

### 2022 School Facilities Inventory Report

Facility Name: **BARRE UNIFIED UNION SD | BARRE CITY ELEM/MIDDLE SCHOOL | 50 PARKSIDE TERRACE, BARRE 5641 - Combination - Main Building**

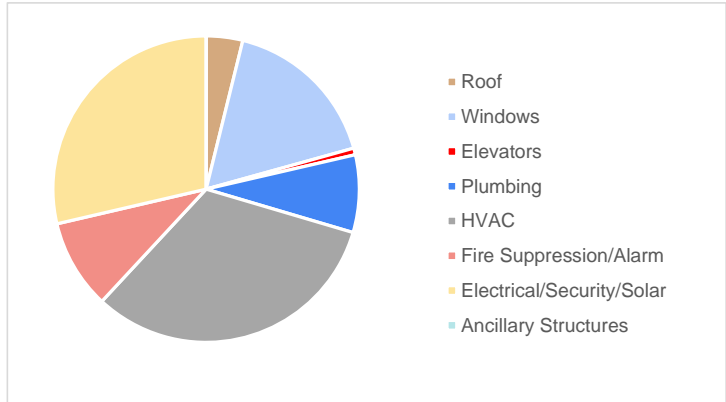
March 29, 2022

Total Value of Assets (Does Not Include Site/Structure/Walls/Interiors) **\$10,694,286**



GPS: 44.18468125161908, -72.50454651251854

#### Relative Asset Values

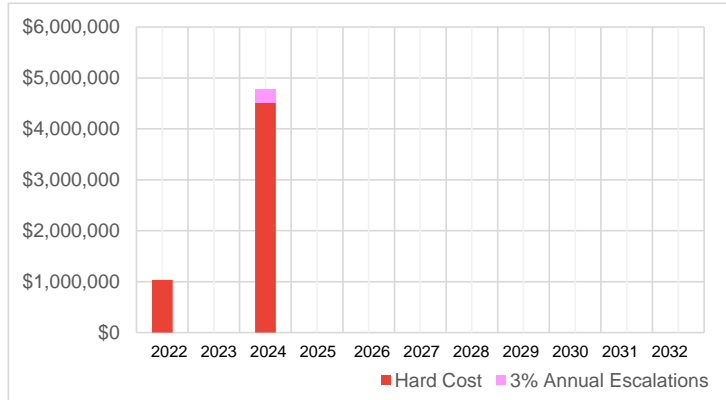


Value of Assets/GSF **\$85.55**

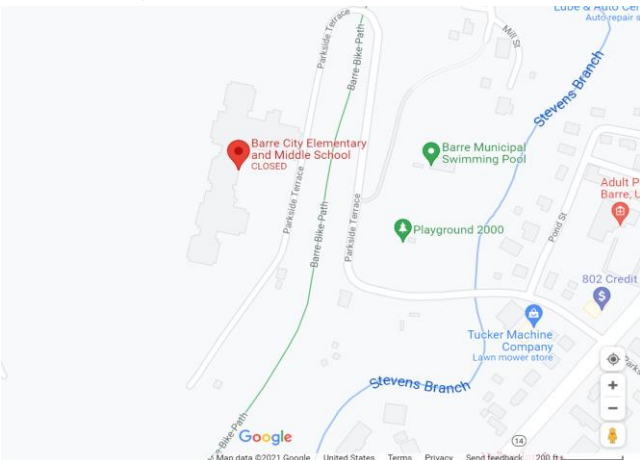
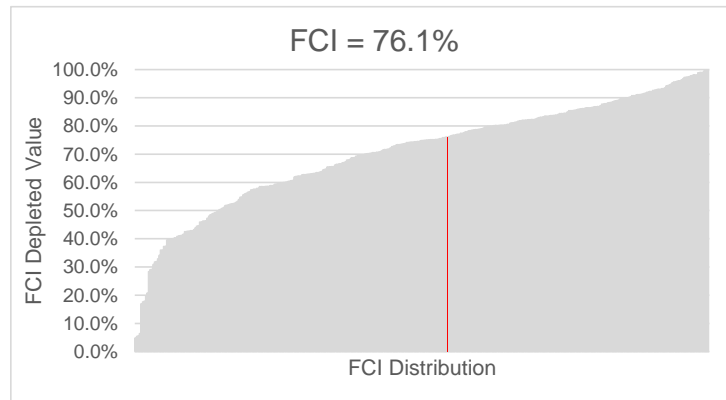


Site Plan - Google Earth

#### Projected Capital Planning Cash Flow



#### Facility Condition Index (FCI) Compared to Portfolio



Location Plan - Google Maps

(See Last Page for Explanation of Terms)

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#### Respondent Information

Date/Time Completed **2021-12-13 - 12:03 PM**  
 Respondent Name **Jamie Evans**  
 Respondent Title **Director of Facilities**  
 Respondent Email **jevanbsu@buusd.org**  
 Respondent Phone Number **(802) 476-8119**

#### Facility Information

School Type **Combination**  
 Building Identification **Main Building**  
 Stories **3**  
 Building Area **125000 (Gross Square Footage - GSF)**  
 Year Constructed **1995**  
 Year of Last Major Renovation **N/A**  
 FCI (Depleted Value) **76.1%**

#### Environmental & Safety Issues

Hazardous Materials **No**  
 Hazardous (HZD) Materials include -  
 HZD Issues are -  
 HZD Issues include -

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 **Indoor air exchanges probably don't meet today's standards. Humidity levels are low in the winter months.**

Fire or Life/Safety (FL/S) Issues **Yes** ⚠️  
 FL/S Issues are **Many of the concrete sidewalks heave during the winter months.**

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 **Inadequate** ⚠️  
 Water Service Pressure **Adequate**  
 Natural Gas/Propane Pressure **Adequate**  
 Electrical Capacity **Adequate**

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#### Building Envelope - Roof

Roof 1 is <b>Single-Ply EPDM/TPO/PVC Membrane</b>									
Covers <b>80%</b>	EUL	C-RUL	Cost / Unit		Quantity	Units		Total Value	
Installed in <b>1995</b>	20	-7	\$11.00 / SF	for	33,333	SF	=	\$366,667	⚠
Roof 2 is <b>Asphalt Shingle</b>									
Covers <b>20%</b>	EUL	C-RUL	Cost / Unit		Quantity	Units		Total Value	
Installed in <b>1995</b>	30	3	\$5.50 / SF	for	8,333	SF	=	\$45,833	
Roof 3 is <b>-</b>									
Covers <b>0%</b>	EUL	C-RUL	Cost / Unit		Quantity	Units		Total Value	
Installed in <b>-</b>	-	N/A	- / -	for	-	-	=	\$0	
Roof 4 is <b>-</b>									
Covers <b>0%</b>	EUL	C-RUL	Cost / Unit		Quantity	Units		Total Value	
Installed in <b>-</b>	-	N/A	- / -	for	-	-	=	\$0	

#### Building Envelope - Windows

Primary Window System <b>Window, Metal-Frame</b>									
% of Windows That are this Type <b>100%</b>	EUL	C-RUL	Cost / Unit		Quantity	Units		Total Value	
Installed in <b>1995</b>	30	3	\$60.00 / SF	for	30,000	SF	=	\$1,800,000	
Secondary Window System <b>-</b>									
% of Windows That are this Type <b>0%</b>	EUL	C-RUL	Cost / Unit		Quantity	Units		Total Value	
Installed in <b>-</b>	-	N/A	- / -	for	-	-	=	\$0	

#### Services - Elevators

Primary Conveyance/Elevators <b>Elevator, Hydraulic, Machine/Controller/Cab</b>									
Quantity of Stops <b>3</b>	EUL	C-RUL	Cost / Unit		Quantity	Units		Total Value	
Installed in <b>1995</b>	30	3	\$25,000.00 / STOP	for	3	STOP	=	\$75,000	
Secondary Conveyance/Elevators <b>-</b>									
Quantity of Stops <b>0</b>	EUL	C-RUL	Cost / Unit		Quantity	Units		Total Value	
Installed in <b>-</b>	-	N/A	- / -	for	0	-	=	\$0	

#### Services - Plumbing

Primary Plumbing System <b>Supply &amp; Sanitary, Low Density (Includes Fixtures)</b>									
Area of building served <b>100%</b>	EUL	C-RUL	Cost / Unit		Quantity	Units		Total Value	
Installed in <b>1995</b>	40	13	\$7.00 / GSF	for	125,000	GSF	=	\$875,000	
Secondary Plumbing System <b>-</b>									
Area of building served <b>0%</b>	EUL	C-RUL	Cost / Unit		Quantity	Units		Total Value	
Installed in <b>-</b>	-	N/A	- / -	for	-	-	=	\$0	

#### Services - Cooling - Central System

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

#### Services - Heating - Central System

Primary Heating System <b>Boiler(s)/System - Solid Fuel (Wood/Pellet)</b>									
Area of building served <b>100%</b>	EUL	C-RUL	Cost / Unit		Quantity	Units		Total Value	
Installed in <b>2017</b>	25	20	\$250.00 / MBH	for	3,571	MBH	=	\$892,857	
Secondary Heating System <b>Boiler(s)/System - Gas</b>									
Area of building served <b>100%</b>	EUL	C-RUL	Cost / Unit		Quantity	Units		Total Value	
Installed in <b>1995</b>	30	3	\$62.00 / MBH	for	3,571	MBH	=	\$221,429	

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#### Services - HVAC Distribution

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

Area of building served	100%	EUL	C-RUL	Cost / Unit	Quantity	Units	Total Value
Installed in	1995	30	3	\$18.00 / GSF	125,000	GSF	\$2,250,000

Secondary HVAC Distribution System -

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

#### Services - Package Systems

Primary HVAC Package Unit & Splits **Even Mix of Package Units & Split Systems**

Area of building served	10%	EUL	C-RUL	Cost / Unit	Quantity	Units	Total Value
Installed in	2000	18	-4	\$1,900.00 / TON	50	TON	\$95,000

Secondary HVAC Package Unit & Splits -

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

#### Services - Fire Suppression

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

Area of building served	100%	EUL	C-RUL	Cost / Unit	Quantity	Units	Total Value
Installed in	1995	40	13	\$5.00 / GSF	125,000	GSF	\$625,000

Secondary 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	1995	20	-7	\$10,000.00 / EA	1	EA	\$10,000

#### 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	1995	20	-7	\$3.00 / SF	125,000	SF	\$375,000

Secondary Fire Suppression System -

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

#### Services - Security Systems

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

Area of building served	50%	EUL	C-RUL	Cost / Unit	Quantity	Units	Total Value
Installed in	1995	15	-12	\$3.00 / GSF	62,500	GSF	\$187,500

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

Area of building served	25%	EUL	C-RUL	Cost / Unit	Quantity	Units	Total Value
Installed in	2010	15	3	\$4.00 / GSF	31,250	GSF	\$125,000

#### 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	1995	40	13	\$22.00 / GSF	125,000	GSF	\$2,750,000

#### 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 **None**

Total SF of Ancillary Structures -

Installed in -

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

Secondary Ancillary Structures -

Total SF of Secondary Ancillary Structures 0

Installed in -

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

#### 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.