

2022 School Facilities Inventory Report

Facility Name: **BATTENKILL VALLEY SU | ARLINGTON MEMORIAL HIGH SCHOOL | 529 EAST ARLINGTON RD, ARLINGTON 5250 - Combination (6 thru 12) - Main Building**

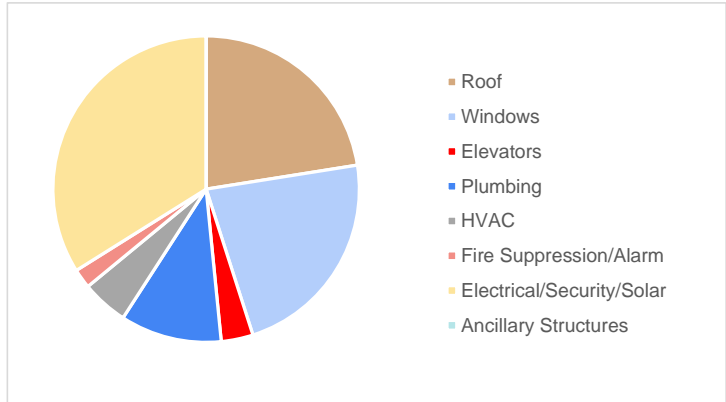
March 29, 2022

Total Value of Assets (Does Not Include Site/Structure/Walls/Interiors) **\$4,517,088**

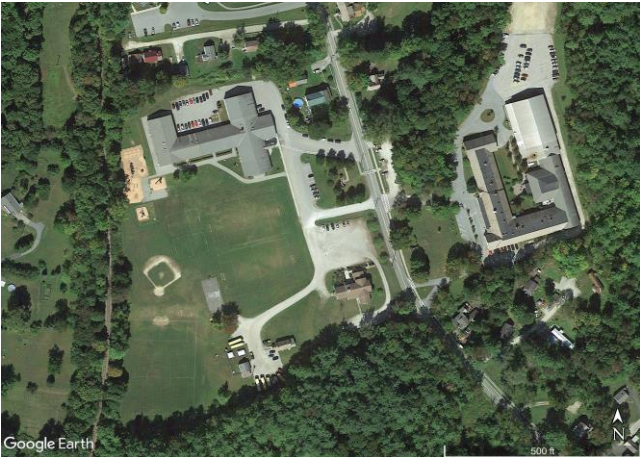


GPS: 43.066235541540486, -73.1509536182429

Relative Asset Values

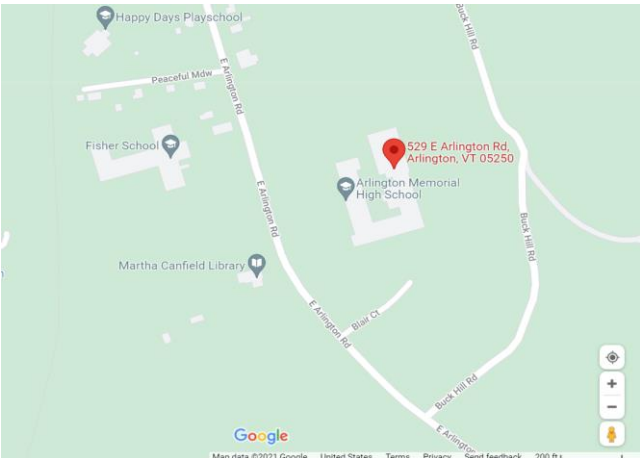
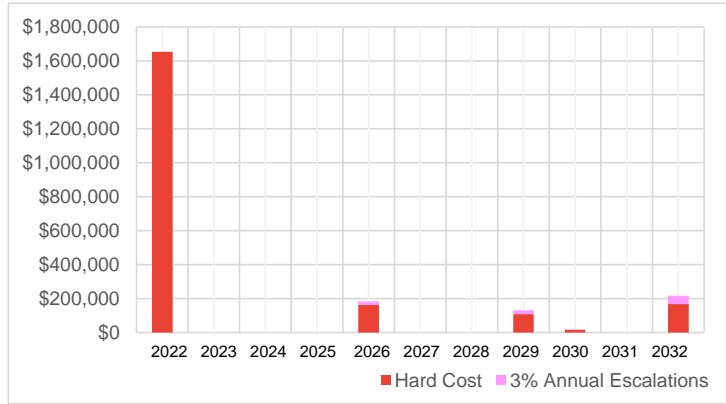


Value of Assets/GSF **\$72.86**



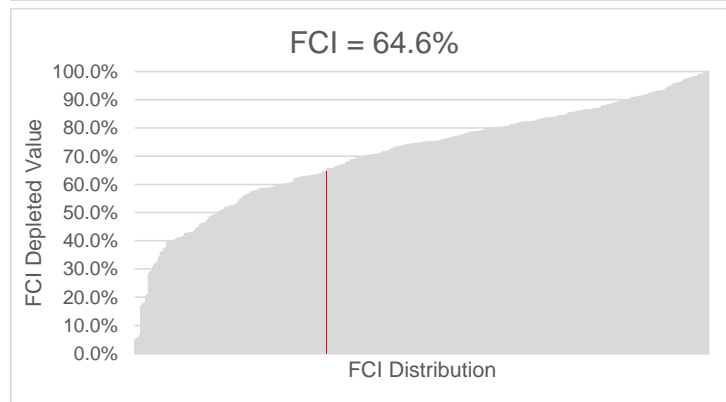
Site Plan - Google Earth

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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Respondent Information

Date/Time Completed **2021-12-16 - 10:14 AM**
 Respondent Name **Michael Briggs**
 Respondent Title **Contracted Project Manager**
 Respondent Email **mbriggs@clarch.com**
 Respondent Phone Number **(413) 441-1339**

Facility Information

School Type **Combination (6 thru 12)**
 Building Identification **Main Building**
 Stories **2**
 Building Area **62000 (Gross Square Footage - GSF)**
 Year Constructed **1941**
 Year of Last Major Renovation **2000**
 FCI (Depleted Value) **64.6%**

Environmental & Safety Issues

Hazardous Materials **Yes** ⚠
 Hazardous (HZD) Materials include **Asbestos containing materials (ACM)**
 HZD Issues are **Major**
 HZD Issues include **ACM in concealed spaces, incl. adhesives and HVAC insulation.**

Indoor Air Quality (IAQ) Issues **Maybe** ⚠
 IAQ Issues include **Humidity (Too Low or Too High)**
 IAQ Issues are **Major**
 IAQ Issues include **Cannot control RH in all areas. Some areas are air conditioned.**

Fire or Life/Safety (FL/S) Issues **No**
 FL/S Issues are **-**

Other Risk Factors **Yes** ⚠
 Other Risk Factors include **Roof snow shedding in some areas.**
 Other Risk Factors are **Snow shedding.**

Handicap Accessibility (ADA) Issues

Handicap Accessibility (ADA) Issues **Yes** ⚠
 ADA Issues are **Major**
 ADA Issues include **Not all entries/exits are fully accessible. Stage wheelchair lift isn't working.**

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 Slate	EUL	C-RUL	Cost / Unit	Quantity	Units	Total Value
Covers 40%	75	-6	\$70.00 / SF	12,400	SF	\$868,000
Installed in 1941						
Roof 2 is Asphalt Shingle	EUL	C-RUL	Cost / Unit	Quantity	Units	Total Value
Covers 35%	30	26	\$5.50 / SF	10,850	SF	\$59,675
Installed in 2018						
Roof 3 is Single-Ply EPDM/TPO/PVC Membrane	EUL	C-RUL	Cost / Unit	Quantity	Units	Total Value
Covers 20%	20	-2	\$11.00 / SF	6,200	SF	\$68,200
Installed in 2000						
Roof 4 is Metal	EUL	C-RUL	Cost / Unit	Quantity	Units	Total Value
Covers 5%	40	37	\$13.00 / SF	1,550	SF	\$20,150
Installed in 2019						

Building Envelope - Windows

Primary Window System Window, Wood-Frame	EUL	C-RUL	Cost / Unit	Quantity	Units	Total Value
% of Windows That are this Type 90%	30	23	\$70.00 / SF	13,392	SF	\$937,440
Installed in 2015						
Secondary Window System Storefront, Metal-Framed w/Door(s)	EUL	C-RUL	Cost / Unit	Quantity	Units	Total Value
% of Windows That are this Type 10%	30	-27	\$55.00 / SF	1,488	SF	\$81,840
Installed in 1965						

Services - Elevators

Primary Conveyance/Elevators Elevator, Traction Machine/Controller/Cab	EUL	C-RUL	Cost / Unit	Quantity	Units	Total Value
Quantity of Stops 3	25	-10	\$45,000.00 / STOP	3	STOP	\$135,000
Installed in 1987						
Secondary Conveyance/Elevators Wheelchair Lift	EUL	C-RUL	Cost / Unit	Quantity	Units	Total Value
Quantity of Stops 1	25	-10	\$17,000.00 / EA	1	EA	\$17,000
Installed in 1987						

Services - Plumbing

Primary Plumbing System Supply & Sanitary, Low Density (Includes Fixtures)	EUL	C-RUL	Cost / Unit	Quantity	Units	Total Value
Area of building served 90%	40	-41	\$7.00 / GSF	55,800	GSF	\$390,600
Installed in 1941						
Secondary Plumbing System Supply & Sanitary, Medium Density (Includes Fixtures)	EUL	C-RUL	Cost / Unit	Quantity	Units	Total Value
Area of building served 10%	40	5	\$15.00 / GSF	6,200	GSF	\$93,000
Installed in 1987						

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 - Fuel Oil	EUL	C-RUL	Cost / Unit	Quantity	Units	Total Value
Area of building served 67%	30	5	\$60.00 / MBH	1,187	MBH	\$71,211
Installed in 1997						
Secondary Heating System Boiler(s)/System - Fuel Oil	EUL	C-RUL	Cost / Unit	Quantity	Units	Total Value
Area of building served 25%	30	15	\$60.00 / MBH	443	MBH	\$26,571
Installed in 2007						

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Services - HVAC Distribution

Primary HVAC Distribution System **Forced Air System (AHUs, Ductwork, VAVs), 4-Pipe System**

Area of building served	EUL	C-RUL	Cost / Unit	Quantity	Units	Total Value
8%	30	8	\$22.00 / GSF	4,960	GSF	\$109,120

Installed in 2000

Secondary HVAC Distribution System -

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

Installed in -

Services - Package Systems

Primary HVAC Package Unit & Splits **Split System, Ductless, Multi Zone**

Area of building served	EUL	C-RUL	Cost / Unit	Quantity	Units	Total Value
1%	15	9	\$6,000.00 / TON	2	TON	\$14,880

Installed in 2016

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 **None**

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

Installed in -

Secondary Fire Suppression System -

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

Installed in -

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	-15	\$1.50 / GSF	62,000	GSF	\$93,000

Installed in 1987

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 - High Density**

Area of building served	EUL	C-RUL	Cost / Unit	Quantity	Units	Total Value
90%	15	11	\$3.00 / GSF	55,800	GSF	\$167,400

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	18	\$22.00 / GSF	62,000	GSF	\$1,364,000

Installed in 2000

Services - Solar Power (PV)

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

Owned/Maintained by School **No**

Value of Solar PV Panels: \$673,940

Quantity of Panels	EUL	C-RUL	Cost / Unit	Quantity	Units	Total Value
380	20	17	\$85.00 / SF	7,929	SF	\$0

Installed in 2019

Ancillary Structures

Ancillary Structures **None**

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

Installed in -

Secondary Ancillary Structures -

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

Installed in -

Additional Comments

Generally the building is in good shape. Heating system(s) remain a challenge in this building.

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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.