

2022 School Facilities Inventory Report

Facility Name: **BARRE UNIFIED UNION SD | SPAULDING UHS | 155 AYERS STREET, BARRE 5641 - High (9 thru 12) - Main Building**

March 29, 2022

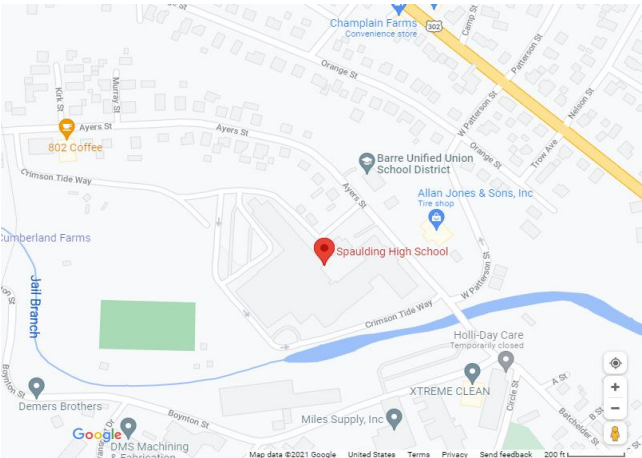
Total Value of Assets (Does Not Include Site/Structure/Walls/Interiors) **\$16,428,000**



GPS: 44.18957178536657, -72.4935944886337

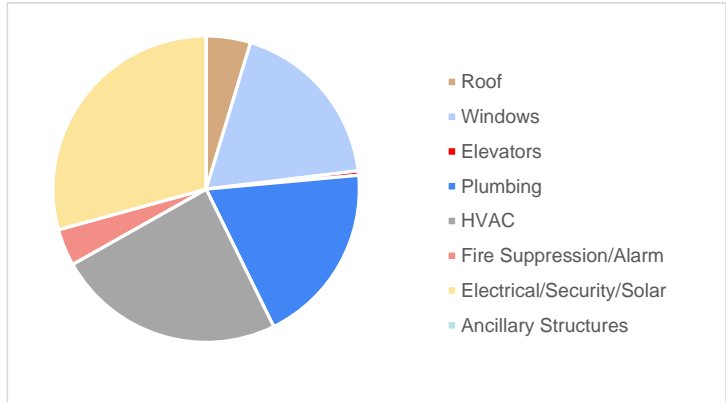


Site Plan - Google Earth



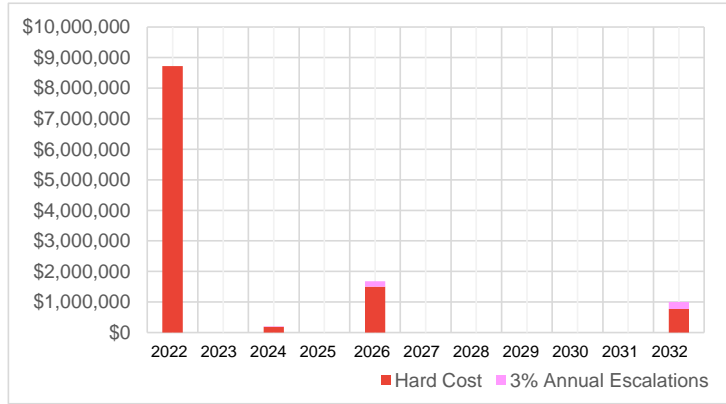
Location Plan - Google Maps

Relative Asset Values

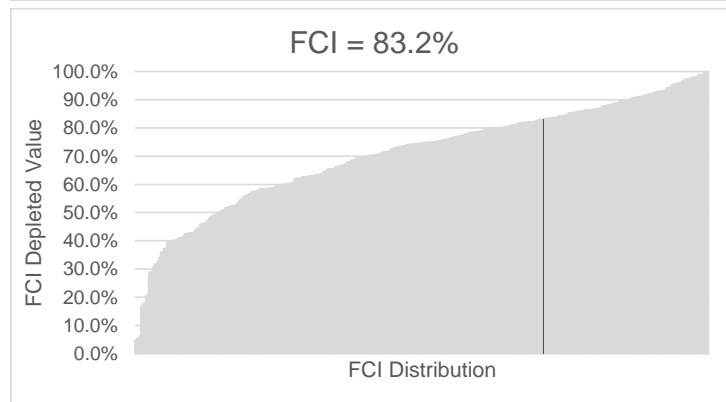


Value of Assets/GSF **\$78.23**

Projected Capital Planning Cash Flow



Facility Condition Index (FCI) Compared to Portfolio



(See Last Page for Explanation of Terms)

2022 School Facilities Inventory Report

Facility Name: **BARRE UNIFIED UNION SD | SPAULDING UHS | 155 AYERS STREET, BARRE 5641 - High (9 thru 12) - Main Building**

Respondent Information

Date/Time Completed **2021-12-08 - 1:17 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 **High (9 thru 12)**
 Building Identification **Main Building**
 Stories **3**
 Building Area **210000 (Gross Square Footage - GSF)**
 Year Constructed **1964**
 Year of Last Major Renovation **1995**
 FCI (Depleted Value) **83.2%**

Environmental & Safety Issues

Hazardous Materials **Yes** ⚠
 Hazardous (HZD) Materials include **Asbestos containing materials (ACM)**
 HZD Issues are **Major**
 HZD Issues include **We have asbestos floor mastic and floor tiles in classrooms, approx 20 classrooms.**

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 **Our air exchange rate probably doesn't meet today's standards. As well, the humidity levels are low during the winter months.**

Fire or Life/Safety (FL/S) Issues **Yes** ⚠
 FL/S Issues are **The building isn't fully sprinklered.**

Other Risk Factors **Yes** ⚠
 Other Risk Factors include **Flooding**
 Other Risk Factors are **A river borders roughly one half of the property and is partly in a flood plain.**

Handicap Accessibility (ADA) Issues

Handicap Accessibility (ADA) Issues **Yes** ⚠
 ADA Issues are **Major**
 ADA Issues include **Students must access shop areas in the tech center of the building by traveling through one shop to get to another. The elevator is fully functional and on a preventative maintenance plan, but has many years of service use.**

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 **Marginal** ⚠

2022 School Facilities Inventory Report

Facility Name: **BARRE UNIFIED UNION SD | SPAULDING UHS | 155 AYERS STREET, BARRE 5641 - 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 100%	20	11	\$11.00 / SF	70,000	SF	\$770,000
Installed in 2013						
Roof 2 is -	EUL	C-RUL	Cost / Unit	Quantity	Units	Total Value
Covers 0%	-	N/A	- / -	-	-	\$0
Installed in -						
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	-2	\$60.00 / SF	50,400	SF	\$3,024,000
Installed in 1990						
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 Elevator, Hydraulic, Machine/Controller/Cab	EUL	C-RUL	Cost / Unit	Quantity	Units	Total Value
Quantity of Stops 3	30	-22	\$25,000.00 / STOP	3	STOP	\$75,000
Installed in 1970						
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	-18	\$15.00 / GSF	210,000	GSF	\$3,150,000
Installed in 1964						
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	5	\$250.00 / MBH	6,000	MBH	\$1,500,000
Installed in 2002						
Secondary Heating System Boiler(s)/System - Fuel Oil	EUL	C-RUL	Cost / Unit	Quantity	Units	Total Value
Area of building served 100%	30	-28	\$60.00 / MBH	6,000	MBH	\$360,000
Installed in 1964						

2022 School Facilities Inventory Report

Facility Name: **BARRE UNIFIED UNION SD | SPAULDING UHS | 155 AYERS STREET, BARRE 5641 - 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	100%	EUL	C-RUL	Cost / Unit	Quantity	Units	Total Value
Installed in	1964	30	-28	\$10.00 / GSF	210,000	GSF	\$2,100,000



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 **None**

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

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 **Kitchen Hood or Computer Center Suppression System**

Area of building served	1 EA	EUL	C-RUL	Cost / Unit	Quantity	Units	Total Value
Installed in	1990	20	-12	\$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	2018	20	16	\$3.00 / SF	210,000	SF	\$630,000

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	30%	EUL	C-RUL	Cost / Unit	Quantity	Units	Total Value
Installed in	2010	15	3	\$3.00 / GSF	63,000	GSF	\$189,000

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	1995	40	13	\$22.00 / GSF	210,000	GSF	\$4,620,000

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

2022 School Facilities Inventory Report

Facility Name: **BARRE UNIFIED UNION SD | SPAULDING UHS | 155 AYERS STREET, BARRE 5641 - 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 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.