

2022 School Facilities Inventory Report

Facility Name: **KINGDOM EAST SD | LUNENBURG/GILMAN SCHOOLS | 2720 RIVER ROAD, GILMAN 5904 - N/A - Secondary Building**

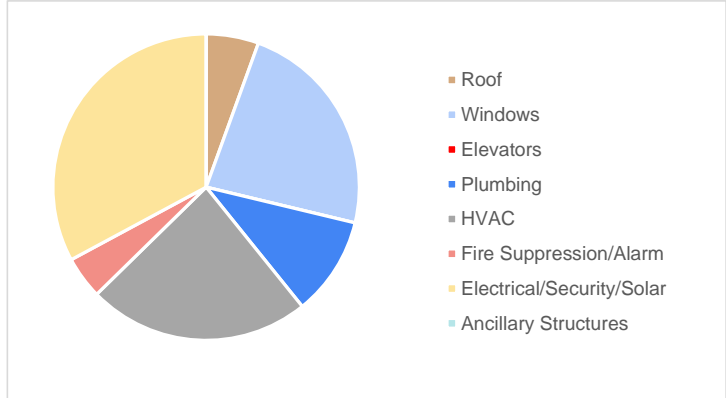
March 29, 2022

Total Value of Assets (Does Not Include Site/Structure/Walls/Interiors) **\$971,018**



GPS: 44.41491554940513, -71.71446907400464

Relative Asset Values

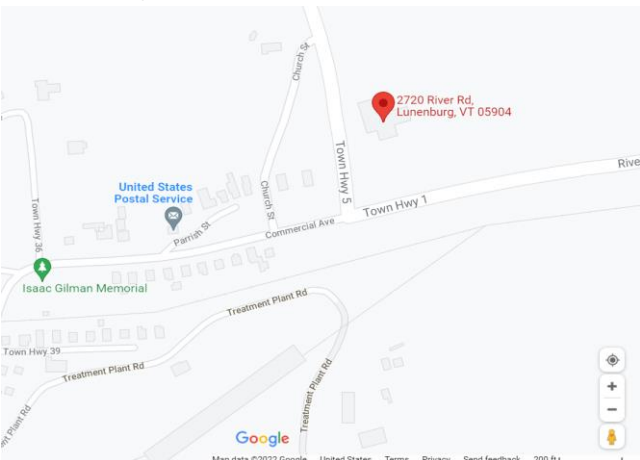
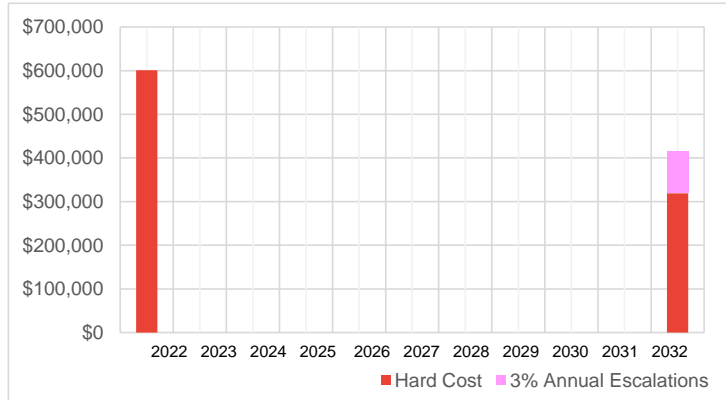


Value of Assets/GSF **\$66.97**



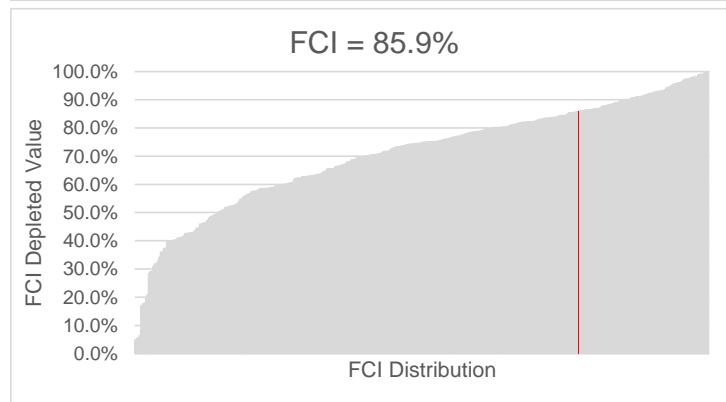
Site Plan - Google Earth

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 **2022-02-16 - 12:53 PM**
 Respondent Name **Danny Pickering**
 Respondent Title **Facilities Manager**
 Respondent Email **dpickering@kingdomeast.org**
 Respondent Phone Number **(802) 626-6100 x1400**

Facility Information


School Type **N/A**
 Building Identification **Secondary Building**
 Stories **2**
 Building Area **14500 (Gross Square Footage - GSF)**
 Year Constructed **1923**
 Year of Last Major Renovation **1993**
 FCI (Depleted Value) **85.7%**

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 **Yes** 
 Other Risk Factors include **The plumbing is very old and we are see the break down of it within the building.**
 Other Risk Factors are **Plumbing all piping is rotting out and causing leaks.**

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 **N/A**
 Cellular Reception **Adequate**
 Water Service Pressure **Adequate**
 Natural Gas/Propane Pressure **N/A**
 Electrical Capacity **Adequate**

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Building Envelope - Roof

Roof 1 is Single-Ply EPDM/TPO/PVC Membrane									
Covers 35%	EUL	C-RUL	Cost / Unit		Quantity	Units		Total Value	
Installed in 1993	20	-9	\$11.00 / SF	for	2,538	SF	=	\$27,913	⚠
Roof 2 is Asphalt Shingle									
Covers 65%	EUL	C-RUL	Cost / Unit		Quantity	Units		Total Value	
Installed in 2015	30	23	\$5.50 / SF	for	4,713	SF	=	\$25,919	
Roof 3 is -									
Covers 0%	EUL	C-RUL	Cost / Unit		Quantity	Units		Total Value	
Installed in -	-	N/A	- / -	for	-	-	=	\$0	
Roof 4 is -									
Covers 0%	EUL	C-RUL	Cost / Unit		Quantity	Units		Total Value	
Installed in -	-	N/A	- / -	for	-	-	=	\$0	

Building Envelope - Windows

Primary Window System Storefront, Metal-Framed w/Door(s)									
% of Windows That are this Type 35%	EUL	C-RUL	Cost / Unit		Quantity	Units		Total Value	
Installed in 1950	30	-42	\$55.00 / SF	for	1,218	SF	=	\$66,990	⚠
Secondary Window System Window, Wood-Frame									
% of Windows That are this Type 65%	EUL	C-RUL	Cost / Unit		Quantity	Units		Total Value	
Installed in 1993	30	1	\$70.00 / SF	for	2,262	SF	=	\$158,340	

Services - Elevators

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

Services - Plumbing

Primary Plumbing System Supply & Sanitary, Low Density (Includes Fixtures)									
Area of building served 100%	EUL	C-RUL	Cost / Unit		Quantity	Units		Total Value	
Installed in 1950	40	-32	\$7.00 / GSF	for	14,500	GSF	=	\$101,500	⚠
Secondary Plumbing System -									
Area of building served 0%	EUL	C-RUL	Cost / Unit		Quantity	Units		Total Value	
Installed in -	-	N/A	- / -	for	-	-	=	\$0	

Services - Cooling - Central System

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

Services - Heating - Central System

Primary Heating System Boiler(s)/System - Fuel Oil									
Area of building served 100%	EUL	C-RUL	Cost / Unit		Quantity	Units		Total Value	
Installed in 2015	30	23	\$60.00 / MBH	for	414	MBH	=	\$24,857	
Secondary Heating System -									
Area of building served 0%	EUL	C-RUL	Cost / Unit		Quantity	Units		Total Value	
Installed in -	-	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	100%	EUL	C-RUL	Cost / Unit	Quantity	Units	Total Value
Installed in	1993	30	1	\$14.00 / GSF	14,500	GSF	\$203,000

Secondary HVAC Distribution System -

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

Secondary HVAC Package Unit & Splits -

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

Secondary Fire Suppression System -

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

Services - Fire Alarm System

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

Area of building served	100%	EUL	C-RUL	Cost / Unit	Quantity	Units	Total Value
Installed in	1993	20	-9	\$3.00 / SF	14,500	SF	\$43,500

Secondary Fire Suppression System -

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

Services - Security Systems

Primary Security & Low Volt System **None**

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

Secondary Security & Low Volt System -

Area of building served	0%	EUL	C-RUL	Cost / Unit	Quantity	Units	Total Value
Installed in	-	-	N/A	- / -	-	-	\$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	1993	40	11	\$22.00 / GSF	14,500	GSF	\$319,000

Services - Solar Power (PV)

Solar (Electric Generation) Provided **None**

Owned/Maintained by School -

Quantity of Panels 0

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

Value of Solar PV Panels: -

Ancillary Structures

Ancillary Structures **None**

Total SF of Ancillary Structures -

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

Secondary Ancillary Structures -

Total SF of Secondary Ancillary Structures 0

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

Additional Comments

This is a very old building and can not be utilized for classroom function and daily function for a facility.

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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 overlaid 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.