

2022 School Facilities Inventory Report

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

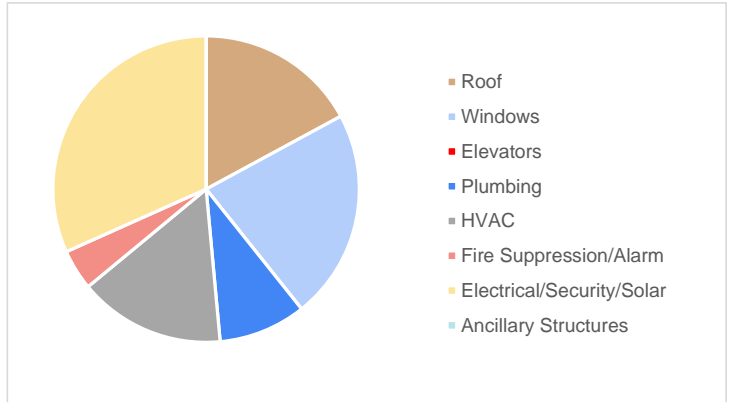
March 29, 2022

Total Value of Assets (Does Not Include Site/Structure/Walls/Interiors) **\$142,267**



GPS: 43.22223737808968, -73.06565375864015

Relative Asset Values

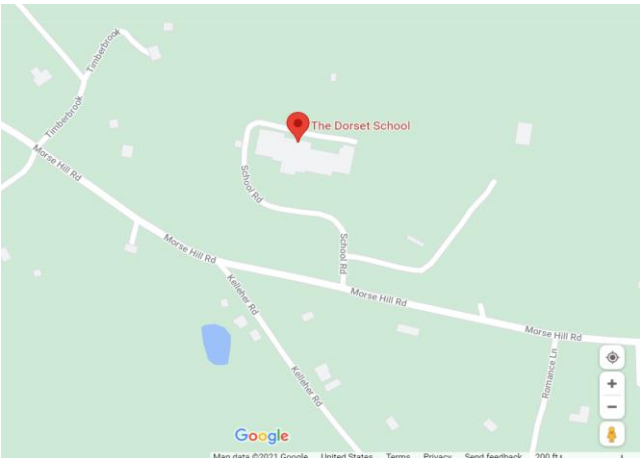
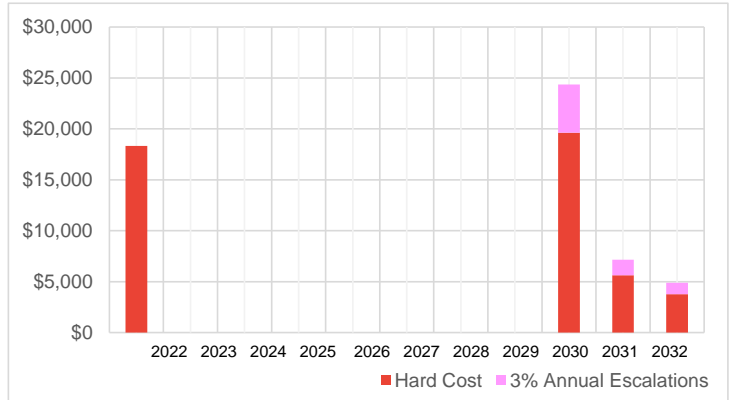


Value of Assets/GSF **\$75.71**



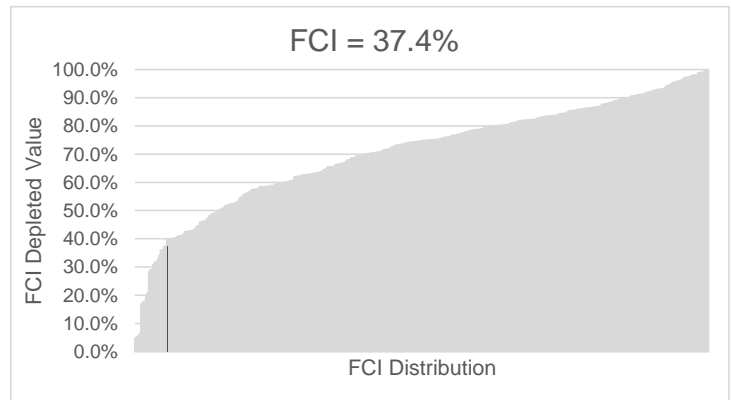
Site Plan - Google Earth

Projected Capital Planning Cash Flow



Location Plan - Google Maps

Facility Condition Index (FCI) Compared to Portfolio



(See Last Page for Explanation of Terms)

2022 School Facilities Inventory Report

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


Respondent Information

Date/Time Completed **2021-12-15 - 12:44 PM**
 Respondent Name **Derek Chalmers**
 Respondent Title **Assistant to Operations**
 Respondent Email **dchalmers@brsu.org**
 Respondent Phone Number **(802) 362-2452**

Facility Information

School Type **Combination**
 Building Identification **Secondary Building**
 Stories **1**
 Building Area **1879 (Gross Square Footage - GSF)**
 Year Constructed **1966**
 Year of Last Major Renovation **2019**
 FCI (Depleted Value) **37.4%**

Environmental & Safety Issues

Hazardous Materials **Yes** 
 Hazardous (HZD) Materials include **Asbestos containing materials (ACM), Lead paint**
 HZD Issues are **Major**
 HZD Issues include **The asbestos in the school is only in the gym under the current gym floor that is installed so it is considered Encapsulation this area is 5,229sqf. The lead paint is in some entry ways on the ceilings.**

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 **Adequate**
 Water Service Pressure **Adequate**
 Natural Gas/Propane Pressure **Adequate**
 Electrical Capacity **Adequate**



2022 School Facilities Inventory Report

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

Building Envelope - Roof

Roof 1 is Single-Ply EPDM/TPO/PVC Membrane								
Covers 95%	EUL	C-RUL	Cost / Unit		Quantity	Units		Total Value
Installed in 2011	20	9	\$11.00 / SF	for	1,785 SF		=	\$19,636
Roof 2 is Skylight								
Covers 5%	EUL	C-RUL	Cost / Unit		Quantity	Units		Total Value
Installed in 1966	30	-26	\$50.00 / SF	for	94 SF		=	\$4,698
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 Window, Wood-Frame								
% of Windows That are this Type 100%	EUL	C-RUL	Cost / Unit		Quantity	Units		Total Value
Installed in 2010	30	18	\$70.00 / SF	for	451 SF		=	\$31,567
Secondary Window System -								
% of Windows That are this Type 0%	EUL	C-RUL	Cost / Unit		Quantity	Units		Total Value
Installed in -	-	N/A	- / -	for	- -		=	\$0

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 1966	40	-16	\$7.00 / GSF	for	1,879 GSF		=	\$13,153
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 2009	30	17	\$60.00 / MBH	for	54 MBH		=	\$3,221
Secondary Heating System -								
Area of building served 0%	EUL	C-RUL	Cost / Unit		Quantity	Units		Total Value
Installed in -	-	N/A	- / -	for	- -		=	\$0

2022 School Facilities Inventory Report

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

Services - HVAC Distribution

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

Area of building served	100%	EUL	C-RUL	Cost / Unit	Quantity	Units	Total Value
Installed in	2017	30	25	\$10.00 / GSF	1,879	GSF	\$18,790

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 **Sprinkler System, Medium Density/Complexity**

Area of building served	5%	EUL	C-RUL	Cost / Unit	Quantity	Units	Total Value
Installed in	1966	40	-16	\$5.00 / GSF	94	GSF	\$470



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	2012	20	10	\$3.00 / SF	1,879	SF	\$5,637

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 **Security & Low Voltage Systems - Average**

Area of building served	50%	EUL	C-RUL	Cost / Unit	Quantity	Units	Total Value
Installed in	2018	15	11	\$4.00 / GSF	940	GSF	\$3,758

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	2019	40	37	\$22.00 / GSF	1,879	GSF	\$41,338

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	- / -	-	-	\$0

Ancillary Structures

Ancillary Structures **None**

Total SF of Ancillary Structures -

Installed in -

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

Secondary Ancillary Structures -

Total SF of Secondary Ancillary Structures 0

Installed in -

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

Additional Comments

2022 School Facilities Inventory Report

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