

### 2022 School Facilities Inventory Report

Facility Name: **MT MANSFIELD UNIFIED UNION SCHOOL DISTRICT | JERICO ELEMENTARY SCHOOL | 90 VT RTE 15, JERICO 5465 - Elementary (PreK thru 4) - Main Building**

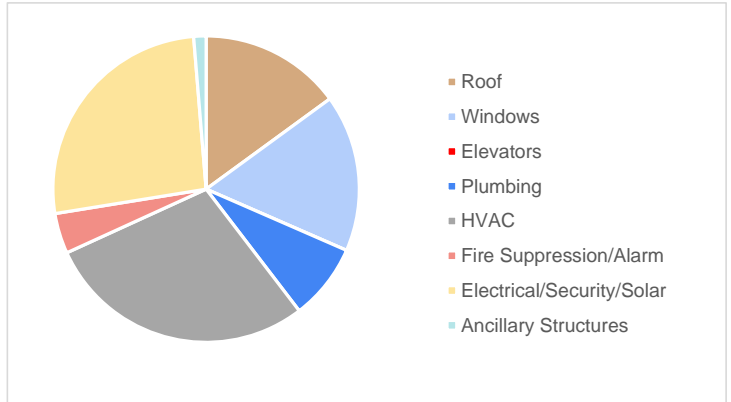
March 29, 2022

Total Value of Assets (Does Not Include Site/Structure/Walls/Interiors) **\$4,217,065**

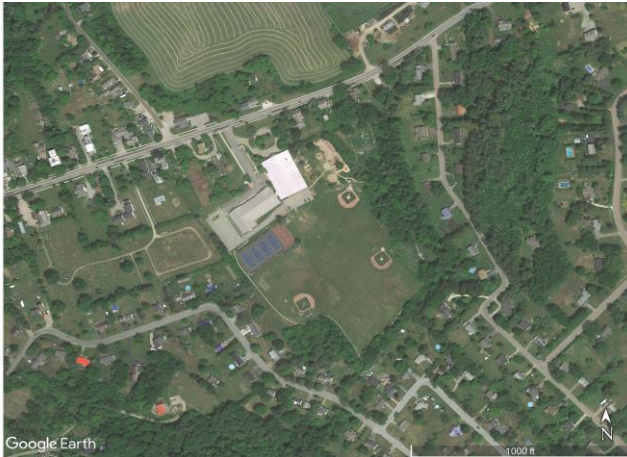


GPS: 44.50607756185594, -72.98865076372519

#### Relative Asset Values

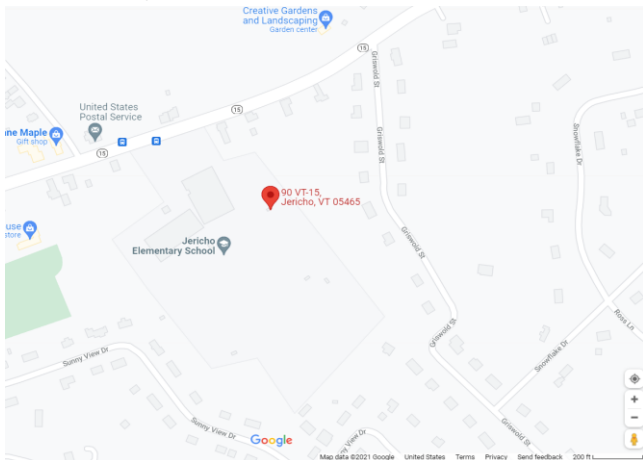
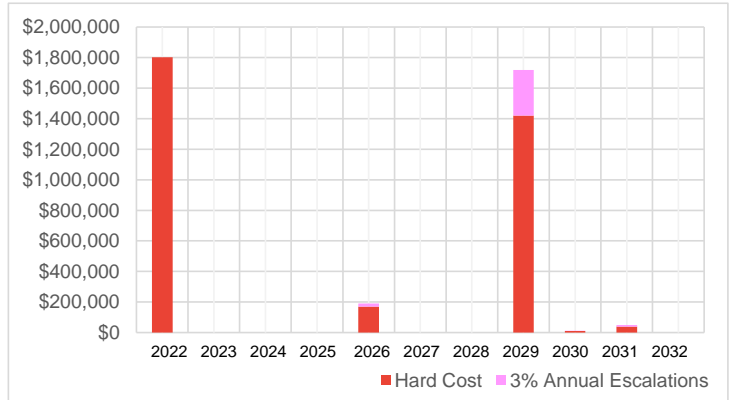


Value of Assets/GSF **\$86.86**



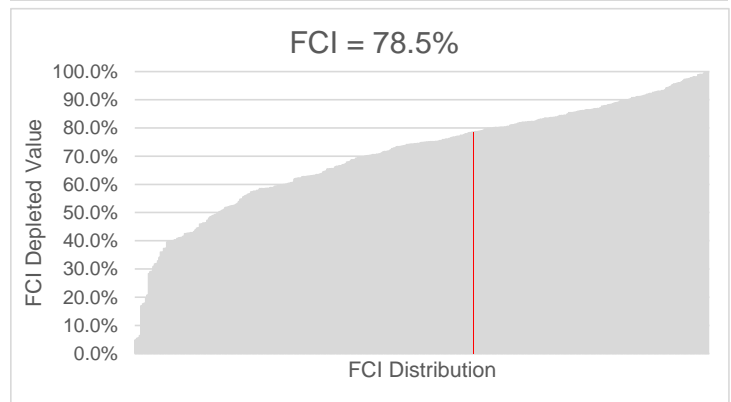
Site Plan - Google Earth

#### 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 **2021-12-17 - 8:41 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 **48550 (Gross Square Footage - GSF)**  
 Year Constructed **1957**  
 Year of Last Major Renovation **1990**  
 FCI (Depleted Value) **78.4%**

#### Environmental & Safety Issues

Hazardous Materials **Yes** ⚠  
 Hazardous (HZD) Materials include **Asbestos containing materials (ACM)**  
 HZD Issues are **Major**  
 HZD Issues include **Floor tiles and mastic**

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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 **Older equipment does not allow for proper air exchange**

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Fire or Life/Safety (FL/S) Issues **No**  
 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**

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#### Building Envelope - Roof

|                          |     |       |              |          |       |             |
|--------------------------|-----|-------|--------------|----------|-------|-------------|
| Roof 1 is <b>Metal</b>   | EUL | C-RUL | Cost / Unit  | Quantity | Units | Total Value |
| Covers <b>100%</b>       | 40  | 29    | \$13.00 / SF | 48,550   | SF    | \$631,150   |
| Installed in <b>2011</b> |     |       |              |          |       |             |
| Roof 2 is <b>-</b>       | EUL | C-RUL | Cost / Unit  | Quantity | Units | Total Value |
| Covers <b>0%</b>         | -   | N/A   | - / -        | -        | -     | \$0         |
| Installed in <b>-</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, Metal-Frame</b>   | EUL | C-RUL | Cost / Unit  | Quantity | Units | Total Value |
| % of Windows That are this Type <b>50%</b>         | 30  | -2    | \$60.00 / SF | 5,826    | SF    | \$349,560   |
| Installed in <b>1990</b>                           |     |       |              |          |       |             |
| Secondary Window System <b>Window, Metal-Frame</b> | EUL | C-RUL | Cost / Unit  | Quantity | Units | Total Value |
| % of Windows That are this Type <b>50%</b>         | 30  | -5    | \$60.00 / SF | 5,826    | SF    | \$349,560   |
| Installed in <b>1987</b>                           |     |       |              |          |       |             |

#### Services - Elevators

|  |     |       |             |          |       |             |
|--|-----|-------|-------------|----------|-------|-------------|
| Primary Conveyance/Elevators <b>None</b> | EUL | C-RUL | Cost / Unit | Quantity | Units | Total Value |
| Quantity of Stops <b>0</b>               | -   | N/A   | - / -       | 0        | -     | \$0         |
| Installed in <b>-</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>50%</b>  | 40  | 8     | \$7.00 / GSF | 24,275   | GSF   | \$169,925   |
| Installed in <b>1990</b>  |     |       |              |          |       |             |
| Secondary 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>50%</b>  | 40  | 5     | \$7.00 / GSF | 24,275   | GSF   | \$169,925   |
| Installed in <b>1987</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 - Gas</b> | EUL | C-RUL | Cost / Unit   | Quantity | Units | Total Value |
| Area of building served <b>100%</b>                  | 30  | -5    | \$62.00 / MBH | 1,387    | MBH   | \$86,003    |
| Installed in <b>1987</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 **HVAC System, Hydronic Piping, 2-Pipe**

| Area of building served | EUL | C-RUL | Cost / Unit | Quantity | Units | Total Value |
|-------------------------|-----|-------|-------------|----------|-------|-------------|
| 75%                     | 40  | 8     | \$5.00 / SF | 36,413   | SF    | \$182,063   |
| Installed in 1990       |     |       |             |          |       |             |

Secondary 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 |
|-------------------------|-----|-------|---------------|----------|-------|-------------|
| 25%                     | 30  | -35   | \$10.00 / GSF | 12,138   | GSF   | \$121,375   |
| Installed in 1957       |     |       |               |          |       |             |

#### Services - Package Systems

Primary HVAC Package Unit & Splits **Package Units (RTUs)**

| Area of building served | EUL | C-RUL | Cost / Unit      | Quantity | Units | Total Value |
|-------------------------|-----|-------|------------------|----------|-------|-------------|
| 60%                     | 20  | -12   | \$7,000.00 / TON | 117      | TON   | \$815,640   |
| Installed in 1990       |     |       |                  |          |       |             |

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  | -25   | \$5.00 / GSF | 4,855    | GSF   | \$24,275    |
| Installed in 1957       |     |       |              |          |       |             |

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  | 9     | \$10,000.00 / EA | 1        | EA    | \$10,000    |
| Installed in 2011       |     |       |                  |          |       |             |

#### Services - Fire Alarm System

Primary Fire Suppression System **Modern Addressable Fire Alarm System**

| Area of building served | EUL | C-RUL | Cost / Unit | Quantity | Units | Total Value |
|-------------------------|-----|-------|-------------|----------|-------|-------------|
| 100%                    | 20  | 16    | \$3.00 / SF | 48,550   | SF    | \$145,650   |
| Installed in 2018       |     |       |             |          |       |             |

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 | 9,710    | GSF   | \$38,840    |
| 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  | 8     | \$22.00 / GSF | 48,550   | GSF   | \$1,068,100 |
| Installed in 1990       |     |       |               |          |       |             |

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

| Total SF of Ancillary Structures | EUL | C-RUL | Cost / Unit   | Quantity | Units | Total Value |
|----------------------------------|-----|-------|---------------|----------|-------|-------------|
| 500                              | 15  | -17   | \$110.00 / SF | 500      | SF    | \$55,000    |
| Installed in 1990                |     |       |               |          |       |             |

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

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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 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.   |