

FACILITY CONDITION ASSESSMENT



**BUREAU
VERITAS**

prepared for

Plainfield Public Schools
651 Norwich Road
Plainfield, Connecticut 06374
John Richards



Plainfield Memorial School
95 Canterbury Road
Plainfield, Connecticut 06374

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Bureau Veritas

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1. Executive Summary

Property Overview and Assessment Details

General Information	
Property Type	School
Main Address	95 Canterbury Road, Plainfield, Connecticut 06374
Site Developed	1970 Addition and major renovation 1992
Site Area	12.0 acres (estimated)
Parking Spaces	68 total spaces all in open lots; 3 of which are accessible
Building Area	53,400 SF
Number of Stories	2 above grade levels
Outside Occupants/Leased Spaces	None
Date(s) of Visit	September 14, 2023
Management Point of Contact	Plainfield Public Schools, John Richards, Finance Director 860.567.6459 richardsj@plainfieldschool.org
On-site Point of Contact (POC)	Tammy Wood
Assessment and Report Prepared By	Ethan Abeles
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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 original structure was completed in 1970. An addition and major renovation took place in 1992 which both updated and expanded the school. The school shares the Canterbury campus with the adjoining Plainfield Central Middle School. The school has functioned as an elementary school throughout its history. Apart from the 1992 addition and updating of some of the school's architectural and MEPF elements, the school has not undergone a major renovation.

Architectural

The building envelope consists of durable brick exterior walls that show no deficiencies at this time, aging aluminum windows and metal doors, and an asphalt shingle pitched roof on the addition with a flat area covered by a rubber membrane on the original structure. The roofs are expected to require replacement in approximately 10 years. The oldest of the windows including the storefront sections have issues such as leaks and broken seals and are recommended to be upgraded as soon as possible. The school interiors show evidence of a rigorous and proactive maintenance program but there are some areas that are becoming dated. In general, typical lifecycle-based interior and exterior finish replacements are budgeted and anticipated.

Mechanical, Electrical, Plumbing and Fire (MEPF)

Most of the building's heating and cooling is supplied by recently installed rooftop packaged units and ductless split systems, but there are legacy electric baseboard and cabinet heaters and unit ventilators. Those dated electric components along with the rooftop exhaust fans have far exceeded their estimated useful life. The plumbing fixtures remain in serviceable condition and the electric water heaters have been updated recently. The electrical system is mostly original and will need to be upgraded as the current components encounter obsolescence and as the building's electrical needs change. The interior lighting system and most of the exterior lighting have been upgraded to LED fixtures. The fire alarm system has been upgraded to a fully addressable system that remains in the middle of its estimated useful life. The security/surveillance system is up to date and utilizes a number of interior and exterior cameras to enhance school security. The sprinkler system covers only the stage area with the rest of the building containing fire extinguishers distributed throughout along with a small kitchen suppression system. The passenger elevator is reportedly used sparingly, is up to date on inspections, and has some serviceable life remaining. The elevator is expected to require a complete overhaul in roughly ten years. The commercial kitchen equipment is generally in fair condition and is replaced on an as needed basis. The same applies to the residential appliances distributed throughout the classrooms and breakrooms in the school.

Site

The school is situated on Canterbury Road directly to the west of Plainfield town center and I-395. As discussed, the Canterbury campus is shared with the attached middle school, but many of the site elements are distinctive to one school or the other. The site contains asphalt parking lots to the north and east of the school, and drive aisles along with concrete walkways and patio areas. All these surfaces have held up well and aside from significant and widespread cracking on the asphalt pavement show no major deficiencies. Sealing and striping these pavement surfaces should be accomplished in the next year. The playground areas, basketball court, and grass playing fields are located to the west of the school. The play structures and related outdoor equipment were all observed to be fair condition. Ancillary buildings include a more recently built picnic shelter and a small shed housing some equipment that has become aged. Site lighting is furnished by aged pole lights distributed throughout the site and building-mounted fixtures. Most of the lights have been upgraded to LED and the lighting is reportedly sufficient for the school's needs.

Recommended Additional Studies

No recommended additional studies are required at this time.

Facility Condition Index (FCI)

One of the major goals of the FCA is to calculate each building's Facility Condition Index (FCI), which provides a theoretical objective indication of a building's overall condition. By definition, the FCI is defined as the ratio of the cost of current needs divided by current replacement value (CRV) of the 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 deficiencies.
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 relatively compare facilities across a portfolio instead of being over-analyzed and scrutinized as stand-alone values. The table below summarizes the individual findings for this FCA:

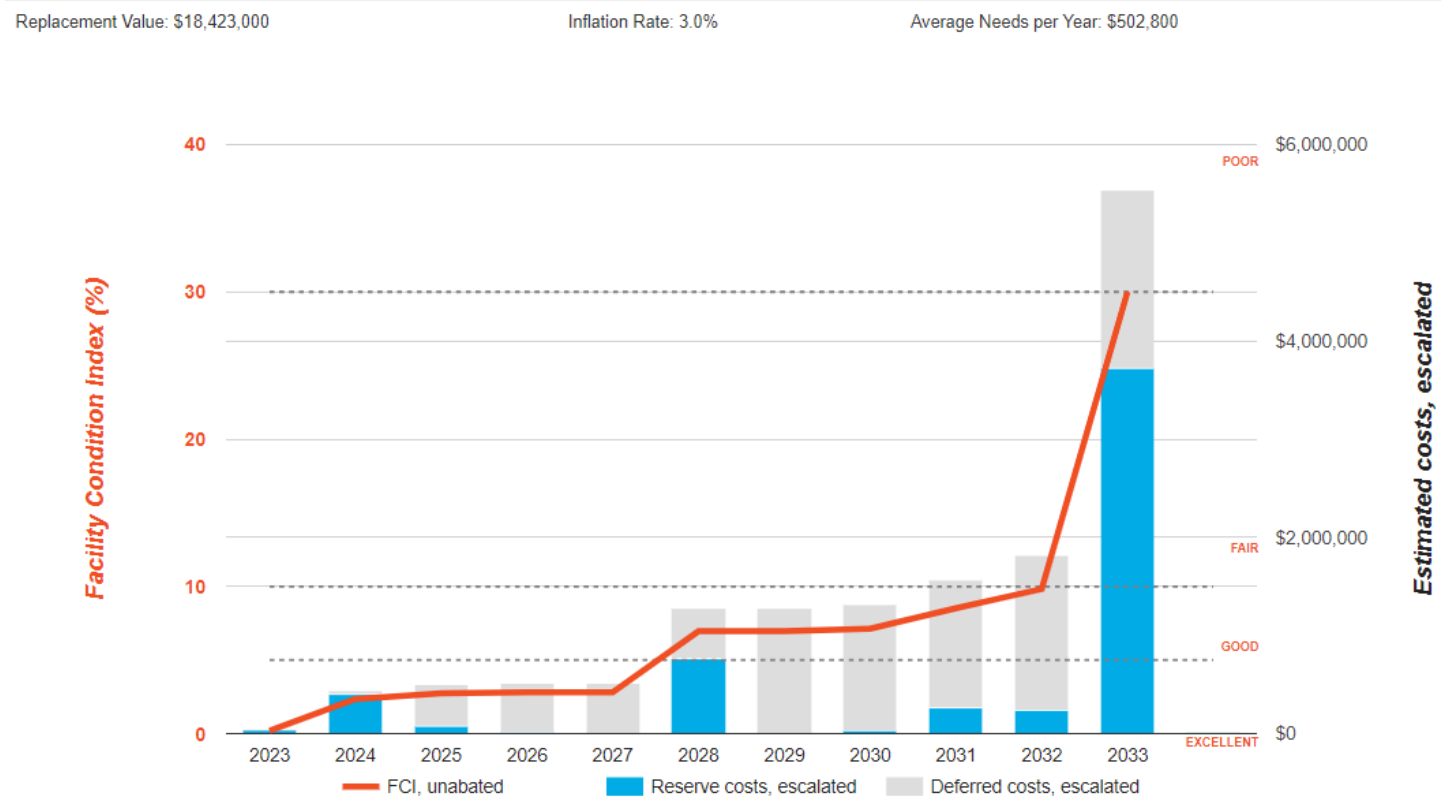
FCI Analysis | Plainfield Memorial School

<i>Replacement Value</i> \$ 18,423,000	<i>Total SF</i> 53,400	<i>Cost/SF</i> \$ 345	
	Est Reserve Cost		FCI
Current	\$ 35,600		0.2 %
3-Year	\$ 517,100		2.8 %
5-Year	\$ 1,281,400		7.0 %
10-Year	\$ 5,530,500		30.0 %

The vertical bars below represent the year-by-year needs identified for the site. The orange line in the graph below 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 (blue bars) are associated with the values along the right Y axis.

Needs by Year with Unaddressed FCI Over Time

FCI Analysis: Plainfield Memorial School



Immediate Needs

Facility/Building	Total Items	Total Cost
Plainfield Memorial School	2	\$35,600
Total	2	\$35,600

Plainfield Memorial School

ID	Location	Location Description	UF Code	Description	Condition	Plan Type	Cost
6974024	Plainfield Memorial School	Site	G2020	Parking Lots, Pavement, Asphalt, Seal & Stripe	Poor	Performance/Integrity	\$26,500
6974070	Plainfield Memorial School	Site	G2050	Athletic Surfaces & Courts, Basketball/General, Asphalt Pavement, Seal & Stripe	Poor	Performance/Integrity	\$9,100
Total (2 items)							\$35,600

Key Findings

**Window in Poor condition.**

Aluminum Double-Glazed, 28-40 SF
Plainfield Memorial School Building Exterior

Uniformat Code: B2020
Recommendation: **Replace in 2024**

Priority Score: **87.8**

Plan Type:
Performance/Integrity

Cost Estimate: \$42,000

\$\$\$\$

The windows in the original section of the building are dated and have reported issues that were confirmed through observation. Upgrading the windows to efficient double-glazed units is recommended. - AssetCALC ID: 6974067

**Storefront in Poor condition.**

Glazing and Framing
Plainfield Memorial School Building Exterior

Uniformat Code: B2020
Recommendation: **Replace in 2024**

Priority Score: **87.8**

Plan Type:
Performance/Integrity

Cost Estimate: \$63,600

\$\$\$\$

The windows in the original section of the building are dated and have reported issues that were confirmed through observation. Upgrading the windows to efficient double-glazed units is recommended. - AssetCALC ID: 6974057

**Exhaust Fan in Poor condition.**

Roof or Wall-Mounted, 12" Damper
Plainfield Memorial School Roof

Uniformat Code: D3060
Recommendation: **Replace in 2024**

Priority Score: **85.8**

Plan Type:
Performance/Integrity

Cost Estimate: \$1,500

\$\$\$\$

The exhaust fans date from 1992 and generally have issues with reliability and performance. Upgrading the fans is recommended. - AssetCALC ID: 6974061

**Exhaust Fan in Poor condition.**

Roof or Wall-Mounted, 16" Damper
Plainfield Memorial School Roof

Uniformat Code: D3060
Recommendation: **Replace in 2024**

Priority Score: **85.8**

Plan Type:
Performance/Integrity

Cost Estimate: \$2,500

\$\$\$\$

The exhaust fans date from 1992 and generally have issues with reliability and performance. Upgrading the fans is recommended. - AssetCALC ID: 6974035

**Exhaust Fan in Poor condition.**

Roof or Wall-Mounted, 16" Damper
Plainfield Memorial School Roof

Uniformat Code: D3060
Recommendation: **Replace in 2024**

Priority Score: **85.8**

Plan Type:
Performance/Integrity

Cost Estimate: \$2,500

\$\$\$\$

The exhaust fans date from 1992 and generally have issues with reliability and performance. Upgrading the fans is recommended. - AssetCALC ID: 6974028

**Exhaust Fan in Poor condition.**

Roof or Wall-Mounted, 16" Damper
Plainfield Memorial School Roof

Uniformat Code: D3060
Recommendation: **Replace in 2024**

Priority Score: **85.8**

Plan Type:
Performance/Integrity

Cost Estimate: \$2,500

\$\$\$\$

The exhaust fans date from 1992 and generally have issues with reliability and performance. Upgrading the fans is recommended. - AssetCALC ID: 6973983



Parking Lots in Poor condition.

Pavement, Asphalt
 Plainfield Memorial School Site

Uniformat Code: G2020
 Recommendation: **Seal and Stripe in 2023**

Priority Score: **84.9**

Plan Type:
 Performance/Integrity

Cost Estimate: \$26,500

\$\$\$\$

The pavement surface exhibits significant cracking. Sealing and stripping the cracks is recommended to bolster the integrity and lengthen the life of the asphalt pavement. - AssetCALC ID: 6974024



Athletic Surfaces and Courts in Poor condition.

Basketball/General, Asphalt Pavement
 Plainfield Memorial School Site

Uniformat Code: G2050
 Recommendation: **Seal and Stripe in 2023**

Priority Score: **82.9**

Plan Type:
 Performance/Integrity

Cost Estimate: \$9,100

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The pavement surface exhibits significant cracking. Sealing and stripping the cracks is recommended to bolster the integrity and lengthen the life of the asphalt pavement. - AssetCALC ID: 6974070



Unit Heater in Poor condition.

Electric
 Plainfield Memorial School Entryways

Uniformat Code: D3020
 Recommendation: **Replace in 2024**

Priority Score: **81.8**

Plan Type:
 Performance/Integrity

Cost Estimate: \$13,900

\$\$\$\$

The wall-mounted electric heaters date from 1992 and are recommended for replacement as part of an overall HVAC renovation. - AssetCALC ID: 6974080



Baseboard Heater in Poor condition.

Electric, 6 LF
 Plainfield Memorial School Throughout building

Uniformat Code: D3020
 Recommendation: **Replace in 2024**

Priority Score: **81.8**

Plan Type:
 Performance/Integrity

Cost Estimate: \$2,200

\$\$\$\$

The electric baseboard heaters date from 1992 and are recommended for replacement as part of an overall HVAC renovation. - AssetCALC ID: 6974056



Air Handler in Poor condition.

Interior AHU, Easy/Moderate Access, 801 to 1200 CFM
Plainfield Memorial School Kitchen closet

Uniformat Code: D3050
Recommendation: **Replace in 2024**

Priority Score: **81.8**

Plan Type:
Performance/Integrity

Cost Estimate: \$9,700

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The air handler dates from 1992 and generally have issues with reliability and performance. Upgrading the AHU is recommended. - AssetCALC ID: 6974034



Shed/Gazebo/Shade Structure in Poor condition.

Wood or Metal-Framed, Basic/Minimal
Plainfield Memorial School Site

Uniformat Code: F1020
Recommendation: **Replace in 2024**

Priority Score: **81.8**

Plan Type:
Performance/Integrity

Cost Estimate: \$1,500

\$\$\$\$

The storage shed shows evidence of significant wear and tear. A new shed is recommended. - AssetCALC ID: 6974011

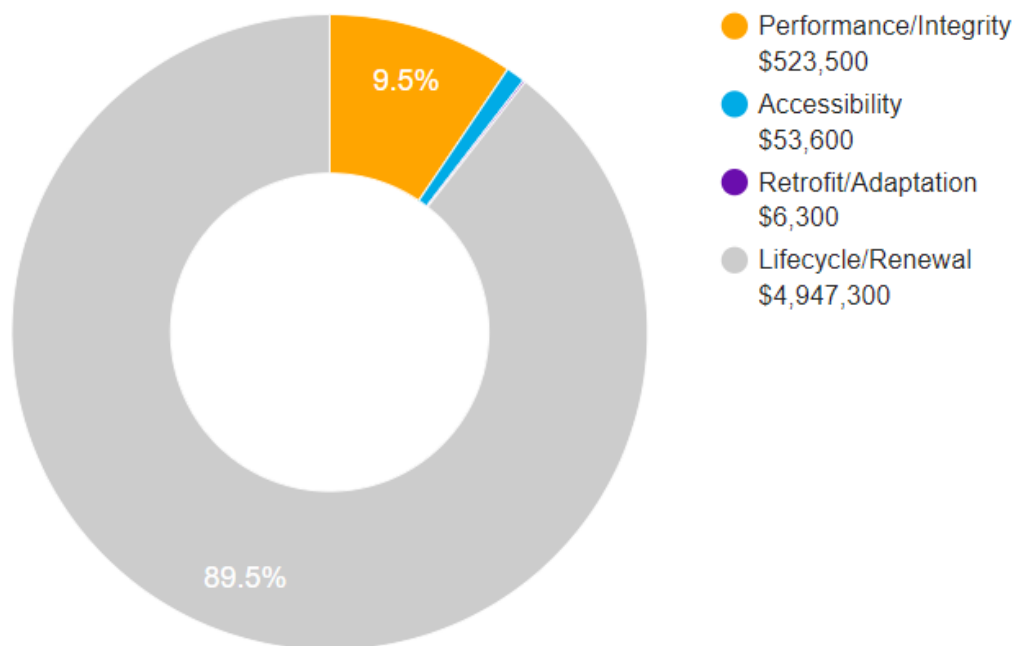
Plan Types

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.

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 not currently deficient or problematic but for which future replacement or repair is anticipated and budgeted.

Plan Type Distribution (by Cost)



10-YEAR TOTAL: \$5,530,700

2. Building and Site Information



Systems Summary

System	Description	Condition
Structure	Masonry bearing walls with metal roof deck supported by open-web steel joists (original building) and wood roof deck supported by wood joists (addition) and concrete strip/wall footing foundation system	Good
Façade	Primary Wall Finish: Brick Secondary Wall Finish: Vinyl Siding Windows: Aluminum	Fair
Roof	Primary: Flat construction with single-ply EPDM membrane Secondary: Hip construction with asphalt shingles	Fair
Interiors	Walls: Painted gypsum board, CMU, and brick, unfinished Floors: VCT, quarry tile, wood strip, terrazzo Ceilings: Suspended ACT, painted gypsum board, unfinished/exposed	Fair
Elevators	Passenger: One hydraulic car serving both levels	Fair
Plumbing	Distribution: Copper supply and cast iron waste and venting Hot Water: Electric water heaters with integral tanks Fixtures: Toilets and sinks in all restrooms; Urinals in boy's rooms; Sinks in classrooms and breakrooms	Fair
HVAC	Non-Central System: Rooftop packaged units Supplemental components: Ductless split-systems; Baseboard and cabinet electric heaters; Unit ventilators Ventilation: Rooftop exhaust fans	Fair
Fire Suppression	Wet-pipe sprinkler system at theater stage areas, fire extinguishers, and kitchen hood system	Fair

Systems Summary		
Electrical	Source and Distribution: Main distribution panel with copper wiring Interior Lighting: LED Emergency Power: None	Fair
Fire Alarm	Alarm panel with smoke detectors, heat detectors, alarms, strobes, pull stations, back-up emergency lights, and exit signs	Fair
Equipment/Special	Commercial kitchen equipment	Fair
Site Pavement	Asphalt lots and drive aisles with adjacent concrete sidewalks, curbs, ramps, and stairs	Fair
Site Development	Building-mounted and property entrance signage; Chain link fencing Playgrounds, basketball court, sports fields Furnished with park benches, picnic tables, trash receptacles	Fair
Landscaping and Topography	Significant landscaping features including lawns, trees, and bushes Irrigation not present No retaining walls Low to moderate site slopes throughout	Fair
Utilities	Municipal water and sewer Local utility-provided electric and natural gas	Good
Site Lighting	Pole-mounted: Metal halide, LED Building-mounted: LED	Good
Ancillary Structures	Storage shed, shade structure	Fair
Accessibility	Presently it does not appear an accessibility study is needed for this property. See Appendix D.	
Key Issues and Findings	Aged and inefficient windows, dated door hardware, some antiquated HVAC components and infrastructure, building mostly lacks fire suppression, significant cracking on asphalt pavement, ramshackle storage shed	

Systems 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	-	-	-	\$14,000	-	\$14,000
Facade	-	\$108,800	\$27,800	\$36,400	-	\$173,000
Roofing	-	-	-	\$556,200	-	\$556,200
Interiors	-	\$53,500	\$5,800	\$819,100	\$474,400	\$1,352,900
Conveying	-	-	-	\$97,500	-	\$97,500
Plumbing	-	-	-	\$1,266,700	\$158,000	\$1,424,700
HVAC	-	\$288,600	\$13,400	\$301,700	\$191,800	\$795,500
Fire Protection	-	-	-	\$6,800	\$5,600	\$12,400
Electrical	-	-	\$3,200	\$394,900	\$441,500	\$839,600
Fire Alarm & Electronic Systems	-	-	\$211,500	\$244,100	\$489,500	\$945,100
Equipment & Furnishings	-	-	\$195,400	\$27,200	\$237,000	\$459,600
Special Construction & Demo	-	\$1,500	-	-	\$39,100	\$40,600
Site Pavement	\$26,500	-	\$269,500	\$131,900	\$89,100	\$516,900
Site Utilities	-	-	-	\$26,600	\$22,200	\$48,800
Site Development	\$9,100	\$17,600	\$49,200	\$326,100	\$371,600	\$773,600
TOTALS (3% inflation)	\$35,600	\$470,000	\$775,700	\$4,249,200	\$2,519,800	\$8,050,300

3. Property Space Use and Observed Areas

Areas Observed

The interior spaces were observed in order to gain a clear understanding of the property's overall condition. Other areas accessed included the site within the property boundaries, the exterior of the property, and the roofs.

Key Spaces Not Observed

All key areas of the property were accessible and observed.

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 checklists that are 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 particular assessment. A full measured ADA survey would be required to identify any and all 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 not included in the dataset
- For any “none” boxes checked or reference to “no issues” identified, that alone does not guarantee full compliance

The facility was originally constructed in 1970. The facility was substantially renovated and an addition was built in 1992 and some accessibility improvements appear to have been implemented at that time.

No information about complaints or pending litigation associated with potential accessibility issues was provided during the interview process.

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. Energy and Sustainability

Bureau Veritas has reviewed the building assets of the subject property to identify potential upgrades that will contribute to the school's energy efficiency goals. This analysis identifies building components and equipment that no longer meet current energy efficiency standards and can be considered for upgrades to reduce energy usage, water usage or environmental impact.

The potential energy and sustainability upgrades listed in the following table were evaluated. For each item, we have determined whether the item is (1) not applicable to the subject building, (2) already implemented, or (3) a possible viable upgrade that should be considered for implementation.



Energy and Water Conservation Measures				
Category	ECM Description	NA	In Place	Evaluate
Envelope	Add Reflective Coating To Exterior Windows	✓		
Envelope	Upgrade Exterior Windows			✓
Envelope	Upgrade Wall Insulation		✓	
Envelope	Upgrade Attic Insulation		✓	
Envelope	Air seal Bldg. Control External Air Leakage		✓	
Envelope	Install Rapid Closing Overhead Doors -Warehouse/loading dock	✓		
Envelope	Install Reflective Insulation Between Radiators And External Wall	✓		
Pump /Fan Motors	High Efficiency Motors - Circulation Pumps	✓		
Pump /Fan Motors	VFD on AHU and Pump Motors			✓
Pump /Fan Motors	High Efficiency Motors - Cooling Towers	✓		
Controls	Install Building Energy Management System			✓
Controls	Upgrade Pneumatic to DDC for Building Controls			✓
Controls	Install Self Learning Programmable Thermostats	✓		
Controls	Upgrade Older Building Energy Management Systems			✓
Controls	Install Thermostatic Radiator Valve (TRV) controls for Steam Radiators	✓		
Controls	Timers on Building Exhaust Fans	✓		
Controls	Re-Commission The Building and Its Control Systems	✓		
Motors	High Efficiency Motors - AHU/RTU			✓
Air Handling	Outside Air Control Through Co2 Sensors in AHU			✓
Air Handling	Steam Clean AHU Fan Coils			✓
Air Handling	Replace Rooftop Package Unit		✓	
Air Handling	Insulate Air Ducts		✓	
Air Handling	Install Energy Recovery Wheels	✓		
Cooling	Install SEER 16+ Split Air Conditioning Systems	✓		
Cooling	Install SEER 18+ Ductless Split Air Conditioning System		✓	
Cooling	Install EER 10+ Through the Window AC Units			✓
Cooling	Install Chilled Water Reset Control	✓		
Cooling	Upgrade Chillers /Cooling Systems	✓		
Cooling	Insulate Refrigerant Lines	✓		
Heating	Install High Efficiency Boilers	✓		

Energy and Water Conservation Measures				
Category	ECM Description	NA	In Place	Evaluate
Heating	Install Condensing Furnaces	✓		
Heating	Install Radiant Heat in Warehouse	✓		
Heating	Replace Defective Steam Traps	✓		
Heating	Repair / Install Hot Water Pipe Insulation		✓	
Heating	Repair /Install Insulation on Hot Surfaces And Tanks		✓	
Heating	Replace Unit Electric Heaters with Natural Gas Fired Unit Heaters	✓		
Heating	Upgrade Electric Heating System To Heat Pumps			✓
DWH	Upgrade Domestic Water heaters		✓	
DWH	Setback loop on Circulation Pump		✓	
DWH	Lower DWH Setpoint to 122F		✓	
Lighting	Upgrade Incandescent/CFL to LED		✓	
Lighting	Upgrade Linear Fluorescent to LED		✓	
Lighting	Install Automatic Lighting Controls			✓
Lighting	EXIT Signs to LED			✓
Lighting	Bilevel in Hallways and Stairwell		✓	
Lighting	Exterior Lights to LED		✓	
Appliances /Vending	Energy Star Refrigerators in Breakrooms / Community Rooms			✓
Appliances /Vending	Replace Existing Freezers With High Efficiency Freezers			✓
Appliances /Vending	Install Front Load Commercial / Residential Washers			✓
Appliances /Vending	Install Energy Savers on Vending, Snack Machines	✓		
Plumbing	Install 1.5GPM Low Flow Shower Heads	✓		
Plumbing	Install 0.5 Low Flow Faucet Aerators in Restrooms		✓	
Plumbing	Install 1.5GPM Aerator in Kitchen/ Break Rm. Faucets		✓	
Plumbing	Install 1.0GPM Low Flow Flush Tank Toilets		✓	
Plumbing	Install 0.125GPF Urinals		✓	
Plumbing	Retrofit Commercial Toilets to Dual Flush	✓		
Utility Metering	Install Sub-meters For Electric / Water	✓		
Utility Metering	Disconnect and Reconcile Multiple Utility Meters	✓		
Irrigation	Install Smart Irrigation System	✓		

Key

NA	Measure not applicable for the given facility
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Energy and Water Conservation Measures				
Category	ECM Description	NA	In Place	Evaluate
In Place	Measure has already been implemented at the given facility			
Evaluate	Measure is applicable and should be evaluated for financial feasibility for the given facility			



Building Recommended Operation and Maintenance Plan

The quality of the maintenance and the operation of the facility's energy systems have a direct effect on its overall energy efficiency. Energy-efficiency needs to be a consideration when implementing facility modifications, equipment replacements, and general corrective actions. The following is a list of building maintenance activities typical for commercial facilities that should be considered and their applicability to this facility.

Building Envelope

- ✓ Ensure that the building envelope has proper caulking and weather stripping.
- ✓ Patch holes in the building envelope with foam insulation and fire rated caulk around combustion vents
- ✓ Inspect building vents semiannually for bird infestation
- ✓ Inspect windows monthly for damaged panes and failed thermal seals
- ✗ Repair and adjust automatic door closing mechanisms as needed.

Heating and Cooling

- ✗ Pilot lights on furnaces and boilers be turned off in summer
- ✗ All preventive maintenance should be performed on all furnaces and boilers, which would include cleaning of burners and heat exchanger tubes.
- ✗ Ensure that the combustion vents exhaust outside the conditioned space and the vent dampers are functional
- ✗ Ensure that the control valves are functioning properly before start of every season
- ✗ Ensure steam traps are functional before start of each heating season
- ✗ Ensure use of chemical treatment for boiler make up water
- ✗ Ensure boiler outside temperature re-set is set to 55F
- ✗ Ensure use of chemical treatment for cooling tower water to prevent corrosion
- ✓ Ensure the duct work in unconditioned space is un-compromised and well insulated
- ✓ Duct cleaning is recommended every 10 years. This should include sealing of ducts using products similar to 'aero-seal'
- ✗ Ensure use of economizer mode is functional and used
- ✗ Ensure that the outside air dampers actuators are operating correctly
- ✓ Ensure air coils in the AHU and FCA's are pressure washed annually
- ✓ Return vents should remain un-obstructed and be located centrally
- ✓ Temperature settings reduced in unoccupied areas and set points seasonally adjusted.
- ✓ Evaporator coils and condenser coils should be regularly cleaned to improve heat transfer
- ✓ Refrigerant pipes should be insulated with a minimum of ¾" thick Elastomeric Rubber Pipe Insulation
- ✓ Ensure refrigerant pressure is maintained in the condensers
- ✓ Change air filters on return vents seasonally. Use only filters with 'Minimum Efficiency Rating Value'(MERV) of 8

Central Domestic Hot Water Heater

- ✗ Never place gas fired water heaters adjacent to return vents so as to prevent flame roll outs
- ✓ Ensure the circulation system is on timer to reduce the losses through re-circulation
- ✓ Ensure all hot water pipes are insulated with fiberglass insulation at all times
- ✓ Replacement water heater should have Energy Factor (EF)>0.9
- ✓ Tank-type water heaters flushed monthly

Lighting Improvements

- ✓ Utilize bi-level lighting controls in stairwells and hallways.
- ✓ Use LED replacement lamps
- ✓ Clean lighting fixture reflective surfaces and translucent covers.
- ✓ Ensure that timers and/or photocells are operating correctly on exterior lighting
- ✓ Use occupancy sensors for offices and other rooms with infrequent occupancy

Existing Equipment and Replacements

- ✓ Ensure that refrigerator and freezer doors close and seal correctly
- ✓ Ensure kitchen and bathroom exhaust outside the building and the internal damper operates properly
- ✓ Ensure that bathroom vents exhaust out
- ✓ Office/ computer equipment either in the “sleep” or “off” mode when not used

Key

x	Maintenance Measure is Not Applicable For the Given Facility
✓	Maintenance Measure is Applicable For the Given Facility



6. 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 the 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.

7. 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's or component's respective 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.

Exceedingly Aged

A fairly common scenario encountered during the assessment process, and a frequent source of debate, occurs when classifying and describing "very old" systems or components that are still functioning adequately and do not appear nor were reported to be in any way deficient. To help provide some additional intelligence on these items, such components will be tagged in the database as Exceedingly Aged. This designation will be reserved for mechanical or electrical systems or components that have aged well beyond their industry standard lifecycles, typically at least 15 years beyond and/or twice their Estimated Useful Life (EUL). In tandem with this designation, these items will be assigned a Remaining Useful Life (RUL) not less than two years but not greater than 1/3 of their standard EUL. As such the recommended replacement time for these components will reside outside the typical Short Term window but will not be pushed 'irresponsibly' (too far) into the future.

8. Certification

Plainfield Public Schools (the Client) retained Bureau Veritas to perform this Facility Condition Assessment in connection with its continued operation of Plainfield Memorial School, 95 Canterbury Road, Plainfield, Connecticut 06374, 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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9. Appendices

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

Appendix A: Photographic Record

Photographic Overview



1 - FRONT ELEVATION



2 - LEFT ELEVATION



3 - REAR ELEVATION



4 - RIGHT ELEVATION



5 - PRIMARY ENTRANCE



6 - SECONDARY ENTRANCE

Photographic Overview



7 - PRIMARY ROOF OVERVIEW



8 - SECONDARY ROOF OVERVIEW



9 - OFFICES



10 - TYPICAL HALLWAY



11 - NURSE'S ROOM



12 - TYPICAL CLASSROOM

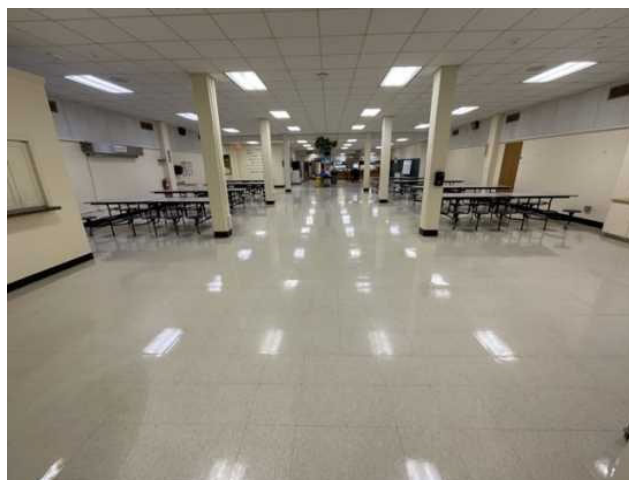
Photographic Overview



13 - TYPICAL CLASSROOM



14 - FACULTY LOUNGE



15 - CAFETERIA



16 - LIBRARY



17 - MUSIC ROOM



18 - ART ROOM

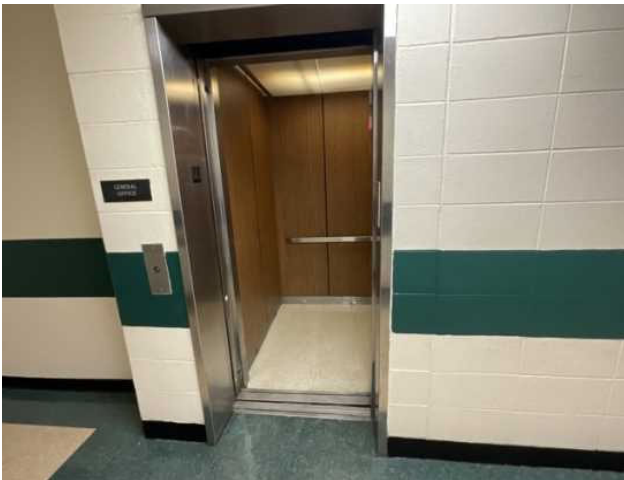
Photographic Overview



19 - OCCUPATIONAL THERAPY/PHYSICAL THERAPY ROOM



20 - KITCHEN



21 - PASSENGER ELEVATOR



22 - PASSENGER ELEVATOR



23 - WATER HEATER



24 - RESTROOM FIXTURES

Photographic Overview



25 - ROOFTOP PACKAGE UNITS



26 - DUCTLESS SPLIT SYSTEM



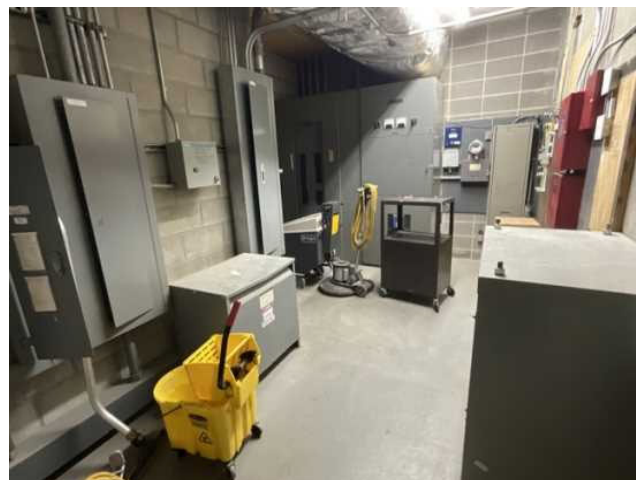
27 - UNIT VENTILATOR



28 - ELECTRIC BASEBOARD HEATER



29 - EXHAUST FANS



30 - MAIN ELECTRICAL EQUIPMENT

Photographic Overview



31 - INTERIOR LIGHTING SYSTEM



32 - FIRE ALARM PANEL



33 - FIRE ALARM DEVICES



34 - SECURITY/SURVEILLANCE SYSTEM



35 - INTRUSION DETECTION SYSTEM



36 - FOODSERVICE EQUIPMENT

Photographic Overview



37 - MAIN PARKING AREA



38 - SECONDARY PARKING AREA



39 - OVERVIEW OF PLAYGROUND



40 - OUTDOOR PICNIC AREA



41 - SITE FENCING



42 - SHADE STRUCTURE

Appendix B:

Site Plan

Site Plan



Project Name	Project Number
Plainfield Public Schools Plainfield Memorial School	163022.23R000-004.379
Source	On-Site Date
Town of Plainfield GIS	September 13, 2023

Appendix C: Pre-Survey Questionnaire



Energy & FCA Audit Pre-Survey Questionnaire

This questionnaire must be completed by the property owner, the owner's designated representative, or someone knowledgeable about the subject property. During the site visit, BV's Field Observer may ask for details associated with selected questions. This questionnaire will be utilized as an exhibit in BV's final report.

Name of Institution:	Plainfield Public Schools		
Name of Building: Plainfield Memorial School	Building #:		
Name of person completing questionnaire: Tammy Wood Natasha Hutchinson			
Length of Association with the Property: 13 10		Phone Number: 860 564 6440	

Site Information					
Year of Construction?	1970				
No. of Stories?	2				
Total Site Area?	12				
Total Building Area?	53,400				
Parking	Open Parking	Enclosed Parking	Partly Enclosed Parking	Is parking Heated?	
Parking Area?	Yes	No	No	No	
Area Heated (%)	99%				
Area Cooled (%)	99% Cooling Equipment Redundancy? N // N+1 // N+2 // >2N				
Total Conditioned Area (%)	%				
Primary Heating System?	NOVAR Electric				
Secondary Heating System?	Mitsubishi Electric				
If Oil Used for Heating- Tank Capacity	Gallons		No. of Tanks		
Primary Cooling System & Capacity?					
Do Any HVAC Systems Use R-11, R-12 or R-22 Refrigerants?					
	Elec.	Natural Gas	Propane	No.2 Oil	Dist. Steam
Primary Heating Fuel?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Secondary Heating Fuel?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Domestic Water Heater Fuel?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	

Building Occupancy/Schedule		
Facility Occupancy (avg. people ea. day)	544	
After Hours Facility Occupancy (avg. people /day)	(2) Outside Groups (20)	
Standard Staff Work Timing	7:00 AM- 4:30PM	
Maintenance Staff Hours	6: 00 AM/ 10 00PM	
Number of Computers at Site	500+	
Day	Hours open to Public	Hours open to Staff
Monday	7:00 AM- 4:00 PM	6:00 AM- 10:00 PM
Tuesday	7:00 AM- 4:00 PM	6:00 AM- 10:00 PM
Wednesday	7:00 AM- 4:00 PM	6:00 AM- 10:00 PM
Thursday	7:00 AM- 4:00 PM	6:00 AM- 10:00 PM
Friday	7:00 AM- 4:00 PM	6:00 AM- 10:00 PM
Saturday	: AM/PM - : AM/PM	: AM/PM - : AM/PM
Sunday	: AM/PM - : AM/PM	: AM/PM - : AM/PM



Energy & FCA Audit Pre-Survey Questionnaire

Number of Months the Facility Operates in a Year?	12
Estimated Percentage of Male Staff and Guests	5/65 1 %

Inspections	Date of Last Inspection	List of Any Outstanding Repairs Required
1. Elevators	8/23	inspected
2. HVAC Mechanical, Electric, Plumbing?	7/23	Inspected/Maintained
3. Life-Safety/Fire?	6/23	Inspected/Maintained
4. Roofs?	n/a	Gutters cleaned

Key Questions	Response
Major Capital Improvements in Last 3 yrs.	Replaced doors, cameras, fob entry, fire doors magnetized, resurface blacktop
Planned Capital Expenditure for Next Year?	Field, Heating Cooling Asphalt Intercom for outside
Age of the Roof?	2016
What bldg. Systems Are Responsibilities of Tenants? (HVAC/Roof/Interior/Exterior/Paving)	all

Unk = Unknown, NA = Not Applicable	Yes	No	NA	Unk	Comments
1. Are the plumbing fixtures Low Flow (Below 2.0GPM, .6GPF)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
2. Are there any vacant buildings or significant building areas?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
3. Do tenants pay for utilities at leased properties?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
4. Does the owner pay for exterior site lighting electricity?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
5. Any Issues with exterior Lighting?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	

Preventive Maintenance of Mechanical System		
Systems	Annual Professional Maintenance	Seldom or Never Maintained
Tenant Space Heating Systems (Furnace/Boilers/Heat pumps)	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Tenant Space Cooling Systems (Condensers/Window AC)	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Domestic Water Heaters	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Air Quality – Air Handling Unit - Air Filter Rating (MERV):	MERV- _8	
Air Quality – Annual Frequency of Filter Check	Annually	

Utility Metering		
	Qty	Comments?
# of Elevators	1	Hydraulic/Traction
# of Electric Meters	1	
# of Nat. Gas Meters	0	
# of Water Meters	1	
# of Backup Generator	0	Generator Fuel?
Does facility have 3rd party power Procurement agreement?	0	
% of Green energy procured (Electric)	0	— %



Energy & FCA Audit Pre-Survey Questionnaire

% of Green energy procured (Natural Gas)	0	— %
Facility generates part of energy through onsite renewable?	No	
Facility has onsite battery storage system?	No	
Mechanical system sub-metered (boiler make-up water /humidifier)?	n/a	
Makeup water for cooling tower metered Separately (if applicable)?	n/a	
Irrigation system metered separately (if applicable)?	n/a	

Building Appliances		
	Value	Additional Comments?
Percentage of Energy Star Certified Refrigerators	2%	Nurse workroom upper
Percentage of Refrigerators older than 8 years	70%	All kitchen equipment 20+ years
Cooking Range Type (Electric/Gas/Propane)	electric	
Laundry System (Leased/Owned)	owned	
No. of Washers	1	
No. of Dryers	1	



Energy & FCA Audit Pre-Survey Questionnaire

Mark the column corresponding to the appropriate response. Please provide additional details in the Comments column, or backup documentation for any Yes responses. (NA indicates "Not Applicable", Unk indicates "Unknown")

QUESTION	Y	N	Unk	NA	COMMENTS
ZONING, BUILDING DESIGN & LIFE SAFETY ISSUES					
1 Are there any unresolved building, fire, or zoning code issues?	x				Bottom Stairwell door
2 Is there any pending litigation concerning the property?		x			
3 Are there any other significant issues/hazards with the property?	x				Heating cooling asphalt
4 Are there any unresolved construction defects at the property?		x			
5 Has any part of the property ever contained visible suspect mold growth?		x			
6 Is there a mold Operations and Maintenance Plan?		x			
7 Are there any recalled fire sprinkler heads (Star, GEM, Central, and Omega)?			x		
8 Have there been indoor air quality or mold related complaints from tenants?		x			
GENERAL SITE					
9 Are there any problems with erosion, storm water drainage or areas of paving that do not drain?	x				Playground asphalt
10 Are there any problems with the landscape irrigation systems?				x	needed
BUILDING STRUCTURE					
11 Are there any problems with foundations or structures?		x			
12 Is there any water infiltration in basements or crawl spaces?				x	
13 Has a termite/wood boring insect inspection been performed within the last year?			x		
BUILDING ENVELOPE					

Mark the column corresponding to the appropriate response. Please provide additional details in the Comments column, or backup documentation for any Yes responses. (NA indicates "Not Applicable", Unk indicates "Unknown")



Energy & FCA Audit Pre-Survey Questionnaire

QUESTION		Y	N	Unk	NA	COMMENTS
14	Are there any wall, or window leaks?		x			
15	Are there any roof leaks?		x			
16	Is the roofing covered by a warranty or bond?	x				(2026)
17	Are there any poorly insulated areas?		x			
18	Is Fire Retardant Treated (FRT) plywood used?			x		
19	Is exterior insulation and finish system (EIFS) or a synthetic stucco finish used?		x			
BUILDING HVAC AND ELECTRICAL						
20	Are there any leaks or pressure problems with natural gas service?				x	
21	Does any part of the electrical system use aluminum wiring?		x			
22	Do Commercial units have less than 200-Amp service?		x			
23	Are there any problems with the utilities, such as inadequate capacities?	y				
ADA						
25	Has the management previously completed an ADA review?			x		
26	Have any ADA improvements been made to the property?	x				Bathroom upgrade, water fountain to be installed in gym
27	Does a Barrier Removal Plan exist for the property?			x		
28	Has the Barrier Removal Plan been approved by an arms-length third party?			x		
Mark the column corresponding to the appropriate response. Please provide additional details in the Comments column, or backup documentation for any Yes responses. (NA indicates "Not Applicable", Unk indicates "Unknown")						
QUESTION		Y	N	Unk	NA	COMMENTS
29	Has building ownership or management received any ADA related complaints?		x			



Energy & FCA Audit Pre-Survey Questionnaire

30	Does elevator equipment require upgrades to meet ADA standards?		x		
PLUMBING					
31	Is the property served by private water well?		x		Sprinkler System/well
32	Is the property served by a private septic system or other waste treatment systems?		x		
33	Is polybutylene piping used?		x		
34	Are there any plumbing leaks or water pressure problems?		x		

Issues or Concerns That BV Should Know About?

1.	
2.	
3.	

Items Provided to BV Auditors

	Yes	No	N/A	Additional Comments?
Access to All Mechanical Spaces	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Access to Roof/Attic Space	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Access to Building As-Built Drawings	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Site plan with bldg., roads, parking and other features	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Access to last 12/24 Months Common Area Utility Data	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Contact Details of Mech, Elevator, Roof, Fire Contractors:	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Previous reports pertaining to the physical condition of property.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
ADA survey and status of improvements implemented.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Current / pending litigation related to property condition.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Any brochures or marketing information.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Appraisal, either current or previously prepared.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Summary of Projects executed in last 5 years	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	

Signature of person Interviewed or completing form

Date

Appendix D:

Accessibility Review and Photos

Visual Checklist - 2010 ADA Standards for Accessible Design**Property Name:** Plainfield Memorial School**BV Project Number:** 163022.23R000-004.370**Abbreviated Accessibility Checklist**

Facility History & Interview

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

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



EXTERIOR ROUTE OF TRAVEL



ACCESSIBLE PATH

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

Abbreviated Accessibility Checklist

Building Entrances



MAIN ENTRANCE



ADDITIONAL ENTRANCE

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

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

Abbreviated Accessibility Checklist

Interior Accessible Route



INTERIOR PATH OF TRAVEL



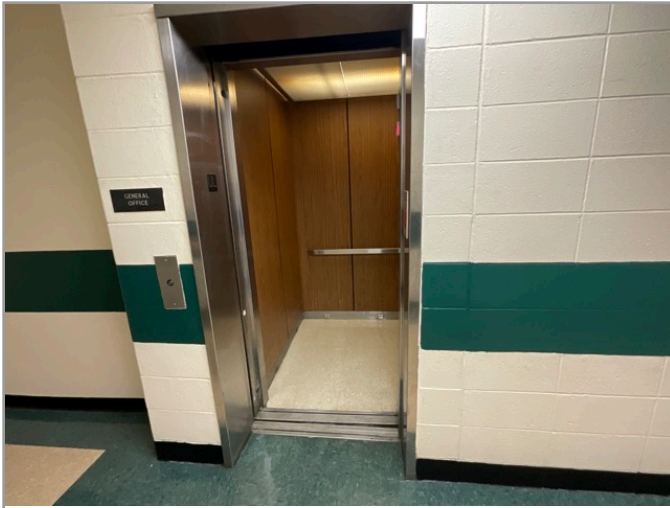
DOOR HARDWARE

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

Abbreviated Accessibility Checklist

Elevators



PASSENGER ELEVATOR



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 ?	✕			
8	Are audible and visual floor position indicators provided in the elevator car?	✕			
9	Is the emergency call system on or adjacent to the control panel and does it not require voice communication ?	✕			

Abbreviated Accessibility Checklist

Public Restrooms



TOILET STALL OVERVIEW



RESTROOM SINK

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 ?	×			
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 ?			×	
9	Do accessories and mirrors appear to be mounted at a compliant height ?	×			

Abbreviated Accessibility Checklist

Kitchens/Kitchenettes



BREAKROOM OVERVIEW



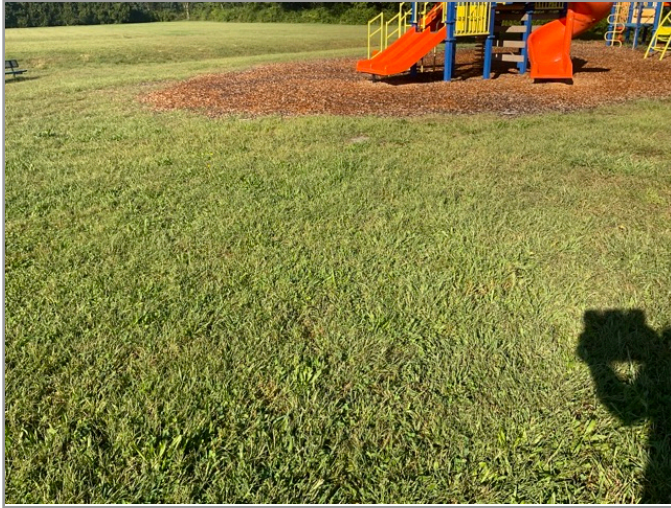
BREAKROOM SINK

Question		Yes	No	NA	Comments
1	Do kitchens/kitchenettes appear to have a minimum compliant path of travel or area of maneuverability ?	✗			
2	Are the appliances centered for a parallel or forward approach with adequate clear floor space ?	✗			
3	Is there an accessible countertop/preparation space of proper width and height ?	✗			
4	Is there an accessible sink space of proper width and height ?		✗		
5	Does the sink faucet have compliant handles ?	✗			
6	Is the plumbing piping under the sink configured to protect against contact ?			✗	

7	Are the cooktop/range controls front-mounted (or in a location that does not require reaching across the burners) ?			✕	
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Abbreviated Accessibility Checklist

Playgrounds & Swimming Pools



ROUTE TO PLAYGROUND



OVERVIEW OF PLAYGROUND

Question		Yes	No	NA	Comments
1	Is there an accessible route to the play area / s?		×		
2	Has the play area been reviewed for accessibility ?			×	
3	Are publicly accessible swimming pools equipped with an entrance lift ?			×	

Appendix E: Component Condition Report

Component Condition Report | Plainfield Memorial School

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Structure						
B1080	Site	Fair	Stairs, Concrete, Exterior	180 SF	10	6974090
Facade						
B2010	Building Exterior	Fair	Exterior Walls, Vinyl Siding	3,200 SF	10	6974062
B2020	Building Exterior	Fair	Window, Aluminum Double-Glazed, 28-40 SF	12	5	6973984
B2020	Cafeteria	Fair	Screens & Shutters, Rolling Security Shutter, 10 to 50 SF	1	10	6974019
B2020	Building Exterior	Poor	Storefront, Glazing & Framing	1,100 SF	1	6974057
B2020	Building Exterior	Poor	Window, Aluminum Double-Glazed, 28-40 SF	32	1	6974067
B2050	Building Exterior	Fair	Exterior Door, Steel, Standard	9	10	6974060
B2050	Building Exterior	Fair	Exterior Door, Aluminum-Framed & Glazed, Standard Swing	6	5	6974078
Roofing						
B3010	Roof	Fair	Roofing, Single-Ply Membrane, EPDM	32,400 SF	10	6974053
B3010	Roof	Fair	Roofing, Asphalt Shingle, 30-Year Premium	6,800 SF	10	6973981
Interiors						
C1030	Throughout building	Fair	Interior Door, Wood, Solid-Core	116	20	6974051
C1030	Throughout building	Fair	Interior Door, Aluminum-Framed & Glazed, Standard Swing	41	20	6974059
C1030	Throughout building	Poor	Door Hardware, School, per Door	120	2	6974000
C1070	Throughout building	Fair	Suspended Ceilings, Acoustical Tile (ACT)	42,000 SF	10	6974054
C1090	Restrooms	Fair	Toilet Partitions, Plastic/Laminate	28	10	6974029
C2010	Throughout building	Good	Wall Finishes, any surface, Prep & Paint	62,000 SF	9	6974026
C2030	Stage	Fair	Flooring, Wood, Strip, Refinish	1,200 SF	5	6974105
C2030	Throughout building	Good	Flooring, Vinyl Tile (VCT)	46,000 SF	10	6973988
C2030	Kitchen	Fair	Flooring, Quarry Tile	2,000 SF	10	6973991
C2030	Stairwell	Fair	Flooring, Terrazzo	1,500 SF	20	6974104
C2030	Restrooms	Fair	Flooring, Ceramic Tile	2,200 SF	10	6974008
Conveying						
D1010	Elevator	Fair	Elevator Cab Finishes, Standard	1	10	6974107
D1010	Elevator room	Fair	Elevator Controls, Automatic, 1 Car	1	10	6974108
D1010	Elevator	Fair	Passenger Elevator, Hydraulic, 2 Floors, Renovate	1	10	6974095
Plumbing						
D2010	Restrooms	Fair	Urinal, Standard	8	10	6974006
D2010	Throughout building	Fair	Sink/Lavatory, Vanity Top, Stainless Steel	21	10	6974091
D2010	Utility closet	Good	Water Heater, Electric, Residential	1	10	6974020
D2010	Restrooms	Fair	Toilet, Commercial Water Closet	36	10	6974012
D2010	Kitchen	Good	Water Heater, Electric, Commercial (12 kW)	1	17	6974015

Component Condition Report | Plainfield Memorial School

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UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D2010	Throughout building	Good	Drinking Fountain, Wall-Mounted, Single-Level	3	10	6974045
D2010	Throughout building	Fair	Sink/Lavatory, Service Sink, Floor	4	10	6974001
D2010	Throughout building	Fair	Plumbing System, Supply & Sanitary, High Density (excludes fixtures)	53,400 SF	10	6974069
D2010	Kitchen closet	Good	Water Heater, Electric, Commercial (36 kW)	1	20	6974050
D2010	Restrooms	Fair	Sink/Lavatory, Wall-Hung, Vitreous China	32	10	6974046
D2020	Kitchen	Fair	Supplemental Components, Grease Trap/Interceptor, Underground	1	10	6974002
D2030	Throughout building	Fair	Plumbing System, Rain Water Drainage, High Density	53,400 SF	20	6974043
HVAC						
D3020	Throughout building	Poor	Cabinet Heater, Electric, 3 to 4 LF	5	1	6974005
D3020	Throughout building	Poor	Baseboard Heater, Electric, 6 LF	8	1	6974056
D3020	Entryways	Poor	Unit Heater, Electric	6	1	6974080
D3030	Building exterior	Good	Split System Ductless, Single Zone	1	11	6974013
D3030	Building exterior	Good	Split System Ductless, Single Zone	1	11	6974038
D3030	Throughout building	Poor	Unit Ventilator, approx/nominal 3 Ton	24	1	6973999
D3030	Building exterior	Good	Split System Ductless, Single Zone	1	11	6974082
D3030	Building exterior	Good	Split System Ductless, Single Zone	1	11	6973977
D3030	Building exterior	Good	Split System Ductless, Single Zone	1	11	6974018
D3030	Building exterior	Good	Split System Ductless, Single Zone	1	11	6974083
D3030	Roof	Good	Split System, Condensing Unit/Heat Pump	1	11	6974007
D3030	Building exterior	Fair	Air Conditioner, Window/Thru-Wall	5	5	6974040
D3030	Building exterior	Good	Split System Ductless, Single Zone	1	11	6974017
D3050	Roof	Good	Packaged Unit, RTU, Pad or Roof-Mounted	1	14	6973985
D3050	Roof	Good	Packaged Unit, RTU, Pad or Roof-Mounted	1	16	6974042
D3050	Roof	Good	Packaged Unit, RTU, Pad or Roof-Mounted	1	15	6974072
D3050	Roof	Good	Packaged Unit, RTU, Pad or Roof-Mounted	1	14	6974025
D3050	Throughout building	Fair	HVAC System, Ductwork, Medium Density	53,400 SF	10	6974041
D3050	Kitchen closet	Poor	Air Handler, Interior AHU, Easy/Moderate Access, 801 to 1200 CFM [AHU-1]	1	1	6974034
D3060	Roof	Poor	Exhaust Fan, Roof or Wall-Mounted, 16" Damper	1	1	6973983
D3060	Roof	Poor	Exhaust Fan, Roof or Wall-Mounted, 16" Damper	1	1	6974028
D3060	Roof	Poor	Exhaust Fan, Roof or Wall-Mounted, 16" Damper	1	1	6974035
D3060	Roof	Poor	Exhaust Fan, Roof or Wall-Mounted, 12" Damper	1	1	6974061
Fire Protection						
D4010	Kitchen	Fair	Fire Suppression System, Commercial Kitchen, per LF of Hood	12 LF	10	6974048
D4010	Stage	Fair	Fire Suppression System, Existing Sprinkler Heads, by SF	3,200 SF	15	6973995
Electrical						
D5020	Electrical room	Fair	Secondary Transformer, Dry, Stepdown	1	10	6973989

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UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D5020	Electrical room	Fair	Distribution Panel, 277/480 V	1	10	6974099
D5020	Electrical room	Fair	Secondary Transformer, Dry, Stepdown	1	10	6974023
D5030	Throughout building	Fair	Electrical System, Wiring & Switches, High Density/Complexity	53,400 SF	10	6974039
D5040	Throughout building	Good	Interior Lighting System, Full Upgrade, High Density & Standard Fixtures	53,400 SF	15	6974047
D5040	Throughout building	Fair	Emergency & Exit Lighting, Emergency Light Pack, 2 Light w/ Battery	12	5	6973990
Fire Alarm & Electronic Systems						
D6060	Classrooms	Fair	Clock System, Time Control Clock	22	10	6974093
D7010	Throughout building	Fair	Intrusion Detection System, Full Alarm System Renovation/Upgrade, Upgrade/Install	53,400 SF	5	6974094
D7030	Throughout building	Good	Security/Surveillance System, Full System Upgrade, Average Density	53,400 SF	12	6974100
D7050	Throughout building	Fair	Fire Alarm System, Full System Upgrade, Standard Addressable, Upgrade/Install	53,400 SF	8	6974097
D7050	Electrical room	Fair	Fire Alarm Panel, Fully Addressable	1	8	6973993
Equipment & Furnishings						
E1030	Kitchen	Fair	Foodservice Equipment, Refrigerator, 1-Door Reach-In	1	5	6974022
E1030	Kitchen	Fair	Foodservice Equipment, Freezer, Chest	1	5	6974101
E1030	Kitchen	Fair	Foodservice Equipment, Food Warmer, Tabletop Drawers (Set of 4)	2	5	6974085
E1030	Kitchen	Fair	Foodservice Equipment, Food Warmer, Proofing Cabinet on Wheels	1	5	6974021
E1030	Kitchen	Fair	Foodservice Equipment, Freezer, 2-Door Reach-In	1	5	6974064
E1030	Kitchen	Fair	Foodservice Equipment, Refrigerator, 3-Door Reach-In	1	5	6974089
E1030	Kitchen	Good	Foodservice Equipment, Exhaust Hood, 3 to 6 LF	1	14	6974098
E1030	Kitchen	Fair	Foodservice Equipment, Refrigerator, 4-Door Reach-In	1	5	6973982
E1030	Kitchen	Fair	Foodservice Equipment, Dishwasher Commercial	1	5	6974077
E1030	Kitchen	Fair	Foodservice Equipment, Refrigerator, 1-Door Reach-In	1	8	6974063
E1030	Kitchen	Fair	Foodservice Equipment, Refrigerator, 1-Door Reach-In	1	5	6974037
E1030	Kitchen	Fair	Foodservice Equipment, Refrigerator, 4-Door Reach-In	1	5	6974073
E1030	Kitchen	Good	Foodservice Equipment, Freezer, Chest	1	10	6973986
E1030	Kitchen	Fair	Foodservice Equipment, Garbage Disposal, 1 to 3 HP	1	5	6974055
E1030	Nurse's room	Good	Foodservice Equipment, Icemaker, Tabletop	1	9	6974049
E1030	Kitchen	Good	Foodservice Equipment, Convection Oven, Double	1	9	6973979
E1040	Throughout building	Good	Healthcare Equipment, Defibrillator (AED), Cabinet-Mounted	2	7	6974071
E1060	Nurse's room	Good	Residential Appliances, Refrigerator, 14 to 18 CF	1	12	6974087
E1060	Staff room	Good	Residential Appliances, Refrigerator, 14 to 18 CF	1	13	6973996
E1060	Faculty Lounge	Fair	Residential Appliances, Refrigerator, 14 to 18 CF	1	7	6974066
E1060	Kitchen	Good	Residential Appliances, Refrigerator, 14 to 18 CF	1	13	6974086
E1060	Nurse's room	Good	Residential Appliances, Washer/Dryer Combo Unit	1	12	6974004
E1060	Kitchen	Fair	Residential Appliances, Refrigerator, 14 to 18 CF	1	4	6973987
E1070	Stage	Fair	Theater & Stage Equipment, Flameproof Curtain, Medium Weight Velour	600 SF	5	6973998

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UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
E2010	Upper rooms	Good	Casework, Cabinetry, Hardwood Standard	68 LF	18	6974068
E2010	Throughout building	Fair	Casework, Countertop, Plastic Laminate	118 LF	5	6974030
E2010	Upper rooms	Good	Casework, Countertop, Plastic Laminate	42 LF	13	6974106
E2010	Throughout building	Fair	Casework, Cabinetry, Hardwood Standard	244 LF	5	6974075
Special Construction & Demo						
F1020	Site	Fair	Shed/Gazebo/Shade Structure, Wood or Metal-Framed, Basic/Minimal	900 SF	17	6974076
F1020	Site	Poor	Shed/Gazebo/Shade Structure, Wood or Metal-Framed, Basic/Minimal	56 SF	1	6974011
Pedestrian Plazas & Walkways						
G2020	Site	Fair	Parking Lots, Pavement, Asphalt, Mill & Overlay	56,000 SF	5	6973997
G2020	Site	Poor	Parking Lots, Pavement, Asphalt, Seal & Stripe	56,000 SF	0	6974024
G2030	Site	Fair	Sidewalk, Concrete, Large Areas	7,800 SF	9	6973994
Athletic, Recreational & Playfield Areas						
G2050	Site	Fair	Play Structure, Swing Set, 4 Seats	1	3	6974033
G2050	Site	Fair	Playfield Surfaces, Chips Wood, 3" Depth	15,800 SF	2	6973978
G2050	Site	Fair	Play Structure, Multipurpose, Small	1	12	6974052
G2050	Site	Poor	Athletic Surfaces & Courts, Basketball/General, Asphalt Pavement, Seal & Stripe	19,200 SF	0	6974070
G2050	Site	Fair	Play Structure, Multipurpose, Small	1	12	6974009
G2050	Site	Fair	Sports Apparatus, Basketball, Backboard/Rim/Pole	6	10	6974065
G2050	Site	Fair	Play Structure, Multipurpose, Medium	1	12	6974092
G2050	Site	Fair	Athletic Surfaces & Courts, Basketball/General, Asphalt Pavement	19,200 SF	10	6974084
G2050	Site	Fair	Play Structure, Multipurpose, Large	1	12	6974031
G2050	Site	Fair	Play Structure, Multipurpose, Medium	1	12	6974036
G2050	Gymnasium	Fair	Sports Apparatus, Basketball, Backboard/Rim/Pole	2	15	6974103
G2050	Site	Fair	Play Structure, Swing Set, 4 Seats	1	3	6974079
G2050	Site	Fair	Play Structure, Multipurpose, Small	1	12	6974032
G2050	Site	Fair	Play Structure, Multipurpose, Small	1	12	6974058
G2050	Site	Fair	Play Structure, Multipurpose, Small	1	12	6974014
G2050	Site	Fair	Sports Apparatus, Baseball, Backstop Chain-Link	1	3	6974044
Sitework						
G2060	Site	Fair	Outdoor Spectator Seating, Amphitheater, Concrete	60 LF	20	6973980
G2060	Site	Fair	Flagpole, Metal	1	10	6974102
G2060	Site	Fair	Park Bench, Metal Powder-Coated	5	7	6974010
G2060	Site	Fair	Signage, Property, Monument, Replace/Install	1	10	6974081
G2060	Site	Fair	Picnic Table, Wood/Composite/Fiberglass	28	7	6974109
G2060	Site	Fair	Fences & Gates, Fence, Chain Link 4'	360 LF	5	6974096
G2060	Site	Fair	Signage, Property, Building or Pole-Mounted, Replace/Install	1	10	6973992

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
G4050	Site	Good	Pole Light Fixture w/ Lamps, any type 20' High, w/ LED Replacement, Replace/Install	2	17	6974027
G4050	Building exterior	Good	Exterior Fixture w/ Lamp, any type, w/ LED Replacement	8	17	6974016
G4050	Site	Fair	Pole Light Fixture w/ Lamps, any type 30' High, w/ LED Replacement, Replace/Install	2	10	6974003
G4050	Building exterior	Fair	Exterior Fixture w/ Lamp, any type, w/ LED Replacement	12	10	6974074

Appendix F: Replacement Reserves



Replacement Reserves Report																																			
Plainfield Memorial School																																			
10/31/2023																																			
Location		2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	Total Escalated Estimate												
Plainfield Memorial School		\$35,566	\$398,891	\$71,137	\$11,485	\$710	\$763,582	\$0	\$30,893	\$257,887	\$240,255	\$3,720,183	\$90,781	\$350,343	\$5,093	\$78,056	\$619,280	\$33,731	\$115,520	\$36,501	\$194,614	\$995,979	\$8,050,487												
Grand Total		\$35,566	\$398,891	\$71,137	\$11,485	\$710	\$763,582	\$0	\$30,893	\$257,887	\$240,255	\$3,720,183	\$90,781	\$350,343	\$5,093	\$78,056	\$619,280	\$33,731	\$115,520	\$36,501	\$194,614	\$995,979	\$8,050,487												
Unif	mat Code	Location	Description	ID	Cost Description		Lifespan (EUL)	EA	RUL	Quantity	Unit	Unit Cost *	Subtotal	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	Deficiency Repair Estimate
B1080		Site		6974090	Stairs, Concrete, Exterior, Replace		50	40	10	180	SF	\$57.81	\$10,405																						\$10,405
B2010		Building Exterior		6974062	Exterior Walls, Vinyl Siding, Replace		30	20	10	3200	SF	\$6.31	\$20,179																						\$20,179
B2020		Building Exterior		6974067	Window, Aluminum Double-Glazed, 28-40 SF, Replace		30	29	1	32	EA	\$1,313.75	\$42,040		\$42,040																				\$42,040
B2020		Building Exterior		6973984	Window, Aluminum Double-Glazed, 28-40 SF, Replace		30	25	5	12	EA	\$1,313.75	\$15,765						\$15,765																\$15,765
B2020		Building Exterior		6974057	Storefront, Glazing & Framing, Replace		30	29	1	1100	SF	\$57.81	\$63,586		\$63,586																				\$63,586
B2020		Cafeteria		6974019	Screens & Shutters, Rolling Security Shutter, 10 to 50 SF, Replace		20	10	10	1	EA	\$1,261.20	\$1,261																						\$1,261
B2050		Building Exterior		6974078	Exterior Door, Aluminum-Framed & Glazed, Standard Swing, Replace		30	25	5	6	EA	\$1,366.30	\$8,198						\$8,198																\$8,198
B2050		Building Exterior		6974060	Exterior Door, Steel, Standard, Replace		40	30	10	9	EA	\$630.60	\$5,675																						\$5,675
B3010		Roof		6973981	Roofing, Asphalt Shingle, 30-Year Premium, Replace		30	20	10	6800	SF	\$5.78	\$39,307																						\$39,307
B3010		Roof		6974053	Roofing, Single-Ply Membrane, EPDM, Replace		20	10	10	32400	SF	\$11.56	\$374,576																						\$374,576
C1030		Throughout building		6974051	Interior Door, Wood, Solid-Core, Replace		40	20	20	116	EA	\$735.70	\$85,341																					\$85,341	\$85,341
C1030		Throughout building		6974059	Interior Door, Aluminum-Framed & Glazed, Standard Swing, Replace		40	20	20	41	EA	\$1,366.30	\$56,018																					\$56,018	\$56,018
C1030		Throughout building		6974000	Door Hardware, School, per Door, Replace		30	28	2	120	EA	\$420.40	\$50,448			\$50,448																			\$50,448
C1070		Throughout building		6974054	Suspended Ceilings, Acoustical Tile (ACT), Replace		25	15	10	42000	SF	\$3.68	\$154,497																						\$154,497
C1090		Restrooms		6974029	Toilet Partitions, Plastic/Laminate, Replace		20	10	10	28	EA	\$788.25	\$22,071																						\$22,071
C2010		Throughout building		6974026	Wall Finishes, any surface, Prep & Paint		10	1	9	62000	SF	\$1.58	\$97,743																					\$97,743	\$195,486
C2030		Kitchen		6973991	Flooring, Quarry Tile, Replace		50	40	10	2000	SF	\$27.33	\$54,652																						\$54,652
C2030		Restrooms		6974008	Flooring, Ceramic Tile, Replace		40	30	10	2200	SF	\$18.92	\$41,620																						\$41,620
C2030		Stage		6974105	Flooring, Wood, Strip, Refinish		10	5	5	1200	SF	\$4.20	\$5,045						\$5,045															\$5,045	\$10,090
C2030		Throughout building		6973988	Flooring, Vinyl Tile (VCT), Replace		15	5	10	46000	SF	\$5.26	\$241,730																						\$241,730
C2030		Stairwell		6974104	Flooring, Terrazzo, Replace		50	30	20	1500	SF	\$14.71	\$22,071																					\$22,071	\$22,071
D1010		Elevator		6974107	Elevator Cab Finishes, Standard, Replace		15	5	10	1	EA	\$9,459.00	\$9,459																						\$9,459
D1010		Elevator room		6974108	Elevator Controls, Automatic, 1 Car, Replace		20	10	10	1	EA	\$5,255.00	\$5,255																						\$5,255
D1010		Elevator		6974095	Passenger Elevator, Hydraulic, 2 Floors, Renovate		30	20	10	1	EA	\$57,805.00	\$57,805																						\$57,805
D2010		Utility closet		6974020	Water Heater, Electric, Residential, Replace		15	5	10	1	EA	\$1,681.60	\$1,682																						\$1,682
D2010		Kitchen		6974015	Water Heater, Electric, Commercial (12 kW), Replace		20	3	17	1	EA	\$13,032.40	\$13,032																					\$13,032	
D2010		Kitchen closet		6974050	Water Heater, Electric, Commercial (36 kW), Replace		20	0	20	1	EA	\$19,443.50	\$19,444																					\$19,444	
D2010		Throughout building		6974069	Plumbing System, Supply & Sanitary, High Density (excludes fixtures), Replace		40	30	10	53400	SF	\$14.71	\$785,728																						\$785,728
D2010		Restrooms		6974006	Urinal, Standard, Replace		30	20	10	8	EA	\$1,156.10	\$9,249																						\$9,249
D2010		Throughout building		6974091	Sink/Lavatory, Vanity Top, Stainless Steel, Replace		30	20	10	21	EA	\$1,261.20	\$26,485																						\$26,485
D2010		Restrooms		6974012	Toilet, Commercial Water Closet, Replace		30	20	10	36	EA	\$1,366.30	\$49,187																						\$49,187
D2010		Throughout building		6974045	Drinking Fountain, Wall-Mounted, Single-Level, Replace		15	5	10	3	EA	\$1,261.20	\$3,784																						\$3,784
D2010		Throughout building		6974001	Sink/Lavatory, Service Sink, Floor, Replace		35	25	10	4	EA	\$840.80	\$3,363																						\$3,363
D2010		Restrooms		6974046	Sink/Lavatory, Wall-H																														

Plainfield Memorial School

10/31/2023

Info	Code	Location	Description	ID	Cost Description	Lifespan (EUL)	EA	RUL	Quantity	Unit	Unit Cost	Subtotal	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	Deficiency Repair Estimate		
D3030		Building exterior	6974017	Split System Ductless, Single Zone, Replace				15	4	11	1	EA	\$6,411.10	\$6,411										\$6,411										\$6,411		
D3050		Kitchen closet	6974034	Air Handler, Interior AHU, Easy/Moderate Access, 801 to 1200 CFM, Replace				25	24	1	1	EA	\$9,669.20	\$9,669		\$9,669																			\$9,669	
D3050		Throughout building	6974041	HVAC System, Ductwork, Medium Density, Replace				30	20	10	53400	SF	\$4.20	\$224,494									\$224,494												\$224,494	
D3050		Roof	6973985	Packaged Unit, RTU, Pad or Roof-Mounted, Replace				20	6	14	1	EA	\$15,765.00	\$15,765												\$15,765									\$15,765	
D3050		Roof	6974025	Packaged Unit, RTU, Pad or Roof-Mounted, Replace				20	6	14	1	EA	\$15,765.00	\$15,765												\$15,765									\$15,765	
D3050		Roof	6974072	Packaged Unit, RTU, Pad or Roof-Mounted, Replace				20	5	15	1	EA	\$15,765.00	\$15,765														\$15,765							\$15,765	
D3050		Roof	6974042	Packaged Unit, RTU, Pad or Roof-Mounted, Replace				20	4	16	1	EA	\$21,020.00	\$21,020															\$21,020							\$21,020
D3060		Roof	6973983	Exhaust Fan, Roof or Wall-Mounted, 16" Damper, Replace				20	19	1	1	EA	\$2,522.40	\$2,522		\$2,522																			\$2,522	
D3060		Roof	6974028	Exhaust Fan, Roof or Wall-Mounted, 16" Damper, Replace				20	19	1	1	EA	\$2,522.40	\$2,522		\$2,522																			\$2,522	
D3060		Roof	6974035	Exhaust Fan, Roof or Wall-Mounted, 16" Damper, Replace				20	19	1	1	EA	\$2,522.40	\$2,522		\$2,522																			\$2,522	
D3060		Roof	6974061	Exhaust Fan, Roof or Wall-Mounted, 12" Damper, Replace				20	19	1	1	EA	\$1,471.40	\$1,471		\$1,471																			\$1,471	
D4010		Stage	6973995	Fire Suppression System, Existing Sprinkler Heads, by SF, Replace				25	10	15	3200	SF	\$1.12	\$3,599															\$3,599							\$3,599
D4010		Kitchen	6974048	Fire Suppression System, Commercial Kitchen, per LF of Hood, Replace				20	10	10	12	LF	\$420.40	\$5,045									\$5,045												\$5,045	
D5020		Electrical room	6973989	Secondary Transformer, Dry, Stepdown, Replace				30	20	10	1	EA	\$10,510.00	\$10,510									\$10,510												\$10,510	
D5020		Electrical room	6974023	Secondary Transformer, Dry, Stepdown, Replace				30	20	10	1	EA	\$16,816.00	\$16,816									\$16,816												\$16,816	
D5020		Electrical room	6974099	Distribution Panel, 277/480 V, Replace				30	20	10	1	EA	\$42,040.00	\$42,040									\$42,040												\$42,040	
D5030		Throughout building	6974039	Electrical System, Wiring & Switches, High Density/Complexity, Replace				40	30	10	53400	SF	\$4.20	\$224,494									\$224,494												\$224,494	
D5040		Throughout building	6973990	Emergency & Exit Lighting, Emergency Light Pack, 2 Light w/ Battery, Replace				10	5	5	12	EA	\$231.22	\$2,775					\$2,775										\$2,775						\$2,775	
D5040		Throughout building	6974047	Interior Lighting System, Full Upgrade, High Density & Standard Fixtures, Replace				20	5	15	53400	SF	\$5.26	\$280,617														\$280,617							\$280,617	
D6060		Classrooms	6974093	Clock System, Time Control Clock, Replace				20	10	10	22	EA	\$367.85	\$8,093									\$8,093												\$8,093	
D7010		Throughout building	6974094	Intrusion Detection System, Full Alarm System Renovation/Upgrade, Upgrade/Install				15	10	5	53400	SF	\$3.42	\$182,401					\$182,401														\$182,401			\$364,802
D7030		Throughout building	6974100	Security/Surveillance System, Full System Upgrade, Average Density, Replace				15	3	12	53400	SF	\$2.10	\$112,247											\$112,247										\$112,247	
D7050		Throughout building	6974097	Fire Alarm System, Full System Upgrade, Standard Addressable, Upgrade/Install				20	12	8	53400	SF	\$3.15	\$168,370								\$168,370													\$168,370	
D7050		Electrical room	6973993	Fire Alarm Panel, Fully Addressable, Replace				15	7	8	1	EA	\$15,765.00	\$15,765								\$15,765													\$15,765	
E1030		Kitchen	6974022	Foodservice Equipment, Refrigerator, 1-Door Reach-In, Replace				15	10	5	1	EA	\$2,837.70	\$2,838					\$2,838													\$2,838			\$5,675	
E1030		Kitchen	6974101	Foodservice Equipment, Freezer, Chest, Replace				15	10	5	1	EA	\$1,891.80	\$1,892					\$1,892														\$1,892		\$3,784	
E1030		Kitchen	6974085	Foodservice Equipment, Food Warmer, Tabletop Drawers (Set of 4), Replace				15	10	5	2	EA	\$5,990.70	\$11,981					\$11,981													\$11,981			\$23,963	
E1030		Kitchen	6974021	Foodservice Equipment, Food Warmer, Proofing Cabinet on Wheels, Replace				15	10	5	1	EA	\$1,786.70	\$1,787					\$1,787													\$1,787			\$3,573	
E1030		Kitchen	6974064	Foodservice Equipment, Freezer, 2-Door Reach-In, Replace				15	10	5	1	EA	\$5,360.10	\$5,360					\$5,360													\$5,360			\$10,720	
E1030		Kitchen	6974089	Foodservice Equipment, Refrigerator, 3-Door Reach-In, Replace				15	10	5	1	EA	\$6,726.40	\$6,726					\$6,726													\$6,726			\$13,453	
E1030		Kitchen	6973982	Foodservice Equipment, Refrigerator, 4-Door Reach-In, Replace				15	10	5	1	EA	\$7,672.30	\$7,672					\$7,672														\$7,672			\$15,345
E1030		Kitchen	6974077	Foodservice Equipment, Dishwasher Commercial, Replace				10	5	5	1	EA	\$22,596.50	\$22,597					\$22,597								\$22,597								\$45,193	
E1030		Kitchen	6974037	Foodservice Equipment, Refrigerator, 1-Door Reach-In, Replace				15	10	5	1	EA	\$2,837.70	\$2,838					\$2,838														\$2,838			\$5,675
E1030		Kitchen	6974073	Foodservice Equipment, Refrigerator, 4-Door Reach-In, Replace				15	10	5	1	EA	\$7,672.30	\$7,672					\$7,672														\$7,672			\$15,345
E1030		Kitchen	6974055	Foodservice Equipment, Garbage Disposal, 1 to 3 HP, Replace				15	10	5	1	EA	\$3,993.80	\$3,994					\$3,994														\$3,994			\$7,988
E1030		Kitchen	6974063	Foodservice Equipment, Refrigerator, 1-Door Reach-In, Replace				15	7	8	1	EA	\$2,837.70	\$2,838							\$2,838														\$2,838	
E1030		Nurse's room	6974049	Foodservice Equipment, Ice maker, Tabletop, Replace				10	1	9	1	EA	\$2,627.50	\$2,628								\$2,628									\$2,628				\$5,255	
E1030		Kitchen	6973979	Foodservice Equipment, Convection Oven, Double, Replace				10	1	9	1	EA	\$9,984.50	\$9,985									\$9,985									\$9,985			\$19,969	
E1030		Kitchen	6973986	Foodservice Equipment, Freezer, Chest, Replace				15	5	10	1	EA	\$1,891.80	\$1,892									\$1,892												\$1,892	
E1030		Kitchen	6974098	Foodservice Equipment, Exhaust Hood, 3 to 6 LF, Replace				15	1	14	1	EA	\$3,468.30	\$3,468												\$3,468									\$3,468	
E1040		Throughout building	6974071	Healthcare Equipment, Defibrillator (AED), Cabinet-Mounted, Replace				10	3	7	2	EA	\$1,576.50	\$3,153						\$3,153										\$3,153					\$6,306	
E1060		Kitchen	6973987	Residential Appliances, Refrigerator, 14 to 18 CF, Replace				15	11	4	1	EA	\$630.60	\$631				\$631														\$631			\$1,261	
E1060		Faculty Lounge	6974066	Residential Appliances, Refrigerator, 14 to 18 CF, Replace				15	8	7	1	EA	\$630.60	\$631						\$631															\$631	
E1060		Nurse's room	6974087	Residential Appliances, Refrigerator, 14 to 18 CF, Replace				15	3	12	1	EA	\$630.60	\$631									\$631												\$631	
E1060		Nurse's room	6974004	Residential Appliances, Washer/Dryer Combo Unit, Replace				15	3	12	1	EA	\$1,471.40	\$1,471									\$1,471												\$1,471	
E1060		Staff room	6973996	Residential Appliances, Refrigerator, 14 to 18 CF, Replace				15	2	13	1	EA	\$630.60	\$631												\$631									\$631	
E1060		Kitchen	6974086	Residential Appliances, Refrigerator, 14 to 18 CF, Replace				15	2	13	1	EA	\$630.60	\$631												\$631									\$631	
E1070		Stage	6973998	Theater & Stage Equipment, Flameproof Curtain, Medium Weight Velour, Replace				15	10	5	600	SF	\$15.77	\$9,459					\$9,459													\$9,459			\$18,918	
E2010		Throughout building	6974030	Casework, Countertop, Plastic Laminate, Replace				15	10	5	118	LF	\$52.55	\$6,201					\$6,201														\$6,201			\$12,402
E2010		Throughout building	6974075	Casework, Cabinetry, Hardwood Standard, Replace				20	15	5	244	LF	\$315.30	\$76,933					\$76,933																\$76,933	
E2010		Upper rooms	6974106	Casework, Countertop, Plastic Laminate, Replace				15	2	13	42	LF	\$52.55	\$2,207												\$2,207									\$2,207	
E2010		Upper rooms	6974068	Casework, Cabinetry, Hardwood Standard, Replace				20	2	18	68	LF	\$315.30	\$21,440																\$21,440					\$21,440	
F1020		Site	6974011	Shed/Gazebo/Shade Structure, Wood or Metal-Framed, Basic/Minimal, Replace				30	29	1	56	SF	\$26.28	\$1,471		\$1,471																			\$1,471	



Replacement Reserves Report

Plainfield Memorial School

10/31/2023

Uniformat Code	Location	Description	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost *	Subtotal	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	Deficiency Repair Estimate			
F1020	Site	6974076		Shed/Gazebo/Shade Structure, Wood or Metal-Framed, Basic/Minimal, Replace	30	13	17	900	SF	\$26.28	\$23,648																		\$23,648				\$23,648			
G2020	Site	6974024		Parking Lots, Pavement, Asphalt, Seal & Stripe	5	5	0	56000	SF	\$0.47	\$26,485	\$26,485					\$26,485					\$26,485						\$26,485				\$26,485	\$132,426			
G2020	Site	6973997		Parking Lots, Pavement, Asphalt, Mill & Overlay	25	20	5	56000	SF	\$3.68	\$205,996						\$205,996																\$205,996			
G2030	Site	6973994		Sidewalk, Concrete, Large Areas, Replace	50	41	9	7800	SF	\$9.46	\$73,780										\$73,780												\$73,780			
G2050	Site	6974070		Athletic Surfaces & Courts, Basketball/General, Asphalt Pavement, Seal & Stripe	5	5	0	19200	SF	\$0.47	\$9,081	\$9,081					\$9,081					\$9,081					\$9,081				\$9,081	\$45,403				
G2050	Site	6974044		Sports Apparatus, Baseball, Backstop Chain-Link, Replace	20	17	3	1	EA	\$5,255.00	\$5,255				\$5,255																		\$5,255			
G2050	Site	6974065		Sports Apparatus, Basketball, Backboard/Rim/Pole, Replace	25	15	10	6	EA	\$9,984.50	\$59,907											\$59,907											\$59,907			
G2050	Site	6974084		Athletic Surfaces & Courts, Basketball/General, Asphalt Pavement, Replace	25	15	10	19200	SF	\$6.83	\$131,165											\$131,165											\$131,165			
G2050	Gymnasium	6974103		Sports Apparatus, Basketball, Backboard/Rim/Pole, Replace	25	10	15	2	EA	\$9,984.50	\$19,969																	\$19,969					\$19,969			
G2050	Site	6973978		Playfield Surfaces, Chips Wood, 3" Depth, Replace	3	1	2	15800	SF	\$1.05	\$16,606			\$16,606			\$16,606			\$16,606		\$16,606			\$16,606			\$16,606			\$16,606	\$116,241				
G2050	Site	6974033		Play Structure, Swing Set, 4 Seats, Replace	20	17	3	1	EA	\$2,627.50	\$2,628				\$2,628																		\$2,628			
G2050	Site	6974079		Play Structure, Swing Set, 4 Seats, Replace	20	17	3	1	EA	\$2,627.50	\$2,628				\$2,628																		\$2,628			
G2050	Site	6974052		Play Structure, Multipurpose, Small, Replace	20	8	12	1	EA	\$10,510.00	\$10,510													\$10,510									\$10,510			
G2050	Site	6974009		Play Structure, Multipurpose, Small, Replace	20	8	12	1	EA	\$10,510.00	\$10,510													\$10,510									\$10,510			
G2050	Site	6974092		Play Structure, Multipurpose, Medium, Replace	20	8	12	1	EA	\$21,020.00	\$21,020													\$21,020									\$21,020			
G2050	Site	6974031		Play Structure, Multipurpose, Large, Replace	20	8	12	1	EA	\$36,785.00	\$36,785													\$36,785									\$36,785			
G2050	Site	6974036		Play Structure, Multipurpose, Medium, Replace	20	8	12	1	EA	\$21,020.00	\$21,020													\$21,020									\$21,020			
G2050	Site	6974032		Play Structure, Multipurpose, Small, Replace	20	8	12	1	EA	\$10,510.00	\$10,510													\$10,510									\$10,510			
G2050	Site	6974058		Play Structure, Multipurpose, Small, Replace	20	8	12	1	EA	\$10,510.00	\$10,510													\$10,510									\$10,510			
G2050	Site	6974014		Play Structure, Multipurpose, Small, Replace	20	8	12	1	EA	\$10,510.00	\$10,510													\$10,510									\$10,510			
G2060	Site	6974096		Fences & Gates, Fence, Chain Link 4', Replace	40	35	5	360	LF	\$18.92	\$6,810						\$6,810																\$6,810			
G2060	Site	6974010		Park Bench, Metal Powder-Coated, Replace	20	13	7	5	EA	\$735.70	\$3,679							\$3,679															\$3,679			
G2060	Site	6974109		Picnic Table, Wood/Composite/Fiberglass, Replace	20	13	7	28	EA	\$630.60	\$17,657							\$17,657															\$17,657			
G2060	Site	6974102		Flagpole, Metal, Replace	30	20	10	1	EA	\$2,627.50	\$2,628												\$2,628										\$2,628			
G2060	Site	6974081		Signage, Property, Monument, Replace/Install	20	10	10	1	EA	\$3,153.00	\$3,153												\$3,153										\$3,153			
G2060	Site	6973992		Signage, Property, Building or Pole-Mounted, Replace/Install	20	10	10	1	EA	\$1,576.50	\$1,577												\$1,577										\$1,577			
G2060	Site	6973980		Outdoor Spectator Seating, Amphitheater, Concrete, Replace	50	30	20	60	LF	\$157.65	\$9,459																			\$9,459			\$9,459			
G4050	Site	6974003		Pole Light Fixture w/ Lamps, any type 30' High, w/ LED Replacement, Replace/Install	20	10	10	2	EA	\$7,357.00	\$14,714											\$14,714											\$14,714			
G4050	Site	6974027		Pole Light Fixture w/ Lamps, any type 20' High, w/ LED Replacement, Replace/Install	20	3	17	2	EA	\$4,204.00	\$8,408																		\$8,408					\$8,408		
G4050	Building exterior	6974074		Exterior Fixture w/ Lamp, any type, w/ LED Replacement, Replace	20	10	10	12	EA	\$420.40	\$5,045											\$5,045												\$5,045		
G4050	Building exterior	6974016		Exterior Fixture w/ Lamp, any type, w/ LED Replacement, Replace	20	3	17	8	EA	\$630.60	\$5,045																		\$5,045					\$5,045		
Totals, Unescalated												\$35,566	\$387,272	\$67,054	\$10,510	\$631	\$658,672	\$0	\$25,119	\$203,579	\$184,135	\$2,768,166	\$65,582	\$245,724	\$3,468	\$51,604	\$397,492	\$21,020	\$69,892	\$21,440	\$110,986	\$551,449				\$5,879,361
Totals, Escalated (3.0% inflation, compounded annually)												\$35,566	\$398,891	\$71,137	\$11,485	\$710	\$763,582	\$0	\$30,893	\$257,887	\$240,255	\$3,720,183	\$90,781	\$350,343	\$5,093	\$78,056	\$619,280	\$33,731	\$115,520	\$36,501	\$194,614	\$995,979				\$8,050,487

Appendix G: Equipment Inventory List

D10 Conveying													
Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	6974108	D1010	Elevator Controls	Automatic, 1 Car		Plainfield Memorial School	Elevator room	Montgomery Elevator Company	HH2				
2	6974095	D1010	Passenger Elevator	Hydraulic, 2 Floors	2000 LB	Plainfield Memorial School	Elevator	Montgomery Elevator Company	S411-066				
D20 Plumbing													
Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	6974015	D2010	Water Heater	Electric, Commercial (12 kW)	6 GAL	Plainfield Memorial School	Kitchen	Hubbell	J69R	032417	2020		
2	6974050	D2010	Water Heater	Electric, Commercial (36 kW)	100 GAL	Plainfield Memorial School	Kitchen closet	State Industries, Inc.	CSB-120-24-IFEA	2313133536627	2023		
3	6974020	D2010	Water Heater	Electric, Residential	80 GAL	Plainfield Memorial School	Utility closet	HTP	EVC080	No dataplate	2018		
4	6974002	D2020	Supplemental Components	Grease Trap/Interceptor, Underground		Plainfield Memorial School	Kitchen				2013		
D30 HVAC													
Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	6974056	D3020	Baseboard Heater	Electric, 6 LF	1.5 KW	Plainfield Memorial School	Throughout building				1992		8
2	6974005	D3020	Cabinet Heater	Electric, 3 to 4 LF		Plainfield Memorial School	Throughout building				1992		5
3	6974080	D3020	Unit Heater	Electric	6 - 10 KW	Plainfield Memorial School	Entryways				1992		6
4	6974040	D3030	Air Conditioner	Window/Thru-Wall	1 TON	Plainfield Memorial School	Building exterior				2018		5
5	6974007	D3030	Split System	Condensing Unit/Heat Pump	4 TON	Plainfield Memorial School	Roof	Mitsubishi Electric	MXZ-8C48NAHZ	51U02291B	2019		
6	6974013	D3030	Split System Ductless	Single Zone	3 TON	Plainfield Memorial School	Building exterior	Mitsubishi Electric	MUZ-D36NA	2001207T	2019		
7	6974038	D3030	Split System Ductless	Single Zone	3 TON	Plainfield Memorial School	Building exterior	Mitsubishi Electric	MXZ-4C36NA2	93U48457B	2019		
8	6974082	D3030	Split System Ductless	Single Zone	3 TON	Plainfield Memorial School	Building exterior	Mitsubishi Electric	MUZ-D36NA	9201900T	2019		
9	6973977	D3030	Split System Ductless	Single Zone	3 TON	Plainfield Memorial School	Building exterior	LG	LMU36CHV	No dataplate	2019		
10	6974018	D3030	Split System Ductless	Single Zone	2 TON	Plainfield Memorial School	Building exterior	Mitsubishi Electric	PUZ-A2RNHA4	22U03651A	2019		
11	6974083	D3030	Split System Ductless	Single Zone	3 TON	Plainfield Memorial School	Building exterior	Mitsubishi Electric	MUZ-D36NA	4002253T	2019		
12	6974017	D3030	Split System Ductless	Single Zone	3 TON	Plainfield Memorial School	Building exterior	Mitsubishi Electric	MUZ-D36NA	7000043T	2019		
13	6973999	D3030	Unit Ventilator	approx/nominal 3 Ton	1250 CFM	Plainfield Memorial School	Throughout building	Nesbitt			1992		24
14	6974034	D3050	Air Handler [AHU-1]	Interior AHU, Easy/Moderate Access, 801 to 1200 CFM	1200 CFM	Plainfield Memorial School	Kitchen closet	Trane	MCCA003	K92B06213	1992		
15	6973985	D3050	Packaged Unit	RTU, Pad or Roof-Mounted	7.5 TON	Plainfield Memorial School	Roof	York	XP090E18B4A2	N1K7082587	2017		
16	6974042	D3050	Packaged Unit	RTU, Pad or Roof-Mounted	10 TON	Plainfield Memorial School	Roof	York	XP120E36R4A2B	N1H9202808	2019		
17	6974072	D3050	Packaged Unit	RTU, Pad or Roof-Mounted	7.5 TON	Plainfield Memorial School	Roof	York	XP090E18B4A2	N1H8084043	2018		
18	6974025	D3050	Packaged Unit	RTU, Pad or Roof-Mounted	7.5 TON	Plainfield Memorial School	Roof	York	XP090E18B4A2	N1K7082586	2017		
19	6974061	D3060	Exhaust Fan	Roof or Wall-Mounted, 12" Damper	1000 CFM	Plainfield Memorial School	Roof	Greenheck	G-85-DGEX	92B01962	1992		
20	6973983	D3060	Exhaust Fan	Roof or Wall-Mounted, 16" Damper	2000 CFM	Plainfield Memorial School	Roof	Greenheck	CUBE-HP-140-5G	92B03229	1992		
21	6974028	D3060	Exhaust Fan	Roof or Wall-Mounted, 16" Damper	2000 CFM	Plainfield Memorial School	Roof	No dataplate	No dataplate	No dataplate	1982		

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22	6974035	D3060	Exhaust Fan	Roof or Wall-Mounted, 16" Damper	2000 CFM	Plainfield Memorial School	Roof	Greenheck	CUBE-100-4G	92B03230	1992		
D40 Fire Protection													
Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	6974048	D4010	Fire Suppression System	Commercial Kitchen, per LF of Hood		Plainfield Memorial School	Kitchen				2013		12
D50 Electrical													
Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	6973989	D5020	Secondary Transformer	Dry, Stepdown	75 KVA	Plainfield Memorial School	Electrical room	Square D	75T3H				
2	6974023	D5020	Secondary Transformer	Dry, Stepdown	112.5 KVA	Plainfield Memorial School	Electrical room	Sorgel Electric Corp	112T3H				
3	6974099	D5020	Distribution Panel	277/480 V	2000 AMP	Plainfield Memorial School	Electrical room	Empire					
4	6973990	D5040	Emergency & Exit Lighting	Emergency Light Pack, 2 Light w/ Battery		Plainfield Memorial School	Throughout building				2018		12
D70 Electronic Safety & Security													
Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	6973993	D7050	Fire Alarm Panel	Fully Addressable		Plainfield Memorial School	Electrical room	Honeywell	ES-50X		2016		
E10 Equipment													
Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	6973979	E1030	Foodservice Equipment	Convection Oven, Double		Plainfield Memorial School	Kitchen	Blodgett			2022		
2	6974077	E1030	Foodservice Equipment	Dishwasher Commercial		Plainfield Memorial School	Kitchen				2018		
3	6974098	E1030	Foodservice Equipment	Exhaust Hood, 3 to 6 LF		Plainfield Memorial School	Kitchen	Vent master			2022		
4	6974021	E1030	Foodservice Equipment	Food Warmer, Proofing Cabinet on Wheels		Plainfield Memorial School	Kitchen	Vulcan	VP18	WM0003874	2013		
5	6974085	E1030	Foodservice Equipment	Food Warmer, Tabletop Drawers (Set of 4)		Plainfield Memorial School	Kitchen				2013		2
6	6974064	E1030	Foodservice Equipment	Freezer, 2-Door Reach-In		Plainfield Memorial School	Kitchen	Hobart			2013		
7	6974101	E1030	Foodservice Equipment	Freezer, Chest		Plainfield Memorial School	Kitchen				2013		
8	6973986	E1030	Foodservice Equipment	Freezer, Chest		Plainfield Memorial School	Kitchen	Frigidaire			2018		
9	6974055	E1030	Foodservice Equipment	Garbage Disposal, 1 to 3 HP		Plainfield Memorial School	Kitchen	Salvajor	200	13447	2013		
10	6974049	E1030	Foodservice Equipment	Icemaker, Tabletop		Plainfield Memorial School	Nurse's room	Maxx Ice			2022		
11	6974022	E1030	Foodservice Equipment	Refrigerator, 1-Door Reach-In		Plainfield Memorial School	Kitchen	POWERS			2013		
12	6974063	E1030	Foodservice Equipment	Refrigerator, 1-Door Reach-In		Plainfield Memorial School	Kitchen				2016		
13	6974037	E1030	Foodservice Equipment	Refrigerator, 1-Door Reach-In		Plainfield Memorial School	Kitchen	POWERS			2013		
14	6974089	E1030	Foodservice Equipment	Refrigerator, 3-Door Reach-In		Plainfield Memorial School	Kitchen	True Manufacturing Co	No dataplate	No dataplate	2013		
15	6973982	E1030	Foodservice Equipment	Refrigerator, 4-Door Reach-In		Plainfield Memorial School	Kitchen	Traulsen	AHT232NUT	V316890A92	2013		
16	6974073	E1030	Foodservice Equipment	Refrigerator, 4-Door Reach-In		Plainfield Memorial School	Kitchen	Traulsen	AHT232NUT	V316880A92	2013		
17	6974071	E1040	Healthcare Equipment	Defibrillator (AED), Cabinet-Mounted		Plainfield Memorial School	Throughout building				2020		2