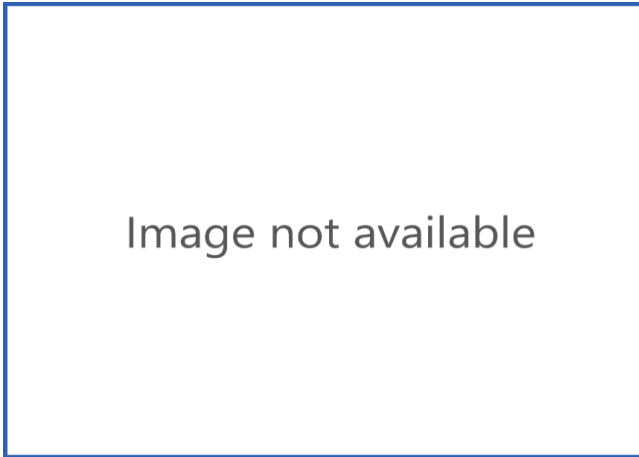


### 2022 School Facilities Inventory Report

Facility Name: **MT MANSFIELD UNIFIED UNION SCHOOL DISTRICT | CAMELS HUMP MIDDLE SCHOOL | 173 SCHOOL STREET, RICHMOND 5477 - Middle (5 thru 8) - Main**

March 29, 2022

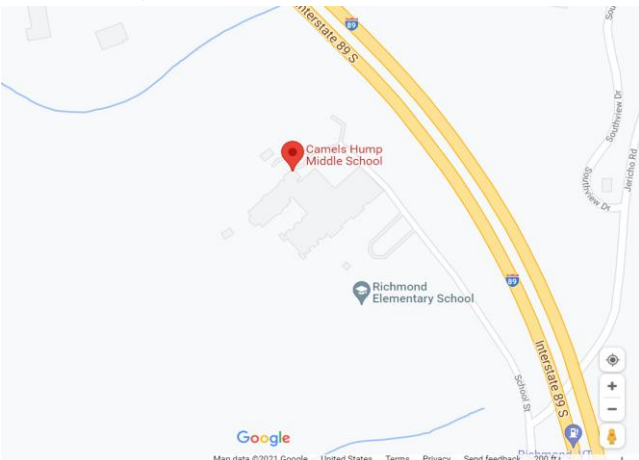
Total Value of Assets (Does Not Include Site/Structure/Walls/Interiors) **\$6,004,371**



GPS: 44.41409418924223, -72.99476331388146

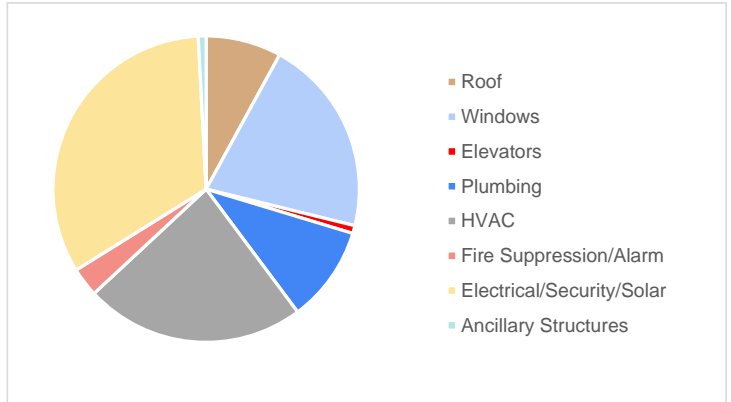


Site Plan - Google Earth



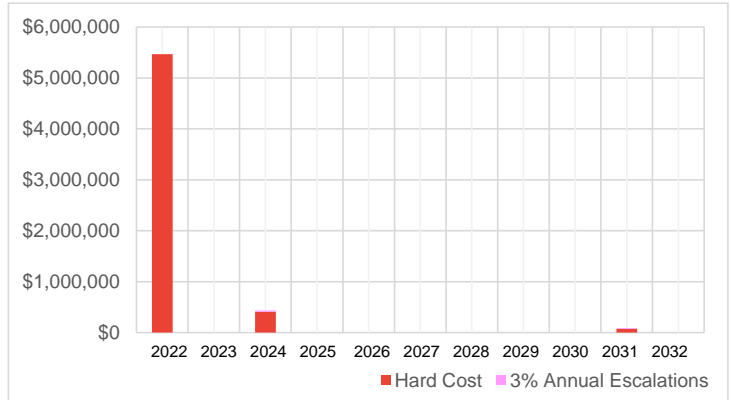
Location Plan - Google Maps

#### Relative Asset Values

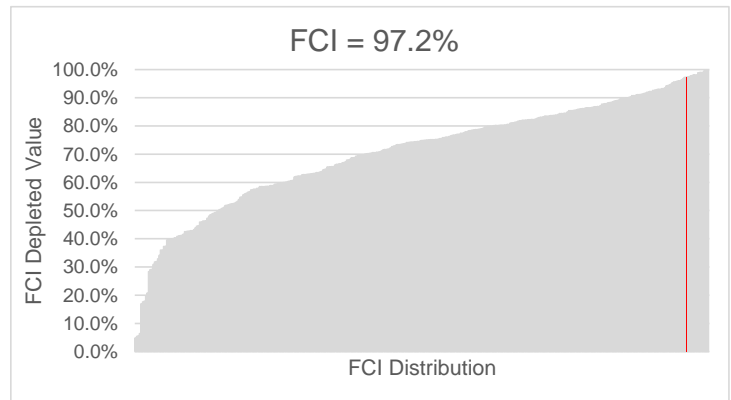


Value of Assets/GSF **\$69.02**

#### 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 | CAMELS HUMP MIDDLE SCHOOL | 173 SCHOOL STREET, RICHMOND 5477 - Middle (5 thru 8) - Main**

#### Respondent Information

Date/Time Completed **2021-12-16 - 7:37 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 **Middle (5 thru 8)**  
 Building Identification **Main Building**  
 Stories **2**  
 Building Area **87000 (Gross Square Footage - GSF)**  
 Year Constructed **1970**  
 Year of Last Major Renovation **N/A**  
 FCI (Depleted Value) **97.2%**

#### Environmental & Safety Issues

Hazardous Materials **Yes** ⚠️  
 Hazardous (HZD) Materials include **Asbestos containing materials (ACM)**  
 HZD Issues are **Minor**  
 HZD Issues include **12x12 floor tiles**

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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 **Humidity is a concern for many areas of the building. Proper air ventilation and air exchange rates are hard to verify for the age of equipment and the building.**

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

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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 **Adequate**  
 Electrical Capacity **Adequate**

### 2022 School Facilities Inventory Report

Facility Name: **MT MANSFIELD UNIFIED UNION SCHOOL DISTRICT | CAMELS HUMP MIDDLE SCHOOL | 173 SCHOOL STREET, RICHMOND 5477 - Middle (5 thru 8) - Main**

#### Building Envelope - Roof

Roof 1 is	Single-Ply EPDM/TPO/PVC Membrane								
Covers	85%	EUL	C-RUL	Cost / Unit		Quantity	Units	=	Total Value
Installed in	2005	20	3	\$11.00 / SF	for	36,975 SF			\$406,725
Roof 2 is	Single-Ply EPDM/TPO/PVC Membrane								
Covers	15%	EUL	C-RUL	Cost / Unit		Quantity	Units	=	Total Value
Installed in	1990	20	-12	\$11.00 / SF	for	6,525 SF			\$71,775
Roof 3 is	-								
Covers	0%	EUL	C-RUL	Cost / Unit		Quantity	Units	=	Total Value
Installed in	-	-	N/A	- / -	for	- -			\$0
Roof 4 is	-								
Covers	0%	EUL	C-RUL	Cost / Unit		Quantity	Units	=	Total Value
Installed in	-	-	N/A	- / -	for	- -			\$0

#### Building Envelope - Windows

Primary Window System	Window, Metal-Frame								
% of Windows That are this Type	100%	EUL	C-RUL	Cost / Unit		Quantity	Units	=	Total Value
Installed in	1970	30	-22	\$60.00 / SF	for	20,880 SF			\$1,252,800
Secondary Window System	-								
% of Windows That are this Type	0%	EUL	C-RUL	Cost / Unit		Quantity	Units	=	Total Value
Installed in	-	-	N/A	- / -	for	- -			\$0

#### Services - Elevators

Primary Conveyance/Elevators	Elevator, Hydraulic, Machine/Controller/Cab								
Quantity of Stops	2	EUL	C-RUL	Cost / Unit		Quantity	Units	=	Total Value
Installed in	2020	30	28	\$25,000.00 / STOP	for	2 STOP			\$50,000
Secondary Conveyance/Elevators	-								
Quantity of Stops	0	EUL	C-RUL	Cost / Unit		Quantity	Units	=	Total Value
Installed in	-	-	N/A	- / -	for	0 -			\$0

#### Services - Plumbing

Primary Plumbing System	Supply & Sanitary, Low Density (Includes Fixtures)								
Area of building served	100%	EUL	C-RUL	Cost / Unit		Quantity	Units	=	Total Value
Installed in	1970	40	-12	\$7.00 / GSF	for	87,000 GSF			\$609,000
Secondary Plumbing System	-								
Area of building served	0%	EUL	C-RUL	Cost / Unit		Quantity	Units	=	Total Value
Installed in	-	-	N/A	- / -	for	- -			\$0

#### Services - Cooling - Central System

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

#### Services - Heating - Central System

Primary Heating System	Boiler(s)/System - Gas								
Area of building served	50%	EUL	C-RUL	Cost / Unit		Quantity	Units	=	Total Value
Installed in	1990	30	-2	\$62.00 / MBH	for	1,243 MBH			\$77,057
Secondary Heating System	Boiler(s)/System - Solid Fuel (Wood/Pellet)								
Area of building served	50%	EUL	C-RUL	Cost / Unit		Quantity	Units	=	Total Value
Installed in	1993	25	-4	\$250.00 / MBH	for	1,243 MBH			\$310,714

### 2022 School Facilities Inventory Report

Facility Name: **MT MANSFIELD UNIFIED UNION SCHOOL DISTRICT | CAMELS HUMP MIDDLE SCHOOL | 173 SCHOOL STREET, RICHMOND 5477 - Middle (5 thru 8) - Main**

#### Services - HVAC Distribution

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

Area of building served	EUL	C-RUL	Cost / Unit	Quantity	Units	Total Value
80%	30	-22	\$10.00 / GSF	69,600	GSF	\$696,000
Installed in 1970						



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

Area of building served	EUL	C-RUL	Cost / Unit	Quantity	Units	Total Value
20%	30	1	\$18.00 / GSF	17,400	GSF	\$313,200
Installed in 1993						

#### Services - Package Systems

Primary HVAC Package Unit & Splits **None**

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

Secondary HVAC Package Unit & Splits **-**

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

#### Services - Fire Suppression

Primary Fire Suppression System **Sprinkler System, Medium Density/Complexity**

Area of building served	EUL	C-RUL	Cost / Unit	Quantity	Units	Total Value
10%	40	-12	\$5.00 / GSF	8,700	GSF	\$43,500
Installed in 1970						



Secondary Fire Suppression System **Kitchen Hood or Computer Center Suppression System**

Area of building served	EUL	C-RUL	Cost / Unit	Quantity	Units	Total Value
1 EA	20	12	\$10,000.00 / EA	1	EA	\$10,000
Installed in 2014						

#### Services - Fire Alarm System

Primary Fire Suppression System **Older type Zoned System**

Area of building served	EUL	C-RUL	Cost / Unit	Quantity	Units	Total Value
100%	20	-32	\$1.50 / GSF	87,000	GSF	\$130,500
Installed in 1970						



Secondary Fire Suppression System **-**

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

#### Services - Security Systems

Primary Security & Low Volt System **Security & Low Voltage Systems - Average**

Area of building served	EUL	C-RUL	Cost / Unit	Quantity	Units	Total Value
20%	15	10	\$4.00 / GSF	17,400	GSF	\$69,600
Installed in 2017						

Secondary Security & Low Volt System **-**

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

#### Services - Electrical Distribution/Infrastructure

Electrical Distribution/Infrastructure **Main Distribution Panel w/Sub Panels and Generator/UPS - Medium Density**

Area of building served	EUL	C-RUL	Cost / Unit	Quantity	Units	Total Value
100%	40	-12	\$22.00 / GSF	87,000	GSF	\$1,914,000
Installed in 1970						



#### Services - Solar Power (PV)

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

Owned/Maintained by School **No**

Value of Solar PV Panels: **\$611,866**

Quantity of Panels	EUL	C-RUL	Cost / Unit	Quantity	Units	Total Value
345	20	7	\$85.00 / SF	7,198	SF	\$0
Installed in 2009						

#### Ancillary Structures

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

Total SF of Ancillary Structures	EUL	C-RUL	Cost / Unit	Quantity	Units	Total Value
450	15	-14	\$110.00 / SF	450	SF	\$49,500
Installed in 1993						



Secondary Ancillary Structures **-**

Total SF of Secondary Ancillary Structures	EUL	C-RUL	Cost / Unit	Quantity	Units	Total Value
0	-	N/A	- / -	-	-	\$0
Installed in -						

#### Additional Comments

**2022 School Facilities Inventory Report**

Facility Name: **MT MANSFIELD UNIFIED UNION SCHOOL DISTRICT | CAMELS HUMP MIDDLE SCHOOL | 173 SCHOOL STREET, RICHMOND 5477 - Middle (5 thru 8) - Main**

**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.