

2022 School Facilities Inventory Report

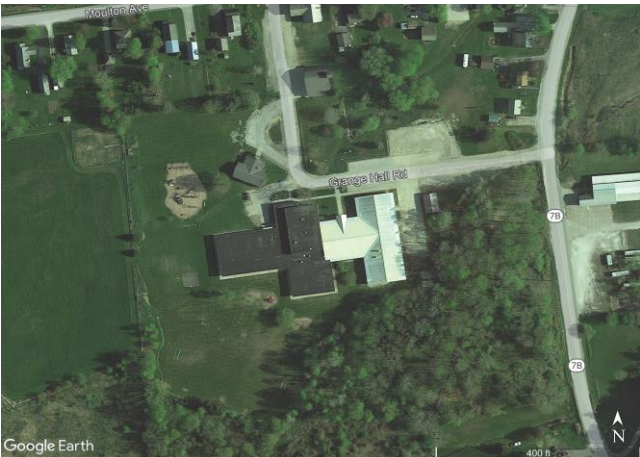
Facility Name: **MILL RIVER UNIFIED UNION SD | CLARENDON ELEMENTARY SCHOOL | 84 GRANGE HALL RD, NORTH CLARENDON 5759 - Combination - Main Building**

March 29, 2022

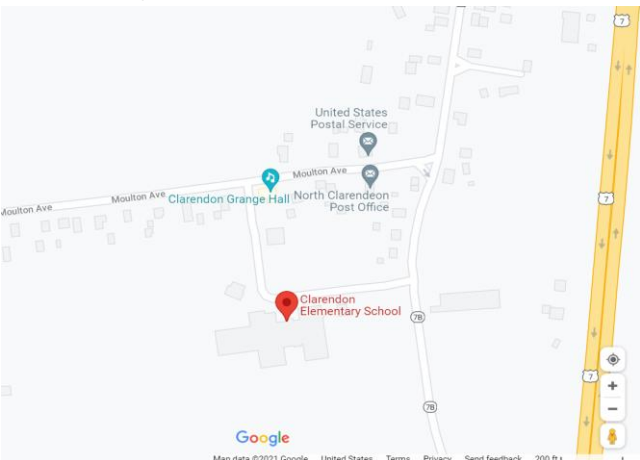
Total Value of Assets (Does Not Include Site/Structure/Walls/Interiors) **\$1,759,303**



GPS: 43.56360988341958, -72.9678385451254

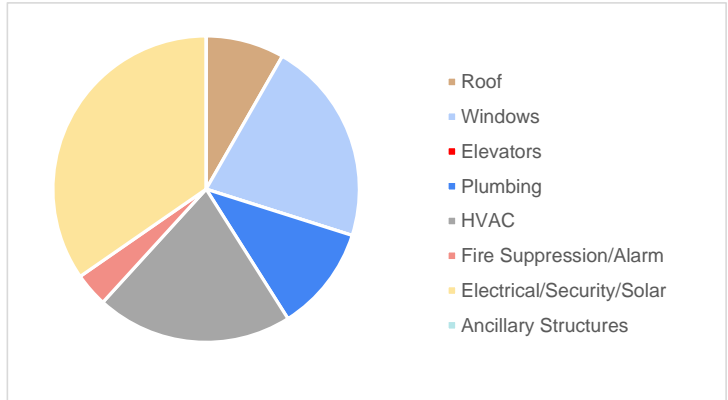


Site Plan - Google Earth



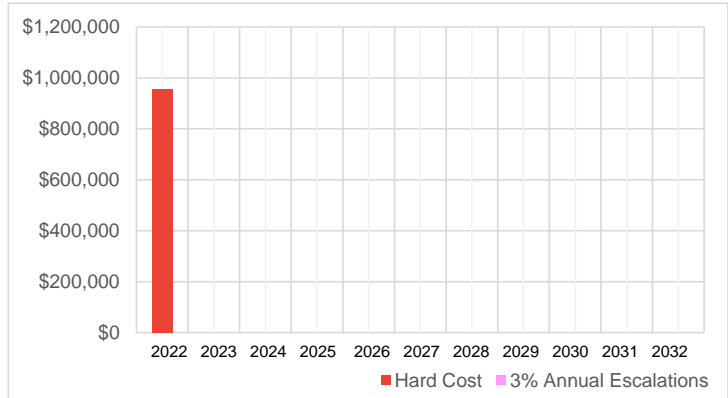
Location Plan - Google Maps

Relative Asset Values

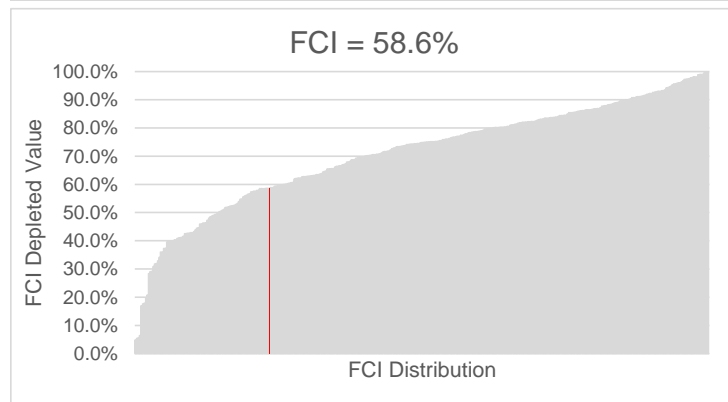


Value of Assets/GSF **\$66.39**

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 **2021-12-16 - 2:01 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 **Main Building**
 Stories **2**
 Building Area **26500 (Gross Square Footage - GSF)**
 Year Constructed **1970**
 Year of Last Major Renovation **2019**
 FCI (Depleted Value) **58.6%**

Environmental & Safety Issues


Hazardous Materials **Yes** 
 Hazardous (HZD) Materials include **Asbestos containing materials (ACM), Lead paint**
 HZD Issues are **Major**
 HZD Issues include **ACM in various locations in the original wing primarily associated with vinyl floor tile and mastic. Some suspected pipe joint packing. Lead paint identified but currently in acceptable condition in various locations**

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 **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 **No ADA access to 2nd floor**

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									
Covers 100%	EUL	C-RUL	Cost / Unit		Quantity	Units		Total Value	
Installed in 2019	20	17	\$11.00 / SF	for	13,250	SF	=	\$145,750	
Roof 2 is -									
Covers 0%	EUL	C-RUL	Cost / Unit		Quantity	Units		Total Value	
Installed in -	-	N/A	- / -	for	-	-	=	\$0	
Roof 3 is -									
Covers 0%	EUL	C-RUL	Cost / Unit		Quantity	Units		Total Value	
Installed in -	-	N/A	- / -	for	-	-	=	\$0	
Roof 4 is -									
Covers 0%	EUL	C-RUL	Cost / Unit		Quantity	Units		Total Value	
Installed in -	-	N/A	- / -	for	-	-	=	\$0	

Building Envelope - Windows

Primary Window System Window, Metal-Frame									
% of Windows That are this Type 95%	EUL	C-RUL	Cost / Unit		Quantity	Units		Total Value	
Installed in 1970	30	-22	\$60.00 / SF	for	6,042	SF	=	\$362,520	⚠
Secondary Window System Storefront, Metal-Framed w/Door(s)									
% of Windows That are this Type 5%	EUL	C-RUL	Cost / Unit		Quantity	Units		Total Value	
Installed in 1970	30	-22	\$55.00 / SF	for	318	SF	=	\$17,490	⚠

Services - Elevators

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

Services - Plumbing

Primary Plumbing System Supply & Sanitary, Low Density (Includes Fixtures)									
Area of building served 95%	EUL	C-RUL	Cost / Unit		Quantity	Units		Total Value	
Installed in 1970	40	-12	\$7.00 / GSF	for	25,175	GSF	=	\$176,225	⚠
Secondary Plumbing System Supply & Sanitary, Medium Density (Includes Fixtures)									
Area of building served 5%	EUL	C-RUL	Cost / Unit		Quantity	Units		Total Value	
Installed in 1970	40	-12	\$15.00 / GSF	for	1,325	GSF	=	\$19,875	⚠

Services - Cooling - Central System

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

Services - Heating - Central System

Primary Heating System Boiler(s)/System - Gas									
Area of building served 100%	EUL	C-RUL	Cost / Unit		Quantity	Units		Total Value	
Installed in 2019	30	27	\$62.00 / MBH	for	757	MBH	=	\$46,943	
Secondary Heating System -									
Area of building served 0%	EUL	C-RUL	Cost / Unit		Quantity	Units		Total Value	
Installed in -	-	N/A	- / -	for	-	-	=	\$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
75%	30	-22	\$10.00 / GSF	19,875	GSF	\$198,750
Installed in	1970					



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
25%	30	-22	\$18.00 / GSF	6,625	GSF	\$119,250
Installed in	1970					



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	-12	\$5.00 / GSF	2,650	GSF	\$13,250
Installed in	1970					



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	-32	\$10,000.00 / EA	1	EA	\$10,000
Installed in	1970					



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	-32	\$1.50 / GSF	26,500	GSF	\$39,750
Installed in	1970					



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	6,625	GSF	\$26,500
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	26,500	GSF	\$583,000
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	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

Information in this section was for original 1970 wing. Separate forms to be completed for the 1989 addition (separate form due to difference in ages) and the

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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.