

2022 School Facilities Inventory Report

Facility Name: **GRAND ISLE SU | ALBURGH COMMUNITY ED CENTER | 14 NORTH MAIN STREET, ALBURG 5440 - Combination (PreK thru 8) - Main Building**

March 29, 2022

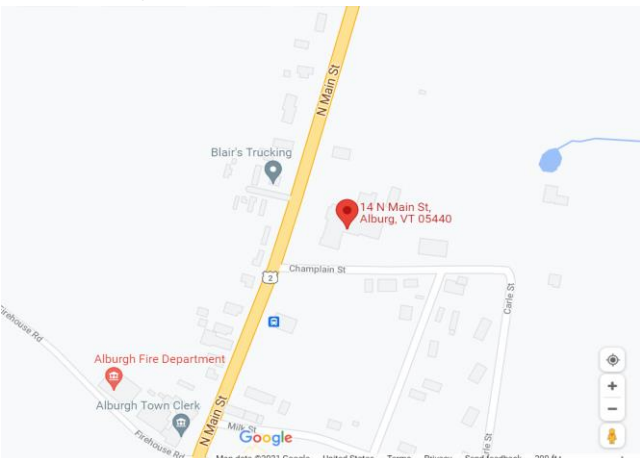
Total Value of Assets (Does Not Include Site/Structure/Walls/Interiors) **\$3,137,571**



GPS: 44.979117530903984, -73.29812818929234

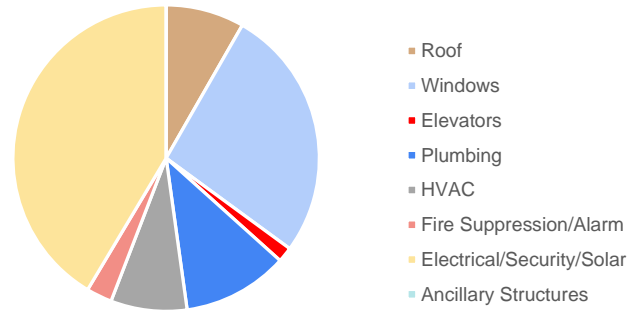


Site Plan - Google Earth



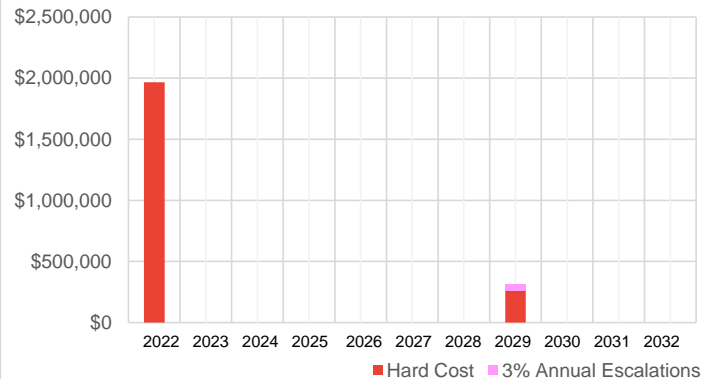
Location Plan - Google Maps

Relative Asset Values

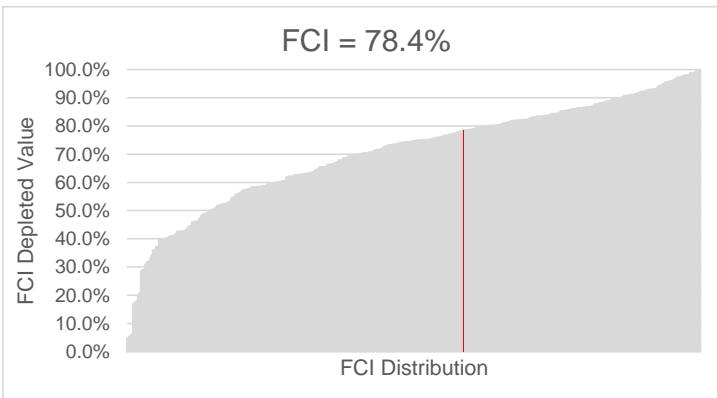


Value of Assets/GSF **\$62.75**

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 **2021-12-21 - 11:46 AM**

Respondent Name **Rick Baker**

Respondent Title **Custodian**

Respondent Email **mclark@gisu.org**

Respondent Phone Number **(802) 796-3573**

Facility Information

School Type **Combination (PreK thru 8)**

Building Identification **Main Building**

Stories **3**

Building Area **50000 (Gross Square Footage - GSF)**

Year Constructed **1950**

Year of Last Major Renovation **1973**

FCI (Depleted Value) **78.4%**

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 **Yes**



ADA Issues are **Major**

ADA Issues include **No Handicap Accessible Bathroom**

Utilities - Adequacy

IT / Internet Service **Marginal**



Building Wi-Fi Coverage **Marginal**



Cellular Reception **Marginal**



Water Service Pressure **Adequate**

Natural Gas/Propane Pressure **Adequate**

Electrical Capacity **Adequate**

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Building Envelope - Roof

Roof 1 is **Metal**

Covers **100%**

Installed in **1990**

EUL	C-RUL	Cost / Unit	Quantity	Units	Total Value
40	8	\$13.00 / SF	for 20,000	SF	= \$260,000

Roof 2 is -

Covers **0%**

Installed in -

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

Roof 3 is -

Covers **0%**

Installed in -

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

Roof 4 is -

Covers **0%**

Installed in -

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

Building Envelope - Windows

Primary Window System **Window, Wood-Frame**

% of Windows That are this Type **95%**

Installed in **2012**

EUL	C-RUL	Cost / Unit	Quantity	Units	Total Value
30	20	\$70.00 / SF	for 11,400	SF	= \$798,000

Secondary Window System **Window, Wood-Frame**

% of Windows That are this Type **5%**

Installed in **1950**

EUL	C-RUL	Cost / Unit	Quantity	Units	Total Value
30	-42	\$70.00 / SF	for 600	SF	= \$42,000

Services - Elevators

Primary Conveyance/Elevators **Elevator, Hydraulic, Machine/Controller/Cab**

Quantity of Stops **2**

Installed in **1990**

EUL	C-RUL	Cost / Unit	Quantity	Units	Total Value
30	-2	\$25,000.00 / STOP	for 2	STOP	= \$50,000

Secondary Conveyance/Elevators -

Quantity of Stops **0**

Installed in -

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

Services - Plumbing

Primary Plumbing System **Supply & Sanitary, Low Density (Includes Fixtures)**

Area of building served **100%**

Installed in **1973**

EUL	C-RUL	Cost / Unit	Quantity	Units	Total Value
40	-9	\$7.00 / GSF	for 50,000	GSF	= \$350,000

Secondary Plumbing System -

Area of building served **0%**

Installed in -

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

Services - Cooling - Central System

Primary Central Cooling System **Central Cooling System - Chiller(s) - Air Cooled**

Area of building served **10%**

Installed in **2021**

EUL	C-RUL	Cost / Unit	Quantity	Units	Total Value
25	24	\$1,200.00 / TON	for 20	TON	= \$24,000

Secondary Plumbing System -

Area of building served **0%**

Installed in -

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

Services - Heating - Central System

Primary Heating System **Boiler(s)/System - Gas**

Area of building served **100%**

Installed in **2016**

EUL	C-RUL	Cost / Unit	Quantity	Units	Total Value
30	24	\$62.00 / MBH	for 1,429	MBH	= \$88,571

Secondary Heating System -

Area of building served **0%**

Installed in -

EUL	C-RUL	Cost / Unit	Quantity	Units	Total Value
-	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	EUL	C-RUL	Cost / Unit	Quantity	Units	Total Value
20%	30	-19	\$14.00 / GSF	10,000	GSF	\$140,000

Installed in 1973



Secondary HVAC Distribution System -

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

Installed in -

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 **Kitchen Hood or Computer Center Suppression System**

Area of building served	EUL	C-RUL	Cost / Unit	Quantity	Units	Total Value
1 EA	20	-29	\$10,000.00 / EA	1	EA	\$10,000

Installed in 1973



Secondary Fire Suppression System -

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

Installed in -

Services - Fire Alarm System

Primary Fire Suppression System **Older type Zoned System**

Area of building served	EUL	C-RUL	Cost / Unit	Quantity	Units	Total Value
100%	20	-29	\$1.50 / GSF	50,000	GSF	\$75,000

Installed in 1973



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
100%	15	-12	\$4.00 / GSF	50,000	GSF	\$200,000

Installed in 1995



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	-9	\$22.00 / GSF	50,000	GSF	\$1,100,000

Installed in 1973



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	- / -	-	-	\$0

Ancillary Structures

Ancillary Structures **None**

Total SF of Ancillary Structures -

Installed in -

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

Secondary Ancillary Structures -

Total SF of Secondary Ancillary Structures 0

Installed in -

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

Additional Comments

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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.