

2022 School Facilities Inventory Report

Facility Name: **BATTENKILL VALLEY SU | FISHER SCHOOL | 504 EAST ARLINGTON RD, ARLINGTON 5250 - Combination (PreK thru 5) - Main Building**

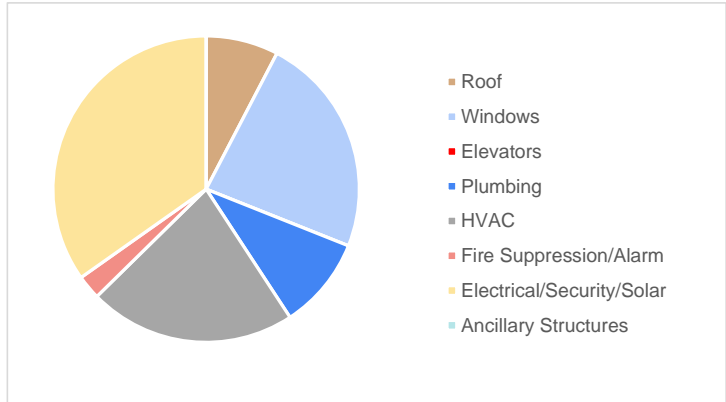
March 29, 2022

Total Value of Assets (Does Not Include Site/Structure/Walls/Interiors) **\$2,083,914**



GPS: 43.06633357941447, -73.15374483346005

Relative Asset Values

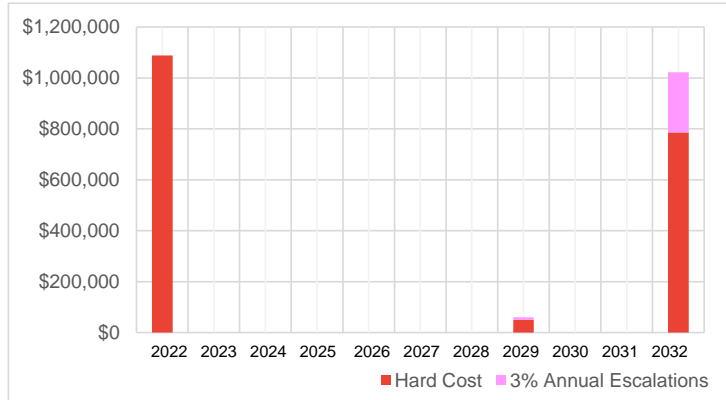


Value of Assets/GSF **\$71.86**

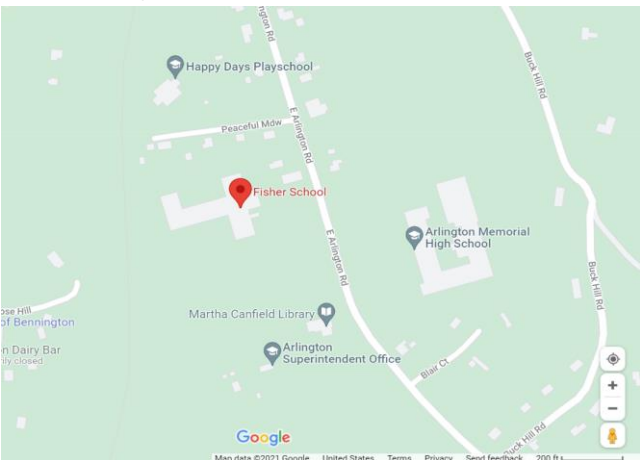
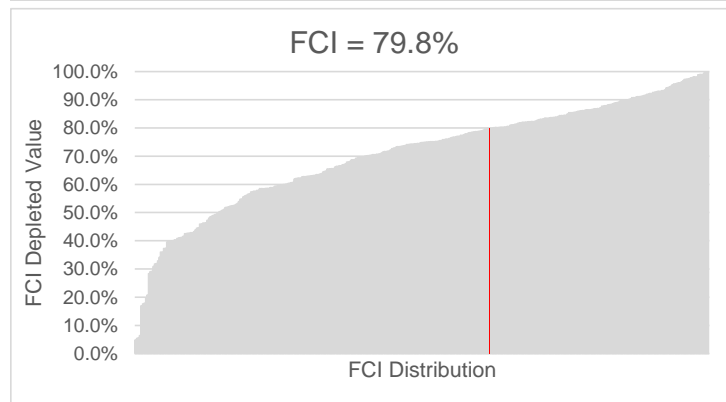


Site Plan - Google Earth

Projected Capital Planning Cash Flow



Facility Condition Index (FCI) Compared to Portfolio



Location Plan - Google Maps

(See Last Page for Explanation of Terms)

2022 School Facilities Inventory Report

Facility Name: **BATTENKILL VALLEY SU | FISHER SCHOOL | 504 EAST ARLINGTON RD,
ARLINGTON 5250 - Combination (PreK thru 5) - Main Building**


Respondent Information


Date/Time Completed **2021-12-16 - 9:40 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 (PreK thru 5)**
 Building Identification **Main Building**
 Stories **1**
 Building Area **29000 (Gross Square Footage - GSF)**
 Year Constructed **1954**
 Year of Last Major Renovation **1993**
 FCI (Depleted Value) **79.8%**

Environmental & Safety Issues

Hazardous Materials **Yes** 
 Hazardous (HZD) Materials include **Asbestos containing materials (ACM)**
 HZD Issues are **Major**
 HZD Issues include **ACM on HVAC insulation in concealed areas - quantities undetermined.**

Indoor Air Quality (IAQ) Issues **Yes** 
 IAQ Issues include **Humidity (Too Low or Too High)**
 IAQ Issues are **Major**
 IAQ Issues include **RH is controlled by individual window AC units; no central AC.**

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 **SW entry from playground is inaccessible. Ramp required.**

Utilities - Adequacy

IT / Internet Service **Adequate**
 Building Wi-Fi Coverage **Adequate**
 Cellular Reception **Adequate**
 Water Service Pressure **Marginal** 
 Natural Gas/Propane Pressure **Adequate**
 Electrical Capacity **Adequate**

2022 School Facilities Inventory Report

Facility Name: **BATTENKILL VALLEY SU | FISHER SCHOOL | 504 EAST ARLINGTON RD,
ARLINGTON 5250 - Combination (PreK thru 5) - Main Building**

Building Envelope - Roof

| | | | | | | |
|----------------------------------|-----|-------|-------------|----------|-------|-------------|
| Roof 1 is Asphalt Shingle | EUL | C-RUL | Cost / Unit | Quantity | Units | Total Value |
| Covers 100% | 30 | 23 | \$5.50 / SF | 29,000 | SF | \$159,500 |
| Installed in 2015 | | | | | | |
| 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, Wood-Frame | EUL | C-RUL | Cost / Unit | Quantity | Units | Total Value |
| % of Windows That are this Type 100% | 30 | 1 | \$70.00 / SF | 6,960 | SF | \$487,200 |
| Installed in 1993 | | | | | | |
| 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 None | EUL | C-RUL | Cost / Unit | Quantity | Units | Total Value |
| Quantity of Stops 0 | - | N/A | - / - | 0 | - | \$0 |
| Installed in - | | | | | | |
| 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, Low Density (Includes Fixtures) | EUL | C-RUL | Cost / Unit | Quantity | Units | Total Value |
| Area of building served 70% | 40 | -28 | \$7.00 / GSF | 20,300 | GSF | \$142,100 |
| Installed in 1954 | | | | | | |
| Secondary Plumbing System Supply & Sanitary, Low Density (Includes Fixtures) | EUL | C-RUL | Cost / Unit | Quantity | Units | Total Value |
| Area of building served 30% | 40 | 11 | \$7.00 / GSF | 8,700 | GSF | \$60,900 |
| Installed in 1993 | | | | | | |

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 100% | 30 | 8 | \$60.00 / MBH | 829 | MBH | \$49,714 |
| Installed in 2000 | | | | | | |
| Secondary Heating System - | EUL | C-RUL | Cost / Unit | Quantity | Units | Total Value |
| Area of building served 0% | - | N/A | - / - | - | - | \$0 |
| Installed in - | | | | | | |

2022 School Facilities Inventory Report

Facility Name: **BATTENKILL VALLEY SU | FISHER SCHOOL | 504 EAST ARLINGTON RD,
ARLINGTON 5250 - Combination (PreK thru 5) - Main Building**

Services - HVAC Distribution

Primary HVAC Distribution System **Even Mix of Piped and Forced Air, 2-Pipe System**

| Area of building served | 100% | EUL | C-RUL | Cost / Unit | Quantity | Units | Total Value |
|-------------------------|------|-----|-------|---------------|----------|-------|-------------|
| Installed in | 1993 | 30 | 1 | \$14.00 / GSF | 29,000 | GSF | \$406,000 |

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 | 1993 | 20 | -9 | \$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 **Older type Zoned System**

| Area of building served | 100% | EUL | C-RUL | Cost / Unit | Quantity | Units | Total Value |
|-------------------------|------|-----|-------|--------------|----------|-------|-------------|
| Installed in | 1993 | 20 | -9 | \$1.50 / GSF | 29,000 | GSF | \$43,500 |



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 | 100% | EUL | C-RUL | Cost / Unit | Quantity | Units | Total Value |
|-------------------------|------|-----|-------|--------------|----------|-------|-------------|
| Installed in | 2018 | 15 | 11 | \$3.00 / GSF | 29,000 | GSF | \$87,000 |

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 | 1993 | 40 | 11 | \$22.00 / GSF | 29,000 | GSF | \$638,000 |

Services - Solar Power (PV)

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

Owned/Maintained by School **No**

Value of Solar PV Panels: **\$851,292**

| Quantity of Panels | 480 | EUL | C-RUL | Cost / Unit | Quantity | Units | Total Value |
|--------------------|------|-----|-------|--------------|----------|-------|-------------|
| Installed in | 2015 | 20 | 13 | \$85.00 / SF | 10,015 | SF | \$0 |

Ancillary Structures

Ancillary Structures **None**

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

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

Generally in good shape. Actively increasing security in building. Running out of room with increase in number of students.

2022 School Facilities Inventory Report

Facility Name: **BATTENKILL VALLEY SU | FISHER SCHOOL | 504 EAST ARLINGTON RD,
ARLINGTON 5250 - Combination (PreK thru 5) - 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. |