

2022 School Facilities Inventory Report

Facility Name: **MT MANSFIELD UNIFIED UNION SCHOOL DISTRICT | MT MANSFIELD UHS | 211 BROWNS TRACE RD, JERICHO 5465 - High (9 thru 12) - Main Building**

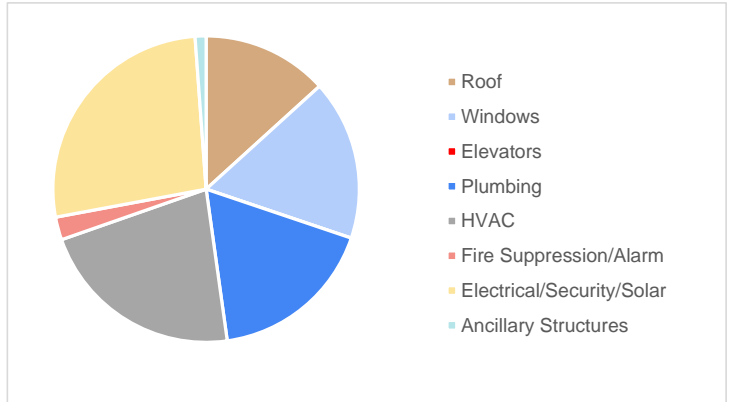
March 29, 2022

Total Value of Assets (Does Not Include Site/Structure/Walls/Interiors) **\$14,050,479**



GPS: 44.48598771856627, -72.96142047216107

Relative Asset Values

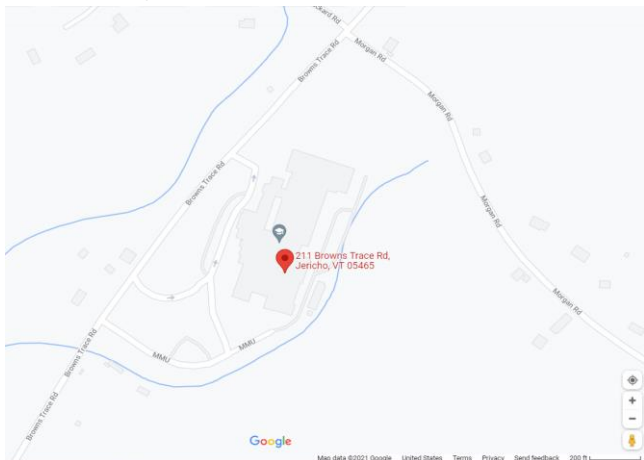
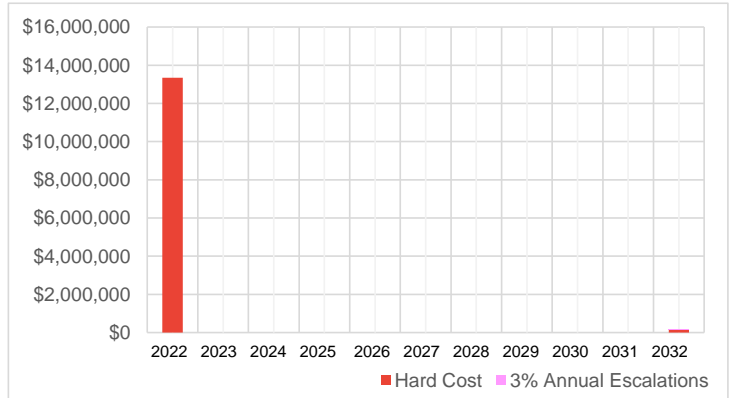


Value of Assets/GSF **\$85.15**



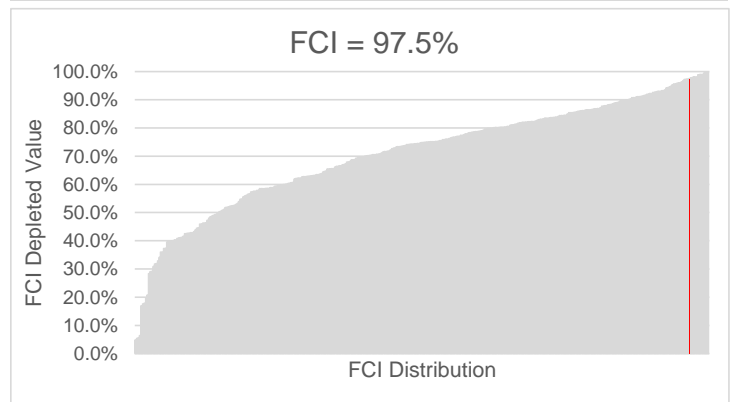
Site Plan - Google Earth

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: **MT MANSFIELD UNIFIED UNION SCHOOL DISTRICT | MT MANSFIELD UHS | 211 BROWNS TRACE RD, JERICHO 5465 - High (9 thru 12) - Main Building**

Respondent Information

Date/Time Completed **2021-12-07 - 2:23 PM**
 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 **High (9 thru 12)**
 Building Identification **Main Building**
 Stories **1**
 Building Area **165000 (Gross Square Footage - GSF)**
 Year Constructed **1967**
 Year of Last Major Renovation **N/A**
 FCI (Depleted Value) **97.4%**

Environmental & Safety Issues

Hazardous Materials **Yes** ⚠
 Hazardous (HZD) Materials include **Asbestos containing materials (ACM)**
 HZD Issues are **Minor**
 HZD Issues include **Asbestos is mainly in old plumbing insulation joint material**

Indoor Air Quality (IAQ) Issues **Yes** ⚠
 IAQ Issues include **Insufficient Air Change Ratio, Perceptible Odors, Humidity (Too Low or Too High)**
 IAQ Issues are **Major**
 IAQ Issues include **The level of humidity in the building can reach very high levels. Slips and falls have occurred due to wet flooring. The rate of air exchange can vary depending on the location and age of the building system. Work has been done to provide the necessary air exchanges for concerns. This may require manually opening dampers.**

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 **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 | MT MANSFIELD UHS | 211 BROWNS TRACE RD, JERICHO 5465 - High (9 thru 12) - Main Building**

Building Envelope - Roof

Roof 1 is Single-Ply EPDM/TPO/PVC Membrane	EUL	C-RUL	Cost / Unit	Quantity	Units	Total Value
Covers 85%	20	-2	\$11.00 / SF	140,250	SF	\$1,542,750
Installed in 2000						
Roof 2 is Metal	EUL	C-RUL	Cost / Unit	Quantity	Units	Total Value
Covers 15%	40	14	\$13.00 / SF	24,750	SF	\$321,750
Installed in 1996						
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, Metal-Frame	EUL	C-RUL	Cost / Unit	Quantity	Units	Total Value
% of Windows That are this Type 100%	30	-26	\$60.00 / SF	39,600	SF	\$2,376,000
Installed in 1966						
Secondary Window System -	EUL	C-RUL	Cost / Unit	Quantity	Units	Total Value
% of Windows That are this Type 0%	-	N/A	- / -	-	-	\$0
Installed in -						



Services - Elevators

Primary Conveyance/Elevators None	EUL	C-RUL	Cost / Unit	Quantity	Units	Total Value
Quantity of Stops 0	-	N/A	- / -	0	-	\$0
Installed in -						
Secondary Conveyance/Elevators -	EUL	C-RUL	Cost / Unit	Quantity	Units	Total Value
Quantity of Stops 0	-	N/A	- / -	0	-	\$0
Installed in -						

Services - Plumbing

Primary Plumbing System Supply & Sanitary, Medium Density (Includes Fixtures)	EUL	C-RUL	Cost / Unit	Quantity	Units	Total Value
Area of building served 100%	40	-16	\$15.00 / GSF	165,000	GSF	\$2,475,000
Installed in 1966						
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	-1	\$250.00 / MBH	4,714	MBH	\$1,178,571
Installed in 1996						
Secondary Heating System Boiler(s)/System - Fuel Oil	EUL	C-RUL	Cost / Unit	Quantity	Units	Total Value
Area of building served 100%	30	-25	\$60.00 / MBH	4,714	MBH	\$282,857
Installed in 1967						



2022 School Facilities Inventory Report

Facility Name: **MT MANSFIELD UNIFIED UNION SCHOOL DISTRICT | MT MANSFIELD UHS | 211 BROWNS TRACE RD, JERICOH 5465 - High (9 thru 12) - Main Building**

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
95%	30	-25	\$10.00 / GSF	156,750	GSF	\$1,567,500
Installed in 1967						



Secondary HVAC Distribution System **HVAC System, Hydronic Piping, 2-Pipe**

Area of building served	EUL	C-RUL	Cost / Unit	Quantity	Units	Total Value
5%	40	-15	\$5.00 / SF	8,250	SF	\$41,250
Installed in 1967						



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	-15	\$5.00 / GSF	16,500	GSF	\$82,500
Installed in 1967						



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	15	\$10,000.00 / EA	1	EA	\$10,000
Installed in 2017						

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	12	\$1.50 / GSF	165,000	GSF	\$247,500
Installed in 2014						

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	11	\$4.00 / GSF	33,000	GSF	\$132,000
Installed in 2018						

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	-15	\$22.00 / GSF	165,000	GSF	\$3,630,000
Installed in 1967						



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
200	15	-6	\$110.00 / SF	200	SF	\$22,000
Installed in 2001						



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

Total SF of Secondary Ancillary Structures	EUL	C-RUL	Cost / Unit	Quantity	Units	Total Value
1280	15	-1	\$110.00 / SF	1,280	SF	\$140,800
Installed in 2006						



Additional Comments

2022 School Facilities Inventory Report

Facility Name: **MT MANSFIELD UNIFIED UNION SCHOOL DISTRICT | MT MANSFIELD UHS | 211 BROWNS TRACE RD, JERICHO 5465 - High (9 thru 12) - 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.