

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 2**

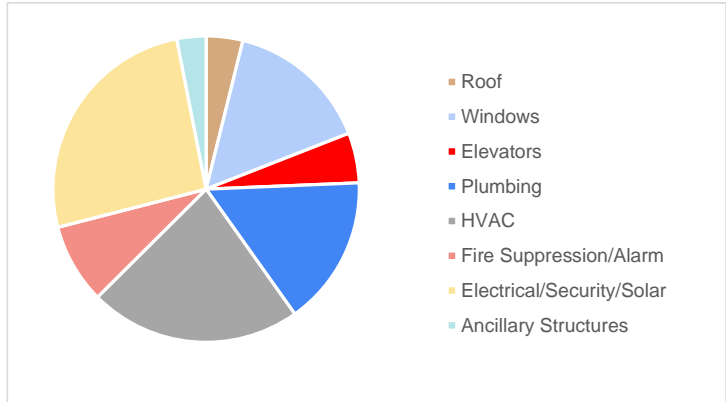
March 29, 2022

Total Value of Assets (Does Not Include Site/Structure/Walls/Interiors) **\$2,843,049**



GPS: 44.809287665525744, -73.08252178933525

Relative Asset Values

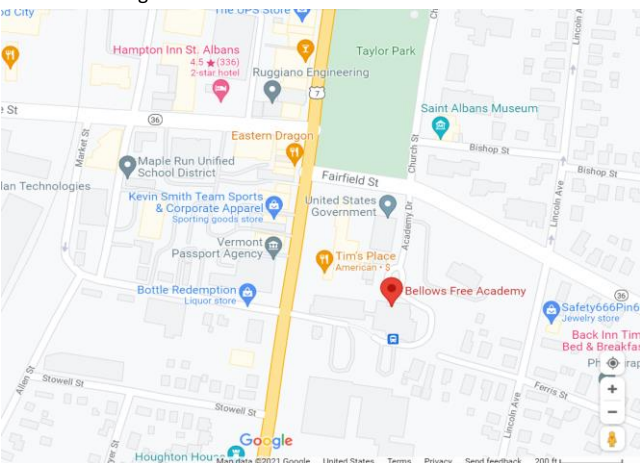
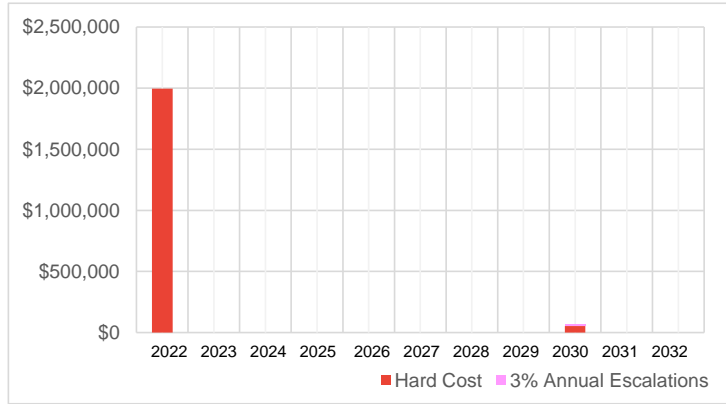


Value of Assets/GSF **\$94.77**



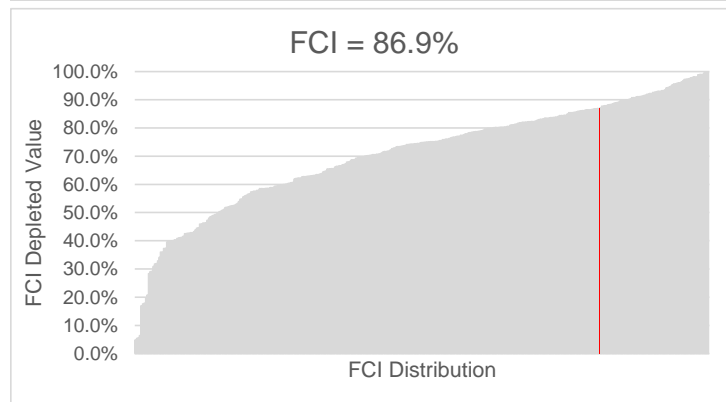
Site Plan - Google Earth

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 **2021-12-29 - 7:00 AM**
 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 **Secondary Building 2**
 Stories **3**
 Building Area **30000 (Gross Square Footage - GSF)**
 Year Constructed **1973**
 Year of Last Major Renovation **1997**
 FCI (Depleted Value) **86.9%**

Environmental & Safety Issues

Hazardous Materials **Yes** ⚠
 Hazardous (HZD) Materials include **Asbestos containing materials (ACM), Science room chemicals Custodial floor care products**
 HZD Issues are **Major**
 HZD Issues include **Multiple locations asbestos flooring and pipe insulation**

Indoor Air Quality (IAQ) Issues **Maybe** ⚠
 IAQ Issues include **signs of water infiltration no visible signs of mold brick deterioration is visible**
 IAQ Issues are **Major**
 IAQ Issues include **Roof was installed 1993 and is 20yrs past it warrenty with visible signs deterioration windows leak , Brick work craked and possibly letting water in**

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	100%	EUL	C-RUL	Cost / Unit		Quantity	Units		Total Value
Installed in	1993	20	-9	\$11.00 / SF	for	10,000	SF	=	\$110,000
Roof 2 is	-								
Covers	0%	EUL	C-RUL	Cost / Unit		Quantity	Units		Total Value
Installed in	-	-	N/A	- / -	for	-	-	=	\$0
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	1973	30	-19	\$60.00 / SF	for	7,200	SF	=	\$432,000
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	1973	30	-19	\$25,000.00 / STOP	for	3	STOP	=	\$75,000
Secondary Conveyance/Elevators	Elevator, Hydraulic, Machine/Controller/Cab								
Quantity of Stops	3	EUL	C-RUL	Cost / Unit		Quantity	Units		Total Value
Installed in	1973	30	-19	\$25,000.00 / STOP	for	3	STOP	=	\$75,000



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	1973	40	-9	\$15.00 / GSF	for	30,000	GSF	=	\$450,000
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	30%	EUL	C-RUL	Cost / Unit		Quantity	Units		Total Value
Installed in	2009	25	12	\$1,200.00 / TON	for	36	TON	=	\$43,200
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 - Gas								
Area of building served	100%	EUL	C-RUL	Cost / Unit		Quantity	Units		Total Value
Installed in	1973	30	-19	\$62.00 / MBH	for	857	MBH	=	\$53,143
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 **Forced Air System (AHUs, Ductwork, VAVs), 2-Pipe System**

Area of building served	EUL	C-RUL	Cost / Unit	Quantity	Units	Total Value
70%	30	-19	\$18.00 / GSF	21,000	GSF	\$378,000
Installed in 1973						



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

Area of building served	EUL	C-RUL	Cost / Unit	Quantity	Units	Total Value
30%	30	-19	\$18.00 / GSF	9,000	GSF	\$162,000
Installed in 1973						



Services - Package Systems

Primary HVAC Package Unit & Splits **None**

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

Secondary HVAC Package Unit & Splits **-**

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

Services - Fire Suppression

Primary Fire Suppression System **Sprinkler System, Medium Density/Complexity**

Area of building served	EUL	C-RUL	Cost / Unit	Quantity	Units	Total Value
100%	40	-9	\$5.00 / GSF	30,000	GSF	\$150,000
Installed in 1973						



Secondary Fire Suppression System **-**

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

Services - Fire Alarm System

Primary Fire Suppression System **Modern Addressable Fire Alarm System**

Area of building served	EUL	C-RUL	Cost / Unit	Quantity	Units	Total Value
100%	20	18	\$3.00 / SF	30,000	SF	\$90,000
Installed in 2020						

Secondary Fire Suppression System **-**

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

Services - Security Systems

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

Area of building served	EUL	C-RUL	Cost / Unit	Quantity	Units	Total Value
20%	15	-10	\$4.00 / GSF	6,000	GSF	\$24,000
Installed in 1997						



Secondary Security & Low Volt System **-**

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

Services - Electrical Distribution/Infrastructure

Electrical Distribution/Infrastructure **Main Distribution Panel w/Sub Panels and Generator/UPS - Medium Density**

Area of building served	EUL	C-RUL	Cost / Unit	Quantity	Units	Total Value
100%	40	15	\$22.00 / GSF	30,000	GSF	\$660,000
Installed in 1997						

Services - Solar Power (PV)

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

Owned/Maintained by School **Yes**

Value of Solar PV Panels: **\$53,206**

Quantity of Panels	EUL	C-RUL	Cost / Unit	Quantity	Units	Total Value
30	20	9	\$85.00 / SF	626	SF	\$53,206
Installed in 2011						

Ancillary Structures

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

Total SF of Ancillary Structures	EUL	C-RUL	Cost / Unit	Quantity	Units	Total Value
700	15	-147	\$125.00 / SF	700	SF	\$87,500
Installed in 1860						



Secondary Ancillary Structures **-**

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

Additional Comments

Temporary building was a horse carriage building for the original 1860's building there are structural issues and can not have more than 5 persons at a time The

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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.