

### 2022 School Facilities Inventory Report

Facility Name: **MAPLE RUN UNIFIED SD | ST ALBANS CITY SCHOOL | 29 BELLOWS STREET, ST ALBANS 5478 - Combination - Main Building**

March 29, 2022

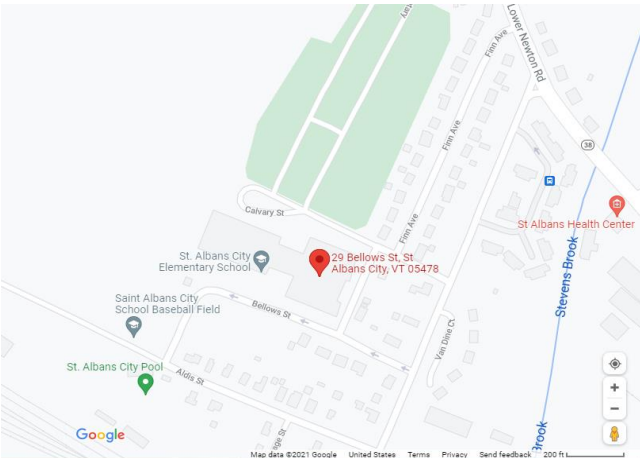
Total Value of Assets (Does Not Include Site/Structure/Walls/Interiors) **\$11,065,444**



GPS: 44.82036131863971, -73.09108057326588

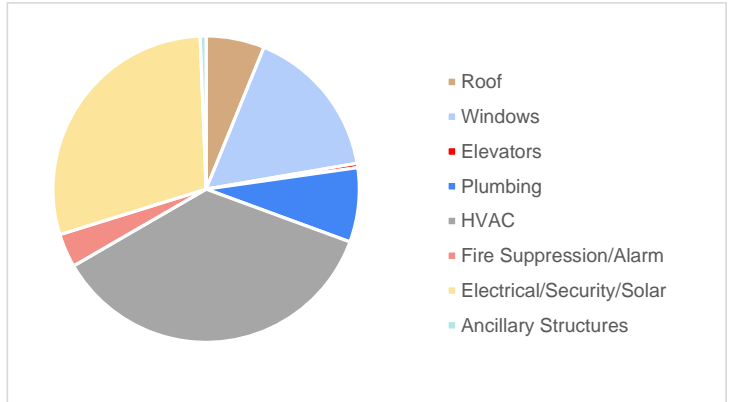


Site Plan - Google Earth



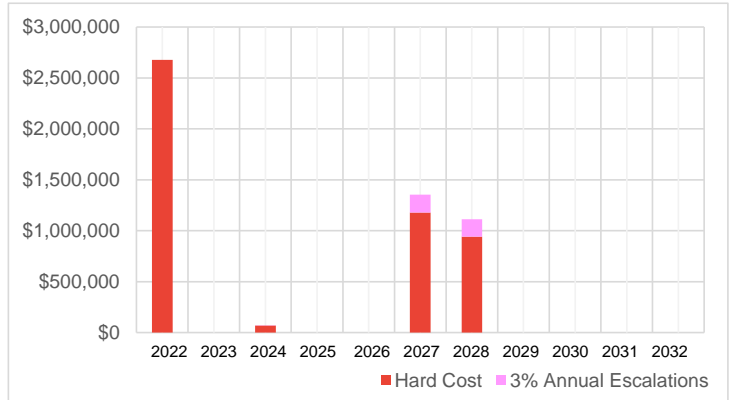
Location Plan - Google Maps

#### Relative Asset Values

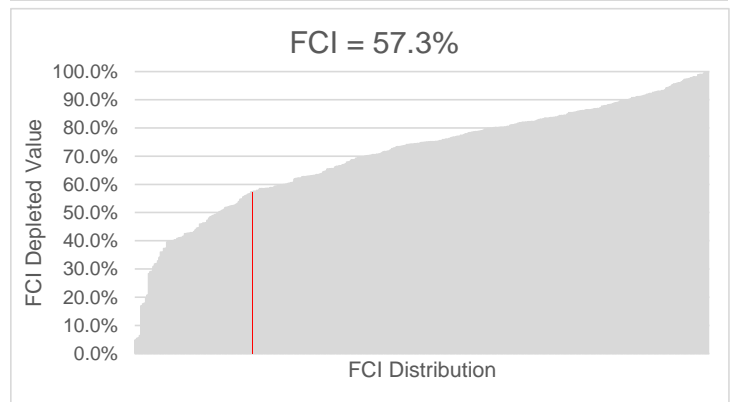


Value of Assets/GSF **\$89.24**

#### Projected Capital Planning Cash Flow



#### 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 - 11:23 AM**  
 Respondent Name **Josh Ransom**  
 Respondent Title **Facilities Manager**  
 Respondent Email **jransom@maplerun.org**  
 Respondent Phone Number **(802) 399-8797**

#### Facility Information

School Type **Combination**  
 Building Identification **Main Building**  
 Stories **2**  
 Building Area **124000 (Gross Square Footage - GSF)**  
 Year Constructed **1968**  
 Year of Last Major Renovation **2008**  
 FCI (Depleted Value) **57.3%**

#### Environmental & Safety Issues

Hazardous Materials **Yes** ⚠️  
 Hazardous (HZD) Materials include **Asbestos containing materials (ACM)**  
 HZD Issues are **Major**  
 HZD Issues include **Abatement was done for areas that students come into contact with, there are a few areas with mud packing that have been covered. Roughly 96,00 square feet of glue beneath tile/carpet. 36 sinks on our asbestos inspection plan at the joints, inside of sink cabinets**

Indoor Air Quality (IAQ) Issues **No**  
 IAQ Issues include -  
 IAQ Issues are -  
 IAQ Issues include -

Fire or Life/Safety (FL/S) Issues **Yes** ⚠️  
 FL/S Issues are **Outdated fire detection heads along with 2 identified areas lacking alarms**

Other Risk Factors **No**  
 Other Risk Factors include -  
 Other Risk Factors are -

#### Handicap Accessibility (ADA) Issues

Handicap Accessibility (ADA) Issues **Yes** ⚠️  
 ADA Issues are **Major**  
 ADA Issues include **Largest area that needs to be addressed is our outdoor areas, playgrounds, baseball fields and other outdoor activities are currently not accessible to someone in a wheel chair. 10% of bathrooms in the school are ADA and students needing that accommodation can usually find one close**

#### Utilities - Adequacy

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

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#### Building Envelope - Roof

Roof 1 is <b>Single-Ply EPDM/TPO/PVC Membrane</b>	EUL	C-RUL	Cost / Unit	Quantity	Units	Total Value
Covers <b>100%</b>	20	6	\$11.00 / SF	62,000	SF	\$682,000
Installed in <b>2008</b>						
Roof 2 is -	EUL	C-RUL	Cost / Unit	Quantity	Units	Total Value
Covers <b>0%</b>	-	N/A	- / -	-	-	\$0
Installed in -						
Roof 3 is -	EUL	C-RUL	Cost / Unit	Quantity	Units	Total Value
Covers <b>0%</b>	-	N/A	- / -	-	-	\$0
Installed in -						
Roof 4 is -	EUL	C-RUL	Cost / Unit	Quantity	Units	Total Value
Covers <b>0%</b>	-	N/A	- / -	-	-	\$0
Installed in -						

#### Building Envelope - Windows

Primary Window System <b>Window, Metal-Frame</b>	EUL	C-RUL	Cost / Unit	Quantity	Units	Total Value
% of Windows That are this Type <b>98%</b>	30	-24	\$60.00 / SF	29,165	SF	\$1,749,888
Installed in <b>1968</b>						
Secondary Window System <b>Window, Metal-Frame</b>	EUL	C-RUL	Cost / Unit	Quantity	Units	Total Value
% of Windows That are this Type <b>2%</b>	30	23	\$60.00 / SF	595	SF	\$35,712
Installed in <b>2015</b>						

#### Services - Elevators

Primary Conveyance/Elevators <b>Elevator, Hydraulic, Machine/Controller/Cab</b>	EUL	C-RUL	Cost / Unit	Quantity	Units	Total Value
Quantity of Stops <b>2</b>	30	-24	\$25,000.00 / STOP	2	STOP	\$50,000
Installed in <b>1968</b>						
Secondary Conveyance/Elevators -	EUL	C-RUL	Cost / Unit	Quantity	Units	Total Value
Quantity of Stops <b>0</b>	-	N/A	- / -	0	-	\$0
Installed in -						

#### Services - Plumbing

Primary Plumbing System <b>Supply &amp; Sanitary, Low Density (Includes Fixtures)</b>	EUL	C-RUL	Cost / Unit	Quantity	Units	Total Value
Area of building served <b>100%</b>	40	-14	\$7.00 / GSF	124,000	GSF	\$868,000
Installed in <b>1968</b>						
Secondary Plumbing System -	EUL	C-RUL	Cost / Unit	Quantity	Units	Total Value
Area of building served <b>0%</b>	-	N/A	- / -	-	-	\$0
Installed in -						

#### Services - Cooling - Central System

Primary Central Cooling System <b>Central Cooling System - Chiller(s) - Air Cooled</b>	EUL	C-RUL	Cost / Unit	Quantity	Units	Total Value
Area of building served <b>100%</b>	25	14	\$1,200.00 / TON	496	TON	\$595,200
Installed in <b>2011</b>						
Secondary Plumbing System -	EUL	C-RUL	Cost / Unit	Quantity	Units	Total Value
Area of building served <b>0%</b>	-	N/A	- / -	-	-	\$0
Installed in -						

#### Services - Heating - Central System

Primary Heating System <b>Boiler(s)/System - Gas</b>	EUL	C-RUL	Cost / Unit	Quantity	Units	Total Value
Area of building served <b>100%</b>	30	19	\$62.00 / MBH	3,543	MBH	\$219,657
Installed in <b>2011</b>						
Secondary Heating System -	EUL	C-RUL	Cost / Unit	Quantity	Units	Total Value
Area of building served <b>0%</b>	-	N/A	- / -	-	-	\$0
Installed in -						

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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	2011	30	19	\$18.00 / GSF	124,000	GSF	\$2,232,000

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 **Even Mix of Package Units & Split Systems**

Area of building served	100%	EUL	C-RUL	Cost / Unit	Quantity	Units	Total Value
Installed in	2011	18	7	\$1,900.00 / TON	496	TON	\$942,400

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 **Kitchen Hood or Computer Center Suppression System**

Area of building served	1 EA	EUL	C-RUL	Cost / Unit	Quantity	Units	Total Value
Installed in	2001	20	-1	\$10,000.00 / EA	1	EA	\$10,000



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

Area of building served	2%	EUL	C-RUL	Cost / Unit	Quantity	Units	Total Value
Installed in	2000	40	18	\$5.00 / GSF	2,480	GSF	\$12,400

#### 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	2015	20	13	\$3.00 / SF	124,000	SF	\$372,000

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	100%	EUL	C-RUL	Cost / Unit	Quantity	Units	Total Value
Installed in	2013	15	6	\$4.00 / GSF	124,000	GSF	\$496,000

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	2008	40	26	\$22.00 / GSF	124,000	GSF	\$2,728,000

#### Services - Solar Power (PV)

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

Owned/Maintained by School **Yes**

Value of Solar PV Panels: **\$3,547**

Quantity of Panels	2	EUL	C-RUL	Cost / Unit	Quantity	Units	Total Value
Installed in	2018	20	16	\$85.00 / SF	42	SF	\$3,547

#### Ancillary Structures

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

Total SF of Ancillary Structures	624	EUL	C-RUL	Cost / Unit	Quantity	Units	Total Value
Installed in	2010	15	3	\$110.00 / SF	624	SF	\$68,640

Secondary Ancillary Structures -

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

#### Additional Comments

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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.