

### 2022 School Facilities Inventory Report

Facility Name: **FRANKLIN NORTHEAST SU | RICHFORD ELEMENTARY SCHOOL | 1 ELEMENTARY SCHOOL ROAD, RICHFORD 5476 - Combination - Main Building**

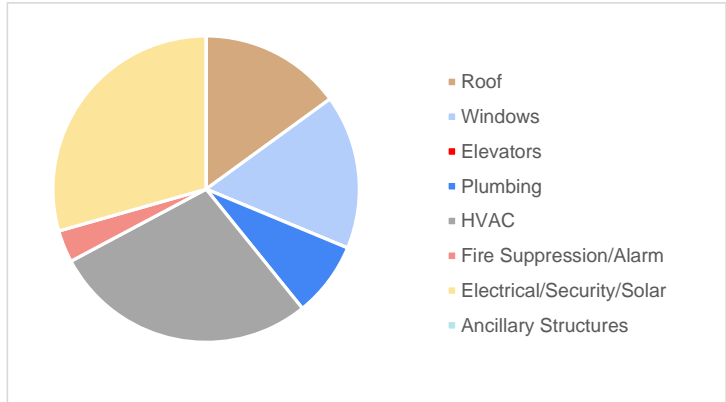
March 29, 2022

Total Value of Assets (Does Not Include Site/Structure/Walls/Interiors) **\$1,589,817**



GPS: 44.98390021677246, -72.67850567135693

#### Relative Asset Values

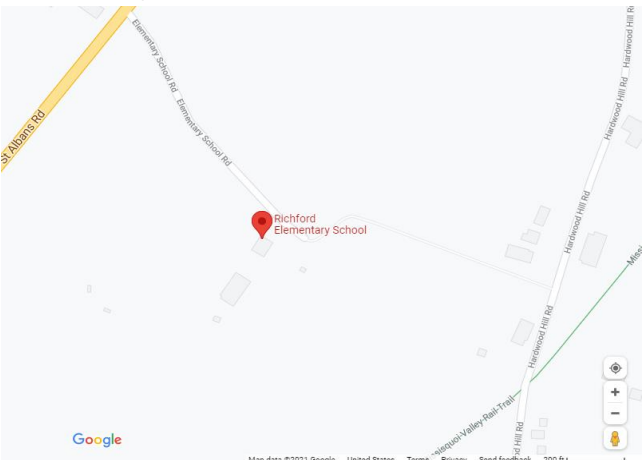
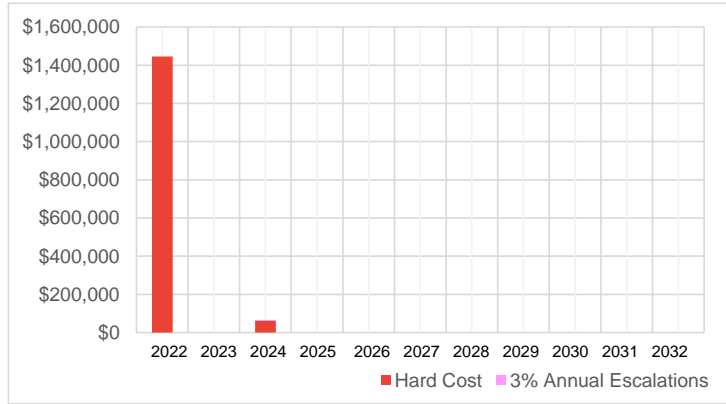


Value of Assets/GSF **\$88.42**



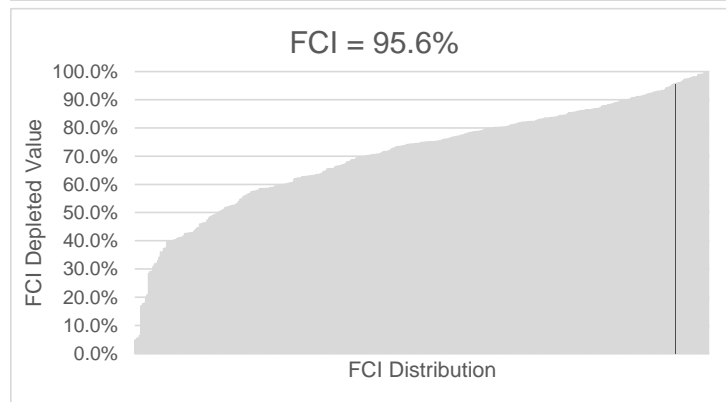
Site Plan - Google Earth

#### 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 **2021-12-15 - 9:16 AM**  
 Respondent Name **Gerard Capone**  
 Respondent Title **Director of Facilities**  
 Respondent Email **jerry.capone@fnesu.org**  
 Respondent Phone Number **(802) 848-7416 x130**

#### Facility Information

School Type **Combination**  
 Building Identification **Main Building**  
 Stories **1**  
 Building Area **17980 (Gross Square Footage - GSF)**  
 Year Constructed **1968**  
 Year of Last Major Renovation **N/A**  
 FCI (Depleted Value) **95.6%**

#### Environmental & Safety Issues

Hazardous Materials **Yes** ⚠  
 Hazardous (HZD) Materials include **Asbestos containing materials (ACM)**  
 HZD Issues are **Major**  
 HZD Issues include **Gym (2542 sf) and gym office (252 sf) has Asbestos mastic under floor tiles**

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Indoor Air Quality (IAQ) Issues **Yes** ⚠  
 IAQ Issues include **Insufficient Air Change Ratio, Heating And ventilation is inefficient installed in 1968, Exhaust is not energy efficient**  
 IAQ Issues are **Major**  
 IAQ Issues include **Aging heating and ventilation not energy efficient.**

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Fire or Life/Safety (FL/S) Issues **Maybe** ⚠  
 FL/S Issues are **-**

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Other Risk Factors **Yes** ⚠  
 Other Risk Factors include **Flooding**  
 Other Risk Factors are **During heavy rains and snow melt flooding in basement.**

#### Handicap Accessibility (ADA) Issues

Handicap Accessibility (ADA) Issues **No**  
 ADA Issues are **N/A**  
 ADA Issues include **N/A**

#### Utilities - Adequacy

IT / Internet Service **Marginal** ⚠  
 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 **Built-Up Roof or Modified Bitumen**

Covers	EUL	C-RUL	Cost / Unit	Quantity	Units	Total Value
50%	25	-29	\$14.00 / SF	8,990	SF	\$125,860
Installed in	1968					



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

Covers	EUL	C-RUL	Cost / Unit	Quantity	Units	Total Value
25%	25	3	\$14.00 / SF	4,495	SF	\$62,930
Installed in	2000					

Roof 3 is **Single-Ply EPDM/TPO/PVC Membrane**

Covers	EUL	C-RUL	Cost / Unit	Quantity	Units	Total Value
25%	20	18	\$11.00 / SF	4,495	SF	\$49,445
Installed in	2020					

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
100%	30	-24	\$60.00 / SF	4,315	SF	\$258,912
Installed in	1968					



Secondary Window System -

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

#### Services - Elevators

Primary Conveyance/Elevators **None**

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

Secondary Conveyance/Elevators -

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

#### 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	-14	\$7.00 / GSF	17,980	GSF	\$125,860
Installed in	1968					



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 **None**

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

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 - Gas**

Area of building served	EUL	C-RUL	Cost / Unit	Quantity	Units	Total Value
100%	30	17	\$62.00 / MBH	514	MBH	\$31,850
Installed in	2009					

Secondary Heating System -

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

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#### Services - HVAC Distribution

Primary HVAC Distribution System **HVAC System, Hydronic Piping, 2-Pipe**

Area of building served	100%	EUL	C-RUL	Cost / Unit	Quantity	Units	Total Value
Installed in	1968	40	-14	\$5.00 / SF	for 17,980	SF	= \$89,900



Secondary HVAC Distribution System **Forced Air System (AHUs, Ductwork, VAVs), 2-Pipe System**

Area of building served	100%	EUL	C-RUL	Cost / Unit	Quantity	Units	Total Value
Installed in	1968	30	-24	\$18.00 / GSF	for 17,980	GSF	= \$323,640



#### Services - Package Systems

Primary HVAC Package Unit & Splits **None**

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

Secondary HVAC Package Unit & Splits **-**

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

#### Services - Fire Suppression

Primary Fire Suppression System **None**

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

Secondary Fire Suppression System **-**

Area of building served	0%	EUL	C-RUL	Cost / Unit	Quantity	Units	Total Value
Installed in	-	-	N/A	- / -	for -	-	= \$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	2000	20	-2	\$3.00 / SF	for 17,980	SF	= \$53,940



Secondary Fire Suppression System **-**

Area of building served	0%	EUL	C-RUL	Cost / Unit	Quantity	Units	Total Value
Installed in	-	-	N/A	- / -	for -	-	= \$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	2000	15	-7	\$4.00 / GSF	for 17,980	GSF	= \$71,920



Secondary Security & Low Volt System **-**

Area of building served	0%	EUL	C-RUL	Cost / Unit	Quantity	Units	Total Value
Installed in	-	-	N/A	- / -	for -	-	= \$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	1968	40	-14	\$22.00 / GSF	for 17,980	GSF	= \$395,560



#### Services - Solar Power (PV)

Solar (Electric Generation) Provided **None**

Owned/Maintained by School **-**

Quantity of Panels **0**

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

Value of Solar PV Panels: -

#### Ancillary Structures

Ancillary Structures **None**

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

Secondary Ancillary Structures **-**

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

#### Additional Comments

Date of installs unknown have 0000 in the date field

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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.