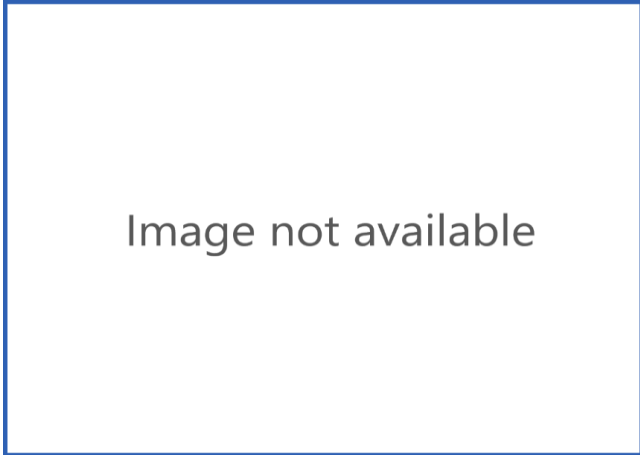


### 2022 School Facilities Inventory Report

Facility Name: **MILL RIVER UNIFIED UNION SD | MILL RIVER UHS | 2321 MIDDLE ROAD, NORTH CLARENDON 5759 - Combination - Addition**

March 29, 2022

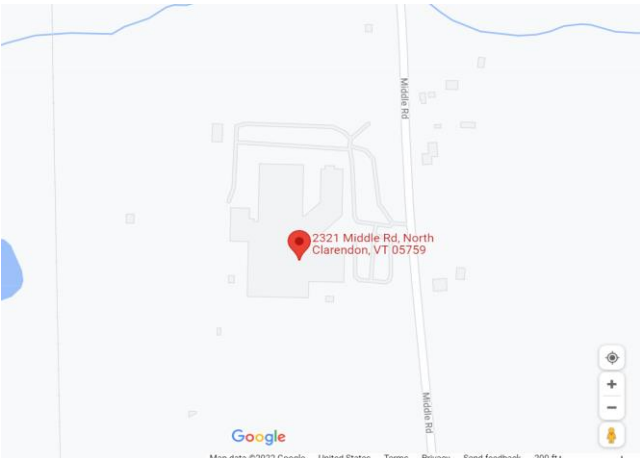
Total Value of Assets (Does Not Include Site/Structure/Walls/Interiors) **\$4,029,668**



GPS: 43.546962106672986, -72.97129578746777

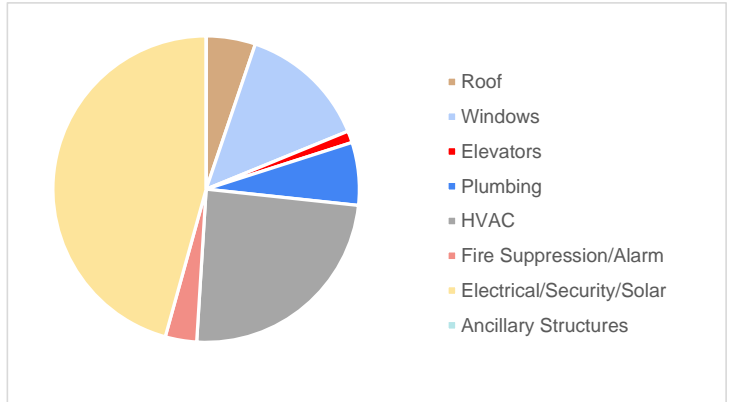


Site Plan - Google Earth



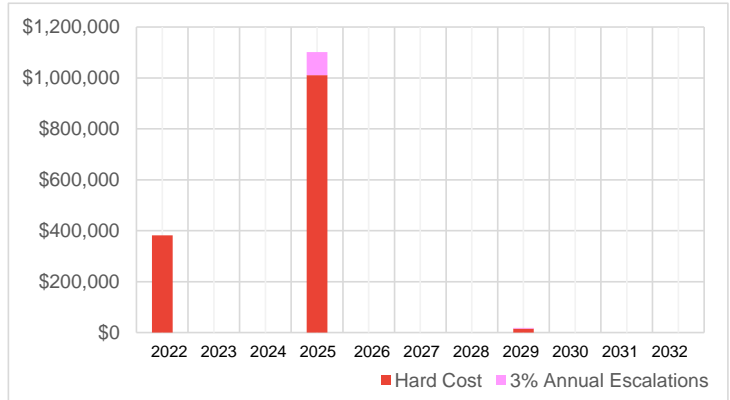
Location Plan - Google Maps

#### Relative Asset Values

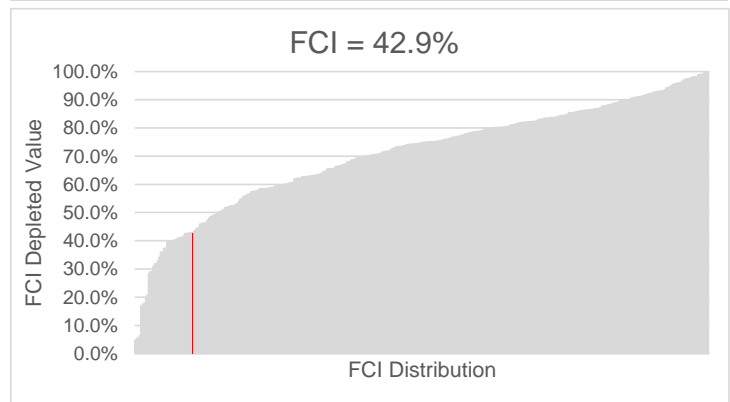


Value of Assets/GSF **\$105.63**

#### Projected Capital Planning Cash Flow



#### Facility Condition Index (FCI) Compared to Portfolio



(See Last Page for Explanation of Terms)

### 2022 School Facilities Inventory Report

Facility Name: **MILL RIVER UNIFIED UNION SD | MILL RIVER UHS | 2321 MIDDLE ROAD, NORTH CLARENDON 5759 - Combination - Addition**

#### Respondent Information

Date/Time Completed **2021-12-20 - 11:50 AM**  
 Respondent Name **Gary Marcy**  
 Respondent Title **Director of Operations**  
 Respondent Email **gmarcy@milliverschools.org**  
 Respondent Phone Number **(802) 779-1081**

#### Facility Information

School Type **Combination**  
 Building Identification **Addition**  
 Stories **2**  
 Building Area **38150 (Gross Square Footage - GSF)**  
 Year Constructed **1996**  
 Year of Last Major Renovation **2019**  
 FCI (Depleted Value) **42.9%**

#### Environmental & Safety Issues

Hazardous Materials **Maybe** ⚠  
 Hazardous (HZD) Materials include **Asbestos containing materials (ACM)**  
 HZD Issues are **Minor**  
 HZD Issues include **No specific ACMs have been identified but suspected pipe joints exist.**

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 **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**

### 2022 School Facilities Inventory Report

Facility Name: **MILL RIVER UNIFIED UNION SD | MILL RIVER UHS | 2321 MIDDLE ROAD, NORTH CLARENDON 5759 - Combination - Addition**

#### 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	19,075 SF			\$209,825
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	99%	EUL	C-RUL	Cost / Unit		Quantity	Units	=	Total Value
Installed in	1996	30	4	\$60.00 / SF	for	9,064 SF			\$543,866
Secondary Window System	Storefront, Metal-Framed w/Door(s)								
% of Windows That are this Type	1%	EUL	C-RUL	Cost / Unit		Quantity	Units	=	Total Value
Installed in	1996	30	4	\$55.00 / SF	for	92 SF			\$5,036

#### Services - Elevators

Primary Conveyance/Elevators	Elevator, Hydraulic, Machine/Controller/Cab								
Quantity of Stops	2	EUL	C-RUL	Cost / Unit		Quantity	Units	=	Total Value
Installed in	1996	30	4	\$25,000.00 / STOP	for	2 STOP			\$50,000
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	100%	EUL	C-RUL	Cost / Unit		Quantity	Units	=	Total Value
Installed in	1996	40	14	\$7.00 / GSF	for	38,150 GSF			\$267,050
Secondary Plumbing System	-								
Area of building served	0%	EUL	C-RUL	Cost / Unit		Quantity	Units	=	Total Value
Installed in	-	-	N/A	- / -	for	- -			\$0

#### 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 - Solid Fuel (Wood/Pellet)								
Area of building served	100%	EUL	C-RUL	Cost / Unit		Quantity	Units	=	Total Value
Installed in	2019	25	22	\$250.00 / MBH	for	1,090 MBH			\$272,500
Secondary Heating System	Boiler(s)/System - Fuel Oil								
Area of building served	100%	EUL	C-RUL	Cost / Unit		Quantity	Units	=	Total Value
Installed in	2019	30	27	\$60.00 / MBH	for	1,090 MBH			\$65,400

### 2022 School Facilities Inventory Report

Facility Name: **MILL RIVER UNIFIED UNION SD | MILL RIVER UHS | 2321 MIDDLE ROAD, NORTH CLARENDON 5759 - Combination - Addition**

#### 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
90%	30	4	\$10.00 / GSF	34,335	GSF	\$343,350
Installed in 1996						

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
10%	30	4	\$18.00 / GSF	3,815	GSF	\$68,670
Installed in 1996						

#### Services - Package Systems

Primary HVAC Package Unit & Splits **Split System, Ductless, Multi Zone**

Area of building served	EUL	C-RUL	Cost / Unit	Quantity	Units	Total Value
25%	15	-11	\$6,000.00 / TON	38	TON	\$228,900
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
10%	40	14	\$5.00 / GSF	3,815	GSF	\$19,075
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 - Fire Alarm System

Primary Fire Suppression System **Modern Addressable Fire Alarm System**

Area of building served	EUL	C-RUL	Cost / Unit	Quantity	Units	Total Value
100%	20	-6	\$3.00 / SF	38,150	SF	\$114,450
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
25%	15	-11	\$4.00 / GSF	9,538	GSF	\$38,150
Installed in 1996						

Secondary Security & Low Volt System **Security & Low Voltage Systems - Average**

Area of building served	EUL	C-RUL	Cost / Unit	Quantity	Units	Total Value
10%	15	8	\$4.00 / GSF	3,815	GSF	\$15,260
Installed in 2015						

#### 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	38,150	GSF	\$839,300
Installed in 2019						

#### Services - Solar Power (PV)

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

Owned/Maintained by School **Yes**

Value of Solar PV Panels: **\$948,836**

Quantity of Panels	EUL	C-RUL	Cost / Unit	Quantity	Units	Total Value
535	20	17	\$85.00 / SF	11,163	SF	\$948,836
Installed in 2019						

#### 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

This form is specific to the 1996 addition. A separate form was submitted for the 1975 original construction

**2022 School Facilities Inventory Report**

Facility Name: **MILL RIVER UNIFIED UNION SD | MILL RIVER UHS | 2321 MIDDLE ROAD, NORTH CLARENDON 5759 - Combination - Addition**

## 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 overlayed 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.