

### 2022 School Facilities Inventory Report

Facility Name: **BENNINGTON RUTLAND SU | DORSET SCHOOL | 130 SCHOOL DRIVE, DORSET 5251 - Combination - Main Building**

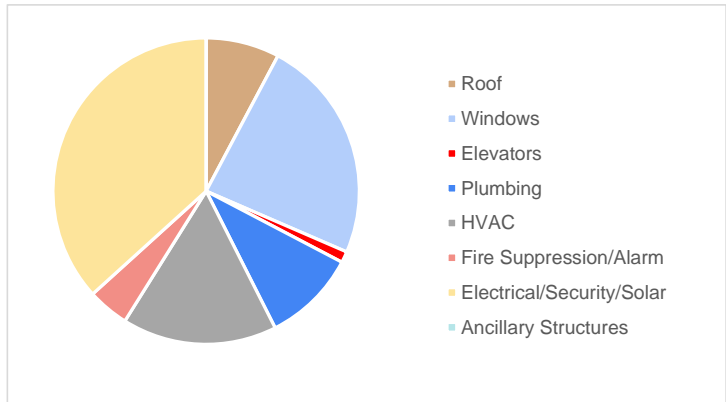
March 29, 2022

Total Value of Assets (Does Not Include Site/Structure/Walls/Interiors) **\$4,248,114**



GPS: 43.22223737808968, -73.06565375864015

#### Relative Asset Values

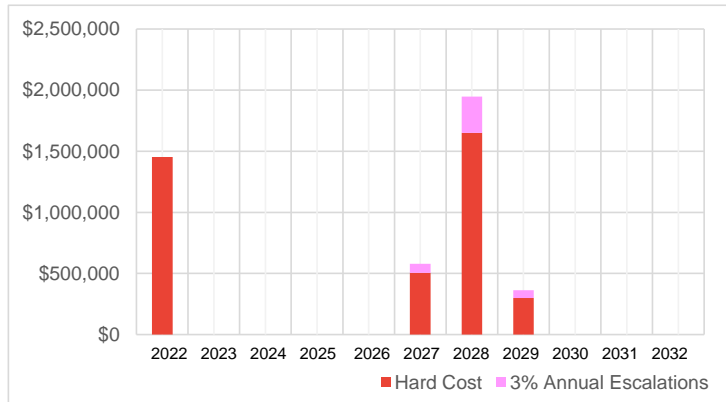


Value of Assets/GSF **\$70.80**



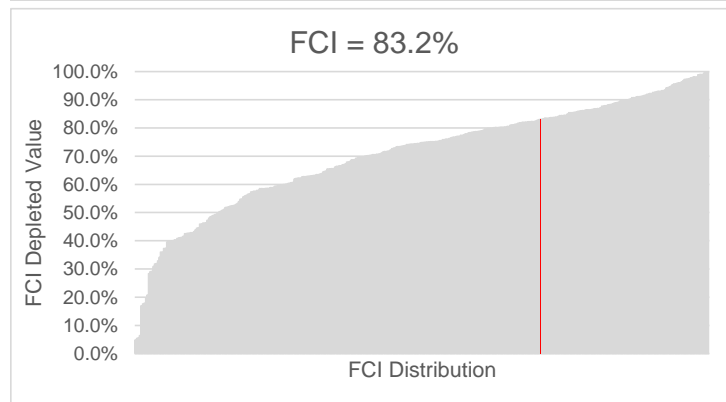
Site Plan - Google Earth

#### 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 **2021-12-17 - 11:18 AM**  
 Respondent Name **Derek Chalmers**  
 Respondent Title **Assistant to Operations**  
 Respondent Email **dchalmers@brsu.org**  
 Respondent Phone Number **(802) 342-7763**

#### Facility Information

School Type **Combination**  
 Building Identification **Main Building**  
 Stories **2**  
 Building Area **60000 (Gross Square Footage - GSF)**  
 Year Constructed **1959**  
 Year of Last Major Renovation **1989**  
 FCI (Depleted Value) **83.0%**

#### Environmental & Safety Issues

Hazardous Materials **Yes** ⚠  
 Hazardous (HZD) Materials include **Asbestos containing materials (ACM)**  
 HZD Issues are **Minor**  
 HZD Issues include **Asbestos Glue and Tile under the main hallway carpet upstairs.**

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

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#### Building Envelope - Roof

Roof 1 is <b>Single-Ply EPDM/TPO/PVC Membrane</b>									
Covers <b>100%</b>	EUL	C-RUL	Cost / Unit		Quantity	Units		Total Value	
Installed in <b>2009</b>	20	7	\$11.00 / SF	for	30,000	SF	=	\$330,000	
Roof 2 is -									
Covers <b>0%</b>	EUL	C-RUL	Cost / Unit		Quantity	Units		Total Value	
Installed in -	-	N/A	- / -	for	-	-	=	\$0	
Roof 3 is -									
Covers <b>0%</b>	EUL	C-RUL	Cost / Unit		Quantity	Units		Total Value	
Installed in -	-	N/A	- / -	for	-	-	=	\$0	
Roof 4 is -									
Covers <b>0%</b>	EUL	C-RUL	Cost / Unit		Quantity	Units		Total Value	
Installed in -	-	N/A	- / -	for	-	-	=	\$0	

#### Building Envelope - Windows

Primary Window System <b>Window, Wood-Frame</b>									
% of Windows That are this Type <b>50%</b>	EUL	C-RUL	Cost / Unit		Quantity	Units		Total Value	
Installed in <b>1959</b>	30	-33	\$70.00 / SF	for	7,200	SF	=	\$504,000	⚠
Secondary Window System <b>Window, Wood-Frame</b>									
% of Windows That are this Type <b>50%</b>	EUL	C-RUL	Cost / Unit		Quantity	Units		Total Value	
Installed in <b>1998</b>	30	6	\$70.00 / SF	for	7,200	SF	=	\$504,000	

#### Services - Elevators

Primary Conveyance/Elevators <b>Elevator, Hydraulic, Machine/Controller/Cab</b>									
Quantity of Stops <b>2</b>	EUL	C-RUL	Cost / Unit		Quantity	Units		Total Value	
Installed in <b>2015</b>	30	23	\$25,000.00 / STOP	for	2	STOP	=	\$50,000	
Secondary Conveyance/Elevators -									
Quantity of Stops <b>0</b>	EUL	C-RUL	Cost / Unit		Quantity	Units		Total Value	
Installed in -	-	N/A	- / -	for	0	-	=	\$0	

#### Services - Plumbing

Primary Plumbing System <b>Supply &amp; Sanitary, Low Density (Includes Fixtures)</b>									
Area of building served <b>100%</b>	EUL	C-RUL	Cost / Unit		Quantity	Units		Total Value	
Installed in <b>1959</b>	40	-23	\$7.00 / GSF	for	60,000	GSF	=	\$420,000	⚠
Secondary Plumbing System -									
Area of building served <b>0%</b>	EUL	C-RUL	Cost / Unit		Quantity	Units		Total Value	
Installed in -	-	N/A	- / -	for	-	-	=	\$0	

#### Services - Cooling - Central System

Primary Central Cooling System <b>Central Cooling System - Chiller(s) - Air Cooled</b>									
Area of building served <b>5%</b>	EUL	C-RUL	Cost / Unit		Quantity	Units		Total Value	
Installed in <b>2021</b>	25	24	\$1,200.00 / TON	for	12	TON	=	\$14,400	
Secondary Plumbing System -									
Area of building served <b>0%</b>	EUL	C-RUL	Cost / Unit		Quantity	Units		Total Value	
Installed in -	-	N/A	- / -	for	-	-	=	\$0	

#### Services - Heating - Central System

Primary Heating System <b>Boiler(s)/System - Fuel Oil</b>									
Area of building served <b>100%</b>	EUL	C-RUL	Cost / Unit		Quantity	Units		Total Value	
Installed in <b>2010</b>	30	18	\$60.00 / MBH	for	1,714	MBH	=	\$102,857	
Secondary Heating System <b>Boiler(s)/System - Fuel Oil</b>									
Area of building served <b>100%</b>	EUL	C-RUL	Cost / Unit		Quantity	Units		Total Value	
Installed in <b>1989</b>	30	-3	\$60.00 / MBH	for	1,714	MBH	=	\$102,857	⚠

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#### 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
50%	30	8	\$10.00 / GSF	30,000	GSF	\$300,000
Installed in 2000						

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

Area of building served	EUL	C-RUL	Cost / Unit	Quantity	Units	Total Value
50%	40	16	\$5.00 / SF	30,000	SF	\$150,000
Installed in 1998						

#### Services - Package Systems

Primary HVAC Package Unit & Splits **Split Systems**

Area of building served	EUL	C-RUL	Cost / Unit	Quantity	Units	Total Value
5%	15	14	\$2,000.00 / TON	12	TON	\$24,000
Installed in 2021						

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 **Sprinkler System, Medium Density/Complexity**

Area of building served	EUL	C-RUL	Cost / Unit	Quantity	Units	Total Value
2%	40	-23	\$5.00 / GSF	1,200	GSF	\$6,000
Installed in 1959						

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 **Modern Addressable Fire Alarm System**

Area of building served	EUL	C-RUL	Cost / Unit	Quantity	Units	Total Value
100%	20	-2	\$3.00 / SF	60,000	SF	\$180,000
Installed in 2000						

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	-7	\$4.00 / GSF	60,000	GSF	\$240,000
Installed in 2000						

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	7	\$22.00 / GSF	60,000	GSF	\$1,320,000
Installed in 1989						

#### Services - Solar Power (PV)

Solar (Electric Generation) Provided **Solar Power, Photovoltaic (PV) Panel**

Owned/Maintained by School **No**

Value of Solar PV Panels: \$177,353

Quantity of Panels	EUL	C-RUL	Cost / Unit	Quantity	Units	Total Value
100	20	12	\$85.00 / SF	2,087	SF	\$0
Installed in 2014						

#### Ancillary Structures

Ancillary Structures **None**

Total SF of Ancillary Structures	EUL	C-RUL	Cost / Unit	Quantity	Units	Total Value
-	-	N/A	- / -	-	-	\$0
Installed in -						

Secondary Ancillary Structures -

Total SF of Secondary Ancillary Structures	EUL	C-RUL	Cost / Unit	Quantity	Units	Total Value
0	-	N/A	- / -	-	-	\$0
Installed in -						

#### 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 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.