

### 2022 School Facilities Inventory Report

Facility Name: **HARWOOD UNIFIED UNION SUPERVISORY DISTRICT | CROSSETT BROOK MIDDLE US | 5672 VT ROUTE 100, DUXBURY 5676 - Middle (5 thru 8) - Main Building**

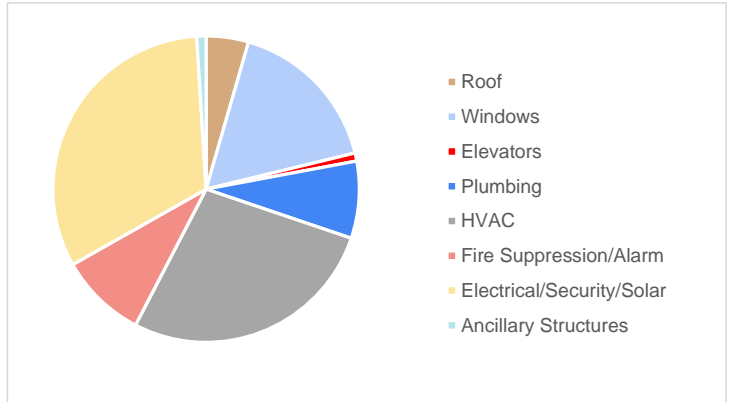
March 29, 2022

Total Value of Assets (Does Not Include Site/Structure/Walls/Interiors) **\$5,852,574**



GPS: 44.321211219049275, -72.75270938573655

#### Relative Asset Values

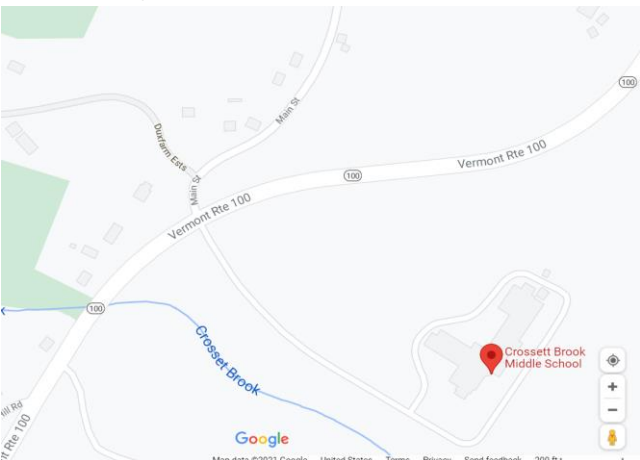
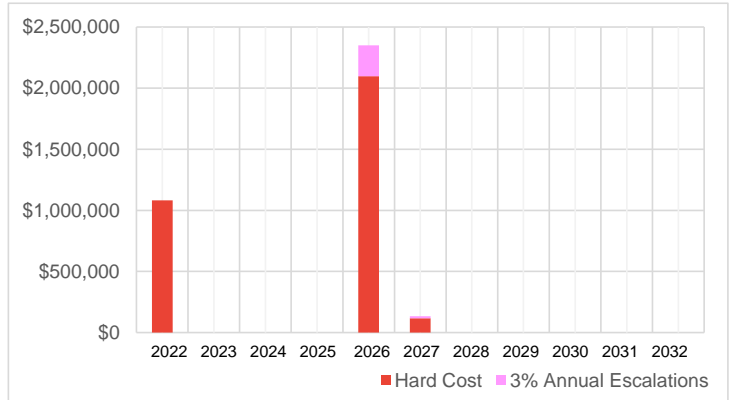


Value of Assets/GSF **\$86.07**



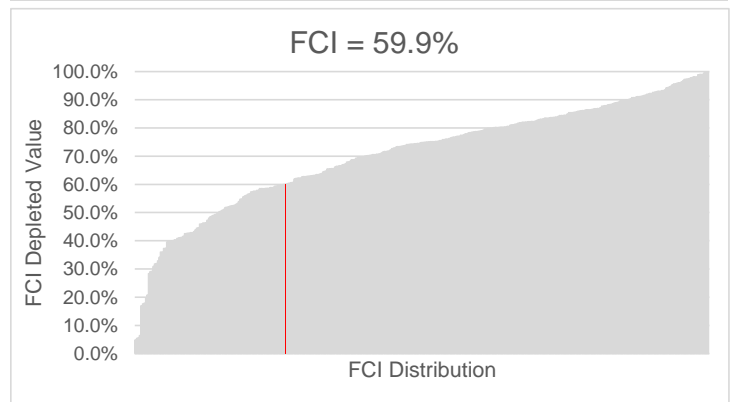
Site Plan - Google Earth

#### 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 **2021-12-20 - 12:22 PM**  
 Respondent Name **Todd Keller**  
 Respondent Title **Director of Facilities**  
 Respondent Email **tkeller@huusd.org**  
 Respondent Phone Number **(802) 583-8087**

#### Facility Information

School Type **Middle (5 thru 8)**  
 Building Identification **Main Building**  
 Stories **2**  
 Building Area **68000 (Gross Square Footage - GSF)**  
 Year Constructed **1997**  
 Year of Last Major Renovation **2020**  
 FCI (Depleted Value) **59.9%**

#### 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 **Minor**  
 ADA Issues include **2nd floor handicap exit ramps/ADA code for stoops that lead to evacuation site**

#### 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 <b>Asphalt Shingle</b>                  | EUL | C-RUL | Cost / Unit  |     | Quantity | Units | Total Value |
| Covers <b>60%</b>                                 | 30  | 28    | \$5.50 / SF  | for | 20,400   | SF    | \$112,200   |
| Installed in <b>2020</b>                          |     |       |              |     |          |       |             |
| Roof 2 is <b>Single-Ply EPDM/TPO/PVC Membrane</b> | EUL | C-RUL | Cost / Unit  |     | Quantity | Units | Total Value |
| Covers <b>40%</b>                                 | 20  | 18    | \$11.00 / SF | for | 13,600   | SF    | \$149,600   |
| Installed in <b>2020</b>                          |     |       |              |     |          |       |             |
| Roof 3 is <b>-</b>                                | EUL | C-RUL | Cost / Unit  |     | Quantity | Units | Total Value |
| Covers <b>0%</b>                                  | -   | N/A   | - / -        | for | -        | -     | \$0         |
| Installed in <b>-</b>                             |     |       |              |     |          |       |             |
| Roof 4 is <b>-</b>                                | EUL | C-RUL | Cost / Unit  |     | Quantity | Units | Total Value |
| Covers <b>0%</b>                                  | -   | N/A   | - / -        | for | -        | -     | \$0         |
| Installed in <b>-</b>                             |     |       |              |     |          |       |             |

#### Building Envelope - Windows

|  |     |       |              |     |          |       |             |
|--|-----|-------|--------------|-----|----------|-------|-------------|
| Primary Window System <b>Window, Metal-Frame</b> | EUL | C-RUL | Cost / Unit  |     | Quantity | Units | Total Value |
| % of Windows That are this Type <b>100%</b>      | 30  | 5     | \$60.00 / SF | for | 16,320   | SF    | \$979,200   |
| Installed in <b>1997</b>                         |     |       |              |     |          |       |             |
| Secondary Window System <b>-</b>                 | EUL | C-RUL | Cost / Unit  |     | Quantity | Units | Total Value |
| % of Windows That are this Type <b>0%</b>        | -   | N/A   | - / -        | for | -        | -     | \$0         |
| Installed in <b>-</b>                            |     |       |              |     |          |       |             |

#### Services - Elevators

|   |     |       |                    |     |          |       |             |
|---|-----|-------|--------------------|-----|----------|-------|-------------|
| Primary Conveyance/Elevators <b>Elevator, Hydraulic, Machine/Controller/Cab</b> | EUL | C-RUL | Cost / Unit        |     | Quantity | Units | Total Value |
| Quantity of Stops <b>2</b>  | 30  | 5     | \$25,000.00 / STOP | for | 2        | STOP  | \$50,000    |
| Installed in <b>1997</b>  |     |       |                    |     |          |       |             |
| Secondary Conveyance/Elevators <b>-</b>   | EUL | C-RUL | Cost / Unit        |     | Quantity | Units | Total Value |
| Quantity of Stops <b>0</b>  | -   | N/A   | - / -              | for | 0        | -     | \$0         |
| Installed in <b>-</b>   |     |       |                    |     |          |       |             |

#### Services - Plumbing

|   |     |       |              |     |          |       |             |
|---|-----|-------|--------------|-----|----------|-------|-------------|
| Primary Plumbing System <b>Supply &amp; Sanitary, Low Density (Includes Fixtures)</b> | EUL | C-RUL | Cost / Unit  |     | Quantity | Units | Total Value |
| Area of building served <b>100%</b>   | 40  | 15    | \$7.00 / GSF | for | 68,000   | GSF   | \$476,000   |
| Installed in <b>1997</b>  |     |       |              |     |          |       |             |
| Secondary Plumbing System <b>-</b>  | EUL | C-RUL | Cost / Unit  |     | Quantity | Units | Total Value |
| Area of building served <b>0%</b>   | -   | N/A   | - / -        | for | -        | -     | \$0         |
| Installed in <b>-</b>   |     |       |              |     |          |       |             |

#### Services - Cooling - Central System

|   |     |       |                  |     |          |       |             |
|---|-----|-------|------------------|-----|----------|-------|-------------|
| Primary Central Cooling System <b>Central Cooling System - Chiller(s) - Water Cooled w/Cooling Tower(s)</b> | EUL | C-RUL | Cost / Unit      |     | Quantity | Units | Total Value |
| Area of building served <b>5%</b>   | 25  | 0     | \$1,500.00 / TON | for | 14       | TON   | \$20,400    |
| Installed in <b>1997</b>  |     |       |                  |     |          |       |             |
| Secondary Plumbing System <b>-</b>  | EUL | C-RUL | Cost / Unit      |     | Quantity | Units | Total Value |
| Area of building served <b>0%</b>   | -   | N/A   | - / -            | for | -        | -     | \$0         |
| Installed in <b>-</b>   |     |       |                  |     |          |       |             |

#### Services - Heating - Central System

|   |     |       |               |     |          |       |             |
|---|-----|-------|---------------|-----|----------|-------|-------------|
| Primary Heating System <b>Boiler(s)/System - Fuel Oil</b> | EUL | C-RUL | Cost / Unit   |     | Quantity | Units | Total Value |
| Area of building served <b>100%</b>                       | 30  | 5     | \$60.00 / MBH | for | 1,943    | MBH   | \$116,571   |
| Installed in <b>1997</b>                                  |     |       |               |     |          |       |             |
| Secondary Heating System <b>-</b>                         | EUL | C-RUL | Cost / Unit   |     | Quantity | Units | Total Value |
| Area of building served <b>0%</b>                         | -   | N/A   | - / -         | for | -        | -     | \$0         |
| Installed in <b>-</b>                                     |     |       |               |     |          |       |             |

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#### Services - HVAC Distribution

Primary HVAC Distribution System **Even Mix of Piped and Forced Air, 2-Pipe System**

| Area of building served | 100% | EUL | C-RUL | Cost / Unit   | Quantity | Units | Total Value |
|-------------------------|------|-----|-------|---------------|----------|-------|-------------|
| Installed in            | 1997 | 30  | 5     | \$14.00 / GSF | 68,000   | GSF   | \$952,000   |

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

| Area of building served | 100% | EUL | C-RUL | Cost / Unit      | Quantity | Units | Total Value |
|-------------------------|------|-----|-------|------------------|----------|-------|-------------|
| Installed in            | 1997 | 18  | -7    | \$1,900.00 / TON | 272      | TON   | \$516,800   |

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 | 95%  | EUL | C-RUL | Cost / Unit  | Quantity | Units | Total Value |
|-------------------------|------|-----|-------|--------------|----------|-------|-------------|
| Installed in            | 1997 | 40  | 15    | \$5.00 / GSF | 64,600   | GSF   | \$323,000   |

Secondary Fire Suppression System **Kitchen Hood or Computer Center Suppression System**

| Area of building served | 1 EA | EUL | C-RUL | Cost / Unit      | Quantity | Units | Total Value |
|-------------------------|------|-----|-------|------------------|----------|-------|-------------|
| Installed in            | 1997 | 20  | -5    | \$10,000.00 / EA | 1        | EA    | \$10,000    |

#### 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            | 1997 | 20  | -5    | \$3.00 / SF | 68,000   | SF    | \$204,000   |

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            | 1997 | 15  | -10   | \$4.00 / GSF | 68,000   | GSF   | \$272,000   |

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            | 2020 | 40  | 38    | \$22.00 / GSF | 68,000   | GSF   | \$1,496,000 |

#### Services - Solar Power (PV)

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

Owned/Maintained by School **Yes**

Value of Solar PV Panels: **\$117,053**

| Quantity of Panels | 66   | EUL | C-RUL | Cost / Unit  | Quantity | Units | Total Value |
|--------------------|------|-----|-------|--------------|----------|-------|-------------|
| Installed in       | 2008 | 20  | 6     | \$85.00 / SF | 1,377    | SF    | \$117,053   |

#### Ancillary Structures

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

| Total SF of Ancillary Structures | 300  | EUL | C-RUL | Cost / Unit   | Quantity | Units | Total Value |
|----------------------------------|------|-----|-------|---------------|----------|-------|-------------|
| Installed in                     | 1997 | 15  | -10   | \$110.00 / SF | 300      | SF    | \$33,000    |

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

| Total SF of Secondary Ancillary Structures | 225  | EUL | C-RUL | Cost / Unit   | Quantity | Units | Total Value |
|--|------|-----|-------|---------------|----------|-------|-------------|
| Installed in                               | 1997 | 15  | -10   | \$110.00 / SF | 225      | SF    | \$24,750    |

#### Additional Comments

We have an additional solar panel field that has 480 panels that we are leasing and get credits that help offset our electrical bill. We also have additional low

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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.   |