

### 2022 School Facilities Inventory Report

Facility Name: **BENNINGTON RUTLAND SU | FLOOD BROOK USD #301 | 91 VT ROUTE 11, LONDONDERRY 5148 - Combination - Main Building**

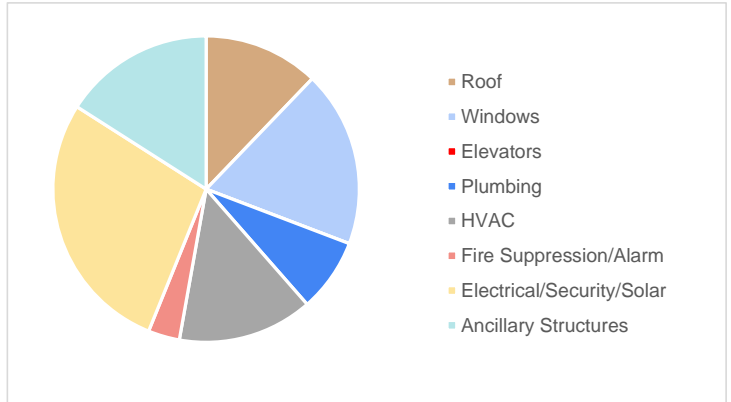
March 29, 2022

Total Value of Assets (Does Not Include Site/Structure/Walls/Interiors) **\$3,611,643**



GPS: 43.236942204296014, -72.84805386047404

#### Relative Asset Values

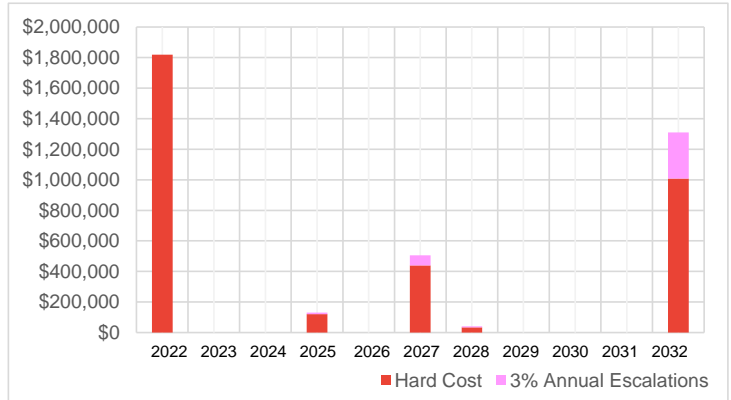


Value of Assets/GSF **\$90.29**

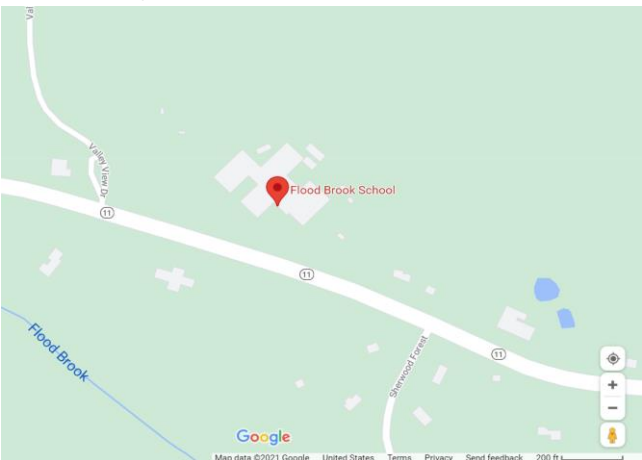
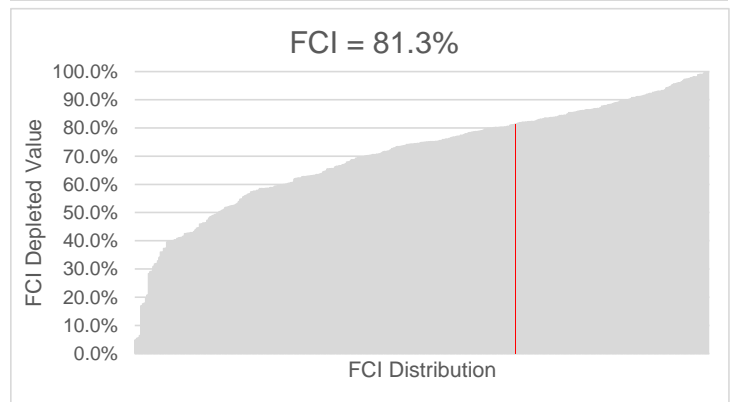


Site Plan - Google Earth

#### Projected Capital Planning Cash Flow



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



Location Plan - Google Maps

(See Last Page for Explanation of Terms)

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#### Respondent Information

Date/Time Completed **2021-12-14 - 2:55 PM**  
 Respondent Name **Greg Harrington**  
 Respondent Title **Director of Operations**  
 Respondent Email **gharrington@brsu.org**  
 Respondent Phone Number **(802) 362-2452**

#### Facility Information

School Type **Combination**  
 Building Identification **Main Building**  
 Stories **1**  
 Building Area **40000 (Gross Square Footage - GSF)**  
 Year Constructed **1965**  
 Year of Last Major Renovation **1993**  
 FCI (Depleted Value) **81.1%**

#### Environmental & Safety Issues

Hazardous Materials **Maybe** ⚠  
 Hazardous (HSD) Materials include **Asbestos containing materials (ACM)**  
 HSD Issues are **Minor**  
 HSD Issues include **All visible asbestos has been abated. Any construction in walls or ceiling/roof would need to be analyzed.**

Indoor Air Quality (IAQ) Issues **Yes** ⚠  
 IAQ Issues include **Insufficient Air Change Ratio**  
 IAQ Issues are **Major**  
 IAQ Issues include **Air exchanger for gym and office areas only supplies cold air. Currently working on replacing both units.**

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 **Adequate**  
 Water Service Pressure **Adequate**  
 Natural Gas/Propane Pressure **Adequate**  
 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>2008</b>	20	6	\$11.00 / SF	for	40,000	SF	=	\$440,000	
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>100%</b>	EUL	C-RUL	Cost / Unit		Quantity	Units		Total Value	
Installed in <b>1993</b>	30	1	\$70.00 / SF	for	9,600	SF	=	\$672,000	
Secondary Window System -									
% of Windows That are this Type <b>0%</b>	EUL	C-RUL	Cost / Unit		Quantity	Units		Total Value	
Installed in -	-	N/A	- / -	for	-	-	=	\$0	

#### Services - Elevators

Primary Conveyance/Elevators <b>None</b>									
Quantity of Stops <b>0</b>	EUL	C-RUL	Cost / Unit		Quantity	Units		Total Value	
Installed in -	-	N/A	- / -	for	0	-	=	\$0	
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>1965</b>	40	-17	\$7.00 / GSF	for	40,000	GSF	=	\$280,000	⚠
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>None</b>									
Area of building served <b>0%</b>	EUL	C-RUL	Cost / Unit		Quantity	Units		Total Value	
Installed in -	-	N/A	- / -	for	-	-	=	\$0	
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 - Solid Fuel (Wood/Pellet)</b>									
Area of building served <b>50%</b>	EUL	C-RUL	Cost / Unit		Quantity	Units		Total Value	
Installed in <b>2017</b>	25	20	\$250.00 / MBH	for	571	MBH	=	\$142,857	
Secondary Heating System <b>Boiler(s)/System - Fuel Oil</b>									
Area of building served <b>50%</b>	EUL	C-RUL	Cost / Unit		Quantity	Units		Total Value	
Installed in <b>1999</b>	30	7	\$60.00 / MBH	for	571	MBH	=	\$34,286	

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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
60%	30	-27	\$10.00 / GSF	24,000	GSF	\$240,000
Installed in 1965						



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

Area of building served	EUL	C-RUL	Cost / Unit	Quantity	Units	Total Value
25%	40	-17	\$5.00 / SF	10,000	SF	\$50,000
Installed in 1965						



#### Services - Package Systems

Primary HVAC Package Unit & Splits **Split System, Ductless, Multi Zone**

Area of building served	EUL	C-RUL	Cost / Unit	Quantity	Units	Total Value
5%	15	14	\$6,000.00 / TON	8	TON	\$48,000
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 **None**

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

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	4	\$3.00 / SF	40,000	SF	\$120,000
Installed in 2006						

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
80%	15	11	\$4.00 / GSF	32,000	GSF	\$128,000
Installed in 2018						

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	11	\$22.00 / GSF	40,000	GSF	\$880,000
Installed in 1993						

#### 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 **Relocatable Building - Classroom/Office - Standard/Portable**

Total SF of Ancillary Structures	EUL	C-RUL	Cost / Unit	Quantity	Units	Total Value
2500	15	-10	\$125.00 / SF	2,500	SF	\$312,500
Installed in 1997						



Secondary Ancillary Structures **Relocatable Building - Classroom/Office - Basic/Portable**

Total SF of Secondary Ancillary Structures	EUL	C-RUL	Cost / Unit	Quantity	Units	Total Value
2400	15	-8	\$110.00 / SF	2,400	SF	\$264,000
Installed in 1999						



#### Additional Comments

OIL BOILER IS USED AS A BACKUP ONLY, NEEDS REPLACING.

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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.