

2022 School Facilities Inventory Report

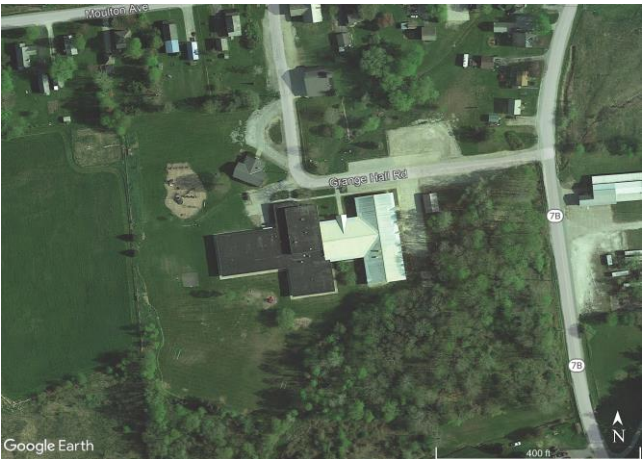
Facility Name: **MILL RIVER UNIFIED UNION SD | CLARENDON ELEMENTARY SCHOOL | 84 GRANGE HALL RD, NORTH CLARENDON 5759 - Combination - Addition**

March 29, 2022

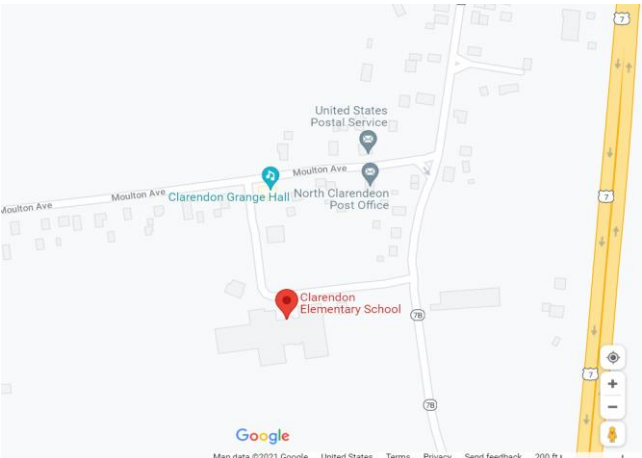
Total Value of Assets (Does Not Include Site/Structure/Walls/Interiors) **\$1,376,326**



GPS: 43.56360988341958, -72.9678385451254

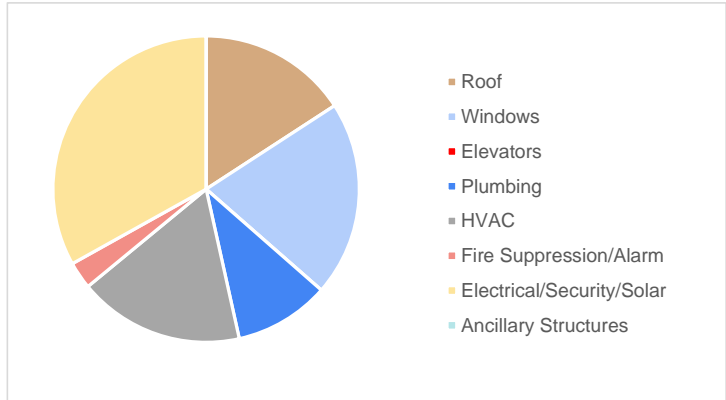


Site Plan - Google Earth



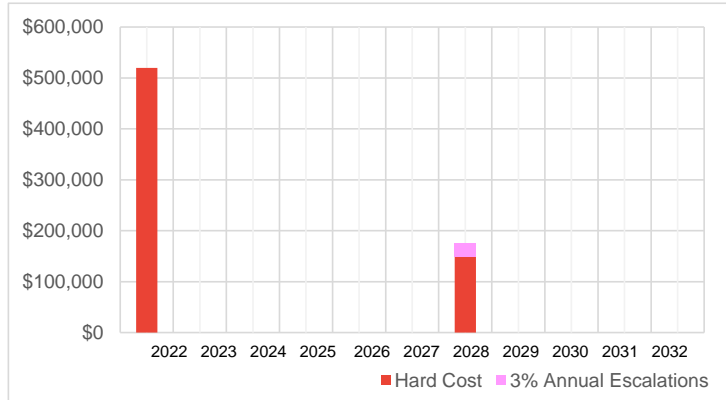
Location Plan - Google Maps

Relative Asset Values

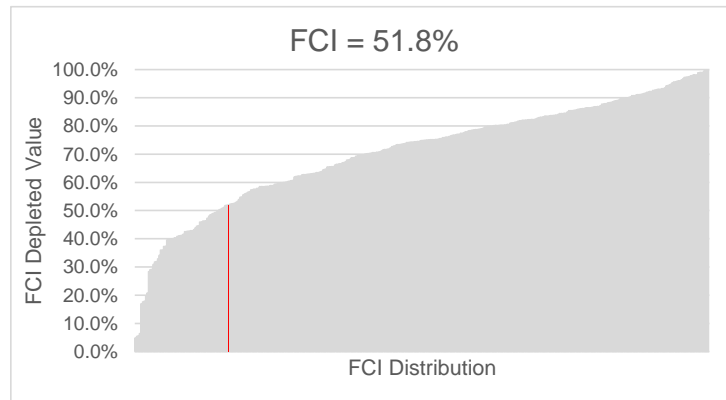


Value of Assets/GSF **\$69.51**

Projected Capital Planning Cash Flow



Facility Condition Index (FCI) Compared to Portfolio



(See Last Page for Explanation of Terms)

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GRANGE HALL RD, NORTH CLARENDON 5759 - Combination - Addition**

Respondent Information

Date/Time Completed **2021-12-16 - 2:11 PM**
 Respondent Name **Gary Marcy**
 Respondent Title **Director of Operations**
 Respondent Email **gmarcy@millriverschools.org**
 Respondent Phone Number **(802) 779-1081**

Facility Information

School Type **Combination**
 Building Identification **Addition**
 Stories **1**
 Building Area **19800 (Gross Square Footage - GSF)**
 Year Constructed **1989**
 Year of Last Major Renovation **2019**
 FCI (Depleted Value) **51.8%**

Environmental & Safety Issues

Hazardous Materials **Yes** ⚠
 Hazardous (HZD) Materials include **Lead paint**
 HZD Issues are **Minor**
 HZD Issues include **Lead paint identified in various areas but in good condition**

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

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

Other Risk Factors **Yes** ⚠
 Other Risk Factors include **snow shedding and ice build up**
 Other Risk Factors are **Periodic ad localized egress issues can be create that require manual attention to provide clear egress paths**

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 **Adequate**
 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	EUL	C-RUL	Cost / Unit	Quantity	Units	Total Value
Covers 100%						
Installed in 2019	20	17	\$11.00 / SF	19,800	SF	\$217,800
Roof 2 is -	EUL	C-RUL	Cost / Unit	Quantity	Units	Total Value
Covers 0%						
Installed in -	-	N/A	- / -	-	-	\$0
Roof 3 is -	EUL	C-RUL	Cost / Unit	Quantity	Units	Total Value
Covers 0%						
Installed in -	-	N/A	- / -	-	-	\$0
Roof 4 is -	EUL	C-RUL	Cost / Unit	Quantity	Units	Total Value
Covers 0%						
Installed in -	-	N/A	- / -	-	-	\$0

Building Envelope - Windows

Primary Window System Window, Metal-Frame	EUL	C-RUL	Cost / Unit	Quantity	Units	Total Value
% of Windows That are this Type 95%						
Installed in 1989	30	-3	\$60.00 / SF	4,514	SF	\$270,864
Secondary Window System Storefront, Metal-Framed w/Door(s)	EUL	C-RUL	Cost / Unit	Quantity	Units	Total Value
% of Windows That are this Type 5%						
Installed in 1989	30	-3	\$55.00 / SF	238	SF	\$13,068

Services - Elevators

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

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%						
Installed in 1989	40	7	\$7.00 / GSF	19,800	GSF	\$138,600
Secondary Plumbing System -	EUL	C-RUL	Cost / Unit	Quantity	Units	Total Value
Area of building served 0%						
Installed in -	-	N/A	- / -	-	-	\$0

Services - Cooling - Central System

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

Services - Heating - Central System

Primary Heating System Boiler(s)/System - Gas	EUL	C-RUL	Cost / Unit	Quantity	Units	Total Value
Area of building served 100%						
Installed in 2019	30	27	\$62.00 / MBH	566	MBH	\$35,074
Secondary Heating System -	EUL	C-RUL	Cost / Unit	Quantity	Units	Total Value
Area of building served 0%						
Installed in -	-	N/A	- / -	-	-	\$0

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Services - HVAC Distribution

Primary 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
95%	30	-3	\$10.00 / GSF	18,810	GSF	\$188,100
Installed in 1989						



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
5%	30	-3	\$18.00 / GSF	990	GSF	\$17,820
Installed in 1989						



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
10%	40	7	\$5.00 / GSF	1,980	GSF	\$9,900
Installed in 1989						

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 **Older type Zoned System**

Area of building served	EUL	C-RUL	Cost / Unit	Quantity	Units	Total Value
100%	20	-13	\$1.50 / GSF	19,800	GSF	\$29,700
Installed in 1989						



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
25%	15	13	\$4.00 / GSF	4,950	GSF	\$19,800
Installed in 2020						

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	37	\$22.00 / GSF	19,800	GSF	\$435,600
Installed in 2019						

Services - Solar Power (PV)

Solar (Electric Generation) Provided **None**

Owned/Maintained by School **-**

Value of Solar PV Panels: -

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

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

This form is for the major 1989 addition to the school. Separate forms are being submitted for the original 1970 building and the program-specific separate

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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.