

2022 School Facilities Inventory Report

Facility Name: **ORANGE EAST SU | BRADFORD ELEMENTARY SCHOOL | 143 FAIRGROUND RD, BRADFORD 5033 - Combination - Main Building**

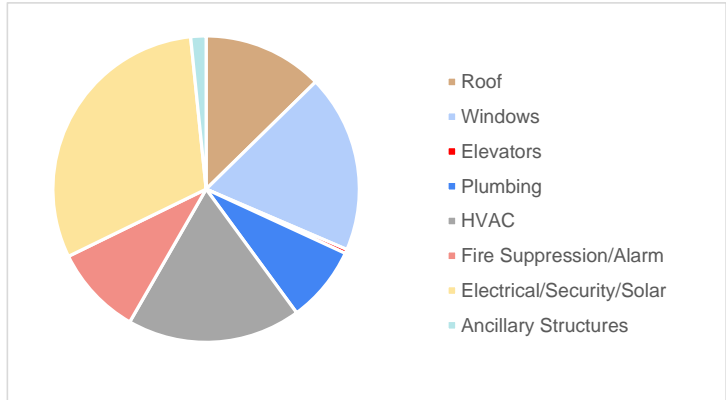
March 29, 2022

Total Value of Assets (Does Not Include Site/Structure/Walls/Interiors) **\$3,909,173**



GPS: 44.00274679104835, -72.12195841870519

Relative Asset Values

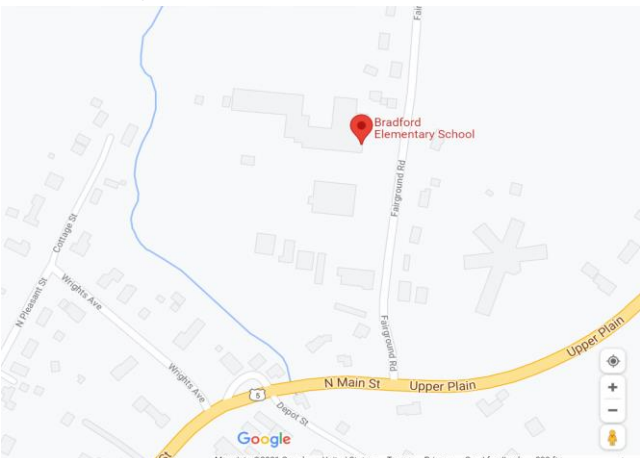
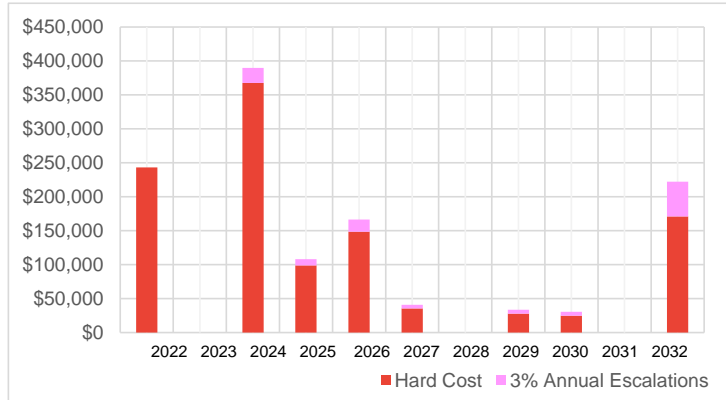


Value of Assets/GSF **\$86.87**



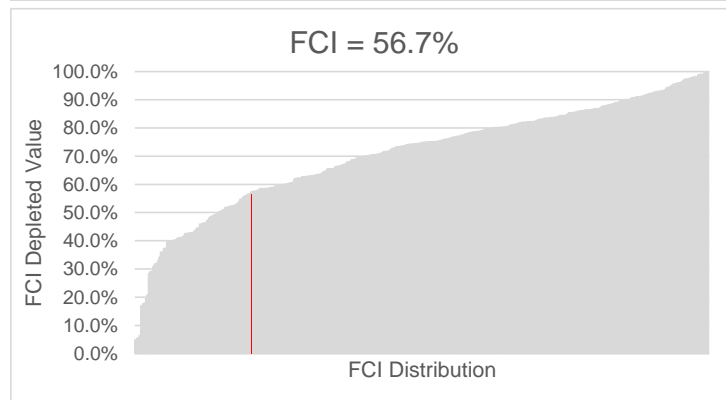
Site Plan - Google Earth

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 **2021-12-09 - 10:09 AM**
 Respondent Name **Frederick Tougas**
 Respondent Title **Director of Facilities**
 Respondent Email **frederick.tougas@oesu.org**
 Respondent Phone Number **(802) 222-4077**

Facility Information

School Type **Combination**
 Building Identification **Main Building**
 Stories **1**
 Building Area **45000 (Gross Square Footage - GSF)**
 Year Constructed **1954**
 Year of Last Major Renovation **2005**
 FCI (Depleted Value) **56.7%**

Environmental & Safety Issues

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

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 **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 **Adequate**
 Electrical Capacity **Adequate**

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Building Envelope - Roof

Roof 1 is	Single-Ply EPDM/TPO/PVC Membrane								
Covers	45%	EUL	C-RUL	Cost / Unit		Quantity	Units		Total Value
Installed in	2005	20	3	\$11.00 / SF	for	20,250 SF	=		\$222,750
Roof 2 is	Single-Ply EPDM/TPO/PVC Membrane								
Covers	20%	EUL	C-RUL	Cost / Unit		Quantity	Units		Total Value
Installed in	2006	20	4	\$11.00 / SF	for	9,000 SF	=		\$99,000
Roof 3 is	Single-Ply EPDM/TPO/PVC Membrane								
Covers	30%	EUL	C-RUL	Cost / Unit		Quantity	Units		Total Value
Installed in	2007	20	5	\$11.00 / SF	for	13,500 SF	=		\$148,500
Roof 4 is	Single-Ply EPDM/TPO/PVC Membrane								
Covers	5%	EUL	C-RUL	Cost / Unit		Quantity	Units		Total Value
Installed in	2011	20	9	\$11.00 / SF	for	2,250 SF	=		\$24,750

Building Envelope - Windows

Primary Window System	Window, Wood-Frame								
% of Windows That are this Type	80%	EUL	C-RUL	Cost / Unit		Quantity	Units		Total Value
Installed in	2005	30	13	\$70.00 / SF	for	8,640 SF	=		\$604,800
Secondary Window System	Window, Metal-Frame								
% of Windows That are this Type	20%	EUL	C-RUL	Cost / Unit		Quantity	Units		Total Value
Installed in	2005	30	13	\$60.00 / SF	for	2,160 SF	=		\$129,600

Services - Elevators

Primary Conveyance/Elevators	Wheelchair Lift								
Quantity of Stops	1	EUL	C-RUL	Cost / Unit		Quantity	Units		Total Value
Installed in	2005	25	8	\$17,000.00 / EA	for	1 EA	=		\$17,000
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	2005	40	23	\$7.00 / GSF	for	45,000 GSF	=		\$315,000
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	5%	EUL	C-RUL	Cost / Unit		Quantity	Units		Total Value
Installed in	2005	25	8	\$1,200.00 / TON	for	9 TON	=		\$10,800
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	2005	30	13	\$60.00 / MBH	for	1,286 MBH	=		\$77,143
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	2005	30	13	\$10.00 / GSF	45,000	GSF	\$450,000

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 **Split Systems**

Area of building served	50%	EUL	C-RUL	Cost / Unit	Quantity	Units	Total Value
Installed in	2005	15	-2	\$2,000.00 / TON	90	TON	\$180,000

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	2005	40	23	\$5.00 / GSF	45,000	GSF	\$225,000

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	2005	20	3	\$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	2005	20	3	\$3.00 / SF	45,000	SF	\$135,000

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	95%	EUL	C-RUL	Cost / Unit	Quantity	Units	Total Value
Installed in	2018	15	11	\$4.00 / GSF	42,750	GSF	\$171,000

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	2005	40	23	\$22.00 / GSF	45,000	GSF	\$990,000

Services - Solar Power (PV)

Solar (Electric Generation) Provided **Solar Power, Photovoltaic (PV) Panel**

Owned/Maintained by School **Yes**

Value of Solar PV Panels: **\$35,471**

Quantity of Panels	20	EUL	C-RUL	Cost / Unit	Quantity	Units	Total Value
Installed in	2008	20	6	\$85.00 / SF	417	SF	\$35,471

Ancillary Structures

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

Total SF of Ancillary Structures	576	EUL	C-RUL	Cost / Unit	Quantity	Units	Total Value
Installed in	2007	15	0	\$110.00 / SF	576	SF	\$63,360

Secondary Ancillary Structures -

Total SF of Secondary Ancillary Structures	0	EUL	C-RUL	Cost / Unit	Quantity	Units	Total Value
Installed in	-	-	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 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.