

### 2022 School Facilities Inventory Report

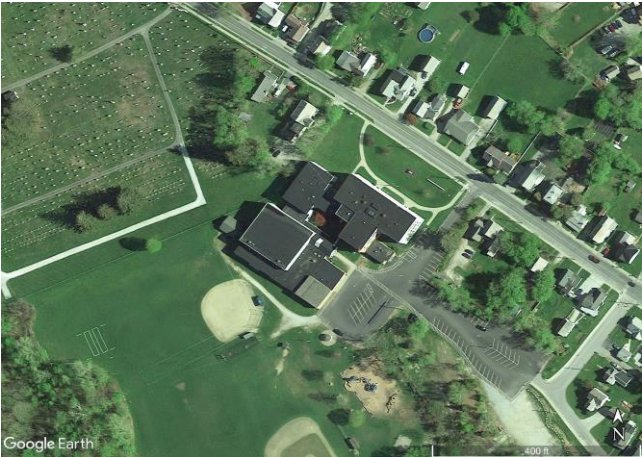
Facility Name: **GREATER RUTLAND COUNTY SU | WEST RUTLAND SCHOOL | 713 MAIN STREET, WEST RUTLAND 5777 - Combination - Main Building**

March 29, 2022

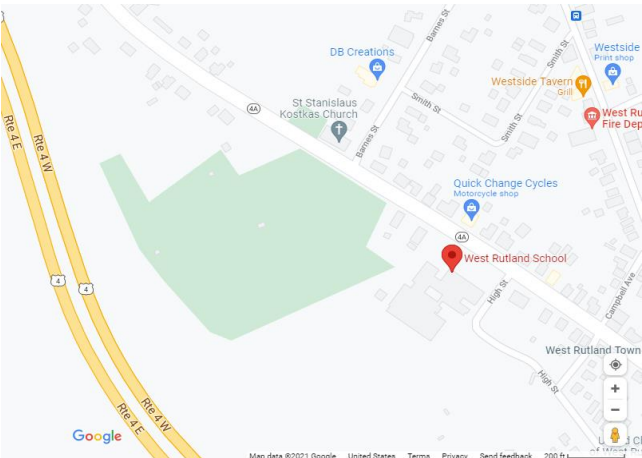
Total Value of Assets (Does Not Include Site/Structure/Walls/Interiors) **\$4,487,857**



GPS: 43.59591420344131, -73.05133308184949

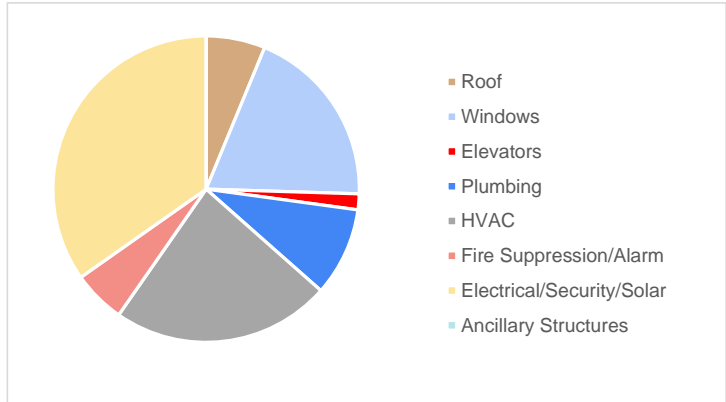


Site Plan - Google Earth



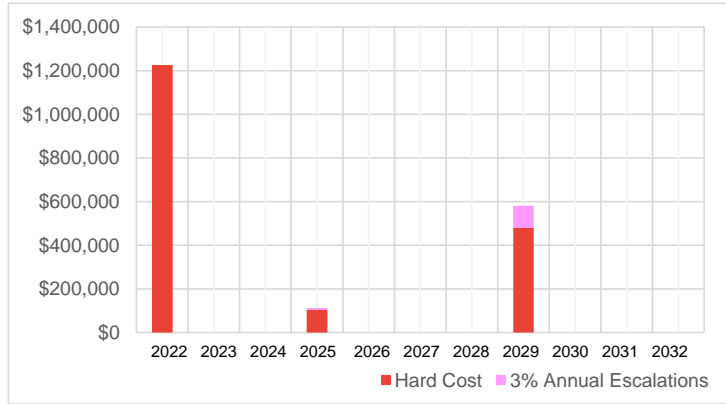
Location Plan - Google Maps

#### Relative Asset Values

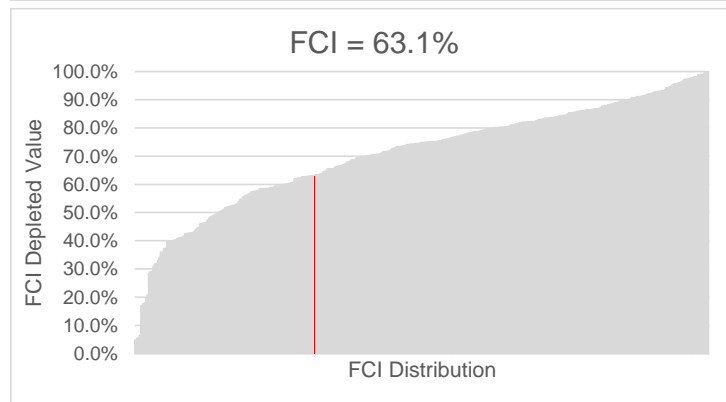


Value of Assets/GSF **\$74.80**

#### Projected Capital Planning Cash Flow



#### Facility Condition Index (FCI) Compared to Portfolio



(See Last Page for Explanation of Terms)

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#### Respondent Information

Date/Time Completed **2021-12-14 - 9:23 AM**  
 Respondent Name **James Slenker**  
 Respondent Title **Principal**  
 Respondent Email **james.slenker@grcsu.org**  
 Respondent Phone Number **(802) 438-2288**

#### Facility Information

School Type **Combination**  
 Building Identification **Main Building**  
 Stories **3**  
 Building Area **60000 (Gross Square Footage - GSF)**  
 Year Constructed **1932**  
 Year of Last Major Renovation **1996**  
 FCI (Depleted Value) **63.1%**

#### Environmental & Safety Issues

Hazardous Materials **Yes** ⚠  
 Hazardous (HZD) Materials include **Asbestos containing materials (ACM), Lead paint**  
 HZD Issues are **Major**  
 HZD Issues include **We have asbestos based glue used for carpet and asbestos tiles throughout the building. We have some pipe fittings in a crawlspace. The later is locked and off limits. Rooms have been painted over the years, but there is lead paint under these multiple layers.**

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 **Built-Up Roof or Modified Bitumen**

Covers	EUL	C-RUL	Cost / Unit	Quantity	Units	Total Value
100%	25	-1	\$14.00 / SF	20,000	SF	\$280,000
Installed in 1996						



Roof 2 is -

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

Roof 3 is -

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

Roof 4 is -

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

#### Building Envelope - Windows

Primary Window System **Window, Metal-Frame**

% of Windows That are this Type	EUL	C-RUL	Cost / Unit	Quantity	Units	Total Value
100%	30	23	\$60.00 / SF	14,400	SF	\$864,000
Installed in 2015						

Secondary Window System -

% of Windows That are this Type	EUL	C-RUL	Cost / Unit	Quantity	Units	Total Value
0%	-	N/A	- / -	-	-	\$0
Installed in -						

#### Services - Elevators

Primary Conveyance/Elevators **Elevator, Hydraulic, Machine/Controller/Cab**

Quantity of Stops	EUL	C-RUL	Cost / Unit	Quantity	Units	Total Value
3	30	18	\$25,000.00 / STOP	3	STOP	\$75,000
Installed in 2010						

Secondary Conveyance/Elevators -

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

#### Services - Plumbing

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

Area of building served	EUL	C-RUL	Cost / Unit	Quantity	Units	Total Value
100%	40	33	\$7.00 / GSF	60,000	GSF	\$420,000
Installed in 2015						

Secondary Plumbing System -

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

#### Services - Cooling - Central System

Primary Central Cooling System **None**

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

Secondary Plumbing System -

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

#### Services - Heating - Central System

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

Area of building served	EUL	C-RUL	Cost / Unit	Quantity	Units	Total Value
100%	30	4	\$60.00 / MBH	1,714	MBH	\$102,857
Installed in 1996						

Secondary Heating System -

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

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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	EUL	C-RUL	Cost / Unit	Quantity	Units	Total Value
80%	30	8	\$10.00 / GSF	48,000	GSF	\$480,000

Installed in 2000

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 **Even Mix of Package Units & Split Systems**

Area of building served	EUL	C-RUL	Cost / Unit	Quantity	Units	Total Value
100%	18	-4	\$1,900.00 / TON	240	TON	\$456,000

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 **Sprinkler System, Medium Density/Complexity**

Area of building served	EUL	C-RUL	Cost / Unit	Quantity	Units	Total Value
50%	40	-7	\$5.00 / GSF	30,000	GSF	\$150,000

Installed in 1975

Secondary 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	-27	\$10,000.00 / EA	1	EA	\$10,000

Installed in 1975

#### 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	-6	\$1.50 / GSF	60,000	GSF	\$90,000

Installed in 1996

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
100%	15	-2	\$4.00 / GSF	60,000	GSF	\$240,000

Installed in 2005

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	14	\$22.00 / GSF	60,000	GSF	\$1,320,000

Installed in 1996

#### 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

We did take into the different parts of our building, but like most, maintenance is never cut and dry. We typically have projects spread out over 5 years. We

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## Explanation of Terms

<b>Projected Capital Planning Cash Flow</b>	The estimated replacement costs of systems as they expire annually.
<b>Facility Condition Index (FCI)</b>	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.
<b>Total Value of Assets</b>	The total estimated replacement cost of all the assets listed in the form.
<b>Value of Assets per GSF</b>	The Total Value of all Assets in the form divide by the Gross Square Footage (GSF) of the building.
<b>Facility Condition Index (FCI) Compared to Portfolio</b>	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.
<b>Calculated Remaining Useful Life( C-RUL)</b>	The current number of remaining years a system may be expected to perform in designed service.
<b>Expected Useful Life (EUL)</b>	The total number of years a system can be expected to perform in designed service when new.
<b>Gross Square Footage (GSF)</b>	The total square footage contained within the building for all floors/levels.
<b>Cost per Unit</b>	The estimated base cost for a single unit of a system. When multiplied by Quantity results in the total system cost.
<b>Quantity</b>	The amount of a system present in a building. When multiplied by the Cost per Unit results in the total system cost.
<b>Units</b>	The expressed unit of measure for a given system (GSF, EACH, TON, etc).
<b>Ancillary Structures</b>	Buildings on site that are typically known as portables, relocatables or temporary buildings.