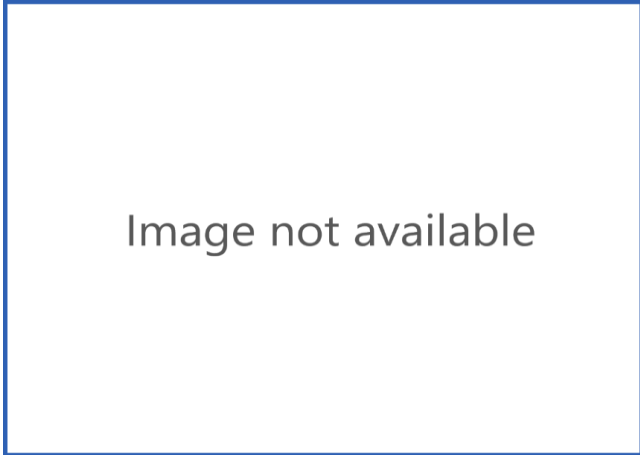


### 2022 School Facilities Inventory Report

Facility Name: **MT MANSFIELD UNIFIED UNION SCHOOL DISTRICT | BREWSTER PIERCE  
ELEMENTARY SCHOOL | 120 SCHOOL STREET, HUNTINGTON 5462 - Elementary**

March 29, 2022

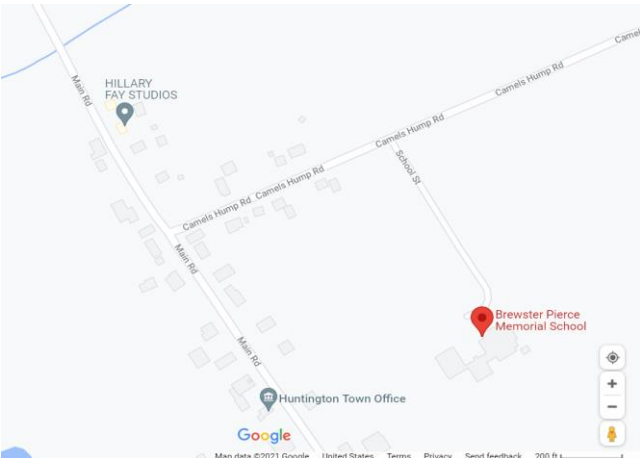
Total Value of Assets (Does Not Include Site/Structure/Walls/Interiors) **\$1,340,575**



GPS: 44.296147267539205, -72.96369849128018

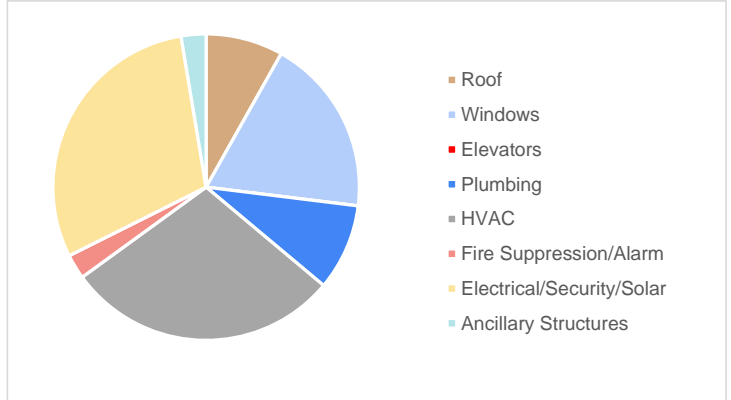


Site Plan - Google Earth



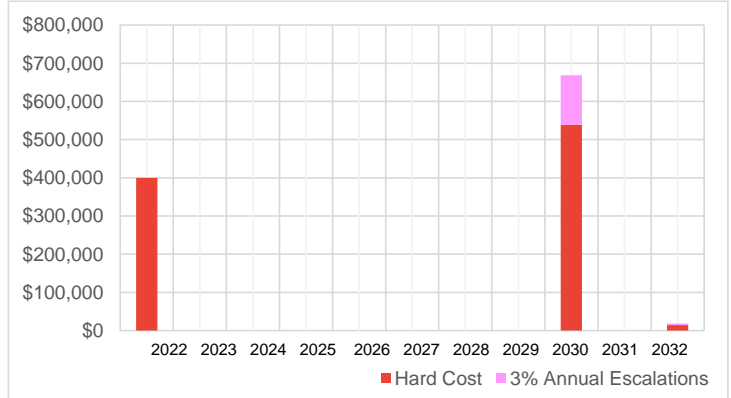
Location Plan - Google Maps

#### Relative Asset Values

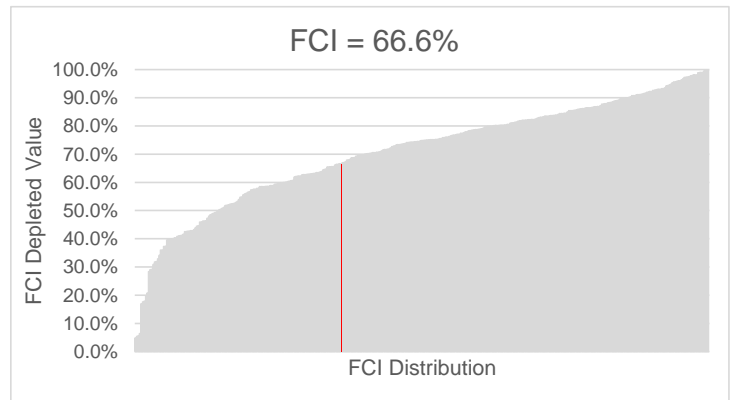


Value of Assets/GSF **\$76.60**

#### Projected Capital Planning Cash Flow



#### Facility Condition Index (FCI) Compared to Portfolio



(See Last Page for Explanation of Terms)

### 2022 School Facilities Inventory Report

Facility Name: **MT MANSFIELD UNIFIED UNION SCHOOL DISTRICT | BREWSTER PIERCE  
ELEMENTARY SCHOOL | 120 SCHOOL STREET, HUNTINGTON 5462 - Elementary**

#### Respondent Information

Date/Time Completed **2021-12-15 - 9:08 AM**  
 Respondent Name **Phil Graff**  
 Respondent Title **District Facilities Director**  
 Respondent Email **Phil.Graff@mmuusd.org**  
 Respondent Phone Number **(802) 858-1635**


#### Facility Information

School Type **Elementary (PreK thru 4)**  
 Building Identification **Main Building**  
 Stories **1**  
 Building Area **17500 (Gross Square Footage - GSF)**  
 Year Constructed **1964**  
 Year of Last Major Renovation **1991**  
 FCI (Depleted Value) **66.6%**

#### 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 **Maybe**   
 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 **Inadequate**   
 Water Service Pressure **Adequate**  
 Natural Gas/Propane Pressure **Adequate**  
 Electrical Capacity **Adequate**

### 2022 School Facilities Inventory Report

Facility Name: **MT MANSFIELD UNIFIED UNION SCHOOL DISTRICT | BREWSTER PIERCE  
ELEMENTARY SCHOOL | 120 SCHOOL STREET, HUNTINGTON 5462 - Elementary**

#### Building Envelope - Roof

Roof 1 is **Asphalt Shingle**

Covers **90%**

Installed in **1991**

EUL	C-RUL	Cost / Unit	Quantity	Units	Total Value
30	-1	\$5.50 / SF	15,750	SF	\$86,625



Roof 2 is **Metal**

Covers **10%**

Installed in **1991**

EUL	C-RUL	Cost / Unit	Quantity	Units	Total Value
40	9	\$13.00 / SF	1,750	SF	\$22,750

Roof 3 is -

Covers **0%**

Installed in -

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

Roof 4 is -

Covers **0%**

Installed in -

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

#### Building Envelope - Windows

Primary Window System **Window, Metal-Frame**

% of Windows That are this Type **100%**

Installed in **1991**

EUL	C-RUL	Cost / Unit	Quantity	Units	Total Value
30	-1	\$60.00 / SF	4,200	SF	\$252,000



Secondary Window System -

% of Windows That are this Type **0%**

Installed in -

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

#### Services - Elevators

Primary Conveyance/Elevators **None**

Quantity of Stops **0**

Installed in -

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

Secondary Conveyance/Elevators -

Quantity of Stops **0**

Installed in -

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

#### Services - Plumbing

Primary Plumbing System **Supply & Sanitary, Low Density (Includes Fixtures)**

Area of building served **100%**

Installed in **1991**

EUL	C-RUL	Cost / Unit	Quantity	Units	Total Value
40	9	\$7.00 / GSF	17,500	GSF	\$122,500

Secondary Plumbing System -

Area of building served **0%**

Installed in -

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

#### Services - Cooling - Central System

Primary Central Cooling System **None**

Area of building served **0%**

Installed in -

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

Secondary Plumbing System -

Area of building served **0%**

Installed in -

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

#### Services - Heating - Central System

Primary Heating System **Geothermal System (Heating and/or Cooling)**

Area of building served **100%**

Installed in **2017**

EUL	C-RUL	Cost / Unit	Quantity	Units	Total Value
20	15	\$145.00 / MBH	500	MBH	\$72,500

Secondary Heating System -

Area of building served **0%**

Installed in -

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

### 2022 School Facilities Inventory Report

Facility Name: **MT MANSFIELD UNIFIED UNION SCHOOL DISTRICT | BREWSTER PIERCE  
ELEMENTARY SCHOOL | 120 SCHOOL STREET, HUNTINGTON 5462 - Elementary**

#### Services - HVAC Distribution

Primary HVAC Distribution System **Forced Air System (AHUs, Ductwork, VAVs), 2-Pipe System**

Area of building served	100%	EUL	C-RUL	Cost / Unit		Quantity	Units	Total Value
Installed in	2017	30	25	\$18.00 / GSF	for	17,500 GSF	=	\$315,000

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 **None**

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

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	10%	EUL	C-RUL	Cost / Unit		Quantity	Units	Total Value
Installed in	1991	40	9	\$5.00 / GSF	for	1,750 GSF	=	\$8,750

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 - 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	1991	20	-11	\$1.50 / GSF	for	17,500 GSF	=	\$26,250

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 - Average**

Area of building served	20%	EUL	C-RUL	Cost / Unit		Quantity	Units	Total Value
Installed in	2018	15	11	\$4.00 / GSF	for	3,500 GSF	=	\$14,000

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	1991	40	9	\$22.00 / GSF	for	17,500 GSF	=	\$385,000

#### 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 **Relocatable Building - Classroom/Office - Basic/Portable**

Total SF of Ancillary Structures	320	EUL	C-RUL	Cost / Unit		Quantity	Units	Total Value
Installed in	1991	15	-16	\$110.00 / SF	for	320 SF	=	\$35,200

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

**2022 School Facilities Inventory Report**

Facility Name: **MT MANSFIELD UNIFIED UNION SCHOOL DISTRICT | BREWSTER PIERCE  
ELEMENTARY SCHOOL | 120 SCHOOL STREET, HUNTINGTON 5462 - Elementary**

## 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 overlaid 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.