

2022 School Facilities Inventory Report

Facility Name: **ESSEX WESTFORD EDUCATIONAL COMMUNITY UNIFIED UNION SD | ALBERT D LAWTON SCHOOL | 104 MAPLE STREET, ESSEX JUNCTION 5452 - Middle (5 thru 8)**

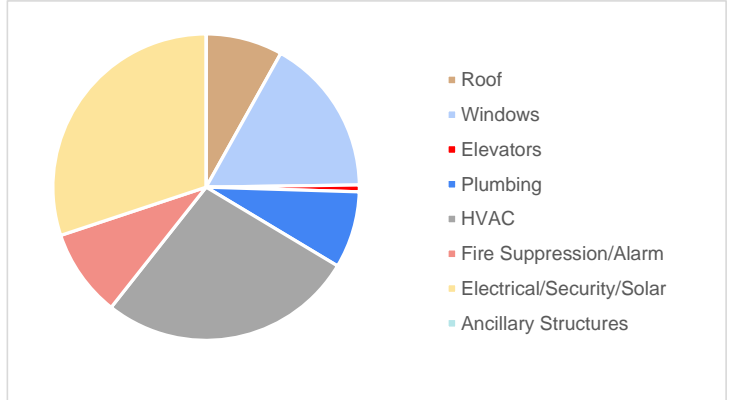
March 29, 2022

Total Value of Assets (Does Not Include Site/Structure/Walls/Interiors) **\$6,943,162**



GPS: 44.487080242423616, -73.09849715062441

Relative Asset Values

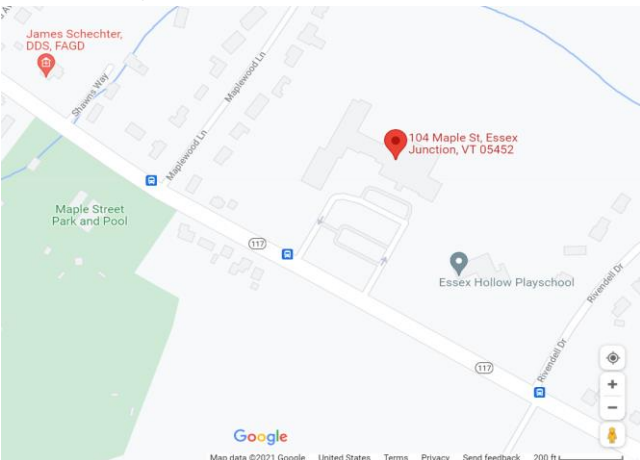
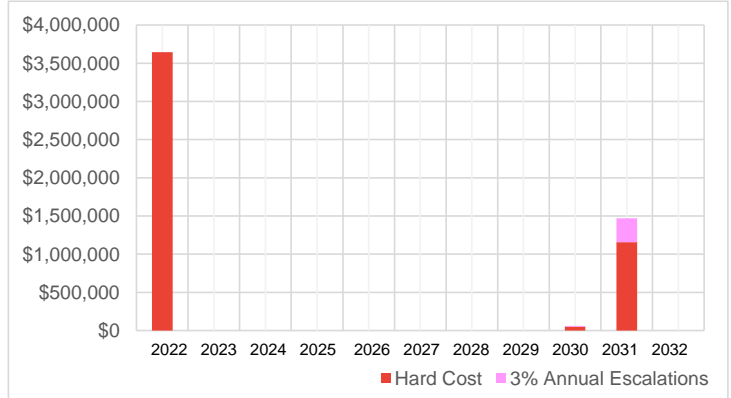


Value of Assets/GSF **\$86.39**



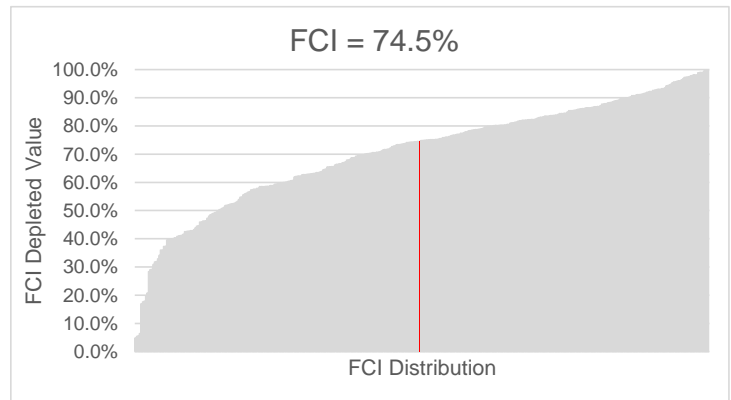
Site Plan - Google Earth

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 **Garry Scott**
 Respondent Title **Director of Facilities**
 Respondent Email **gscott@ewsd.org**
 Respondent Phone Number **(802) 857-7043**

Facility Information

School Type **Middle (5 thru 8)**
 Building Identification **Main Building**
 Stories **2**
 Building Area **80372 (Gross Square Footage - GSF)**
 Year Constructed **1957**
 Year of Last Major Renovation **2006**
 FCI (Depleted Value) **74.5%**

Environmental & Safety Issues

Hazardous Materials **No**
 Hazardous (HZD) Materials include -
 HZD Issues are -
 HZD Issues include -

Indoor Air Quality (IAQ) Issues **No**
 IAQ Issues include -
 IAQ Issues are -
 IAQ Issues include -

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 **No**
 ADA Issues are **N/A**
 ADA Issues include **N/A**

Utilities - Adequacy

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

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Building Envelope - Roof

Roof 1 is	Built-Up Roof or Modified Bitumen	EUL	C-RUL	Cost / Unit		Quantity	Units	Total Value	
Covers	100%	25	-2	\$14.00 / SF	for	40,186	SF	=	\$562,604
Installed in	1995								
Roof 2 is	-	EUL	C-RUL	Cost / Unit		Quantity	Units	Total Value	
Covers	0%	-	N/A	- / -	for	-	-	=	\$0
Installed in	-								
Roof 3 is	-	EUL	C-RUL	Cost / Unit		Quantity	Units	Total Value	
Covers	0%	-	N/A	- / -	for	-	-	=	\$0
Installed in	-								
Roof 4 is	-	EUL	C-RUL	Cost / Unit		Quantity	Units	Total Value	
Covers	0%	-	N/A	- / -	for	-	-	=	\$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	10	\$60.00 / SF	for	19,289	SF	=	\$1,157,357
Installed in	2002								
Secondary Window System	-	EUL	C-RUL	Cost / Unit		Quantity	Units	Total Value	
% of Windows That are this Type	0%	-	N/A	- / -	for	-	-	=	\$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	2	30	9	\$25,000.00 / STOP	for	2	STOP	=	\$50,000
Installed in	2001								
Secondary Conveyance/Elevators	-	EUL	C-RUL	Cost / Unit		Quantity	Units	Total Value	
Quantity of Stops	0	-	N/A	- / -	for	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	100%	40	-25	\$7.00 / GSF	for	80,372	GSF	=	\$562,604
Installed in	1957								
Secondary Plumbing System	-	EUL	C-RUL	Cost / Unit		Quantity	Units	Total Value	
Area of building served	0%	-	N/A	- / -	for	-	-	=	\$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	- / -	for	-	-	=	\$0
Installed in	-								
Secondary Plumbing System	-	EUL	C-RUL	Cost / Unit		Quantity	Units	Total Value	
Area of building served	0%	-	N/A	- / -	for	-	-	=	\$0
Installed in	-								

Services - Heating - Central System

Primary Heating System	Boiler(s)/System - Gas	EUL	C-RUL	Cost / Unit		Quantity	Units	Total Value	
Area of building served	90%	30	-35	\$62.00 / MBH	for	2,067	MBH	=	\$128,136
Installed in	1957								
Secondary Heating System	Boiler(s)/System - Fuel Oil	EUL	C-RUL	Cost / Unit		Quantity	Units	Total Value	
Area of building served	10%	30	-35	\$60.00 / MBH	for	230	MBH	=	\$13,778
Installed in	1957								



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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	1957	30	-35	\$14.00 / GSF	80,372	GSF	\$1,125,208



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 **Even Mix of Package Units & Split Systems**

Area of building served	100%	EUL	C-RUL	Cost / Unit	Quantity	Units	Total Value
Installed in	1957	18	-47	\$1,900.00 / TON	321	TON	\$610,827



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 **Sprinkler System, Medium Density/Complexity**

Area of building served	100%	EUL	C-RUL	Cost / Unit	Quantity	Units	Total Value
Installed in	1962	40	-20	\$5.00 / GSF	80,372	GSF	\$401,860



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	2003	20	1	\$3.00 / SF	80,372	SF	\$241,116

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 - Average**

Area of building served	100%	EUL	C-RUL	Cost / Unit	Quantity	Units	Total Value
Installed in	2021	15	14	\$4.00 / GSF	80,372	GSF	\$321,488

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	2006	40	24	\$22.00 / GSF	80,372	GSF	\$1,768,184

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.