



2022 School Facilities Inventory Report

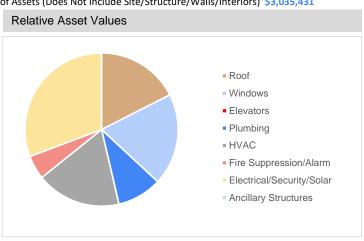
Facility Name: MT MANSFIELD UNIFIED UNION SCHOOL DISTRICT | RICHMOND ELEMENTARY SCHOOL | 125 SCHOOL STREET, RICHMOND 5477 - Elementary (PreK thru 4) -

March 29, 2022

Total Value of Assets (Does Not Include Site/Structure/Walls/Interiors) \$3,035,431



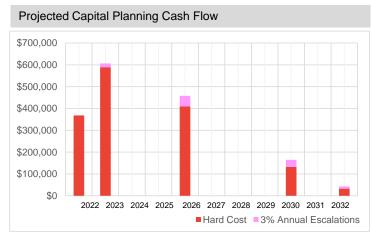
44.41275996365484, -72.99393835967473



Value of Assets/GSF \$74.22



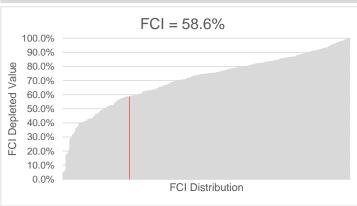
Site Plan - Google Earth





Location Plan - Google Maps

Facility Condition Index (FCI) Compared to Portfolio



(See Last Page for Explanation of Terms)

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2022 School Facilities Inventory Report

Facility Name: MT MANSFIELD UNIFIED UNION SCHOOL DISTRICT | RICHMOND ELEMENTARY

SCHOOL | 125 SCHOOL STREET, RICHMOND 5477 - Elementary (PreK thru 4) -

Respondent Information

Date/Time Completed 2021-12-20 - 10:16 AM

Respondent Name Phil Graff

Respondent Title District Facilities Director Respondent Email phil.graff@mmuusd.org

Respondent Phone Number (802) 858-1635

Facility Information

School Type Elementary (PreK thru 4)

Building Identification Main Building

Stories

Building Area 40900 (Gross Square Footage - GSF)

1987 Year Constructed 2011 Year of Last Major Renovation FCI (Depleted Value) 58.6%

Environmental & Safety Issues

Hazardous Materials No

Hazardous (HZD) Materials include -

HZD Issues are -

HZD Issues include

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 Maybe

ADA Issues are Minor

ADA Issues include Need complete sidewalks around the building

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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\$0

2022 School Facilities Inventory Report

Installed in -

Facility Name:	MT MANS	SFIELD UNIF	FIED UNIO	N SCHOOL	DISTR	RICT	RICHM	OND E	LEN	1ENTARY	
	SCHOOL I	125 SCHO	OL STREET	r. RICHMON	ND 54	77 - F	lementa	rv (Pr	eK t	hru 4) -	
Dullillian Foundation Book	3CHOOL	123 30110	OL STREET	, mermor	10 34	,, <u> </u>	Territo	., y (; ;	CIC	illu 4)	
Building Envelope - Roof	Motal										
Roof 1 is Covers			JL C-RUL	Cost	/ llni+		Quantity	Units		Total Value	l
		El			<u>, </u>	£	Quantity	_	-	Total Value	l
Installed in		4	0 29	\$13.00	/ SF	for	40,900	SF	=	\$531,700	ı
Roof 2 is					/			1		T . 11/ 1	I
Covers		El		Cost	;		Quantity	Units		Total Value	l
Installed in		-	N/A	-	/ -	for	-	-	=	\$0	l
Roof 3 is				_	,						i
Covers		El		Cost	/ Unit		Quantity	Units		Total Value	l
Installed in		-	N/A	-	/ -	for	-	-	=	\$0	l
Roof 4 is		_									i
Covers	0%	El	JL C-RUL	Cost	/ Unit		Quantity	Units		Total Value	l
Installed in	-	-	N/A	-	/ -	for	-	-	=	\$0	
Building Envelope - Windows											
Primary Window System											i
% of Windows That are this Type	100%	El	JL C-RUL	Cost	•		Quantity	Units		Total Value	l
Installed in		3	0 2	\$60.00	/ SF	for	9,816	SF	=	\$588,960	l
Secondary Window System											i
% of Windows That are this Type		El	JL C-RUL	Cost	/ Unit		Quantity	Units		Total Value	l
Installed in	-	-	N/A	-	/ -	for	-	-	=	\$0	
Services - Elevators											
Primary Conveyance/Elevators											1
Quantity of Stops		El		Cost	/ Unit		Quantity	Units		Total Value	l
Installed in		-	N/A	-	/ -	for	(0 -	=	\$0	l
Secondary Conveyance/Elevators		_									i
Quantity of Stops	0	El	JL C-RUL	Cost	/ Unit		Quantity	Units		Total Value	l
Installed in	-	-	N/A	-	/ -	for	(0 -	=	\$0	
Services - Plumbing											
Primary Plumbing System											i
Area of building served	100%	El	JL C-RUL	Cost	/ Unit		Quantity			Total Value	
Installed in		4	0 5	\$7.00	/ GSF	for	40,900	GSF	=	\$286,300	
Secondary Plumbing System											1
Area of building served	0%	El	JL C-RUL	Cost	/ Unit		Quantity	Units		Total Value	l
Installed in	-	-	N/A	-	/ -	for	-	-	=	\$0	
Services - Cooling - Central System											
Primary Central Cooling System											ı
Area of building served	0%	El	JL C-RUL	Cost	/ Unit		Quantity	Units		Total Value	l
Installed in	-	-	N/A	-	/ -	for	-	-	=	\$0	l
Secondary Plumbing System	-										•
Area of building served	0%	El	JL C-RUL	Cost	/ Unit		Quantity	Units		Total Value	l
Installed in	-	-	N/A	-	/ -	for	-	-	=	\$0	
Services - Heating - Central System											
Primary Heating System											
Area of building served	100%	El	JL C-RUL	Cost	/ Unit		Quantity	Units		Total Value	
Installed in	2011	3	0 19	\$62.00	/ MBH	for	1,169	MBH	=	\$72,451	
Secondary Heating System											
Area of building served	0%	El	JL C-RUL	Cost	/ Unit		Quantity	Units		Total Value	
			2.12		,	1.	1			4.0	

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2022 School Facilities Inventory Report

Services	2022 School Facilities											
Primary IVAC Distribution Primary IVAC Distribution system Forced air System (AHUs, Ductwork, VAVIS) 2-Pipe System	Facility Name:	MT MANSFIELD UNIFIED UNION SCHOOL DISTRICT RICHMOND ELEMENTARY										
Primary IVAC Distribution Primary IVAC Distribution system Forced air System (AHUs, Ductwork, VAVIS) 2-Pipe System		SCHOOL 125 SCHOOL STREET, RICHMOND 5477 - Elementary (PreK thru 4) -						hru 4) -				
Primary HVAC Distribution System Forced Air System (AHU), Ductwork, AVAS), 2 Pipe System Area of building served 50% Installed in 1987 Secondary HVAC Distribution System HAK-System, Hydronic Piping, 2 Pipe Area of building served 50% Area of building					,						- ,	
Area of building served 50% Secondary HVAC bystem, Hydronic Plung, 2-Pipe Area of building served 50% Installed in 1987 Area of building served 60% Installed in 1987 Area of building served 10% Installed in 2011 Area of building served 20% Installed in 2011 Area of building		Forced Air System (AHUs	s. Ductw	ork. VAVs)	. 2-Pipe System							
Secondary HVAC Distribution System MACK Systems, Hydrolic Plants 2-Pipe 20,450 GSF 1 3368,100 1 20,450 20,4	, ,							Ouantity	Units		Total Value	1
Secondary HWAC Distribution System HWAC System, Hydronic Piping, 2-Pipe Area of building served 50% EUL CRUL Cost / Unit Cuantity Units Total Value To	5					<u>'</u>	for					Λ
Area of building served 50% Services - Package Systems					7	,	1.5.				+/	<u></u>
Services - Package Systems					Cost	/ Unit		Quantity	Units		Total Value	
Services - Package Systems	5			5		•	for			=		
Primary HYAC Package Unit & Spits None FUL Cast Unit Quantity Unit Total Value Installed in -		1307			 	7 31	101	20,130	31		\$102,230	
Ace of building served 0% EUL C-RUL Cost / Unit Quantity Units Total Value		None										
Installed in			EUL	C-RUL	Cost	/ Unit		Quantity	Units		Total Value	
Secondary HVAC Package Unit & Spitts - Area of building served 0% Installed in	_		_	N/A	-	,	for	-	_	=	\$0	1
Area of building served Office EUL CRUL Cost / Unit Quantity Units Total Value				,		<u> </u>	<u> </u>					
Services - Fire Suppression System Sprinkler System, Medium Density/Complexity EUL C-RUL Cost / Unit Quantity Units Total Value C-RUL C-RUL Cost / Unit Quantity Units Total Value C-RUL C			EUL	C-RUL	Cost	/ Unit		Ouantity	Units		Total Value	
Services - Fire Suppression System Sprinkler System, Medium Denaity Complexity						:	for	_	-	=		
Primary Fire Suppression System Sprinkler System, Medium Density/Complexity				14/14		<u>'</u>					ŢŰ.	
Area of building served 10% EUL C-RUL Cost / Unit Quantity Units Total Value	• •	Sprinkler System, Mediu	m Densi	tv/Comple	xitv							
Installed in 1987	, , , , ,					/ Unit		Quantity	Units		Total Value	
Secondary Fire Suppression System Kitchen Hood or Computer Center Suppression System Area of building served 1 EA Installed in 2011 Services - Fire Alarm System Primary Fire Suppression System Modern Addressable Fire Alarm System Area of building served 100% Installed in 2011 Secondary Fire Suppression System Modern Addressable Fire Alarm System Area of building served 100% Installed in 2011 Secondary Fire Suppression System Area of building served 0% Installed in 2011 Secondary Fire Suppression System Area of building served 0% Installed in 2018 Services - Security Systems Primary Security & Low Volt System Security & Low Voltage Systems - Average Area of building served 20% Area of building served 20% Services - Security Systems Primary Security & Low Volt System Security & Low Voltage Systems - Average Area of building served 20% Secondary Security & Low Volt System Security & Low Voltage Systems - Average Area of building served 20% Secondary Security & Low Volt System - Average Area of building served 20% Secondary Security & Low Volt System - Average Area of building served 20% Secondary Security & Low Volt System - Average Area of building served 20% Secondary Security & Low Volt System - Average Area of building served 20% Secondary Security & Low Volt System - Average Area of building served 20% Secondary Security & Low Volt System - Average EUL C-RUL Cost / Unit Quantity Units Total Value Installed in - N/A - / - for = S0 Services - Electrical Distribution/Infrastructure Main Distribution Panel w/Sub Panels and Generator/UPS - Medium Density EUL C-RUL Cost / Unit Quantity Units Total Value Services - Solar Power (PV) Solar (Electric Generation) Provided None Owned/Maintained by School - Value of Solar PV Panels: - Solar	5			5		<u> </u>	for			=		
Area of building served 1 EA Installed in 2011				or Supproc	•	, 55.		.,000			Ψ20/.00	
Installed in 2011 20						/						
Primary Fire Suppression System Modern Addressable Fire Alarm System Area of building served 100% EUL C-RUL Cost Unit Quantity Units Total Value Secondary Fire Suppression System Area of building served 0% EUL C-RUL Cost Unit Quantity Units Total Value Secondary Fire Suppression System Area of building served 0% EUL C-RUL Cost Unit Quantity Units Total Value Secondary Fire Suppression System Area of building served 0% EUL C-RUL Cost Unit Quantity Units Total Value Secondary Security & Low Volt System Security & Low Volt System Security & Low Voltsge Systems - Average Secondary Security & Low Volt System Secondary Secondary Security Secondary Second	· · · · · · · · · · · · · · · · · · ·			C-RUL		•						1
Primary Fire Suppression System Modern Addressable Fire Alarm System Area of building served 100% EUL C-RUL Cost / Unit Quantity Units Total Value Secondary Fire Suppression System Area of building served W		2011	20	9	\$10,000.00	/ EA	for	1	EA	=	\$10,000	
Area of building served 100% EUL C-RUL Cost Unit Quantity Units Total Value												
Installed in 2011 20						/					T . 11/ 1	
Secondary Fire Suppression System - Area of building served 0% Installed in -	· · · · · · · · · · · · · · · · · · ·			C-RUL		<u>. </u>						
Area of building served 0% EUL C-RUL Cost / Unit Quantity Units Total Value Installed in - N/A - / - for = SO			20	9	\$3.00	/ SF	tor	40,900	SF	=	\$122,700	
Installed in -						/		- ···				1
Services - Security Systems Primary Security & Low Volt System Security & Low Voltage Systems - Average Area of building served 20% Installed in 2018 Secondary Security & Low Volt System - Area of building served 0% Installed in 2018 Secondary Security & Low Volt System - Area of building served 0% Installed in 2018 Services - Electrical Distribution/Infrastructure Electrical Distribution/Infrastructure Main Distribution Panel W/Sub Panels and Generator/UPS - Medium Density Area of building served 100% Installed in 2011 Building Served 100% Services - Solar Power (PV) Solar (Electric Generation) Provided None Owned/Maintained by School - Quantity of Panels 0 Installed in - Quantity of Panels 0 Installed in - Ancillary Structures Ancillary Structures None Total SF of Ancillary Structures None Secondary Ancillary Structures - Total SF of Secondary Ancillary Structures 0 Installed in - N/A -/ - for = \$0 EUL C-RUL Cost / Unit Quantity Units Total Value Installed in N/A -/ - for = \$0 EUL C-RUL Cost / Unit Quantity Units Total Value Installed in N/A -/ - for = \$0 Secondary Ancillary Structures - Total SF of Secondary Ancillary Structures 0 Installed in N/A -/ - for = \$0	5					<u>.</u>	-	Quantity	Units			
Primary Security & Low Volt System Security & Low Voltage Systems - Average EUL C-RUL Cost Unit Quantity Units Total Value Installed in 2018 15 15 \$4.00 GSF for 8,180 GSF = \$32,720		-	-	N/A	-	/ -	tor	-	-	_=_	\$0	
Area of building served 20% Installed in 2018 15		C : 0 1/										
Installed in 2018 Installed in 2018 Secondary Security & Low Volt System - Area of building served 0% Installed in - Services - Electrical Distribution/Infrastructure Electrical Distribution/Infrastructure Main Distribution Panel w/Sub Panels and Generator/UPS - Medium Density Area of building served 100% Installed in 2011 Area of building served 100% Installed in 2011 Services - Solar Power (PV) Solar (Electric Generation) Provided None Owned/Maintained by School - Quantity of Panels 0 Quantity of Panels 0 EUL C-RUL Cost / Unit Quantity Units Total Value Installed in - Value of Solar PV Panels: - EUL C-RUL Cost / Unit Quantity Units Total Value Installed in - N/A - / - for = \$0 Ancillary Structures Ancillary Structures None Total SF of Ancillary Structures - EUL C-RUL Cost / Unit Quantity Units Total Value Installed in - N/A - / - for = \$0 Secondary Ancillary Structures - EUL C-RUL Cost / Unit Quantity Units Total Value Installed in - N/A - / - for = \$0 Secondary Ancillary Structures - Total SF of Secondary Ancillary Structures 0 EUL C-RUL Cost / Unit Quantity Units Total Value Installed in - N/A - / - for = \$0						/						
Secondary Security & Low Volt System - Area of building served 0% Installed in - Services - Electrical Distribution/Infrastructure Electrical Distribution/Infrastructure Main Distribution Panel W/Sub Panels and Generator/UPS - Medium Density Area of building served 100% Installed in 2011 Services - Solar Power (PV) Solar (Electric Generation) Provided None Owned/Maintained by School - Quantity of Panels 0 Installed in - Value of Solar PV Panels: - Quantity of Panels 0 Installed in - Ancillary Structures Ancillary Structures None Total SF of Ancillary Structures - Secondary Ancillary Structures - Total SF of Secondary Ancillary Structures 0 Installed in - N/A EUL C-RUL Cost / Unit Quantity Units Total Value C-RUL Cost / Unit Quantity Units Total Value C-RUL C-RUL Cost / Unit Quantity Units Total Value C-RUL C-RUL Cost / Unit Quantity Units Total Value C-RUL C-RUL Cost / Unit Quantity Units Total Value C-RUL C-RUL Cost / Unit Quantity Units Total Value C-RUL C-RUL Cost / Unit Quantity Units Total Value C-RUL C-RUL Cost / Unit Quantity Units Total Value C-RUL C-RUL Cost / Unit Quantity Units Total Value C-RUL C-RUL Cost / Unit Quantity Units Total Value C-RUL C-RUL Cost / Unit Quantity Units Total Value C-RUL C-RUL Cost / Unit Quantity Units Total Value C-RUL C-RUL Cost / Unit Quantity Units Total Value C-RUL C-RUL Cost / Unit Quantity Units Total Value C-RUL C-RUL Cost / Unit Quantity Units Total Value C-RUL C-RUL Cost / Unit Quantity Units Total Value C-RUL C-RUL Cost / Unit Quantity Units Total Value C-RUL C-RUL Cost / Unit Quantity Units Total Value C-RUL C-RUL Cost / Unit Quantity Units Total Value C-RUL C-RUL C-RUL Cost / Unit Quantity Units Total Value C-RUL C-RU	5			C-RUL		<u> </u>			•			
Area of building served 0% EUL C-RUL Cost / Unit Quantity Units Total Value		2018	15	11	\$4.00	/ GSF	tor	8,180	GSF	=	\$32,720	
Installed in -	·	-										
Services - Electrical Distribution/Infrastructure Electrical Distribution/Infrastructure Area of building served 100% Installed in 2011 EUL C-RUL Cost / Unit Quantity Units Services - Solar Power (PV) Solar (Electric Generation) Provided None Owned/Maintained by School - Value of Solar PV Panels: - Quantity of Panels 0 Installed in - N/A - / - for = \$0 Ancillary Structures Ancillary Structures None Total SF of Ancillary Structures - EUL C-RUL Cost / Unit Quantity Units Total Value Installed in - N/A - / - for = \$0 EUL C-RUL Cost / Unit Quantity Units Total Value EUL C-RUL Cost / Unit Quantity Units Total Value Installed in - N/A - / - for = \$0 EUL C-RUL Cost / Unit Quantity Units Total Value Installed in - N/A - / - for = \$0 Secondary Ancillary Structures - FUL C-RUL Cost / Unit Quantity Units Total Value Installed in - N/A - / - for = \$0	5					;		Quantity	Units			
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Area of building served 100%	•		/o									
Installed in 2011 40 28 \$22.00 / GSF for 40,900 GSF = \$899,800 Services - Solar Power (PV) Solar (Electric Generation) Provided None Owned/Maintained by School - Quantity of Panels 0 Installed in - Ancillary Structures Ancillary Structures None Total SF of Ancillary Structures - Installed in - Secondary Ancillary Structures - Total SF of Secondary Ancillary Structures 0 Installed in - Secondary Ancillary Structures 0 Installed in - N/A FUL C-RUL Cost / Unit Quantity Units Total Value C-RUL Cost / Unit Quantity Units Total Value C-RUL C-RUL Cost / Unit Quantity Units Total Value C-RUL C-RUL Cost / Unit Quantity Units Total Value C-RUL C-RUL Cost / Unit Quantity Units Total Value C-RUL C-RUL Cost / Unit Quantity Units Total Value C-RUL C-RUL Cost / Unit Quantity Units Total Value C-RUL C-RUL Cost / Unit Quantity Units Total Value C-RUL C-RUL Cost / Unit Quantity Units Total Value C-RUL C-RUL Cost / Unit Quantity Units Total Value C-RUL C-RUL C-RUL Cost / Unit Quantity Units Total Value C-RUL C-RUL C-RUL Cost / Unit Quantity Units Total Value C-RUL C-RUL C-RUL Cost / Unit Quantity Units Total Value							m Densi		L be the		T-1-11/-1	1
Services - Solar Power (PV) Solar (Electric Generation) Provided None Owned/Maintained by School - Quantity of Panels 0 Installed in - Ancillary Structures Ancillary Structures None Total SF of Ancillary Structures - Installed in - Secondary Ancillary Structures - Total SF of Secondary Ancillary Structures 0 EUL C-RUL Cost / Unit Quantity Units Total Value - N/A - / - for = \$0 EUL C-RUL Cost / Unit Quantity Units Total Value - N/A - / - for = \$0 EUL C-RUL Cost / Unit Quantity Units Total Value - N/A - / - for = \$0				C-RUL		<u> </u>						
Solar (Electric Generation) Provided None Owned/Maintained by School - Quantity of Panels 0 EUL C-RUL Cost / Unit Quantity Units Total Value Installed in N/A - / - for = \$0 Ancillary Structures None Total SF of Ancillary Structures - Installed in N/A - / - for = \$0 Secondary Ancillary Structures - Total SF of Secondary Ancillary Structures 0 EUL C-RUL Cost / Unit Quantity Units Total Value - N/A - / - for = \$0 EUL C-RUL Cost / Unit Quantity Units Total Value - N/A - / - for = \$0		2011	40	29	\$22.00	/ GSF	for	40,900	GSF	_=_	\$899,800	
Owned/Maintained by School - Quantity of Panels 0 Installed in - Ancillary Structures Ancillary Structures None Total SF of Ancillary Structures - Installed in - Secondary Ancillary Structures - Total SF of Secondary Ancillary Structures 0 Installed in - Total SF of Secondary Ancillary Structures 0 Installed in - N/A EUL C-RUL Cost / Unit Quantity Units Total Value So FUL C-RUL Cost / Unit Quantity Units Total Value So Secondary Ancillary Structures 0 EUL C-RUL Cost / Unit Quantity Units Total Value So FUL C-RUL Cost / Unit Co		Maria										
Quantity of Panels 0						D) / D						
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Total SF of Ancillary Structures - Installed in - Secondary Ancillary Structures - Total SF of Secondary Ancillary Structures 0 Installed in - N/A EUL C-RUL Cost / Unit Quantity Units Total Value Cost / Unit Quantity Units Total Value FUL C-RUL Cost / Unit Quantity Units Total Value FUL C-RUL Cost / Unit Quantity Units Total Value FUL C-RUL Cost / Unit Quantity Units Total Value FUL C-RUL Cost / Unit Quantity Units Total Value FUL C-RUL Cost / Unit Quantity Units Total Value	•	Nana										
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Secondary Ancillary Structures - Total SF of Secondary Ancillary Structures 0 EUL C-RUL Cost / Unit Quantity Units Total Value Installed in - N/A - / - for = \$0	•		EUL		Cost	,		Quantity	Units			ì
Total SF of Secondary Ancillary Structures 0 EUL C-RUL Cost / Unit Quantity Units Total Value Installed in - N/A - / - for = \$0			-	N/A	-	/ -	tor	-	-	=	\$0	
Installed in N/A - / - for = \$0			5			/			1		+	ì
	•		EUL					Quantity	Units			i,
Additional Comments		-	-	N/A		/ -	for	-	-	=	\$0	

Additional Comments

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2022 School Facilities Inventory Report

Facility Name: MT MANSFIELD UNIFIED UNION SCHOOL DISTRICT | RICHMOND ELEMENTARY

SCHOOL | 125 SCHOOL STREET, RICHMOND 5477 - Elementary (PreK thru 4) -

Explanation of Terms

The estimated replacement costs of systems as they expire annually.
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.
The total estimated replacement cost of all the assets listed in the form.
The Total Value of all Assets in the form divide by the Gross Square Footage (GSF) of the building.
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.
The current number of remaining years a system may be expected to perform in designed service.
The total number of years a system can be expected to perform in designed service when new.
The total square footage contained within the building for all floors/levels.
The estimated base cost for a single unit of a system. When multiplied by Quantity results in the total system cost.
The amount of a system present in a building. When multiplied by the Cost per Unit results in the total system cost.
The expressed unit of measure for a given system (GSF, EACH, TON, etc).
Buildings on site that are typically known as portables, relocatables or temporary buildings.

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