

2022 School Facilities Inventory Report

Facility Name: **MILL RIVER UNIFIED UNION SD | WALLINGFORD VILLAGE SCHOOL | 126 SCHOOL STREET, WALLINGFORD 5773 - Combination - Addition**

March 29, 2022

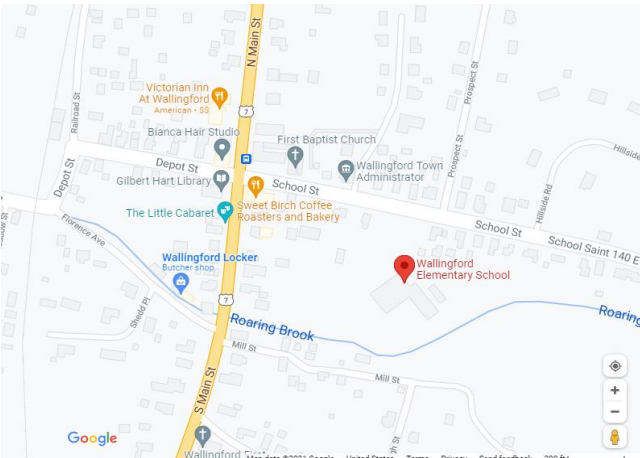
Total Value of Assets (Does Not Include Site/Structure/Walls/Interiors) **\$1,276,290**



GPS: 43.47083129630151, -72.9750720695799

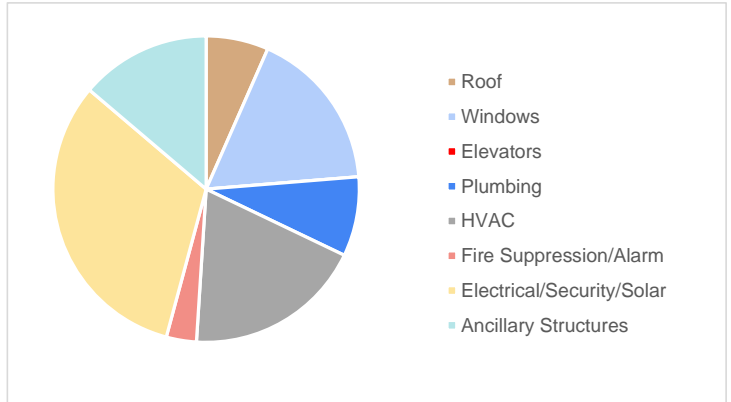


Site Plan - Google Earth



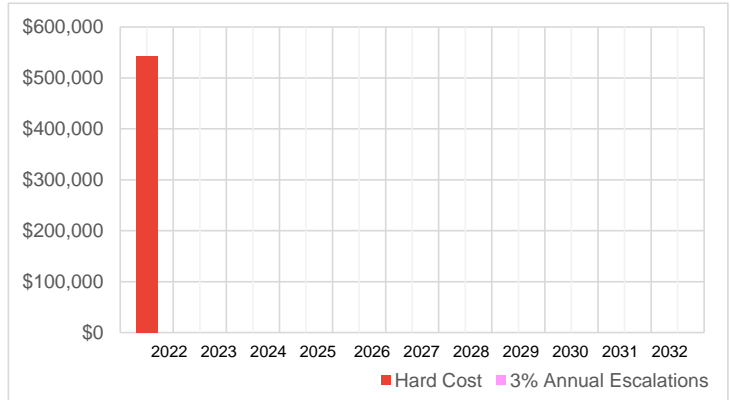
Location Plan - Google Maps

Relative Asset Values

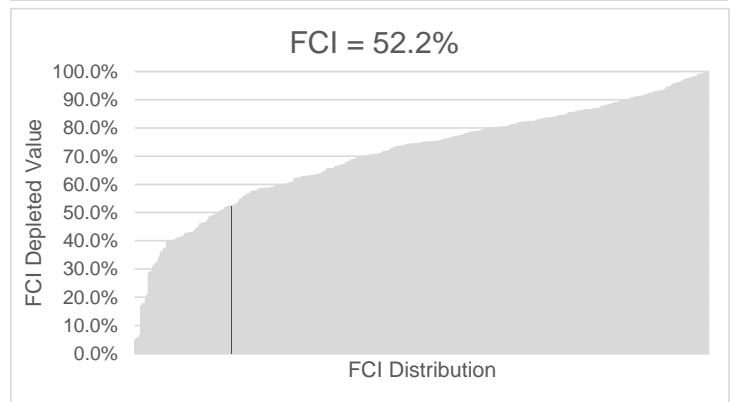


Value of Assets/GSF **\$83.42**

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 - 3:12 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 **Addition**
 Stories **2**
 Building Area **15300 (Gross Square Footage - GSF)**
 Year Constructed **1969**
 Year of Last Major Renovation **2019**
 FCI (Depleted Value) **52.2%**

Environmental & Safety Issues

Hazardous Materials **Yes** ⚠
 Hazardous (HZD) Materials include **Asbestos containing materials (ACM), Lead paint**
 HZD Issues are **Major**
 HZD Issues include **ACM identified in floor tiles and mastic. Suspected lead paint due to age.**

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 lower 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	60%	EUL	C-RUL	Cost / Unit		Quantity	Units	=	Total Value
Installed in	2015	20	13	\$11.00 / SF	for	4,590 SF			\$50,490
Roof 2 is	Single-Ply EPDM/TPO/PVC Membrane								
Covers	40%	EUL	C-RUL	Cost / Unit		Quantity	Units	=	Total Value
Installed in	2018	20	16	\$11.00 / SF	for	3,060 SF			\$33,660
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	90%	EUL	C-RUL	Cost / Unit		Quantity	Units	=	Total Value
Installed in	1969	30	-23	\$60.00 / SF	for	3,305 SF			\$198,288 ⚠
Secondary Window System	Storefront, Metal-Framed w/Door(s)								
% of Windows That are this Type	10%	EUL	C-RUL	Cost / Unit		Quantity	Units	=	Total Value
Installed in	1969	30	-23	\$55.00 / SF	for	367 SF			\$20,196 ⚠

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	100%	EUL	C-RUL	Cost / Unit		Quantity	Units	=	Total Value
Installed in	1969	40	-13	\$7.00 / GSF	for	15,300 GSF			\$107,100 ⚠
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 - Gas								
Area of building served	100%	EUL	C-RUL	Cost / Unit		Quantity	Units	=	Total Value
Installed in	2019	30	27	\$62.00 / MBH	for	437 MBH			\$27,103
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 **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	2015	30	23	\$14.00 / GSF	15,300	GSF	\$214,200

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 **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	1969	40	-13	\$5.00 / GSF	1,530	GSF	\$7,650



Secondary Fire Suppression System **Kitchen Hood or Computer Center Suppression System**

Area of building served	1 EA	EUL	C-RUL	Cost / Unit	Quantity	Units	Total Value
Installed in	1969	20	-33	\$10,000.00 / EA	1	EA	\$10,000



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	1969	20	-33	\$1.50 / GSF	15,300	GSF	\$22,950



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	3,825	GSF	\$15,300

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	15,300	GSF	\$336,600

Services - Solar Power (PV)

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

Owned/Maintained by School **Yes**

Value of Solar PV Panels: **\$56,753**

Quantity of Panels	32	EUL	C-RUL	Cost / Unit	Quantity	Units	Total Value
Installed in	2015	20	13	\$85.00 / SF	668	SF	\$56,753

Ancillary Structures

Ancillary Structures **Relocatable Building - Classroom/Office - Basic/Portable**

Total SF of Ancillary Structures	1600	EUL	C-RUL	Cost / Unit	Quantity	Units	Total Value
Installed in	1990	15	-17	\$110.00 / SF	1,600	SF	\$176,000



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 for the 1969 addition. A separate form was submitted for the original 1952 building

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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.