

### 2022 School Facilities Inventory Report

Facility Name: **FRANKLIN WEST SU | BELLOWS FREE ACADEMY MIDDLE/HIGH (FAIRFAX) | 75 HUNT STREET, FAIRFAX 5454 - Combination - Main Building**

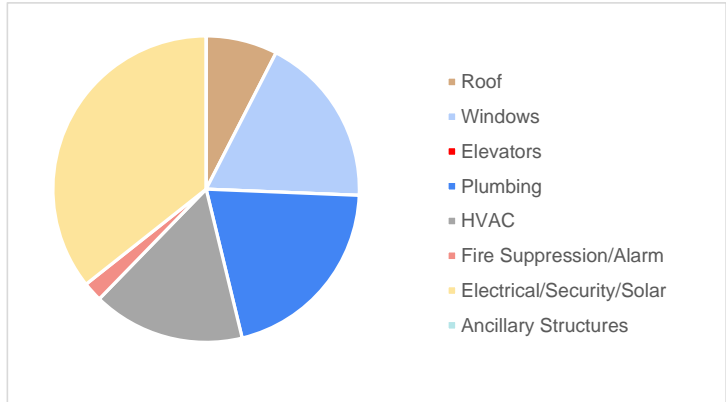
March 29, 2022

Total Value of Assets (Does Not Include Site/Structure/Walls/Interiors) **\$1,625,916**



GPS: 44.663401176844324, -73.01325174504402

#### Relative Asset Values

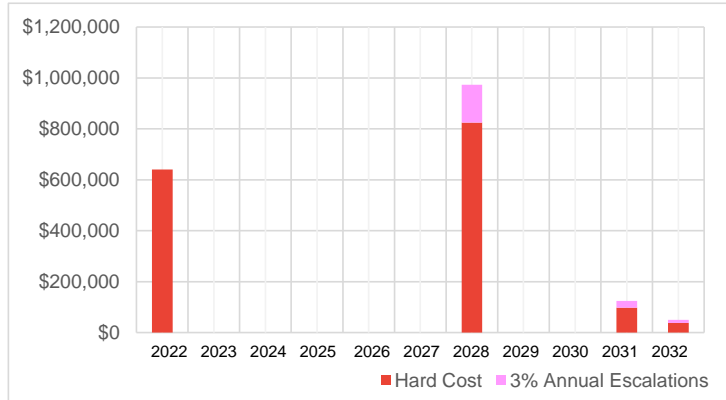


Value of Assets/GSF **\$72.91**



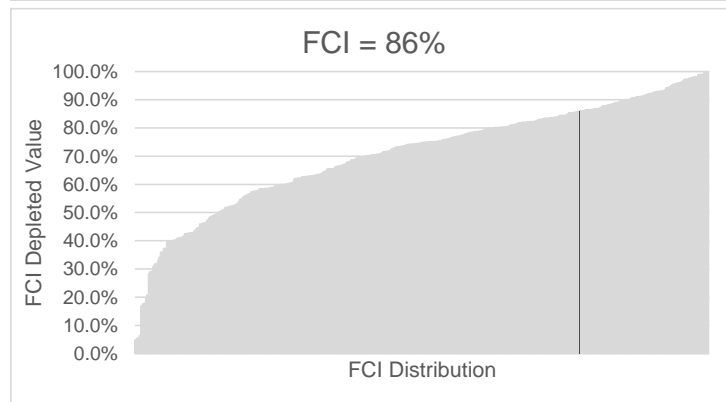
Site Plan - Google Earth

#### 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: **FRANKLIN WEST SU | BELLOWS FREE ACADEMY MIDDLE/HIGH (FAIRFAX) | 75 HUNT STREET, FAIRFAX 5454 - Combination - Main Building**

#### Respondent Information

Date/Time Completed **2021-12-10 - 1:02 PM**  
 Respondent Name **Tod Granger**  
 Respondent Title **Director of Facilities**  
 Respondent Email **tgranger@fwsu.org**  
 Respondent Phone Number **(802) 309-1412**

#### Facility Information

School Type **Combination**  
 Building Identification **Main Building**  
 Stories **2**  
 Building Area **22299 (Gross Square Footage - GSF)**  
 Year Constructed **1940**  
 Year of Last Major Renovation **1989**  
 FCI (Depleted Value) **85.9%**

#### Environmental & Safety Issues

Hazardous Materials **Maybe** ⚠  
 Hazardous (HZD) Materials include **no known material but all are suspect**  
 HZD Issues are **Minor**  
 HZD Issues include **No known material but all are suspect**

---

Indoor Air Quality (IAQ) Issues **Yes** ⚠  
 IAQ Issues include **Insufficient Air Change Ratio, Comfort**  
 IAQ Issues are **Major**  
 IAQ Issues include **No Cooling, limited exhaust**

---

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 **Maybe** ⚠  
 ADA Issues are **Minor**  
 ADA Issues include **No known area, bathrooms have been updated.**

#### Utilities - Adequacy

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

### 2022 School Facilities Inventory Report

Facility Name: **FRANKLIN WEST SU | BELLOWS FREE ACADEMY MIDDLE/HIGH (FAIRFAX) | 75 HUNT STREET, FAIRFAX 5454 - Combination - Main Building**

#### Building Envelope - Roof

Roof 1 is	Single-Ply EPDM/TPO/PVC Membrane								
Covers	80%	EUL	C-RUL	Cost / Unit		Quantity	Units	=	Total Value
Installed in	2012	20	10	\$11.00 / SF	for	8,920	SF	=	\$98,116
Roof 2 is	Single-Ply EPDM/TPO/PVC Membrane								
Covers	20%	EUL	C-RUL	Cost / Unit		Quantity	Units	=	Total Value
Installed in	2020	20	18	\$11.00 / SF	for	2,230	SF	=	\$24,529
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	Storefront, Metal-Framed w/Door(s)								
% of Windows That are this Type	100%	EUL	C-RUL	Cost / Unit		Quantity	Units	=	Total Value
Installed in	1989	30	-3	\$55.00 / SF	for	5,352	SF	=	\$294,347 <span style="color: red;">⚠</span>
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, Medium Density (Includes Fixtures)								
Area of building served	100%	EUL	C-RUL	Cost / Unit		Quantity	Units	=	Total Value
Installed in	1989	40	7	\$15.00 / GSF	for	22,299	GSF	=	\$334,485
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	2003	30	11	\$60.00 / MBH	for	637	MBH	=	\$38,227
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: **FRANKLIN WEST SU | BELLOWS FREE ACADEMY MIDDLE/HIGH (FAIRFAX) | 75 HUNT STREET, FAIRFAX 5454 - Combination - Main 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	1989	30	-3	\$10.00 / GSF	22,299	GSF	\$222,990



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 **None**

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

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 **Older type Zoned System**

Area of building served	100%	EUL	C-RUL	Cost / Unit	Quantity	Units	Total Value
Installed in	1989	20	-13	\$1.50 / GSF	22,299	GSF	\$33,449



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	100%	EUL	C-RUL	Cost / Unit	Quantity	Units	Total Value
Installed in	1989	15	-18	\$4.00 / GSF	22,299	GSF	\$89,196



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	1989	40	7	\$22.00 / GSF	22,299	GSF	\$490,578

#### 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: **FRANKLIN WEST SU | BELLOWS FREE ACADEMY MIDDLE/HIGH (FAIRFAX) | 75 HUNT STREET, FAIRFAX 5454 - Combination - Main Building**

**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.