

2022 School Facilities Inventory Report

Facility Name: **MAPLE RUN UNIFIED SD | NORTHWEST TECHNICAL CENTER | 71 SOUTH MAIN STREET, ST ALBANS 5478 - Tech Center - Secondary Building**

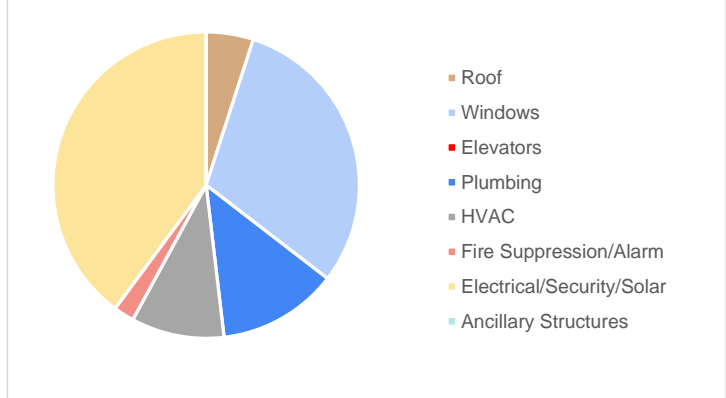
March 29, 2022

Total Value of Assets (Does Not Include Site/Structure/Walls/Interiors) **\$444,868**



GPS: 44.80838350276479, -73.08279386225503

Relative Asset Values

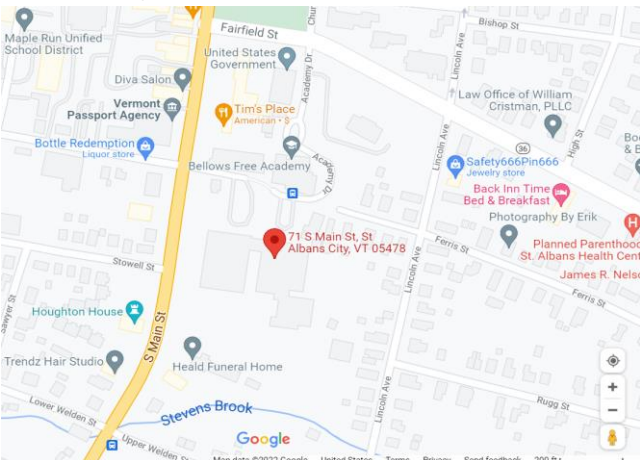
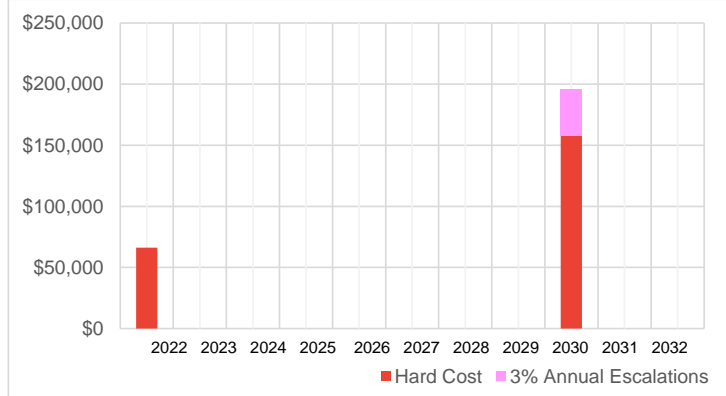


Value of Assets/GSF **\$55.17**



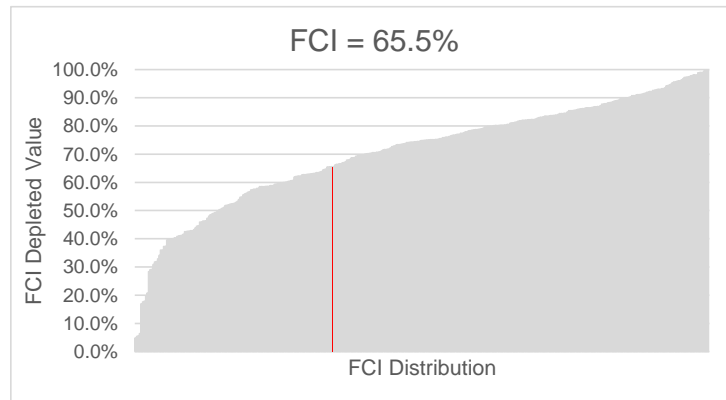
Site Plan - Google Earth

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 - 9:21 AM**
 Respondent Name **Len Smith**
 Respondent Title **Facilities Manager**
 Respondent Email **lesmith@maplerun.org**
 Respondent Phone Number **(802) 324-7052**

Facility Information

School Type **Tech Center**
 Building Identification **Secondary Building**
 Stories **2**
 Building Area **8064 (Gross Square Footage - GSF)**
 Year Constructed **1920**
 Year of Last Major Renovation **2001**
 FCI (Depleted Value) **65.5%**

Environmental & Safety Issues

Hazardous Materials **Maybe** ⚠
 Hazardous (HZD) Materials include **Asbestos containing materials (ACM), hydrolic oils diesel fuel construction adhesive**
 HZD Issues are **Minor**
 HZD Issues include **There are constrution supplies on site**

Indoor Air Quality (IAQ) Issues **Maybe** ⚠
 IAQ Issues include **Perceptible Odors, signs of old water infiltration No visable signs of mold**
 IAQ Issues are **Minor**
 IAQ Issues include **signs of old water infiltration No visable signs of mold assumed asbestos roofing material**

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

Other Risk Factors **Maybe** ⚠
 Other Risk Factors include **potential ice shedding on the South side**
 Other Risk Factors are **potential ice shedding on the South side**

Handicap Accessibility (ADA) Issues

Handicap Accessibility (ADA) Issues **Yes** ⚠
 ADA Issues are **Major**
 ADA Issues include **Building was originally a horse barn the grade at the entrance is to steep per ADA Multiple step up areas and the 2nd floor accessed by stairs only**

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 Asphalt Shingle Covers 100% Installed in 2001	EUL	C-RUL	Cost / Unit		Quantity	Units	Total Value
	30	9	\$5.50 / SF	for	4,032	SF	\$22,176
Roof 2 is - Covers 0% Installed in -	EUL	C-RUL	Cost / Unit		Quantity	Units	Total Value
	-	N/A	- / -	for	-	-	\$0
Roof 3 is - Covers 0% Installed in -	EUL	C-RUL	Cost / Unit		Quantity	Units	Total Value
	-	N/A	- / -	for	-	-	\$0
Roof 4 is - Covers 0% Installed in -	EUL	C-RUL	Cost / Unit		Quantity	Units	Total Value
	-	N/A	- / -	for	-	-	\$0

Building Envelope - Windows

Primary Window System Window, Wood-Frame % of Windows That are this Type 100% Installed in 2001	EUL	C-RUL	Cost / Unit		Quantity	Units	Total Value
	30	9	\$70.00 / SF	for	1,935	SF	\$135,475
Secondary Window System - % of Windows That are this Type 0% Installed in -	EUL	C-RUL	Cost / Unit		Quantity	Units	Total Value
	-	N/A	- / -	for	-	-	\$0

Services - Elevators

Primary Conveyance/Elevators None Quantity of Stops 0 Installed in -	EUL	C-RUL	Cost / Unit		Quantity	Units	Total Value
	-	N/A	- / -	for	0	-	\$0
Secondary Conveyance/Elevators - Quantity of Stops 0 Installed in -	EUL	C-RUL	Cost / Unit		Quantity	Units	Total Value
	-	N/A	- / -	for	0	-	\$0

Services - Plumbing

Primary Plumbing System Supply & Sanitary, Low Density (Includes Fixtures) Area of building served 100% Installed in 1976	EUL	C-RUL	Cost / Unit		Quantity	Units	Total Value
	40	-6	\$7.00 / GSF	for	8,064	GSF	\$56,448
Secondary Plumbing System - Area of building served 0% Installed in -	EUL	C-RUL	Cost / Unit		Quantity	Units	Total Value
	-	N/A	- / -	for	-	-	\$0

Services - Cooling - Central System

Primary Central Cooling System None Area of building served 0% Installed in -	EUL	C-RUL	Cost / Unit		Quantity	Units	Total Value
	-	N/A	- / -	for	-	-	\$0
Secondary Plumbing System - Area of building served 0% Installed in -	EUL	C-RUL	Cost / Unit		Quantity	Units	Total Value
	-	N/A	- / -	for	-	-	\$0

Services - Heating - Central System

Primary Heating System Boiler(s)/System - Gas Area of building served 80% Installed in 2009	EUL	C-RUL	Cost / Unit		Quantity	Units	Total Value
	30	17	\$62.00 / MBH	for	184	MBH	\$11,428
Secondary Heating System - Area of building served 0% Installed in -	EUL	C-RUL	Cost / Unit		Quantity	Units	Total Value
	-	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	80%	EUL	C-RUL	Cost / Unit	Quantity	Units	Total Value
Installed in	2001	40	19	\$5.00 / SF	6,451	SF	\$32,256

Secondary HVAC Distribution System -

Area of building served	0%	EUL	C-RUL	Cost / Unit	Quantity	Units	Total Value
Installed in	-	-	N/A	- / -	-	-	\$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	- / -	-	-	\$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 **None**

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

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 **Older type Zoned System**

Area of building served	80%	EUL	C-RUL	Cost / Unit	Quantity	Units	Total Value
Installed in	2002	20	0	\$1.50 / GSF	6,451	GSF	\$9,677

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 **None**

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

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	2001	40	19	\$22.00 / GSF	8,064	GSF	\$177,408

Services - Solar Power (PV)

Solar (Electric Generation) Provided **None**

Owned/Maintained by School -

Quantity of Panels 0

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

Value of Solar PV Panels: -

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

Building Trades was originally a Horse Barn and is part of the 1930 BFA Campus

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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 overlayed 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.