

2022 School Facilities Inventory Report

Facility Name: **HARWOOD UNIFIED UNION SUPERVISORY DISTRICT | HARWOOD UNION MIDDLE/HIGH SCHOOL | 458 VT ROUTE 100, DUXBURY 5660 - Combination -**

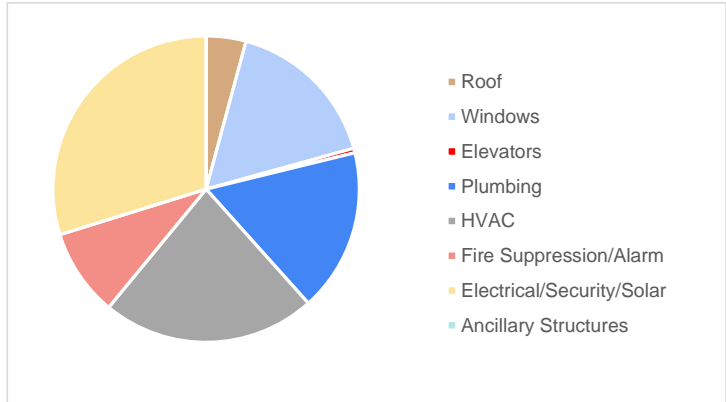
March 29, 2022

Total Value of Assets (Does Not Include Site/Structure/Walls/Interiors) **\$15,706,086**



GPS: 44.25418822376659, -72.78647466057194

Relative Asset Values

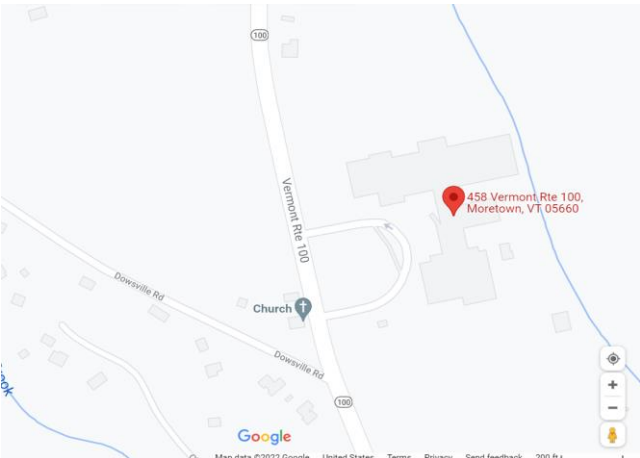
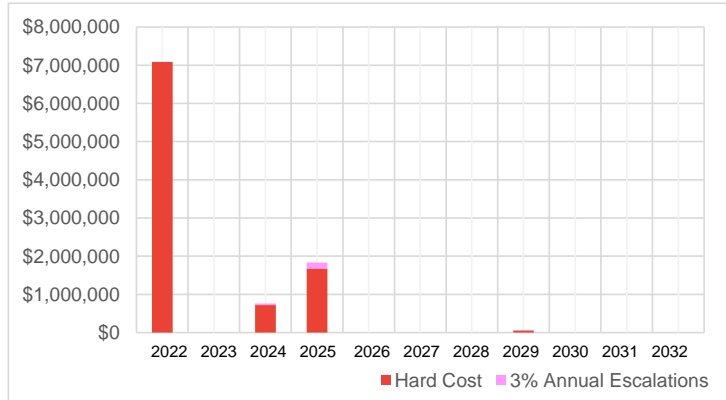


Value of Assets/GSF **\$87.26**



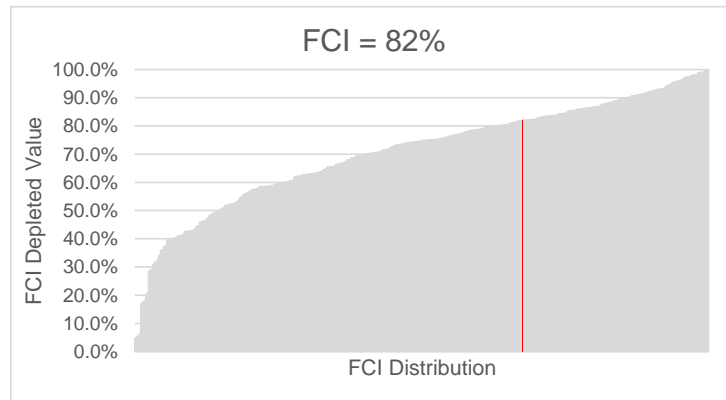
Site Plan - Google Earth

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 **2021-12-28 - 3:34 PM**
 Respondent Name **Ray Daigle**
 Respondent Title **Director of Facilities**
 Respondent Email **rdaigle@huusd.org**
 Respondent Phone Number **(802) 583-8174**

Facility Information

School Type **Combination**
 Building Identification **Main Building**
 Stories **3**
 Building Area **180000 (Gross Square Footage - GSF)**
 Year Constructed **1965**
 Year of Last Major Renovation **1996**
 FCI (Depleted Value) **81.9%**

Environmental & Safety Issues

Hazardous Materials **Yes** ⚠
 Hazardous (HSD) Materials include **Asbestos containing materials (ACM)**
 HSD Issues are **Major**
 HSD Issues include **Approx 12000 sqft ACM floor tile and mastic in classrooms, transite panels**

Indoor Air Quality (IAQ) Issues **Yes** ⚠
 IAQ Issues include **Insufficient Air Change Ratio**
 IAQ Issues are **Major**
 IAQ Issues include **90% of the building has insufficient ACH for the most recent guidelines, system were designed over 20 years ago**

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 **Marginal** ⚠
 Water Service Pressure **Adequate**
 Natural Gas/Propane Pressure **Adequate**
 Electrical Capacity **Adequate**

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Building Envelope - Roof

Roof 1 is	Single-Ply EPDM/TPO/PVC Membrane								
Covers	29%	EUL	C-RUL	Cost / Unit		Quantity	Units		Total Value
Installed in	1996	20	-6	\$11.00 / SF	for	17,400	SF	=	\$191,400
Roof 2 is	Single-Ply EPDM/TPO/PVC Membrane								
Covers	23%	EUL	C-RUL	Cost / Unit		Quantity	Units		Total Value
Installed in	1999	20	-3	\$11.00 / SF	for	13,800	SF	=	\$151,800
Roof 3 is	Single-Ply EPDM/TPO/PVC Membrane								
Covers	40%	EUL	C-RUL	Cost / Unit		Quantity	Units		Total Value
Installed in	2001	20	-1	\$11.00 / SF	for	24,000	SF	=	\$264,000
Roof 4 is	Single-Ply EPDM/TPO/PVC Membrane								
Covers	8%	EUL	C-RUL	Cost / Unit		Quantity	Units		Total Value
Installed in	2010	20	8	\$11.00 / SF	for	4,800	SF	=	\$52,800

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	1965	30	-27	\$60.00 / SF	for	21,600	SF	=	\$1,296,000
Secondary Window System	Window, Metal-Frame								
% of Windows That are this Type	50%	EUL	C-RUL	Cost / Unit		Quantity	Units		Total Value
Installed in	1996	30	4	\$60.00 / SF	for	21,600	SF	=	\$1,296,000

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	1996	30	4	\$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	75%	EUL	C-RUL	Cost / Unit		Quantity	Units		Total Value
Installed in	1965	40	-17	\$15.00 / GSF	for	135,000	GSF	=	\$2,025,000
Secondary Plumbing System	Supply & Sanitary, Medium Density (Includes Fixtures)								
Area of building served	25%	EUL	C-RUL	Cost / Unit		Quantity	Units		Total Value
Installed in	1996	40	14	\$15.00 / GSF	for	45,000	GSF	=	\$675,000

Services - Cooling - Central System

Primary Central Cooling System	Central Cooling System - Chiller(s) - Air Cooled								
Area of building served	5%	EUL	C-RUL	Cost / Unit		Quantity	Units		Total Value
Installed in	2020	25	23	\$1,200.00 / TON	for	36	TON	=	\$43,200
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 - Solid Fuel (Wood/Pellet)								
Area of building served	100%	EUL	C-RUL	Cost / Unit		Quantity	Units		Total Value
Installed in	2009	25	12	\$250.00 / MBH	for	5,143	MBH	=	\$1,285,714
Secondary Heating System	Boiler(s)/System - Fuel Oil								
Area of building served	100%	EUL	C-RUL	Cost / Unit		Quantity	Units		Total Value
Installed in	1996	30	4	\$60.00 / MBH	for	5,143	MBH	=	\$308,571

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Services - HVAC Distribution

Primary HVAC Distribution System **HVAC System, Hydronic Piping, 2-Pipe**

Area of building served	EUL	C-RUL	Cost / Unit	Quantity	Units	Total Value
90%	40	-17	\$5.00 / SF	162,000	SF	\$810,000

Installed in 1965



Secondary 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
50%	30	-27	\$10.00 / GSF	90,000	GSF	\$900,000

Installed in 1965



Services - Package Systems

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

Area of building served	EUL	C-RUL	Cost / Unit	Quantity	Units	Total Value
4%	20	18	\$7,000.00 / TON	29	TON	\$201,600

Installed in 2020

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
100%	40	-17	\$5.00 / GSF	180,000	GSF	\$900,000

Installed in 1965



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	-6	\$10,000.00 / EA	1	EA	\$10,000

Installed in 1996



Services - Fire Alarm System

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

Area of building served	EUL	C-RUL	Cost / Unit	Quantity	Units	Total Value
100%	20	-6	\$3.00 / SF	180,000	SF	\$540,000

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	3	\$4.00 / GSF	180,000	GSF	\$720,000

Installed in 2010

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	180,000	GSF	\$3,960,000

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

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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.