

2022 School Facilities Inventory Report

Facility Name: **HARWOOD UNIFIED UNION SUPERVISORY DISTRICT | THATCHER BROOK PRIMARY US | 47 STOWE STREET, WATERBURY 5676 - Elementary (PreK thru 4) -**

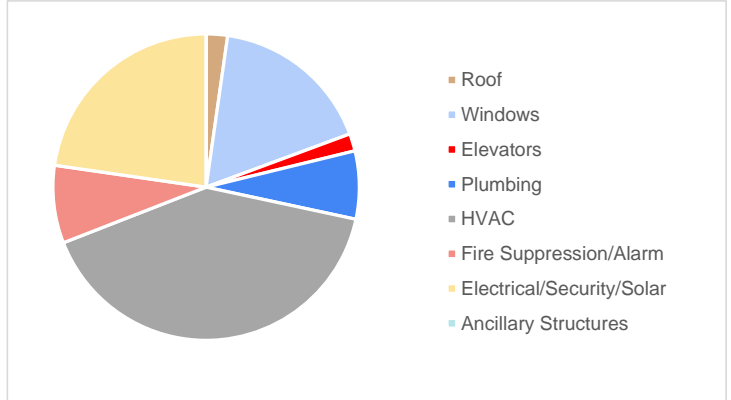
March 29, 2022

Total Value of Assets (Does Not Include Site/Structure/Walls/Interiors) **\$6,827,241**



GPS: 44.339172101318226, -72.75312290876704

Relative Asset Values

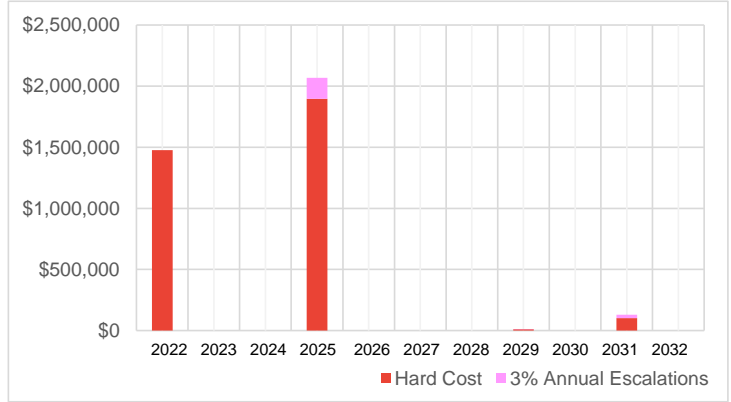


Value of Assets/GSF **\$97.53**

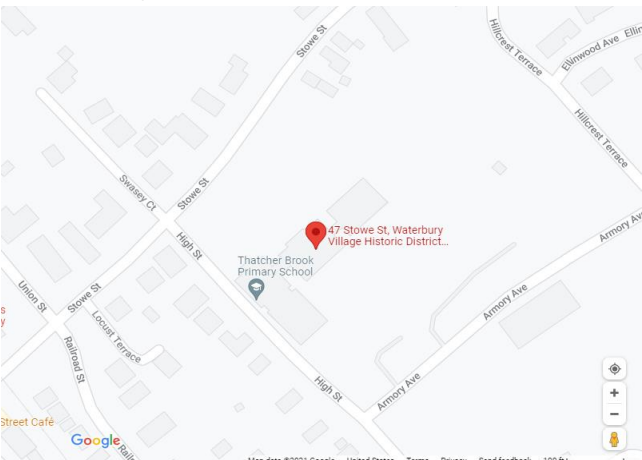
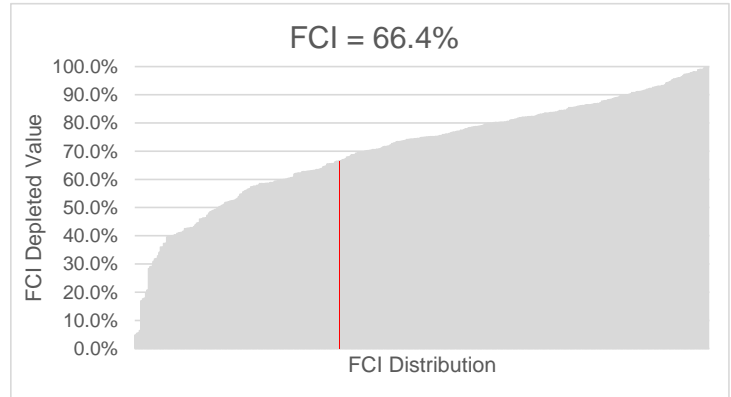


Site Plan - Google Earth

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 **2022-01-13 - 9:34 AM**
 Respondent Name **Brad Gresham**
 Respondent Title **Director of Maintenance**
 Respondent Email **bgresham@huusd.org**
 Respondent Phone Number **(802) 583-8020**

Facility Information

School Type **Elementary (PreK thru 4)**
 Building Identification **Main Building**
 Stories **3**
 Building Area **70000 (Gross Square Footage - GSF)**
 Year Constructed **1900**
 Year of Last Major Renovation **2006**
 FCI (Depleted Value) **66.4%**

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 **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 Asphalt Shingle	EUL	C-RUL	Cost / Unit	Quantity	Units	Total Value
Covers 80%	30	10	\$5.50 / SF	18,667	SF	\$102,667
Installed in 2002						
Roof 2 is Single-Ply EPDM/TPO/PVC Membrane	EUL	C-RUL	Cost / Unit	Quantity	Units	Total Value
Covers 20%	20	-22	\$11.00 / SF	4,667	SF	\$51,333
Installed in 1980						
Roof 3 is -	EUL	C-RUL	Cost / Unit	Quantity	Units	Total Value
Covers 0%	-	N/A	- / -	-	-	\$0
Installed in -						
Roof 4 is -	EUL	C-RUL	Cost / Unit	Quantity	Units	Total Value
Covers 0%	-	N/A	- / -	-	-	\$0
Installed in -						

Building Envelope - Windows

Primary Window System Window, Wood-Frame	EUL	C-RUL	Cost / Unit	Quantity	Units	Total Value
% of Windows That are this Type 95%	30	-92	\$70.00 / SF	15,960	SF	\$1,117,200
Installed in 1900						
Secondary Window System Window, Metal-Frame	EUL	C-RUL	Cost / Unit	Quantity	Units	Total Value
% of Windows That are this Type 5%	30	14	\$60.00 / SF	840	SF	\$50,400
Installed in 2006						

Services - Elevators

Primary Conveyance/Elevators Elevator, Hydraulic, Machine/Controller/Cab	EUL	C-RUL	Cost / Unit	Quantity	Units	Total Value
Quantity of Stops 5	30	14	\$25,000.00 / STOP	5	STOP	\$125,000
Installed in 2006						
Secondary Conveyance/Elevators -	EUL	C-RUL	Cost / Unit	Quantity	Units	Total Value
Quantity of Stops 0	-	N/A	- / -	0	-	\$0
Installed in -						

Services - Plumbing

Primary Plumbing System Supply & Sanitary, Low Density (Includes Fixtures)	EUL	C-RUL	Cost / Unit	Quantity	Units	Total Value
Area of building served 100%	40	24	\$7.00 / GSF	70,000	GSF	\$490,000
Installed in 2006						
Secondary Plumbing System -	EUL	C-RUL	Cost / Unit	Quantity	Units	Total Value
Area of building served 0%	-	N/A	- / -	-	-	\$0
Installed in -						

Services - Cooling - Central System

Primary Central Cooling System None	EUL	C-RUL	Cost / Unit	Quantity	Units	Total Value
Area of building served 0%	-	N/A	- / -	-	-	\$0
Installed in -						
Secondary Plumbing System -	EUL	C-RUL	Cost / Unit	Quantity	Units	Total Value
Area of building served 0%	-	N/A	- / -	-	-	\$0
Installed in -						

Services - Heating - Central System

Primary Heating System Boiler(s)/System - Fuel Oil	EUL	C-RUL	Cost / Unit	Quantity	Units	Total Value
Area of building served 100%	30	14	\$60.00 / MBH	2,000	MBH	\$120,000
Installed in 2006						
Secondary Heating System -	EUL	C-RUL	Cost / Unit	Quantity	Units	Total Value
Area of building served 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	95%	EUL	C-RUL	Cost / Unit	Quantity	Units	Total Value
Installed in	2006	30	14	\$10.00 / GSF	66,500	GSF	\$665,000

Secondary HVAC Distribution System **Piped System to Unit Ventilators/Fan Coils, 2-Pipe System**

Area of building served	5%	EUL	C-RUL	Cost / Unit	Quantity	Units	Total Value
Installed in	1996	30	4	\$10.00 / GSF	3,500	GSF	\$35,000

Services - Package Systems

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

Area of building served	95%	EUL	C-RUL	Cost / Unit	Quantity	Units	Total Value
Installed in	2006	20	4	\$7,000.00 / TON	266	TON	\$1,862,000

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

Area of building served	5%	EUL	C-RUL	Cost / Unit	Quantity	Units	Total Value
Installed in	1996	20	-6	\$7,000.00 / TON	14	TON	\$98,000

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	2006	40	24	\$5.00 / GSF	70,000	GSF	\$350,000

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	1996	20	-6	\$3.00 / SF	70,000	SF	\$210,000

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 **None**

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

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	2006	40	24	\$22.00 / GSF	70,000	GSF	\$1,540,000

Services - Solar Power (PV)

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

Owned/Maintained by School **Yes**

Value of Solar PV Panels: **\$10,641**

Quantity of Panels **6**

Installed in **2010**

Quantity of Panels	6	EUL	C-RUL	Cost / Unit	Quantity	Units	Total Value
Installed in	2010	20	8	\$85.00 / SF	125	SF	\$10,641

Ancillary Structures

Ancillary Structures **None**

Total SF of Ancillary Structures -

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

Secondary Ancillary Structures -

Total SF of Secondary Ancillary Structures **0**

Area of building served	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.