

2022 School Facilities Inventory Report

Facility Name: **ORANGE EAST SU | THETFORD ELEMENTARY SCHOOL | 2689 RT 113, THETFORD 5074 - Combination - Main Building**

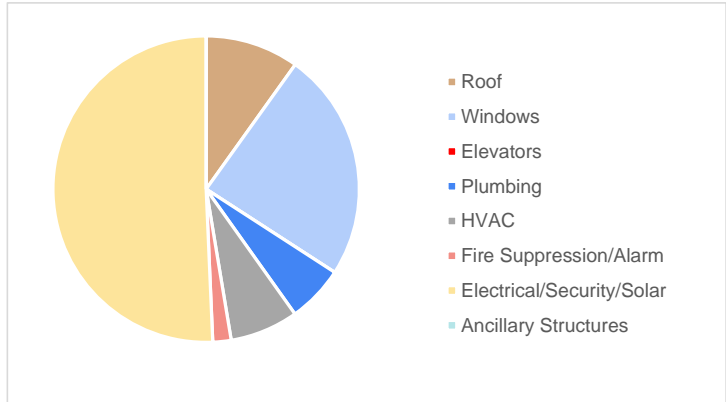
March 29, 2022

Total Value of Assets (Does Not Include Site/Structure/Walls/Interiors) **\$3,148,006**



GPS: 43.819931748884706, -72.23182538504408

Relative Asset Values

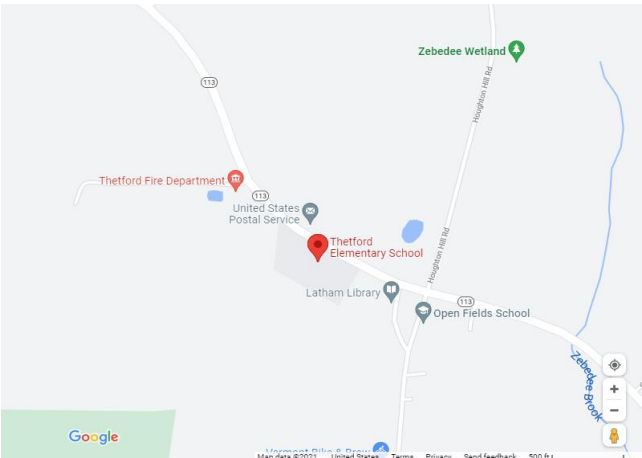
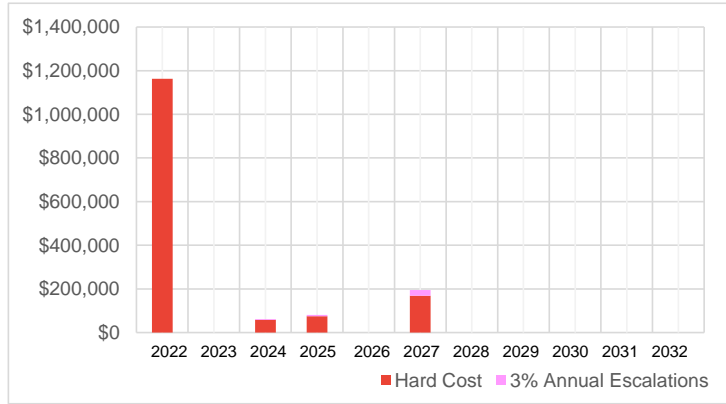


Value of Assets/GSF **\$93.03**



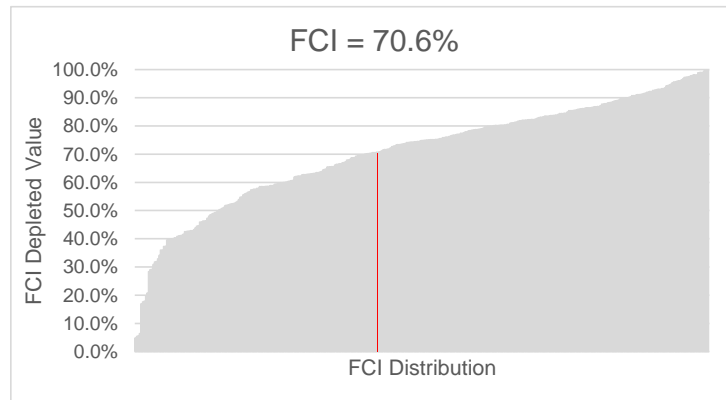
Site Plan - Google Earth

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 **2022-03-03 - 9:19 AM**
 Respondent Name **Johnathan Brown**
 Respondent Title **Maintenance Contractor**
 Respondent Email **john.brown@thet.net**
 Respondent Phone Number **(802) 785-4805 x221**

Facility Information

School Type **Combination**
 Building Identification **Main Building**
 Stories **1**
 Building Area **33840 (Gross Square Footage - GSF)**
 Year Constructed **1961**
 Year of Last Major Renovation **2000**
 FCI (Depleted Value) **70.6%**

Environmental & Safety Issues


Hazardous Materials **Yes** 
 Hazardous (HZD) Materials include **Asbestos containing materials (ACM)**
 HZD Issues are **Minor**
 HZD Issues include **the 1961 wing has ACM window caulking. The 1961 addition has two classrooms with ACM floor tile and possibly mastic adhesive under the tile. Abatement is anticipated in June 2022.**

Indoor Air Quality (IAQ) Issues **No**

IAQ Issues include -

IAQ Issues are -

IAQ Issues include -

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 **Adequate**
 Building Wi-Fi Coverage **Adequate**
 Cellular Reception **Marginal** 
 Water Service Pressure **Adequate**
 Natural Gas/Propane Pressure **N/A**
 Electrical Capacity **Adequate**

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Building Envelope - Roof

Roof 1 is Single-Ply EPDM/TPO/PVC Membrane									
Covers 40%	EUL	C-RUL	Cost / Unit		Quantity	Units		Total Value	
Installed in 1990	20	-12	\$11.00 / SF	for	13,536	SF	=	\$148,896	⚠
Roof 2 is Asphalt Shingle									
Covers 40%	EUL	C-RUL	Cost / Unit		Quantity	Units		Total Value	
Installed in 1996	30	4	\$5.50 / SF	for	13,536	SF	=	\$74,448	
Roof 3 is Metal									
Covers 20%	EUL	C-RUL	Cost / Unit		Quantity	Units		Total Value	
Installed in 2000	40	18	\$13.00 / SF	for	6,768	SF	=	\$87,984	
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 Curtain Wall									
% of Windows That are this Type 60%	EUL	C-RUL	Cost / Unit		Quantity	Units		Total Value	
Installed in 1961	50	-11	\$110.00 / SF	for	4,873	SF	=	\$536,026	⚠
Secondary Window System Window, Wood-Frame									
% of Windows That are this Type 40%	EUL	C-RUL	Cost / Unit		Quantity	Units		Total Value	
Installed in 1976	30	-16	\$70.00 / SF	for	3,249	SF	=	\$227,405	⚠

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 40%	EUL	C-RUL	Cost / Unit		Quantity	Units		Total Value	
Installed in 1961	40	-21	\$7.00 / GSF	for	13,536	GSF	=	\$94,752	⚠
Secondary Plumbing System Supply & Sanitary, Low Density (Includes Fixtures)									
Area of building served 40%	EUL	C-RUL	Cost / Unit		Quantity	Units		Total Value	
Installed in 1974	40	-8	\$7.00 / GSF	for	13,536	GSF	=	\$94,752	⚠

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 -									
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 1995	30	3	\$60.00 / MBH	for	967	MBH	=	\$58,011	
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 **HVAC System, Hydronic Piping, 2-Pipe**

Area of building served	100%	EUL	C-RUL	Cost / Unit		Quantity	Units	Total Value
Installed in	1988	40	6	\$5.00 / SF	for	33,840 SF	=	\$169,200

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 **Kitchen Hood or Computer Center Suppression System**

Area of building served	1 EA	EUL	C-RUL	Cost / Unit		Quantity	Units	Total Value
Installed in	1990	20	-12	\$10,000.00 / EA	for	1 EA	=	\$10,000



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 **Older type Zoned System**

Area of building served	100%	EUL	C-RUL	Cost / Unit		Quantity	Units	Total Value
Installed in	2000	20	-2	\$1.50 / GSF	for	33,840 GSF	=	\$50,760



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 **None**

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

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	2000	40	18	\$22.00 / GSF	for	33,840 GSF	=	\$744,480

Services - Solar Power (PV)

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

Owned/Maintained by School **Yes**

Value of Solar PV Panels: **\$851,292**

Quantity of Panels **480**

Installed in **2014**

Area of building served	100%	EUL	C-RUL	Cost / Unit		Quantity	Units	Total Value
Installed in	2014	20	12	\$85.00 / SF	for	10,015 SF	=	\$851,292

Ancillary Structures

Ancillary Structures **None**

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

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.