

2022 School Facilities Inventory Report

Facility Name: **ORANGE EAST SU | BLUE MOUNTAIN US #21 | 2420 ROUTE 302, WELLS RIVER
5081 - Combination - Main Building**

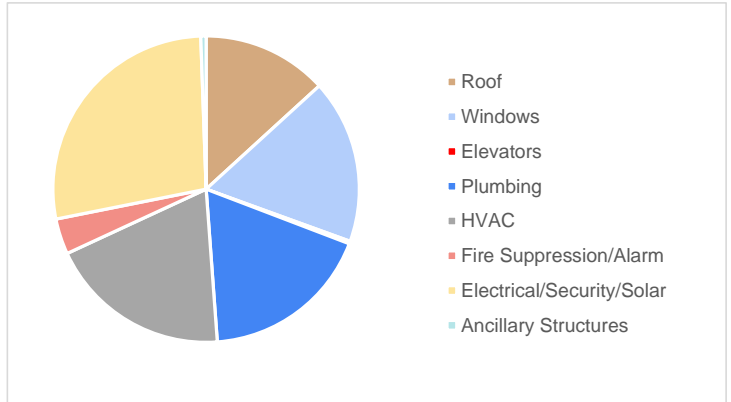
March 29, 2022

Total Value of Assets (Does Not Include Site/Structure/Walls/Interiors) **\$6,275,282**



GPS: 44.15585161846561, -72.08348606430067

Relative Asset Values

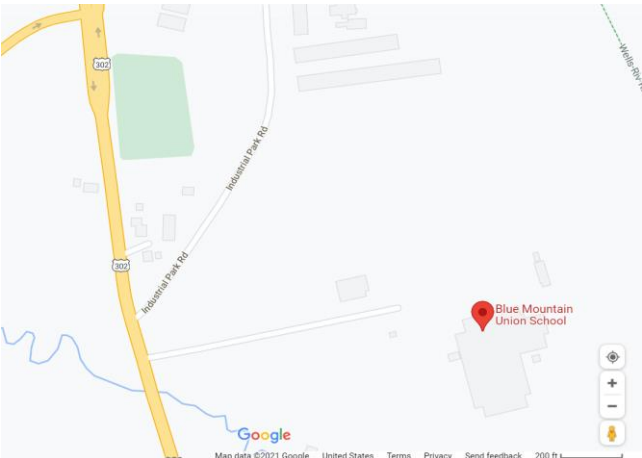
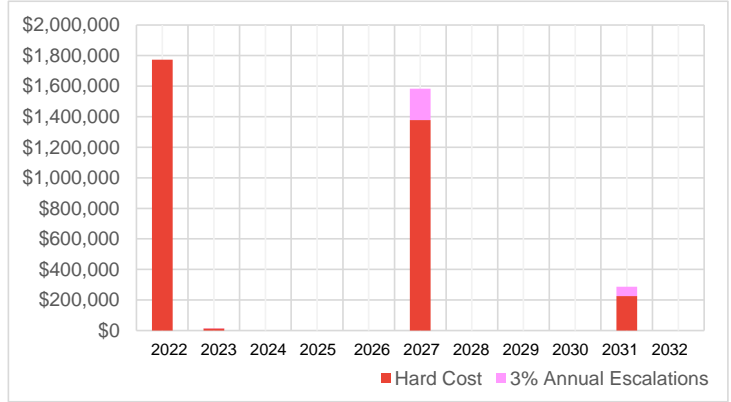


Value of Assets/GSF **\$83.19**



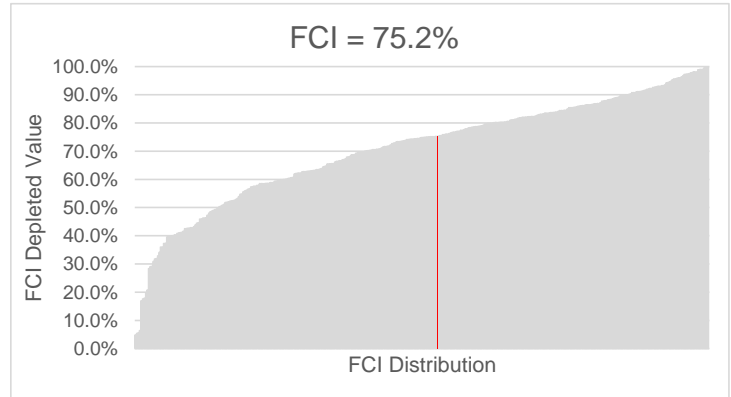
Site Plan - Google Earth

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: **ORANGE EAST SU | BLUE MOUNTAIN US #21 | 2420 ROUTE 302, WELLS RIVER
5081 - Combination - Main Building**


Respondent Information

Date/Time Completed **2021-12-21 - 4:42 PM**
 Respondent Name **Daryl Sulham**
 Respondent Title **Director of Buildings and Grounds**
 Respondent Email **daryl.sulham@oesu.org**
 Respondent Phone Number **(802) 757-2711 x1052**

Facility Information


School Type **Combination**
 Building Identification **Main Building**
 Stories **1**
 Building Area **75432 (Gross Square Footage - GSF)**
 Year Constructed **1970**
 Year of Last Major Renovation **1998**
 FCI (Depleted Value) **75.2%**

Environmental & Safety Issues

Hazardous Materials **Yes** 
 Hazardous (HZD) Materials include **Asbestos containing materials (ACM), Lead paint**
 HZD Issues are **Minor**

HZD Issues include
 Approximately five (5) pre renovation (1998) exterior door frames have caulk with some amount of asbestos. There are several areas (boys & girls locker rooms including showers and storage rooms and the food service kitchen area, office, locker room and restroom) with plastered ceilings that are inaccessible but may have suspect MJP at the elbows of the DCW and DHW plumbing supply lines.
 The Cafetorium and Gymnasium have (two each), roof drain down pipes that enter concrete block vertical chases which are inaccessible and have suspect MJP at the top elbows, just inside the chase which have been sealed during the renovation.

There are several areas in the buildings inside the exterior walls that contained elevated levels of lead (Inspection Report dated February 1996) in the 1970 paint (only certain colors). The walls were repainted during the renovation with low VOC latex paint, essentially encapsulating those areas. The areas are monitored utilizing the Vermont's Essential Maintenance Practices regulations.

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
 Negative air pressure in many areas of the building, primarily due to poor HVAC design and execution of the system(s). The building is a mix-match of old ERU's, with new (1998) RTU's, AHU's, vertical and horizontal Univents, and Cabinet Unit heaters, along with radiant baseboards and some split A/C units. The main problem was an accelerated and ambitious construction time line along with a poor and incomplete air balancing process by the Contractor which was done before the actual project was completed and they were unable to inspect/adjust all units/system for approximately one third of the building.

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**

2022 School Facilities Inventory Report

Facility Name: **ORANGE EAST SU | BLUE MOUNTAIN US #21 | 2420 ROUTE 302, WELLS RIVER
5081 - Combination - Main Building**

Building Wi-Fi Coverage [Adequate](#)
Cellular Reception [Marginal](#)
Water Service Pressure [Adequate](#)
Natural Gas/Propane Pressure [Adequate](#)
Electrical Capacity [Adequate](#)



2022 School Facilities Inventory Report

Facility Name: **ORANGE EAST SU | BLUE MOUNTAIN US #21 | 2420 ROUTE 302, WELLS RIVER
5081 - Combination - Main Building**

Building Envelope - Roof

Roof 1 is Single-Ply EPDM/TPO/PVC Membrane									
Covers 100%	EUL	C-RUL	Cost / Unit		Quantity	Units		Total Value	
Installed in 1998	20	-4	\$11.00 / SF	for	75,432	SF	=	\$829,752	⚠
Roof 2 is -									
Covers 0%	EUL	C-RUL	Cost / Unit		Quantity	Units		Total Value	
Installed in -	-	N/A	- / -	for	-	-	=	\$0	
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 1998	30	6	\$60.00 / SF	for	18,104	SF	=	\$1,086,221	
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 Wheelchair Lift									
Quantity of Stops 1	EUL	C-RUL	Cost / Unit		Quantity	Units		Total Value	
Installed in 1998	25	1	\$17,000.00 / EA	for	1	EA	=	\$17,000	
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, Medium Density (Includes Fixtures)									
Area of building served 75%	EUL	C-RUL	Cost / Unit		Quantity	Units		Total Value	
Installed in 1998	40	16	\$15.00 / GSF	for	56,574	GSF	=	\$848,610	
Secondary Plumbing System Supply & Sanitary, Medium Density (Includes Fixtures)									
Area of building served 25%	EUL	C-RUL	Cost / Unit		Quantity	Units		Total Value	
Installed in 1970	40	-12	\$15.00 / GSF	for	18,858	GSF	=	\$282,870	⚠

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 - Solid Fuel (Wood/Pellet)									
Area of building served 50%	EUL	C-RUL	Cost / Unit		Quantity	Units		Total Value	
Installed in 1998	25	1	\$250.00 / MBH	for	1,078	MBH	=	\$269,400	
Secondary Heating System Boiler(s)/System - Fuel Oil									
Area of building served 50%	EUL	C-RUL	Cost / Unit		Quantity	Units		Total Value	
Installed in 1998	30	6	\$60.00 / MBH	for	1,078	MBH	=	\$64,656	

2022 School Facilities Inventory Report

Facility Name: **ORANGE EAST SU | BLUE MOUNTAIN US #21 | 2420 ROUTE 302, WELLS RIVER
5081 - 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	75,432	SF	\$377,160

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

Area of building served	30%	EUL	C-RUL	Cost / Unit	Quantity	Units	Total Value
Installed in	1998	30	6	\$10.00 / GSF	22,630	GSF	\$226,296

Services - Package Systems

Primary HVAC Package Unit & Splits **Split Systems**

Area of building served	10%	EUL	C-RUL	Cost / Unit	Quantity	Units	Total Value
Installed in	1998	15	-9	\$2,000.00 / TON	30	TON	\$60,346

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

Area of building served	10%	EUL	C-RUL	Cost / Unit	Quantity	Units	Total Value
Installed in	1998	20	-4	\$7,000.00 / TON	30	TON	\$211,210

Services - Fire Suppression

Primary 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	1998	20	-4	\$10,000.00 / EA	1	EA	\$10,000

Secondary Fire Suppression System -

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

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	2012	20	10	\$3.00 / SF	75,432	SF	\$226,296

Secondary Fire Suppression System -

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

Services - Security Systems

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

Area of building served	25%	EUL	C-RUL	Cost / Unit	Quantity	Units	Total Value
Installed in	2004	15	-3	\$3.00 / GSF	18,858	GSF	\$56,574

Secondary Security & Low Volt System -

Area of building served	0%	EUL	C-RUL	Cost / Unit	Quantity	Units	Total Value
Installed in	-	-	N/A	- / -	-	-	\$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	75,432	GSF	\$1,659,504

Services - Solar Power (PV)

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

Owned/Maintained by School **Yes**

Value of Solar PV Panels: **\$14,188**

Quantity of Panels	8	EUL	C-RUL	Cost / Unit	Quantity	Units	Total Value
Installed in	2004	20	2	\$85.00 / SF	167	SF	\$14,188

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	2007	15	0	\$110.00 / SF	320	SF	\$35,200

Secondary Ancillary Structures -

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

Additional Comments

The HVAC system(s) section(s) were difficult to accurately fill out given the description of choices and since the school ended up with a Hodge-podge of

2022 School Facilities Inventory Report

Facility Name: **ORANGE EAST SU | BLUE MOUNTAIN US #21 | 2420 ROUTE 302, WELLS RIVER
5081 - 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.