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Columbus, OH 4312

Franklin Community School Corporation AIA - Scope of Work

06-03-2025 Rev B

FMX is pleased to propose the following scope of work (SOW) for the Asset Inventory and Assessment for the Franklin Community School Corporation

FMX Scope Items

FMX will send a team on-site to assess the following buildings outlined in Table 1 below.

School Name	Gross Area
Northwood	91,010
Creekside	90,155
Union	22,680
Custer Baker Intermediate	219,833
Franklin Community Middle	204,909
Franklin Community High School	407,688
Admin Building	5,980
Transportation Building	10,085
Maintenance Building	8,300
	1,060,640

Table 1: Buildings in AIA Scope





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The team will assess the MEP items outlined in Table 2

Scope Items	Photographs Taken	Condition Assessed	Replacement Cost Estimated	Replacement Date Estimated	QR Code Applied
HVAC					
Air Handling Units	Yes	Yes	Yes	Yes	Yes
Boilers	Yes	Yes	Yes	Yes	Yes
Chillers	Yes	Yes	Yes	Yes	Yes
Chilled and Hot Water Circulation Pumps (1HP+)	Yes	Yes	Yes	Yes	Yes
Cooling Towers	Yes	Yes	Yes	Yes	Yes
Energy Recovery Units	Yes	Yes	Yes	Yes	Yes
Make Up Air Units	Yes	Yes	Yes	Yes	Yes
Condensing Units	Yes	Yes	Yes	Yes	Yes
Packaged Units	Yes	Yes	Yes	Yes	Yes
Heat Pumps	Yes	Yes	Yes	Yes	Yes
Furnaces	Yes	Yes	Yes	Yes	Yes
Split Systems	Yes	Yes	Yes	Yes	Yes
Floor Unit Ventilators	Yes	Yes	Yes	Yes	Yes
VAV Boxes, Fan Coil Units- System Level	No	System level based on customer information	Yes	Yes	No





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Electrical					
Main Electrical Panel	Yes	Yes	No	No	Yes
Emergency Backup Generators	Yes	Yes	Yes	Yes	Yes
Plumbing					
Backflow preventers	Yes	No	No	No	Yes
Domestic Booster Pumps (1HP+)	Yes	Yes	Yes	Yes	Yes
Domestic Hot Water Heaters & Hot Water Storage Tanks (40 Gallons +)	Yes	Yes	Yes	Yes	Yes
Food Service Equipment					
Walk-ins (Refrigerator & Freezer)	Yes	Yes	Yes	Yes	Yes
Ovens	Yes	Yes	Yes	Yes	Yes
Proofers, Warmers	Yes	Yes	Yes	Yes	Yes
Dishwashers	Yes	Yes	Yes	Yes	Yes
Coolers	Yes	Yes	Yes	Yes	Yes
Reach-ins (Refrigerator & Freezer)	Yes	Yes	Yes	Yes	Yes
Mapping Only Items					





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Fire Extinguishers	Yes	No	No	No	Yes
AEDs	Yes	No	No	No	Yes

During the assessment, our team will inventory all fixed, visible, and accessible building equipment as outlined in Table 2. Relevant nameplate data will be entered into FMX, including Manufacturer, Model, Serial Number, Capacity Information, and Age, provided this information is readily accessible, legible, and safe to obtain. This process will focus on major mechanical, electrical, and plumbing (MEP) equipment as detailed in Table 2.

The team will also evaluate the condition of each item and assign an estimated replacement cost and replacement date. Additionally, asset photos will be captured, including the QR code tag, the asset itself, and its nameplate (if present). Each asset's location will be identified, and QR codes will be applied as specified in Table 2.

To ensure safety and efficiency, assets will not be powered off, unplugged, relocated, or opened to access manufacturer data plates. When such plates are inaccessible, the information will be recorded as "Unknown."

Interactive Mapping

The FMX team will set up interactive maps for the district using the FMX interactive mapping product as per the scope outlined in Table 2.

With Interactive Mapping, organizations can record the physical location of their assets, spaces, and even users to create a visual paradigm of their organization. Interactive Mapping gives employees an easy-to-update and interactive guide of where assets, work, and events are located across an organization which is critical to deploy the right people, at the right time, to the right locations.

Floorplans are provided by the customer and must be received at least 14 days prior to the on-site work beginning.

***Note that interactive mapping has an annual fee component that is included in a contract separate from this AIA scope of services.*





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Capital Planning Dashboard

The FMX team will also utilize the replacement costs and replacement dates to create a Capital Planning dashboard for Franklin Community School Corporation.

Develop a long-term capital plan by projecting asset replacement costs and aligning them with future budget allocations.

FMX's Capital Planner empowers organizations to optimize their budget allocation. This optimization enables them to prioritize strategic enhancement and improvement investments. The tool provides clear visibility into future asset replacement costs and upcoming project costs against projected budgets, ensuring financial readiness and long-term sustainability.

- Improve financial planning by providing a clear overview of future capital expenditures.
- Support long-term strategic goals by aligning capital investments with organizational and community priorities.
- Enhance data-driven capital investment decision making, ensuring resources are allocated effectively.
- Improve community and organization conditions by promptly addressing issues.
- Mitigate unexpected asset failure risk by identifying potential replacement costs and planning accordingly.

***Note that Capital Planning dashboards have an annual fee component that is included in a contract separate from this AIA scope of services*

Fees - Based On Progress

The fee to perform the work outlined above is: \$95,457

Billing will be based off of project completion weighted by the tasks as outlined below.

- 5% - Mobilization, site setup, travel booking
- 60% - Based on Onsite Completion
- 17.5% - On Completion of Interactive Mapping Buildout
- 7.5% - On Completion of Lifecycle Analysis and Data Entry
- 10% - Project Close / Handoff

Name (Printed):

Dr. David Condeary

Signature:

David Condeary

