

### 2022 School Facilities Inventory Report

Facility Name: **LAMOILLE SOUTH UNIFIED UNION SD | LAMOILLE SOUTH UNIFIED UNION SD | 46 COPLEY AVENUE, MORRISVILLE 5661 - PreK and Admin Offices - Main Building**

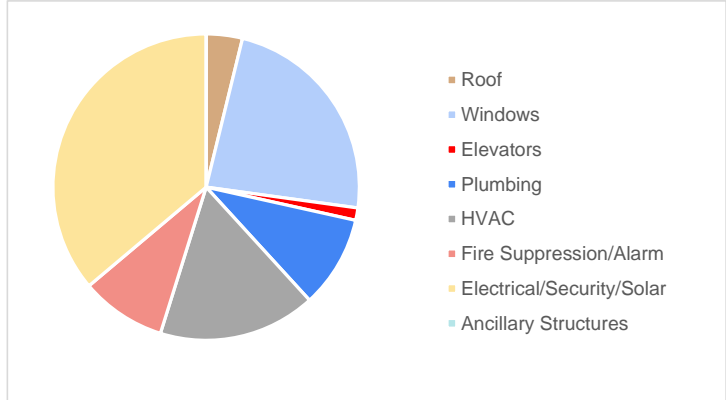
March 29, 2022

Total Value of Assets (Does Not Include Site/Structure/Walls/Interiors) **\$1,302,178**



GPS: 44.562025132178654, -72.59397338639081

#### Relative Asset Values

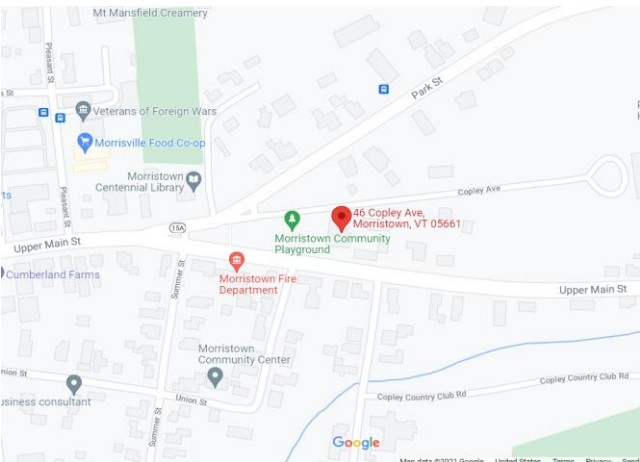
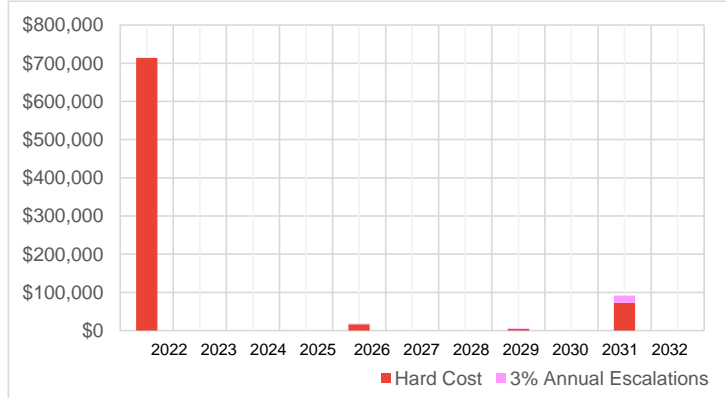


Value of Assets/GSF **\$71.94**



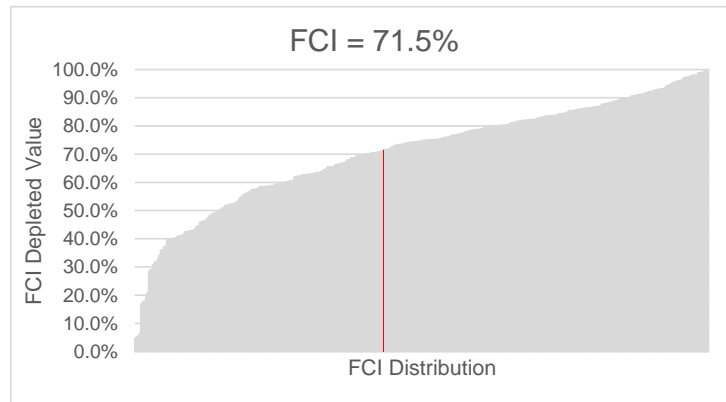
Site Plan - Google Earth

#### 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 **2021-12-14 - 9:43 AM**  
 Respondent Name **Brian Rafferty**  
 Respondent Title **Director of Facilities**  
 Respondent Email **brian.rafferty@lsuu.org**  
 Respondent Phone Number **(802) 888-4600**

#### Facility Information

School Type **PreK and Admin Offices**  
 Building Identification **Main Building**  
 Stories **3**  
 Building Area **18100 (Gross Square Footage - GSF)**  
 Year Constructed **1900**  
 Year of Last Major Renovation **2010**  
 FCI (Depleted Value) **71.1%**

#### Environmental & Safety Issues

Hazardous Materials **Maybe** ⚠️  
 Hazardous (HZD) Materials include **Lead paint**  
 HZD Issues are **Minor**  
 HZD Issues include **older building with lead paint, paint is maintained and building is inspected annually for lead paint issues, no known asbestos but materials are tested as needed for remodel, renovation or repairs**

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Indoor Air Quality (IAQ) Issues **Maybe** ⚠️  
 IAQ Issues include **Humidity (Too Low or Too High)**  
 IAQ Issues are **Major**  
 IAQ Issues include **there is no humidity control in the building, some air exchange could use updating to include addition of some exhaust fans or heat recovery units**

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Fire or Life/Safety (FL/S) Issues **Maybe** ⚠️  
 FL/S Issues are **-**

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Other Risk Factors **Maybe** ⚠️  
 Other Risk Factors include **Dangerous Traffic Patterns**  
 Other Risk Factors are **crosswalks could use upgrading, better marking**

#### Handicap Accessibility (ADA) Issues

Handicap Accessibility (ADA) Issues **Yes** ⚠️  
 ADA Issues are **Major**  
 ADA Issues include **older lift is due for replacement, lift only covers two floors**

#### 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 **Marginal** ⚠️

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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>50%</b>	30	5	\$5.50 / SF	3,017	SF	\$16,592
Installed in <b>1997</b>						
Roof 2 is <b>Single-Ply EPDM/TPO/PVC Membrane</b>	EUL	C-RUL	Cost / Unit	Quantity	Units	Total Value
Covers <b>50%</b>	20	1	\$11.00 / SF	3,017	SF	\$33,183
Installed in <b>2003</b>						
Roof 3 is <b>-</b>	EUL	C-RUL	Cost / Unit	Quantity	Units	Total Value
Covers <b>0%</b>	-	N/A	- / -	-	-	\$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	- / -	-	-	\$0
Installed in <b>-</b>						

#### Building Envelope - Windows

Primary Window System <b>Window, Wood-Frame</b>	EUL	C-RUL	Cost / Unit	Quantity	Units	Total Value
% of Windows That are this Type <b>98%</b>	30	-92	\$70.00 / SF	4,257	SF	\$297,998
Installed in <b>1900</b>						
Secondary Window System <b>Window, Wood-Frame</b>	EUL	C-RUL	Cost / Unit	Quantity	Units	Total Value
% of Windows That are this Type <b>2%</b>	30	26	\$70.00 / SF	87	SF	\$6,082
Installed in <b>2018</b>						

#### Services - Elevators

Primary Conveyance/Elevators <b>Wheelchair Lift</b>	EUL	C-RUL	Cost / Unit	Quantity	Units	Total Value
Quantity of Stops <b>1</b>	25	1	\$17,000.00 / EA	1	EA	\$17,000
Installed in <b>1998</b>						
Secondary Conveyance/Elevators <b>-</b>	EUL	C-RUL	Cost / Unit	Quantity	Units	Total Value
Quantity of Stops <b>0</b>	-	N/A	- / -	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	-82	\$7.00 / GSF	18,100	GSF	\$126,700
Installed in <b>1900</b>						
Secondary Plumbing System <b>-</b>	EUL	C-RUL	Cost / Unit	Quantity	Units	Total Value
Area of building served <b>0%</b>	-	N/A	- / -	-	-	\$0
Installed in <b>-</b>						

#### Services - Cooling - Central System

Primary Central Cooling System <b>None</b>	EUL	C-RUL	Cost / Unit	Quantity	Units	Total Value
Area of building served <b>0%</b>	-	N/A	- / -	-	-	\$0
Installed in <b>-</b>						
Secondary Plumbing System <b>-</b>	EUL	C-RUL	Cost / Unit	Quantity	Units	Total Value
Area of building served <b>0%</b>	-	N/A	- / -	-	-	\$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	-7	\$60.00 / MBH	517	MBH	\$31,029
Installed in <b>1985</b>						
Secondary Heating System <b>-</b>	EUL	C-RUL	Cost / Unit	Quantity	Units	Total Value
Area of building served <b>0%</b>	-	N/A	- / -	-	-	\$0
Installed in <b>-</b>						

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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	100%	EUL	C-RUL	Cost / Unit	Quantity	Units	Total Value
Installed in	1985	30	-7	\$10.00 / GSF	18,100	GSF	\$181,000



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 **Split System, Ductless, Multi Zone**

Area of building served	1%	EUL	C-RUL	Cost / Unit	Quantity	Units	Total Value
Installed in	2015	15	8	\$6,000.00 / TON	1	TON	\$4,344

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	1998	40	16	\$5.00 / GSF	18,100	GSF	\$90,500

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 **Older type Zoned System**

Area of building served	100%	EUL	C-RUL	Cost / Unit	Quantity	Units	Total Value
Installed in	1998	20	-4	\$1.50 / GSF	18,100	GSF	\$27,150



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	2017	15	10	\$4.00 / GSF	18,100	GSF	\$72,400

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	2010	40	28	\$22.00 / GSF	18,100	GSF	\$398,200

#### 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

<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 overlayed 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.