

2022 School Facilities Inventory Report

Facility Name: **HARWOOD UNIFIED UNION SUPERVISORY DISTRICT | WARREN ELEMENTARY SCHOOL | 273 SCHOOL ROAD, WARREN 5674 - Combination (PreK thru 6) - Main**

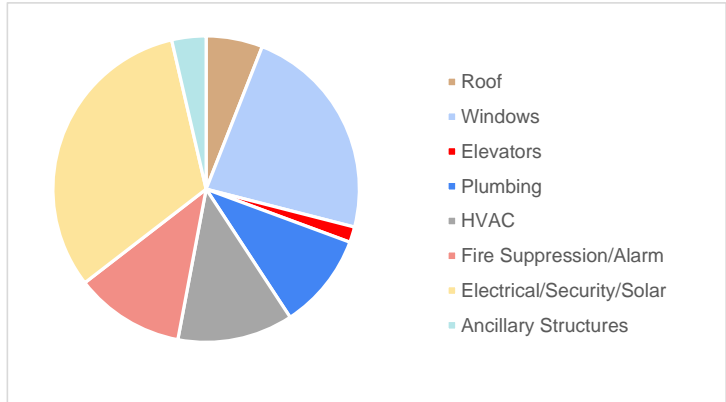
March 29, 2022

Total Value of Assets (Does Not Include Site/Structure/Walls/Interiors) **\$3,039,957**



GPS: 44.11660603415877, -72.85264730067003

Relative Asset Values

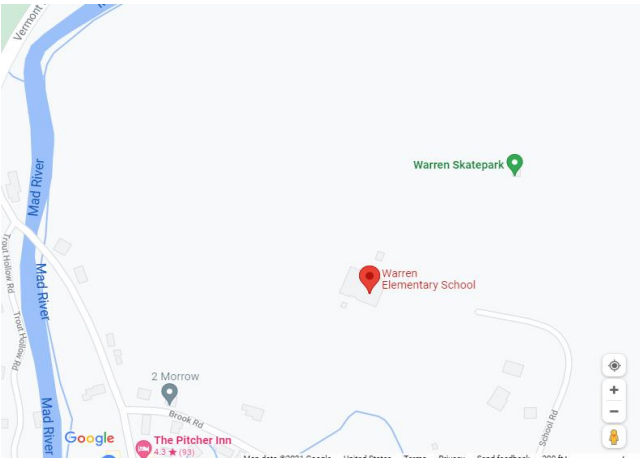
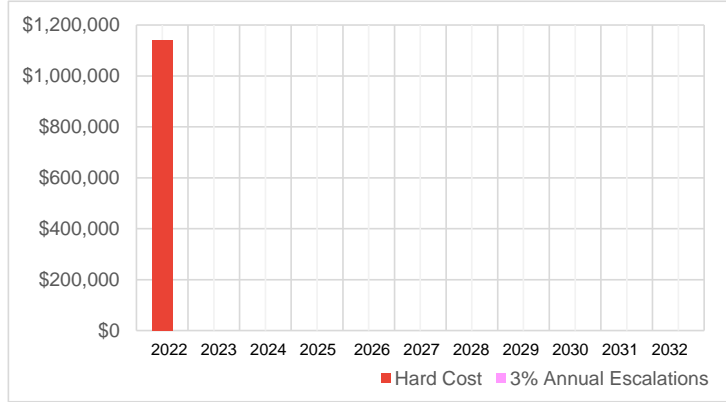


Value of Assets/GSF **\$69.09**



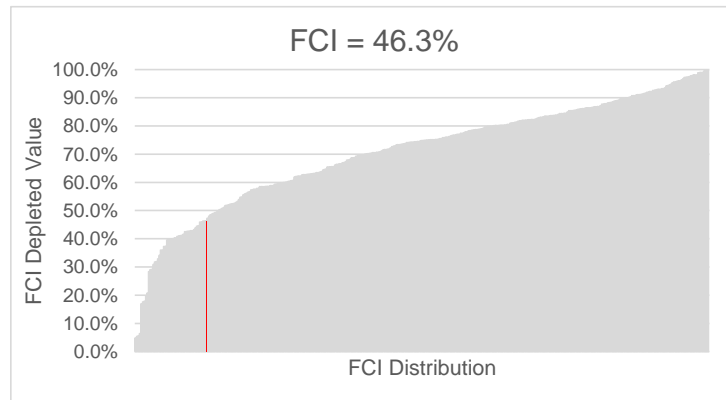
Site Plan - Google Earth

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 **2022-01-25 - 10:52 AM**
 Respondent Name **Charles Wallace**
 Respondent Title **Maintenance Supervisor**
 Respondent Email **cwallace@huusd.org**
 Respondent Phone Number **(802) 583-7939**

Facility Information

School Type **Combination (PreK thru 6)**
 Building Identification **Main Building**
 Stories **2**
 Building Area **44000 (Gross Square Footage - GSF)**
 Year Constructed **1971**
 Year of Last Major Renovation **2017**
 FCI (Depleted Value) **46.3%**

Environmental & Safety Issues

Hazardous Materials **Yes** ⚠️
 Hazardous (HZD) Materials include **Asbestos containing materials (ACM)**
 HZD Issues are **Minor**
 HZD Issues include **Original flooring in several classrooms and also could be in the adhesive**

Indoor Air Quality (IAQ) Issues **Maybe** ⚠️
 IAQ Issues include **Tempering units were not installed when the renovation was complete in 2017**
 IAQ Issues are **Major**
 IAQ Issues include **N\A**

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 **Maybe** ⚠️
 ADA Issues are **Major**
 ADA Issues include **Pre K playground could use some improvements for better accessibility**

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	EUL	C-RUL	Cost / Unit	Quantity	Units	Total Value
Covers 50%						
Installed in 2017	30	25	\$5.50 / SF	11,000	SF	\$60,500
Roof 2 is Single-Ply EPDM/TPO/PVC Membrane	EUL	C-RUL	Cost / Unit	Quantity	Units	Total Value
Covers 25%						
Installed in 2017	20	15	\$11.00 / SF	5,500	SF	\$60,500
Roof 3 is Single-Ply EPDM/TPO/PVC Membrane	EUL	C-RUL	Cost / Unit	Quantity	Units	Total Value
Covers 20%						
Installed in 2017	20	15	\$11.00 / SF	4,400	SF	\$48,400
Roof 4 is Single-Ply EPDM/TPO/PVC Membrane	EUL	C-RUL	Cost / Unit	Quantity	Units	Total Value
Covers 5%						
Installed in 2017	20	15	\$11.00 / SF	1,100	SF	\$12,100

Building Envelope - Windows

Primary Window System Window, Wood-Frame	EUL	C-RUL	Cost / Unit	Quantity	Units	Total Value
% of Windows That are this Type 75%						
Installed in 2017	30	25	\$70.00 / SF	7,920	SF	\$554,400
Secondary Window System Storefront, Metal-Framed w/Door(s)	EUL	C-RUL	Cost / Unit	Quantity	Units	Total Value
% of Windows That are this Type 25%						
Installed in 2021	30	29	\$55.00 / SF	2,640	SF	\$145,200

Services - Elevators

Primary Conveyance/Elevators Elevator, Hydraulic, Machine/Controller/Cab	EUL	C-RUL	Cost / Unit	Quantity	Units	Total Value
Quantity of Stops 2						
Installed in 2017	30	25	\$25,000.00 / STOP	2	STOP	\$50,000
Secondary Conveyance/Elevators -	EUL	C-RUL	Cost / Unit	Quantity	Units	Total Value
Quantity of Stops 0						
Installed in -	-	N/A	- / -	0	-	\$0

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%						
Installed in 1971	40	-11	\$7.00 / GSF	44,000	GSF	\$308,000
Secondary Plumbing System -	EUL	C-RUL	Cost / Unit	Quantity	Units	Total Value
Area of building served 0%						
Installed in -	-	N/A	- / -	-	-	\$0

Services - Cooling - Central System

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

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%						
Installed in 1971	30	-21	\$60.00 / MBH	1,257	MBH	\$75,429
Secondary Heating System Boiler(s)/System - Fuel Oil	EUL	C-RUL	Cost / Unit	Quantity	Units	Total Value
Area of building served 100%						
Installed in 1990	30	-2	\$60.00 / MBH	1,257	MBH	\$75,429

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Services - HVAC Distribution

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

Area of building served	100%	EUL	C-RUL	Cost / Unit	Quantity	Units	Total Value
Installed in	1971	40	-11	\$5.00 / SF	44,000	SF	\$220,000



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 **None**

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

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	1972	40	-10	\$5.00 / GSF	44,000	GSF	\$220,000



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	1990	20	-12	\$3.00 / SF	44,000	SF	\$132,000



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	2017	40	35	\$22.00 / GSF	44,000	GSF	\$968,000

Services - Solar Power (PV)

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

Owned/Maintained by School **No**

Value of Solar PV Panels: \$88,676

Quantity of Panels	50	EUL	C-RUL	Cost / Unit	Quantity	Units	Total Value
Installed in	2000	20	-2	\$85.00 / SF	1,043	SF	\$0



Ancillary Structures

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

Total SF of Ancillary Structures	500	EUL	C-RUL	Cost / Unit	Quantity	Units	Total Value
Installed in	2000	15	-7	\$110.00 / SF	500	SF	\$55,000



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

Total SF of Secondary Ancillary Structures	500	EUL	C-RUL	Cost / Unit	Quantity	Units	Total Value
Installed in	1972	15	-35	\$110.00 / SF	500	SF	\$55,000



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.