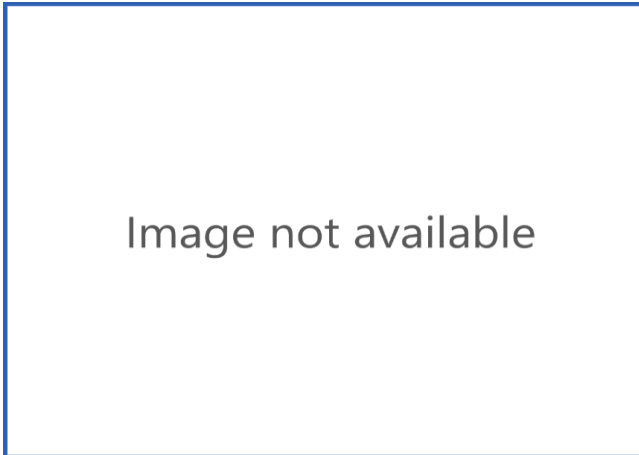


### 2022 School Facilities Inventory Report

Facility Name: **ADDISON CENTRAL SD | BINGHAM MEMORIAL SCHOOL | 112 SCHOOL ROAD, CORNWALL 5753 - Combination (K thru 5) - Main Building**

March 29, 2022

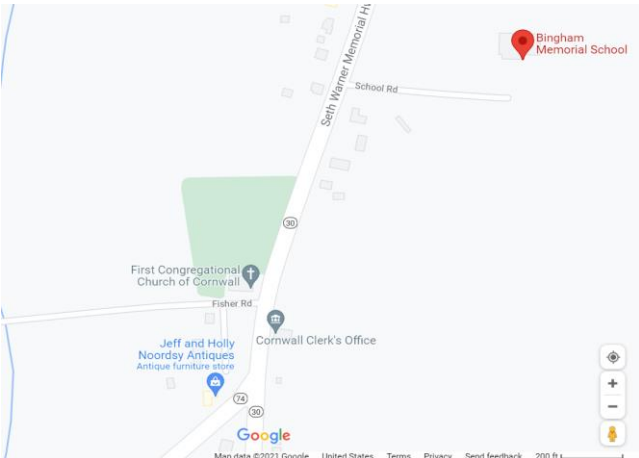
Total Value of Assets (Does Not Include Site/Structure/Walls/Interiors) **\$1,122,636**



GPS: 43.964149194500436, -73.20632760112056

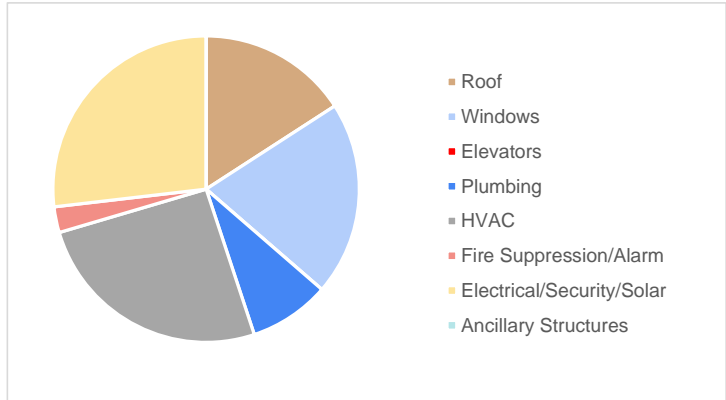


Site Plan - Google Earth



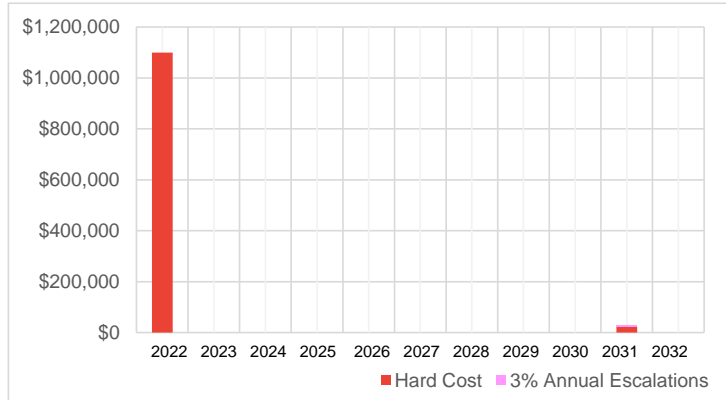
Location Plan - Google Maps

#### Relative Asset Values

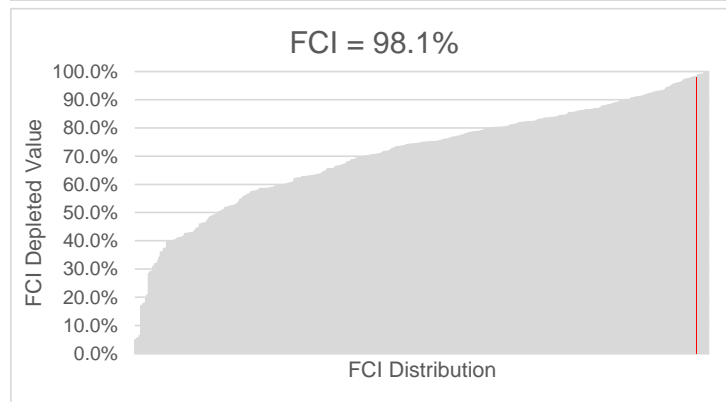


Value of Assets/GSF **\$81.94**

#### Projected Capital Planning Cash Flow



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



(See Last Page for Explanation of Terms)

### 2022 School Facilities Inventory Report

Facility Name: **ADDISON CENTRAL SD | BINGHAM MEMORIAL SCHOOL | 112 SCHOOL ROAD, CORNWALL 5753 - Combination (K thru 5) - Main Building**

#### Respondent Information

Date/Time Completed **2021-12-14 - 2:28 PM**  
 Respondent Name **Bruce MacIntire**  
 Respondent Title **Director of Facilities**  
 Respondent Email **bmacintire@acsdvt.org**  
 Respondent Phone Number **(802) 382-1198**

#### Facility Information

School Type **Combination (K thru 5)**  
 Building Identification **Main Building**  
 Stories **1**  
 Building Area **13700 (Gross Square Footage - GSF)**  
 Year Constructed **1959**  
 Year of Last Major Renovation **1983**  
 FCI (Depleted Value) **98.1%**

#### Environmental & Safety Issues

Hazardous Materials **Yes** ⚠  
 Hazardous (HZD) Materials include **Asbestos containing materials (ACM)**  
 HZD Issues are **Major**  
 HZD Issues include **12000 square feet of flooring and mastic**

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Indoor Air Quality (IAQ) Issues **Yes** ⚠  
 IAQ Issues include **Insufficient Air Change Ratio**  
 IAQ Issues are **Major**  
 IAQ Issues include **The existing HVAC system does not provide adequate ventilation to meet code.**

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Fire or Life/Safety (FL/S) Issues **No**  
 FL/S Issues are **-**

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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 **Adequate**  
 Building Wi-Fi Coverage **Adequate**  
 Cellular Reception **Marginal** ⚠  
 Water Service Pressure **Adequate**  
 Natural Gas/Propane Pressure **Adequate**  
 Electrical Capacity **Adequate**

### 2022 School Facilities Inventory Report

Facility Name: **ADDISON CENTRAL SD | BINGHAM MEMORIAL SCHOOL | 112 SCHOOL ROAD, CORNWALL 5753 - Combination (K thru 5) - Main Building**

#### Building Envelope - Roof

Roof 1 is <b>Metal</b>	EUL	C-RUL	Cost / Unit	Quantity	Units	Total Value
Covers <b>100%</b>	40	1	\$13.00 / SF	13,700	SF	\$178,100
Installed in <b>1983</b>						
Roof 2 is <b>-</b>	EUL	C-RUL	Cost / Unit	Quantity	Units	Total Value
Covers <b>0%</b>	-	N/A	- / -	-	-	\$0
Installed in <b>-</b>						
Roof 3 is <b>-</b>	EUL	C-RUL	Cost / Unit	Quantity	Units	Total Value
Covers <b>0%</b>	-	N/A	- / -	-	-	\$0
Installed in <b>-</b>						
Roof 4 is <b>-</b>	EUL	C-RUL	Cost / Unit	Quantity	Units	Total Value
Covers <b>0%</b>	-	N/A	- / -	-	-	\$0
Installed in <b>-</b>						

#### 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>	30	-33	\$70.00 / SF	3,288	SF	\$230,160
Installed in <b>1959</b>						
Secondary Window System <b>-</b>	EUL	C-RUL	Cost / Unit	Quantity	Units	Total Value
% of Windows That are this Type <b>0%</b>	-	N/A	- / -	-	-	\$0
Installed in <b>-</b>						

#### 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 <b>-</b>						
Secondary Conveyance/Elevators <b>-</b>	EUL	C-RUL	Cost / Unit	Quantity	Units	Total Value
Quantity of Stops <b>0</b>	-	N/A	- / -	0	-	\$0
Installed in <b>-</b>						

#### 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	-23	\$7.00 / GSF	13,700	GSF	\$95,900
Installed in <b>1959</b>						
Secondary Plumbing System <b>-</b>	EUL	C-RUL	Cost / Unit	Quantity	Units	Total Value
Area of building served <b>0%</b>	-	N/A	- / -	-	-	\$0
Installed in <b>-</b>						

#### 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 <b>-</b>						
Secondary Plumbing System <b>-</b>	EUL	C-RUL	Cost / Unit	Quantity	Units	Total Value
Area of building served <b>0%</b>	-	N/A	- / -	-	-	\$0
Installed in <b>-</b>						

#### Services - Heating - Central System

Primary Heating System <b>Boiler(s)/System - Fuel Oil</b>	EUL	C-RUL	Cost / Unit	Quantity	Units	Total Value
Area of building served <b>100%</b>	30	10	\$60.00 / MBH	391	MBH	\$23,486
Installed in <b>2002</b>						
Secondary Heating System <b>-</b>	EUL	C-RUL	Cost / Unit	Quantity	Units	Total Value
Area of building served <b>0%</b>	-	N/A	- / -	-	-	\$0
Installed in <b>-</b>						

### 2022 School Facilities Inventory Report

Facility Name: **ADDISON CENTRAL SD | BINGHAM MEMORIAL SCHOOL | 112 SCHOOL ROAD, CORNWALL 5753 - Combination (K thru 5) - Main Building**

#### Services - HVAC Distribution

Primary HVAC Distribution System **Piped System to Unit Ventilators/Fan Coils, 2-Pipe System**

Area of building served	EUL	C-RUL	Cost / Unit	Quantity	Units	Total Value
60%	30	-33	\$10.00 / GSF	8,220	GSF	\$82,200
Installed in 1959						



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

Area of building served	EUL	C-RUL	Cost / Unit	Quantity	Units	Total Value
40%	40	1	\$5.00 / SF	5,480	SF	\$27,400
Installed in 1983						

#### Services - Package Systems

Primary HVAC Package Unit & Splits **Package Units (RTUs)**

Area of building served	EUL	C-RUL	Cost / Unit	Quantity	Units	Total Value
40%	20	-19	\$7,000.00 / TON	22	TON	\$153,440
Installed in 1983						



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	1	\$10,000.00 / EA	1	EA	\$10,000
Installed in 2003						

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	-19	\$1.50 / GSF	13,700	GSF	\$20,550
Installed in 1983						



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 **None**

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

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	1	\$22.00 / GSF	13,700	GSF	\$301,400
Installed in 1983						

#### Services - Solar Power (PV)

Solar (Electric Generation) Provided **None**

Owned/Maintained by School -

Quantity of Panels 0

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

Value of Solar PV Panels: -

#### Ancillary Structures

Ancillary Structures **None**

Total SF of Ancillary Structures -

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

Secondary Ancillary Structures -

Total SF of Secondary Ancillary Structures 0

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

#### Additional Comments

The School does have a 10KW wind turbine

**2022 School Facilities Inventory Report**

Facility Name: **ADDISON CENTRAL SD | BINGHAM MEMORIAL SCHOOL | 112 SCHOOL ROAD, CORNWALL 5753 - Combination (K thru 5) - Main Building**

## 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 overlayed 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.