

### 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) - Secondary Building 1**

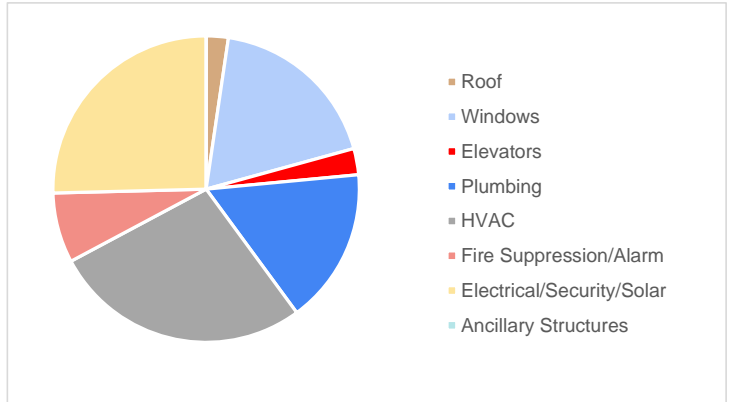
March 29, 2022

Total Value of Assets (Does Not Include Site/Structure/Walls/Interiors) **\$3,611,533**



GPS: 44.809287665525744, -73.08252178933525

#### Relative Asset Values

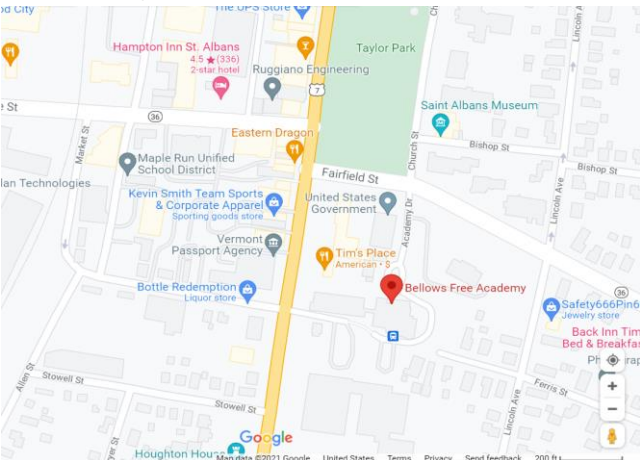
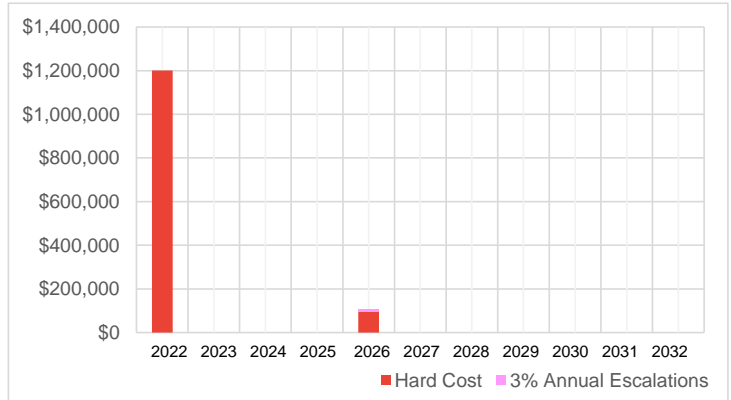


Value of Assets/GSF **\$91.33**



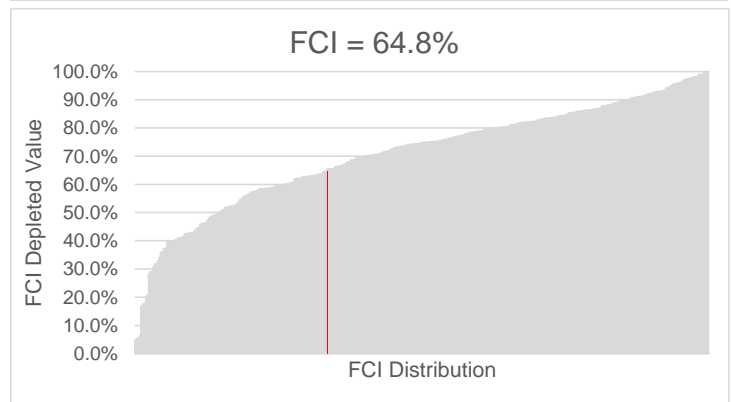
Site Plan - Google Earth

#### 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 **2021-12-21 - 2:20 PM**  
 Respondent Name **Len Smith**  
 Respondent Title **Facilities Manager**  
 Respondent Email **letriclen@maplerun.org**  
 Respondent Phone Number **(802) 324-7052**

#### Facility Information

School Type **High (9 thru 12)**  
 Building Identification **Secondary Building 1**  
 Stories **4**  
 Building Area **39545 (Gross Square Footage - GSF)**  
 Year Constructed **1860**  
 Year of Last Major Renovation **1997**  
 FCI (Depleted Value) **64.8%**

#### Environmental & Safety Issues

Hazardous Materials **Yes** ⚠  
 Hazardous (HZD) Materials include **Asbestos containing materials (ACM), Science chemicals , custodial floor care supplies**  
 HZD Issues are **Major**  
 HZD Issues include **Floor tiles and pipe insulation stored science chemicals and sand filter on science drains**

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Indoor Air Quality (IAQ) Issues **Maybe** ⚠  
 IAQ Issues include **Mold was found in adjoining wall of E204 and 203 it was remediated in 2019 There is sign of water infiltration but no visible signs of mold**  
 IAQ Issues are **Major**  
 IAQ Issues include **Signs of water infiltration no visible signs of mold**

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Fire or Life/Safety (FL/S) Issues **No**  
 FL/S Issues are **-**

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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	25%	EUL	C-RUL	Cost / Unit	Quantity	Units	Total Value
Installed in	2014	20	12	\$11.00 / SF	2,472	SF	\$27,187
Roof 2 is	Single-Ply EPDM/TPO/PVC Membrane						
Covers	30%	EUL	C-RUL	Cost / Unit	Quantity	Units	Total Value
Installed in	2020	20	18	\$11.00 / SF	2,966	SF	\$32,625
Roof 3 is	Asphalt Shingle						
Covers	45%	EUL	C-RUL	Cost / Unit	Quantity	Units	Total Value
Installed in	1997	30	5	\$5.50 / SF	4,449	SF	\$24,468
Roof 4 is	-						
Covers	0%	EUL	C-RUL	Cost / Unit	Quantity	Units	Total Value
Installed in	-	-	N/A	- / -	-	-	\$0

#### Building Envelope - Windows

Primary Window System	Window, Wood-Frame						
% of Windows That are this Type	70%	EUL	C-RUL	Cost / Unit	Quantity	Units	Total Value
Installed in	2013	30	21	\$70.00 / SF	6,644	SF	\$465,049
Secondary Window System	Window, Wood-Frame						
% of Windows That are this Type	30%	EUL	C-RUL	Cost / Unit	Quantity	Units	Total Value
Installed in	2020	30	28	\$70.00 / SF	2,847	SF	\$199,307

#### Services - Elevators

Primary Conveyance/Elevators	Elevator, Hydraulic, Machine/Controller/Cab						
Quantity of Stops	4	EUL	C-RUL	Cost / Unit	Quantity	Units	Total Value
Installed in	1965	30	-27	\$25,000.00 / STOP	4	STOP	\$100,000
Secondary Conveyance/Elevators	-						
Quantity of Stops	0	EUL	C-RUL	Cost / Unit	Quantity	Units	Total Value
Installed in	-	-	N/A	- / -	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	1997	40	15	\$15.00 / GSF	39,545	GSF	\$593,175
Secondary Plumbing System	-						
Area of building served	0%	EUL	C-RUL	Cost / Unit	Quantity	Units	Total Value
Installed in	-	-	N/A	- / -	-	-	\$0

#### Services - Cooling - Central System

Primary Central Cooling System	Central Cooling System - Chiller(s) - Air Cooled						
Area of building served	10%	EUL	C-RUL	Cost / Unit	Quantity	Units	Total Value
Installed in	1997	25	0	\$1,200.00 / TON	16	TON	\$18,982
Secondary Plumbing System	Central Cooling System - Chiller(s) - Air Cooled						
Area of building served	5%	EUL	C-RUL	Cost / Unit	Quantity	Units	Total Value
Installed in	2111	25	114	\$1,200.00 / TON	8	TON	\$9,491

#### Services - Heating - Central System

Primary Heating System	Boiler(s)/System - Gas						
Area of building served	90%	EUL	C-RUL	Cost / Unit	Quantity	Units	Total Value
Installed in	1973	30	-19	\$62.00 / MBH	1,017	MBH	\$63,046
Secondary Heating System	-						
Area of building served	0%	EUL	C-RUL	Cost / Unit	Quantity	Units	Total Value
Installed in	-	-	N/A	- / -	-	-	\$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	1973	30	-19	\$18.00 / GSF	39,545	GSF	\$711,810



Secondary HVAC Distribution System **Forced Air System (AHUs, Ductwork, VAVs), 2-Pipe System**

Area of building served	10%	EUL	C-RUL	Cost / Unit	Quantity	Units	Total Value
Installed in	1997	30	5	\$18.00 / GSF	3,955	GSF	\$71,181

#### Services - Package Systems

Primary HVAC Package Unit & Splits **Package Units (RTUs)**

Area of building served	10%	EUL	C-RUL	Cost / Unit	Quantity	Units	Total Value
Installed in	1997	20	-5	\$7,000.00 / TON	16	TON	\$110,726



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	70%	EUL	C-RUL	Cost / Unit	Quantity	Units	Total Value
Installed in	1973	40	-9	\$5.00 / GSF	27,682	GSF	\$138,408



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	2002	20	0	\$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	2020	20	18	\$3.00 / SF	39,545	SF	\$118,635

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	30%	EUL	C-RUL	Cost / Unit	Quantity	Units	Total Value
Installed in	1997	15	-10	\$4.00 / GSF	11,864	GSF	\$47,454



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	1997	40	15	\$22.00 / GSF	39,545	GSF	\$869,990

#### 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 Original Manson (old Hospital) building was built sometime in the 1860's It was converted to a Hospital in 1883 east wing burnt in the 1950's and was not

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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.