



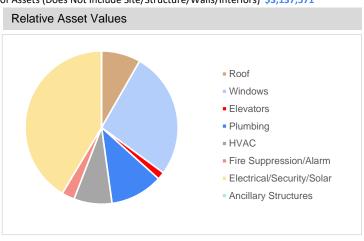
2022 School Facilities Inventory Report

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

March 29, 2022







Value of Assets/GSF \$62.75



Site Plan - Google Earth

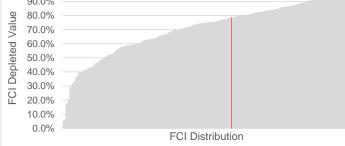




Location Plan - Google Maps

FCI = 78.4%100.0% 90.0% 80.0%

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: GRAND ISLE SU | ALBURGH COMMUNITY ED CENTER | 14 NORTH MAIN STREET,

ALBURG 5440 - Combination (PreK thru 8) - Main Building

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

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 -

Indoor Air Quality (IAQ) Issues No

HZD Issues include 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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2022 School Facilities Inventory Report

Facility Name:	GRAND ISLE SU	ALBU	RGH CC	MMUNITY	ED CE	NTE	R 14 N	ORTH	MA	IN STREET.	
	ALBURG 5440 - C						•			,	
Building Envelope - Roof											
Roof 1 is	Metal										
Covers	100%	EUL	C-RUL	Cost	/ Unit		Quantity	Units		Total Value	
Installed in	1990	40	8	\$13.00 /	/ SF	for	20,000	SF	=	\$260,000	
Roof 2 is											
Covers		EUL	C-RUL	Cost	/ Unit		Quantity	Units		Total Value	
Installed in		-	N/A	- /	-	for	-	-	=	\$0	
Roof 3 is Covers		EUL	C-RUL	Cost	/ Unit		Quantity	Units		Total Value	
Installed in		-	N/A	- /		for	Quantity	Ullits	=	fotal value \$0	
Roof 4 is		-	IN/A	- /	-	101	-			ŞU	
Covers		EUL	C-RUL	Cost	/ Unit		Quantity	Units		Total Value	
Installed in		-	N/A	- /		for	- Quartity	-	=	\$0	
Building Envelope - Windows			14/71	/		1.01			<u> </u>	70	
Primary Window System	Window, Wood-Frame										
% of Windows That are this Type		EUL	C-RUL	Cost	/ Unit		Quantity	Units		Total Value	
Installed in	2012	30	20	\$70.00 /	/ SF	for	11,400	SF	=	\$798,000	
Secondary Window System	Window, Wood-Frame						I.				
% of Windows That are this Type	5%	EUL	C-RUL	Cost	/ Unit		Quantity	Units		Total Value	
Installed in	1950	30	-42	\$70.00 /	/ SF	for	600	SF	=	\$42,000	\triangle
Services - Elevators											
Primary Conveyance/Elevators											
Quantity of Stops		EUL	C-RUL	Cost			Quantity	Units		Total Value	
Installed in		30	-2	\$25,000.00	STOP	for	2	STOP	=	\$50,000	<u> </u>
Secondary Conveyance/Elevators		5		0 1	/			1		T . 11/ 1	
Quantity of Stops		EUL	C-RUL	Cost	/ Unit		Quantity	Units		Total Value	
Installed in	-		N/A	- /	-	for	() -	=	\$0	
Services - Plumbing Primary Plumbing System	Supply & Sanitary Low I	Dansity (Includes Fi	vturos)							
Area of building served		EUL	C-RUL	Cost	/ Unit		Quantity	Units		Total Value	
Installed in		40	-9	\$7.00 /		for	50,000		=	\$350,000	\wedge
Secondary Plumbing System				ψ1.00 <u>γ</u>	031	101	30,000	031	-	\$330,000	<u> </u>
Area of building served		EUL	C-RUL	Cost	/ Unit		Quantity	Units		Total Value	
Installed in	-	-	N/A	- /	/ -	for	-	-	=	\$0	
Services - Cooling - Central System											
Primary Central Cooling System	Central Cooling System -	- Chiller(s	s) - Air Coo	led							
Area of building served	10%	EUL	C-RUL	Cost	/ Unit		Quantity	Units		Total Value	
Installed in	2021	25	24	\$1,200.00 /	/ TON	for	20	TON	=	\$24,000	
Secondary Plumbing System											
Area of building served		EUL	C-RUL		/ Unit		Quantity	Units		Total Value	
Installed in	-	-	N/A	- /	/ -	for	-	-	=	\$0	
Services - Heating - Central System	- 4 / / /										
Primary Heating System		FI II	CPUI	Cook	/ 11-1		0	11 miles		TatalMalus	
Area of building served		EUL	C-RUL	Cost	/ Unit		Quantity	Units		Total Value	
Installed in		30	24	\$62.00 /	MBH	for	1,429	MBH	=	\$88,571	
Secondary Heating System Area of building served		FIII-	C-RUL	Cost	/ Unit		Quantity	Units		Total Value	
		EUL				for	Quantity	Units			
Installed in	-	-	N/A	- /	-	ior	-	-	=	\$0	

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2022 School Facilities Inventory Report

Services											
Primary Fire Suppression System	Facility Name:	GRAND ISLE SU	ALBU	RGH CC	MMUNITY	ED CEI	NTE	R 14 NORTH N	1IAN	N STREET,	
Primary Fire Suppression System								•			
Primary FIVAC Distribution System Even Mis of Piped and Forced Air, 2 Pipe System Area of building served 20% Installed in 1973 30 39 \$14.00 / GSF for 10.000 GSF = \$340,000 A Secondary WAC Distribution System Area of building served 20% Installed in 1973 Area of building served 20% Installed in 1973 Primary FIVAC Package Unit & Spitts None Area of building served 20% Installed in 1973 Secondary INVAC Package Unit & Spitts Area of building served 20% Installed in 1973 Area of building served 20% Installed in 1973 Secondary FIVE Suppression System (Eichen Hood of Computer Center Suppression System Area of building served 20% Installed in 1973 Secondary FIVE Suppression System (Eichen Hood of Computer Center Suppression System Area of building served 20% Installed in 1973 Secondary FIVE Suppression System (Eichen Hood of Computer Center Suppression System (Area of building served 20% Installed in 1973 Secondary FIVE Suppression System (Eichen Hood of Computer Center Suppression System (Area of building served 20% Installed in 1973 Secondary FIVE Suppression System (Center Suppression System (Area of building served 20% Installed in 1973 Secondary FIVE Suppression System (Center Suppression System (Area of building served 20% Installed in 1973 Secondary FIVE Suppression System (Center Suppression System (Area of building served 20% Installed in 1973 Secondary FIVE Suppression System (Center Suppression System (Area of building served 20% Area of building served 20% Installed in 1973 Secondary FIVE Suppression System (Center Suppression System (Area of building served 20%) Installed in 1973 Secondary FIVE Suppression System (Center Suppression System (Area of building served 20%) Installed in 1973 Secondary Five Suppression System (Center Suppression System (Area of building served 20%) Installed in 1973 Secondary Five Suppression System (Area of building served 20%) Installed in 1973 Secondary Five Suppression System (Area of building served 20%) Installed in 1973 Seco	Somices LIVAC Distribution	TEDORIC 5440 C	OTTIO	ution (reit till a 5)	TTTGTT	ПВа	mann B			
Ace of building served 076		Even Mix of Pined and F	orced Air	2-Pine Sv	rstem						
Secondary HVAC Distribution System		· ·				' Unit		Quantity Units		Total Value	
Secondary HYAC Distribution System					·		for				Λ
Area of building served 0% EUL CRUL Cost / Unit Units Total Value			30	13	714.00 /	031	101	10,000 031		Ş140,000	<u>\</u>
Installed in			FIII	C-RIII	Cost /	' Unit		Quantity Units		Total Value	
Services - Package Systems Primary HVAC Package Unit & Spitts None Area of building served 0% EUL C-RUL Cost / Unit Quantity Units Total Value Secondary HVAC Package Unit & Spitts Area of building served 0% EUL C-RUL Cost / Unit Quantity Units Total Value Tota			LOL		:		for	· ·			
Primary HVAC Package Unit & Splits None		-	_	N/A	- /		101		_	\$0	
Acros of buildings served 0		None									
Installed in			FIII	C-RIII	Cost /	' Unit		Quantity Units		Total Value	
Secondary HVAC Package Unit & Spills - Area of building served 0% Installed in - 10/A - - for - = 50	•				/ 2031	Offic	for	Qualitity Offics			
Area of building served 0% EUL C-RUL Cost / Unit Ouantity Units Total Value			-	N/A	- /	-	101			\$0	
Installed in -			ELU.	C DIII	Cook	l lock		Overstitus II site		Tatal Value	
Primary Fire Suppression Primary Fire Suppression System Ritchen Hood or Computer Center Suppression System Primary Fire Suppression S			EUL		Cost /	Unit		Quantity Units	-		
Primary Fire Suppression System (Itchen Hood or Computer Center Suppression System Area of building served 1973		-	-	N/A	- /	-	tor		ᆣ	\$0	
Area of building served 1 EA EUL C-RUL Cost / Unit Quantity Units Total Value		Kitahan Hasal an Canana	han Camba		ei eus Crusteaus						
Secondary Fire Suppression System						المناه ال		Ouantity Heita		Total Value	
Secondary Fire Suppression System -	· ·				· · · · · · · · · · · · · · · · · · ·			, ,	_		٨
Area of building served 0%	Installed in	19/3	20	-29	\$10,000.00 /	ΕA	tor	1 EA	= L	\$10,000	<u> </u>
Installed in -	Secondary Fire Suppression System	-									
Services - Fire Alarm System Primary Fire Suppression System Older type Zoned System Area of building served 100% Installed in 1973 20 -29 \$1.50 / GSF for 50,000 GSF = \$75,000 Mainting Secondary Fire Suppression System Area of building served 0% Installed in - N/A -/ - for - = \$00 \$0 \$0 \$0 \$0 \$0 \$0	Area of building served	0%	EUL	C-RUL	Cost /	Unit		Quantity Units		Total Value	
Primary Fire Suppression System Older type Zoned System	Installed in	-	-	N/A	- /	-	for		=	\$0	
Primary Fire Suppression System Older type Zoned System	Services - Fire Alarm System									-	
Area of building served 100% EUL C-RUL Cost Unit Quantity Units Total Value Installed in 1973 20 -29 \$1.50 GSF for \$50,000 GSF = \$75,000 M	•	Older type Zoned System	n								
Secondary Fire Suppression System - Area of building served 0%				C-RUL	Cost /	' Unit		Quantity Units		Total Value	
Secondary Fire Suppression System - Area of building served 0%	Installed in	1973	20	-29	\$1.50 /	GSF	for	50.000 GSF	= [\$75,000	\wedge
Area of building served 0%					7 7		1	33,000		7:0/000	<u> </u>
Installed in -			FUI	C-RUI	Cost /	' Unit		Quantity Units		Total Value	
Services - Security Systems Primary Security & Low Volt System Security & Low Voltage Systems - Average Area of building served 100% Installed in 1995 15 -12 \$4.00 / GSF for \$50,000 GSF = \$200,000 Secondary Security & Low Volt System - Area of building served 0% Installed in - N/A - / - for = \$50 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 1973 40 -9 \$22.00 / GSF for \$50,000 GSF = \$1,100,000 Services - Solar Power (PV) Solar (Electric Generation) Provided None Owned/Maintained by School - Quantity of Panels 0 Installed in - N/A - / - for = \$50 Ancillary Structures Ancillary Structures None Total SF of Ancillary Structures - Installed in - N/A - / - for = \$50 EUL C-RUL Cost / Unit Quantity Units Total Value Installed in - N/A - / - for = \$50 EUL C-RUL Cost / Unit Quantity Units Total Value Installed in - N/A - / - for = \$50 EUL C-RUL Cost / Unit Quantity Units Total Value Installed in - N/A - / - for = \$50					•		for	Quarterly Offices			
Primary Security & Low Volt System Security & Low Voltage Systems - Average Area of building served 100% Secondary Security & Low Volt System - Area of building served 0% Area of building served 0% 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 1973 40 -9 \$22.00 / GSF for 50,000 GSF = \$1,100,000				TV//A			101		_	ÇÜ	
Area of building served 100% Installed in 1995		Security & Low Voltage 9	Systems -	Δverage							
Installed in 1995 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 1973 40 -9 \$22.00 / GSF for \$0.000 GSF = \$1,100,000 \limits \text{ Total Value of Solar PV Panels: - Value of Solar PV Panels: - \text{ Value of Solar PV Panels: - } \text{ Value of Solar PV Panels: - } \text{ Total Value of Solar PV Panels: - } \text{ Total Value of Solar PV Panels: - } \text{ Value of Solar PV Panels: - } Value of Solar PV Panels: -					Cost /	' Unit		Quantity Units		Total Value	
Secondary Security & Low Volt System - Area of building served 0% Installed in -	<u> </u>				•		for				۸
Area of building served 0%			13	-12	Ş4.00 <i>/</i>	USI	101	30,000 (31	ㅗ	\$200,000	ΣįΛ
Installed in -			FILI	C DIII	Cost	' Lloit		Quantity Units		Total Value	
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Area of building served 100%			/Cub Da	anala and i	Conorator/LIDS	Madium	Done	:+.,			
Installed in 1973 40 9 \$22.00 / GSF for 50,000 GSF = \$1,100,000							Dens			Total Value	
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 - Installed in - Secondary Ancillary Structures - Total SF of Secondary Ancillary Structures - Installed in - Secondary Ancillary Structures - Total SF of Secondary Ancillary Structures - Installed in - N/A Secondary Ancillary Structures - Total SF of Secondary Ancillary Structures - Installed in - N/A Secondary Ancillary Structures - Total SF of Secondary Ancillary Structures - Installed in - N/A Secondary Ancillary Structures - Secondary Ancillary Stru	<u> </u>				•			. ,	-		٨
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Owned/Maintained by School - 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 O Installed in - N/A Secondary Ancillary Structures O EUL C-RUL Cost / Unit Quantity Units Total Value Cost / Unit Quantity Units Total Value Solution For = \$0 C-RUL Cost / Unit Quantity Units Total Value Solution Total Value Solution Total SF of Secondary Ancillary Structures O EUL C-RUL Cost / Unit Quantity Units Total Value Solution Total Value		Mana									
Quantity of Panels 0 Installed in -	,										
Installed in -	· · · · · · · · · · · · · · · · · · ·		51.11				_	Our atitude Haite		T-+-11/-1	
Ancillary Structures Ancillary Structures None Total SF of Ancillary Structures - Installed in - Secondary Ancillary Structures - Total SF of Secondary Ancillary Structures - Installed in - Total SF of Secondary Ancillary Structures 0 EUL C-RUL Cost / Unit Quantity Units Total Value Cost / Unit Quantity Units Total Value Installed in - N/A - / - for \$0	•		EUL		·			, in the second	_		
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 Cost / Unit Quantity Units Total Value Cost / Unit Quantity Units Total Value For Secondary Ancillary Structures 0		-	-	N/A	- /	-	tor		=	\$0	
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 Co	•										
Installed in N/A - / - for = \$0 Secondary Ancillary Structures - Total SF of Secondary Ancillary Structures 0 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	•		EUL		Cost /	Unit					
Total SF of Secondary Ancillary Structures 0 Installed in - EUL C-RUL Cost / Unit Quantity Units Total Value - N/A - / - for = \$0			-	N/A	- /	-	for		=	\$0	
Installed in N/A - / - for = \$0											
	Total SF of Secondary Ancillary Structures	0	EUL	C-RUL	Cost /	Unit		Quantity Units		Total Value	
	Installed in	-	-	N/A	- /	-	for		=	\$0	
	Additional Comments										

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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

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.

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