

2022 School Facilities Inventory Report

Facility Name: **ESSEX WESTFORD EDUCATIONAL COMMUNITY UNIFIED UNION SD | CENTER FOR TECHNOLOGY ESSEX | 2 EDUCATIONAL DRIVE, ESSEX JUNCTION 5452 - High (9**

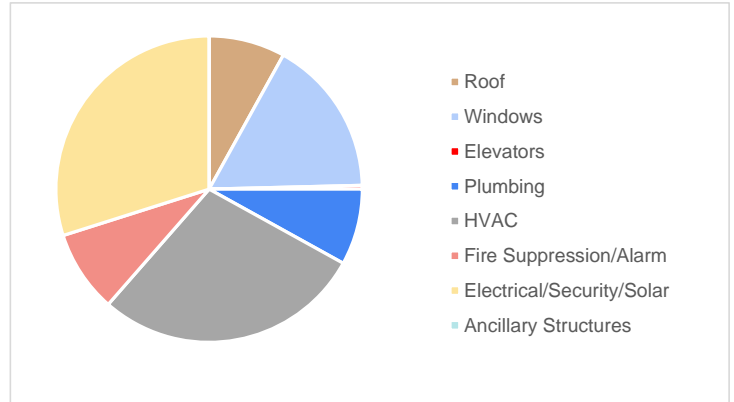
March 29, 2022

Total Value of Assets (Does Not Include Site/Structure/Walls/Interiors) **\$25,814,125**



GPS: 44.49846328798163, -73.11001638744166

Relative Asset Values

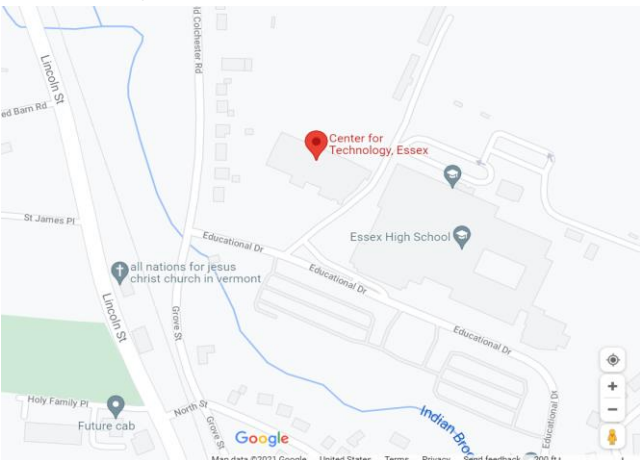
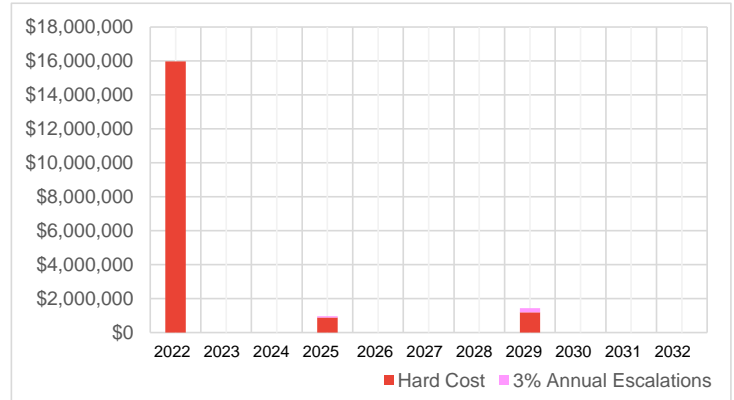


Value of Assets/GSF **\$86.98**



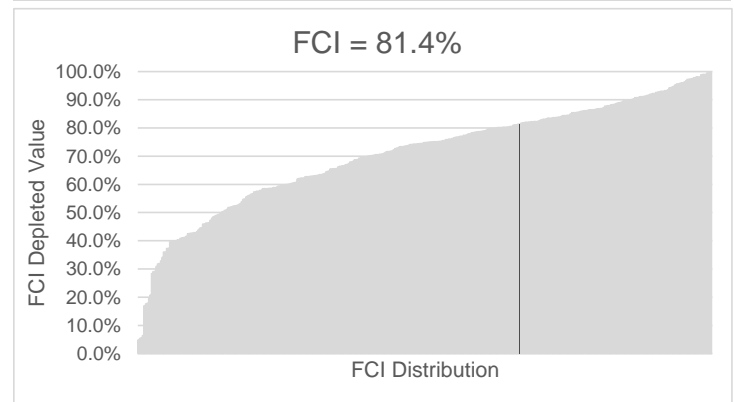
Site Plan - Google Earth

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 - 12:56 PM**
 Respondent Name **Garry Scott**
 Respondent Title **Director of Facilities**
 Respondent Email **gscott@ewsd.org**
 Respondent Phone Number **(802) 857-7043**

Facility Information

School Type **High (9 thru 12)**
 Building Identification **Main Building**
 Stories **2**
 Building Area **296785 (Gross Square Footage - GSF)**
 Year Constructed **1970**
 Year of Last Major Renovation **2000**
 FCI (Depleted Value) **81.3%**

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**

Covers	EUL	C-RUL	Cost / Unit	Quantity	Units	Total Value
50%	25	-2	\$14.00 / SF	74,196	SF	\$1,038,748

Installed in 1995



Roof 2 is **Built-Up Roof or Modified Bitumen**

Covers	EUL	C-RUL	Cost / Unit	Quantity	Units	Total Value
50%	25	22	\$14.00 / SF	74,196	SF	\$1,038,748

Installed in 2019

Roof 3 is -

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

Installed in -

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, Metal-Frame**

% of Windows That are this Type	EUL	C-RUL	Cost / Unit	Quantity	Units	Total Value
50%	30	-22	\$60.00 / SF	35,614	SF	\$2,136,852

Installed in 1970



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

% of Windows That are this Type	EUL	C-RUL	Cost / Unit	Quantity	Units	Total Value
50%	30	-22	\$60.00 / SF	35,614	SF	\$2,136,852

Installed in 1970



Services - Elevators

Primary Conveyance/Elevators **Elevator, Hydraulic, Machine/Controller/Cab**

Quantity of Stops	EUL	C-RUL	Cost / Unit	Quantity	Units	Total Value
2	30	-22	\$25,000.00 / STOP	2	STOP	\$50,000

Installed in 1970



Secondary Conveyance/Elevators **Elevator, Hydraulic, Machine/Controller/Cab**

Quantity of Stops	EUL	C-RUL	Cost / Unit	Quantity	Units	Total Value
2	30	14	\$25,000.00 / STOP	2	STOP	\$50,000

Installed in 2006

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	-12	\$7.00 / GSF	296,785	GSF	\$2,077,495

Installed in 1970



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 **Central Cooling System - Chiller(s) - Air Cooled**

Area of building served	EUL	C-RUL	Cost / Unit	Quantity	Units	Total Value
10%	25	23	\$1,200.00 / TON	119	TON	\$142,457

Installed in 2020

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	-22	\$60.00 / MBH	4,240	MBH	\$254,387

Installed in 1970



Secondary Heating System **Boiler(s)/System - Gas**

Area of building served	EUL	C-RUL	Cost / Unit	Quantity	Units	Total Value
100%	30	-23	\$62.00 / MBH	8,480	MBH	\$525,733

Installed in 1969



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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	1970	30	-22	\$14.00 / GSF	296,785	GSF	\$4,154,990



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	1970	18	-34	\$1,900.00 / TON	1,187	TON	\$2,255,566



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	90%	EUL	C-RUL	Cost / Unit	Quantity	Units	Total Value
Installed in	1970	40	-12	\$5.00 / GSF	267,107	GSF	\$1,335,533



Secondary 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	2015	20	13	\$10,000.00 / EA	1	EA	\$10,000

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	2006	20	4	\$3.00 / SF	296,785	SF	\$890,355

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	2015	15	8	\$4.00 / GSF	296,785	GSF	\$1,187,140

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	2000	40	18	\$22.00 / GSF	296,785	GSF	\$6,529,270

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.