

2022 School Facilities Inventory Report

Facility Name: **MAPLE RUN UNIFIED SD | FAIRFIELD CENTER SCHOOL | 57 PARK STREET, FAIRFIELD 5455 - Combination - Addition**

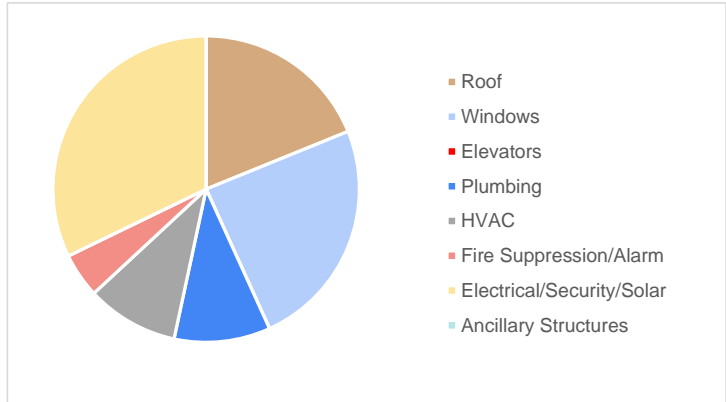
March 29, 2022

Total Value of Assets (Does Not Include Site/Structure/Walls/Interiors) **\$1,218,944**



GPS: 44.800677460478, -72.947868358538

Relative Asset Values

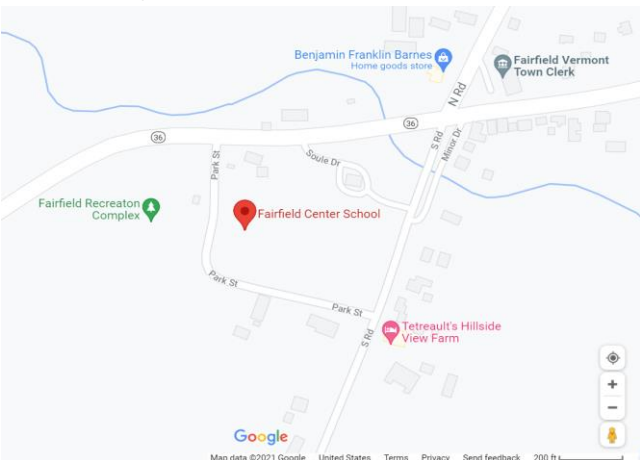
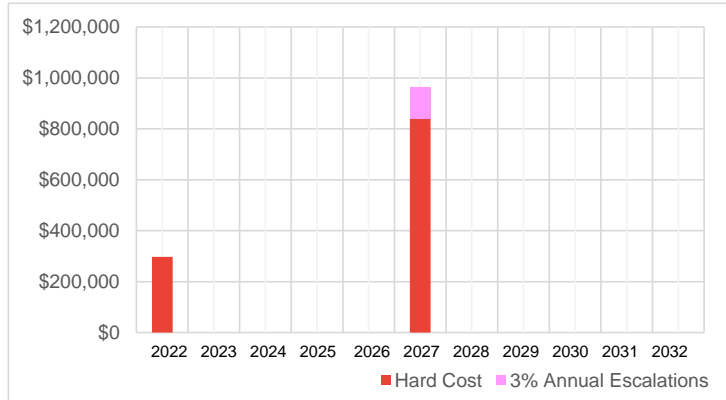


Value of Assets/GSF **\$68.96**



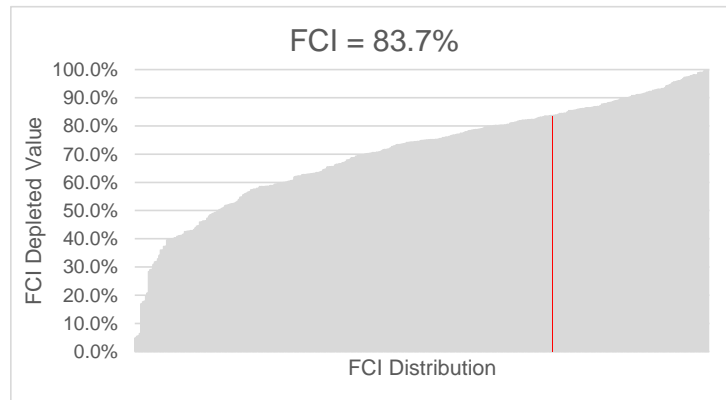
Site Plan - Google Earth

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 **2021-12-27 - 10:40 AM**
 Respondent Name **Albert Menard**
 Respondent Title **Facilities Technician**
 Respondent Email **amenard@maplerun.org**
 Respondent Phone Number **(802) 752-2891**

Facility Information

School Type **Combination**
 Building Identification **Addition**
 Stories **1**
 Building Area **17675 (Gross Square Footage - GSF)**
 Year Constructed **1988**
 Year of Last Major Renovation **N/A**
 FCI (Depleted Value) **83.7%**

Environmental & Safety Issues

Hazardous Materials **No**
 Hazardous (HZD) Materials include **-**
 HZD Issues are **-**
 HZD Issues include **-**

Indoor Air Quality (IAQ) Issues **Yes** ⚠️
 IAQ Issues include **Insufficient Air Change Ratio, Humidity (Too Low or Too High)**
 IAQ Issues are **Minor**
 IAQ Issues include **Inadequate air changes, humidity and temperatures get extremely high based on outdoor temps.**

Fire or Life/Safety (FL/S) Issues **Yes** ⚠️
 FL/S Issues are **Sprinklers serve limited mechanical areas. There is significant attic space with combustible materials.**

Other Risk Factors **Yes** ⚠️
 Other Risk Factors include **Valleys**
 Other Risk Factors are **Valleys need to be monitored for ice and snow buildup.**

Handicap Accessibility (ADA) Issues

Handicap Accessibility (ADA) Issues **Yes** ⚠️
 ADA Issues are **Major**
 ADA Issues include **Many exterior classroom doors have significant step heights for entering/exiting the door. The door are used primarily for emergency exits.**

Utilities - Adequacy

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

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Building Envelope - Roof

Roof 1 is Metal	EUL	C-RUL	Cost / Unit	Quantity	Units	Total Value
Covers 100%	40	6	\$13.00 / SF	17,675	SF	\$229,775
Installed in 1988						
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, Wood-Frame	EUL	C-RUL	Cost / Unit	Quantity	Units	Total Value
% of Windows That are this Type 100%	30	-4	\$70.00 / SF	4,242	SF	\$296,940
Installed in 1988						
Secondary Window System -	EUL	C-RUL	Cost / Unit	Quantity	Units	Total Value
% of Windows That are this Type 0%	-	N/A	- / -	-	-	\$0
Installed in -						

Services - Elevators

Primary Conveyance/Elevators None	EUL	C-RUL	Cost / Unit	Quantity	Units	Total Value
Quantity of Stops 0	-	N/A	- / -	0	-	\$0
Installed in -						
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, Low Density (Includes Fixtures)	EUL	C-RUL	Cost / Unit	Quantity	Units	Total Value
Area of building served 100%	40	6	\$7.00 / GSF	17,675	GSF	\$123,725
Installed in 1988						
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	24	\$60.00 / MBH	505	MBH	\$30,300
Installed in 2016						
Secondary Heating System -	EUL	C-RUL	Cost / Unit	Quantity	Units	Total Value
Area of building served 0%	-	N/A	- / -	-	-	\$0
Installed in -						

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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 17,675	SF	= \$88,375

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 **Sprinkler System, Medium Density/Complexity**

Area of building served	5%	EUL	C-RUL	Cost / Unit	Quantity	Units	Total Value
Installed in	1988	40	6	\$5.00 / GSF	for 884	GSF	= \$4,419

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 **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	for 17,675	SF	= \$53,025

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 **Security & Low Voltage Systems - Average**

Area of building served	5%	EUL	C-RUL	Cost / Unit	Quantity	Units	Total Value
Installed in	2013	15	6	\$4.00 / GSF	for 884	GSF	= \$3,535

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	1988	40	6	\$22.00 / GSF	for 17,675	GSF	= \$388,850

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	- / -	for -	-	= \$0

Ancillary Structures

Ancillary Structures **None**

Total SF of Ancillary Structures -

Installed in -

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

Secondary Ancillary Structures -

Total SF of Secondary Ancillary Structures 0

Installed in -

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

Additional Comments

This addition to the original structure was certified to have been built with non-hazardous materials.

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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.