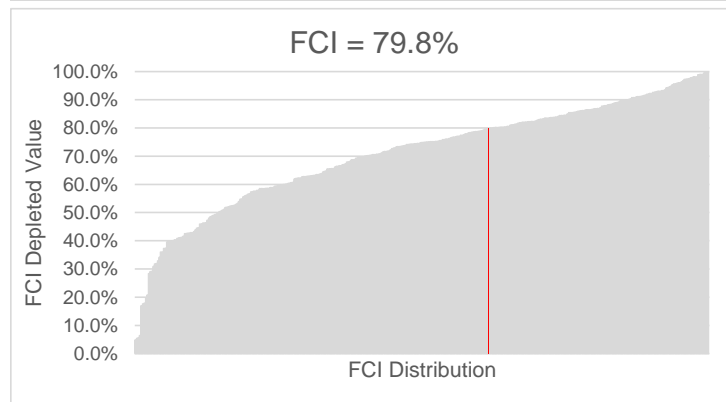


Site Plan - Google Earth

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 **2021-12-13 - 10:23 AM**
 Respondent Name **Scott Hathaway**
 Respondent Title **Director of Facilities**
 Respondent Email **Scott.hathaway@grcsu.org**
 Respondent Phone Number **(802) 645-0386**

Facility Information

School Type **Combination (PreK thru 6)**
 Building Identification **Addition**
 Stories **2**
 Building Area **5000 (Gross Square Footage - GSF)**
 Year Constructed **1986**
 Year of Last Major Renovation **N/A**
 FCI (Depleted Value) **79.7%**

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 **We do not have an elevator but have ADA access to the main floor**

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**

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Building Envelope - Roof

Roof 1 is **Asphalt Shingle**

Covers **100%**

Installed in **1986**

EUL	C-RUL	Cost / Unit	Quantity	Units	Total Value
30	-6	\$5.50 / SF	2,500	SF	\$13,750



Roof 2 is -

Covers **0%**

Installed in -

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

Roof 3 is -

Covers **0%**

Installed in -

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

Roof 4 is -

Covers **0%**

Installed in -

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

Building Envelope - Windows

Primary Window System **Window, Wood-Frame**

% of Windows That are this Type **75%**

Installed in **1986**

EUL	C-RUL	Cost / Unit	Quantity	Units	Total Value
30	-6	\$70.00 / SF	900	SF	\$63,000



Secondary Window System **Window, Metal-Frame**

% of Windows That are this Type **25%**

Installed in **1986**

EUL	C-RUL	Cost / Unit	Quantity	Units	Total Value
30	-6	\$60.00 / SF	300	SF	\$18,000



Services - Elevators

Primary Conveyance/Elevators **None**

Quantity of Stops **0**

Installed in -

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

Secondary Conveyance/Elevators -

Quantity of Stops **0**

Installed in -

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

Services - Plumbing

Primary Plumbing System **Supply & Sanitary, Low Density (Includes Fixtures)**

Area of building served **100%**

Installed in **1986**

EUL	C-RUL	Cost / Unit	Quantity	Units	Total Value
40	4	\$7.00 / GSF	5,000	GSF	\$35,000

Secondary Plumbing System -

Area of building served **0%**

Installed in -

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

Services - Cooling - Central System

Primary Central Cooling System **Central Cooling System - Chiller(s) - Air Cooled**

Area of building served **25%**

Installed in **2018**

EUL	C-RUL	Cost / Unit	Quantity	Units	Total Value
25	21	\$1,200.00 / TON	5	TON	\$6,000

Secondary Plumbing System -

Area of building served **0%**

Installed in -

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

Services - Heating - Central System

Primary Heating System **Boiler(s)/System - Fuel Oil**

Area of building served **75%**

Installed in **1986**

EUL	C-RUL	Cost / Unit	Quantity	Units	Total Value
30	-6	\$60.00 / MBH	107	MBH	\$6,429



Secondary Heating System -

Area of building served **0%**

Installed in -

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

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Services - HVAC Distribution

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

Area of building served	100%	EUL	C-RUL	Cost / Unit	Quantity	Units	Total Value
Installed in	2009	30	17	\$14.00 / GSF	5,000	GSF	\$70,000

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 **Split Systems**

Area of building served	100%	EUL	C-RUL	Cost / Unit	Quantity	Units	Total Value
Installed in	2009	15	2	\$2,000.00 / TON	20	TON	\$40,000

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	1986	40	4	\$5.00 / GSF	5,000	GSF	\$25,000

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 **Older type Zoned System**

Area of building served	100%	EUL	C-RUL	Cost / Unit	Quantity	Units	Total Value
Installed in	1986	20	-16	\$1.50 / GSF	5,000	GSF	\$7,500

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	100%	EUL	C-RUL	Cost / Unit	Quantity	Units	Total Value
Installed in	2020	15	13	\$4.00 / GSF	5,000	GSF	\$20,000

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	1986	40	4	\$22.00 / GSF	5,000	GSF	\$110,000

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

Our answers are estimates on some answers. The building was added in 1986. We have been in contact on a hood for our kitchen remodel in the summer of

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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.