

### 2022 School Facilities Inventory Report

Facility Name: **ESSEX WESTFORD EDUCATIONAL COMMUNITY UNIFIED UNION SD | WESTFORD ELEMENTARY SCHOOL | 146 BROOKSIDE ROAD, WESTFORD 5494 - Combination -**

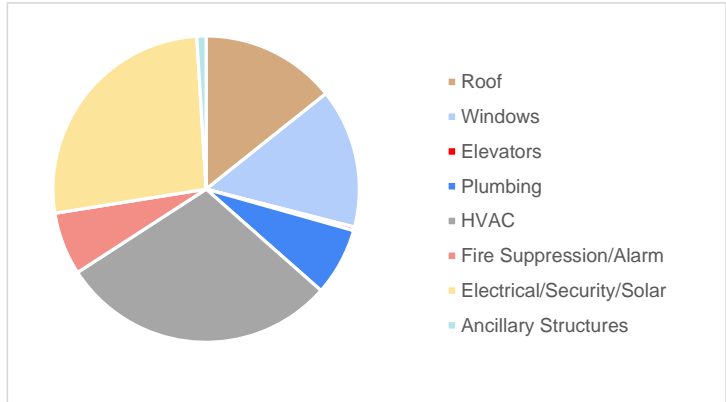
March 29, 2022

Total Value of Assets (Does Not Include Site/Structure/Walls/Interiors) **\$4,487,629**



GPS: 44.60348289574896, -73.01909337557241

#### Relative Asset Values

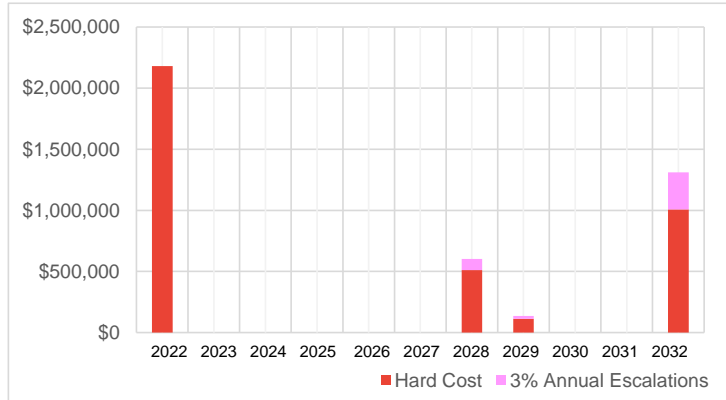


Value of Assets/GSF **\$97.97**

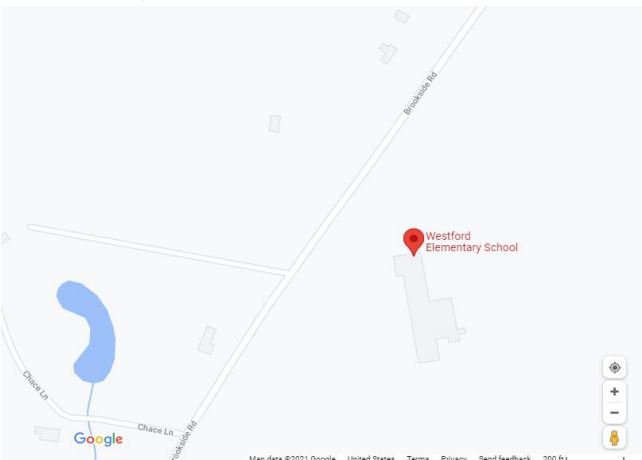
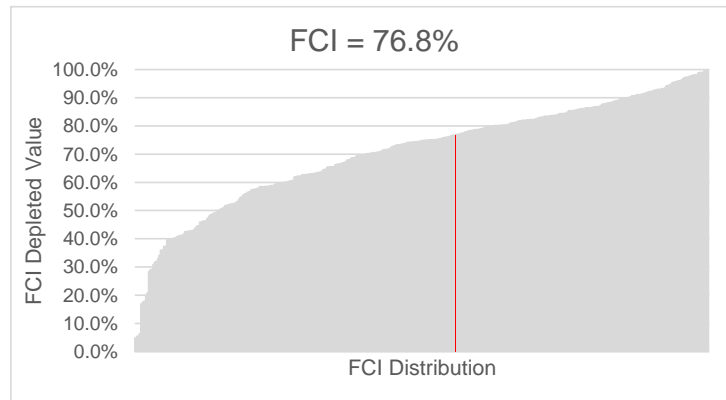


Site Plan - Google Earth

#### Projected Capital Planning Cash Flow



#### Facility Condition Index (FCI) Compared to Portfolio



Location Plan - Google Maps

(See Last Page for Explanation of Terms)

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#### Respondent Information

Date/Time Completed **2021-12-14 - 1:06 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 **Combination**  
 Building Identification **Main Building**  
 Stories **1**  
 Building Area **45804 (Gross Square Footage - GSF)**  
 Year Constructed **1967**  
 Year of Last Major Renovation **1993**  
 FCI (Depleted Value) **76.8%**

#### 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	100%	EUL	C-RUL	Cost / Unit		Quantity	Units	Total Value
Installed in	1967	25	-30	\$14.00 / SF	for	45,804 SF	=	\$641,256



Roof 2 is -

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

Roof 3 is -

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

Roof 4 is -

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

#### Building Envelope - Windows

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

% of Windows That are this Type	100%	EUL	C-RUL	Cost / Unit		Quantity	Units	Total Value
Installed in	2016	30	24	\$60.00 / SF	for	10,993 SF	=	\$659,578

Secondary Window System -

% of Windows That are this Type	0%	EUL	C-RUL	Cost / Unit		Quantity	Units	Total Value
Installed in	-	-	N/A	- / -	for	- -	=	\$0

#### Services - Elevators

Primary Conveyance/Elevators **Wheelchair Lift**

Quantity of Stops	1	EUL	C-RUL	Cost / Unit		Quantity	Units	Total Value
Installed in	2012	25	15	\$17,000.00 / EA	for	1 EA	=	\$17,000

Secondary Conveyance/Elevators -

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

#### Services - Plumbing

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

Area of building served	100%	EUL	C-RUL	Cost / Unit		Quantity	Units	Total Value
Installed in	1978	40	-4	\$7.00 / GSF	for	45,804 GSF	=	\$320,628



Secondary Plumbing System -

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

#### Services - Cooling - Central System

Primary Central Cooling System **None**

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

Secondary Plumbing System -

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

#### Services - Heating - Central System

Primary Heating System **Boiler(s)/System - Solid Fuel (Wood/Pellet)**

Area of building served	100%	EUL	C-RUL	Cost / Unit		Quantity	Units	Total Value
Installed in	2004	25	7	\$250.00 / MBH	for	1,309 MBH	=	\$327,171

Secondary Heating System -

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

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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	1978	30	-14	\$14.00 / GSF	45,804	GSF	\$641,256



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	1978	18	-26	\$1,900.00 / TON	183	TON	\$348,110



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	1978	40	-4	\$5.00 / GSF	45,804	GSF	\$229,020



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 **Older type Zoned System**

Area of building served	100%	EUL	C-RUL	Cost / Unit	Quantity	Units	Total Value
Installed in	2010	20	8	\$1.50 / GSF	45,804	GSF	\$68,706

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	2014	15	7	\$4.00 / GSF	45,804	GSF	\$183,216

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	1993	40	11	\$22.00 / GSF	45,804	GSF	\$1,007,688

#### 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 **Relocatable Building - Classroom/Office - Basic/Portable**

Total SF of Ancillary Structures	400	EUL	C-RUL	Cost / Unit	Quantity	Units	Total Value
Installed in	2015	15	8	\$110.00 / SF	400	SF	\$44,000

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

<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.