

### 2022 School Facilities Inventory Report

Facility Name: **FRANKLIN WEST SU | FRANKLIN WEST SU | BELLOWS FREE ACADEMY 75 HUNT ST, FAIRFAX 5454 - High (9 thru 12) - Addition**

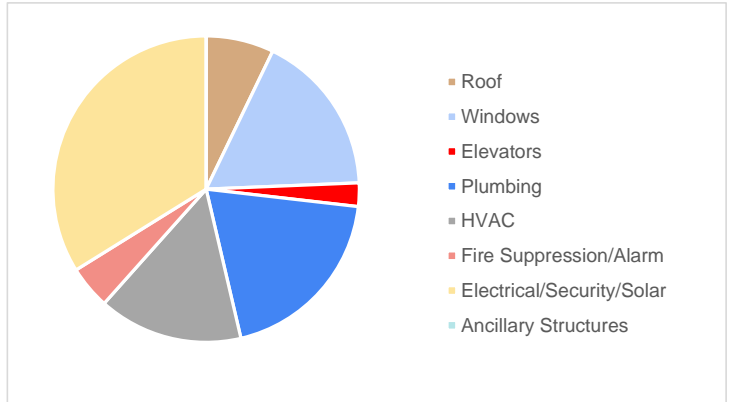
March 29, 2022

Total Value of Assets (Does Not Include Site/Structure/Walls/Interiors) **\$5,041,699**



GPS: 44.663416438555686, -73.01329466042438

#### Relative Asset Values

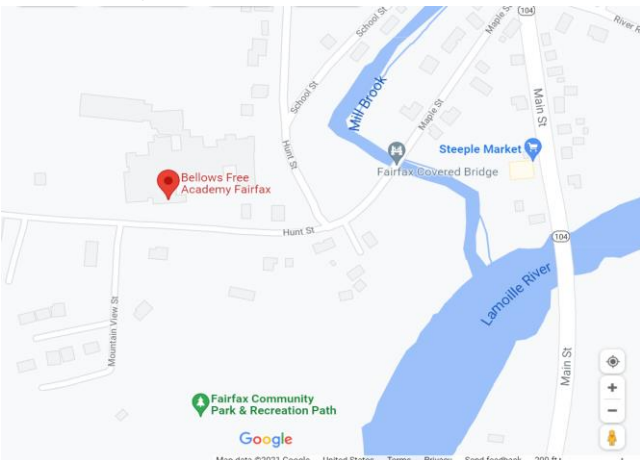
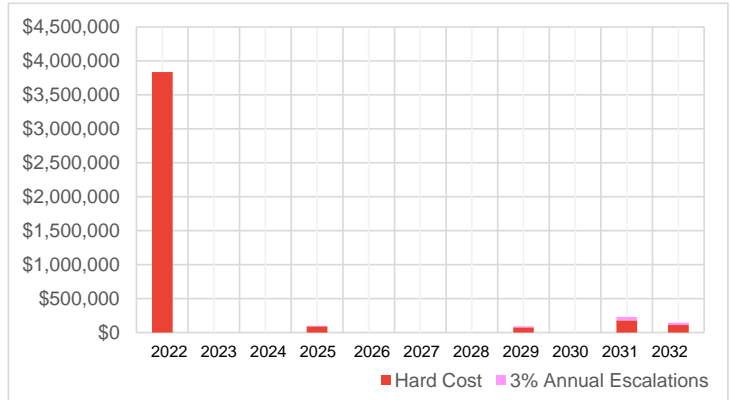


Value of Assets/GSF **\$76.82**



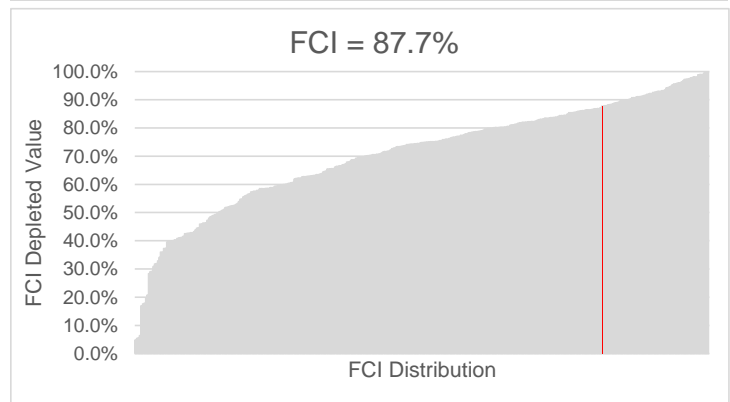
Site Plan - Google Earth

#### 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 **2021-12-10 - 1:44 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 **High (9 thru 12)**  
 Building Identification **Addition**  
 Stories **2**  
 Building Area **65631 (Gross Square Footage - GSF)**  
 Year Constructed **1972**  
 Year of Last Major Renovation **N/A**  
 FCI (Depleted Value) **87.2%**

#### Environmental & Safety Issues

Hazardous Materials **Maybe** ⚠  
 Hazardous (HZD) Materials include **No Known Materials but all are suspect**  
 HZD Issues are **Major**  
 HZD Issues include **No Known materials but all are suspect**

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Indoor Air Quality (IAQ) Issues **Maybe** ⚠  
 IAQ Issues include **Insufficient Air Change Ratio**  
 IAQ Issues are **Major**  
 IAQ Issues include **Exhaust is nearing the end of it's useful life**

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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 **Maybe** ⚠  
 ADA Issues are **Major**  
 ADA Issues include **Classroom sinks**

#### Utilities - Adequacy

IT / Internet Service **Marginal** ⚠  
 Building Wi-Fi Coverage **Marginal** ⚠  
 Cellular Reception **Inadequate** ⚠  
 Water Service Pressure **Marginal** ⚠  
 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	50%	EUL	C-RUL	Cost / Unit		Quantity	Units	Total Value
Installed in	2012	20	10	\$11.00 / SF	for	16,408 SF	=	\$180,485
Roof 2 is	Single-Ply EPDM/TPO/PVC Membrane							
Covers	25%	EUL	C-RUL	Cost / Unit		Quantity	Units	Total Value
Installed in	2006	20	4	\$11.00 / SF	for	8,204 SF	=	\$90,243
Roof 3 is	Single-Ply EPDM/TPO/PVC Membrane							
Covers	25%	EUL	C-RUL	Cost / Unit		Quantity	Units	Total Value
Installed in	2020	20	18	\$11.00 / SF	for	8,204 SF	=	\$90,243
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	1972	30	-20	\$55.00 / SF	for	15,751 SF	=	\$866,329 <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	Elevator, Hydraulic, Machine/Controller/Cab							
Quantity of Stops	2	EUL	C-RUL	Cost / Unit		Quantity	Units	Total Value
Installed in	1972	30	-20	\$25,000.00 / STOP	for	2 STOP	=	\$50,000 <span style="color: red;">⚠</span>
Secondary Conveyance/Elevators	Elevator, Hydraulic, Machine/Controller/Cab							
Quantity of Stops	3	EUL	C-RUL	Cost / Unit		Quantity	Units	Total Value
Installed in	2000	30	8	\$25,000.00 / STOP	for	3 STOP	=	\$75,000

#### 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	1972	40	-10	\$15.00 / GSF	for	65,631 GSF	=	\$984,465 <span style="color: red;">⚠</span>
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	1,875 MBH	=	\$112,510
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	100%	EUL	C-RUL	Cost / Unit	Quantity	Units	Total Value
Installed in	2010	30	18	\$10.00 / GSF	65,631	GSF	\$656,310

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	10%	EUL	C-RUL	Cost / Unit	Quantity	Units	Total Value
Installed in	1972	40	-10	\$5.00 / GSF	6,563	GSF	\$32,816

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	1989	20	-13	\$3.00 / SF	65,631	SF	\$196,893

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	1972	15	-35	\$4.00 / GSF	65,631	GSF	\$262,524

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	1972	40	-10	\$22.00 / GSF	65,631	GSF	\$1,443,882

#### 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

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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 overlayed 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.