

### 2022 School Facilities Inventory Report

Facility Name: **ESSEX NORTH SU | CANAAN SCHOOLS | 99 SCHOOL STREET, CANAAN 5903 - Combination - Main Building**

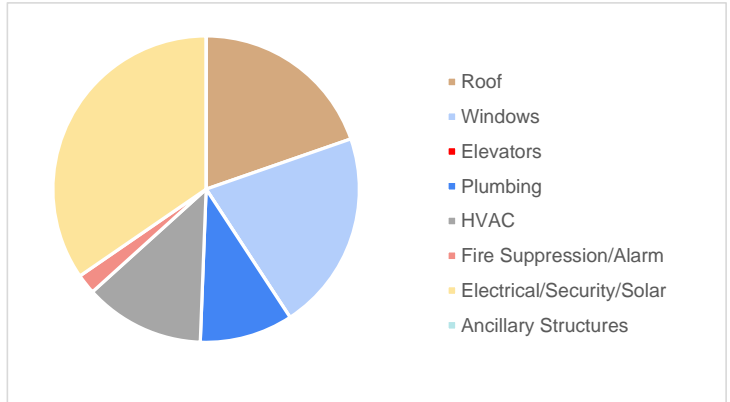
March 29, 2022

Total Value of Assets (Does Not Include Site/Structure/Walls/Interiors) **\$2,346,389**



GPS: 44.99553669894481, -71.53751401463879

#### Relative Asset Values

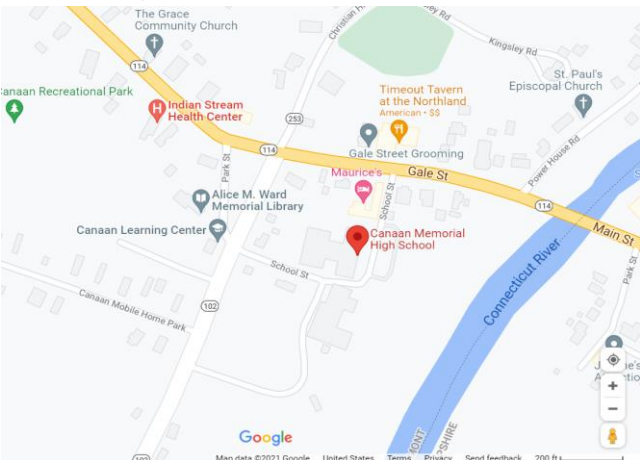
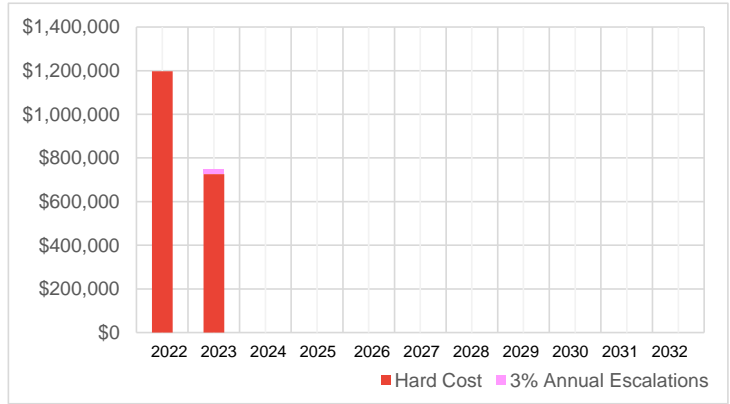


Value of Assets/GSF **\$71.13**



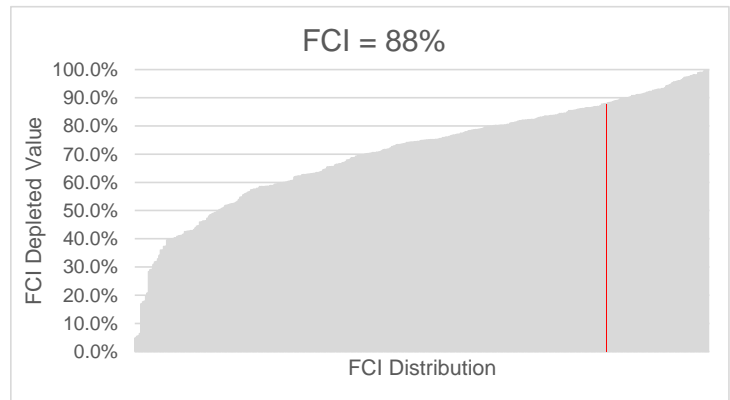
Site Plan - Google Earth

#### 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 **2021-12-08 - 10:43 AM**  
 Respondent Name **Scott Conroy**  
 Respondent Title **Director of Facilities and Maintenance**  
 Respondent Email **sconroy@canaanschools.org**  
 Respondent Phone Number **(802) 266-8910**

#### Facility Information

School Type **Combination**  
 Building Identification **Main Building**  
 Stories **1**  
 Building Area **32988 (Gross Square Footage - GSF)**  
 Year Constructed **1960**  
 Year of Last Major Renovation **1984**  
 FCI (Depleted Value) **87.9%**

#### Environmental & Safety Issues

Hazardous Materials **Yes** ⚠️  
 Hazardous (HZD) Materials include **Asbestos containing materials (ACM)**  
 HZD Issues are **Major**  
 HZD Issues include **asbestos containing material**

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Indoor Air Quality (IAQ) Issues **Yes** ⚠️  
 IAQ Issues include **new air system 2021**  
 IAQ Issues are **Minor**  
 IAQ Issues include **new air system 2021**

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Fire or Life/Safety (FL/S) Issues **Yes** ⚠️  
 FL/S Issues are **ice**

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Other Risk Factors **Yes** ⚠️  
 Other Risk Factors include **snow falling and buildup of ice**  
 Other Risk Factors are **over doorways, drainage issues water off roof**

#### Handicap Accessibility (ADA) Issues

Handicap Accessibility (ADA) Issues **Yes** ⚠️  
 ADA Issues are **Major**  
 ADA Issues include **wheelchair access to CTE center, bathrooms ADA compliant**

#### Utilities - Adequacy

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

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#### Building Envelope - Roof

Roof 1 is **Green Roof w/Hot-Applied Rubberized Asphalt**

Covers	EUL	C-RUL	Cost / Unit	Quantity	Units	Total Value
50%	20	-42	\$15.00 / SF	16,494	SF	\$247,410
Installed in 1960						



Roof 2 is **Metal**

Covers	EUL	C-RUL	Cost / Unit	Quantity	Units	Total Value
25%	40	18	\$13.00 / SF	8,247	SF	\$107,211
Installed in 2000						

Roof 3 is **Metal**

Covers	EUL	C-RUL	Cost / Unit	Quantity	Units	Total Value
25%	40	18	\$13.00 / SF	8,247	SF	\$107,211
Installed in 2000						

Roof 4 is -

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

#### Building Envelope - Windows

Primary Window System **Window, Wood-Frame**

% of Windows That are this Type	EUL	C-RUL	Cost / Unit	Quantity	Units	Total Value
50%	30	-32	\$70.00 / SF	3,959	SF	\$277,099
Installed in 1960						



Secondary Window System **Storefront, Metal-Framed w/Door(s)**

% of Windows That are this Type	EUL	C-RUL	Cost / Unit	Quantity	Units	Total Value
50%	30	-8	\$55.00 / SF	3,959	SF	\$217,721
Installed in 1984						



#### Services - Elevators

Primary Conveyance/Elevators **None**

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

Secondary Conveyance/Elevators -

Quantity of Stops	EUL	C-RUL	Cost / Unit	Quantity	Units	Total Value
0	-	N/A	- / -	0	-	\$0
Installed in 1960						

#### Services - Plumbing

Primary Plumbing System **Supply & Sanitary, Low Density (Includes Fixtures)**

Area of building served	EUL	C-RUL	Cost / Unit	Quantity	Units	Total Value
100%	40	-22	\$7.00 / GSF	32,988	GSF	\$230,916
Installed in 1960						



Secondary Plumbing System -

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

#### Services - Cooling - Central System

Primary Central Cooling System **None**

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

Secondary Plumbing System -

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

#### Services - Heating - Central System

Primary Heating System **Boiler(s)/System - Fuel Oil**

Area of building served	EUL	C-RUL	Cost / Unit	Quantity	Units	Total Value
100%	30	20	\$60.00 / MBH	943	MBH	\$56,551
Installed in 2012						

Secondary Heating System **Boiler(s)/System - Fuel Oil**

Area of building served	EUL	C-RUL	Cost / Unit	Quantity	Units	Total Value
100%	30	20	\$60.00 / MBH	943	MBH	\$56,551
Installed in 2012						

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#### Services - HVAC Distribution

Primary HVAC Distribution System **Piped System to Unit Ventilators/Fan Coils, 2-Pipe System**

Area of building served	20%	EUL	C-RUL	Cost / Unit	Quantity	Units	Total Value
Installed in	1984	30	-8	\$10.00 / GSF	for 6,598	GSF	= \$65,976



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

Area of building served	20%	EUL	C-RUL	Cost / Unit	Quantity	Units	Total Value
Installed in	1984	30	-8	\$18.00 / GSF	for 6,598	GSF	= \$118,757



#### 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	- / -	for -	-	= \$0

Secondary HVAC Package Unit & Splits **-**

Area of building served	0%	EUL	C-RUL	Cost / Unit	Quantity	Units	Total Value
Installed in	1960	-	N/A	- / -	for -	-	= \$0

#### Services - Fire Suppression

Primary Fire Suppression System **None**

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

Secondary Fire Suppression System **-**

Area of building served	0%	EUL	C-RUL	Cost / Unit	Quantity	Units	Total Value
Installed in	-	-	N/A	- / -	for -	-	= \$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	2018	20	16	\$1.50 / GSF	for 32,988	GSF	= \$49,482

Secondary Fire Suppression System **-**

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

#### Services - Security Systems

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

Area of building served	30%	EUL	C-RUL	Cost / Unit	Quantity	Units	Total Value
Installed in	2000	15	-7	\$4.00 / GSF	for 9,896	GSF	= \$39,586



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

Area of building served	35%	EUL	C-RUL	Cost / Unit	Quantity	Units	Total Value
Installed in	2019	15	12	\$4.00 / GSF	for 11,546	GSF	= \$46,183

#### 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	1984	40	2	\$22.00 / GSF	for 32,988	GSF	= \$725,736

#### Services - Solar Power (PV)

Solar (Electric Generation) Provided **None**

Owned/Maintained by School **-**

Quantity of Panels **0**

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

Value of Solar PV Panels: **-**

#### Ancillary Structures

Ancillary Structures **None**

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

Secondary Ancillary Structures **-**

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