

### 2022 School Facilities Inventory Report

Facility Name: **ORANGE EAST SU | OXBOW UHS #30 | 36 OXBOW DRIVE, BRADFORD 5033 - Combination - Main Building**

March 29, 2022

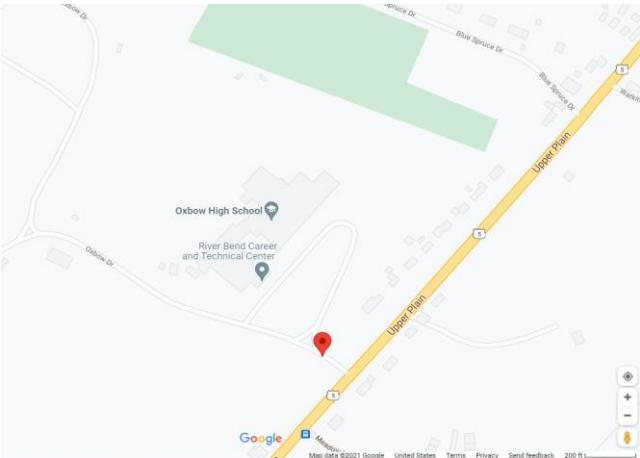
Total Value of Assets (Does Not Include Site/Structure/Walls/Interiors) **\$1,077,586**



GPS: 44.00649263392972, -72.11317212709541

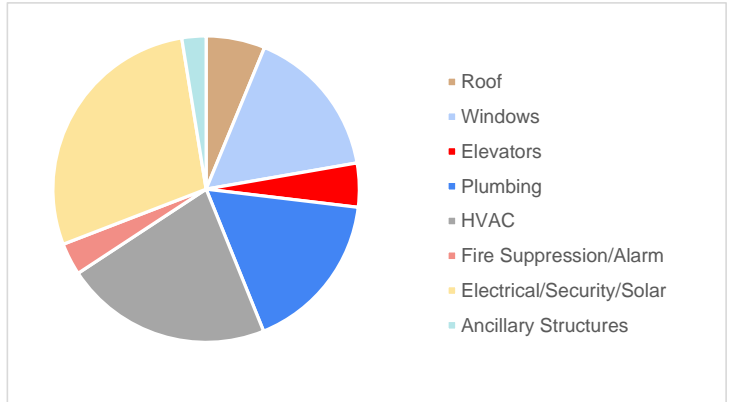


Site Plan - Google Earth



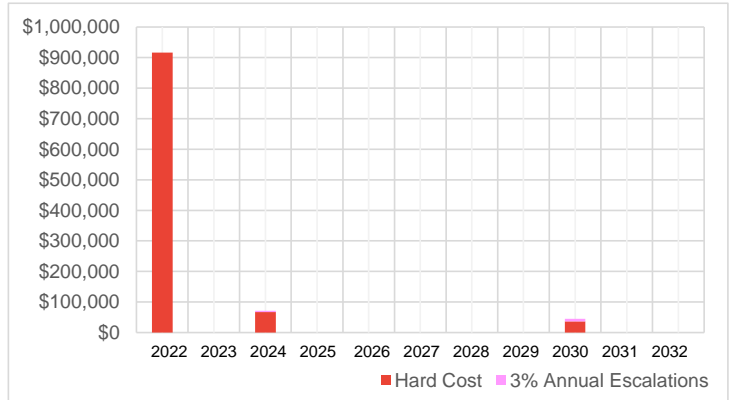
Location Plan - Google Maps

#### Relative Asset Values

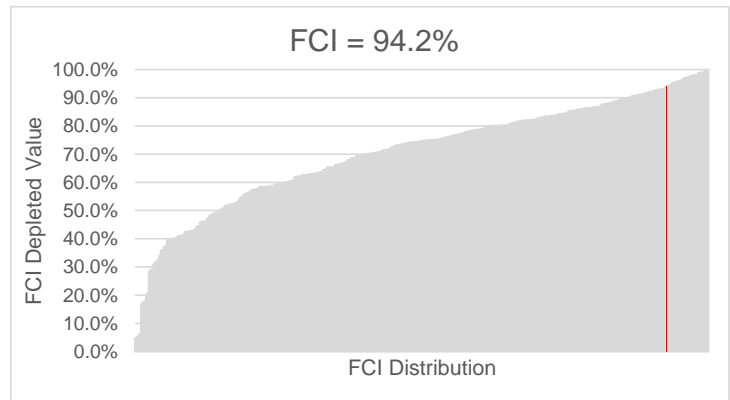


Value of Assets/GSF **\$88.33**

#### Projected Capital Planning Cash Flow



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



(See Last Page for Explanation of Terms)

### 2022 School Facilities Inventory Report

Facility Name: **ORANGE EAST SU | OXBOW UHS #30 | 36 OXBOW DRIVE, BRADFORD 5033 - Combination - Main Building**

#### Respondent Information

Date/Time Completed **2022-03-03 - 8:04 AM**  
 Respondent Name **Terry Cromack**  
 Respondent Title **Director of Facilities**  
 Respondent Email **teresa.cromack@oesu.org**  
 Respondent Phone Number **(802) 222-5214 x167**

#### Facility Information

School Type **Combination**  
 Building Identification **Main Building**  
 Stories **2**  
 Building Area **12200 (Gross Square Footage - GSF)**  
 Year Constructed **1970**  
 Year of Last Major Renovation **N/A**  
 FCI (Depleted Value) **93.5%**

#### Environmental & Safety Issues

Hazardous Materials **Yes** ⚠  
 Hazardous (HZD) Materials include **Asbestos containing materials (ACM), Lead paint**  
 HZD Issues are **Major**  
 HZD Issues include **We remove ACM's as needed for upgrades. The lead paint is suspected, to the best of my knowledge, no testing has been done.**

---

Indoor Air Quality (IAQ) Issues **Maybe** ⚠  
 IAQ Issues include **equipment and controls are very old**  
 IAQ Issues are **Major**  
 IAQ Issues include **most air handlers old and are control pneumatically, very old system.**

---

Fire or Life/Safety (FL/S) Issues **Yes** ⚠  
 FL/S Issues are **sidewalks and blacktop is uneven and breaking up...trip hazard**

---

Other Risk Factors **No**  
 Other Risk Factors include **-**  
 Other Risk Factors are **-**

#### Handicap Accessibility (ADA) Issues

Handicap Accessibility (ADA) Issues **Yes** ⚠  
 ADA Issues are **Major**  
 ADA Issues include **areas not ADA accessible: entries, some of the bathrooms, some of the doors are too narrow, elevator needs to be upgraded.**

#### 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 **Inadequate** ⚠

### 2022 School Facilities Inventory Report

Facility Name: **ORANGE EAST SU | OXBOW UHS #30 | 36 OXBOW DRIVE, BRADFORD 5033 - Combination - Main Building**

#### Building Envelope - Roof

Roof 1 is	Single-Ply EPDM/TPO/PVC Membrane	EUL	C-RUL	Cost / Unit	Quantity	Units	Total Value
Covers	100%	20	3	\$11.00 / SF	6,100	SF	\$67,100
Installed in	2005						
Roof 2 is	-	EUL	C-RUL	Cost / Unit	Quantity	Units	Total Value
Covers	0%	-	N/A	- / -	-	-	\$0
Installed in	-						
Roof 3 is	-	EUL	C-RUL	Cost / Unit	Quantity	Units	Total Value
Covers	0%	-	N/A	- / -	-	-	\$0
Installed in	-						
Roof 4 is	-	EUL	C-RUL	Cost / Unit	Quantity	Units	Total Value
Covers	0%	-	N/A	- / -	-	-	\$0
Installed in	-						

#### Building Envelope - Windows

Primary Window System	Window, Metal-Frame	EUL	C-RUL	Cost / Unit	Quantity	Units	Total Value
% of Windows That are this Type	80%	30	-22	\$60.00 / SF	2,342	SF	\$140,544
Installed in	1970						
Secondary Window System	Storefront, Metal-Framed w/Door(s)	EUL	C-RUL	Cost / Unit	Quantity	Units	Total Value
% of Windows That are this Type	20%	30	-22	\$55.00 / SF	586	SF	\$32,208
Installed in	1970						

#### Services - Elevators

Primary Conveyance/Elevators	Elevator, Hydraulic, Machine/Controller/Cab	EUL	C-RUL	Cost / Unit	Quantity	Units	Total Value
Quantity of Stops	2	30	-22	\$25,000.00 / STOP	2	STOP	\$50,000
Installed in	1970						
Secondary Conveyance/Elevators	-	EUL	C-RUL	Cost / Unit	Quantity	Units	Total Value
Quantity of Stops	0	-	N/A	- / -	0	-	\$0
Installed in	-						

#### Services - Plumbing

Primary Plumbing System	Supply & Sanitary, Medium Density (Includes Fixtures)	EUL	C-RUL	Cost / Unit	Quantity	Units	Total Value
Area of building served	100%	40	-12	\$15.00 / GSF	12,200	GSF	\$183,000
Installed in	1970						
Secondary Plumbing System	-	EUL	C-RUL	Cost / Unit	Quantity	Units	Total Value
Area of building served	0%	-	N/A	- / -	-	-	\$0
Installed in	-						

#### Services - Cooling - Central System

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

#### Services - Heating - Central System

Primary Heating System	Boiler(s)/System - Fuel Oil	EUL	C-RUL	Cost / Unit	Quantity	Units	Total Value
Area of building served	100%	30	23	\$60.00 / MBH	349	MBH	\$20,914
Installed in	2015						
Secondary Heating System	-	EUL	C-RUL	Cost / Unit	Quantity	Units	Total Value
Area of building served	0%	-	N/A	- / -	-	-	\$0
Installed in	-						

### 2022 School Facilities Inventory Report

Facility Name: **ORANGE EAST SU | OXBOW UHS #30 | 36 OXBOW DRIVE, BRADFORD 5033 - Combination - Main 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	1989	30	-3	\$10.00 / GSF	12,200	GSF	\$122,000



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 **Even Mix of Package Units & Split Systems**

Area of building served	100%	EUL	C-RUL	Cost / Unit	Quantity	Units	Total Value
Installed in	1970	18	-34	\$1,900.00 / TON	49	TON	\$92,720



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 -

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 **Modern Addressable Fire Alarm System**

Area of building served	100%	EUL	C-RUL	Cost / Unit	Quantity	Units	Total Value
Installed in	2014	20	12	\$3.00 / SF	12,200	SF	\$36,600

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 - High Density**

Area of building served	100%	EUL	C-RUL	Cost / Unit	Quantity	Units	Total Value
Installed in	2016	15	9	\$3.00 / GSF	12,200	GSF	\$36,600

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	1970	40	-12	\$22.00 / GSF	12,200	GSF	\$268,400



#### Services - Solar Power (PV)

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

Owned/Maintained by School **No**

Value of Solar PV Panels: **\$319,235**

Quantity of Panels	180	EUL	C-RUL	Cost / Unit	Quantity	Units	Total Value
Installed in	2016	20	14	\$85.00 / SF	3,756	SF	\$0

#### Ancillary Structures

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

Total SF of Ancillary Structures	250	EUL	C-RUL	Cost / Unit	Quantity	Units	Total Value
Installed in	2000	15	-7	\$110.00 / SF	250	SF	\$27,500



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

where "year" was unknown, 0000 was entered.

### 2022 School Facilities Inventory Report

Facility Name: **ORANGE EAST SU | OXBOW UHS #30 | 36 OXBOW DRIVE, BRADFORD 5033 - Combination - Main 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 overlaid 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.