

2022 School Facilities Inventory Report

Facility Name: **LAMOILLE SOUTH UNIFIED UNION SD | PEOPLES ACADEMY | 202 COPLEY AVENUE, MORRISVILLE 5661 - Combination - Main Building**

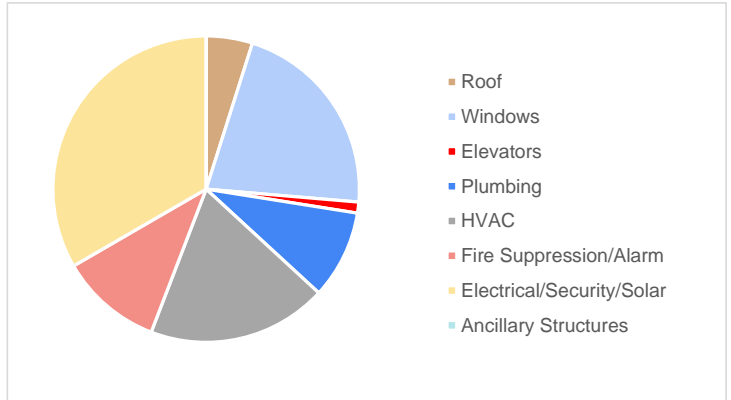
March 29, 2022

Total Value of Assets (Does Not Include Site/Structure/Walls/Interiors) **\$7,944,284**



GPS: 44.562848537642786, -72.5903754949405

Relative Asset Values

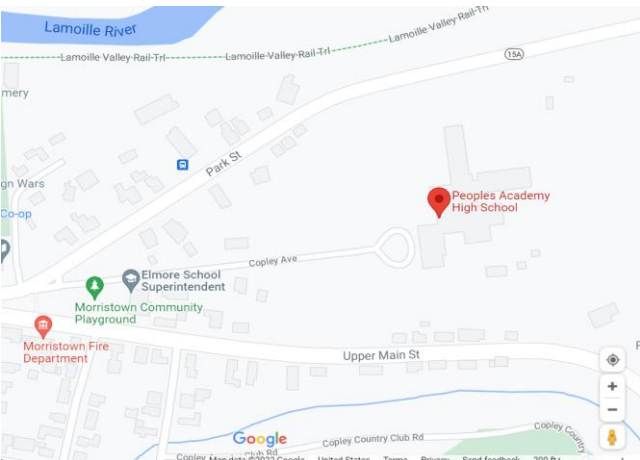
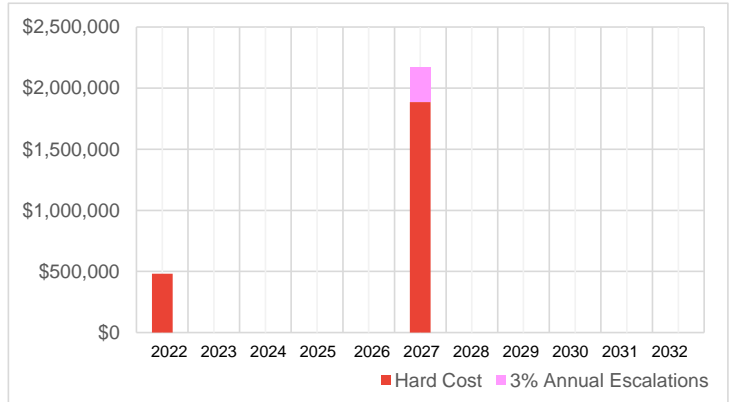


Value of Assets/GSF **\$74.95**



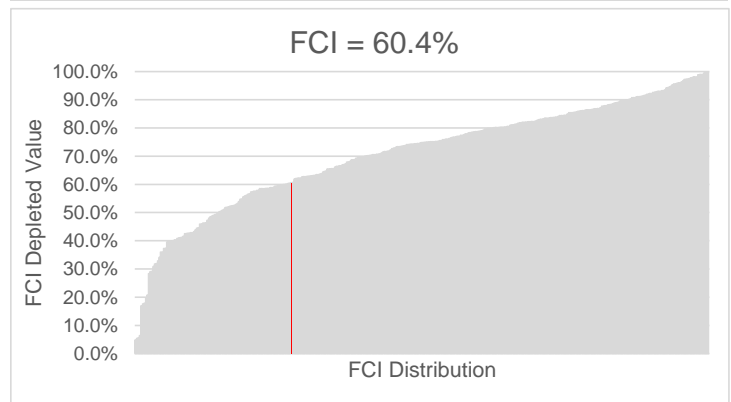
Site Plan - Google Earth

Projected Capital Planning Cash Flow



Location Plan - Google Maps

Facility Condition Index (FCI) Compared to Portfolio



(See Last Page for Explanation of Terms)

2022 School Facilities Inventory Report

Facility Name: **LAMOILLE SOUTH UNIFIED UNION SD | PEOPLES ACADEMY | 202 COPLEY AVENUE, MORRISVILLE 5661 - Combination - Main Building**

Respondent Information

Date/Time Completed **2021-12-21 - 1:45 PM**
 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 **Combination**
 Building Identification **Main Building**
 Stories **3**
 Building Area **106000 (Gross Square Footage - GSF)**
 Year Constructed **1927**
 Year of Last Major Renovation **1998**
 FCI (Depleted Value) **60.4%**

Environmental & Safety Issues

Hazardous Materials **Yes** ⚠
 Hazardous (HZD) Materials include **Asbestos containing materials (ACM), Lead paint, possibility of PCB's**
 HZD Issues are **Major**
 HZD Issues include **There is asbestos tile under carpets throughout the middle level. There is some asbestos insulation on piping and potentially in older plaster. Asume lead paint has been used in the building. Waiting on PCB testing**

Indoor Air Quality (IAQ) Issues **Yes** ⚠
 IAQ Issues include **Insufficient Air Change Ratio, Humidity (Too Low or Too High)**
 IAQ Issues are **Major**
 IAQ Issues include **There are areas of the building that do not have fresh air being brought in. The majority of the building does not have humidity control**

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 **Marginal** ⚠
 Cellular Reception **Adequate**
 Water Service Pressure **Adequate**
 Natural Gas/Propane Pressure **N/A**
 Electrical Capacity **Marginal** ⚠

2022 School Facilities Inventory Report

Facility Name: **LAMOILLE SOUTH UNIFIED UNION SD | PEOPLES ACADEMY | 202 COPLEY AVENUE, MORRISVILLE 5661 - Combination - Main Building**

Building Envelope - Roof

Roof 1 is Single-Ply EPDM/TPO/PVC Membrane	EUL	C-RUL	Cost / Unit	Quantity	Units	Total Value
Covers 100%	20	-4	\$11.00 / SF	35,333	SF	\$388,667
Installed in 1998						
Roof 2 is -	EUL	C-RUL	Cost / Unit	Quantity	Units	Total Value
Covers 0%	-	N/A	- / -	-	-	\$0
Installed in -						
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 70%	30	6	\$70.00 / SF	17,808	SF	\$1,246,560
Installed in 1998						
Secondary Window System Window, Metal-Frame	EUL	C-RUL	Cost / Unit	Quantity	Units	Total Value
% of Windows That are this Type 30%	30	6	\$60.00 / SF	7,632	SF	\$457,920
Installed in 1998						

Services - Elevators

Primary Conveyance/Elevators Elevator, Hydraulic, Machine/Controller/Cab	EUL	C-RUL	Cost / Unit	Quantity	Units	Total Value
Quantity of Stops 3	30	-2	\$25,000.00 / STOP	3	STOP	\$75,000
Installed in 1990						
Secondary Conveyance/Elevators Wheelchair Lift	EUL	C-RUL	Cost / Unit	Quantity	Units	Total Value
Quantity of Stops 1	25	-7	\$17,000.00 / EA	1	EA	\$17,000
Installed in 1990						



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	16	\$7.00 / GSF	106,000	GSF	\$742,000
Installed in 1998						
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 - Solid Fuel (Wood/Pellet)	EUL	C-RUL	Cost / Unit	Quantity	Units	Total Value
Area of building served 100%	25	18	\$250.00 / MBH	3,029	MBH	\$757,143
Installed in 2015						
Secondary Heating System Boiler(s)/System - Fuel Oil	EUL	C-RUL	Cost / Unit	Quantity	Units	Total Value
Area of building served 100%	30	6	\$60.00 / MBH	3,029	MBH	\$181,714
Installed in 1998						

2022 School Facilities Inventory Report

Facility Name: **LAMOILLE SOUTH UNIFIED UNION SD | PEOPLES ACADEMY | 202 COPLEY AVENUE, MORRISVILLE 5661 - Combination - Main Building**

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	1998	40	16	\$5.00 / SF	for	106,000	SF	= \$530,000

Secondary HVAC Distribution System -

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

Services - Package Systems

Primary HVAC Package Unit & Splits **Even Mix of Package Units & Split Systems**

Area of building served	5%	EUL	C-RUL	Cost / Unit		Quantity	Units	Total Value
Installed in	2017	18	13	\$1,900.00 / TON	for	21	TON	= \$40,280

Secondary HVAC Package Unit & Splits -

Area of building served	0%	EUL	C-RUL	Cost / Unit		Quantity	Units	Total Value
Installed in	-	-	N/A	- / -	for	-	-	= \$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	for	106,000	GSF	= \$530,000

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	2016	20	14	\$10,000.00 / EA	for	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	2018	20	16	\$3.00 / SF	for	106,000	SF	= \$318,000

Secondary Fire Suppression System -

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

Services - Security Systems

Primary Security & Low Volt System **Security & Low Voltage Systems - High Density**

Area of building served	100%	EUL	C-RUL	Cost / Unit		Quantity	Units	Total Value
Installed in	2020	15	13	\$3.00 / GSF	for	106,000	GSF	= \$318,000

Secondary Security & Low Volt System -

Area of building served	0%	EUL	C-RUL	Cost / Unit		Quantity	Units	Total Value
Installed in	-	-	N/A	- / -	for	-	-	= \$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	1998	40	16	\$22.00 / GSF	for	106,000	GSF	= \$2,332,000

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	- / -	for	-	-	= \$0

Ancillary Structures

Ancillary Structures **None**

Total SF of Ancillary Structures -

Installed in -

EUL	C-RUL	Cost / Unit		Quantity	Units	Total Value
-	N/A	- / -	for	-	-	= \$0

Secondary Ancillary Structures -

Total SF of Secondary Ancillary Structures 0

Installed in -

EUL	C-RUL	Cost / Unit		Quantity	Units	Total Value
-	N/A	- / -	for	-	-	= \$0

Additional Comments

fiber optics between buildings needs to be upgraded, there are bad pairs as well as out dated fiber,

2022 School Facilities Inventory Report

Facility Name: **LAMOILLE SOUTH UNIFIED UNION SD | PEOPLES ACADEMY | 202 COPLEY AVENUE, MORRISVILLE 5661 - Combination - Main Building**

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.