

### 2022 School Facilities Inventory Report

Facility Name: **BENNINGTON RUTLAND SU | METTAWEE COMMUNITY US #47 | 5788 VT ROUTE 153, WEST PAWLET 5775 - Combination - Main Building**

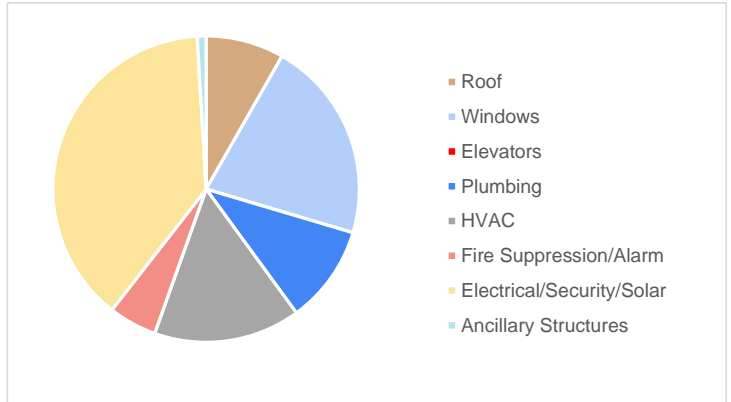
March 29, 2022

Total Value of Assets (Does Not Include Site/Structure/Walls/Interiors) **\$2,362,275**



GPS: 43.38604750971841, -73.22367547304684

#### Relative Asset Values

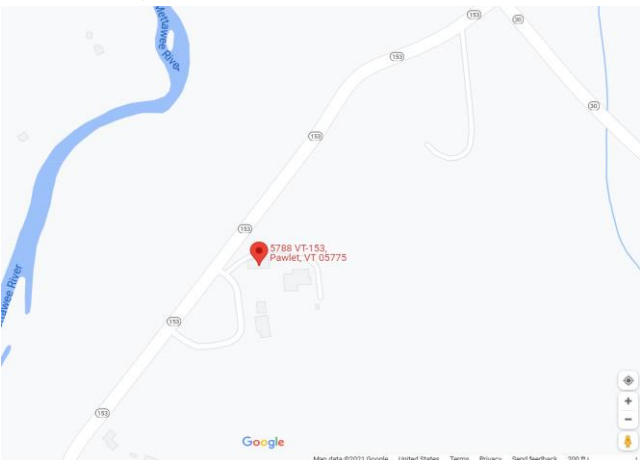
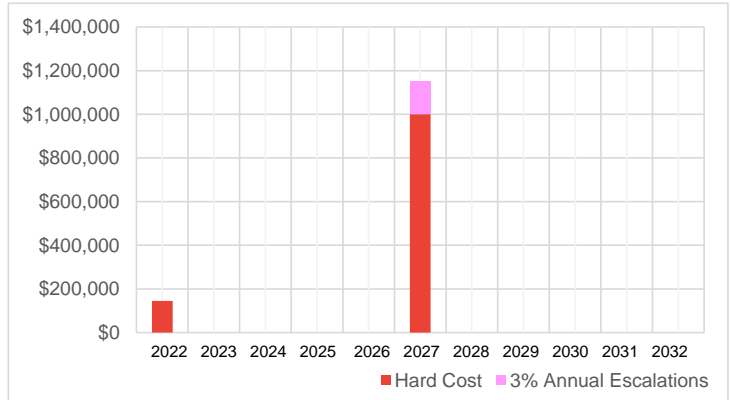


Value of Assets/GSF **\$67.49**



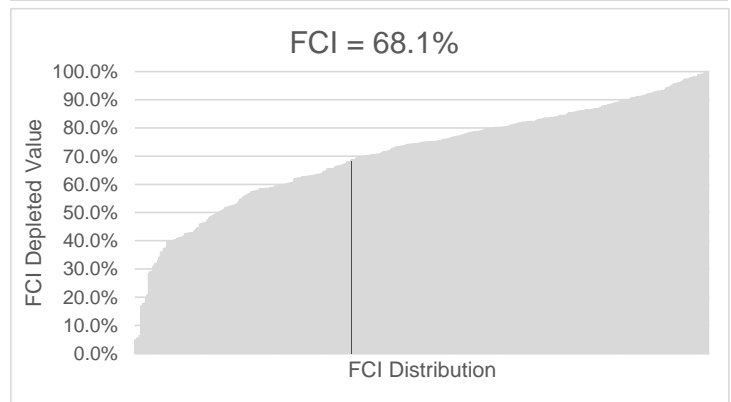
Site Plan - Google Earth

#### 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 **2021-12-21 - 1:15 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 **35000 (Gross Square Footage - GSF)**  
 Year Constructed **1998**  
 Year of Last Major Renovation **N/A**  
 FCI (Depleted Value) **68.1%**

#### Environmental & Safety Issues

Hazardous Materials **No**  
 Hazardous (HZD) Materials include -  
 HZD Issues are -  
 HZD Issues include -

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Indoor Air Quality (IAQ) Issues **Yes** ⚠️  
 IAQ Issues include **Humidity (Too Low or Too High)**  
 IAQ Issues are **Minor**  
 IAQ Issues include **Floors sweat in the summer when humidity is high.**

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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 **Marginal** ⚠️  
 Cellular Reception **Inadequate** ⚠️  
 Water Service Pressure **Adequate**  
 Natural Gas/Propane Pressure **Adequate**  
 Electrical Capacity **Adequate**

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#### Building Envelope - Roof

Roof 1 is **Asphalt Shingle**

Covers **99%**

Installed in **1998**

EUL	C-RUL	Cost / Unit	Quantity	Units	Total Value
30	6	\$5.50 / SF	34,650	SF	\$190,575

Roof 2 is **Metal**

Covers **1%**

Installed in **1998**

EUL	C-RUL	Cost / Unit	Quantity	Units	Total Value
40	16	\$13.00 / SF	350	SF	\$4,550

Roof 3 is -

Covers **0%**

Installed in -

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

Roof 4 is -

Covers **0%**

Installed in -

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

#### Building Envelope - Windows

Primary Window System **Window, Metal-Frame**

% of Windows That are this Type **100%**

Installed in **1998**

EUL	C-RUL	Cost / Unit	Quantity	Units	Total Value
30	6	\$60.00 / SF	8,400	SF	\$504,000

Secondary Window System -

% of Windows That are this Type **0%**

Installed in -

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

#### Services - Elevators

Primary Conveyance/Elevators **None**

Quantity of Stops **0**

Installed in -

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

Secondary Conveyance/Elevators -

Quantity of Stops **0**

Installed in -

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

#### Services - Plumbing

Primary Plumbing System **Supply & Sanitary, Low Density (Includes Fixtures)**

Area of building served **100%**

Installed in **1998**

EUL	C-RUL	Cost / Unit	Quantity	Units	Total Value
40	16	\$7.00 / GSF	35,000	GSF	\$245,000

Secondary Plumbing System -

Area of building served **0%**

Installed in -

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

#### Services - Cooling - Central System

Primary Central Cooling System **Central Cooling System - Chiller(s) - Air Cooled**

Area of building served **5%**

Installed in **1998**

EUL	C-RUL	Cost / Unit	Quantity	Units	Total Value
25	1	\$1,200.00 / TON	7	TON	\$8,400

Secondary Plumbing System -

Area of building served **0%**

Installed in -

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

#### Services - Heating - Central System

Primary Heating System **Boiler(s)/System - Fuel Oil**

Area of building served **100%**

Installed in **1998**

EUL	C-RUL	Cost / Unit	Quantity	Units	Total Value
30	6	\$60.00 / MBH	1,000	MBH	\$60,000

Secondary Heating System -

Area of building served **0%**

Installed in -

EUL	C-RUL	Cost / Unit	Quantity	Units	Total Value
-	N/A	- / -	-	-	\$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	EUL	C-RUL	Cost / Unit	Quantity	Units	Total Value
70%	30	6	\$10.00 / GSF	24,500	GSF	\$245,000
Installed in 1998						

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

Area of building served	EUL	C-RUL	Cost / Unit	Quantity	Units	Total Value
30%	40	16	\$5.00 / SF	10,500	SF	\$52,500
Installed in 1998						

#### Services - Package Systems

Primary HVAC Package Unit & Splits **None**

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

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
3%	40	16	\$5.00 / GSF	1,050	GSF	\$5,250
Installed in 1998						

Secondary 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	-4	\$10,000.00 / EA	1	EA	\$10,000
Installed in 1998						

#### 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	35,000	SF	\$105,000
Installed in 1998						

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	13	\$4.00 / GSF	35,000	GSF	\$140,000
Installed in 2020						

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	16	\$22.00 / GSF	35,000	GSF	\$770,000
Installed in 1998						

#### 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 - Basic/Portable**

Total SF of Ancillary Structures	EUL	C-RUL	Cost / Unit	Quantity	Units	Total Value
200	15	-9	\$110.00 / SF	200	SF	\$22,000
Installed in 1998						

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 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.