

2022 School Facilities Inventory Report

Facility Name: **FRANKLIN WEST SU | GEORGIA ELEM/MIDDLE SCHOOL | 4416 ETHAN ALLEN HIGHWAY, ST ALBANS 5478 - Combination (PreK thru 8) - Main Building**

March 29, 2022

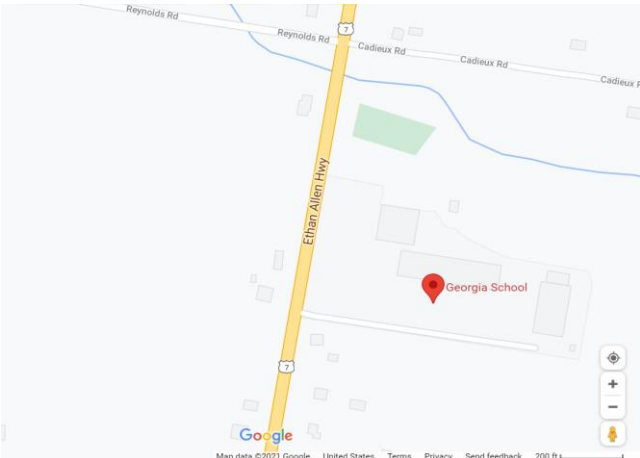
Total Value of Assets (Does Not Include Site/Structure/Walls/Interiors) **\$2,677,960**



GPS: 44.735195971899955, -73.11438411635861

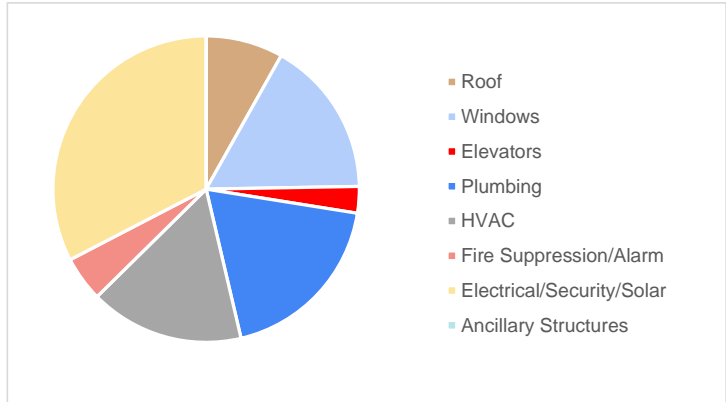


Site Plan - Google Earth



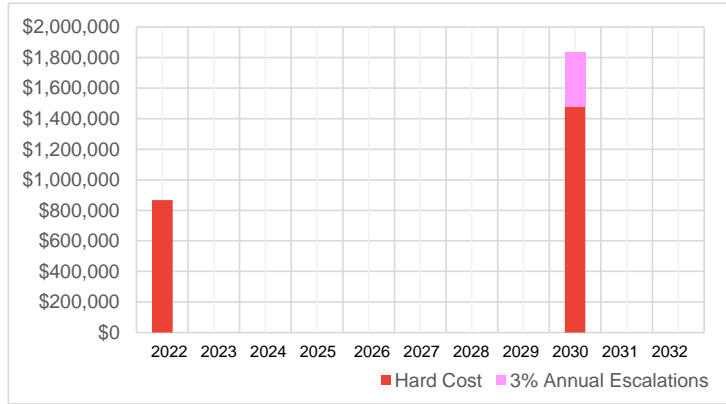
Location Plan - Google Maps

Relative Asset Values

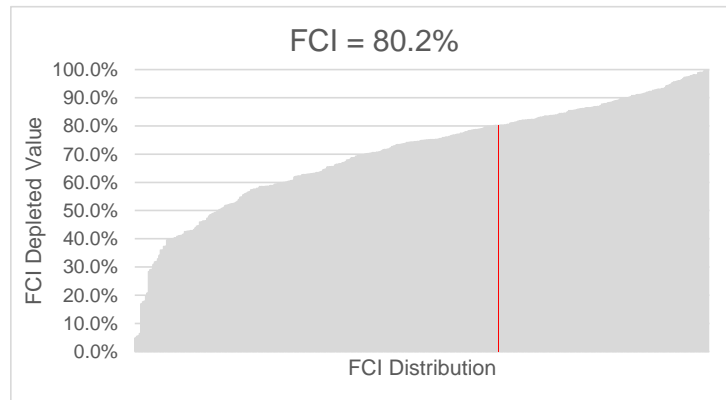


Value of Assets/GSF **\$79.70**

Projected Capital Planning Cash Flow



Facility Condition Index (FCI) Compared to Portfolio



(See Last Page for Explanation of Terms)

2022 School Facilities Inventory Report

Facility Name: **FRANKLIN WEST SU | GEORGIA ELEM/MIDDLE SCHOOL | 4416 ETHAN ALLEN HIGHWAY, ST ALBANS 5478 - Combination (PreK thru 8) - Main Building**


Respondent Information


Date/Time Completed **2021-12-08 - 10:25 AM**
 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 (PreK thru 8)**
 Building Identification **Main Building**
 Stories **2**
 Building Area **33600 (Gross Square Footage - GSF)**
 Year Constructed **1991**
 Year of Last Major Renovation **N/A**
 FCI (Depleted Value) **80.2%**

Environmental & Safety Issues


Hazardous Materials **Maybe** 
 Hazardous (HZD) Materials include **None that we aware of but all materials should be suspected.**
 HZD Issues are **Minor**
 HZD Issues include **Nothing that we are aware of but all materials need to be suspected.**

Indoor Air Quality (IAQ) Issues **Maybe** 
 IAQ Issues include **Insufficient Air Change Ratio, Hvac nearing the end of its useful life.**
 IAQ Issues are **Major**
 IAQ Issues include **Energy Recovery Units are nearing the end of their useful life, as well as controls.**




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 **Yes** 
 ADA Issues are **Major**
 ADA Issues include **Bathrooms need to be updated as well as main office entrance.**

Utilities - Adequacy

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

2022 School Facilities Inventory Report

Facility Name: **FRANKLIN WEST SU | GEORGIA ELEM/MIDDLE SCHOOL | 4416 ETHAN ALLEN HIGHWAY, ST ALBANS 5478 - Combination (PreK thru 8) - Main Building**

Building Envelope - Roof

Roof 1 is Metal	EUL	C-RUL	Cost / Unit	Quantity	Units	Total Value
Covers 100%	40	9	\$13.00 / SF	16,800	SF	\$218,400
Installed in 1991						
Roof 2 is -	EUL	C-RUL	Cost / Unit	Quantity	Units	Total Value
Covers 0%	-	N/A	- / -	-	-	\$0
Installed in -						
Roof 3 is -	EUL	C-RUL	Cost / Unit	Quantity	Units	Total Value
Covers 0%	-	N/A	- / -	-	-	\$0
Installed in -						
Roof 4 is -	EUL	C-RUL	Cost / Unit	Quantity	Units	Total Value
Covers 0%	-	N/A	- / -	-	-	\$0
Installed in -						

Building Envelope - Windows

Primary Window System Storefront, Metal-Framed w/Door(s)	EUL	C-RUL	Cost / Unit	Quantity	Units	Total Value
% of Windows That are this Type 50%	30	-1	\$55.00 / SF	4,032	SF	\$221,760
Installed in 1991						
Secondary Window System Storefront, Metal-Framed w/Door(s)	EUL	C-RUL	Cost / Unit	Quantity	Units	Total Value
% of Windows That are this Type 50%	30	14	\$55.00 / SF	4,032	SF	\$221,760
Installed in 2006						

Services - Elevators

Primary Conveyance/Elevators Elevator, Hydraulic, Machine/Controller/Cab	EUL	C-RUL	Cost / Unit	Quantity	Units	Total Value
Quantity of Stops 3	30	-1	\$25,000.00 / STOP	3	STOP	\$75,000
Installed in 1991						
Secondary Conveyance/Elevators -	EUL	C-RUL	Cost / Unit	Quantity	Units	Total Value
Quantity of Stops 0	-	N/A	- / -	0	-	\$0
Installed in -						

Services - Plumbing

Primary Plumbing System Supply & Sanitary, Medium Density (Includes Fixtures)	EUL	C-RUL	Cost / Unit	Quantity	Units	Total Value
Area of building served 100%	40	9	\$15.00 / GSF	33,600	GSF	\$504,000
Installed in 1991						
Secondary Plumbing System -	EUL	C-RUL	Cost / Unit	Quantity	Units	Total Value
Area of building served 0%	-	N/A	- / -	-	-	\$0
Installed in -						

Services - Cooling - Central System

Primary Central Cooling System None	EUL	C-RUL	Cost / Unit	Quantity	Units	Total Value
Area of building served 0%	-	N/A	- / -	-	-	\$0
Installed in -						
Secondary Plumbing System -	EUL	C-RUL	Cost / Unit	Quantity	Units	Total Value
Area of building served 0%	-	N/A	- / -	-	-	\$0
Installed in -						

Services - Heating - Central System

Primary Heating System Boiler(s)/System - Gas	EUL	C-RUL	Cost / Unit	Quantity	Units	Total Value
Area of building served 100%	30	-1	\$62.00 / MBH	960	MBH	\$59,520
Installed in 1991						
Secondary Heating System -	EUL	C-RUL	Cost / Unit	Quantity	Units	Total Value
Area of building served 0%	-	N/A	- / -	-	-	\$0
Installed in -						

2022 School Facilities Inventory Report

Facility Name: **FRANKLIN WEST SU | GEORGIA ELEM/MIDDLE SCHOOL | 4416 ETHAN ALLEN HIGHWAY, ST ALBANS 5478 - Combination (PreK thru 8) - 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	1991	30	-1	\$10.00 / GSF	33,600	GSF	\$336,000



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 **Split System, Ductless, Multi Zone**

Area of building served	5%	EUL	C-RUL	Cost / Unit	Quantity	Units	Total Value
Installed in	1991	15	-16	\$6,000.00 / TON	7	TON	\$40,320



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	1991	40	9	\$5.00 / GSF	3,360	GSF	\$16,800

Secondary Fire Suppression System **Kitchen Hood or Computer Center Suppression System**

Area of building served	1 EA	EUL	C-RUL	Cost / Unit	Quantity	Units	Total Value
Installed in	2018	20	16	\$10,000.00 / EA	1	EA	\$10,000

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	2019	20	17	\$3.00 / SF	33,600	SF	\$100,800

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	1991	15	-16	\$4.00 / GSF	33,600	GSF	\$134,400



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	1991	40	9	\$22.00 / GSF	33,600	GSF	\$739,200

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 | GEORGIA ELEM/MIDDLE SCHOOL | 4416 ETHAN ALLEN HIGHWAY, ST ALBANS 5478 - Combination (PreK thru 8) - Main Building**

Explanation of Terms

Projected Capital Planning Cash Flow	The estimated replacement costs of systems as they expire annually.
Facility Condition Index (FCI)	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.
Total Value of Assets	The total estimated replacement cost of all the assets listed in the form.
Value of Assets per GSF	The Total Value of all Assets in the form divide by the Gross Square Footage (GSF) of the building.
Facility Condition Index (FCI) Compared to Portfolio	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.
Calculated Remaining Useful Life(C-RUL)	The current number of remaining years a system may be expected to perform in designed service.
Expected Useful Life (EUL)	The total number of years a system can be expected to perform in designed service when new.
Gross Square Footage (GSF)	The total square footage contained within the building for all floors/levels.
Cost per Unit	The estimated base cost for a single unit of a system. When multiplied by Quantity results in the total system cost.
Quantity	The amount of a system present in a building. When multiplied by the Cost per Unit results in the total system cost.
Units	The expressed unit of measure for a given system (GSF, EACH, TON, etc).
Ancillary Structures	Buildings on site that are typically known as portables, relocatables or temporary buildings.