

2022 School Facilities Inventory Report

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

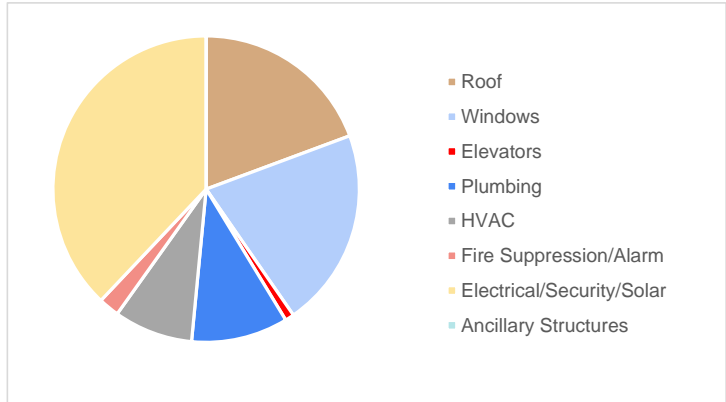
March 29, 2022

Total Value of Assets (Does Not Include Site/Structure/Walls/Interiors) **\$1,792,194**



GPS: 44.99553669894481, -71.53751401463879

Relative Asset Values

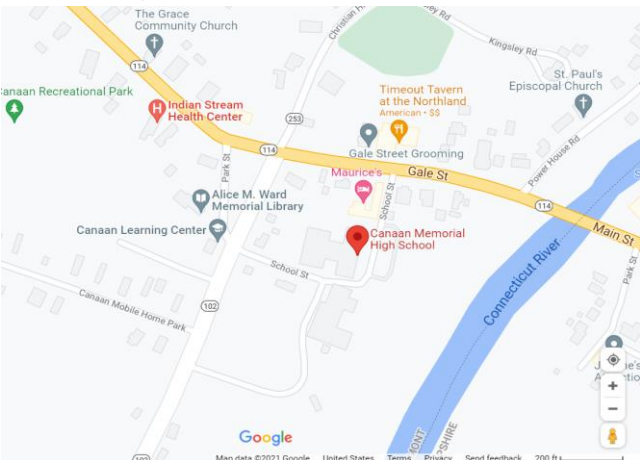
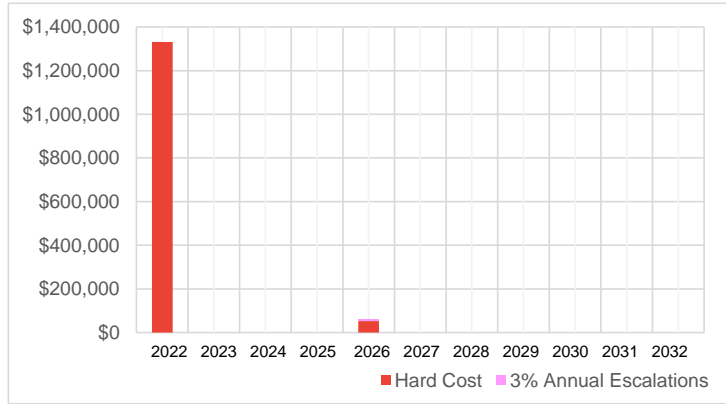


Value of Assets/GSF **\$68.51**



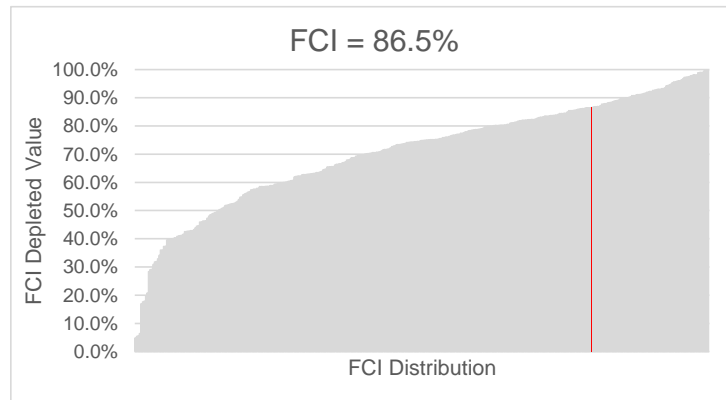
Site Plan - Google Earth

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 - 9:51 AM**
 Respondent Name **Scott Conroy**
 Respondent Title **Director of Facilities and Maintenance**
 Respondent Email **sconroy@canaanschools.org**
 Respondent Phone Number **(802) 266-8910 x2006**

Facility Information

School Type **Combination**
 Building Identification **Secondary Building**
 Stories **1**
 Building Area **26158 (Gross Square Footage - GSF)**
 Year Constructed **1946**
 Year of Last Major Renovation **1977**
 FCI (Depleted Value) **86.5%**

Environmental & Safety Issues

Hazardous Materials **Yes** ⚠
 Hazardous (HZD) Materials include **Asbestos containing materials (ACM)**
 HZD Issues are **Major**
 HZD Issues include **One small piece of asbestos in gym side room, asbestos in boiler room crawl space and are all labeled and warnings about asbestos**

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

Fire or Life/Safety (FL/S) Issues **Yes** ⚠
 FL/S Issues are **Dated fire alarm system (non addressable), no sprinkler system**

Other Risk Factors **Yes** ⚠
 Other Risk Factors include **Snow and drainage of roofs where entering buildings**
 Other Risk Factors are **Area between the high school and elementary has steps outside and snow and ice become issues while going from building to building. Blocked off for car traffic but students and teachers need to go outside to enter either building.**

Handicap Accessibility (ADA) Issues

Handicap Accessibility (ADA) Issues **Yes** ⚠
 ADA Issues are **Major**
 ADA Issues include **Area between two buildings High school and Elementary school has steps, no ramps for access. Also Gym entrance is not wheelchair accessible.**

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 **Built-Up Roof or Modified Bitumen**

Covers	EUL	C-RUL	Cost / Unit	Quantity	Units	Total Value
25%	25	-51	\$14.00 / SF	6,540	SF	\$91,553
Installed in	1946					



Roof 2 is **Metal**

Covers	EUL	C-RUL	Cost / Unit	Quantity	Units	Total Value
25%	40	17	\$13.00 / SF	6,540	SF	\$85,014
Installed in	1999					

Roof 3 is **Metal**

Covers	EUL	C-RUL	Cost / Unit	Quantity	Units	Total Value
25%	40	17	\$13.00 / SF	6,540	SF	\$85,014
Installed in	1999					

Roof 4 is **Metal**

Covers	EUL	C-RUL	Cost / Unit	Quantity	Units	Total Value
25%	40	17	\$13.00 / SF	6,540	SF	\$85,014
Installed in	1999					

Building Envelope - Windows

Primary Window System **Window, Metal-Frame**

% of Windows That are this Type	EUL	C-RUL	Cost / Unit	Quantity	Units	Total Value
60%	30	-46	\$60.00 / SF	3,767	SF	\$226,005
Installed in	1946					



Secondary Window System **Window, Metal-Frame**

% of Windows That are this Type	EUL	C-RUL	Cost / Unit	Quantity	Units	Total Value
40%	30	-15	\$60.00 / SF	2,511	SF	\$150,670
Installed in	1977					



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	1946					

Secondary Conveyance/Elevators **Wheelchair Lift**

Quantity of Stops	EUL	C-RUL	Cost / Unit	Quantity	Units	Total Value
1	25	17	\$17,000.00 / EA	1	EA	\$17,000
Installed in	2014					

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	-36	\$7.00 / GSF	26,158	GSF	\$183,106
Installed in	1946					



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
50%	30	20	\$60.00 / MBH	374	MBH	\$22,421
Installed in	2012					

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

Area of building served	EUL	C-RUL	Cost / Unit	Quantity	Units	Total Value
50%	30	20	\$60.00 / MBH	374	MBH	\$22,421
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	EUL	C-RUL	Cost / Unit	Quantity	Units	Total Value
20%	30	-15	\$10.00 / GSF	5,232	GSF	\$52,316

Installed in 1977



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

Area of building served	EUL	C-RUL	Cost / Unit	Quantity	Units	Total Value
20%	30	-15	\$10.00 / GSF	5,232	GSF	\$52,316

Installed in 1977



Services - Package Systems

Primary HVAC Package Unit & Splits **None**

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

Installed in -

Secondary HVAC Package Unit & Splits -

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

Installed in 1946

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	17	\$1.50 / GSF	26,158	GSF	\$39,237

Installed in 2019

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 - Average**

Area of building served	EUL	C-RUL	Cost / Unit	Quantity	Units	Total Value
50%	15	5	\$4.00 / GSF	13,079	GSF	\$52,316

Installed in 2012

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

Area of building served	EUL	C-RUL	Cost / Unit	Quantity	Units	Total Value
50%	15	12	\$4.00 / GSF	13,079	GSF	\$52,316

Installed in 2019

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	-5	\$22.00 / GSF	26,158	GSF	\$575,476

Installed in 1977



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

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.