

2022 School Facilities Inventory Report

Facility Name: **MILL RIVER UNIFIED UNION SD | SHREWSBURY MOUNTAIN SCHOOL | 300 MOUNTAIN SCHOOL ROAD, SHREWSBURY 5738 - Combination - Main Building**

March 29, 2022

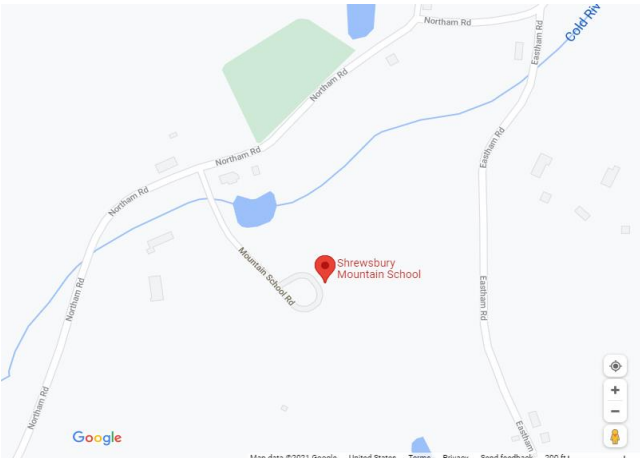
Total Value of Assets (Does Not Include Site/Structure/Walls/Interiors) **\$733,419**



GPS: 43.525641234701865, -72.83070181564386

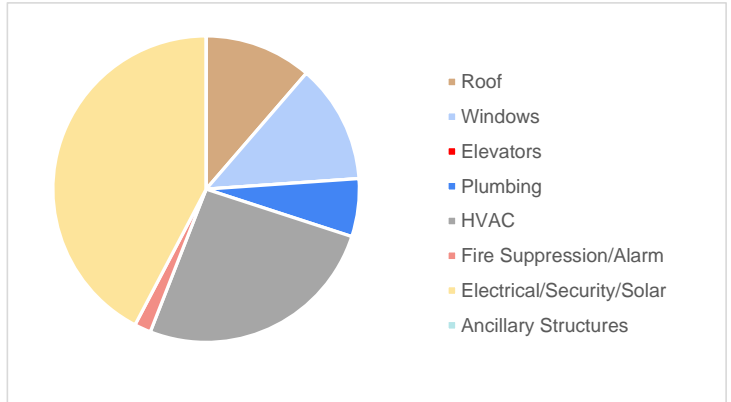


Site Plan - Google Earth



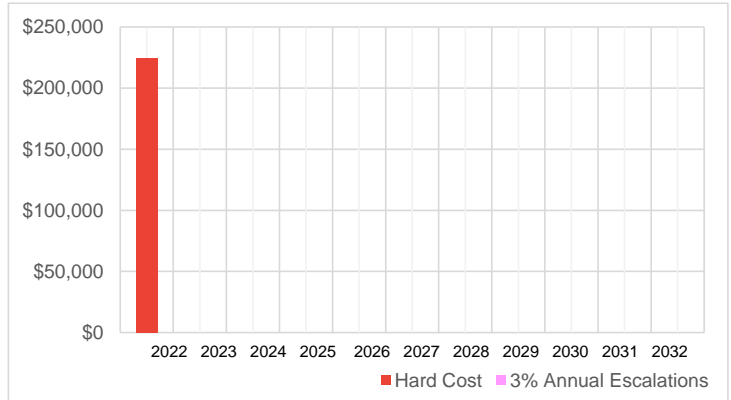
Location Plan - Google Maps

Relative Asset Values

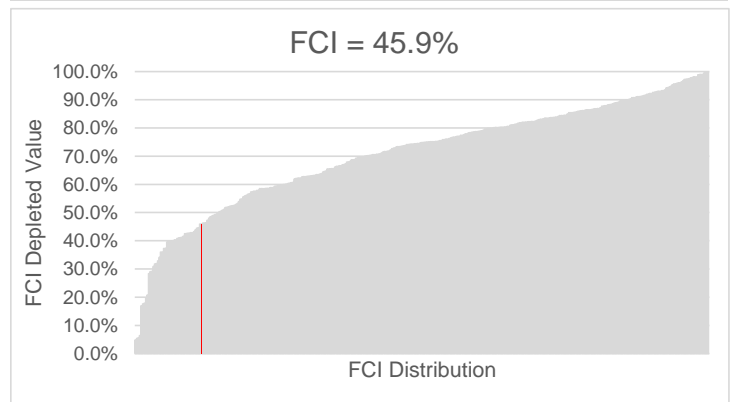


Value of Assets/GSF **\$114.60**

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 **2021-12-17 - 10:54 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 **6400 (Gross Square Footage - GSF)**
 Year Constructed **1974**
 Year of Last Major Renovation **2019**
 FCI (Depleted Value) **45.9%**

Environmental & Safety Issues

Hazardous Materials **Yes** ⚠
 Hazardous (HSD) Materials include **Asbestos containing materials (ACM), Lead paint**
 HSD Issues are **Major**
 HSD Issues include **Suspected lead paint due to age. Confirmed ACM in ceiling tiles, flooring and mastic in various locations**

Indoor Air Quality (IAQ) Issues **Yes** ⚠
 IAQ Issues include **Mold, Humidity (Too Low or Too High)**
 IAQ Issues are **Major**
 IAQ Issues include **Slab on grade construction resulting in moisture migration up through slab into carpeted areas. Mold results in carpet periodically during non-heated seasons**

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

Other Risk Factors **Yes** ⚠
 Other Risk Factors include **snow shedding**
 Other Risk Factors are **Snow will shed from metal roofing system onto walkways and at entrances**

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 **Inadequate** ⚠
 Water Service Pressure **Adequate**
 Natural Gas/Propane Pressure **Adequate**
 Electrical Capacity **Adequate**

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Building Envelope - Roof

Roof 1 is Metal	EUL	C-RUL	Cost / Unit	Quantity	Units	Total Value
Covers 100%	40	32	\$13.00 / SF	6,400	SF	\$83,200
Installed in 2014						
Roof 2 is -	EUL	C-RUL	Cost / Unit	Quantity	Units	Total Value
Covers 0%	-	N/A	- / -	-	-	\$0
Installed in -						
Roof 3 is -	EUL	C-RUL	Cost / Unit	Quantity	Units	Total Value
Covers 0%	-	N/A	- / -	-	-	\$0
Installed in -						
Roof 4 is -	EUL	C-RUL	Cost / Unit	Quantity	Units	Total Value
Covers 0%	-	N/A	- / -	-	-	\$0
Installed in -						

Building Envelope - Windows

Primary Window System Window, Metal-Frame	EUL	C-RUL	Cost / Unit	Quantity	Units	Total Value
% of Windows That are this Type 99%	30	-18	\$60.00 / SF	1,521	SF	\$91,238
Installed in 1974						
Secondary Window System Storefront, Metal-Framed w/Door(s)	EUL	C-RUL	Cost / Unit	Quantity	Units	Total Value
% of Windows That are this Type 1%	30	-18	\$55.00 / SF	15	SF	\$845
Installed in 1974						

Services - Elevators

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

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%	40	-8	\$7.00 / GSF	6,400	GSF	\$44,800
Installed in 1974						
Secondary Plumbing System -	EUL	C-RUL	Cost / Unit	Quantity	Units	Total Value
Area of building served 0%	-	N/A	- / -	-	-	\$0
Installed in -						

Services - Cooling - Central System

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

Services - Heating - Central System

Primary Heating System Boiler(s)/System - Fuel Oil	EUL	C-RUL	Cost / Unit	Quantity	Units	Total Value
Area of building served 100%	30	-18	\$60.00 / MBH	183	MBH	\$10,971
Installed in 1974						
Secondary Heating System -	EUL	C-RUL	Cost / Unit	Quantity	Units	Total Value
Area of building served 0%	-	N/A	- / -	-	-	\$0
Installed in -						

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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	100%	EUL	C-RUL	Cost / Unit	Quantity	Units	Total Value
Installed in	1974	30	-18	\$10.00 / GSF	6,400	GSF	\$64,000



Secondary HVAC Distribution System **Forced Air System (AHUs, Ductwork, VAVs), 2-Pipe System**

Area of building served	100%	EUL	C-RUL	Cost / Unit	Quantity	Units	Total Value
Installed in	2015	30	23	\$18.00 / GSF	6,400	GSF	\$115,200

Services - Package Systems

Primary HVAC Package Unit & Splits **None**

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

Secondary HVAC Package Unit & Splits **-**

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

Services - Fire Suppression

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

Area of building served	10%	EUL	C-RUL	Cost / Unit	Quantity	Units	Total Value
Installed in	1974	40	-8	\$5.00 / GSF	640	GSF	\$3,200



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 **Older type Zoned System**

Area of building served	100%	EUL	C-RUL	Cost / Unit	Quantity	Units	Total Value
Installed in	1974	20	-28	\$1.50 / GSF	6,400	GSF	\$9,600



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	2020	15	13	\$4.00 / GSF	1,600	GSF	\$6,400

Secondary Security & Low Volt System **-**

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

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	6,400	GSF	\$140,800

Services - Solar Power (PV)

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

Owned/Maintained by School **Yes**

Value of Solar PV Panels: **\$163,164**

Quantity of Panels	92	EUL	C-RUL	Cost / Unit	Quantity	Units	Total Value
Installed in	2015	20	13	\$85.00 / SF	1,920	SF	\$163,164

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 1974 construction. A separate form will be submitted associated with the 1988 addition

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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.