

2022 School Facilities Inventory Report

Facility Name: **FRANKLIN NORTHEAST SU | BERKSHIRE ELEMENTARY SCHOOL | 4850 WATER TOWER ROAD, RICHFORD 5476 - Combination - Main Building**

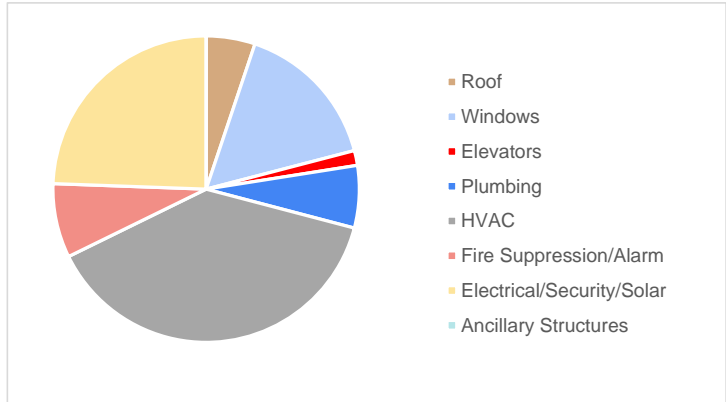
March 29, 2022

Total Value of Assets (Does Not Include Site/Structure/Walls/Interiors) **\$3,193,629**



GPS: 44.972512559276886, -72.76615625862007

Relative Asset Values

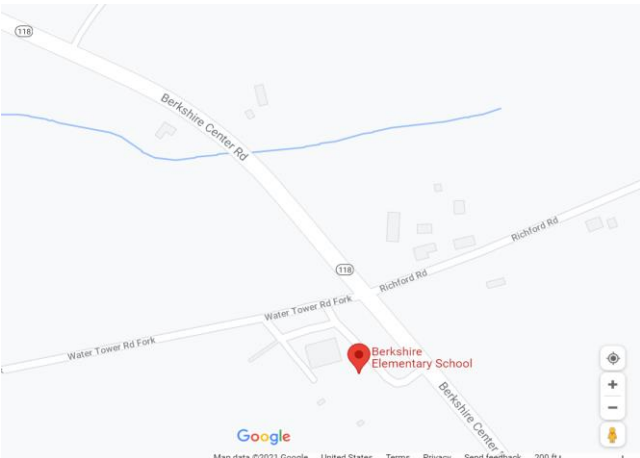
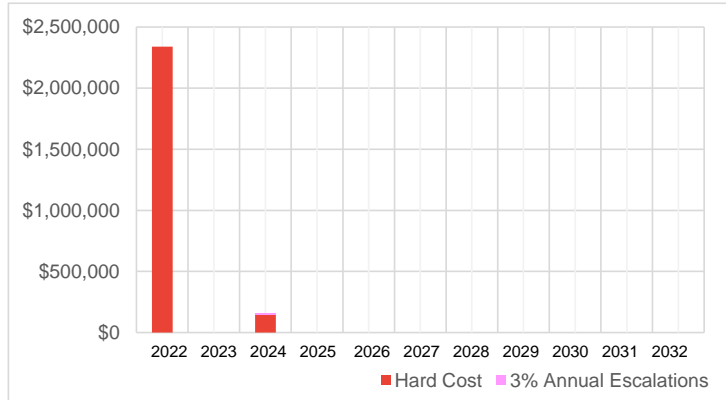


Value of Assets/GSF **\$106.45**



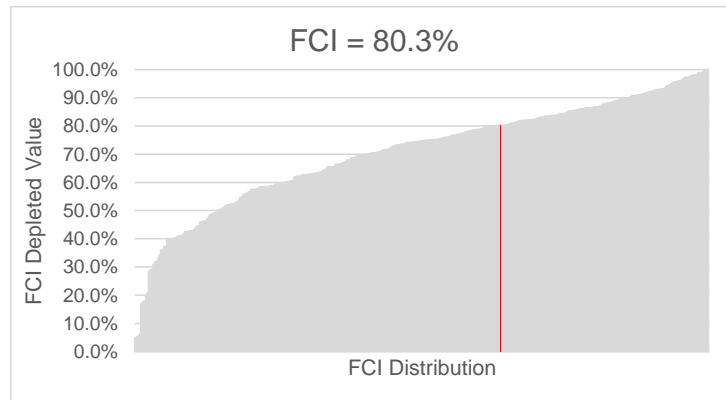
Site Plan - Google Earth

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 **2021-12-12 - 11:55 AM**
 Respondent Name **Leonard Badeau**
 Respondent Title **Principal**
 Respondent Email **leonard.badeau@fnesu.org**
 Respondent Phone Number **(802) 933-2290**

Facility Information

School Type **Combination**
 Building Identification **Main Building**
 Stories **2**
 Building Area **30000 (Gross Square Footage - GSF)**
 Year Constructed **1960**
 Year of Last Major Renovation **2017**
 FCI (Depleted Value) **80.2%**

Environmental & Safety Issues


Hazardous Materials **Yes** 
 Hazardous (HZD) Materials include **Asbestos containing materials (ACM)**
 HZD Issues are **Major**
 HZD Issues include **We have asbestos insulation (wrapping) of a few pipes in our boiler room. This is the only area of the school that has the asbestos, and the wrapping is in good condition. Per our Absbestos abatement / management plan there is no needed action on this unless the wrapping begins to deteriorate or a project is needed to be completed in that area that would damage or require removal of the wrapping.**

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 **I am unsure if this is an accessibility issue, as we have ramps or leveled entryways in the north, west, and east entrances to the building, but the south entrance (our main recess door), does not have a ramp exit. There for in the event of an incident that blocked exits out the north, east, or west, an individual would not have ramp access to exit. However, all classrooms on the first floor have ground level access so they can leave via those classrooms, but if they needed to use the recess door (south exit), they would not have a ramp to use.**

Utilities - Adequacy

IT / Internet Service **Adequate**
 Building Wi-Fi Coverage **Adequate**
 Cellular Reception **Inadequate** 
 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							
Covers	50%	EUL	C-RUL	Cost / Unit		Quantity	Units	Total Value
Installed in	2003	20	1	\$11.00 / SF	for	7,500	SF	\$82,500
Roof 2 is	Single-Ply EPDM/TPO/PVC Membrane							
Covers	50%	EUL	C-RUL	Cost / Unit		Quantity	Units	Total Value
Installed in	2003	20	1	\$11.00 / SF	for	7,500	SF	\$82,500
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, Wood-Frame							
% of Windows That are this Type	100%	EUL	C-RUL	Cost / Unit		Quantity	Units	Total Value
Installed in	1965	30	-27	\$70.00 / SF	for	7,200	SF	\$504,000
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	Elevator, Hydraulic, Machine/Controller/Cab							
Quantity of Stops	2	EUL	C-RUL	Cost / Unit		Quantity	Units	Total Value
Installed in	1985	30	-7	\$25,000.00 / STOP	for	2	STOP	\$50,000
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	1965	40	-17	\$7.00 / GSF	for	30,000	GSF	\$210,000
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	Central Cooling System - Chiller(s) - Air Cooled							
Area of building served	30%	EUL	C-RUL	Cost / Unit		Quantity	Units	Total Value
Installed in	2017	25	20	\$1,200.00 / TON	for	36	TON	\$43,200
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 - Fuel Oil							
Area of building served	100%	EUL	C-RUL	Cost / Unit		Quantity	Units	Total Value
Installed in	1985	30	-7	\$60.00 / MBH	for	857	MBH	\$51,429
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 **Piped System to Unit Ventilators/Fan Coils, 2-Pipe System**

Area of building served	100%	EUL	C-RUL	Cost / Unit	Quantity	Units	Total Value
Installed in	1985	30	-7	\$10.00 / GSF	30,000	GSF	\$300,000



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	1985	20	-17	\$7,000.00 / TON	120	TON	\$840,000



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	1985	40	3	\$5.00 / GSF	30,000	GSF	\$150,000

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	1985	20	-17	\$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	1985	20	-17	\$3.00 / SF	30,000	SF	\$90,000



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	1985	15	-22	\$4.00 / GSF	30,000	GSF	\$120,000



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	2017	40	35	\$22.00 / GSF	30,000	GSF	\$660,000

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.