

### 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) -**

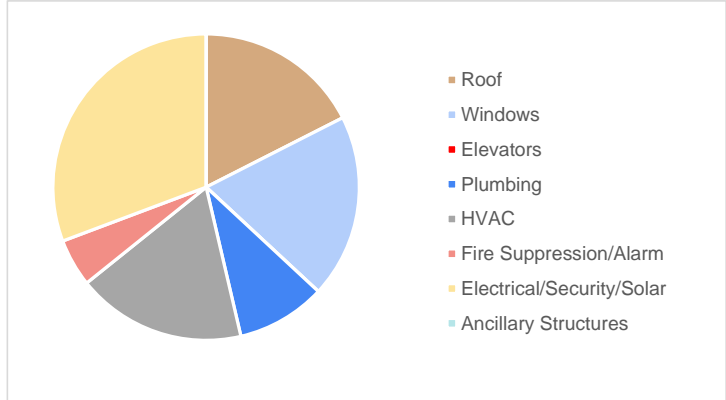
March 29, 2022

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



GPS: 44.41275996365484, -72.99393835967473

#### Relative Asset Values

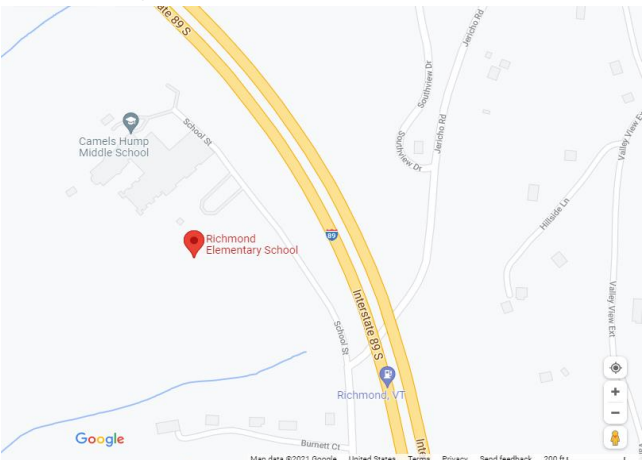
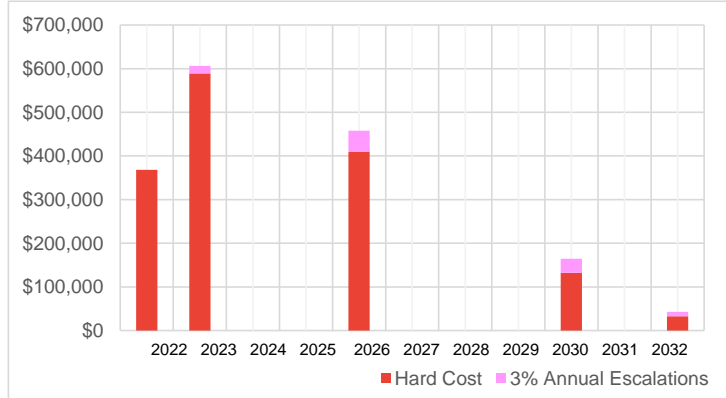


Value of Assets/GSF **\$74.22**



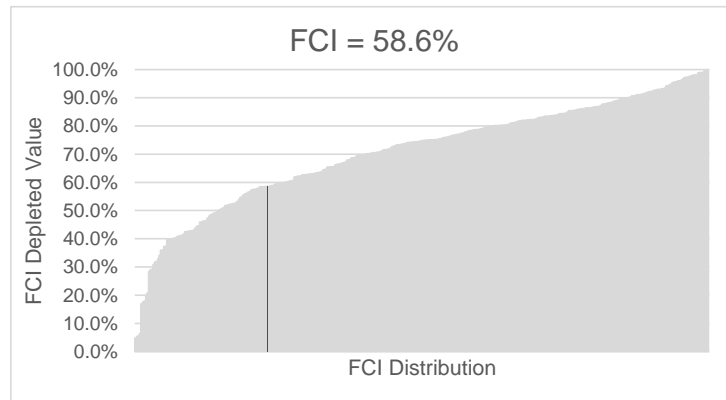
Site Plan - Google Earth

#### Projected Capital Planning Cash Flow



Location Plan - Google Maps

#### Facility Condition Index (FCI) Compared to Portfolio



(See Last Page for Explanation of Terms)

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#### Respondent Information

Date/Time Completed **2021-12-20 - 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 **1**  
 Building Area **40900 (Gross Square Footage - GSF)**  
 Year Constructed **1987**  
 Year of Last Major Renovation **2011**  
 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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#### Building Envelope - Roof

Roof 1 is <b>Metal</b>	EUL	C-RUL	Cost / Unit	Quantity	Units	Total Value
Covers <b>100%</b>	40	29	\$13.00 / SF	40,900	SF	\$531,700
Installed in <b>2011</b>						
Roof 2 is -	EUL	C-RUL	Cost / Unit	Quantity	Units	Total Value
Covers <b>0%</b>	-	N/A	- / -	-	-	\$0
Installed in -						
Roof 3 is -	EUL	C-RUL	Cost / Unit	Quantity	Units	Total Value
Covers <b>0%</b>	-	N/A	- / -	-	-	\$0
Installed in -						
Roof 4 is -	EUL	C-RUL	Cost / Unit	Quantity	Units	Total Value
Covers <b>0%</b>	-	N/A	- / -	-	-	\$0
Installed in -						

#### Building Envelope - Windows

Primary Window System <b>Window, Metal-Frame</b>	EUL	C-RUL	Cost / Unit	Quantity	Units	Total Value
% of Windows That are this Type <b>100%</b>	30	2	\$60.00 / SF	9,816	SF	\$588,960
Installed in <b>1994</b>						
Secondary Window System -	EUL	C-RUL	Cost / Unit	Quantity	Units	Total Value
% of Windows That are this Type <b>0%</b>	-	N/A	- / -	-	-	\$0
Installed in -						

#### Services - Elevators

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

#### Services - Plumbing

Primary Plumbing System <b>Supply &amp; Sanitary, Low Density (Includes Fixtures)</b>	EUL	C-RUL	Cost / Unit	Quantity	Units	Total Value
Area of building served <b>100%</b>	40	5	\$7.00 / GSF	40,900	GSF	\$286,300
Installed in <b>1987</b>						
Secondary Plumbing System -	EUL	C-RUL	Cost / Unit	Quantity	Units	Total Value
Area of building served <b>0%</b>	-	N/A	- / -	-	-	\$0
Installed in -						

#### Services - Cooling - Central System

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

#### Services - Heating - Central System

Primary Heating System <b>Boiler(s)/System - Gas</b>	EUL	C-RUL	Cost / Unit	Quantity	Units	Total Value
Area of building served <b>100%</b>	30	19	\$62.00 / MBH	1,169	MBH	\$72,451
Installed in <b>2011</b>						
Secondary Heating System -	EUL	C-RUL	Cost / Unit	Quantity	Units	Total Value
Area of building served <b>0%</b>	-	N/A	- / -	-	-	\$0
Installed in -						

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#### Services - HVAC Distribution

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

Area of building served	EUL	C-RUL	Cost / Unit	Quantity	Units	Total Value
50%	30	-5	\$18.00 / GSF	20,450	GSF	\$368,100

Installed in 1987



Secondary HVAC Distribution System **HVAC System, Hydronic Piping, 2-Pipe**

Area of building served	EUL	C-RUL	Cost / Unit	Quantity	Units	Total Value
50%	40	5	\$5.00 / SF	20,450	SF	\$102,250

Installed in 1987

#### Services - Package Systems

Primary HVAC Package Unit & Splits **None**

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

Installed in -

Secondary HVAC Package Unit & Splits **-**

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

Installed in -

#### Services - Fire Suppression

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

Area of building served	EUL	C-RUL	Cost / Unit	Quantity	Units	Total Value
10%	40	5	\$5.00 / GSF	4,090	GSF	\$20,450

Installed in 1987

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

Area of building served	EUL	C-RUL	Cost / Unit	Quantity	Units	Total Value
1 EA	20	9	\$10,000.00 / EA	1	EA	\$10,000

Installed in 2011

#### Services - Fire Alarm System

Primary Fire Suppression System **Modern Addressable Fire Alarm System**

Area of building served	EUL	C-RUL	Cost / Unit	Quantity	Units	Total Value
100%	20	9	\$3.00 / SF	40,900	SF	\$122,700

Installed in 2011

Secondary Fire Suppression System **-**

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

Installed in -

#### Services - Security Systems

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

Area of building served	EUL	C-RUL	Cost / Unit	Quantity	Units	Total Value
20%	15	11	\$4.00 / GSF	8,180	GSF	\$32,720

Installed in 2018

Secondary Security & Low Volt System **-**

Area of building served	EUL	C-RUL	Cost / Unit	Quantity	Units	Total Value
0%	-	N/A	- / -	-	-	\$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	EUL	C-RUL	Cost / Unit	Quantity	Units	Total Value
100%	40	29	\$22.00 / GSF	40,900	GSF	\$899,800

Installed in 2011

#### Services - Solar Power (PV)

Solar (Electric Generation) Provided **None**

Owned/Maintained by School **-**

Value of Solar PV Panels: -

Quantity of Panels	EUL	C-RUL	Cost / Unit	Quantity	Units	Total Value
0	-	N/A	- / -	-	-	\$0

Installed in -

#### Ancillary Structures

Ancillary Structures **None**

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

Installed in -

Secondary Ancillary Structures **-**

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

Installed in -

#### Additional Comments

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## Explanation of Terms

<b>Projected Capital Planning Cash Flow</b>	The estimated replacement costs of systems as they expire annually.
<b>Facility Condition Index (FCI)</b>	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.
<b>Total Value of Assets</b>	The total estimated replacement cost of all the assets listed in the form.
<b>Value of Assets per GSF</b>	The Total Value of all Assets in the form divide by the Gross Square Footage (GSF) of the building.
<b>Facility Condition Index (FCI) Compared to Portfolio</b>	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.
<b>Calculated Remaining Useful Life( C-RUL)</b>	The current number of remaining years a system may be expected to perform in designed service.
<b>Expected Useful Life (EUL)</b>	The total number of years a system can be expected to perform in designed service when new.
<b>Gross Square Footage (GSF)</b>	The total square footage contained within the building for all floors/levels.
<b>Cost per Unit</b>	The estimated base cost for a single unit of a system. When multiplied by Quantity results in the total system cost.
<b>Quantity</b>	The amount of a system present in a building. When multiplied by the Cost per Unit results in the total system cost.
<b>Units</b>	The expressed unit of measure for a given system (GSF, EACH, TON, etc).
<b>Ancillary Structures</b>	Buildings on site that are typically known as portables, relocatables or temporary buildings.