

2022 School Facilities Inventory Report

Facility Name: **FRANKLIN NORTHEAST SU | SHELDON ELEMENTARY SCHOOL | 78 POOR FARM ROAD, SHELDON 5483 - Combination - Main Building**

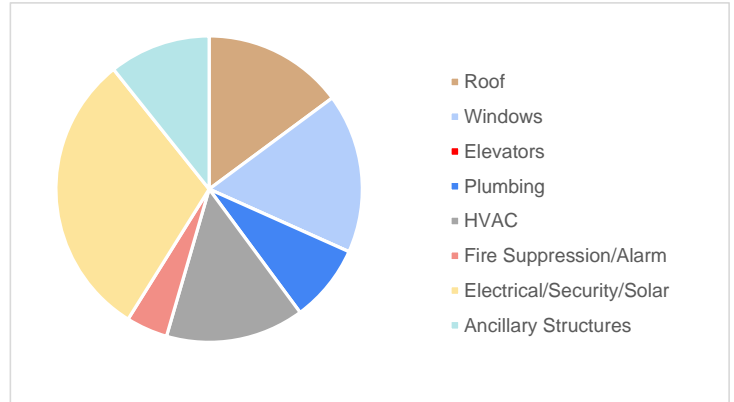
March 29, 2022

Total Value of Assets (Does Not Include Site/Structure/Walls/Interiors) **\$3,079,131**



GPS: 44.901151867384826, -72.96945527506033

Relative Asset Values

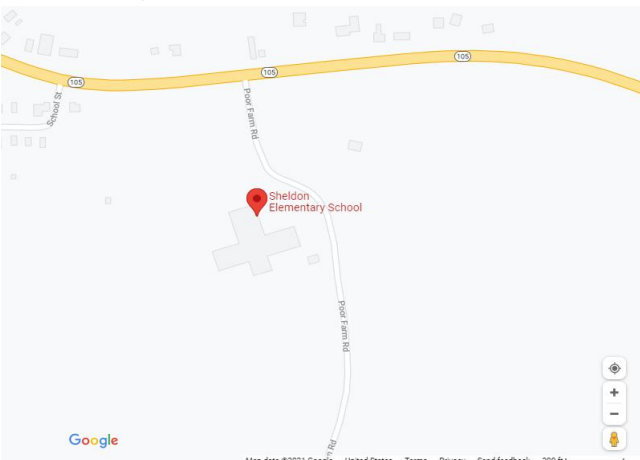
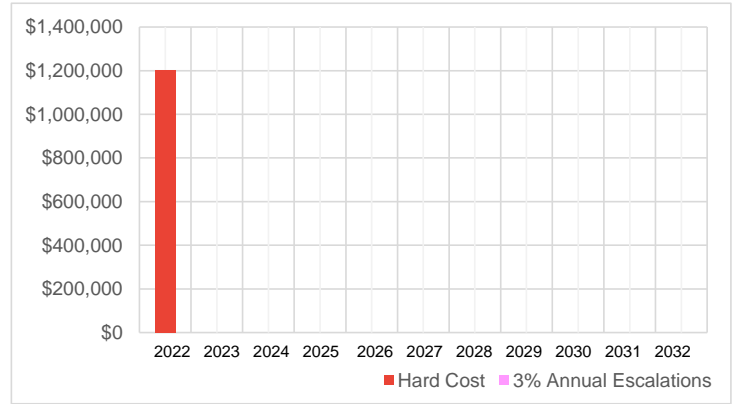


Value of Assets/GSF **\$85.51**



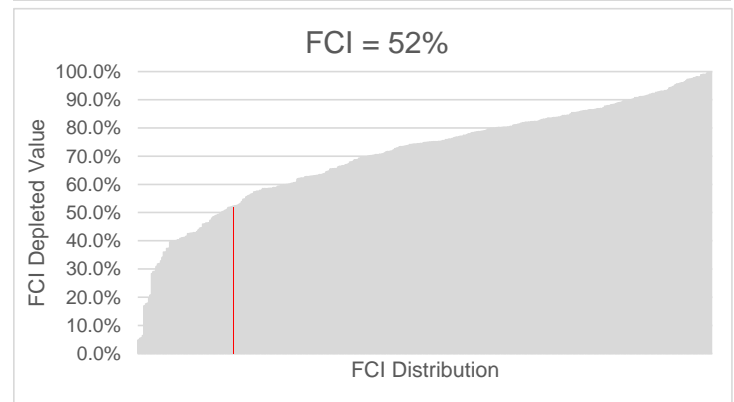
Site Plan - Google Earth

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 **2021-12-13 - 10:27 AM**
 Respondent Name **Christie Martin**
 Respondent Title **Principal**
 Respondent Email **christie.martin@fnesu.org**
 Respondent Phone Number **(802) 933-4909**

Facility Information

School Type **Combination**
 Building Identification **Main Building**
 Stories **1**
 Building Area **36011 (Gross Square Footage - GSF)**
 Year Constructed **1973**
 Year of Last Major Renovation **2019**
 FCI (Depleted Value) **52.0%**

Environmental & Safety Issues

Hazardous Materials **No**
 Hazardous (HZD) Materials include -
 HZD Issues are -
 HZD Issues include -

Indoor Air Quality (IAQ) Issues **Maybe** ⚠️
 IAQ Issues include **Insufficient Air Change Ratio, Humidity (Too Low or Too High)**
 IAQ Issues are **Major**
 IAQ Issues include **humidity throughout the school, some interior office air change ratios exist**

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 **Marginal** ⚠️
 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 Metal									
Covers 85%	EUL	C-RUL	Cost / Unit		Quantity	Units		Total Value	
Installed in 1995	40	13	\$13.00 / SF	for	30,609	SF	=	\$397,922	
Roof 2 is Single-Ply EPDM/TPO/PVC Membrane									
Covers 15%	EUL	C-RUL	Cost / Unit		Quantity	Units		Total Value	
Installed in 2019	20	17	\$11.00 / SF	for	5,402	SF	=	\$59,418	
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 2019	30	27	\$60.00 / SF	for	8,643	SF	=	\$518,558	
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 None									
Quantity of Stops 0	EUL	C-RUL	Cost / Unit		Quantity	Units		Total Value	
Installed in -	-	N/A	- / -	for	0	-	=	\$0	
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 1973	40	-9	\$7.00 / GSF	for	36,011	GSF	=	\$252,077	⚠
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 Central Cooling System - Chiller(s) - Air Cooled									
Area of building served 15%	EUL	C-RUL	Cost / Unit		Quantity	Units		Total Value	
Installed in 1995	25	-2	\$1,200.00 / TON	for	22	TON	=	\$25,928	⚠

Services - Heating - Central System

Primary Heating System Boiler(s)/System - Gas									
Area of building served 100%	EUL	C-RUL	Cost / Unit		Quantity	Units		Total Value	
Installed in 1973	30	-19	\$62.00 / MBH	for	1,029	MBH	=	\$63,791	⚠
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	1973	30	-19	\$10.00 / GSF	for 36,011	GSF	= \$360,110



Secondary HVAC Distribution System -

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

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 **Sprinkler System, Medium Density/Complexity**

Area of building served	15%	EUL	C-RUL	Cost / Unit	Quantity	Units	Total Value
Installed in	1973	40	-9	\$5.00 / GSF	for 5,402	GSF	= \$27,008



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	2020	20	18	\$3.00 / SF	for 36,011	SF	= \$108,033

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 36,011	GSF	= \$144,044



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	2019	40	37	\$22.00 / GSF	for 36,011	GSF	= \$792,242

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	- / -	for -	-	= \$0

Ancillary Structures

Ancillary Structures **Relocatable Building - Classroom/Office - Basic/Portable**

Total SF of Ancillary Structures	3000	EUL	C-RUL	Cost / Unit	Quantity	Units	Total Value
Installed in	2000	15	-7	\$110.00 / SF	for 3,000	SF	= \$330,000



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

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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 overlaid 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.