

2022 School Facilities Inventory Report

Facility Name: **MILL RIVER UNIFIED UNION SD | TINMOUTH ELEMENTARY SCHOOL | 573 ROUTE 140, TINMOUTH 5773 - Combination - Main Building**

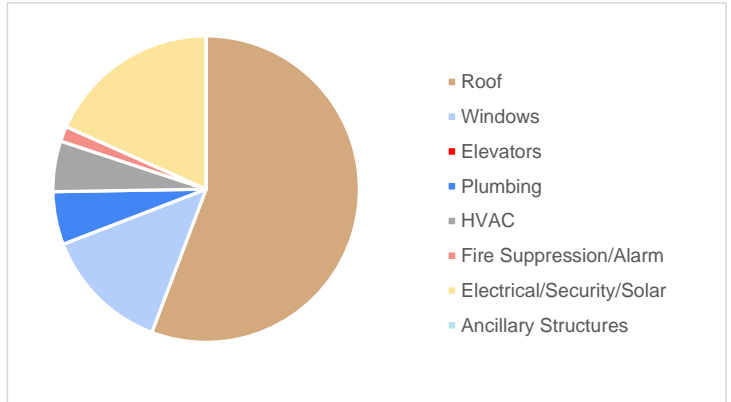
March 29, 2022

Total Value of Assets (Does Not Include Site/Structure/Walls/Interiors) **\$238,477**



GPS: 43.44959999896832, -73.05109044438237

Relative Asset Values

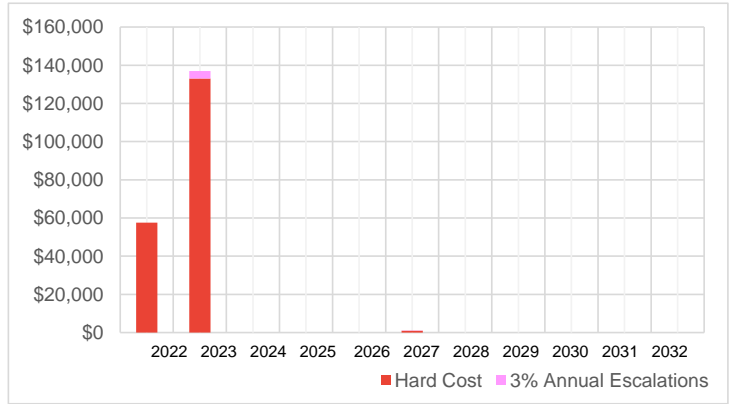


Value of Assets/GSF **\$125.51**

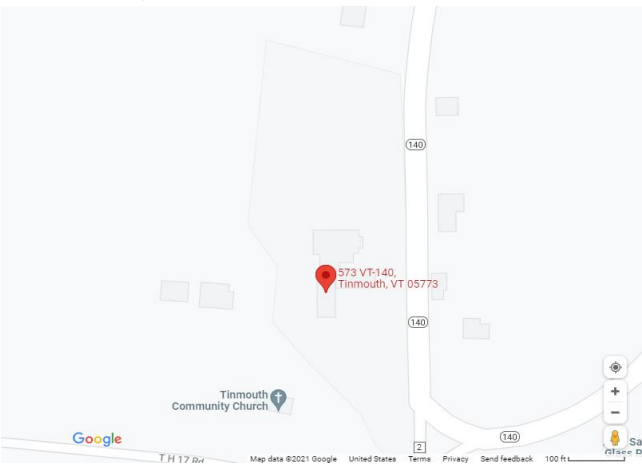
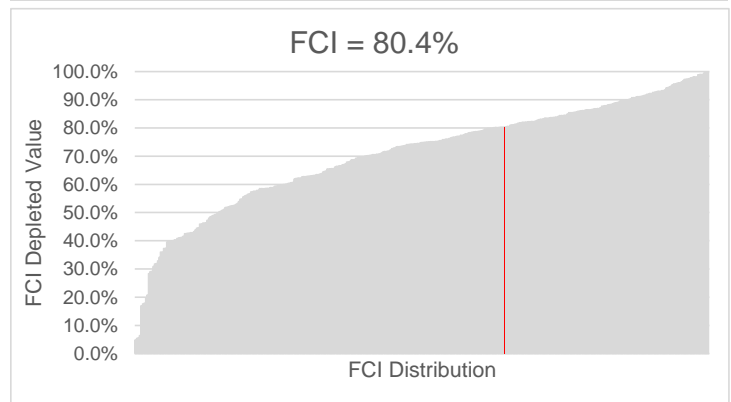


Site Plan - Google Earth

Projected Capital Planning Cash Flow



Facility Condition Index (FCI) Compared to Portfolio



Location Plan - Google Maps

(See Last Page for Explanation of Terms)

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Respondent Information

Date/Time Completed **2021-12-21 - 10:40 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 **1900 (Gross Square Footage - GSF)**
 Year Constructed **1949**
 Year of Last Major Renovation **2019**
 FCI (Depleted Value) **80.3%**

Environmental & Safety Issues


Hazardous Materials **Yes** 
 Hazardous (HZD) Materials include **Asbestos containing materials (ACM), Lead paint**
 HZD Issues are **Major**
 HZD Issues include **Suspected ACM throughout in ceiling tiles, floor mastic, floor tile, 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 **Yes** 
 ADA Issues are **Major**
 ADA Issues include **Bathrooms in this original section, along with hallway doorway width, are not considered to be in accordance with requirements**

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 Slate | EUL | C-RUL | Cost / Unit | Quantity | Units | Total Value |
| Covers 100% | 75 | 2 | \$70.00 / SF | 1,900 | SF | \$133,000 |
| Installed in 1949 | | | | | | |
| 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, Wood-Frame | EUL | C-RUL | Cost / Unit | Quantity | Units | Total Value |
| % of Windows That are this Type 100% | 30 | -43 | \$70.00 / SF | 456 | SF | \$31,920 |
| Installed in 1949 | | | | | | |
| Secondary Window System - | EUL | C-RUL | Cost / Unit | Quantity | Units | Total Value |
| % of Windows That are this Type 0% | - | N/A | - / - | - | - | \$0 |
| Installed in - | | | | | | |

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 | -33 | \$7.00 / GSF | 1,900 | GSF | \$13,300 |
| Installed in 1949 | | | | | | |
| 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 | 27 | \$60.00 / MBH | 54 | MBH | \$3,257 |
| Installed in 2019 | | | | | | |
| 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 **HVAC System, Hydronic Piping, 2-Pipe**

| Area of building served | 100% | EUL | C-RUL | Cost / Unit | Quantity | Units | Total Value |
|-------------------------|------|-----|-------|-------------|-----------|-------|-------------|
| Installed in | 1949 | 40 | -33 | \$5.00 / SF | for 1,900 | SF | = \$9,500 |



Secondary HVAC Distribution System -

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

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 | - / - | for - | - | = \$0 |

Secondary HVAC Package Unit & Splits -

| Area of building served | 0% | EUL | C-RUL | Cost / Unit | Quantity | Units | Total Value |
|-------------------------|----|-----|-------|-------------|----------|-------|-------------|
| Installed in | - | - | N/A | - / - | for - | - | = \$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 | 1988 | 40 | 6 | \$5.00 / GSF | for 190 | GSF | = \$950 |

Secondary Fire Suppression System -

| Area of building served | 0% | EUL | C-RUL | Cost / Unit | Quantity | Units | Total Value |
|-------------------------|----|-----|-------|-------------|----------|-------|-------------|
| Installed in | - | - | N/A | - / - | for - | - | = \$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 | 1988 | 20 | -14 | \$1.50 / GSF | for 1,900 | GSF | = \$2,850 |



Secondary Fire Suppression System -

| Area of building served | 0% | EUL | C-RUL | Cost / Unit | Quantity | Units | Total Value |
|-------------------------|----|-----|-------|-------------|----------|-------|-------------|
| Installed in | - | - | N/A | - / - | for - | - | = \$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 | for 475 | GSF | = \$1,900 |

Secondary Security & Low Volt System -

| Area of building served | 0% | EUL | C-RUL | Cost / Unit | Quantity | Units | Total Value |
|-------------------------|----|-----|-------|-------------|----------|-------|-------------|
| Installed in | - | - | N/A | - / - | for - | - | = \$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 | for 1,900 | GSF | = \$41,800 |

Services - Solar Power (PV)

Solar (Electric Generation) Provided **None**

Owned/Maintained by School -

Quantity of Panels 0

Installed in -

Value of Solar PV Panels: -

| EUL | C-RUL | Cost / Unit | Quantity | Units | Total Value |
|-----|-------|-------------|----------|-------|-------------|
| - | N/A | - / - | for - | - | = \$0 |

Ancillary Structures

Ancillary Structures **None**

Total SF of Ancillary Structures -

Installed in -

| EUL | C-RUL | Cost / Unit | Quantity | Units | Total Value |
|-----|-------|-------------|----------|-------|-------------|
| - | N/A | - / - | for - | - | = \$0 |

Secondary Ancillary Structures -

Total SF of Secondary Ancillary Structures 0

Installed in -

| EUL | C-RUL | Cost / Unit | Quantity | Units | Total Value |
|-----|-------|-------------|----------|-------|-------------|
| - | N/A | - / - | for - | - | = \$0 |

Additional Comments

This form is for the original 1868 building and the 1949 addition, which are of similar construction. A separate form will be submitted associated with the 1988,

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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 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. |