

### 2022 School Facilities Inventory Report

Facility Name: **KINGDOM EAST SD | CONCORD GRADED/MIDDLE SCHOOL | 173 SCHOOL STREET, CONCORD 5824 - Combination - Secondary Building**

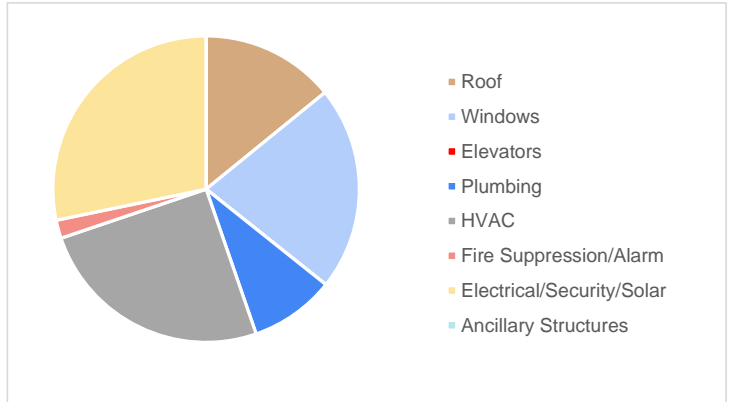
March 29, 2022

Total Value of Assets (Does Not Include Site/Structure/Walls/Interiors) **\$2,466,295**



GPS: 44.42690813760344, -71.89056809108467

#### Relative Asset Values

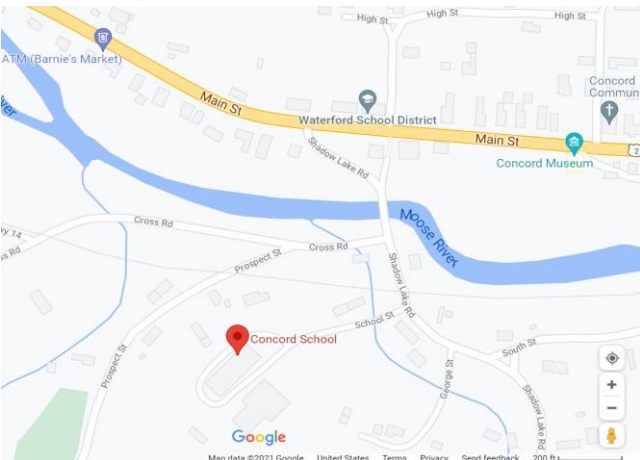
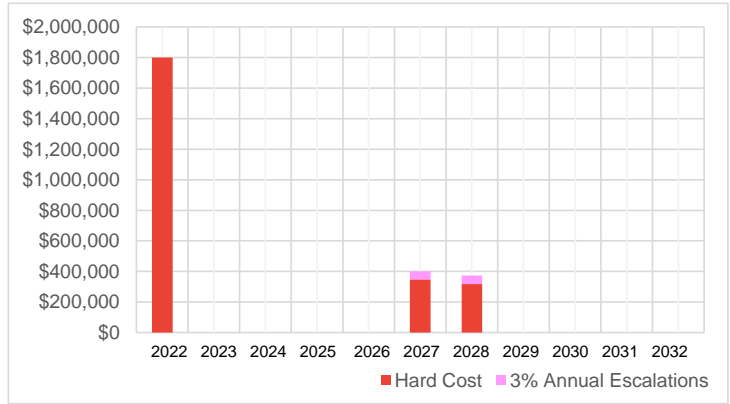


Value of Assets/GSF **\$77.84**



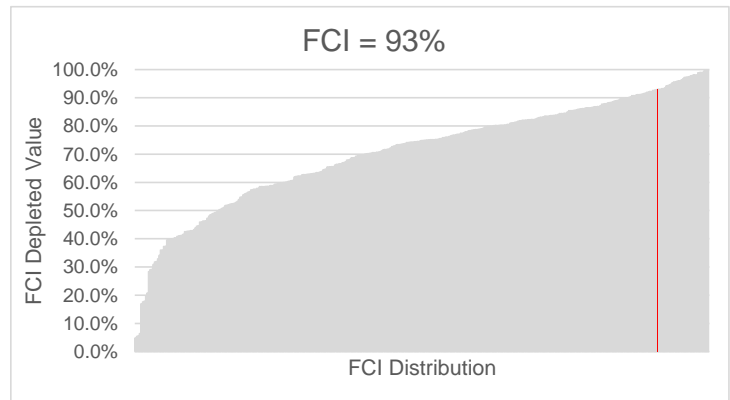
Site Plan - Google Earth

#### Projected Capital Planning Cash Flow



Location Plan - Google Maps

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



(See Last Page for Explanation of Terms)

### 2022 School Facilities Inventory Report

Facility Name: **KINGDOM EAST SD | CONCORD GRADED/MIDDLE SCHOOL | 173 SCHOOL STREET, CONCORD 5824 - Combination - Secondary Building**

#### Respondent Information

Date/Time Completed **2022-02-15 - 11:44 AM**  
 Respondent Name **Daniel Pickering**  
 Respondent Title **Facilities Manager**  
 Respondent Email **dpickering@kingdomeast.org**  
 Respondent Phone Number **(802) 626-6100 x1400**


#### Facility Information


School Type **Combination**  
 Building Identification **Secondary Building**  
 Stories **1**  
 Building Area **31683 (Gross Square Footage - GSF)**  
 Year Constructed **1968**  
 Year of Last Major Renovation **N/A**  
 FCI (Depleted Value) **92.8%**

#### Environmental & Safety Issues

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

Indoor Air Quality (IAQ) Issues **No**  
 IAQ Issues include -  
 IAQ Issues are -  
 IAQ Issues include -


Fire or Life/Safety (FL/S) Issues **Yes**   
 FL/S Issues are **Currently during the construction nobody took into account the snow load that can amount on a room in the NEK, we have markers on the roof and whenever snow rises about the measured set points, the roof is no longer considered safe and the building has to be evacuated or we cancel all events.**

Other Risk Factors **Yes**   
 Other Risk Factors include **No insulation in the gymnasium building / roof has a snow load limit / aged electrical infrastructure, HVAC aged infrastructure**  
 Other Risk Factors are **There is no insulation in the gym so the heat is poured into the massive area and just disperses, the roof has a limit of snow it can have on it and when it has met the threshold it stands the chance of collapsing. Both electrical and HVAC infrastructures are old, and outdated.**

#### 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 **N/A**  
 Electrical Capacity **Marginal** 

### 2022 School Facilities Inventory Report

Facility Name: **KINGDOM EAST SD | CONCORD GRADED/MIDDLE SCHOOL | 173 SCHOOL STREET, CONCORD 5824 - Combination - Secondary Building**

#### Building Envelope - Roof

Roof 1 is <b>Single-Ply EPDM/TPO/PVC Membrane</b>	EUL	C-RUL	Cost / Unit	Quantity	Units	Total Value
Covers <b>100%</b>	20	6	\$11.00 / SF	31,683	SF	\$348,513
Installed in <b>2008</b>						
Roof 2 is -	EUL	C-RUL	Cost / Unit	Quantity	Units	Total Value
Covers <b>0%</b>	-	N/A	- / -	-	-	\$0
Installed in -						
Roof 3 is -	EUL	C-RUL	Cost / Unit	Quantity	Units	Total Value
Covers <b>0%</b>	-	N/A	- / -	-	-	\$0
Installed in -						
Roof 4 is -	EUL	C-RUL	Cost / Unit	Quantity	Units	Total Value
Covers <b>0%</b>	-	N/A	- / -	-	-	\$0
Installed in -						

#### Building Envelope - Windows

Primary Window System <b>Window, Wood-Frame</b>	EUL	C-RUL	Cost / Unit	Quantity	Units	Total Value
% of Windows That are this Type <b>100%</b>	30	-24	\$70.00 / SF	7,604	SF	\$532,274
Installed in <b>1968</b>						
Secondary Window System -	EUL	C-RUL	Cost / Unit	Quantity	Units	Total Value
% of Windows That are this Type <b>0%</b>	-	N/A	- / -	-	-	\$0
Installed in -						

#### Services - Elevators

Primary Conveyance/Elevators <b>None</b>	EUL	C-RUL	Cost / Unit	Quantity	Units	Total Value
Quantity of Stops <b>0</b>	-	N/A	- / -	0	-	\$0
Installed in -						
Secondary Conveyance/Elevators -	EUL	C-RUL	Cost / Unit	Quantity	Units	Total Value
Quantity of Stops <b>0</b>	-	N/A	- / -	0	-	\$0
Installed in -						

#### Services - Plumbing

Primary Plumbing System <b>Supply &amp; Sanitary, Low Density (Includes Fixtures)</b>	EUL	C-RUL	Cost / Unit	Quantity	Units	Total Value
Area of building served <b>100%</b>	40	-14	\$7.00 / GSF	31,683	GSF	\$221,781
Installed in <b>1968</b>						
Secondary Plumbing System -	EUL	C-RUL	Cost / Unit	Quantity	Units	Total Value
Area of building served <b>0%</b>	-	N/A	- / -	-	-	\$0
Installed in -						

#### Services - Cooling - Central System

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

#### Services - Heating - Central System

Primary Heating System <b>Boiler(s)/System - Fuel Oil</b>	EUL	C-RUL	Cost / Unit	Quantity	Units	Total Value
Area of building served <b>90%</b>	30	-24	\$60.00 / MBH	815	MBH	\$48,882
Installed in <b>1968</b>						
Secondary Heating System -	EUL	C-RUL	Cost / Unit	Quantity	Units	Total Value
Area of building served <b>0%</b>	-	N/A	- / -	-	-	\$0
Installed in -						

### 2022 School Facilities Inventory Report

Facility Name: **KINGDOM EAST SD | CONCORD GRADED/MIDDLE SCHOOL | 173 SCHOOL STREET, CONCORD 5824 - Combination - Secondary Building**

#### 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	1999	30	7	\$10.00 / GSF	31,683	GSF	\$316,830

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 **Split Systems**

Area of building served	100%	EUL	C-RUL	Cost / Unit	Quantity	Units	Total Value
Installed in	1999	15	-8	\$2,000.00 / TON	127	TON	\$253,464

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 **None**

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

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	1968	20	-34	\$1.50 / GSF	31,683	GSF	\$47,525

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 **None**

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

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	1968	40	-14	\$22.00 / GSF	31,683	GSF	\$697,026

#### Services - Solar Power (PV)

Solar (Electric Generation) Provided **None**

Owned/Maintained by School -

Quantity of Panels 0

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

Value of Solar PV Panels: -

#### Ancillary Structures

Ancillary Structures **None**

Total SF of Ancillary Structures -

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

Secondary Ancillary Structures -

Total SF of Secondary Ancillary Structures 0

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

#### Additional Comments

The gym is in serious need of redesign and infrastructure support. It is an extreme hazard depending on the season.

**2022 School Facilities Inventory Report**

Facility Name: **KINGDOM EAST SD | CONCORD GRADED/MIDDLE SCHOOL | 173 SCHOOL STREET, CONCORD 5824 - Combination - Secondary Building**

## 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.