

### 2022 School Facilities Inventory Report

Facility Name: **FRANKLIN WEST SU | GEORGIA ELEM/MIDDLE SCHOOL | 4416 ETHAN ALLEN HIGHWAY, ST ALBANS 5478 - Middle (5 thru 8) - Secondary Building**

March 29, 2022

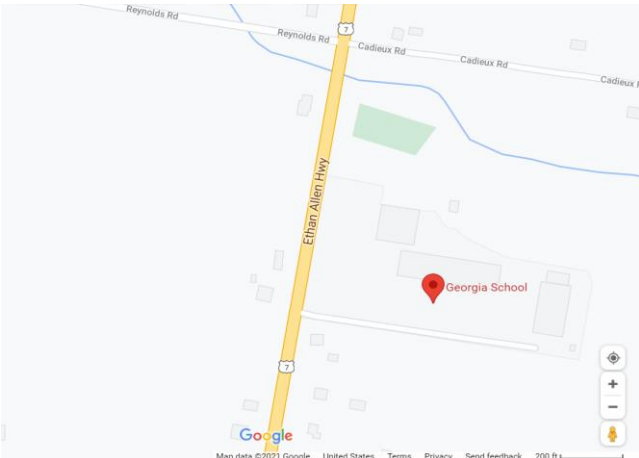
Total Value of Assets (Does Not Include Site/Structure/Walls/Interiors) **\$5,025,571**



GPS: 44.735195971899955, -73.11438411635861

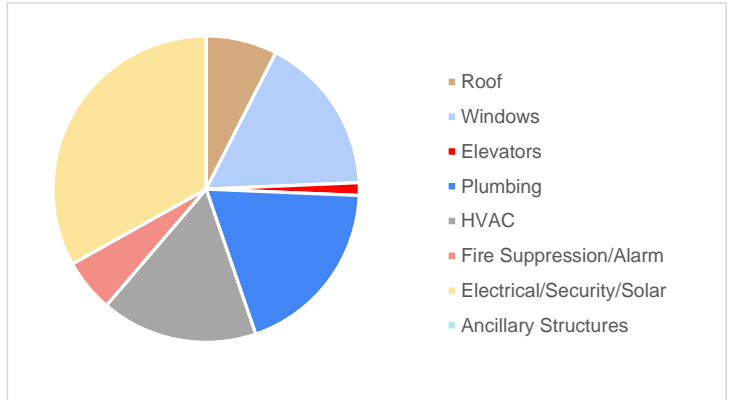


Site Plan - Google Earth



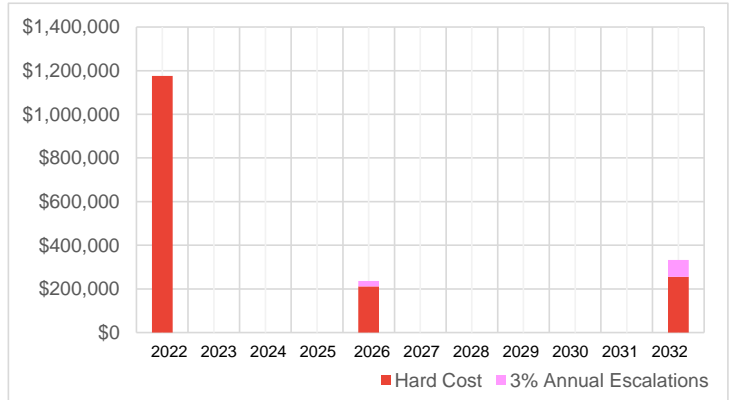
Location Plan - Google Maps

#### Relative Asset Values

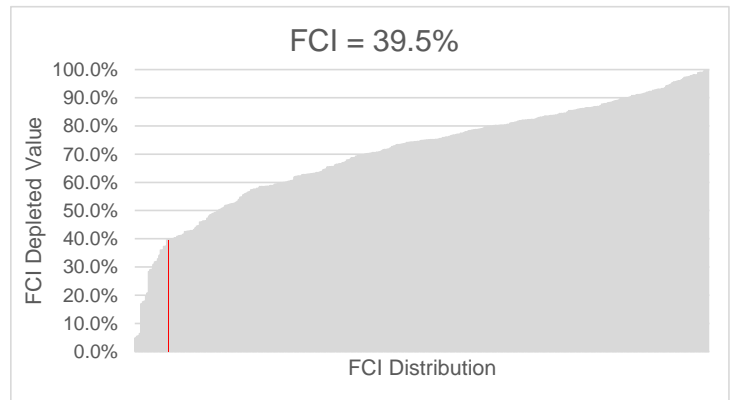


Value of Assets/GSF **\$78.52**

#### 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 - Middle (5 thru 8) - Secondary Building**


#### Respondent Information

Date/Time Completed **2021-12-08 - 10:58 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 **Middle (5 thru 8)**  
 Building Identification **Secondary Building**  
 Stories **2**  
 Building Area **64000 (Gross Square Footage - GSF)**  
 Year Constructed **1973**  
 Year of Last Major Renovation **2018**  
 FCI (Depleted Value) **39.5%**

#### Environmental & Safety Issues

Hazardous Materials **Yes**   
 Hazardous (HZD) Materials include **Asbestos containing materials (ACM)**  
 HZD Issues are **Major**  
 HZD Issues include **Some tile adhesive under a carpeted area, some drywall compound and some mudded joint's on pipe insulation.**

Indoor Air Quality (IAQ) Issues **No**  
 IAQ Issues include -  
 IAQ Issues are -  
 IAQ Issues include -

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 **No**  
 ADA Issues are **N/A**  
 ADA Issues include **N/A**

#### 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 - Middle (5 thru 8) - Secondary Building**

#### Building Envelope - Roof

Roof 1 is	Single-Ply EPDM/TPO/PVC Membrane								
Covers	60%	EUL	C-RUL	Cost / Unit		Quantity	Units	=	Total Value
Installed in	2007	20	5	\$11.00 / SF	for	19,200 SF			\$211,200
Roof 2 is	Metal								
Covers	40%	EUL	C-RUL	Cost / Unit		Quantity	Units	=	Total Value
Installed in	1973	40	-9	\$13.00 / SF	for	12,800 SF			\$166,400
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	60%	EUL	C-RUL	Cost / Unit		Quantity	Units	=	Total Value
Installed in	2007	30	15	\$55.00 / SF	for	9,216 SF			\$506,880
Secondary Window System	Storefront, Metal-Framed w/Door(s)								
% of Windows That are this Type	40%	EUL	C-RUL	Cost / Unit		Quantity	Units	=	Total Value
Installed in	2018	30	26	\$55.00 / SF	for	6,144 SF			\$337,920

#### 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	1973	30	-19	\$25,000.00 / STOP	for	2 STOP			\$50,000
Secondary Conveyance/Elevators	Wheelchair Lift								
Quantity of Stops	1	EUL	C-RUL	Cost / Unit		Quantity	Units	=	Total Value
Installed in	2018	25	21	\$17,000.00 / EA	for	1 EA			\$17,000

#### 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	1973	40	-9	\$15.00 / GSF	for	64,000 GSF			\$960,000
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	Central Cooling System - Chiller(s) - Air Cooled								
Area of building served	25%	EUL	C-RUL	Cost / Unit		Quantity	Units	=	Total Value
Installed in	2018	25	21	\$1,200.00 / TON	for	64 TON			\$76,800
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 - Gas								
Area of building served	100%	EUL	C-RUL	Cost / Unit		Quantity	Units	=	Total Value
Installed in	2018	30	26	\$62.00 / MBH	for	1,829 MBH			\$113,371
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 | GEORGIA ELEM/MIDDLE SCHOOL | 4416 ETHAN ALLEN HIGHWAY, ST ALBANS 5478 - Middle (5 thru 8) - Secondary 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	2018	30	26	\$10.00 / GSF	64,000	GSF	\$640,000

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	25%	EUL	C-RUL	Cost / Unit	Quantity	Units	Total Value
Installed in	2018	40	36	\$5.00 / GSF	16,000	GSF	\$80,000

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	2020	20	18	\$3.00 / SF	64,000	SF	\$192,000

Secondary Fire Suppression System -

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

#### Services - 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	2018	15	11	\$4.00 / GSF	64,000	GSF	\$256,000

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	2018	40	36	\$22.00 / GSF	64,000	GSF	\$1,408,000

#### 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 - Middle (5 thru 8) - Secondary 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 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.