

2022 School Facilities Inventory Report

Facility Name: **FRANKLIN WEST SU | GEORGIA ELEM/MIDDLE SCHOOL | 4416 ETHAN ALLEN HIGHWAY, ST ALBANS 5478 - Elementary (PreK thru 4) - Secondary Building**

March 29, 2022

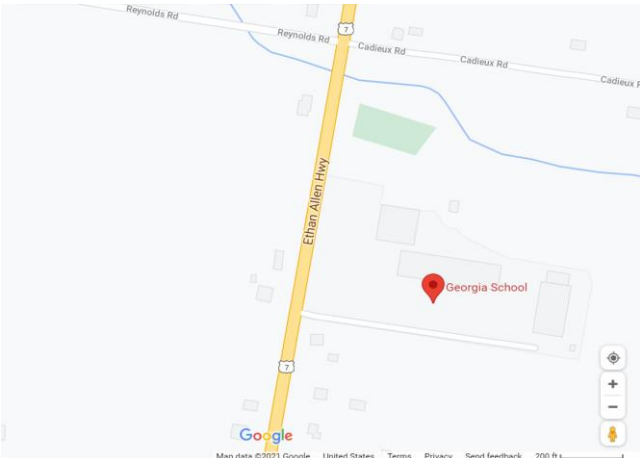
Total Value of Assets (Does Not Include Site/Structure/Walls/Interiors) **\$1,082,880**



GPS: 44.735195971899955, -73.11438411635861

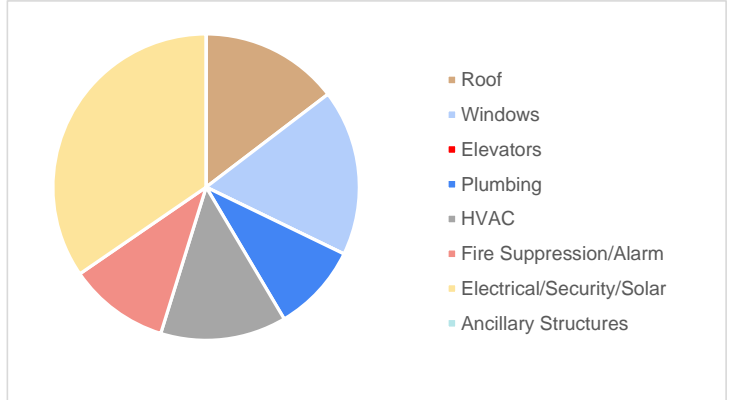


Site Plan - Google Earth



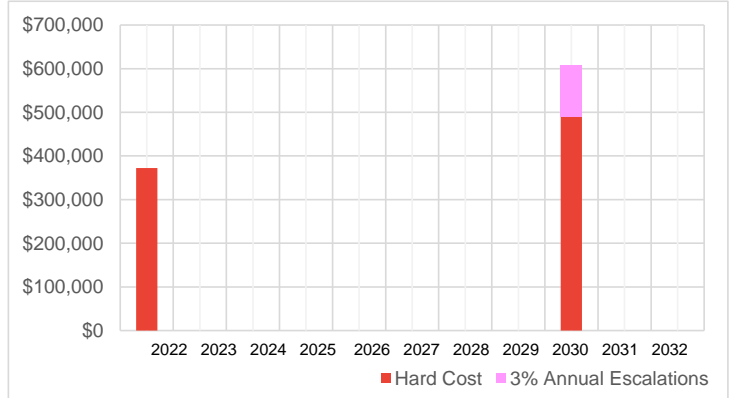
Location Plan - Google Maps

Relative Asset Values

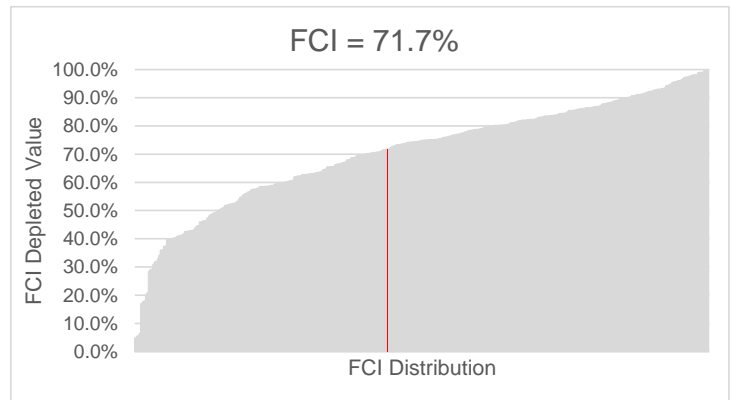


Value of Assets/GSF **\$75.20**

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 **2021-12-08 - 10:40 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 **Elementary (PreK thru 4)**
 Building Identification **Secondary Building**
 Stories **1**
 Building Area **14400 (Gross Square Footage - GSF)**
 Year Constructed **1957**
 Year of Last Major Renovation **1991**
 FCI (Depleted Value) **71.6%**

Environmental & Safety Issues

Hazardous Materials **Maybe** 
 Hazardous (HZD) Materials include **None that we know if but all material are suspect.**
 HZD Issues are **Minor**
 HZD Issues include **No known hazards but all are suspected.**

Indoor Air Quality (IAQ) Issues **Maybe** 
 IAQ Issues include **Insufficient Air Change Ratio, HVAC equipment is nearing the end of its useful life expectancy.**
 IAQ Issues are **Major**
 IAQ Issues include **HVAC equipment is nearing the end of its useful life expectancy.**

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**

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**

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Building Envelope - Roof

Roof 1 is	Single-Ply EPDM/TPO/PVC Membrane	EUL	C-RUL	Cost / Unit		Quantity	Units	Total Value
Covers	100%	20	18	\$11.00 / SF	for	14,400	SF	\$158,400
Installed in	2020							
Roof 2 is	-	EUL	C-RUL	Cost / Unit		Quantity	Units	Total Value
Covers	0%	-	N/A	- / -	for	-	-	\$0
Installed in	-							
Roof 3 is	-	EUL	C-RUL	Cost / Unit		Quantity	Units	Total Value
Covers	0%	-	N/A	- / -	for	-	-	\$0
Installed in	-							
Roof 4 is	-	EUL	C-RUL	Cost / Unit		Quantity	Units	Total Value
Covers	0%	-	N/A	- / -	for	-	-	\$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	90%	30	-1	\$55.00 / SF	for	3,110	SF	\$171,072
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	10%	30	28	\$55.00 / SF	for	346	SF	\$19,008
Installed in	2020							



Services - Elevators

Primary Conveyance/Elevators	None	EUL	C-RUL	Cost / Unit		Quantity	Units	Total Value
Quantity of Stops	0	-	N/A	- / -	for	0	-	\$0
Installed in	-							
Secondary Conveyance/Elevators	-	EUL	C-RUL	Cost / Unit		Quantity	Units	Total Value
Quantity of Stops	0	-	N/A	- / -	for	0	-	\$0
Installed in	-							

Services - Plumbing

Primary Plumbing System	Supply & Sanitary, Low Density (Includes Fixtures)	EUL	C-RUL	Cost / Unit		Quantity	Units	Total Value
Area of building served	100%	40	9	\$7.00 / GSF	for	14,400	GSF	\$100,800
Installed in	1991							
Secondary Plumbing System	-	EUL	C-RUL	Cost / Unit		Quantity	Units	Total Value
Area of building served	0%	-	N/A	- / -	for	-	-	\$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	- / -	for	-	-	\$0
Installed in	-							
Secondary Plumbing System	-	EUL	C-RUL	Cost / Unit		Quantity	Units	Total Value
Area of building served	0%	-	N/A	- / -	for	-	-	\$0
Installed in	-							

Services - Heating - Central System

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

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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	1991	30	-1	\$10.00 / GSF	14,400	GSF	\$144,000



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 **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	100%	EUL	C-RUL	Cost / Unit	Quantity	Units	Total Value
Installed in	1991	40	9	\$5.00 / GSF	14,400	GSF	\$72,000

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	2019	20	17	\$3.00 / SF	14,400	SF	\$43,200

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	14,400	GSF	\$57,600



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	14,400	GSF	\$316,800

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

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.