

### 2022 School Facilities Inventory Report

Facility Name: **GRAND ISLE SU | ALBURGH COMMUNITY ED CENTER | 14 NORTH MAIN STREET, ALBURG 5440 - Combination - Secondary Building**

March 29, 2022

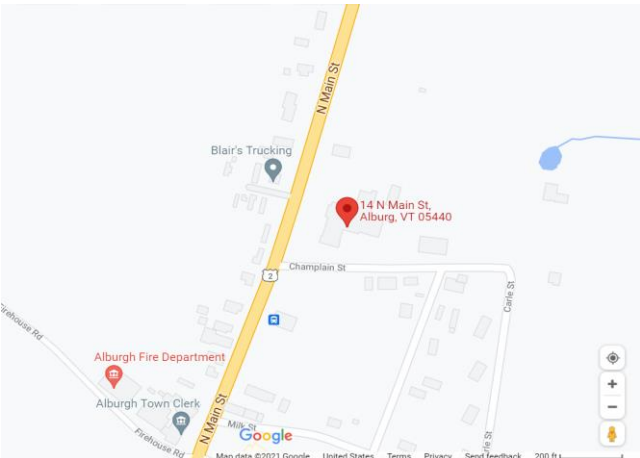
Total Value of Assets (Does Not Include Site/Structure/Walls/Interiors) **\$99,220**



GPS: 44.979117530903984, -73.29812818929234

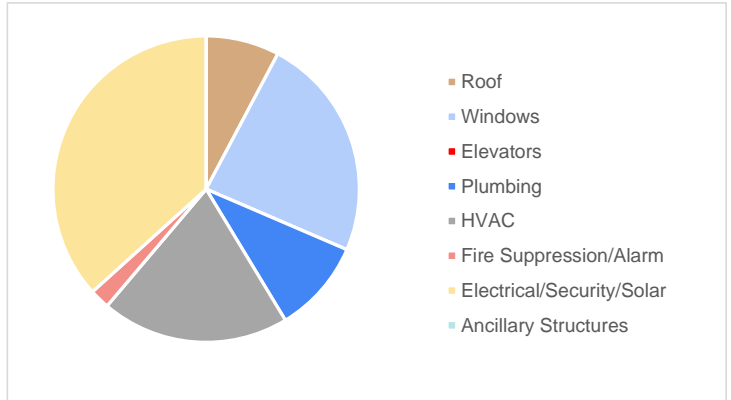


Site Plan - Google Earth



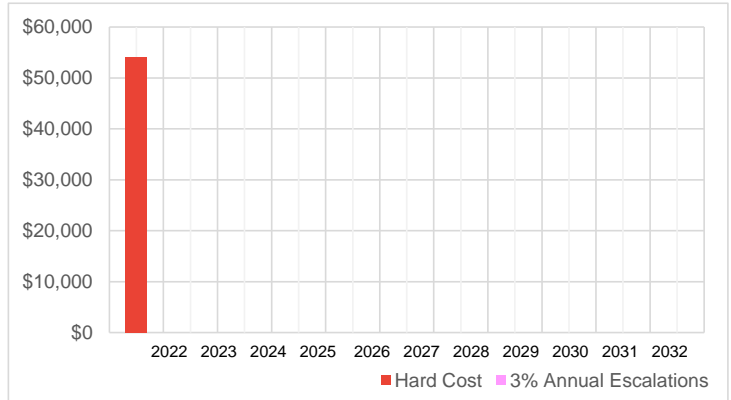
Location Plan - Google Maps

#### Relative Asset Values

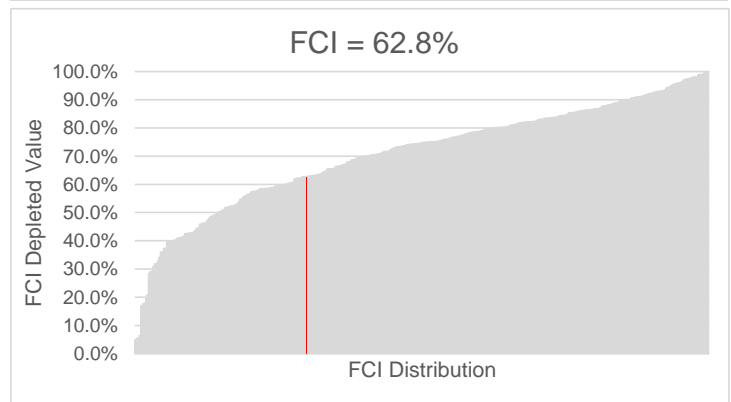


Value of Assets/GSF **\$70.87**

#### 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 - 11:57 AM**  
 Respondent Name **Rick Baker**  
 Respondent Title **Custodian**  
 Respondent Email **mclark@gisu.org**  
 Respondent Phone Number **(802) 796-3573**

#### Facility Information

School Type **Combination**  
 Building Identification **Secondary Building**  
 Stories **1**  
 Building Area **1400 (Gross Square Footage - GSF)**  
 Year Constructed **1980**  
 Year of Last Major Renovation **2015**  
 FCI (Depleted Value) **62.8%**

#### 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 **No**  
 ADA Issues are **N/A**  
 ADA Issues include **N/A**

#### 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 <b>Asphalt Shingle</b>	EUL	C-RUL	Cost / Unit	Quantity	Units	Total Value
Covers <b>100%</b>						
Installed in <b>2015</b>	<b>30</b>	<b>23</b>	<b>\$5.50 / SF</b>	<b>1,400</b>	<b>SF</b>	<b>\$7,700</b>
Roof 2 is -	EUL	C-RUL	Cost / Unit	Quantity	Units	Total Value
Covers <b>0%</b>						
Installed in -	-	N/A	- / -	-	-	\$0
Roof 3 is -	EUL	C-RUL	Cost / Unit	Quantity	Units	Total Value
Covers <b>0%</b>						
Installed in -	-	N/A	- / -	-	-	\$0
Roof 4 is -	EUL	C-RUL	Cost / Unit	Quantity	Units	Total Value
Covers <b>0%</b>						
Installed in -	-	N/A	- / -	-	-	\$0

#### Building Envelope - Windows

Primary Window System <b>Window, Wood-Frame</b>	EUL	C-RUL	Cost / Unit	Quantity	Units	Total Value
% of Windows That are this Type <b>100%</b>						
Installed in <b>1980</b>	<b>30</b>	<b>-12</b>	<b>\$70.00 / SF</b>	<b>336</b>	<b>SF</b>	<b>\$23,520</b>
Secondary Window System -	EUL	C-RUL	Cost / Unit	Quantity	Units	Total Value
% of Windows That are this Type <b>0%</b>						
Installed in -	-	N/A	- / -	-	-	\$0

#### Services - Elevators

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

#### 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>						
Installed in <b>1980</b>	<b>40</b>	<b>-2</b>	<b>\$7.00 / GSF</b>	<b>1,400</b>	<b>GSF</b>	<b>\$9,800</b>
Secondary Plumbing System -	EUL	C-RUL	Cost / Unit	Quantity	Units	Total Value
Area of building served <b>0%</b>						
Installed in -	-	N/A	- / -	-	-	\$0

#### Services - Cooling - Central System

Primary Central Cooling System <b>Central Cooling System - Chiller(s) - Air Cooled</b>	EUL	C-RUL	Cost / Unit	Quantity	Units	Total Value
Area of building served <b>100%</b>						
Installed in <b>2018</b>	<b>25</b>	<b>21</b>	<b>\$1,200.00 / TON</b>	<b>6</b>	<b>TON</b>	<b>\$6,720</b>
Secondary Plumbing System -	EUL	C-RUL	Cost / Unit	Quantity	Units	Total Value
Area of building served <b>0%</b>						
Installed in -	-	N/A	- / -	-	-	\$0

#### 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>						
Installed in <b>1980</b>	<b>30</b>	<b>-12</b>	<b>\$62.00 / MBH</b>	<b>40</b>	<b>MBH</b>	<b>\$2,480</b>
Secondary Heating System -	EUL	C-RUL	Cost / Unit	Quantity	Units	Total Value
Area of building served <b>0%</b>						
Installed in -	-	N/A	- / -	-	-	\$0

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#### Services - HVAC Distribution

Primary HVAC Distribution System **Electrical Heat (NOT part of Central System)**

Area of building served	100%	EUL	C-RUL	Cost / Unit		Quantity	Units	Total Value
Installed in	1980	35	-7	\$7.50 / GSF	for	1,400	GSF	\$10,500



Secondary HVAC Distribution System -

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

Secondary HVAC Package Unit & Splits -

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

#### Services - Fire Suppression

Primary Fire Suppression System **None**

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

Secondary Fire Suppression System -

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

#### 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	1980	20	-22	\$1.50 / GSF	for	1,400	GSF	\$2,100



Secondary Fire Suppression System -

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

#### Services - Security Systems

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

Area of building served	100%	EUL	C-RUL	Cost / Unit		Quantity	Units	Total Value
Installed in	1980	15	-27	\$4.00 / GSF	for	1,400	GSF	\$5,600



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	2015	40	33	\$22.00 / GSF	for	1,400	GSF	\$30,800

#### 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	- / -	for	-	-	\$0

#### Ancillary Structures

Ancillary Structures **None**

Total SF of Ancillary Structures -

Installed in -

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

Secondary Ancillary Structures -

Total SF of Secondary Ancillary Structures 0

Installed in -

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

#### 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.