

### 2022 School Facilities Inventory Report

Facility Name: **BENNINGTON RUTLAND SU | MANCHESTER ELEM/MIDDLE SCHOOL | 80 MEMORIAL AVE, MANCHESTER CTR 5255 - Combination - Main Building**

March 29, 2022

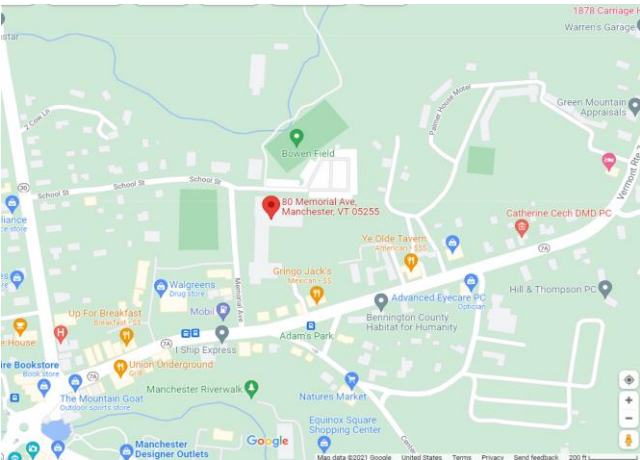
Total Value of Assets (Does Not Include Site/Structure/Walls/Interiors) **\$6,446,183**



GPS: 43.17913867662424, -73.05356137261545

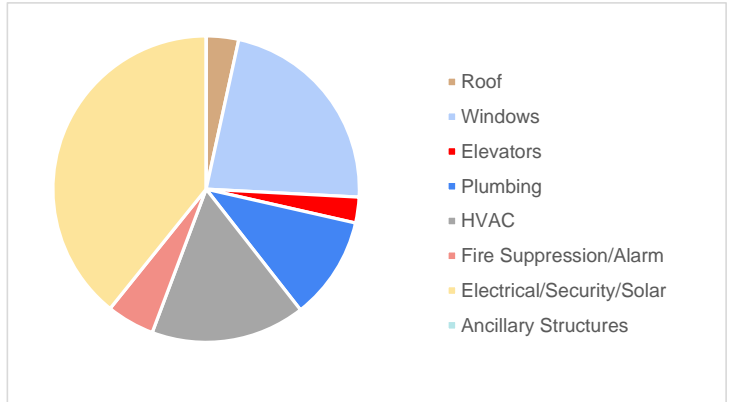


Site Plan - Google Earth



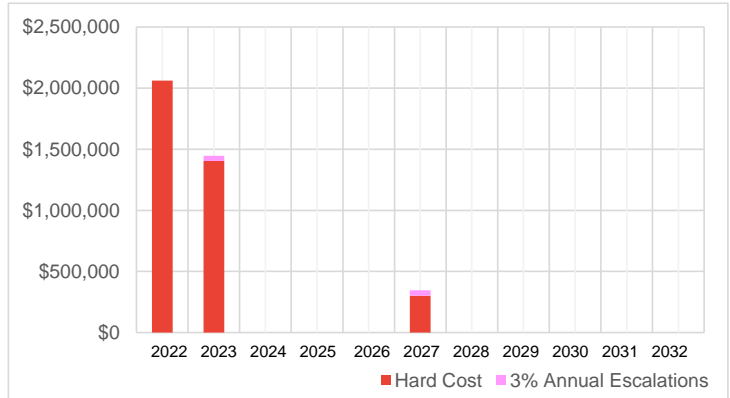
Location Plan - Google Maps

#### Relative Asset Values

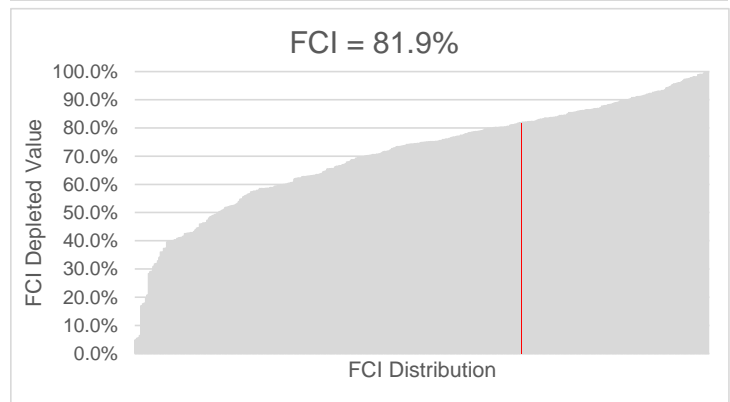


Value of Assets/GSF **\$64.26**

#### Projected Capital Planning Cash Flow



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



(See Last Page for Explanation of Terms)

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#### Respondent Information

Date/Time Completed **2021-12-16 - 7:57 AM**  
 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 **5**  
 Building Area **100316 (Gross Square Footage - GSF)**  
 Year Constructed **1949**  
 Year of Last Major Renovation **1994**  
 FCI (Depleted Value) **81.8%**

#### Environmental & Safety Issues

Hazardous Materials **Yes** ⚠  
 Hazardous (HZD) Materials include **Asbestos containing materials (ACM)**  
 HZD Issues are **Major**  
 HZD Issues include **Basement classrooms 018A, 016, 224, 225, 227, 226, 228 have asbestos floor tiles, each room is approximately 800 SF for a total of 5474. Stairs in the back of the gym and stairs from basement to upper floor have asbestos tiles, approx. 1500 SF. There is also asbestos above the drop ceilings, unsure of quantity.**

Indoor Air Quality (IAQ) Issues **Yes** ⚠  
 IAQ Issues include **Insufficient Air Change Ratio, Humidity (Too Low or Too High)**  
 IAQ Issues are **Major**  
 IAQ Issues include **Basement classrooms must run dehumidifiers, spring - fall. Gym air exchanger needs replacing.**

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

Other Risk Factors **Yes** ⚠  
 Other Risk Factors include **Flooding**  
 Other Risk Factors are **Water in basement during heavy rains**

#### 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 **Adequate**  
 Electrical Capacity **Marginal** ⚠

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#### Building Envelope - Roof

Roof 1 is	Single-Ply EPDM/TPO/PVC Membrane								
Covers	75%	EUL	C-RUL	Cost / Unit		Quantity	Units		Total Value
Installed in	2004	20	2	\$11.00 / SF	for	15,047 SF	=		\$165,521
Roof 2 is	Single-Ply EPDM/TPO/PVC Membrane								
Covers	25%	EUL	C-RUL	Cost / Unit		Quantity	Units		Total Value
Installed in	2017	20	15	\$11.00 / SF	for	5,016 SF	=		\$55,174
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, Metal-Frame								
% of Windows That are this Type	75%	EUL	C-RUL	Cost / Unit		Quantity	Units		Total Value
Installed in	1983	30	-9	\$60.00 / SF	for	18,057 SF	=		\$1,083,413
Secondary Window System	Window, Metal-Frame								
% of Windows That are this Type	25%	EUL	C-RUL	Cost / Unit		Quantity	Units		Total Value
Installed in	1994	30	2	\$60.00 / SF	for	6,019 SF	=		\$361,138

#### Services - Elevators

Primary Conveyance/Elevators	Elevator, Hydraulic, Machine/Controller/Cab								
Quantity of Stops	5	EUL	C-RUL	Cost / Unit		Quantity	Units		Total Value
Installed in	1994	30	2	\$25,000.00 / STOP	for	5 STOP	=		\$125,000
Secondary Conveyance/Elevators	Elevator, Hydraulic, Machine/Controller/Cab								
Quantity of Stops	2	EUL	C-RUL	Cost / Unit		Quantity	Units		Total Value
Installed in	1968	30	-24	\$25,000.00 / STOP	for	2 STOP	=		\$50,000

#### Services - Plumbing

Primary Plumbing System	Supply & Sanitary, Low Density (Includes Fixtures)								
Area of building served	50%	EUL	C-RUL	Cost / Unit		Quantity	Units		Total Value
Installed in	1949	40	-33	\$7.00 / GSF	for	50,158 GSF	=		\$351,106
Secondary Plumbing System	Supply & Sanitary, Low Density (Includes Fixtures)								
Area of building served	50%	EUL	C-RUL	Cost / Unit		Quantity	Units		Total Value
Installed in	1968	40	-14	\$7.00 / GSF	for	50,158 GSF	=		\$351,106

#### 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	2012	30	20	\$60.00 / MBH	for	2,866 MBH	=		\$171,970
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 **Piped System to Unit Ventilators/Fan Coils, 2-Pipe System**

Area of building served	75%	EUL	C-RUL	Cost / Unit	Quantity	Units	Total Value
Installed in	1994	30	2	\$10.00 / GSF	for 75,237	GSF	= \$752,370

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

Area of building served	25%	EUL	C-RUL	Cost / Unit	Quantity	Units	Total Value
Installed in	1994	40	12	\$5.00 / SF	for 25,079	SF	= \$125,395

#### 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	- / -	for -	-	= \$0

Secondary HVAC Package Unit & Splits **-**

Area of building served	0%	EUL	C-RUL	Cost / Unit	Quantity	Units	Total Value
Installed in	-	-	N/A	- / -	for -	-	= \$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	1949	40	-33	\$5.00 / GSF	for 5,016	GSF	= \$25,079



Secondary Fire Suppression System **-**

Area of building served	0%	EUL	C-RUL	Cost / Unit	Quantity	Units	Total Value
Installed in	-	-	N/A	- / -	for -	-	= \$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	2008	20	6	\$3.00 / SF	for 100,316	SF	= \$300,948

Secondary Fire Suppression System **-**

Area of building served	0%	EUL	C-RUL	Cost / Unit	Quantity	Units	Total Value
Installed in	-	-	N/A	- / -	for -	-	= \$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	2008	15	1	\$4.00 / GSF	for 50,158	GSF	= \$200,632

Secondary Security & Low Volt System **Security & Low Voltage Systems - Average**

Area of building served	30%	EUL	C-RUL	Cost / Unit	Quantity	Units	Total Value
Installed in	2021	15	14	\$4.00 / GSF	for 30,095	GSF	= \$120,379

#### 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	1994	40	12	\$22.00 / GSF	for 100,316	GSF	= \$2,206,952

#### 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	- / -	for -	-	= \$0

#### Ancillary Structures

Ancillary Structures **None**

Total SF of Ancillary Structures **-**

Installed in **-**

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

Secondary Ancillary Structures **-**

Total SF of Secondary Ancillary Structures **0**

Installed in **-**

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

#### 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 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.