

FACILITY CONDITION ASSESSMENT



**BUREAU
VERITAS**

prepared for

Richmond Public Schools
301 North Ninth Street
Richmond, VA 23219



Franklin Military Academy
701 North 37th Street
Richmond, VA 23223

PREPARED BY:

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BV PROJECT #:

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DATE OF REPORT:

May 13, 2024

ON SITE DATE:

April 1, 2024

Bureau Veritas

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1. Executive Summary

Property Overview and Assessment Details

General Information	
Property Type	Educational 6-12
Number of Buildings	1
Main Address	701 North 37th Street, Richmond, VA 23223
Site Developed	1928
Outside Occupants / Leased Spaces	None
Date(s) of Visit	April 1, 2024
Management Point of Contact	Daniel Alu Project Engineer 800 Yard Street, Suite 115 Columbus, Ohio 43212 C: 614.949.1355 daniel.alu@gofmx.com
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AssetCalc Link	Full dataset for this assessment can be found at: https://www.assetcalc.net/

Significant/Systemic Findings and Deficiencies

Historical Summary

The concept of a public Military Academy was discussed in 1976. With support from the community, Richmond Public Schools, and the United States Army, the school opened its doors in 1980 after converting an unoccupied school. Grades 6 through 12 attend the Academy.

Architectural

The building is an impressive three-story structure built in 1928. The building is clad with limestone block on the front façade and both sides. Over the years the mortar has become loose and falling out of the joints in several areas. The mortar joints on the granite steps are also in need of repointing. Minor areas of moisture intrusion were observed in the mechanical room however no structural deficiencies were recognized. Many of the finishes have been periodically replaced as-needed over the years. Terrazzo flooring has spider cracks throughout the floors, but a patching compound specifically made for terrazzo floors may help with repairs. The windows were replaced with aluminum double paned units and are functioning well. The roof is tar and gravel of an unspecified age. No problems were observed or reported. Typical lifecycle-based interior and exterior finish replacements are budgeted and anticipated.

Mechanical, Electrical, Plumbing and Fire (MEPF)

The building is heated by two natural gas boilers supplying hot water to unit ventilators and air handling units throughout the building. The air handling units in the basement mechanical room are antiquated. Plans should be made for substantial modernization. The unit ventilators in the classrooms are dated as well. No problems were observed or reported. The fairly new chiller is housed in a walled compound at the rear of the site. The ice tanks are no longer used and recommended for removal and disposal.

Electrical service equipment and systems have been updated and are anticipated for lifecycle replacement. Interior lighting consists mainly of T-8 linear fluorescent and CFL fixtures and lamps. Retrofitting the lighting to LED would reduce maintenance and energy costs.

The plumbing systems are adequate to serve the building with equipment and fixtures to be updated as needed. The domestic water service within the building is well maintained, with no evidence of leaks observed at the domestic piping. The domestic hot water service consists of updated on-demand equipment and supply appears to be adequate. No major issues were observed or reported.

Fire protection system consists of a hard-wired fire alarm system and a wet-type fire sprinkler system. The alarm system consists of strobes, pull stations, illuminated exit signs, emergency lighting and other modern life safety devices.

Site

The parking lot is beginning to show signs of deterioration. Sealing & stripe and treating existing cracks would help prolong the life of the pavement. Concrete sidewalks are dated as minor cracking and surface wear was observed. The obstacle course is fitting for a military academy and is well maintained along with the soccer field. The school would benefit from retrofitting existing wall pack lighting to LED technology.

Recommended Additional Studies

No additional studies recommended at this time.



Facility Condition Index (FCI)

One of the major goals of the FCA is to calculate the Facility Condition Index (FCI), which provides a theoretical objective indication of a facility's overall condition. The FCI is defined as the ratio of the cost of current needs divided by the current replacement value (CRV) of the facility. In this report, each building is considered as a separate facility. The chart below presents the industry standard ranges and cut-off points.

FCI Ranges and Description	
0 – 5%	In new or well-maintained condition, with little or no visual evidence of wear or
5 – 10%	Subjected to wear but is still in a serviceable and functioning condition.
10 – 30%	Subjected to hard or long-term wear. Nearing the end of its useful or serviceable life.
30% and above	Has reached the end of its useful or serviceable life. Renewal is now necessary.

The deficiencies and lifecycle needs identified in this assessment provide the basis for a portfolio-wide capital improvement funding strategy. In addition to the current FCI, extended FCI's have been developed to provide owners the intelligence needed to plan and budget for the "keep-up costs" for their facilities. As such the 3-year, 5-year, and 10-year FCI's are calculated by dividing the anticipated needs of those respective time periods by current replacement value. As a final point, the FCI's ultimately provide more value when used to compare facilities across a portfolio instead of being over-analyzed and scrutinized as stand-alone mathematical values. The table below presents the current, 3-year, 5-year, and 10-year FCI's for each facility:

FCI Analysis Franklin Military Academy / Main Building(1928)			
<i>Replacement Value</i>	<i>Total SF</i>	<i>Cost/SF</i>	
\$ 38,006,800	95,017	\$ 400	
	Est Reserve Cost		FCI
Current	\$ 8,300		0.0 %
3-Year	\$ 609,200		1.6 %
5-Year	\$ 4,530,400		11.9 %
10-Year	\$ 10,543,300		27.7 %

Immediate Needs

Facility/Building	Total Items	Total Cost
Franklin Military Academy / Main Building	1	\$8,300
Total	1	\$8,300

Main Building

<u>ID</u>	<u>Location Description</u>	<u>UF Code</u>	<u>Description</u>	<u>Condition</u>	<u>Plan Type</u>	<u>Cost</u>
7510980	Kitchen	E1030	Foodservice Equipment, Convection Oven, Double, Replace	Poor	Performance/Integrity	\$8,300
Total (1 items)						\$8,300

Key Findings



Exterior Stairs in Poor condition.

Stone
Site Franklin Military Academy Site

Uniformat Code: B2010
Recommendation: **Repoint in 2025**

Priority Score: **89.8**

Plan Type:
Performance/Integrity

Cost Estimate: \$3,300

\$\$\$\$

Mortar joints are cracked and missing. - AssetCALC ID: 7511105



Exterior Walls in Poor condition.

Stone
Main Building Franklin Military Academy
Building Exterior

Uniformat Code: B2010
Recommendation: **Repoint in 2025**

Priority Score: **89.8**

Plan Type:
Performance/Integrity

Cost Estimate: \$55,000

\$\$\$\$

The mortar joints of the stonework surrounding the building have become loose or missing. - AssetCALC ID: 7510867



Exterior Walls in Poor condition.

Stone
Main Building Franklin Military Academy
Foundation

Uniformat Code: B2010
Recommendation: **Repoint in 2025**

Priority Score: **89.8**

Plan Type:
Performance/Integrity

Cost Estimate: \$30,300

\$\$\$\$

Mortar joints are cracked and falling out. - AssetCALC ID: 7511027



Foodservice Equipment in Poor condition.

Convection Oven, Double
Main Building Franklin Military Academy
Kitchen

Uniformat Code: E1030
Recommendation: **Replace in 2024**

Priority Score: **81.9**

Plan Type:
Performance/Integrity

Cost Estimate: \$8,300

\$\$\$\$

Unit has a sign on it out of service. - AssetCALC ID: 7510980





Air Handler in Poor condition.

Interior AHU, Easy/Moderate Access
Main Building Franklin Military Academy
Mechanical room

Uniformat Code: D3050

Recommendation: **Replace in 2025**

Priority Score: **81.8**

Plan Type:
Performance/Integrity

Cost Estimate: \$87,000

\$\$\$\$

There are significant water, stains, and drip marks from supply in return piping from coil. There is also an active leak in the return pipe going into the coil. Significant rust along the top of the sheet metal. - AssetCALC ID: 7511068

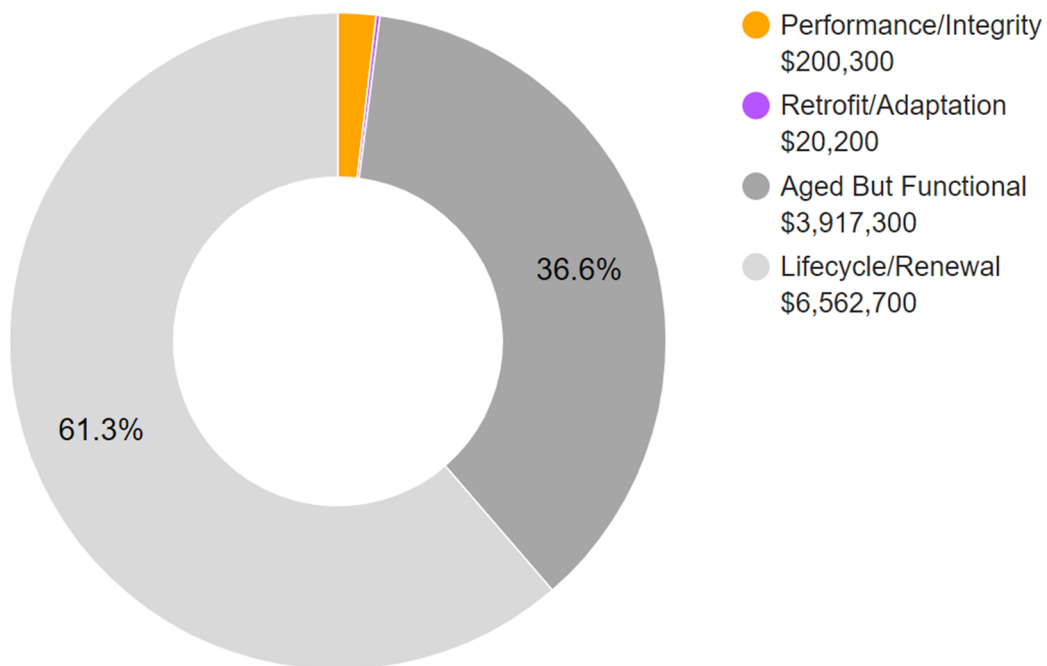
Plan Types

Each line item in the cost database is assigned a Plan Type, which is the primary reason or rationale for the recommended replacement, repair, or other corrective action. This is the “why” part of the equation. A cost or line item may commonly have more than one applicable Plan Type; however, only one Plan Type will be assigned based on the “best” fit, typically the one with the greatest significance and highest on the list below.

Plan Type Descriptions

Safety	■	An observed or reported unsafe condition that if left unaddressed could result in injury; a system or component that presents potential liability risk.
Performance/Integrity	■	Component or system has failed, is almost failing, performs unreliably, does not perform as intended, and/or poses risk to overall system stability.
Accessibility	■	Does not meet ADA, UFAS, and/or other accessibility requirements.
Environmental	■	Improvements to air or water quality, including removal of hazardous materials from the building or site.
Retrofit/Adaptation	■	Components, systems, or spaces recommended for upgrades in in order to meet current standards, facility usage, or client/occupant needs.
Lifecycle/Renewal	■	Any component or system that is neither deficient nor aged past EUL but for which future replacement or repair is anticipated and budgeted.

Plan Type Distribution (by Cost)



10-YEAR TOTAL: \$10,700,500



2. Franklin Military Academy Information



Franklin Military Academy Systems Summary		
Address	701 North 37 th Street; Richmond, VA 23219	
Constructed/Renovated	1928	
Building Area	95,017 SF	
Number of Stories	3 above grade with 1 below-grade mechanical room	
<i>System</i>	<i>Description</i>	<i>Condition</i>
Structure	Masonry bearing walls with wood roof deck supported by wood joists and concrete strip/wall footing foundation system	Fair
Façade	Primary Wall Finish: Stone veneer Secondary Wall Finish: Brick Windows: Aluminum	Fair
Roof	Primary: Flat construction with built-up finish	Fair
Interiors	Walls: Painted gypsum board and lath & plaster, glazed CMU, brick Floors: Carpet, VCT, ceramic tile, quarry tile, wood strip, terrazzo Ceilings: ACT, Unfinished/exposed	Fair
Elevators	Passenger: One hydraulic car serving three floors	Fair
Plumbing	Distribution: Copper supply with cast iron & PVC waste & venting Hot Water: Gas On-demand water heaters Fixtures: Toilets, urinals, and sinks in all restrooms	Fair



Franklin Military Academy Systems Summary		
HVAC	Central System: Boilers, chiller, and air handlers feeding unit ventilators and cabinet terminal units Non-Central System: Split-system heat pumps Supplemental components: negative air purifiers in all rooms	Fair
Fire Suppression	Wet-pipe sprinkler system and fire extinguishers	Fair
Electrical	Source & Distribution: Main switchboard with copper wiring Fed from street pole with copper wiring Interior Lighting: linear fluorescent, CFL Exterior Building-Mounted Lighting: LED, HPS Emergency Power: generator with automatic transfer switch	Fair
Fire Alarm	Alarm panel with smoke detectors, alarms, strobes, pull stations, back-up emergency lights, and exit signs	Fair
Equipment/Special	Commercial kitchen equipment	Fair
Accessibility	Presently it does not appear an accessibility study is needed for this building. See the appendix for associated photos and additional information.	
Additional Studies	Beyond the accessibility study recommended above, no additional studies are currently recommended for the building.	
Areas Observed	All of the interior spaces were observed to gain a clear understanding of the facility's overall condition. Other areas accessed and assessed included the exterior equipment and assets directly serving the buildings, the exterior walls of the facility, and the roofs.	
Key Spaces Not Observed	Areas of note that were either inaccessible or not observed for other reasons are listed here: <ul style="list-style-type: none"> ▪ Emergency generator; POC not on site and custodial staff could not locate the equipment. ▪ Condenser units for kitchen walk-in; locked behind fencing, custodial staff not on site 	

The table below shows the anticipated costs by trade or building system over the next 20 years.

System Expenditure Forecast						
System	Immediate	Short Term (1-2 yr)	Near Term (3-5 yr)	Med Term (6-10 yr)	Long Term (11-20 yr)	TOTAL
Structure	-	-	\$4,100	-	-	\$4,100
Facade	-	\$87,800	\$6,100	\$480,600	-	\$574,500
Roofing	-	-	\$998,200	-	-	\$998,200
Interiors	-	-	\$940,400	\$702,300	\$790,700	\$2,433,400
Conveying	-	-	\$9,800	\$6,300	\$134,500	\$150,700
Plumbing	-	-	\$40,100	\$1,710,300	\$21,400	\$1,771,800
HVAC	-	\$496,100	\$807,800	\$1,382,900	\$3,018,400	\$5,705,200
Fire Protection	-	-	\$11,800	\$818,000	-	\$829,800
Electrical	-	-	\$170,700	\$442,800	\$658,200	\$1,271,700
Fire Alarm & Electronic Systems	-	-	\$835,500	\$383,100	\$1,618,900	\$2,837,500
Equipment & Furnishings	\$8,300	\$7,100	\$97,600	\$86,700	\$574,300	\$774,000
Site Development	-	-	\$9,000	-	\$52,600	\$61,600
TOTALS (3% inflation)	\$8,300	\$591,100	\$3,931,100	\$6,012,900	\$6,869,000	\$17,412,400

NEEDS OVER TIME: The vertical blue bars in the graphic below represent the year-by-year needs identified for the facility. The orange line forecasts what would happen to the FCI (left Y axis) over time, assuming zero capital expenditures over the next ten years. The dollar amounts allocated for each year are associated with the values along the right Y axis.

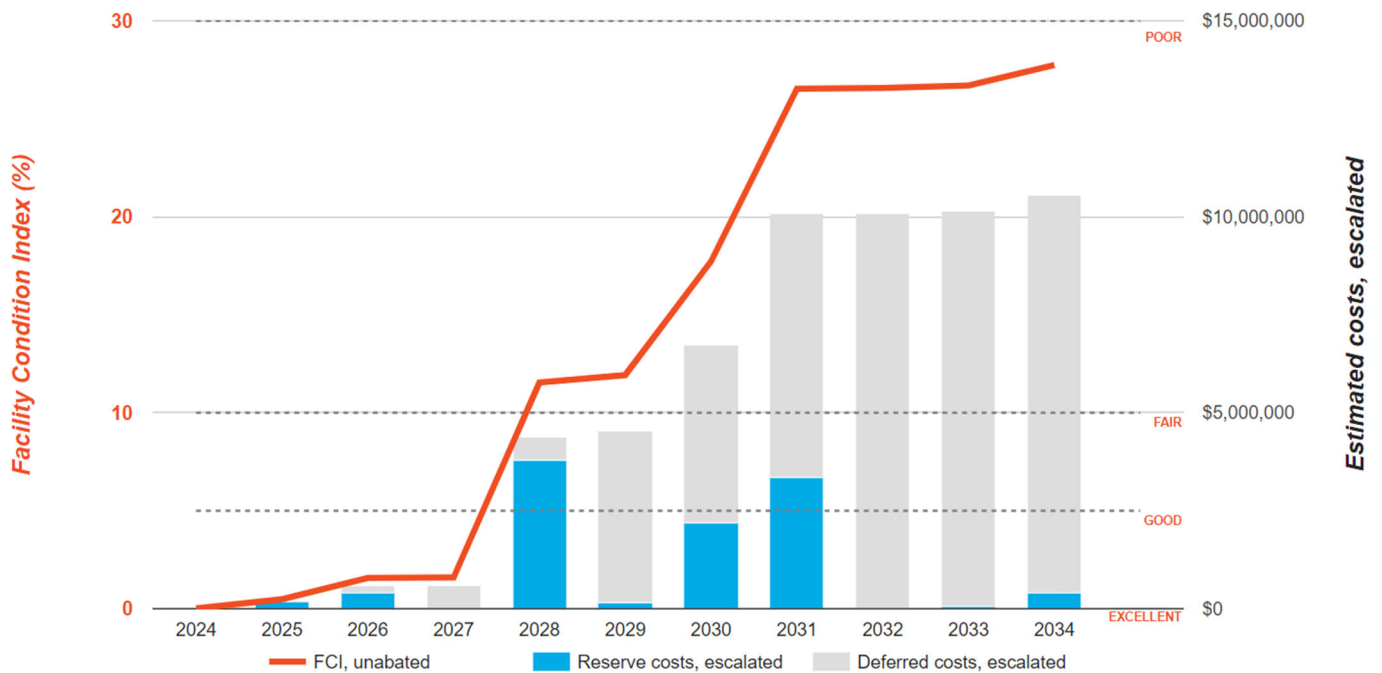
Needs by Year with Unaddressed FCI Over Time

FCI Analysis: Franklin Military Academy Main Building

Replacement Value: \$38,006,800

Inflation Rate: 3.0%

Average Needs per Year: \$958,500





1 - FRONT ELEVATION



2 - LEFT ELEVATION



3 - REAR ELEVATION



4 - RIGHT ELEVATION



5 - BUILDING FACADE



6 - MAIN ROOF OVERVIEW



7 - PERIMETER ELEMENTS AND DRAINAGE



8 - CAFETERIA



9 - AUDITORIUM



10 - TYPICAL CLASSROOM



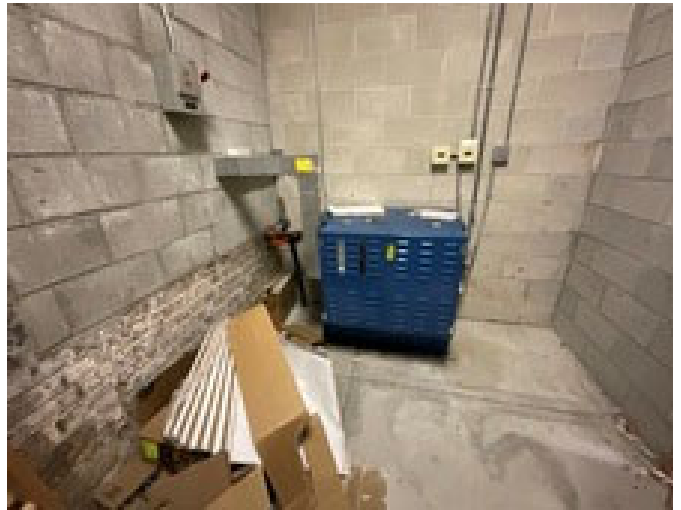
11 - TYPICAL HALLWAY



12 - MAIN OFFICE



13 - GYMNASIUM



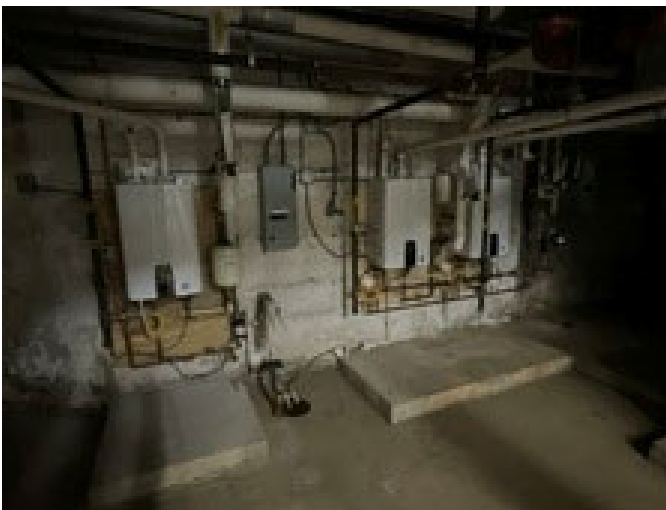
14 - ELEVATOR MACHINERY



15 - CAB FINISHES



16 - DOMESTIC WATER PIPING



17 - DOMESTIC HOT WATER SUPPLY



18 - MAIN MECHANICAL ROOM



19 - ROOFTOP MECHANICAL EQUIPMENT



20 - FIRE SPRINKLER RISERS



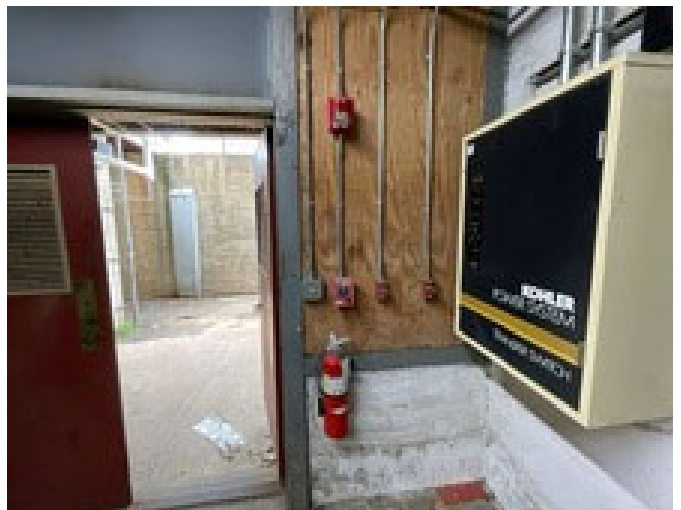
21 - MAIN ELECTRICAL ROOM



22 - SECURITY/SURVEILLANCE SYSTEM



23 - FIRE ALARM PANEL



24 - FIRE EXTINGUISHER & ALARM DEVICE

3. Site Summary



Site Information		
Site Area	5.17 acres (estimated)	
Parking Spaces	27 total spaces all in open lots; 4 of which are accessible.	
<i>System</i>	<i>Description</i>	<i>Condition</i>
Pavement/Flatwork	Asphalt lots with limited areas of concrete aprons and pavement and adjacent concrete sidewalks, curbs, ramps, and stairs	Fair
Site Development	Property entrance signage; chain link fencing; CMU wall around dumpster, chiller, and ice tank enclosures Obstacle course and sports fields and site lights Limited Park benches, picnic tables, trash receptacles	Fair
Landscaping and Topography	Limited landscaping features including lawns, trees, bushes Irrigation not present Low to moderate site slopes throughout	Good
Utilities	Municipal water and sewer Local utility-provided electric and natural gas	Good
Site Lighting	Pole-mounted: LED, HPS	Fair
Ancillary Structures	None	--
Site Accessibility	Presently it does not appear an accessibility study is needed for the exterior site areas. See the appendix for associated photos and additional information.	

Site Information	
Site Additional Studies	No additional studies are currently recommended for the exterior site areas.
Site Areas Observed	The exterior areas within the property boundaries were observed to gain a clear understanding of the site's overall condition.
Site Key Spaces Not Observed	All key areas of the exterior site were accessible and observed

The table below shows the anticipated costs by trade or site system over the next 20 years.

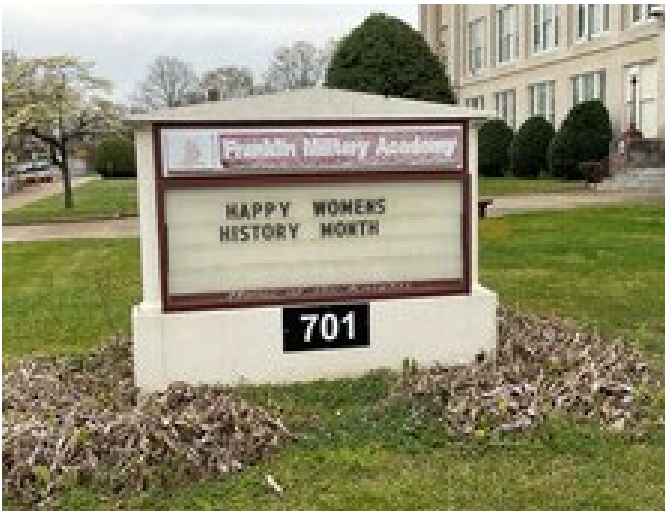
System Expenditure Forecast						
System	Immediate	Short Term (1-2 yr)	Near Term (3-5 yr)	Med Term (6-10 yr)	Long Term (11-20 yr)	TOTAL
Structure	-	-	\$111,200	-	-	\$111,200
Facade	-	\$3,400	-	-	-	\$3,400
Special Construction & Demo	-	\$20,100	-	-	-	\$20,100
Site Pavement	-	\$6,700	-	\$7,800	\$135,200	\$149,700
Site Development	-	-	\$4,100	\$3,600	\$66,900	\$74,500
TOTALS (3% inflation)	-	\$30,300	\$115,200	\$11,400	\$202,100	\$359,000



1 - MAIN PARKING AREA



2 - LANDSCAPING



3 - FRANKLIN MILITARY ACADEMY



4 - SIDEWALKS AND LANDSCAPING



5 - SPORTS AND RECREATIONAL ACTIVITIES



6 - CHILLER ENCLOSURE

4. ADA Accessibility

Generally, Title II of the Americans with Disabilities Act (ADA) prohibits discrimination by entities to access and use of “areas of public accommodations” and “public facilities” on the basis of disability. Regardless of their age, these areas and facilities must be maintained and operated to comply with the Americans with Disabilities Act Accessibility Guidelines (ADAAG).

A public entity (i.e. city governments) shall operate each service, program, or activity so that the service, program, or activity, when viewed in its entirety, is readily accessible to and usable by individuals with disabilities.

However, this does not:

1. Necessarily require a public entity to make each of its existing facilities accessible to and usable by individuals with disabilities;
2. Require a public entity to take any action that would threaten or destroy the historic significance of an historic property; or
3. Require a public entity to take any action that it can demonstrate would result in a fundamental alteration in the nature of a service, program, or activity or in undue financial and administrative burdens. In those circumstances where personnel of the public entity believe that the proposed action would fundamentally alter the service, program, or activity or would result in undue financial and administrative burdens, a public entity has the burden of proving that compliance with 35.150(a) of this part would result in such alteration or burdens. The decision that compliance would result in such alteration or burdens must be made by the head of a public entity or his or her designee after considering all resources available for use in the funding and operation of the service, program, or activity, and must be accompanied by a written statement of the reasons for reaching that conclusion. If an action would result in such an alteration or such burdens, a public entity shall take any other action that would not result in such an alteration or such burdens but would nevertheless ensure that individuals with disabilities receive the benefits or services provided by the public entity.

Removal of barriers to accessibility should be addressed from a liability standpoint in order to comply with federal law, but the barriers may or may not be building code violations. The Americans with Disabilities Act Accessibility Guidelines are part of the ADA federal civil rights law pertaining to the disabled and are not a construction code. State and local jurisdictions have adopted the ADA Guidelines or have adopted other standards for accessibility as part of their construction codes.

During the FCA, Bureau Veritas performed a limited high-level accessibility review of the facility non-specific to any local regulations or codes. The scope of the visual observation was limited to the same areas observed while performing the FCA and the categories set forth in the material included in the appendix. It is understood by the Client that the limited observations described herein do not comprise a full ADA Compliance Survey, and that such a survey is beyond the scope of this assessment. A full measured ADA survey would be required to identify more specific potential accessibility issues. Additional clarifications of this limited survey:

- This survey was visual in nature and actual measurements were not taken to verify compliance
- Only a representative sample of areas was observed
- Two overview photos were taken for each subsection regardless of perceived compliance or non-compliance
- Itemized costs for individual non-compliant items are included in the dataset
- For any “none” boxes checked or reference to “no issues” identified, that alone does not guarantee full compliance

No detailed follow-up accessibility study is currently recommended since no major or moderate issues were identified at the subject site. Reference the appendix for specific data, photos, and tables or checklists associated with this limited accessibility survey.

5. Purpose and Scope

Purpose

Bureau Veritas was retained by the client to render an opinion as to the Property's current general physical condition on the day of the site visit.

Based on the observations, interviews and document review outlined below, this report identifies significant deferred maintenance issues, existing deficiencies, and material code violations of record, which affect the Property's use. Opinions are rendered as to its structural integrity, building system condition and the Property's overall condition. The report also notes building systems or components that have realized or exceeded their typical expected useful lives.

The physical condition of building systems and related components are typically defined as being in one of five condition ratings. For the purposes of this report, the following definitions are used:

Condition Ratings	
Excellent	New or very close to new; component or system typically has been installed within the past year, sound and performing its function. Eventual repair or replacement will be required when the component or system either reaches the end of its useful life or fails in service.
Good	Satisfactory as-is. Component or system is sound and performing its function, typically within the first third of its lifecycle. However, it may show minor signs of normal wear and tear. Repair or replacement will be required when the component or system either reaches the end of its useful life or fails in service.
Fair	Showing signs of wear and use but still satisfactory as-is, typically near the median of its estimated useful life. Component or system is performing adequately at this time but may exhibit some signs of wear, deferred maintenance, or evidence of previous repairs. Repair or replacement will be required due to the component or system's condition and/or its estimated remaining useful life.
Poor	Component or system is significantly aged, flawed, functioning intermittently or unreliably; displays obvious signs of deferred maintenance; shows evidence of previous repair or workmanship not in compliance with commonly accepted standards; has become obsolete; or exhibits an inherent deficiency. The present condition could contribute to or cause the deterioration of contiguous elements or systems. Either full component replacement is needed or repairs are required to restore to good condition, prevent premature failure, and/or prolong useful life.
Failed	Component or system has ceased functioning or performing as intended. Replacement, repair, or other significant corrective action is recommended or required.
Not Applicable	Assigning a condition does not apply or make logical sense, most commonly due to the item in question not being present.

Scope

The standard scope of the Facility Condition Assessment includes the following:

- Visit the Property to evaluate the general condition of the building and site improvements, review available construction documents in order to familiarize ourselves with, and be able to comment on, the in-place construction systems, life safety, mechanical, electrical, and plumbing systems, and the general built environment.
- Identify those components that are exhibiting deferred maintenance issues and provide cost estimates for Immediate Costs and Replacement Reserves based on observed conditions, maintenance history and industry standard useful life estimates. This will include a review of documented capital improvements completed within the last five-year period and work currently contracted for, if applicable.
- Provide a full description of the Property with descriptions of in-place systems and commentary on observed conditions.
- Provide a high-level categorical general statement regarding the subject Property's compliance to Title III of the Americans with Disabilities Act. This will not constitute a full ADA survey, but will help identify exposure to issues and the need for further review.
- Obtain background and historical information about the facility from a building engineer, property manager, maintenance staff, or other knowledgeable source. The preferred methodology is to have the client representative or building occupant complete a Pre-Survey Questionnaire (PSQ) in advance of the site visit. Common alternatives include a verbal interview just prior to or during the walk-through portion of the assessment.
- Review maintenance records and procedures with the in-place maintenance personnel.
- Observe a representative sample of the interior spaces/units, including vacant spaces/units, to gain a clear understanding of the property's overall condition. Other areas to be observed include the exterior of the property, the roofs, interior common areas, and the significant mechanical, electrical and elevator equipment rooms.
- Provide recommendations for additional studies, if required, with related budgetary information.
- Provide an Executive Summary at the beginning of this report, which highlights key findings and includes a Facility Condition Index as a basis for comparing the relative conditions of the buildings within the portfolio.

6. Opinions of Probable Costs

Cost estimates are attached throughout this report, with the Replacement Reserves in the appendix.

These estimates are based on Invoice or Bid Document/s provided either by the Owner/facility and construction costs developed by construction resources such as *R.S. Means*, *CBRE Whitestone*, and *Marshall & Swift*, Bureau Veritas's experience with past costs for similar properties, city cost indexes, and assumptions regarding future economic conditions.

Opinions of probable costs should only be construed as preliminary, order of magnitude budgets. Actual costs most probably will vary from the consultant's opinions of probable costs depending on such matters as type and design of suggested remedy, quality of materials and installation, manufacturer and type of equipment or system selected, field conditions, whether a physical deficiency is repaired or replaced in whole, phasing or bundling of the work (if applicable), quality of contractor, quality of project management exercised, market conditions, use of subcontractors, and whether competitive pricing is solicited, etc. Certain opinions of probable costs cannot be developed within the scope of this guide without further study. Opinions of probable cost for further study should be included in the FCA.

Methodology

Based upon site observations, research, and judgment, along with referencing Expected Useful Life (EUL) tables from various industry sources, Bureau Veritas opines as to when a system or component will most probably necessitate replacement. Accurate historical replacement records, if provided, are typically the best source of information. Exposure to the elements, initial quality and installation, extent of use, the quality and amount of preventive maintenance exercised, etc., are all factors that impact the effective age of a system or component. As a result, a system or component may have an effective age that is greater or less than its actual chronological age. The Remaining Useful Life (RUL) of a component or system equals the EUL less its *effective age*, whether explicitly or implicitly stated. Projections of Remaining Useful Life (RUL) are based primarily on age and condition with the presumption of continued use and maintenance of the Property similar to the observed and reported past use and maintenance practices, in conjunction with the professional judgment of Bureau Veritas's assessors. Significant changes in occupants and/or usage may affect the service life of some systems or components.

Where quantities could not be or were not derived from an actual construction document take-off or facility walk-through, and/or where systemic costs are more applicable or provide more intrinsic value, budgetary square foot and gross square foot costs are used. Estimated costs are based on professional judgment and the probable or actual extent of the observed defect, inclusive of the cost to design, procure, construct and manage the corrections.

Definitions

Immediate Needs

Immediate Needs are line items that require immediate action as a result of: (1) material existing or potential unsafe conditions, (2) failed or imminent failure of mission critical building systems or components, or (3) conditions that, if not addressed, have the potential to result in, or contribute to, critical element or system failure within one year or will most probably result in a significant escalation of its remedial cost.

For database and reporting purposes the line items with RUL=0, and commonly associated with *Safety or Performance/Integrity* Plan Types, are considered Immediate Needs.

Replacement Reserves

Cost line items traditionally called Replacement Reserves (equivalently referred to as Lifecycle/Renewals) are for recurring probable renewals or expenditures, which are not classified as operation or maintenance expenses. The replacement reserves should be budgeted for in advance on an annual basis. Replacement Reserves are reasonably predictable both in terms of frequency and cost. However, Replacement Reserves may also include components or systems that have an indeterminable life but, nonetheless, have a potential for failure within an estimated time period.

Replacement Reserves generally exclude systems or components that are estimated to expire after the reserve term and are not considered material to the structural and mechanical integrity of the subject property. Furthermore, systems and components that are not deemed to have a material effect on the use of the Property are also excluded. Costs that are caused by acts of God, accidents, or other occurrences that are typically covered by insurance, rather than reserved for, are also excluded.

Replacement costs are solicited from ownership/property management, Bureau Veritas's discussions with service companies, manufacturers' representatives, and previous experience in preparing such schedules for other similar facilities. Costs for work performed by the ownership's or property management's maintenance staff are also considered.

Bureau Veritas's reserve methodology involves identification and quantification of those systems or components requiring capital reserve funds within the assessment period. The assessment period is defined as the effective age plus the reserve term. Additional information concerning system or component replacement costs (in today's dollars), typical expected useful lives, and remaining useful lives were estimated so that a funding schedule could be prepared. The Replacement Reserves Schedule presupposes that all required remedial work has been performed or that monies for remediation have been budgeted for items defined as Immediate Needs.

For the purposes of 'bucketizing' the System Expenditure Forecasts in this report, the Replacement Reserves have been subdivided and grouped as follows: Short Term (years 1-3), Near Term (years 4-5), Medium Term (years 6-10), and Long Term (years 11-20).

Key Findings

In an effort to highlight the most significant cost items and not be overwhelmed by the Replacement Reserves report in its totality, a subsection of Key Findings is included within the Executive Summary section of this report. Key Findings typically include repairs or replacements of deficient items within the first five-year window, as well as the most significant high-dollar line items that fall anywhere within the ten-year term. Note that while there is some subjectivity associated with identifying the Key Findings, the Immediate Needs are always included as a subset.

7. Certification

Richmond Public Schools (the Client) retained Bureau Veritas to perform this Facility Condition Assessment in connection with its continued operation of Franklin Military Academy, 701 North 37th Street, Richmond, VA 23223, the "Property". It is our understanding that the primary interest of the Client is to locate and evaluate materials and building system defects that might significantly affect the value of the property and to determine if the present Property has conditions that will have a significant impact on its continued operations.

The conclusions and recommendations presented in this report are based on the brief review of the plans and records made available to our Project Manager during the site visit, interviews of available property management personnel and maintenance contractors familiar with the Property, appropriate inquiry of municipal authorities, our Project Manager's walk-through observations during the site visit, and our experience with similar properties.

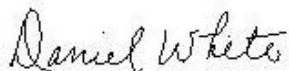
No testing, exploratory probing, dismantling or operating of equipment or in-depth studies were performed unless specifically required under the *Purpose and Scope* section of this report. This assessment did not include engineering calculations to determine the adequacy of the Property's original design or existing systems. Although walk-through observations were performed, not all areas may have been observed (see Section 1 for specific details). There may be defects in the Property, which were in areas not observed or readily accessible, may not have been visible, or were not disclosed by management personnel when questioned. The report describes property conditions at the time that the observations and research were conducted.

This report has been prepared for and is exclusively for the use and benefit of the Client identified on the cover page of this report. The purpose for which this report shall be used shall be limited to the use as stated in the contract between the client and Bureau Veritas.

This report, or any of the information contained therein, is not for the use or benefit of, nor may it be relied upon by any other person or entity, for any purpose without the advance written consent of Bureau Veritas. Any reuse or distribution without such consent shall be at the client's or recipient's sole risk, without liability to Bureau Veritas.

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8. Appendices

- Appendix A: Site Plan(s)
- Appendix B: Pre-Survey Questionnaire(s)
- Appendix C: Accessibility Review and Photos
- Appendix D: Component Condition Report
- Appendix E: Replacement Reserves
- Appendix F: Equipment Inventory List





Appendix A:

Site Plan(s)

Site Plan



 BUREAU VERITAS	Project Number	Project Name	 N
	166385.24R000-038.468	Franklin Military Academy	
	Source	On-Site Date	
	Google	April 1, 2024	

Appendix B:

Pre-Survey Questionnaire(s)

BV FACILITY CONDITION ASSESSMENT: PRE-SURVEY QUESTIONNAIRE

Building / Facility Name: Franklin Military Academy

Name of person completing form:

Title / Association w/ property:

Length of time associated w/ property:

Date Completed: April 1, 2024

Phone Number:

Method of Completion: INCOMPLETE - client/POC unwilling or unable to complete

The Pre-Survey Questionnaire was not filled out either prior to or during the assessment.

Appendix C: Accessibility Review and Photos

Visual Checklist - 2010 ADA Standards for Accessible Design

Property Name: Franklin Military Academy

BV Project Number: 166385.24R000-038.468

Abbreviated Accessibility Checklist

Facility History & Interview

Question		Yes	No	Unk	Comments
1	Has an accessibility study been previously performed? If so, when?			X	
2	Have any ADA improvements been made to the property since original construction? Describe.			X	
3	Has building management reported any accessibility-based complaints or litigation?			X	

Abbreviated Accessibility Checklist

Parking



OVERVIEW OF ACCESSIBLE PARKING AREA



CLOSE-UP OF STALL

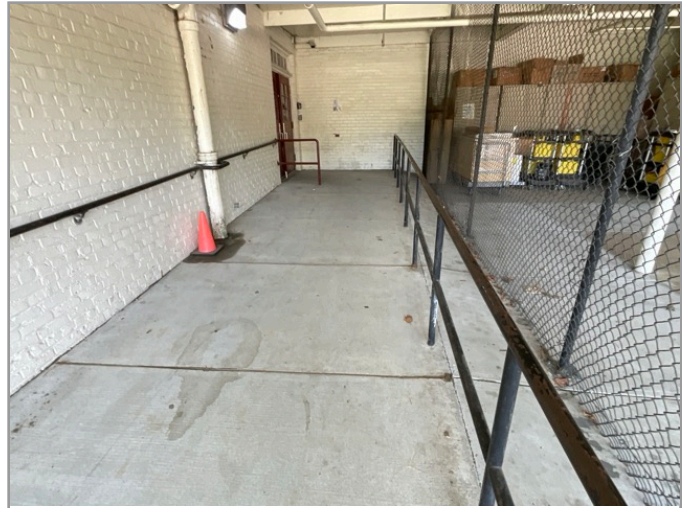
Question		Yes	No	NA	Comments
1	Does the required number of standard ADA designated spaces appear to be provided ?	✗			
2	Does the required number of van-accessible designated spaces appear to be provided ?	✗			
3	Are accessible spaces on the shortest accessible route to an accessible building entrance ?	✗			
4	Does parking signage include the International Symbol of Accessibility ?	✗			
5	Does each accessible space have an adjacent access aisle ?	✗			
6	Do parking spaces and access aisles appear to be relatively level and without obstruction ?	✗			

Abbreviated Accessibility Checklist

Exterior Accessible Route



ACCESSIBLE PATH



ACCESSIBLE RAMP

Question		Yes	No	NA	Comments
1	Is an accessible route present from public transportation stops and municipal sidewalks on or immediately adjacent to the property ?		✗		
2	Does a minimum of one accessible route appear to connect all public areas on the exterior, such as parking and other outdoor amenities, to accessible building entrances ?	✗			
3	Are curb ramps present at transitions through raised curbs on all accessible routes?	✗			
4	Do curb ramps appear to have compliant slopes for all components ?	✗			
5	Do ramp runs on an accessible route appear to have compliant slopes ?		✗		
6	Do ramp runs on an accessible route appear to have a compliant rise and width ?		✗		

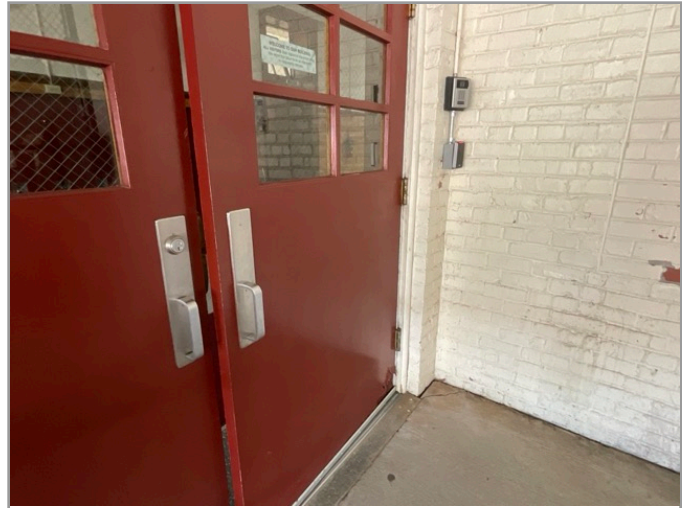
7	Do ramps on an accessible route appear to have compliant end and intermediate landings ?		X		
8	Do ramps and stairs on an accessible route appear to have compliant handrails?		X		
9	For stairways that are open underneath, are permanent barriers present that prevent or discourage access?			X	

Abbreviated Accessibility Checklist

Building Entrances



ACCESSIBLE ENTRANCE



DOOR HARDWARE

Question		Yes	No	NA	Comments
1	Do a sufficient number of accessible entrances appear to be provided ?	X			
2	If the main entrance is not accessible, is an alternate accessible entrance provided?	X			
3	Is signage provided indicating the location of alternate accessible entrances ?	X			
4	Do doors at accessible entrances appear to have compliant maneuvering clearance area on each side ?	X			
5	Do doors at accessible entrances appear to have compliant hardware ?	X			
6	Do doors at accessible entrances appear to have a compliant clear opening width ?	X			

7	Do pairs of accessible entrance doors in series appear to have the minimum clear space between them ?	X			
8	Do thresholds at accessible entrances appear to have a compliant height ?	X			

Abbreviated Accessibility Checklist

Interior Accessible Route



ACCESSIBLE INTERIOR PATH



DOOR HARDWARE

Question		Yes	No	NA	Comments
1	Does an accessible route appear to connect all public areas inside the building ?	✗			
2	Do accessible routes appear free of obstructions and/or protruding objects ?	✗			
3	Do ramps on accessible routes appear to have compliant slopes ?	✗			
4	Do ramp runs on an accessible route appear to have a compliant rise and width ?	✗			
5	Do ramps on accessible routes appear to have compliant end and intermediate landings ?	✗			
6	Do ramps on accessible routes appear to have compliant handrails ?	✗			

7	Are accessible areas of refuge and the accessible means of egress to those areas identified with accessible signage ?	X			
8	Do public transaction areas have an accessible, lowered service counter section ?	X			
9	Do public telephones appear mounted with an accessible height and location ?			X	
10	Do doors at interior accessible routes appear to have compliant maneuvering clearance area on each side ?	X			
11	Do doors at interior accessible routes appear to have compliant hardware ?	X			
12	Do non-fire hinged, sliding, or folding doors on interior accessible routes appear to have compliant opening force ?			X	
13	Do doors on interior accessible routes appear to have a compliant clear opening width ?	X			

Abbreviated Accessibility Checklist

Elevators



LOBBY LOOKING AT CABS



IN-CAB CONTROLS

	Question	Yes	No	NA	Comments
1	Are hallway call buttons configured with the "UP" button above the "DOWN" button?	✗			
2	Is accessible floor identification signage present on the hoistway sidewalls on each level ?	✗			
3	Do the elevators have audible and visual arrival indicators at the lobby and hallway entrances?	✗			
4	Do the elevator hoistway and car interior appear to have a minimum compliant clear floor area ?	✗			
5	Do the elevator car doors have automatic re-opening devices to prevent closure on obstructions?	✗			
6	Do elevator car control buttons appear to be mounted at a compliant height ?	✗			

7	Are tactile and Braille characters mounted to the left of each elevator car control button ?	X			
8	Are audible and visual floor position indicators provided in the elevator car?	X			
9	Is the emergency call system on or adjacent to the control panel and does it not require voice communication ?	X			

Abbreviated Accessibility Checklist

Public Restrooms



TOILET STALL OVERVIEW



SINK, FAUCET HANDLES AND ACCESSORIES

Question		Yes	No	NA	Comments
1	Do publicly accessible toilet rooms appear to have a minimum compliant floor area ?	✗			
2	Does the lavatory appear to be mounted at a compliant height and with compliant knee area ?	✗			
3	Does the lavatory faucet have compliant handles ?	✗			
4	Is the plumbing piping under lavatories configured to protect against contact ?	✗			
5	Are grab bars provided at compliant locations around the toilet ?	✗			
6	Do toilet stall doors appear to provide the minimum compliant clear width ?	✗			

7	Do toilet stalls appear to provide the minimum compliant clear floor area ?	X			
8	Where more than one urinal is present in a multi-user restroom, does minimum one urinal appear to be mounted at a compliant height and with compliant approach width ?			X	
9	Do accessories and mirrors appear to be mounted at a compliant height ?	X			

Appendix D: Component Condition Report

Component Condition Report | Franklin Military Academy / Main Building

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Structure						
A2010	Throughout	Fair	Basement Wall, Concrete, Observe	95,017 SF	21	7512683
B1010	Throughout	Fair	Structural Framing, Masonry (CMU) Bearing Walls, repair	95,017 SF	21	7512694
B1020	Side entrances	Fair	Roof Structure, Flat, Metal Deck Over Steel Beams	120 SF	4	7511058
Facade						
B2010	Foundation	Poor	Exterior Walls, Stone, Repoint	2,750 SF	0	7511027
B2010	Building Exterior	Poor	Exterior Walls, Stone, Repoint	5,000 SF	0	7510867
B2010	Building Exterior	Fair	Exterior Walls, Brick	8,130 SF	26	7511060
B2020	Building Exterior	Fair	Window, Aluminum Double-Glazed, 28-40 SF	322	6	7510935
B2050	Building Exterior	Fair	Exterior Door, Steel, Standard	9	4	7510971
Roofing						
B3010	Roof	Fair	Roofing, Built-Up	31,673 SF	4	7510983
Interiors						
C1010	Throughout building	Fair	Interior Wall, Brick	4,896 SF	26	7510931
C1070	Throughout building	Fair	Suspended Ceilings, Acoustical Tile (ACT)	95,017 SF	6	7510974
C2010	Throughout building	Fair	Wall Finishes, any surface, Prep & Paint	142,526 SF	6	7511009
C2030	Locker room and kitchen	Fair	Flooring, Quarry Tile	3,700 SF	5	7510969
C2030	Gymnasium	Fair	Flooring, Wood, Strip, Refinish	3,080 SF	6	7511039
C2030	Locker room	Fair	Flooring, any surface, w/ Paint or Sealant, Prep & Paint	1,800 SF	6	7511022
C2030	Auditorium	Fair	Flooring, Carpet, Commercial Standard	2,088 SF	4	7511034
C2030	Office	Fair	Flooring, Vinyl Tile (VCT)	40,704 SF	4	7510944
C2030	Throughout building	Fair	Flooring, Terrazzo	36,945 SF	4	7511037
C2030	Auditorium	Fair	Flooring, Wood, Strip, Refinish	6,700 SF	6	7510933
Conveying						
D1010	Elevator equipment room	Fair	Passenger Elevator, Hydraulic, 3 Floors, 1500 to 2500 LB, Renovate	1	18	7511036
D1010	Elevator equipment room	Fair	Elevator Controls, Automatic, 1 Car	1	8	7510962
D1010	Elevator	Fair	Elevator Cab Finishes, Standard	1	3	7510959
Plumbing						
D2010	Locker room	Fair	Shower, Valve & Showerhead	8	4	7510941
D2010	Mechanical room	Fair	Backflow Preventer, Domestic Water	1	4	7510958
D2010	Janitors closet off boys and girls room	Fair	Sink/Lavatory, Service Sink, Floor	5	4	7511026
D2010	Mechanical room	Fair	Backflow Preventer, Domestic Water	1	4	7510970
D2010	Nurse	Fair	Sink/Lavatory, Vanity Top, Stainless Steel	5	16	7510927
D2010	Mechanical room	Good	Water Heater, Gas, Tankless	1	11	7510977
D2010	Throughout building	Fair	Plumbing System, Supply & Sanitary, High Density (excludes fixtures)	95,017 SF	7	7510936
D2010	Restrooms	Fair	Toilet, Commercial Water Closet	28	6	7511067
D2010	Restrooms	Fair	Sink/Lavatory, Wall-Hung, Vitreous China	7	4	7510893
D2010	Boys room first floor	Good	Sink/Lavatory, Trough Style, Solid Surface	14	24	7510966

Component Condition Report | Franklin Military Academy / Main Building

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D2010	Mechanical room	Good	Water Heater, Gas, Tankless	1	11	7510892
D2010	105	Fair	Sink/Lavatory, Service Sink, Laundry	2	11	7511011
D2010	Mechanical room	Good	Water Heater, Gas, Tankless	1	11	7510938
D2010	Throughout building	Fair	Drinking Fountain, Wall-Mounted, Single-Level	11	9	7510909
D2010	Mechanical room	Fair	Backflow Preventer, Domestic Water	1	4	7510914
D2010	Restrooms	Fair	Urinal, Waterless	8	6	7510910
D2020	Mechanical room	Fair	Pump, Sewage Ejector	1	6	7510986
D2020	Mechanical room	Fair	Pump, Sewage Ejector	1	6	7510898
D2020	Mechanical room	Fair	Supplemental Components, Grease Trap/Interceptor, Undercounter	1	13	7510994
D2060	Mechanical room	Fair	Air Compressor, Tank-Style	1	4	7510998
HVAC						
D3020	Mechanical room	Fair	Boiler Supplemental Components, Expansion Tank	2	11	7510982
D3020	Vestibule door two side entrance	Fair	Cabinet Heater, Electric, 3 to 4 LF	2	11	7510868
D3020	Mechanical room	Good	Boiler, Gas, HVAC	1	20	7511033
D3020	Mechanical room	Good	Boiler, Gas, HVAC	1	20	7510943
D3030	Throughout building	Fair	Unit Ventilator, approx/nominal 4 Ton	35	4	7510871
D3030	Site	Good	Chiller, Air-Cooled, 151 to 200 TON	1	20	7511053
D3050	Mechanical room	Fair	Pump, Distribution, HVAC Chilled or Condenser Water	1	4	7510899
D3050	Mechanical room	Good	Pump, Distribution, HVAC Chilled or Condenser Water	1	20	7511032
D3050	Mechanical room	Fair	Pump, Distribution, HVAC Heating Water	1	4	7510865
D3050	Roof	Fair	Air Handler, Exterior AHU	1	4	7510939
D3050	Mechanical room	Fair	Pump, Distribution, HVAC Chilled or Condenser Water	1	4	7510976
D3050	Mechanical room	Poor	Air Handler, Interior AHU, Easy/Moderate Access	1	1	7511068
D3050	Mechanical room	Fair	Air Handler, Interior AHU, Easy/Moderate Access	1	4	7510928
D3050	Throughout	Fair	HVAC System, Hydronic Piping, 4-Pipe	95,017 SF	6	7512650
D3050	Roof	Fair	Air Handler, Exterior AHU	1	4	7510917
D3050	Mechanical room	Fair	Air Handler, Interior AHU, Easy/Moderate Access	1	4	7510999
D3050	Mechanical room	Fair	Air Handler, Interior AHU, Easy/Moderate Access	1	4	7511025
D3050	Throughout building	Fair	HVAC System, Ductwork, High Density	95,017 SF	16	7511000
D3050	Mechanical room	Fair	Pump, Distribution, HVAC Chilled or Condenser Water	1	4	7511006
D3050	Mechanical room	Fair	Air Handler, Interior AHU, Easy/Moderate Access	1	4	7510890
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted	1	4	7511035
D3050	Mechanical room	Fair	Pump, Distribution, HVAC Heating Water	1	4	7511023
D3050	Mechanical room	Fair	Supplemental Components, Air Separator, HVAC	1	4	7510949
D3060	Roof	Fair	Exhaust Fan, Centrifugal, 16" Damper	11	6	7510882
D3060	Roof	Fair	Exhaust Fan, Centrifugal, 42" Damper	1	13	7511069
D3060	Roof	Fair	Exhaust Fan, Centrifugal, 36"Damper	4	2	7511054
D3060	Throughout building	Fair	Supplemental Components, Air Purifier, Electrostatic	41	2	7510912
Fire Protection						

Component Condition Report | Franklin Military Academy / Main Building

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D4010	Throughout building	Fair	Fire Suppression System, Full System Install/Retrofit, High Density/Complexity, Renovate	95,017 SF	7	7510884
D4010	Mechanical room	Fair	Backflow Preventer, Fire Suppression	1	4	7510975
Electrical						
D5010	Mechanical room	Fair	Automatic Transfer Switch, ATS	1	4	7510985
D5020	Electrical room	Fair	Secondary Transformer, Dry, Stepdown	1	4	7511029
D5020	Electrical room	Fair	Switchboard, 277/480 V	1	7	7511015
D5020	Mechanical room	Good	Motor Control Center, w/ Main Breaker	1	29	7510878
D5020	Auditorium	Fair	Switchboard, 120/208 V	1	4	7511040
D5020	Mechanical room	Good	Motor Control Center, w/ Main Breaker	1	29	7511049
D5020	Auditorium	Fair	Switchboard, 277/480 V	1	4	7510902
D5020	Electrical room	Fair	Switchboard, 277/480 V	1	7	7510960
D5020	Mechanical room	Fair	Secondary Transformer, Dry, Stepdown	1	4	7511050
D5020	Mechanical room	Good	Motor Control Center, w/ Main Breaker	1	29	7511042
D5020	Electrical room	Fair	Switchboard, 277/480 V	1	7	7511056
D5020	206	Fair	Distribution Panel, 120/208 V	1	16	7511070
D5030	Throughout building	Fair	Electrical System, Wiring & Switches, High Density/Complexity	95,017 SF	16	7510972
D5030	Mechanical room	Good	Variable Frequency Drive, VFD, by HP of Motor, Replace/Install	1	15	7510883
D5030	Mechanical room	Good	Variable Frequency Drive, VFD, by HP of Motor, Replace/Install	1	15	7511001
Fire Alarm & Electronic Systems						
D6060	Throughout building	Fair	Intercom/PA System, Public Address Upgrade, Facility-Wide	95,017 SF	4	7510953
D7030	Throughout building	Excellent	Security/Surveillance System, Full System Installation, High Density, Install	95,017 SF	15	7511019
D7050	Throughout building	Fair	Fire Alarm System, Full System Upgrade, Standard Addressable, Upgrade/Install	95,017 SF	10	7510888
D7050	Main office	Fair	Fire Alarm Panel, Fully Addressable	1	5	7510981
D8010	Mechanical room	Fair	BAS/HVAC Controls, Extensive/Robust BMS or Smart Building System, Upgrade/Install	95,017 SF	4	7510915
Equipment & Furnishings						
E1030	Kitchen	Fair	Sink/Lavatory, Commercial Kitchen, 2-Bowl	1	16	7510950
E1030	Kitchen	Fair	Foodservice Equipment, Exhaust Hood, 8 to 10 LF	1	4	7510988
E1030	Kitchen	Fair	Foodservice Equipment, Freezer, 3-Door Reach-In	1	4	7510996
E1030	Kitchen	Fair	Foodservice Equipment, Food Warmer, Proofing Cabinet on Wheels	1	4	7510991
E1030	Kitchen	Fair	Foodservice Equipment, Convection Oven, Double	1	5	7511002
E1030	Kitchen	Fair	Foodservice Equipment, Walk-In, Evaporator for Refrigerator/Freezer	1	4	7510889
E1030	Kitchen	Fair	Foodservice Equipment, Exhaust Hood, 3 to 6 LF	1	4	7510930
E1030	Kitchen	Fair	Foodservice Equipment, Mixer, Freestanding	1	11	7511017
E1030	Kitchen	Fair	Sink/Lavatory, Commercial Kitchen, 3-Bowl	1	16	7510990
E1030	Kitchen	Fair	Foodservice Equipment, Refrigerator, 1-Door Reach-In	1	4	7510961
E1030	Kitchen	Fair	Foodservice Equipment, Icemaker, Freestanding	1	2	7511048
E1030	Kitchen	Fair	Foodservice Equipment, Dishwasher Commercial	1	4	7510876
E1030	Kitchen	Fair	Foodservice Equipment, Walk-In, Evaporator for Refrigerator/Freezer	1	4	7511044
E1030	Kitchen	Fair	Foodservice Equipment, Dairy Cooler/Wells	1	5	7511020

Component Condition Report | Franklin Military Academy / Main Building

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
E1030	Kitchen	Fair	Foodservice Equipment, Dairy Cooler/Wells	1	4	7511010
E1030	Kitchen	Good	Foodservice Equipment, Walk-In, Refrigerator	1	16	7510951
E1030	Kitchen	Fair	Foodservice Equipment, Convection Oven, Single	1	6	7510913
E1030	Kitchen	Fair	Foodservice Equipment, Walk-In, Freezer	1	9	7511062
E1030	Kitchen	Fair	Sink/Lavatory, Commercial Kitchen, 1-Bowl	3	11	7510921
E1030	Kitchen	Fair	Foodservice Equipment, Mixer, Freestanding	1	11	7510907
E1030	Kitchen	Fair	Foodservice Equipment, Freezer, 2-Door Reach-In	1	4	7510995
E1030	Kitchen	Fair	Foodservice Equipment, Exhaust Hood, 8 to 10 LF	1	4	7510955
E1030	Kitchen	Fair	Foodservice Equipment, Range/Oven, 6-Burner	1	4	7510900
E1030	Kitchen	Poor	Foodservice Equipment, Convection Oven, Double	1	0	7510980
E1030	Kitchen	Fair	Foodservice Equipment, Refrigerator, 1-Door Reach-In	1	8	7511065
E1030	Kitchen	Fair	Foodservice Equipment, Food Warmer, Proofing Cabinet on Wheels	1	8	7510984
E1030	Kitchen	Good	Foodservice Equipment, Food Warmer, Proofing Cabinet on Wheels	1	10	7510932
E1030	Kitchen	Good	Foodservice Equipment, Convection Oven, Single	1	7	7510922
E1040	Second floor hall by auditorium	Fair	Healthcare Equipment, Defibrillator (AED), Cabinet-Mounted	1	6	7510891
E1040	105	Good	Laboratory Equipment, Exhaust Hood, Constant Volume 4 LF	2	14	7511008
E1040	210	Fair	Laboratory Equipment, Exhaust Hood, Constant Volume 4 LF	1	4	7510908
E1040	109	Fair	Laboratory Equipment, Exhaust Hood, Constant Volume 4 LF	1	4	7511045
E2010	109 and 210,311	Fair	Casework, Countertop, Solid Surface	150 LF	6	7510978
E2010	Auditorium	Fair	Fixed Seating, Auditorium/Theater, Metal Cushioned Standard	614	11	7510989
Athletic, Recreational & Playfield Areas						
G2050	Gymnasium	Fair	Sports Apparatus, Basketball, Backboard/Rim/Pole	4	11	7511014
G2050	Gymnasium	Fair	Sports Apparatus, Scoreboard, Electronic Standard	1	4	7510942

Component Condition Report | Franklin Military Academy / Site

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Structure						
B1020	Site rear canopy bike storage	Fair	Roof Structure, Flat, Metal Deck Over Steel Beams	3,293 SF	4	7510879
Facade						
B2010	Site	Fair	Exterior Walls, Concrete Block (CMU)	2,048 SF	26	7511052
B2010	Site	Poor	Exterior Stairs, Stone, Repoint	300 SF	0	7511105
Special Construction & Demo						
F3010	Chiller yard	NA	Demolition & Disposal, any Structure/Building, Budgetary (per SF), Demo/ Dispose	814 SF	0	7960314
Pedestrian Plazas & Walkways						
G2020	Site	Fair	Parking Lots, Pavement, Asphalt, Mill & Overlay	14,130 SF	19	7510965
G2020	Site	Fair	Parking Lots, Pavement, Asphalt, Seal & Stripe	14,130 SF	2	7511055
G2030	Site	Fair	Sidewalk, Concrete, Large Areas	2,000 SF	16	7511102
Athletic, Recreational & Playfield Areas						
G2050	Site	Fair	Play Structure, Multipurpose, Medium	1	11	7511097

Component Condition Report | Franklin Military Academy / Site

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Sitework						
G2060	Site	Fair	Signage, Property, Monument, Replace/Install	1	6	7511104
G2060	Site	Fair	Fences & Gates, Fence, Chain Link 6'	1,164 LF	16	7511101
G2060	Site	Fair	Park Bench, Wood/Composite/Fiberglass	6	4	7511098

Appendix E: Replacement Reserves

Replacement Reserves Report



8/15/2024

Uniformat Code	Location Description	ID	Cost Description	Lifespan (EUL)	EA	RUL	Quantity	Unit	Unit Cost *	Subtotal	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	Deficiency Repair Estimate			
E1030	Kitchen	7510921	Sink/Lavatory, Commercial Kitchen, 1-Bowl, Replace	30	EA	11	3	EA	\$1,600.00	\$4,800												\$4,800										\$4,800			
E1030	Kitchen	7510907	Foodservice Equipment, Mixer, Freestanding, Replace	25	EA	11	1	EA	\$14,000.00	\$14,000												\$14,000										\$14,000			
E1030	Kitchen	7511017	Foodservice Equipment, Mixer, Freestanding, Replace	25	EA	11	1	EA	\$14,000.00	\$14,000												\$14,000										\$14,000			
E1030	Kitchen	7510950	Sink/Lavatory, Commercial Kitchen, 2-Bowl, Replace	30	EA	16	1	EA	\$2,100.00	\$2,100																	\$2,100					\$2,100			
E1030	Kitchen	7510990	Sink/Lavatory, Commercial Kitchen, 3-Bowl, Replace	30	EA	16	1	EA	\$2,500.00	\$2,500																	\$2,500					\$2,500			
E1030	Kitchen	7510951	Foodservice Equipment, Walk-In, Refrigerator, Replace	20	EA	16	1	EA	\$15,000.00	\$15,000																	\$15,000					\$15,000			
E1040	109	7511045	Laboratory Equipment, Exhaust Hood, Constant Volume 4 LF, Replace	15	EA	4	1	EA	\$2,800.00	\$2,800					\$2,800																	\$2,800			
E1040	210	7510908	Laboratory Equipment, Exhaust Hood, Constant Volume 4 LF, Replace	15	EA	4	1	EA	\$2,800.00	\$2,800					\$2,800																	\$2,800			
E1040	105	7511008	Laboratory Equipment, Exhaust Hood, Constant Volume 4 LF, Replace	15	EA	14	2	EA	\$2,800.00	\$5,600															\$5,600							\$5,600			
E1040	Second floor hall by auditorium	7510891	Healthcare Equipment, Defibrillator (AED), Cabinet-Mounted, Replace	10	EA	6	1	EA	\$1,500.00	\$1,500							\$1,500									\$1,500						\$1,500			
E2010	109 and 210,311	7510978	Casework, Countertop, Solid Surface, Replace	40	LF	6	150	LF	\$110.00	\$16,500							\$16,500																\$16,500		
E2010	Auditorium	7510989	Fixed Seating, Auditorium/Theater, Metal Cushioned Standard, Replace	20	EA	11	614	EA	\$350.00	\$214,900												\$214,900										\$214,900			
G2050	Gymnasium	7510942	Sports Apparatus, Scoreboard, Electronic Standard, Replace	25	EA	4	1	EA	\$8,000.00	\$8,000					\$8,000																		\$8,000		
G2050	Gymnasium	7511014	Sports Apparatus, Basketball, Backboard/Rim/Pole, Replace	25	EA	11	4	EA	\$9,500.00	\$38,000													\$38,000										\$38,000		
Totals, Unescalated											\$8,280	\$172,250	\$389,900	\$9,000	\$3,357,204	\$123,080	\$1,848,565	\$2,721,757	\$9,400	\$38,200	\$295,031	\$309,700	\$360,800	\$12,800	\$42,760	\$413,148	\$1,244,479	\$373,100	\$79,000	\$830,522	\$550,480				\$13,189,456
Totals, Escalated (3.0% inflation, compounded annually)											\$8,280	\$177,418	\$413,645	\$9,835	\$3,778,563	\$142,683	\$2,207,283	\$3,347,418	\$11,908	\$49,842	\$396,497	\$428,697	\$514,415	\$18,797	\$64,678	\$643,671	\$1,997,023	\$616,677	\$134,492	\$1,456,325	\$994,228				\$17,412,376

Franklin Military Academy / Site

Uniformat Code	Location Description	ID	Cost Description	Lifespan (EUL)	EA	RUL	Quantity	Unit	Unit Cost *	Subtotal	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	Deficiency Repair Estimate			
B1020	Site rear canopy bike storage	7510879	Roof Structure, Flat, Metal Deck Over Steel Beams, Replace	75	SF	4	3293	SF	\$30.00	\$98,790					\$98,790																		\$98,790		
B2010	Site	7511105	Exterior Stairs, Stone, Repoint	0	SF	* 0	300	SF	\$11.00	\$3,300	\$3,300																						\$3,300		
F3010	Chiller yard	7960314	Demolition & Disposal, any Structure/Building, Budgetary (per SF), Demo/ Dispose	0	SF	* 0	814	SF	\$24.00	\$19,536	\$19,536																						\$19,536		
G2020	Site	7511055	Parking Lots, Pavement, Asphalt, Seal & Stripe	5	SF	2	14130	SF	\$0.45	\$6,359		\$6,359										\$6,359					\$6,359						\$25,434		
G2020	Site	7510965	Parking Lots, Pavement, Asphalt, Mill & Overlay	25	SF	19	14130	SF	\$3.50	\$49,455																			\$49,455				\$49,455		
G2030	Site	7511102	Sidewalk, Concrete, Large Areas, Replace	50	SF	16	2000	SF	\$9.00	\$18,000																\$18,000							\$18,000		
G2050	Site	7511097	Play Structure, Multipurpose, Medium, Replace	20	EA	11	1	EA	\$20,000.00	\$20,000												\$20,000											\$20,000		
G2060	Site	7511098	Park Bench, Wood/Composite/Fiberglass, Replace	20	EA	4	6	EA	\$600.00	\$3,600					\$3,600																		\$3,600		
G2060	Site	7511101	Fences & Gates, Fence, Chain Link 6', Replace	40	LF	16	1164	LF	\$21.00	\$24,444																\$24,444							\$24,444		
G2060	Site	7511104	Signage, Property, Monument, Replace/Install	20	EA	6	1	EA	\$3,000.00	\$3,000							\$3,000																\$3,000		
Totals, Unescalated											\$0	\$22,836	\$6,359	\$0	\$102,390	\$0	\$3,000	\$6,359	\$0	\$0	\$0	\$20,000	\$6,359	\$0	\$0	\$0	\$42,444	\$6,359	\$0	\$49,455	\$0				\$265,559
Totals, Escalated (3.0% inflation, compounded annually)											\$0	\$23,521	\$6,746	\$0	\$115,241	\$0	\$3,582	\$7,820	\$0	\$0	\$0	\$27,685	\$9,066	\$0	\$0	\$0	\$68,110	\$10,510	\$0	\$86,720	\$0				\$359,000

Appendix F: Equipment Inventory List

D10 Conveying													
Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	7510962	D1010	Elevator Controls	Automatic, 1 Car		Franklin Military Academy / Main Building	Elevator equipment room	United Technologies			2012	1575390	
2	7511036	D1010	Passenger Elevator	Hydraulic, 3 Floors, 1500 to 2500 LB		Franklin Military Academy / Main Building	Elevator equipment room	Otis	NA	NA	2012	1575410	
D20 Plumbing													
Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	7510977	D2010	Water Heater	Gas, Tankless		Franklin Military Academy / Main Building	Mechanical room	Navien	NPE-240A2(NG)	2087Y21Z2121021	2020	1575143	
2	7510892	D2010	Water Heater	Gas, Tankless		Franklin Military Academy / Main Building	Mechanical room	Navien	NPE-240A2(NG)	2087W2251006143	2020	1575123	
3	7510938	D2010	Water Heater	Gas, Tankless		Franklin Military Academy / Main Building	Mechanical room	Navien	NPE-240A2(NG)	' 2087B21Z2151002	2020	1575124	
4	7510958	D2010	Backflow Preventer	Domestic Water		Franklin Military Academy / Main Building	Mechanical room	Watts Regulator	909M10RP	282528	1991	1575137	
5	7510970	D2010	Backflow Preventer	Domestic Water		Franklin Military Academy / Main Building	Mechanical room	Watts Regulator	01RPZ	Illegible	1991	1575118	
6	7510914	D2010	Backflow Preventer	Domestic Water		Franklin Military Academy / Main Building	Mechanical room	Watts Regulator	909M10RP	28166	1991	1575117	
7	7510986	D2020	Pump	Sewage Ejector		Franklin Military Academy / Main Building	Mechanical room	Bald or Reliance	NA	NA	2015	1575141	
8	7510898	D2020	Pump	Sewage Ejector		Franklin Military Academy / Main Building	Mechanical room	Bald or Reliance	NA	NA	2015	1575121	
9	7510994	D2020	Supplemental Components	Grease Trap/Interceptor, Undercounter		Franklin Military Academy / Main Building	Mechanical room	Schier	GB-50	2017-8604	2017	1575140	
10	7510998	D2060	Air Compressor	Tank-Style	2 HP	Franklin Military Academy / Main Building	Mechanical room	Furnas	NA	NA	1995		
D30 HVAC													
Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	7511033	D3020	Boiler	Gas, HVAC		Franklin Military Academy / Main Building	Mechanical room	Peerless Boilers	TCII-12-W/S	774737	2014	1575142	
2	7510943	D3020	Boiler	Gas, HVAC		Franklin Military Academy / Main Building	Mechanical room	Peerless Boilers	TCII-12-W/S	774736	2014	1575122	
3	7510868	D3020	Cabinet Heater	Electric, 3 to 4 LF		Franklin Military Academy / Main Building	Vestibule door two side entrance	Inaccessible	Inaccessible	Inaccessible	2010	1575209	2
4	7510982	D3020	Boiler Supplemental Components	Expansion Tank	212 GAL	Franklin Military Academy / Main Building	Mechanical room	Taco	CA800-1	NA	1995		2
5	7511053	D3030	Chiller	Air-Cooled, 151 to 200 TON		Franklin Military Academy / Main Building	Site	Daikin Industries	AWV016AJJNKKN00	STNU191000046	2019	1575164	
6	7510871	D3030	Unit Ventilator	approx/nominal 4 Ton		Franklin Military Academy / Main Building	Throughout building	Inaccessible	Inaccessible	Inaccessible	1991	1575387	35
7	7510899	D3050	Pump	Distribution, HVAC Chilled or Condenser Water		Franklin Military Academy / Main Building	Mechanical room	Bell & Gossett	Illegible	C283428-0259.	1995	1575114	
8	7511032	D3050	Pump	Distribution, HVAC Chilled or Condenser Water		Franklin Military Academy / Main Building	Mechanical room	Bell & Gossett	Illegible	283428-01F91	2019	1575134	

9	7510976	D3050	Pump	Distribution, HVAC Chilled or Condenser Water		Franklin Military Academy / Main Building	Mechanical room	WEG	NA	NA	1991	1575109	
10	7511006	D3050	Pump	Distribution, HVAC Chilled or Condenser Water		Franklin Military Academy / Main Building	Mechanical room	WEG	NA	NA	1991	1575110	
11	7510865	D3050	Pump	Distribution, HVAC Heating Water		Franklin Military Academy / Main Building	Mechanical room	Bell & Gossett	NA	Illegible	1991	1575139	
12	7511023	D3050	Pump	Distribution, HVAC Heating Water		Franklin Military Academy / Main Building	Mechanical room	Bell & Gossett	NA	C285184-02491	1991	1575119	
13	7510939	D3050	Air Handler	Exterior AHU		Franklin Military Academy / Main Building	Roof	DesChamps	PWP-15	940567	1994	1575090	
14	7510917	D3050	Air Handler	Exterior AHU		Franklin Military Academy / Main Building	Roof	DesChamps	PV WP-'8	940567	1994	1575087	
15	7511068	D3050	Air Handler	Interior AHU, Easy/Moderate Access		Franklin Military Academy / Main Building	Mechanical room	Trane	MCCA040GAH0AB0000K0RCA0	K95A00093	1995	1575086	
16	7510928	D3050	Air Handler	Interior AHU, Easy/Moderate Access		Franklin Military Academy / Main Building	Mechanical room	Trane	MCCA006MAD0EAC0DL000000000	K94M92434	1995	1575067	
17	7510999	D3050	Air Handler	Interior AHU, Easy/Moderate Access		Franklin Military Academy / Main Building	Mechanical room	Trane	MCCA012GAH0ABB000E0ECA0	K94M93306	1994	1575066	
18	7511025	D3050	Air Handler	Interior AHU, Easy/Moderate Access		Franklin Military Academy / Main Building	Mechanical room	Trane	MCCA006GAH0AEC000C0ECA00DA	K94M92037	1994	1575144	
19	7510890	D3050	Air Handler	Interior AHU, Easy/Moderate Access		Franklin Military Academy / Main Building	Mechanical room	Trane	MCCA014GAH0AEB000E0ECA00DAB00	K94M90454	1994	1575125	
20	7511035	D3050	Packaged Unit	RTU, Pad or Roof-Mounted		Franklin Military Academy / Main Building	Roof	Trane	Illegible	Illegible	2008	1575068	
21	7510882	D3060	Exhaust Fan	Centrifugal, 16" Damper		Franklin Military Academy / Main Building	Roof	CentriMaster	200H 1161/EF	RIB970105	2005	1575089	11
22	7511054	D3060	Exhaust Fan	Centrifugal, 36"Damper		Franklin Military Academy / Main Building	Roof	SkyMaster	EV3642	0TB9701 20	2001	1575088	4
23	7511069	D3060	Exhaust Fan	Centrifugal, 42" Damper		Franklin Military Academy / Main Building	Roof	SkyMaster	ECH54	12A1031-1	2012	1575069	
24	7510912	D3060	Supplemental Components	Air Purifier, Electrostatic	600 CFM	Franklin Military Academy / Main Building	Throughout building	Carrier	FN1AAF006000		2021		41
D40 Fire Protection													
Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	7510975	D4010	Backflow Preventer	Fire Suppression		Franklin Military Academy / Main Building	Mechanical room	Ames	2000 SS	RKJO6AO	1991	1575135	
D50 Electrical													
Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	7510985	D5010	Automatic Transfer Switch	ATS		Franklin Military Academy / Main Building	Mechanical room	Kohler	Inaccessible	Inaccessible	1991	1575126	
2	7511029	D5020	Secondary Transformer	Dry, Stepdown		Franklin Military Academy / Main Building	Electrical room	General Electric	9T23B3468G13	NA	1991	1575184	
3	7511050	D5020	Secondary Transformer	Dry, Stepdown		Franklin Military Academy / Main Building	Mechanical room	General Electric	9T23B3872	NA	1991	1575107	
4	7511040	D5020	Switchboard	120/208 V		Franklin Military Academy / Main Building	Auditorium	General Electric	NA	NA	1969	1575218	

5	7511015	D5020	Switchboard	277/480 V		Franklin Military Academy / Main Building	Electrical room	General Electric	NA	NA	1991	1575106
6	7510902	D5020	Switchboard	277/480 V		Franklin Military Academy / Main Building	Auditorium	General Electric	NA	NA	1969	1575199
7	7510960	D5020	Switchboard	277/480 V		Franklin Military Academy / Main Building	Electrical room	General Electric	NA	NA	1991	1575165
8	7511056	D5020	Switchboard	277/480 V		Franklin Military Academy / Main Building	Electrical room	Ge	NA	NA	1991	1575185
9	7511070	D5020	Distribution Panel	120/208 V		Franklin Military Academy / Main Building	206	General Electric	NA	NA	2010	1575203
10	7510878	D5020	Motor Control Center	w/ Main Breaker		Franklin Military Academy / Main Building	Mechanical room	General Electric	NA	NA	2023	1575108
11	7511049	D5020	Motor Control Center	w/ Main Breaker		Franklin Military Academy / Main Building	Mechanical room	Ge	NA	NA	2023	1575127
12	7511042	D5020	Motor Control Center	w/ Main Breaker		Franklin Military Academy / Main Building	Mechanical room	General Electric	NA	NA	2023	1575128
13	7510883	D5030	Variable Frequency Drive	VFD, by HP of Motor		Franklin Military Academy / Main Building	Mechanical room	ABB	ACH550-VCR-038A-4	2192705497	2019	1575133
14	7511001	D5030	Variable Frequency Drive	VFD, by HP of Motor		Franklin Military Academy / Main Building	Mechanical room	ABB	ACH550-VCR-038A-4	2192705513	2019	1575130

D70 Electronic Safety & Security

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	7510981	D7050	Fire Alarm Panel	Fully Addressable		Franklin Military Academy / Main Building	Main office	Inaccessible	E3 Series	Inaccessible	2014	1575240	

E10 Equipment

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	7511002	E1030	Foodservice Equipment	Convection Oven, Double		Franklin Military Academy / Main Building	Kitchen	Garland			2019	1575422	
2	7510980	E1030	Foodservice Equipment	Convection Oven, Double		Franklin Military Academy / Main Building	Kitchen	Garland			2019	1575402	
3	7510913	E1030	Foodservice Equipment	Convection Oven, Single		Franklin Military Academy / Main Building	Kitchen	Manitowoc			2020	1575421	
4	7510922	E1030	Foodservice Equipment	Convection Oven, Single		Franklin Military Academy / Main Building	Kitchen	Welbilt			2021	1575401	
5	7511020	E1030	Foodservice Equipment	Dairy Cooler/Wells		Franklin Military Academy / Main Building	Kitchen	Beverage-Air Corporation			2014	1575413	
6	7511010	E1030	Foodservice Equipment	Dairy Cooler/Wells		Franklin Military Academy / Main Building	Kitchen	Beverage-Air Corporation	SM149N	NA		1575414	
7	7510930	E1030	Foodservice Equipment	Exhaust Hood, 3 to 6 LF		Franklin Military Academy / Main Building	Kitchen	Halton			1978	1575423	
8	7510988	E1030	Foodservice Equipment	Exhaust Hood, 8 to 10 LF		Franklin Military Academy / Main Building	Kitchen	Halton			1978	1575404	
9	7510991	E1030	Foodservice Equipment	Food Warmer, Proofing Cabinet on Wheels		Franklin Military Academy / Main Building	Kitchen	Vollrath	No dataplate	No dataplate	1990	1575395	
10	7510984	E1030	Foodservice Equipment	Food Warmer, Proofing Cabinet on Wheels		Franklin Military Academy / Main Building	Kitchen	Metro			2017	1575397	

11	7510932	E1030	Foodservice Equipment	Food Warmer, Proofing Cabinet on Wheels	Franklin Military Academy / Main Building	Kitchen	Metro			2019	1575417	
12	7510995	E1030	Foodservice Equipment	Freezer, 2-Door Reach-In	Franklin Military Academy / Main Building	Kitchen	Hobart			2010	1575399	
13	7510996	E1030	Foodservice Equipment	Freezer, 3-Door Reach-In	Franklin Military Academy / Main Building	Kitchen	Hobart			2010	1575419	
14	7511048	E1030	Foodservice Equipment	Icemaker, Freestanding	Franklin Military Academy / Main Building	Kitchen	Manitowoc			2011	1575396	
15	7511017	E1030	Foodservice Equipment	Mixer, Freestanding	Franklin Military Academy / Main Building	Kitchen	Hobart	No dataplate	No dataplate	2010	1575418	
16	7510907	E1030	Foodservice Equipment	Mixer, Freestanding	Franklin Military Academy / Main Building	Kitchen	Hobart			2010	1575398	
17	7510961	E1030	Foodservice Equipment	Refrigerator, 1-Door Reach-In	Franklin Military Academy / Main Building	Kitchen	Hobart	DA1	321027737	2010	1575416	
18	7511065	E1030	Foodservice Equipment	Refrigerator, 1-Door Reach-In	Franklin Military Academy / Main Building	Kitchen	Hobart	EA1	321027317	2017	1575415	
19	7510889	E1030	Foodservice Equipment	Walk-In, Evaporator for Refrigerator/Freezer	Franklin Military Academy / Main Building	Kitchen	Heatcraft			2013	1575346	
20	7511044	E1030	Foodservice Equipment	Walk-In, Evaporator for Refrigerator/Freezer	Franklin Military Academy / Main Building	Kitchen	Heatcraft	Inaccessible	Inaccessible	2013	1575425	
21	7511062	E1030	Foodservice Equipment	Walk-In, Freezer	Franklin Military Academy / Main Building	Kitchen	Brown	No dataplate	No dataplate	2013	1575405	
22	7510951	E1030	Foodservice Equipment	Walk-In, Refrigerator	Franklin Military Academy / Main Building	Kitchen	Brown			2020	1575424	
23	7510876	E1030	Foodservice Equipment	Dishwasher Commercial	Franklin Military Academy / Main Building	Kitchen	Hobart			2012		
24	7510955	E1030	Foodservice Equipment	Exhaust Hood, 8 to 10 LF	Franklin Military Academy / Main Building	Kitchen	Halton			1976		
25	7510900	E1030	Foodservice Equipment	Range/Oven, 6-Burner	Franklin Military Academy / Main Building	Kitchen	Garland			2010		
26	7510921	E1030	Sink/Lavatory	Commercial Kitchen, 1-Bowl	Franklin Military Academy / Main Building	Kitchen				2005		3
27	7510950	E1030	Sink/Lavatory	Commercial Kitchen, 2-Bowl	Franklin Military Academy / Main Building	Kitchen				2010		
28	7510990	E1030	Sink/Lavatory	Commercial Kitchen, 3-Bowl	Franklin Military Academy / Main Building	Kitchen				2010		
29	7511008	E1040	Laboratory Equipment	Exhaust Hood, Constant Volume 4 LF	Franklin Military Academy / Main Building	105	No dataplate	No dataplate	No dataplate	2023	1575206	2
30	7510908	E1040	Laboratory Equipment	Exhaust Hood, Constant Volume 4 LF	Franklin Military Academy / Main Building	210	No dataplate	No dataplate	No dataplate	1970	1575192	
31	7511045	E1040	Laboratory Equipment	Exhaust Hood, Constant Volume 4 LF	Franklin Military Academy / Main Building	109	No dataplate	No dataplate	No dataplate	1970	1575191	
32	7510891	E1040	Healthcare Equipment	Defibrillator (AED), Cabinet-Mounted	Franklin Military Academy / Main Building	Second floor hall by auditorium				2020		