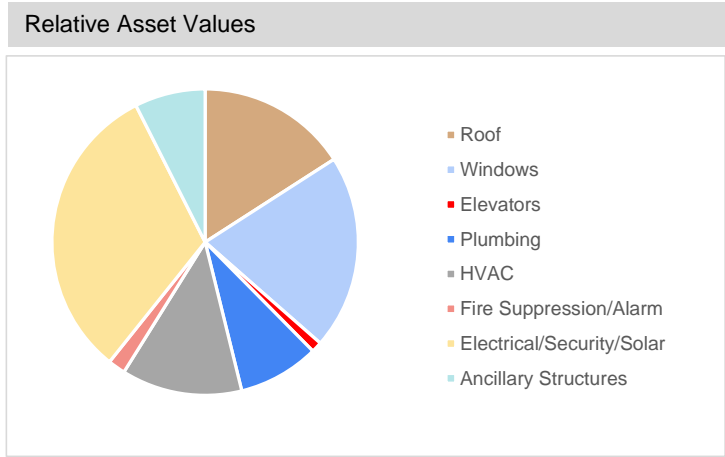


2022 School Facilities Inventory Report

Facility Name: **FRANKLIN WEST SU | FLETCHER ELEMENTARY SCHOOL | 340 SCHOOL ROAD, CAMBRIDGE 5444 - Combination (PreK thru 6) - Main Building**

March 29, 2022

Total Value of Assets (Does Not Include Site/Structure/Walls/Interiors) **\$1,508,277**

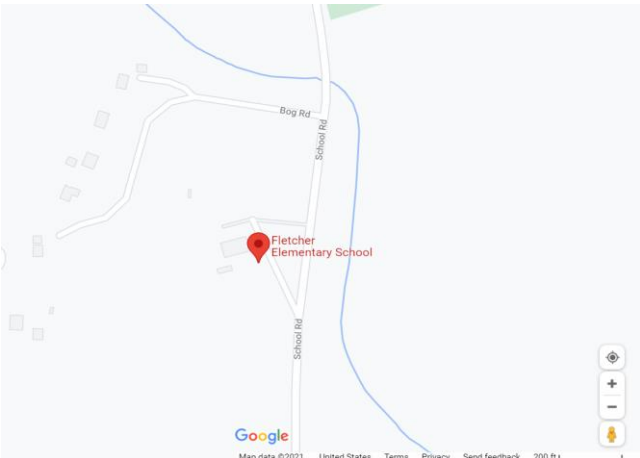
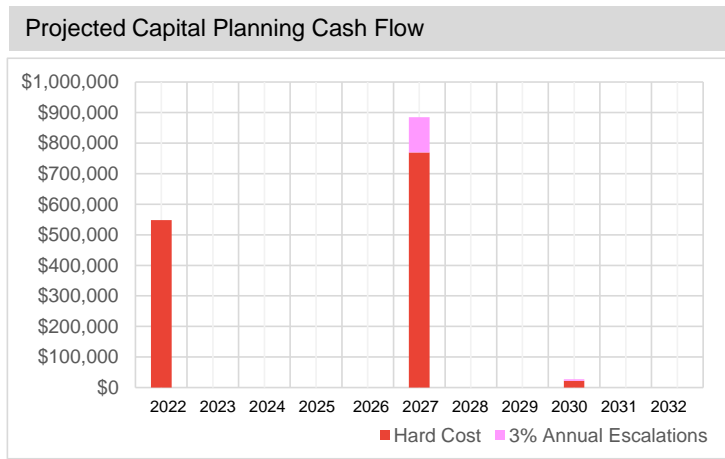


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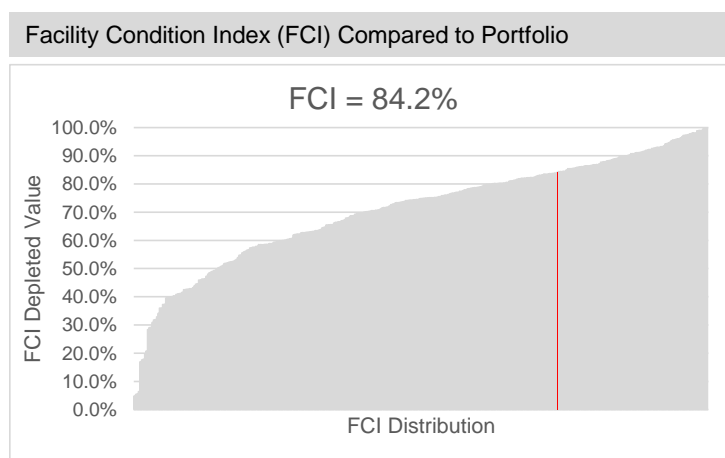


Site Plan - Google Earth

Value of Assets/GSF **\$81.73**



Location Plan - Google Maps



(See Last Page for Explanation of Terms)

2022 School Facilities Inventory Report

Facility Name: **FRANKLIN WEST SU | FLETCHER ELEMENTARY SCHOOL | 340 SCHOOL ROAD, CAMBRIDGE 5444 - Combination (PreK thru 6) - Main Building**

Respondent Information

Date/Time Completed **2021-12-10 - 11:28 AM**
 Respondent Name **Tod Granger**
 Respondent Title **Director of Facilities**
 Respondent Email **tgranger@fwsu.org**
 Respondent Phone Number **(802) 309-1412**

Facility Information

School Type **Combination (PreK thru 6)**
 Building Identification **Main Building**
 Stories **1**
 Building Area **18454 (Gross Square Footage - GSF)**
 Year Constructed **1960**
 Year of Last Major Renovation **1988**
 FCI (Depleted Value) **83.8%**

Environmental & Safety Issues

Hazardous Materials **Maybe** ⚠️
 Hazardous (HZD) Materials include **No Known materials but all considered suspect.**
 HZD Issues are **Minor**
 HZD Issues include **No known materials but all considered suspect.**

Indoor Air Quality (IAQ) Issues **Maybe** ⚠️
 IAQ Issues include **Insufficient Air Change Ratio**
 IAQ Issues are **Major**
 IAQ Issues include **HVAC equipment is nearing the end of its useful life.**

Fire or Life/Safety (FL/S) Issues **Maybe** ⚠️
 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 **Marginal** ⚠️
 Building Wi-Fi Coverage **Marginal** ⚠️
 Cellular Reception **Inadequate** ⚠️
 Water Service Pressure **Adequate**
 Natural Gas/Propane Pressure **Adequate**
 Electrical Capacity **Marginal** ⚠️

2022 School Facilities Inventory Report

Facility Name: **FRANKLIN WEST SU | FLETCHER ELEMENTARY SCHOOL | 340 SCHOOL ROAD, CAMBRIDGE 5444 - Combination (PreK thru 6) - Main Building**

Building Envelope - Roof

Roof #	Material	Covers	Installed in	EUL	C-RUL	Cost / Unit	for	Quantity	Units	Total Value
Roof 1	Metal	100%	1988	40	6	\$13.00 / SF		18,454	SF	\$239,902
Roof 2	-	0%	-	-	N/A	- / -		-	-	\$0
Roof 3	-	0%	-	-	N/A	- / -		-	-	\$0
Roof 4	-	0%	-	-	N/A	- / -		-	-	\$0

Building Envelope - Windows

System	Type	% of Windows	Installed in	EUL	C-RUL	Cost / Unit	for	Quantity	Units	Total Value
Primary Window System	Window, Wood-Frame	100%	1988	30	-4	\$70.00 / SF		4,429	SF	\$310,027
Secondary Window System	-	0%	-	-	N/A	- / -		-	-	\$0

Services - Elevators

System	Type	Quantity of Stops	Installed in	EUL	C-RUL	Cost / Unit	for	Quantity	Units	Total Value
Primary Conveyance/Elevators	Wheelchair Lift	1	2019	25	22	\$17,000.00 / EA		1	EA	\$17,000
Secondary Conveyance/Elevators	-	0	-	-	N/A	- / -		0	-	\$0

Services - Plumbing

System	Type	Area of building served	Installed in	EUL	C-RUL	Cost / Unit	for	Quantity	Units	Total Value
Primary Plumbing System	Supply & Sanitary, Low Density (Includes Fixtures)	60%	1988	40	6	\$7.00 / GSF		11,072	GSF	\$77,507
Secondary Plumbing System	Supply & Sanitary, Low Density (Includes Fixtures)	40%	1960	40	-22	\$7.00 / GSF		7,382	GSF	\$51,671

Services - Cooling - Central System

System	Type	Area of building served	Installed in	EUL	C-RUL	Cost / Unit	for	Quantity	Units	Total Value
Primary Central Cooling System	None	0%	-	-	N/A	- / -		-	-	\$0
Secondary Plumbing System	-	0%	-	-	N/A	- / -		-	-	\$0

Services - Heating - Central System

System	Type	Area of building served	Installed in	EUL	C-RUL	Cost / Unit	for	Quantity	Units	Total Value
Primary Heating System	Boiler(s)/System - Fuel Oil	100%	2016	30	24	\$60.00 / MBH		527	MBH	\$31,635
Secondary Heating System	-	0%	-	-	N/A	- / -		-	-	\$0

2022 School Facilities Inventory Report

Facility Name: **FRANKLIN WEST SU | FLETCHER ELEMENTARY SCHOOL | 340 SCHOOL ROAD, CAMBRIDGE 5444 - Combination (PreK thru 6) - Main Building**

Services - HVAC Distribution

Primary HVAC Distribution System **Piped System to Unit Ventilators/Fan Coils, 2-Pipe System**

Area of building served	EUL	C-RUL	Cost / Unit	Quantity	Units	Total Value
50%	30	18	\$10.00 / GSF	9,227	GSF	\$92,270

Installed in 2010

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

Area of building served	EUL	C-RUL	Cost / Unit	Quantity	Units	Total Value
50%	40	6	\$5.00 / SF	9,227	SF	\$46,135

Installed in 1988

Services - Package Systems

Primary HVAC Package Unit & Splits **Split System, Ductless, Multi Zone**

Area of building served	EUL	C-RUL	Cost / Unit	Quantity	Units	Total Value
5%	15	9	\$6,000.00 / TON	4	TON	\$22,145

Installed in 2016

Secondary HVAC Package Unit & Splits -

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

Installed in -

Services - Fire Suppression

Primary Fire Suppression System **None**

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

Installed in -

Secondary Fire Suppression System -

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

Installed in -

Services - Fire Alarm System

Primary Fire Suppression System **Older type Zoned System**

Area of building served	EUL	C-RUL	Cost / Unit	Quantity	Units	Total Value
100%	20	14	\$1.50 / GSF	18,454	GSF	\$27,681

Installed in 2016

Secondary Fire Suppression System -

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

Installed in -

Services - Security Systems

Primary Security & Low Volt System **Security & Low Voltage Systems - Average**

Area of building served	EUL	C-RUL	Cost / Unit	Quantity	Units	Total Value
100%	15	-19	\$4.00 / GSF	18,454	GSF	\$73,816

Installed in 1988

Secondary Security & Low Volt System -

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

Installed in -

Services - Electrical Distribution/Infrastructure

Electrical Distribution/Infrastructure **Main Distribution Panel w/Sub Panels and Generator/UPS - Medium Density**

Area of building served	EUL	C-RUL	Cost / Unit	Quantity	Units	Total Value
100%	40	6	\$22.00 / GSF	18,454	GSF	\$405,988

Installed in 1988

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 - Standard/Portable**

Total SF of Ancillary Structures	EUL	C-RUL	Cost / Unit	Quantity	Units	Total Value
900	15	-27	\$125.00 / SF	900	SF	\$112,500

Installed in 1980

Secondary Ancillary Structures -

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

Installed in -

Additional Comments

2022 School Facilities Inventory Report

Facility Name: **FRANKLIN WEST SU | FLETCHER ELEMENTARY SCHOOL | 340 SCHOOL ROAD,
CAMBRIDGE 5444 - Combination (PreK thru 6) - Main Building**

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.