VERMONT
AGENCY OF EDUCATION

2022 School Facilities Inventory Report

Facility Name: **GREATER RUTLAND COUNTY SU | RUTLAND TOWN ELEM SCHOOL | 1612 POST ROAD, RUTLAND TOWN 5701 - Combination - Main Building**

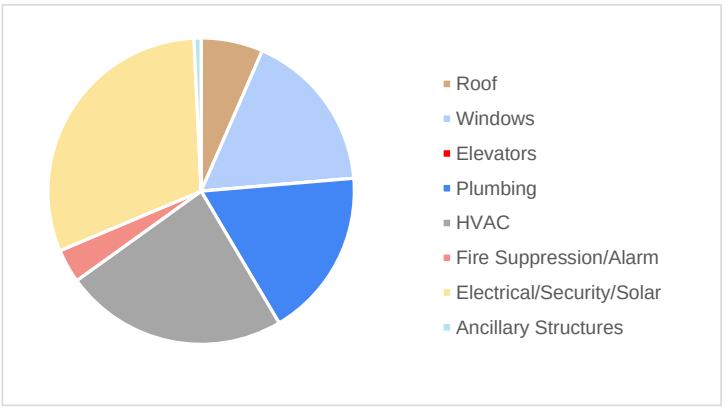
March 29, 2022

Total Value of Assets (Does Not Include Site/Structure/Walls/Interiors) **$5,845,421**



GPS: 43.63867193233616, -72.9632956542626

Relative Asset Values

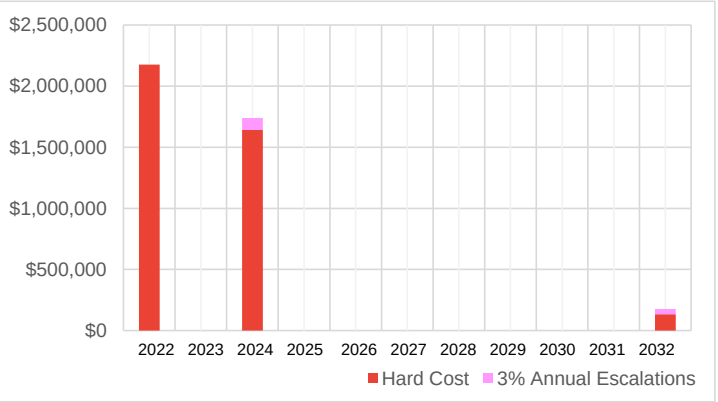


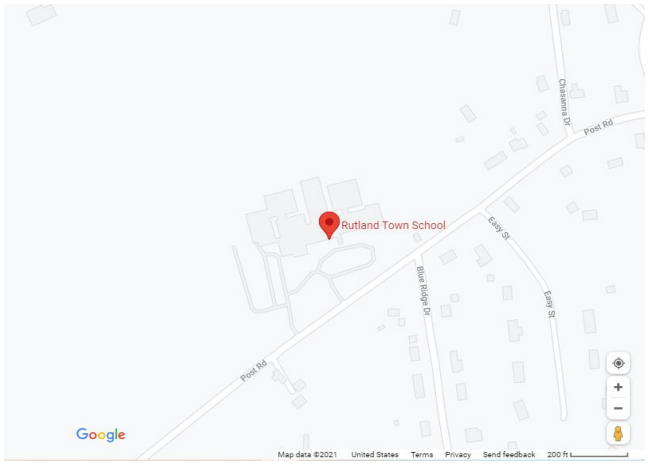
Value of Assets/GSF **$84.11**



Site Plan - Google Earth

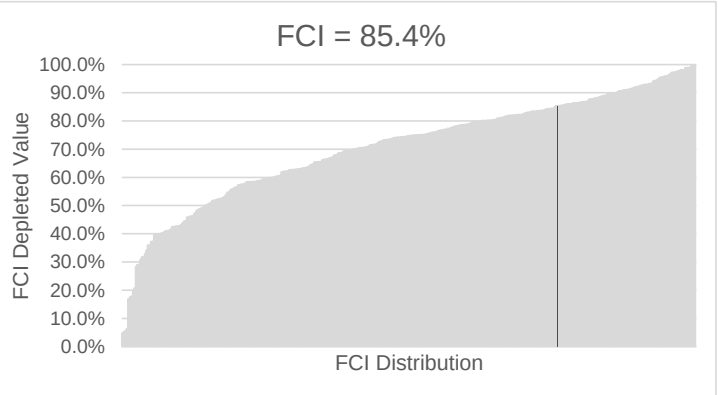
Projected Capital Planning Cash Flow





Location Plan - Google Maps

Facility Condition Index (FCI) Compared to Portfolio



(See Last Page for Explanation of Terms)

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BUREAU VERITAS

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Facility Name: **GREATER RUTLAND COUNTY SU | RUTLAND TOWN ELEM SCHOOL | 1612 POST ROAD, RUTLAND TOWN 5701 - Combination - Main Building**

Respondent Information	
Date/Time Completed	**2021-12-09 - 9:55 AM**
Respondent Name	Kelly Trayah
Respondent Title	Maintenance Director
Respondent Email	kelly.trayah@grcsu.org
Respondent Phone Number	(802) 775-0566
Facility Information	
School Type	Combination
Building Identification	Main Building
Stories	1
Building Area	69500 (Gross Square Footage - GSF)
Year Constructed	1967
Year of Last Major Renovation	1995
FCI (Depleted Value)	85.4%
Environmental & Safety Issues	
Hazardous Materials	Yes
Hazardous (HZD) Materials include	Asbestos containing materials (ACM)
HZD Issues are	Major
HZD Issues include	9 inch tile and mastic approx. 15000 sq. ft. in Middle School, Primary and Office Areas
Indoor Air Quality (IAQ) Issues	No
IAQ Issues include	-
IAQ Issues are	-
IAQ Issues include	-
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	Yes
ADA Issues are	Minor
ADA Issues include	Automatic openers on doors
Utilities - Adequacy	
IT / Internet Service	Adequate
Building Wi-Fi Coverage	Adequate
Cellular Reception	Marginal
Water Service Pressure	Adequate
Natural Gas/Propane Pressure	Adequate
Electrical Capacity	Adequate

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Building Envelope - Roof

		EUL	C-RUL	Cost / Unit		Quantity	Units		Total Value
Roof 1 is	Asphalt Shingle								
Covers	100%								
Installed in	1995	30	3	$5.50 / SF	for	69,500	SF	=	$382,250
Roof 2 is	-								
Covers	0%								
Installed in	-	-	N/A	- / -	for	-	-	=	$0
Roof 3 is	-								
Covers	0%								
Installed in	-	-	N/A	- / -	for	-	-	=	$0
Roof 4 is	-								
Covers	0%								
Installed in	-	-	N/A	- / -	for	-	-	=	$0

Building Envelope - Windows

		EUL	C-RUL	Cost / Unit		Quantity	Units		Total Value	
Primary Window System	Window, Metal-Frame									
% of Windows That are this Type	75%									
Installed in	1967	30	-25	$60.00 / SF	for	12,510	SF	=	$750,600	⚠
Secondary Window System	Window, Metal-Frame									
% of Windows That are this Type	25%									
Installed in	1995	30	3	$60.00 / SF	for	4,170	SF	=	$250,200	

Services - Elevators

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

Services - Plumbing

		EUL	C-RUL	Cost / Unit		Quantity	Units		Total Value	
Primary Plumbing System	Supply & Sanitary, Medium Density (Includes Fixtures)									
Area of building served	65%									
Installed in	1967	40	-15	$15.00 / GSF	for	45,175	GSF	=	$677,625	⚠
Secondary Plumbing System	Supply & Sanitary, Medium Density (Includes Fixtures)									
Area of building served	35%									
Installed in	1995	40	13	$15.00 / GSF	for	24,325	GSF	=	$364,875	

Services - Cooling - Central System

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

Services - Heating - Central System

		EUL	C-RUL	Cost / Unit		Quantity	Units		Total Value
Primary Heating System	Boiler(s)/System - Fuel Oil								
Area of building served	100%								
Installed in	1995	30	3	$60.00 / MBH	for	1,986	MBH	=	$119,143
Secondary Heating System	-								
Area of building served	0%								
Installed in	-	-	N/A	- / -	for	-	-	=	$0

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Facility Name: **GREATER RUTLAND COUNTY SU | RUTLAND TOWN ELEM SCHOOL | 1612 POST ROAD, RUTLAND TOWN 5701 - Combination - Main Building**

Services - HVAC Distribution

Primary HVAC Distribution System: Even Mix of Piped and Forced Air, 2-Pipe System
Area of building served: 70%
Installed in: 1995

EUL	C-RUL	Cost / Unit		Quantity	Units		Total Value
30	3	$14.00 / GSF	for	48,650	GSF	=	$681,100

Secondary HVAC Distribution System: Piped System to Unit Ventilators/Fan Coils, 2-Pipe System
Area of building served: 30%
Installed in: 1995

EUL	C-RUL	Cost / Unit		Quantity	Units		Total Value
30	3	$10.00 / GSF	for	20,850	GSF	=	$208,500

Services - Package Systems

Primary HVAC Package Unit & Splits: Even Mix of Package Units & Split Systems
Area of building served: 70%
Installed in: 1995

EUL	C-RUL	Cost / Unit		Quantity	Units		Total Value
18	-9	$1,900.00 / TON	for	195	TON	=	$369,740

Secondary HVAC Package Unit & Splits: -
Area of building served: 0%
Installed in: -

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

Services - Fire Suppression

Primary Fire Suppression System: None
Area of building served: 0%
Installed in: -

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

Secondary Fire Suppression System: -
Area of building served: 0%
Installed in: -

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

Services - Fire Alarm System

Primary Fire Suppression System: Modern Addressable Fire Alarm System
Area of building served: 100%
Installed in: 1995

EUL	C-RUL	Cost / Unit		Quantity	Units		Total Value
20	-7	$3.00 / SF	for	69,500	SF	=	$208,500

Secondary Fire Suppression System: -
Area of building served: 0%
Installed in: -

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

Services - Security Systems

Primary Security & Low Volt System: Security & Low Voltage Systems - High Density
Area of building served: 60%
Installed in: 1995

EUL	C-RUL	Cost / Unit		Quantity	Units		Total Value
15	-12	$3.00 / GSF	for	41,700	GSF	=	$125,100

Secondary Security & Low Volt System: -
Area of building served: 0%
Installed in: -

EUL	C-RUL	Cost / Unit		Quantity	Units		Total Value
-	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%
Installed in: 1995

EUL	C-RUL	Cost / Unit		Quantity	Units		Total Value
40	13	$22.00 / GSF	for	69,500	GSF	=	$1,529,000

Services - Solar Power (PV)

Solar (Electric Generation) Provided: Solar Power, Photovoltaic (PV) Panel
Owned/Maintained by School: Yes
Quantity of Panels: 76
Installed in: 2013

Value of Solar PV Panels: $134,788

EUL	C-RUL	Cost / Unit		Quantity	Units		Total Value
20	11	$85.00 / SF	for	1,586	SF	=	$134,788

Ancillary Structures

Ancillary Structures: Relocatable Building - Classroom/Office - Basic/Portable
Total SF of Ancillary Structures: 400
Installed in: 1995

EUL	C-RUL	Cost / Unit		Quantity	Units		Total Value
15	-12	$110.00 / SF	for	400	SF	=	$44,000

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

-

Facility Name: GREATER RUTLAND COUNTY SU | RUTLAND TOWN ELEM SCHOOL | 1612 POST ROAD, RUTLAND TOWN 5701 - 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 overlayed 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.