

### 2022 School Facilities Inventory Report

Facility Name: **MAPLE RUN UNIFIED SD | ST ALBANS TOWN EDUC CENTER | 169 SOUTH MAIN STREET, ST ALBANS 5478 - Combination (PreK thru 8) - Main Building**

March 29, 2022

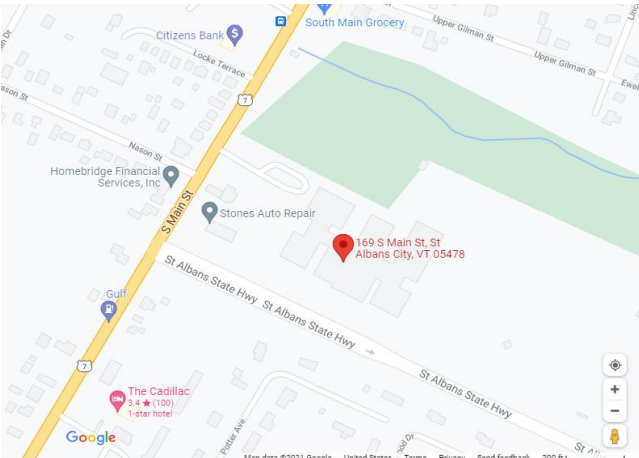
Total Value of Assets (Does Not Include Site/Structure/Walls/Interiors) **\$10,767,736**



GPS: 44.80175402699248, -73.08626143096254

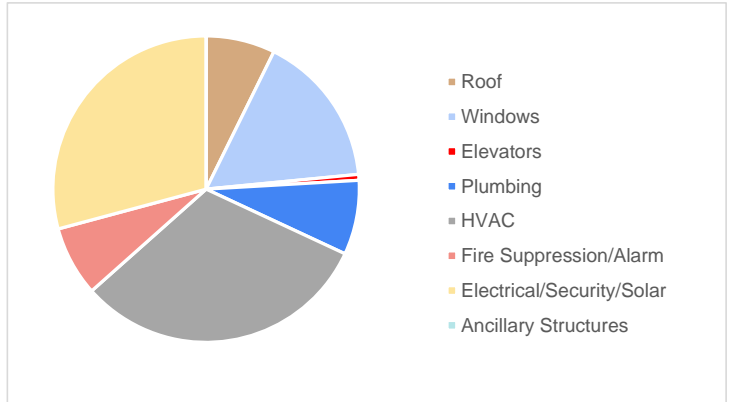


Site Plan - Google Earth



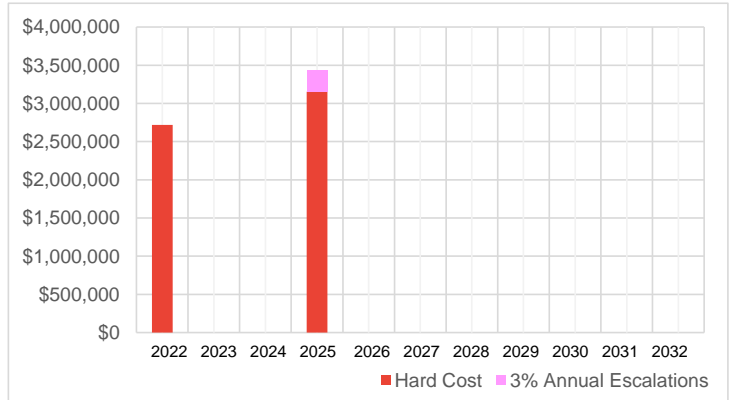
Location Plan - Google Maps

#### Relative Asset Values

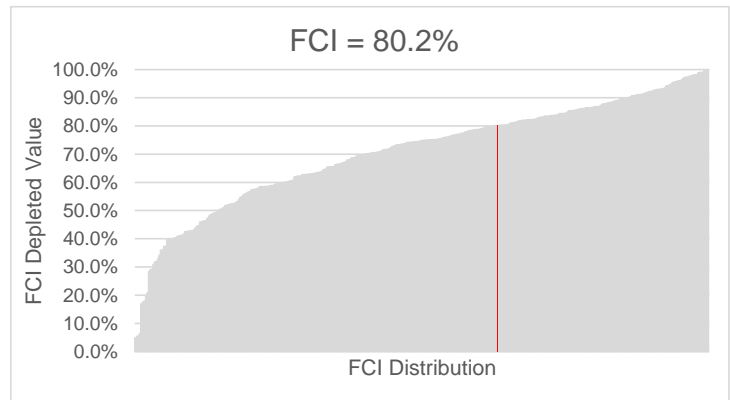


Value of Assets/GSF **\$89.10**

#### 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 **2021-12-09 - 11:11 AM**  
 Respondent Name **Derek Madden**  
 Respondent Title **Facilities Manager**  
 Respondent Email **dmadden@maplerun.org**  
 Respondent Phone Number **(802) 752-2704**

#### Facility Information

School Type **Combination (PreK thru 8)**  
 Building Identification **Main Building**  
 Stories **2**  
 Building Area **120850 (Gross Square Footage - GSF)**  
 Year Constructed **1966**  
 Year of Last Major Renovation **1996**  
 FCI (Depleted Value) **80.2%**

#### Environmental & Safety Issues

Hazardous Materials **Maybe**   
 Hazardous (HZD) Materials include **Other toxic or hazardous substances/building materials (other than Mold)**  
 HZD Issues are **Minor**  
 HZD Issues include **Currently all known ACM has been abated, possible PCB but currently unknown**


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

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

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Other Risk Factors **Maybe**   
 Other Risk Factors include **snow melt and ice build up on a few eaves and sidewalks**  
 Other Risk Factors are **The 2 exits on either side of our Kiva have an issue wthsnow melting and forming large icesicles which also coat the exit ramp below. similar issue on the oppisite side of the building less the icesicles.**

#### 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 <b>Metal</b>	EUL	C-RUL	Cost / Unit	Quantity	Units	Total Value
Covers <b>100%</b>	40	14	\$13.00 / SF	60,425	SF	\$785,525
Installed in <b>1996</b>						
Roof 2 is <b>-</b>	EUL	C-RUL	Cost / Unit	Quantity	Units	Total Value
Covers <b>0%</b>	-	N/A	- / -	-	-	\$0
Installed in <b>-</b>						
Roof 3 is <b>-</b>	EUL	C-RUL	Cost / Unit	Quantity	Units	Total Value
Covers <b>0%</b>	-	N/A	- / -	-	-	\$0
Installed in <b>-</b>						
Roof 4 is <b>-</b>	EUL	C-RUL	Cost / Unit	Quantity	Units	Total Value
Covers <b>0%</b>	-	N/A	- / -	-	-	\$0
Installed in <b>-</b>						

#### 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>70%</b>	30	4	\$60.00 / SF	20,303	SF	\$1,218,168
Installed in <b>1996</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>30%</b>	30	-26	\$60.00 / SF	8,701	SF	\$522,072
Installed in <b>1966</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	4	\$25,000.00 / STOP	2	STOP	\$50,000
Installed in <b>1996</b>						
Secondary Conveyance/Elevators <b>Wheelchair Lift</b>	EUL	C-RUL	Cost / Unit	Quantity	Units	Total Value
Quantity of Stops <b>1</b>	25	-1	\$17,000.00 / EA	1	EA	\$17,000
Installed in <b>1996</b>						

#### 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	120,850	GSF	\$845,950
Installed in <b>1996</b>						
Secondary Plumbing System <b>-</b>	EUL	C-RUL	Cost / Unit	Quantity	Units	Total Value
Area of building served <b>0%</b>	-	N/A	- / -	-	-	\$0
Installed in <b>-</b>						

#### Services - Cooling - Central System

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

#### Services - Heating - Central System

Primary Heating System <b>Boiler(s)/System - Solid Fuel (Wood/Pellet)</b>	EUL	C-RUL	Cost / Unit	Quantity	Units	Total Value
Area of building served <b>100%</b>	25	-1	\$250.00 / MBH	3,453	MBH	\$863,214
Installed in <b>1996</b>						
Secondary Heating System <b>-</b>	EUL	C-RUL	Cost / Unit	Quantity	Units	Total Value
Area of building served <b>0%</b>	-	N/A	- / -	-	-	\$0
Installed in <b>-</b>						

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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	4	\$18.00 / GSF	84,595	GSF	\$1,522,710
Installed in 1996						

Secondary HVAC Distribution System **Piped System to Unit Ventilators/Fan Coils, 2-Pipe System**

Area of building served	EUL	C-RUL	Cost / Unit	Quantity	Units	Total Value
30%	30	4	\$10.00 / GSF	36,255	GSF	\$362,550
Installed in 1996						

#### Services - Package Systems

Primary HVAC Package Unit & Splits **Even Mix of Package Units & Split Systems**

Area of building served	EUL	C-RUL	Cost / Unit	Quantity	Units	Total Value
70%	18	-8	\$1,900.00 / TON	338	TON	\$642,922
Installed in 1996						

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	14	\$5.00 / GSF	120,850	GSF	\$604,250
Installed in 1996						

Secondary Fire Suppression System **Kitchen Hood or Computer Center Suppression System**

Area of building served	EUL	C-RUL	Cost / Unit	Quantity	Units	Total Value
1 EA	20	-6	\$10,000.00 / EA	1	EA	\$10,000
Installed in 1996						

#### Services - Fire Alarm System

Primary Fire Suppression System **Older type Zoned System**

Area of building served	EUL	C-RUL	Cost / Unit	Quantity	Units	Total Value
100%	20	-6	\$1.50 / GSF	120,850	GSF	\$181,275
Installed in 1996						

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
100%	15	-11	\$4.00 / GSF	120,850	GSF	\$483,400
Installed in 1996						

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	14	\$22.00 / GSF	120,850	GSF	\$2,658,700
Installed in 1996						

#### Services - Solar Power (PV)

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

Owned/Maintained by School **No**

Value of Solar PV Panels: \$106,412

Quantity of Panels	EUL	C-RUL	Cost / Unit	Quantity	Units	Total Value
60	20	15	\$85.00 / SF	1,252	SF	\$0
Installed in 2017						

#### Ancillary Structures

Ancillary Structures **None**

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

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

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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.