

2022 School Facilities Inventory Report

Facility Name: **ESSEX WESTFORD EDUCATIONAL COMMUNITY UNIFIED UNION SD | ESSEX MIDDLE SCHOOL | 60 FOUNDERS RD, ESSEX JUNCTION 5452 - Middle (5 thru 8) -**

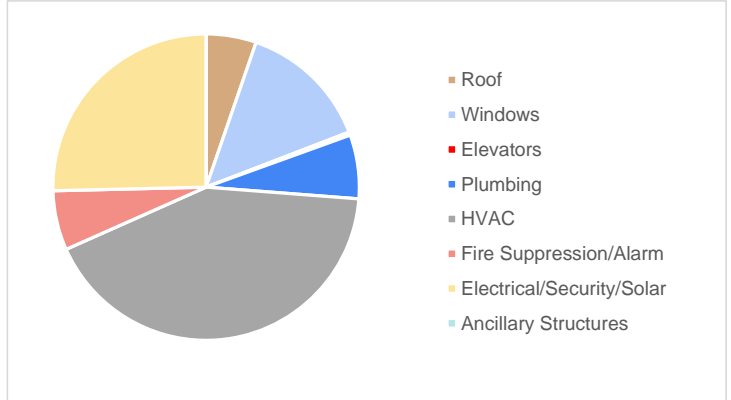
March 29, 2022

Total Value of Assets (Does Not Include Site/Structure/Walls/Interiors) **\$14,891,538**



GPS: 44.499523153312005, -73.0579702701671

Relative Asset Values

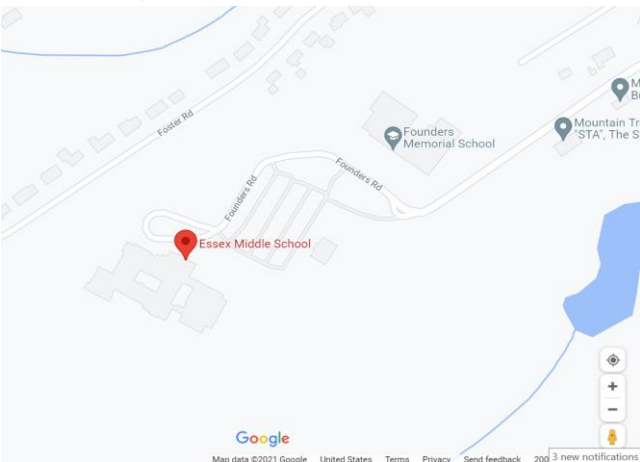
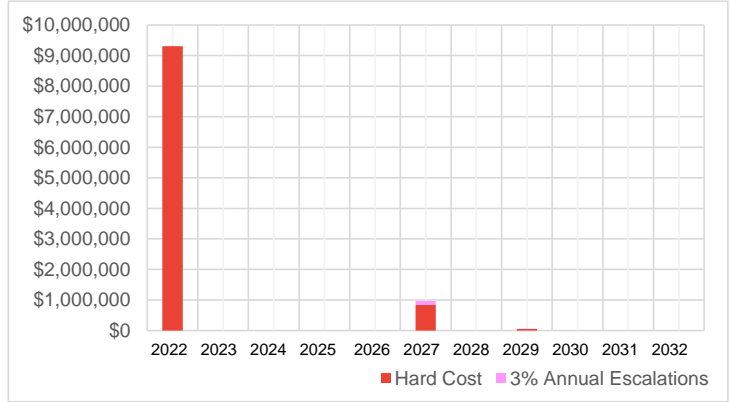


Value of Assets/GSF **\$103.91**



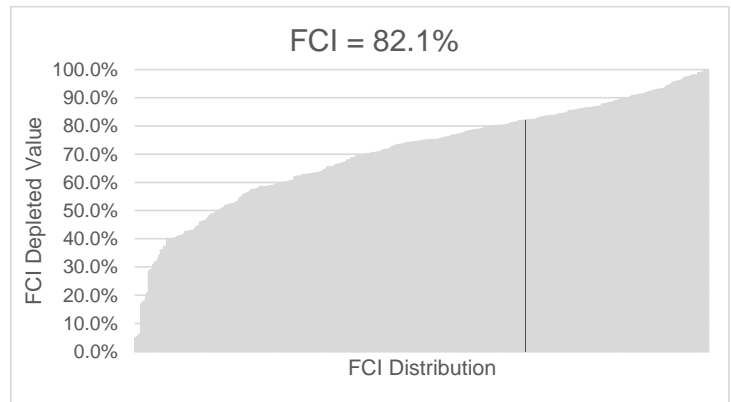
Site Plan - Google Earth

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 **2021-12-07 - 2:11 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 **Middle (5 thru 8)**
 Building Identification **Main Building**
 Stories **2**
 Building Area **143310 (Gross Square Footage - GSF)**
 Year Constructed **1968**
 Year of Last Major Renovation **2000**
 FCI (Depleted Value) **82.0%**

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 **Maybe**
 ADA Issues are **Minor**
 ADA Issues include **ADA compliance**



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	Single-Ply EPDM/TPO/PVC Membrane	EUL	C-RUL	Cost / Unit		Quantity	Units	Total Value
Covers	100%	20	6	\$11.00 / SF	for	71,655 SF	=	\$788,205
Installed in	2008							
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	-24	\$60.00 / SF	for	34,394 SF	=	\$2,063,664
Installed in	1968							
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	8	\$25,000.00 / STOP	for	2 STOP	=	\$50,000
Installed in	2000							
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	-14	\$7.00 / GSF	for	143,310 GSF	=	\$1,003,170
Installed in	1968							
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	100%	30	16	\$62.00 / MBH	for	4,095 MBH	=	\$253,863
Installed in	2008							
Secondary Heating System	-	EUL	C-RUL	Cost / Unit		Quantity	Units	Total Value
Area of building served	0%	-	N/A	- / -	for	- -	=	\$0
Installed in	-							

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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	1968	30	-24	\$14.00 / GSF	143,310	GSF	\$2,006,340



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 **Package Units (RTUs)**

Area of building served	100%	EUL	C-RUL	Cost / Unit	Quantity	Units	Total Value
Installed in	1968	20	-34	\$7,000.00 / TON	573	TON	\$4,012,680



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	99%	EUL	C-RUL	Cost / Unit	Quantity	Units	Total Value
Installed in	2000	40	18	\$5.00 / GSF	141,877	GSF	\$709,385

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	2000	20	-2	\$10,000.00 / EA	1	EA	\$10,000



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	2000	20	-2	\$1.50 / GSF	143,310	GSF	\$214,965



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	143,310	GSF	\$573,240

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	143,310	GSF	\$3,152,820

Services - Solar Power (PV)

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

Owned/Maintained by School **Yes**

Value of Solar PV Panels: **\$53,206**

Quantity of Panels	30	EUL	C-RUL	Cost / Unit	Quantity	Units	Total Value
Installed in	2008	20	6	\$85.00 / SF	626	SF	\$53,206

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

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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.