

2022 School Facilities Inventory Report

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

March 29, 2022

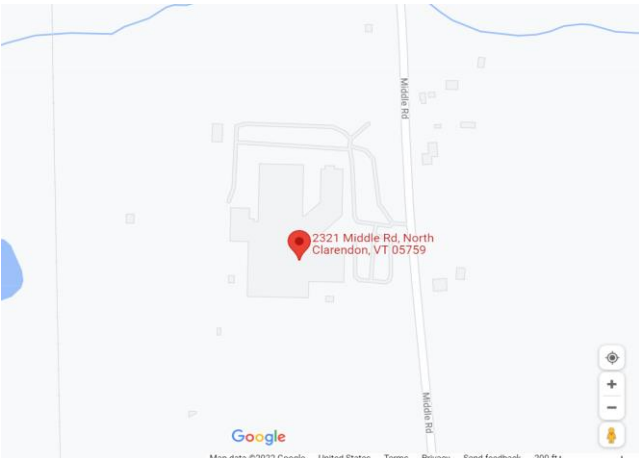
Total Value of Assets (Does Not Include Site/Structure/Walls/Interiors) **\$11,047,593**



GPS: 43.546962106672986, -72.97129578746777

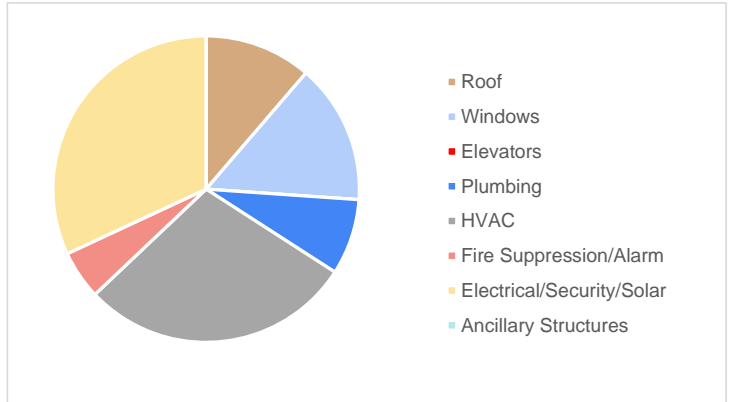


Site Plan - Google Earth



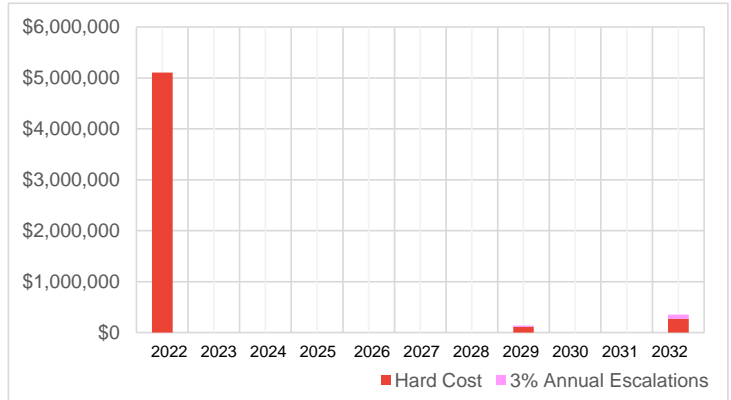
Location Plan - Google Maps

Relative Asset Values

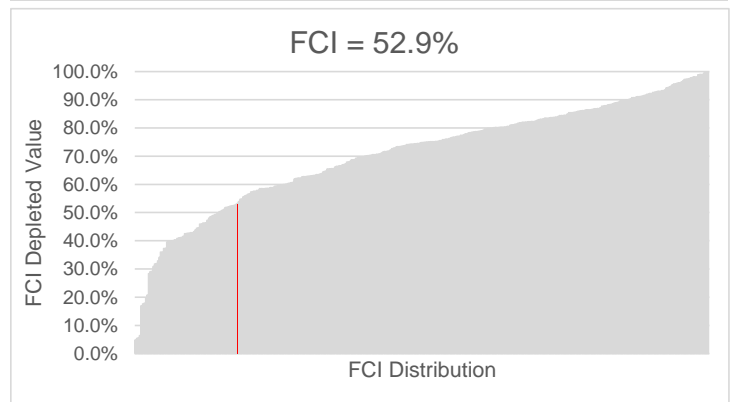


Value of Assets/GSF **\$97.34**

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 - Main Building**


Respondent Information

Date/Time Completed **2021-12-20 - 11:38 AM**
 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 **1**
 Building Area **113500 (Gross Square Footage - GSF)**
 Year Constructed **1975**
 Year of Last Major Renovation **2019**
 FCI (Depleted Value) **52.9%**

Environmental & Safety Issues

Hazardous Materials **Yes** 
 Hazardous (HZD) Materials include **Asbestos containing materials (ACM), Lead paint**
 HZD Issues are **Major**
 HZD Issues include **Know ACM in various locations with floor tiles, mastic and mudded pipe joints. Suspected lead paint due to age of facility**

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 - Main Building**

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	113,500	SF	=	\$1,248,500
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	100%	EUL	C-RUL	Cost / Unit		Quantity	Units	=	Total Value
Installed in	1975	30	-17	\$60.00 / SF	for	27,240	SF	=	\$1,634,400
Secondary Window System	-								
% of Windows That are this Type	0%	EUL	C-RUL	Cost / Unit		Quantity	Units	=	Total Value
Installed in	-	-	N/A	- / -	for	-	-	=	\$0

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	90%	EUL	C-RUL	Cost / Unit		Quantity	Units	=	Total Value
Installed in	1975	40	-7	\$7.00 / GSF	for	102,150	GSF	=	\$715,050
Secondary Plumbing System	Supply & Sanitary, Medium Density (Includes Fixtures)								
Area of building served	10%	EUL	C-RUL	Cost / Unit		Quantity	Units	=	Total Value
Installed in	1975	40	-7	\$15.00 / GSF	for	11,350	GSF	=	\$170,250

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	3,243	MBH	=	\$810,714
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	3,243	MBH	=	\$194,571

2022 School Facilities Inventory Report

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

Services - HVAC Distribution

Primary HVAC Distribution System **Even Mix of Piped and Forced Air, 2-Pipe System**

Area of building served	100%	EUL	C-RUL	Cost / Unit	Quantity	Units	Total Value
Installed in	1975	30	-17	\$14.00 / GSF	113,500	GSF	\$1,589,000



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 **Package Units (RTUs)**

Area of building served	10%	EUL	C-RUL	Cost / Unit	Quantity	Units	Total Value
Installed in	1975	20	-27	\$7,000.00 / TON	45	TON	\$317,800



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

Area of building served	10%	EUL	C-RUL	Cost / Unit	Quantity	Units	Total Value
Installed in	2018	15	11	\$6,000.00 / TON	45	TON	\$272,400

Services - Fire Suppression

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

Area of building served	40%	EUL	C-RUL	Cost / Unit	Quantity	Units	Total Value
Installed in	1975	40	-7	\$5.00 / GSF	45,400	GSF	\$227,000



Secondary Fire Suppression System -

Area of building served	0%	EUL	C-RUL	Cost / Unit	Quantity	Units	Total Value
Installed in	-	-	N/A	- / -	-	-	\$0

Services - 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	1996	20	-6	\$3.00 / SF	113,500	SF	\$340,500



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	25%	EUL	C-RUL	Cost / Unit	Quantity	Units	Total Value
Installed in	1996	15	-11	\$4.00 / GSF	28,375	GSF	\$113,500



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

Area of building served	25%	EUL	C-RUL	Cost / Unit	Quantity	Units	Total Value
Installed in	2015	15	8	\$4.00 / GSF	28,375	GSF	\$113,500

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	2019	40	37	\$22.00 / GSF	113,500	GSF	\$2,497,000

Services - Solar Power (PV)

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

Owned/Maintained by School **Yes**

Value of Solar PV Panels: **\$803,407**

Quantity of Panels	453	EUL	C-RUL	Cost / Unit	Quantity	Units	Total Value
Installed in	2019	20	17	\$85.00 / SF	9,452	SF	\$803,407

Ancillary Structures

Ancillary Structures **None**

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

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

This form is specific to the original 1975 construction. A separate form will be filed for the 1996 addition

2022 School Facilities Inventory Report

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

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 overlaid 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.