

### 2022 School Facilities Inventory Report

Facility Name: **MAPLE RUN UNIFIED SD | BELLOWS FREE ACADEMY (ST ALBANS) | 71 SOUTH MAIN STREET, ST ALBANS 5478 - High (9 thru 12) - Addition 2**

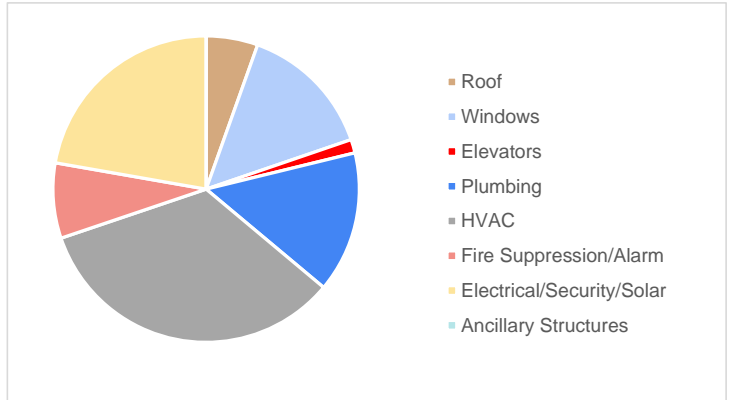
March 29, 2022

Total Value of Assets (Does Not Include Site/Structure/Walls/Interiors) **\$5,237,492**



GPS: 44.809287665525744, -73.08252178933525

#### Relative Asset Values

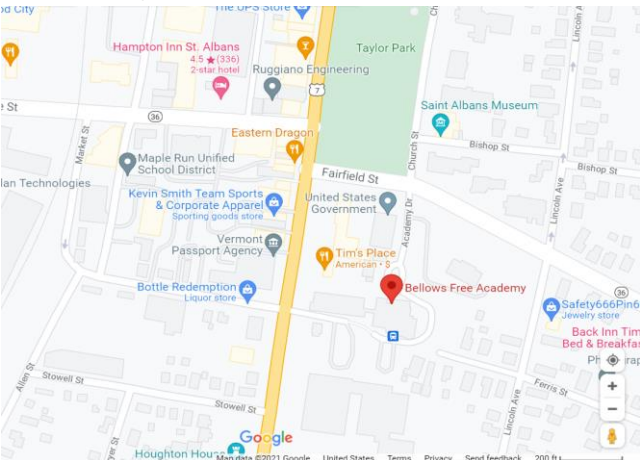
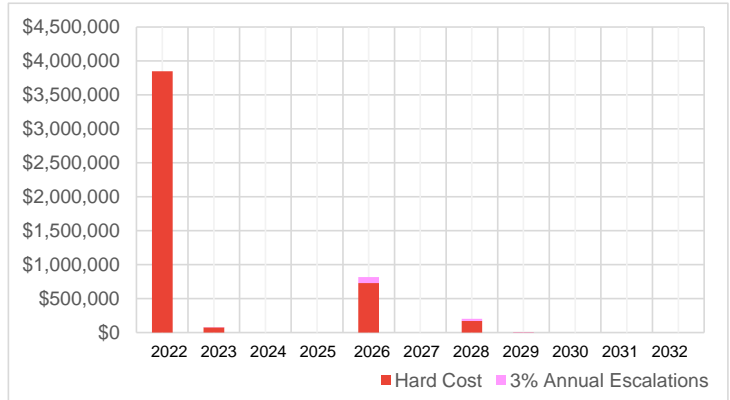


Value of Assets/GSF **\$100.71**



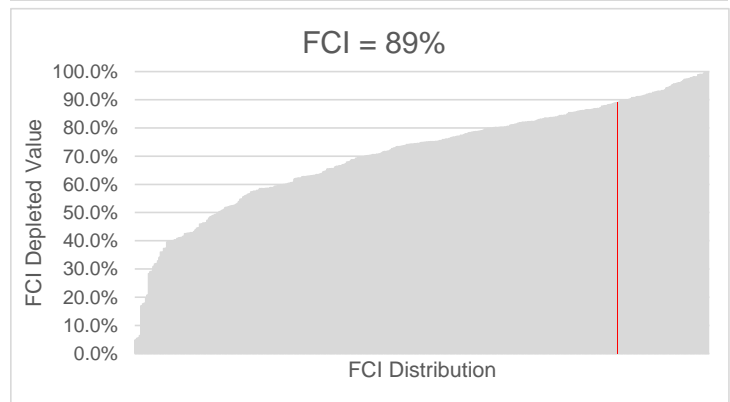
Site Plan - Google Earth

#### 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 **2021-12-15 - 3:38 PM**  
 Respondent Name **Len Smith**  
 Respondent Title **Facilities Manager**  
 Respondent Email **lesmith@maplerun.org**  
 Respondent Phone Number **(802) 324-7052**

#### Facility Information

School Type **High (9 thru 12)**  
 Building Identification **Addition 2**  
 Stories **2**  
 Building Area **52008 (Gross Square Footage - GSF)**  
 Year Constructed **1963**  
 Year of Last Major Renovation **N/A**  
 FCI (Depleted Value) **88.9%**

#### Environmental & Safety Issues

Hazardous Materials **Yes** ⚠  
 Hazardous (HZD) Materials include **Asbestos containing materials (ACM), woodshop paints ,stains**  
 HZD Issues are **Major**  
 HZD Issues include **Asbestous flooring , pipe insulation ,woodshop suplies**

Indoor Air Quality (IAQ) Issues **Maybe** ⚠  
 IAQ Issues include **Humidity (Too Low or Too High)**  
 IAQ Issues are **Major**  
 IAQ Issues include **signs of old water staining but no visable signs of mold**

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 **Marginal** ⚠  
 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	60%	EUL	C-RUL	Cost / Unit		Quantity	Units	=	Total Value
Installed in	2009	20	7	\$11.00 / SF	for	15,602 SF			\$171,626
Roof 2 is	Single-Ply EPDM/TPO/PVC Membrane								
Covers	40%	EUL	C-RUL	Cost / Unit		Quantity	Units	=	Total Value
Installed in	1963	20	-39	\$11.00 / SF	for	10,402 SF			\$114,418
Roof 3 is	-								
Covers	0%	EUL	C-RUL	Cost / Unit		Quantity	Units	=	Total Value
Installed in	-	-	N/A	- / -	for	- -			\$0
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	Window, Metal-Frame								
% of Windows That are this Type	100%	EUL	C-RUL	Cost / Unit		Quantity	Units	=	Total Value
Installed in	1963	30	-29	\$60.00 / SF	for	12,482 SF			\$748,915
Secondary Window System	-								
% of Windows That are this Type	0%	EUL	C-RUL	Cost / Unit		Quantity	Units	=	Total Value
Installed in	-	-	N/A	- / -	for	- -			\$0

#### Services - Elevators

Primary Conveyance/Elevators	Elevator, Hydraulic, Machine/Controller/Cab								
Quantity of Stops	3	EUL	C-RUL	Cost / Unit		Quantity	Units	=	Total Value
Installed in	1994	30	2	\$25,000.00 / STOP	for	3 STOP			\$75,000
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, Medium Density (Includes Fixtures)								
Area of building served	100%	EUL	C-RUL	Cost / Unit		Quantity	Units	=	Total Value
Installed in	1963	40	-19	\$15.00 / GSF	for	52,008 GSF			\$780,120
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	2%	EUL	C-RUL	Cost / Unit		Quantity	Units	=	Total Value
Installed in	1997	25	0	\$1,200.00 / TON	for	4 TON			\$4,993
Secondary Plumbing System	Central Cooling System - Chiller(s) - Air Cooled								
Area of building served	2%	EUL	C-RUL	Cost / Unit		Quantity	Units	=	Total Value
Installed in	1997	25	0	\$1,200.00 / TON	for	4 TON			\$4,993

#### Services - Heating - Central System

Primary Heating System	Boiler(s)/System - Gas								
Area of building served	100%	EUL	C-RUL	Cost / Unit		Quantity	Units	=	Total Value
Installed in	1963	30	-29	\$62.00 / MBH	for	1,486 MBH			\$92,128
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 **Forced Air System (AHUs, Ductwork, VAVs), 2-Pipe System**

Area of building served	100%	EUL	C-RUL	Cost / Unit	Quantity	Units	Total Value
Installed in	1963	30	-29	\$18.00 / GSF	52,008	GSF	\$936,144



Secondary HVAC Distribution System **Even Mix of Piped and Forced Air, 2-Pipe System**

Area of building served	100%	EUL	C-RUL	Cost / Unit	Quantity	Units	Total Value
Installed in	1997	30	5	\$14.00 / GSF	52,008	GSF	\$728,112

#### 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	- / -	-	-	\$0

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	2020	40	38	\$5.00 / GSF	52,008	GSF	\$260,040

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	99%	EUL	C-RUL	Cost / Unit	Quantity	Units	Total Value
Installed in	2021	20	19	\$3.00 / SF	51,488	SF	\$154,464

Secondary Fire Suppression System **Modern Addressable Fire Alarm System**

Area of building served	1%	EUL	C-RUL	Cost / Unit	Quantity	Units	Total Value
Installed in	2010	20	8	\$3.00 / SF	520	SF	\$1,560

#### Services - Security Systems

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

Area of building served	10%	EUL	C-RUL	Cost / Unit	Quantity	Units	Total Value
Installed in	1980	15	-27	\$4.00 / GSF	5,201	GSF	\$20,803



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	1963	40	-19	\$22.00 / GSF	52,008	GSF	\$1,144,176



#### 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 **None**

Total SF of Ancillary Structures **-**

Installed in **-**

EUL	C-RUL	Cost / Unit	Quantity	Units	Total Value
-	N/A	- / -	-	-	\$0

Secondary Ancillary Structures **-**

Total SF of Secondary Ancillary Structures **0**

Installed in **-**

EUL	C-RUL	Cost / Unit	Quantity	Units	Total Value
-	N/A	- / -	-	-	\$0

#### Additional Comments

The records for mech. equipment were not well kept I have a had to estimate The A, B and C buildings are connected and share certain systems boiler, fire alarm

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## 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.