



**BUREAU
VERITAS**

FACILITY CONDITION ASSESSMENT

prepared for

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



Plainfield Central Middle School
75 Canterbury Road
Plainfield, Connecticut 06374

PREPARED BY:

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September 13, 2023

Bureau Veritas

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1. Executive Summary

Property Overview and Assessment Details

General Information	
Property Type	School
Main Address	75 Canterbury Road, Plainfield, Connecticut 06374
Site Developed	1982 Renovated (Addition) 1992
Site Area	25.0 acres (as reported by school district)
Parking Spaces	96 total spaces all in open lots; 4 of which are accessible
Building Area	87,000 SF (as reported by school district)
Number of Stories	2 above grade levels
Outside Occupants/Leased Spaces	None
Date(s) of Visit	September 13, 2023
Management Point of Contact	Plainfield Public Schools, John Richards, Finance Director 860.567.6459 richardsj@plainfieldschool.org
On-site Point of Contact (POC)	Jennifer Simonds
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 site was developed in 1969 with the construction of the adjacent and attached elementary school, Plainfield Memorial School. In 1982 construction was completed for the Plainfield Central Middle School that is a separate but attached building to the south of the elementary school on the Canterbury Road campus. In 1992 a two-story addition expanding the school significantly was built on the western side of the school. The school has operated as the middle school for the Plainfield Public School District serving grades 6-8 throughout its 40-year 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 EPDM roof is expected to require replacement in approximately 10 years while the asphalt shingle portion will not require attention during the reserve term. The windows and exterior doors are anticipated to need updating in the next five years. The school interiors show evidence of a rigorous and proactive maintenance program, but given that there has not been a major renovation, some of the finishes are becoming dated. In general, typical lifecycle-based interior and exterior finish replacements are budgeted and anticipated.

Mechanical, Electrical, Plumbing and Fire (MEPF)

Much of the MEPF components and infrastructure date from either the original construction in 1982 or the addition in 1992. The majority of the HVAC system is over 30 years old at this point and the BAS used to operate it has been outdated for years. A complete overhaul of the system integrating new technology for added efficiency will be required in the near future. The plumbing fixtures remain in serviceable condition and the water heaters have been updated apart from a commercial electric unit that dates from 1982. 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 heighten school security, but the card readers at the building entrances are becoming dated. The sprinkler system covers only the addition, and the original part of the building contains fire extinguishers distributed throughout along with a newly updated kitchen suppression system. The passenger elevator is original to the building but has some serviceable life remaining due to minimal usage and a consistent maintenance schedule. The elevator is expected to require a complete overhaul in the next five years or so though. 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 elementary school, but many of the site elements are distinctive to one school or the other. The site contains an asphalt parking lot 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. Grass playing fields are located to the south of the school while playgrounds and other outdoor areas associated with the elementary school can be found to the west. Ancillary buildings include a small maintenance garage, storage sheds, and more recently built picnic shelters. 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

The HVAC system dating from 1982 and 1992 was observed to be in poor condition. The current system consists of antiquated components, controls, and infrastructure. A professional engineer should be retained to analyze the existing condition, provide recommendations and the cost and extent of designing an updated HVAC system. The cost of this study is included in the cost tables. Due to the ambiguity of any future design at the time of this assessment, the cost for any possible subsequent replacements beyond the current components and infrastructure is not included.

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 Central Middle School

<i>Replacement Value</i>	<i>Total SF</i>	<i>Cost/SF</i>
\$ 30,015,000	87,000	\$ 345

	Est Reserve Cost	FCI
Current	\$ 65,300	0.2 %
3-Year	\$ 1,747,800	5.8 %
5-Year	\$ 5,006,100	16.7 %
10-Year	\$ 8,084,400	26.9 %

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.

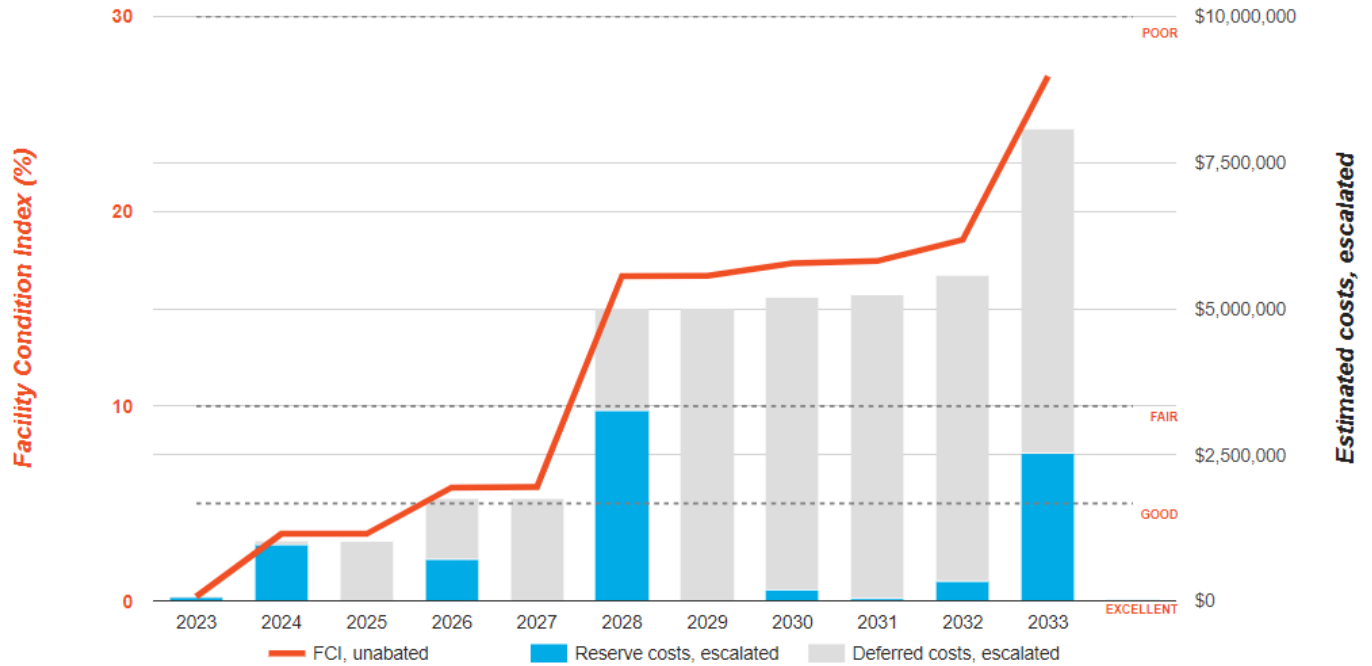
Needs by Year with Unaddressed FCI Over Time

FCI Analysis: Plainfield Central Middle School

Replacement Value: \$30,015,000

Inflation Rate: 3.0%

Average Needs per Year: \$735,000



Immediate Needs

Facility/Building	Total Items	Total Cost
Plainfield Central Middle School	3	\$65,300
Total	3	\$65,300

Plainfield Central Middle School

ID	Location	Location Description	UF Code	Description	Condition	Plan Type	Cost
6961049	Plainfield Central Middle School	Roof	D3030	Split System, Condensing Unit/Heat Pump, Replace	Poor	Performance/Integrity	\$7,500
6961102	Plainfield Central Middle School	Roof	D3030	Split System, Condensing Unit/Heat Pump, Replace	Poor	Performance/Integrity	\$18,100
6961121	Plainfield Central Middle School	Site	G2020	Parking Lots, Pavement, Asphalt, Seal & Stripe	Poor	Performance/Integrity	\$39,700
Total (3 items)							\$65,300

Key Findings

**Exhaust Fan in Failed condition.**

Roof or Wall-Mounted, 24" Damper
Plainfield Central Middle School Roof

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

Priority Score: **85.8**

Plan Type:
Performance/Integrity

Cost Estimate: \$3,200

\$\$\$\$

The exhaust fans dating from 1992 have far exceeded their estimated useful life. The fans should be upgraded as part of an overall HVAC renovation. - AssetCALC ID: 6961071

**Exhaust Fan in Poor condition.**

Roof or Wall-Mounted, 16" Damper
Plainfield Central Middle School Roof

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

Priority Score: **85.8**

Plan Type:
Performance/Integrity

Cost Estimate: \$2,500

\$\$\$\$

The exhaust fans are original to the building and more than double their estimated useful life. The fans should be upgraded as an overall HVAC renovation. - AssetCALC ID: 6961099

**Exhaust Fan in Poor condition.**

Roof or Wall-Mounted, 16" Damper
Plainfield Central Middle School Roof

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

Priority Score: **85.8**

Plan Type:
Performance/Integrity

Cost Estimate: \$2,500

\$\$\$\$

The exhaust fans are original to the building and more than double their estimated useful life. The fans should be upgraded as an overall HVAC renovation. - AssetCALC ID: 6961002

**Exhaust Fan in Poor condition.**

Roof or Wall-Mounted, 16" Damper
Plainfield Central Middle School Roof

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

Priority Score: **85.8**

Plan Type:
Performance/Integrity

Cost Estimate: \$2,500

\$\$\$\$

The exhaust fans dating from 1992 have far exceeded their estimated useful life. The fans should be upgraded as part of an overall HVAC renovation. - AssetCALC ID: 6961066

**Exhaust Fan in Poor condition.**

Roof or Wall-Mounted, 16" Damper
Plainfield Central Middle School Roof

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

Priority Score: **85.8**

Plan Type:
Performance/Integrity

Cost Estimate: \$2,500

\$\$\$\$

The exhaust fans are original to the building and more than double their estimated useful life. The fans should be upgraded as an overall HVAC renovation. - AssetCALC ID: 6961040

**Exhaust Fan in Poor condition.**

Roof or Wall-Mounted, 16" Damper
Plainfield Central Middle School Roof

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

Priority Score: **85.8**

Plan Type:
Performance/Integrity

Cost Estimate: \$2,500

\$\$\$\$

The exhaust fans are original to the building and more than double their estimated useful life. The fans should be upgraded as an overall HVAC renovation. - AssetCALC ID: 6961119

**Exhaust Fan in Poor condition.**

Roof or Wall-Mounted, 16" Damper
Plainfield Central Middle School Roof

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

Priority Score: **85.8**

Plan Type:
Performance/Integrity

Cost Estimate: \$2,500

\$\$\$\$

The exhaust fans are original to the building and more than double their estimated useful life. The fans should be upgraded as an overall HVAC renovation. - AssetCALC ID: 6961026

**Exhaust Fan in Poor condition.**

Roof or Wall-Mounted, 16" Damper
Plainfield Central Middle School Roof

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

Priority Score: **85.8**

Plan Type:
Performance/Integrity

Cost Estimate: \$2,500

\$\$\$\$

The exhaust fans are original to the building and more than double their estimated useful life. The fans should be upgraded as an overall HVAC renovation. - AssetCALC ID: 6961110

**Exhaust Fan in Poor condition.**

Roof or Wall-Mounted, 16" Damper
Plainfield Central Middle School Roof

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

Priority Score: **85.8**

Plan Type:
Performance/Integrity

Cost Estimate: \$2,500

\$\$\$\$

The exhaust fans dating from 1992 have far exceeded their estimated useful life. The fans should be upgraded as part of an overall HVAC renovation. - AssetCALC ID: 6961111

**Exhaust Fan in Poor condition.**

Roof or Wall-Mounted, 24" Damper
Plainfield Central Middle School Roof

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

Priority Score: **85.8**

Plan Type:
Performance/Integrity

Cost Estimate: \$3,200

\$\$\$\$

The exhaust fans are original to the building and more than double their estimated useful life. The fans should be upgraded as an overall HVAC renovation. - AssetCALC ID: 6961015

**Exhaust Fan in Poor condition.**

Roof or Wall-Mounted, 16" Damper
Plainfield Central Middle School Roof

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

Priority Score: **85.8**

Plan Type:
Performance/Integrity

Cost Estimate: \$2,500

\$\$\$\$

The exhaust fans are original to the building and more than double their estimated useful life. The fans should be upgraded as an overall HVAC renovation. - AssetCALC ID: 6961028

**Exhaust Fan in Poor condition.**

Roof or Wall-Mounted, 16" Damper
Plainfield Central Middle School Roof

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

Priority Score: **85.8**

Plan Type:
Performance/Integrity

Cost Estimate: \$2,500

\$\$\$\$

The exhaust fans are original to the building and more than double their estimated useful life. The fans should be upgraded as an overall HVAC renovation. - AssetCALC ID: 6961159

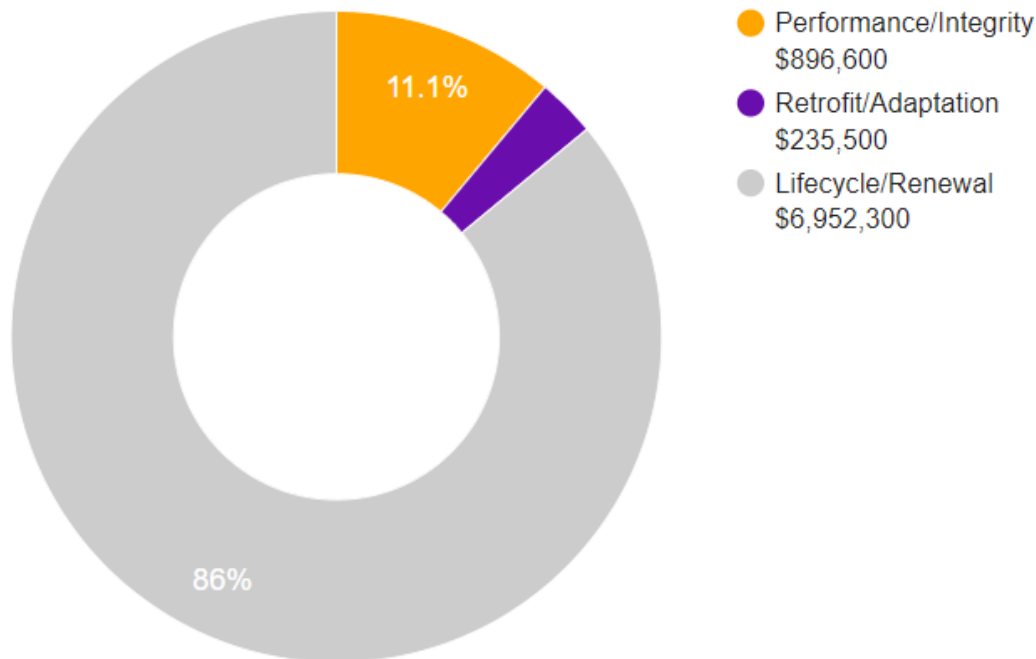
Plan Types

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: \$8,084,400

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: Curtain wall 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, maple sports floor, quarry tile, wood strip, epoxy coating, raised rubber tile 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: Gas and 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	Central System: Electric duct furnaces and air handlers feeding fan coil and cabinet terminal units Supplemental components: Baseboard and cabinet electric heaters; Unit ventilators; Ductless split-systems; Split-system heat pumps; Furnaces with split-system condensing units Ventilation: Rooftop exhaust fans	Poor

Systems Summary		
Fire Suppression	Wet-pipe sprinkler system in building addition only, fire extinguishers, kitchen hood system	Fair
Electrical	Source & Distribution: Main switchboard 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 signage; Chain link fencing 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 Concrete 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 Building-mounted: LED	Good
Ancillary Structures	Maintenance garage; Storage sheds; Shade structures	Fair
Accessibility	Presently it does not appear an accessibility study is needed for this property. See Appendix D.	
Key Issues and Findings	Aging MEPF infrastructure, aged commercial electric water heater, antiquated HVAC components and infrastructure, original part of building lacks fire suppression, dated card readers at building entry points, significant transverse and alligator cracking, worn railings throughout site	

System Expenditure Forecast						
System	Immediate	Short Term (1-2 yr)	Near Term (3-5 yr)	Med Term (6-10 yr)	Long Term (11-20 yr)	TOTAL
Structure	-	\$1,400	\$32,200	-	\$1,800	\$35,400
Facade	-	-	\$261,500	\$7,900	-	\$269,500
Roofing	-	-	-	\$637,000	\$6,500	\$643,500
Interiors	-	-	\$378,400	\$1,001,500	\$1,188,700	\$2,568,500
Conveying	-	-	\$79,200	-	\$16,100	\$95,300
Plumbing	-	\$34,000	\$1,512,400	\$8,500	\$374,700	\$1,929,600
HVAC	\$25,500	\$688,800	\$134,700	\$503,100	\$227,000	\$1,579,200
Fire Protection	-	-	-	\$43,200	\$22,800	\$66,000
Electrical	-	-	\$479,400	\$161,000	\$5,500	\$645,900
Fire Alarm & Electronic Systems	-	\$243,200	\$18,300	\$368,700	\$682,400	\$1,312,600
Equipment & Furnishings	-	-	\$329,100	\$192,200	\$271,400	\$792,600
Special Construction & Demo	-	-	\$74,300	-	-	\$74,300
Site Development	-	-	\$41,500	\$101,900	\$133,300	\$276,800
Site Utilities	-	-	\$17,100	-	\$22,300	\$39,300
Site Pavement	\$39,700	-	\$615,200	\$53,400	\$365,300	\$1,073,600
TOTALS (3% inflation)	\$65,300	\$967,300	\$3,973,400	\$3,078,300	\$3,317,700	\$11,402,000

*Totals have been rounded to the nearest \$100.

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 1982. 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 & Reconcile Multiple Utility Meters	✓		
Irrigation	Install Smart Irrigation System	✓		

Key

Energy and Water Conservation Measures

Category	ECM Description	NA	In Place	Evaluate
NA	Measure not applicable for the given facility			
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 annually

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

✗	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 Central Middle School, 75 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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Reviewed by:



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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 - RIGHT ELEVATION



3 - REAR ELEVATION



4 - LEFT ELEVATION



5 - LEFT ELEVATION CONTINUED



6 - LEFT ELEVATION CONTINUED



Photographic Overview



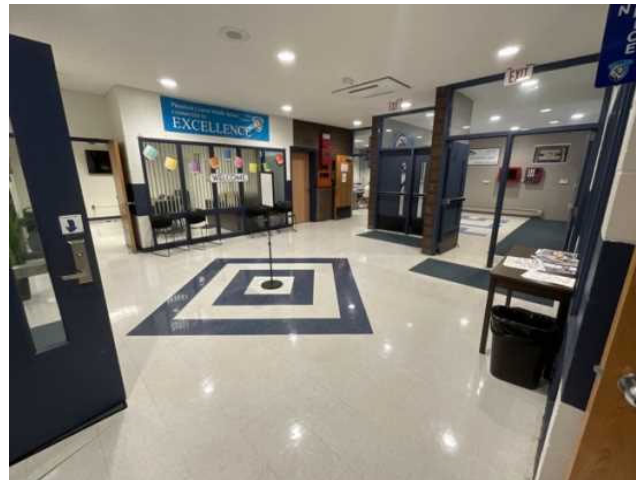
7 - MAIN ENTRANCE



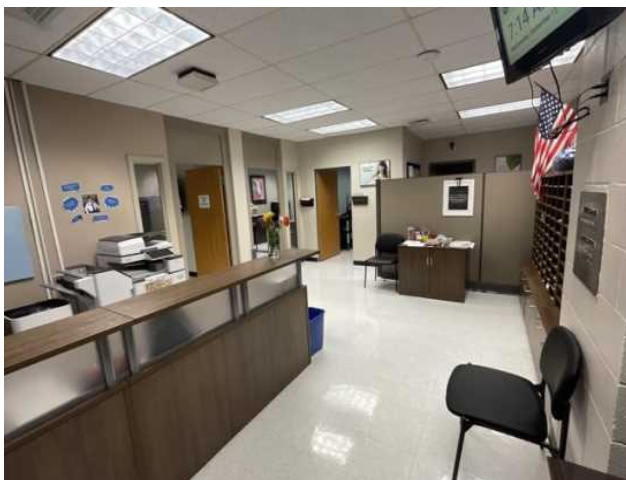
8 - PRIMARY ROOF OVERVIEW



9 - SECONDARY ROOF OVERVIEW



10 - LOBBY



11 - OFFICES



12 - TYPICAL HALLWAY

Photographic Overview



13 - TYPICAL CLASSROOM



14 - TYPICAL SCIENCE CLASSROOM



15 - HOME ECONOMICS ROOM



16 - ART ROOM



17 - COMPUTER LAB



18 - GYMNASIUM



Photographic Overview



19 - CAFETERIA



20 - COMMERCIAL KITCHEN



21 - STAFF ROOM



22 - TEACHER LOUNGE



23 - LOCKER ROOM



24 - ATRIUM

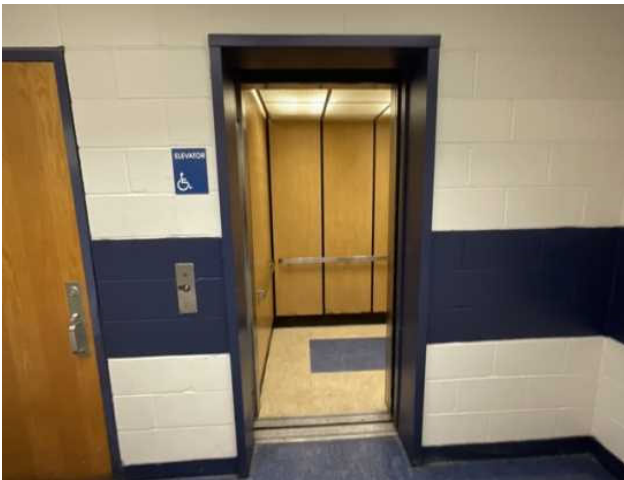
Photographic Overview



25 - RESTROOM



26 - STAIRWELL



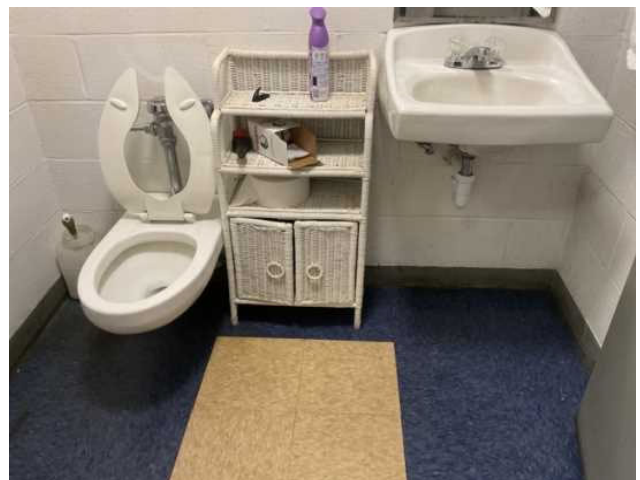
27 - PASSENGER ELEVATOR



28 - ELEVATOR MACHINERY



29 - WATER HEATERS



30 - RESTROOM FIXTURES



Photographic Overview



31 - UNIT VENTILATOR



32 - AIR HANDLER



33 - DUCTLESS SPLIT SYSTEM



34 - ELECTRIC BASEBOARD HEATER



35 - CONDENSING UNIT



36 - ROOFTOP VENTILATION

Photographic Overview



37 - SPRINKLER HEAD



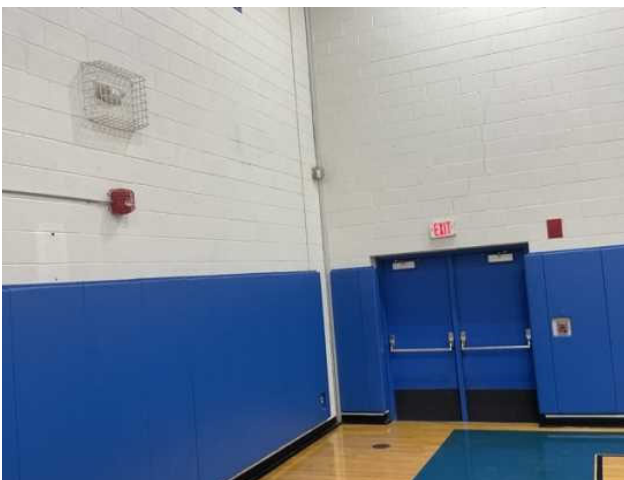
38 - MAIN ELECTRICAL EQUIPMENT



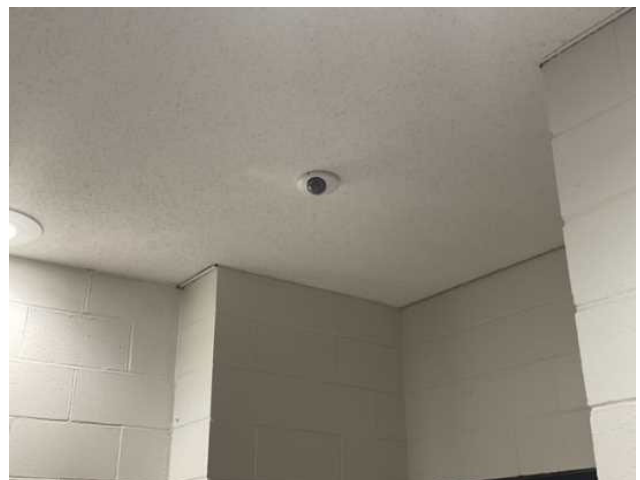
39 - INTERIOR LIGHTING SYSTEM



40 - FIRE ALARM PANEL



41 - FIRE ALARM SYSTEM



42 - SECURITY/SURVEILLANCE SYSTEM

Photographic Overview



43 - FOODSERVICE EQUIPMENT



44 - MAIN PARKING AREA



45 - SECONDARY PARKING AREA



46 - POLE LIGHT



47 - SITE FENCING

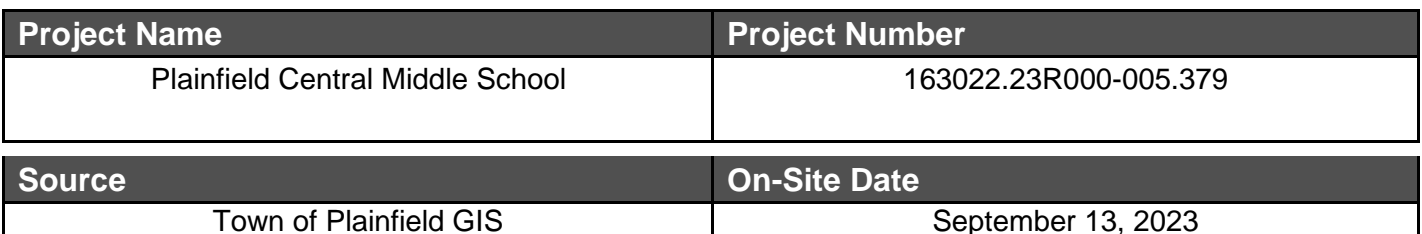


48 - MAINTENANCE BUILDING



Appendix B:

Site Plan



Appendix C:

Pre-Survey Questionnaire



Energy & FCA Audit Pre-Survey Questionnaire

OFF F
7 yr
*

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 Central School	Building #:	
Name of person completing questionnaire:	Jennifer Simonda		
Length of Association with the Property:	December 12, 2022	Phone Number:	860-213-2937

Site Information					
Year of Construction?	1980				
No. of Stories?	2				
Total Site Area?	25				
Total Building Area?	87,000				
Parking	Open Parking	Enclosed Parking	Partly Enclosed Parking	Is parking Heated?	
Parking Area?	Yes	No	No	No	
Area Heated (%)	90% 20/1/210 Lock out / tag out on Hvac				
Area Cooled (%)	35 ac % Cooling Equipment Redundancy? N // N+1 // N+2 // >2N				
Total Conditioned Area (%)	Classroom % AC				
Primary Heating System?	Electric				
Secondary Heating System?	Garage Heat Propane				
If Oil Used for Heating- Tank Capacity	Gallons	No. of Tanks			
Primary Cooling System & Capacity?	N/A				
Do Any HVAC Systems Use R-11, R-12 or R-22 Refrigerants?	Office Library - check guidance				
	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 checked="" type="checkbox"/>	<input type="checkbox"/>	

Building Occupancy/Schedule		
Facility Occupancy (avg. people ea. day)	760	
After Hours Facility Occupancy (avg. people /day)	4	
Standard Staff Work Timing	6:30 AM/PM - 1:00 AM/PM	
Maintenance Staff Hours	6:00 AM/PM - 1:00 AM/PM	
Number of Computers at Site		
Day	Hours open to Public	Hours open to Staff
Monday	3:00 AM/PM - 10:00 AM/PM	6:00 AM/PM - 10:00 AM/PM
Tuesday	: AM/PM - : AM/PM	: AM/PM - : AM/PM
Wednesday	: AM/PM - : AM/PM	: AM/PM - : AM/PM
Thursday	: AM/PM - : AM/PM	: AM/PM - : AM/PM
Friday	: AM/PM - : AM/PM	: AM/PM - : AM/PM
Saturday	: AM/PM - : AM/PM	: AM/PM - : AM/PM
Sunday	: AM/PM - : AM/PM	: AM/PM - : AM/PM

BUREAU
VERITAS

Energy & FCA Audit Pre-Survey Questionnaire

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

Inspections	Date of Last Inspection	List of Any Outstanding Repairs Required
1. Elevators	8-23	
2. HVAC Mechanical, Electric, Plumbing?	unknown	
3. Life-Safety/Fire?	8-23	
4. Roofs?	Never	

Key Questions	Response
Major Capital Improvements in Last 3 yrs.	library windows & Nurses door
Planned Capital Expenditure for Next Year?	Plumbing
Age of the Roof?	12 yrs - patched Vot Replaced
What bldg. Systems Are Responsibilities of Tenants? (HVAC/Roof/Interior/Exterior/Paving)	

Unk = Unknown, NA = Not Applicable	Yes	No	NA	Unk	Comments
1. Are the plumbing fixtures Low Flow (Below 2.0GPM, .6GPF)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	1.5 gpm Urinal / 3.0 gpm Toilet
2. Are there any vacant buildings or significant building areas?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
3. Do tenants pay for utilities at leased properties?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
4. Does the owner pay for exterior site lighting electricity?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
5. Any Issues with exterior Lighting?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	

Preventive Maintenance of Mechanical System		
Systems	Annual Professional Maintenance	Seldom or Never Maintained
Tenant Space Heating Systems (Furnace/Boilers/Heat pumps)	<input type="checkbox"/> Maintenance changes filter vacuum & out	<input type="checkbox"/>
Tenant Space Cooling Systems (Condensers/Window AC)	<input checked="" type="checkbox"/> Custodian	<input type="checkbox"/>
Domestic Water Heaters	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Air Quality – Air Handling Unit - Air Filter Rating (MERV):	MERV-__	
Air Quality – Annual Frequency of Filter Check	4x yr. Replaced Choose an item.	

Utility Metering		
	Qty	Comments?
# of Elevators	1	Hydraulic/Traction
# of Electric Meters	2	
# of Nat. Gas Meters	0	
# of Water Meters	1	
# of Backup Generator	0	Generator Fuel?
Does facility have 3rd party power Procurement agreement?	OK	
% of Green energy procured (Electric)	10	— %



Energy & FCA Audit Pre-Survey Questionnaire

% of Green energy procured (Natural Gas)	NO	—%
Facility generates part of energy through onsite renewable?		was supposed to get Solar Panels
Facility has onsite battery storage system?		None known
Mechanical system sub-metered (boiler make-up water /humidifier)?		NO
Makeup water for cooling tower metered Separately (if applicable)?		NO
Irrigation system metered separately (if applicable)?		NO

Building Appliances

	Value	Additional Comments?
Percentage of Energy Star Certified Refrigerators	%	a few maybe
Percentage of Refrigerators older than 8 years	%	original to Building as far as we know
Cooking Range Type (Electric/Gas/ <u>Propane</u>)		
Laundry System (Leased/ <u>Owned</u>)		
No. of Washers	3	
No. of Dryers	3	



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				
2 Is there any pending litigation concerning the property?			X		
3 Are there any other significant issues/hazards with the property?			X		
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				
10 Are there any problems with the landscape irrigation systems?			X		
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		
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?			X		

ADA

25 Has the management previously completed an ADA review?			X		
26 Have any ADA improvements been made to the property?	X				
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		
32	Is the property served by a private septic system or other waste treatment systems?			X		CT Water
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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Access to Roof/Attic Space	<input checked="" 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 checked="" 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"/>	Kitchen Fire Suppression Upgrade Aug 2023

[Signature]

Signature of person Interviewed or completing form

9-13-23

Date

Appendix D:

Accessibility Review and Photos

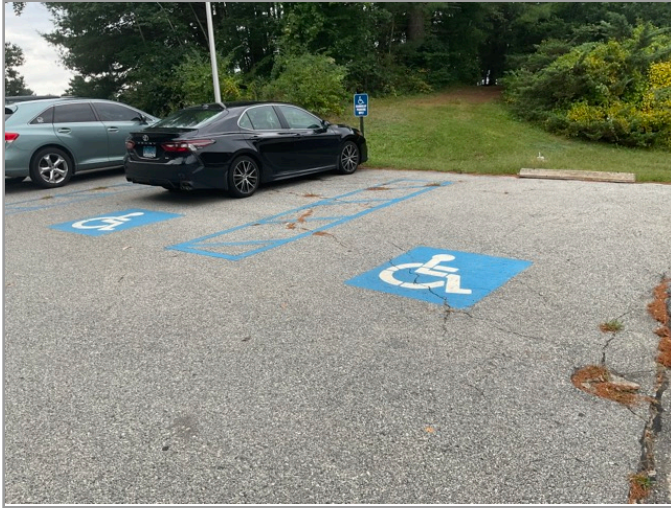
Visual Checklist - 2010 ADA Standards for Accessible Design**Property Name:** Plainfield Central Middle School**BV Project Number:** 163022.23R000-005.379**Abbreviated Accessibility Checklist**

Facility History and 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



EXTERIOR ROUTE OF TRAVEL

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 ?	X			
8	Do thresholds at accessible entrances appear to have a compliant height ?	X			

Abbreviated Accessibility Checklist

Interior Accessible Route



ACCESSIBLE INTERIOR RAMP



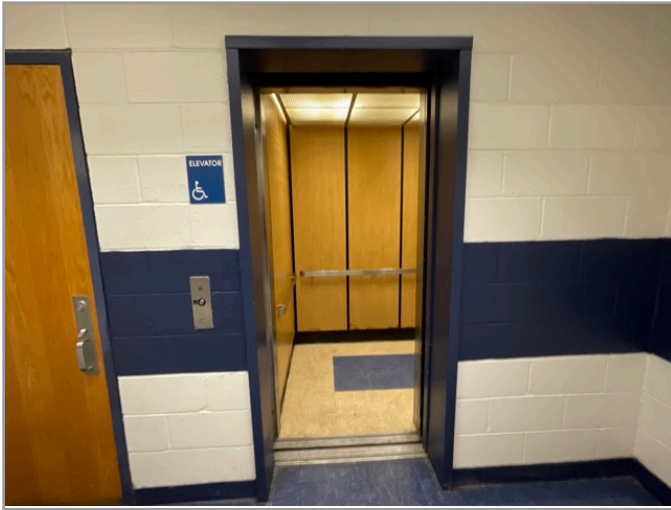
DOOR HARDWARE

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

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

Abbreviated Accessibility Checklist

Elevators



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

Abbreviated Accessibility Checklist

Public Restrooms



TOILET STALL OVERVIEW



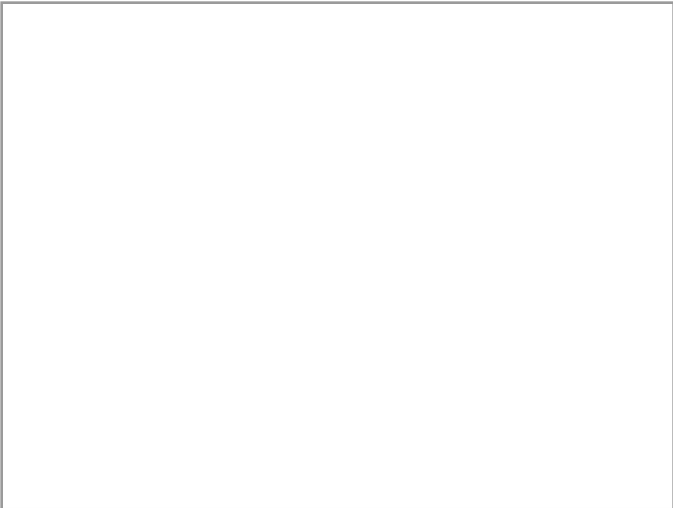
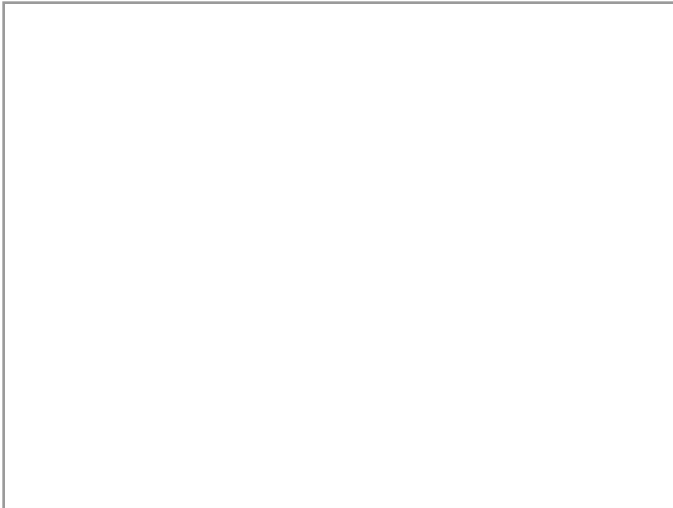
RESTROOM SINK

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

Playgrounds and Swimming Pools



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 Central Middle School

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Structure						
B1080	Site	Poor	Stair/Ramp Rails, Metal, Refinish	840 LF	1	6961045
B1080	Stairwells	Fair	Stair Treads, Raised Rubber Tile	2,800 SF	3	6961036
Facade						
B2010	Building Exterior	Fair	Exterior Walls, Vinyl Siding	4,200 SF	5	6961034
B2020	Building Exterior	Fair	Storefront, Glazing & Framing	1,540 SF	3	6961138
B2020	Building Exterior	Fair	Window, Aluminum Double-Glazed, 16-25 SF	106	3	6961160
B2050	Building Exterior	Fair	Exterior Door, Steel, Standard	8	9	6961043
B2050	Building Exterior	Fair	Overhead Door, Residential Garage, 7'x8' (56 SF)	1	10	6961048
B2050	Building Exterior	Fair	Exterior Door, Aluminum-Framed & Glazed, Standard Swing	12	3	6961145
Roofing						
B3010	Roof	Good	Roofing, Asphalt Shingle, 30-Year Premium	16,500 SF	25	6961053
B3010	Roof	Fair	Roofing, Single-Ply Membrane, EPDM	41,000 SF	10	6961116
B3020	Roof	Good	Roof Appurtenances, Gutters & Downspouts, Aluminum w/ Fittings	440 LF	15	6961000
Interiors						
C1030	Throughout building	Fair	Door Hardware, School, per Door	264	20	6961006
C1030	Throughout building	Fair	Interior Door, Wood, Solid-Core	216	20	6961056
C1030	Throughout building	Fair	Interior Door, Steel, Standard	48	20	6961130
C1070	Throughout building	Fair	Suspended Ceilings, Acoustical Tile (ACT)	53,000 SF	10	6961137
C1090	Throughout building	Fair	Lockers, Steel-Baked Enamel, 12" W x 15" D x 72" H	468	5	6961107
C1090	Restrooms	Fair	Toilet Partitions, Plastic/Laminate	29	5	6961131
C2010	Throughout building	Good	Wall Finishes, any surface, Prep & Paint	96,000 SF	7	6961097
C2030	Kitchen	Fair	Flooring, Quarry Tile	2,300 SF	20	6961016
C2030	Gymnasium	Good	Flooring, Maple Sports Floor, Refinish	5,600 SF	9	6961057
C2030	Stage	Fair	Flooring, Wood, Strip, Refinish	2,200 SF	5	6961090
C2030	Throughout building	Fair	Flooring, Vinyl Tile (VCT)	58,000 SF	10	6961027
C2030	Throughout building	Good	Flooring, any surface, w/ Epoxy Coating, Prep & Paint	6,400 SF	9	6961046
C2050	Throughout building	Fair	Ceiling Finishes, any flat surface, Prep & Paint	23,000 SF	5	6961091
Conveying						
D1010	Elevator	Fair	Elevator Cab Finishes, Standard	1	3	6961103
D1010	Elevator	Fair	Elevator Controls, Automatic, 1 Car	1	3	6961149
D1010	Elevator	Fair	Passenger Elevator, Hydraulic, 2 Floors, Renovate	1	3	6961172
Plumbing						

Component Condition Report | Plainfield Central Middle School

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D2010	Kitchen Store Room	Good	Water Heater, Gas, Residential	1	12	6961143
D2010	Kitchen	Fair	Sink/Lavatory, Commercial Kitchen, 3-Bowl	1	15	6961154
D2010	Throughout building	Fair	Plumbing System, Supply & Sanitary, High Density (excludes fixtures)	87,000 SF	5	6961076
D2010	Kitchen Store Room	Fair	Water Heater, Gas, Residential	1	4	6961171
D2010	Throughout building	Good	Drinking Fountain, Wall-Mounted, Single-Level	5	10	6961151
D2010	Gymnasium closet	Fair	Storage Tank, Domestic Water	1	5	6961018
D2010	Gymnasium closet	Poor	Water Heater, Electric, Commercial (36 kW)	1	1	6961044
D2010	Kitchen	Fair	Sink/Lavatory, Commercial Kitchen, 2-Bowl	1	15	6960997
D2010	Restrooms	Fair	Sink/Lavatory, Trough Style, Solid Surface	8	15	6961152
D2010	Throughout building	Fair	Sink/Lavatory, Service Sink, Floor	5	4	6961113
D2010	Classrooms	Fair	Emergency Plumbing Fixtures, Eye Wash & Shower Station	4	5	6961155
D2010	Kitchen	Fair	Sink/Lavatory, Commercial Kitchen, 1-Bowl	4	15	6961147
D2010	Restrooms	Fair	Urinal, Standard	15	15	6961134
D2010	Restrooms	Fair	Sink/Lavatory, Wall-Hung, Vitreous China	15	15	6961158
D2010	Restrooms	Fair	Toilet, Commercial Water Closet	41	15	6961070
D2010	Throughout building	Fair	Sink/Lavatory, Vanity Top, Stainless Steel	28	15	6961073
D2010	Utility closet	Good	Water Heater, Electric, Residential	1	15	6960998
D2010	Penthouse	Fair	Storage Tank, Domestic Water	1	5	6961003
D2030	Throughout building	Fair	Plumbing System, Rain Water Drainage, High Density	58,400 SF	20	6961052
D2060	Penthouse	Poor	Air Compressor, Tank-Style	1	1	6961080
D2060	Penthouse	Poor	Supplemental Components, Compressed Air Dryer, Process Support	1	1	6961105
HVAC						
D3020	Throughout building	Poor	Baseboard Heater, Electric, 6 LF	28	1	6961162
D3020	Throughout building	Poor	Cabinet Heater, Electric, 3 to 4 LF	4	1	6961025
D3020	Throughout building	Poor	Cabinet Heater, Electric, 3 to 4 LF	8	1	6961135
D3030	Building exterior	Fair	Split System Ductless, Single Zone	1	5	6961064
D3030	Classrooms	Poor	Unit Ventilator, approx/nominal 3 Ton	18	1	6961114
D3030	Building exterior	Good	Split System, Condensing Unit/Heat Pump	1	10	6961118
D3030	Roof	Poor	Split System, Condensing Unit/Heat Pump	1	0	6961102
D3030	Building exterior	Fair	Split System Ductless, Single Zone	1	5	6961020
D3030	Roof	Poor	Split System, Condensing Unit/Heat Pump	1	0	6961049
D3030	Classrooms	Poor	Unit Ventilator, approx/nominal 3 Ton	30	1	6961005
D3030	Building exterior	Fair	Split System, Condensing Unit/Heat Pump	1	5	6961101
D3030	Office closet	Fair	Split System, Fan Coil Unit, DX	1	5	6961013

Component Condition Report | Plainfield Central Middle School

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D3030	Building exterior	Fair	Air Conditioner, Window/Thru-Wall	42	3	6961032
D3030	Building exterior	Fair	Split System Ductless, Single Zone	1	5	6961054
D3050	Penthouse	Poor	Air Handler, Interior AHU, Easy/Moderate Access [AHU-3]	1	1	6961008
D3050	Penthouse	Poor	Air Handler, Interior AHU, Easy/Moderate Access [AHU-4]	1	1	6961084
D3050	Throughout building	Fair	HVAC System, Ductwork, Medium Density	87,000 SF	10	6961104
D3050	Art Room Closet	Poor	Air Handler, Interior AHU, Easy/Moderate Access, 1201 to 2400 CFM [AHU-5]	1	1	6961030
D3050	Art Room Closet	Poor	Air Handler, Interior AHU, Easy/Moderate Access, 2401 to 4000 CFM [AHU-6]	1	1	6961157
D3050	Penthouse	Poor	Air Handler, Interior AHU, Easy/Moderate Access, 1201 to 2400 CFM [AHU-1]	1	1	6961065
D3050	Penthouse	Poor	Air Handler, Interior AHU, Easy/Moderate Access, 2401 to 4000 CFM [AHU-2]	1	1	6961146
D3060	Roof	Poor	Exhaust Fan, Roof or Wall-Mounted, 16" Damper	1	1	6961058
D3060	Roof	Poor	Exhaust Fan, Roof or Wall-Mounted, 16" Damper	1	1	6961167
D3060	Roof	Poor	Exhaust Fan, Roof or Wall-Mounted, 16" Damper	1	1	6961166
D3060	Roof	Poor	Exhaust Fan, Roof or Wall-Mounted, 16" Damper	1	1	6961140
D3060	Roof	Poor	Exhaust Fan, Roof or Wall-Mounted, 16" Damper	1	1	6961100
D3060	Roof	Poor	Exhaust Fan, Roof or Wall-Mounted, 16" Damper	1	1	6961150
D3060	Roof	Poor	Exhaust Fan, Roof or Wall-Mounted, 24" Damper	1	1	6961123
D3060	Roof	Poor	Exhaust Fan, Roof or Wall-Mounted, 16" Damper	1	1	6961088
D3060	Roof	Poor	Exhaust Fan, Roof or Wall-Mounted, 16" Damper	1	1	6961159
D3060	Roof	Poor	Exhaust Fan, Roof or Wall-Mounted, 16" Damper	1	1	6961028
D3060	Roof	Poor	Exhaust Fan, Roof or Wall-Mounted, 24" Damper	1	1	6961015
D3060	Roof	Failed	Exhaust Fan, Roof or Wall-Mounted, 24" Damper	1	1	6961071
D3060	Roof	Poor	Exhaust Fan, Roof or Wall-Mounted, 16" Damper	1	1	6961111
D3060	Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 24" Damper	1	10	6961021
D3060	Roof	Poor	Exhaust Fan, Roof or Wall-Mounted, 16" Damper	1	1	6961110
D3060	Roof	Poor	Exhaust Fan, Roof or Wall-Mounted, 16" Damper	1	1	6961026
D3060	Roof	Poor	Exhaust Fan, Roof or Wall-Mounted, 16" Damper	1	1	6961119
D3060	Roof	Poor	Exhaust Fan, Roof or Wall-Mounted, 16" Damper	1	1	6961040
D3060	Roof	Poor	Exhaust Fan, Roof or Wall-Mounted, 16" Damper	1	1	6961066
D3060	Roof	Poor	Exhaust Fan, Roof or Wall-Mounted, 16" Damper	1	1	6961002
D3060	Roof	Poor	Exhaust Fan, Roof or Wall-Mounted, 16" Damper	1	1	6961099
Fire Protection						
D4010	Throughout addition	Fair	Fire Suppression System, Existing Sprinkler Heads, by SF	28,600 SF	10	6961074
D4010	Kitchen	Excellent	Fire Suppression System, Commercial Kitchen, per LF of Hood	30 LF	20	6961087
Electrical						

Component Condition Report | Plainfield Central Middle School

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D5020	Main Electrical room	Fair	Secondary Transformer, Dry, Stepdown	1	5	6961139
D5020	Electrical room	Fair	Distribution Panel, 277/480 V	1	5	6961161
D5020	Penthouse	Fair	Distribution Panel, 277/480 V	1	5	6961017
D5020	Penthouse	Fair	Distribution Panel, 277/480 V	1	5	6961129
D5020	Electrical room	Fair	Secondary Transformer, Dry, Stepdown	1	5	6960996
D5020	Electrical room	Fair	Distribution Panel, 277/480 V	1	5	6961109
D5020	Main Electrical room	Fair	Switchboard, 277/480 V	1	5	6961014
D5020	Main Electrical room	Fair	Distribution Panel, 277/480 V	1	5	6961094
D5020	Electrical room	Fair	Distribution Panel, 277/480 V	6	5	6961047
D5020	Electrical room	Fair	Secondary Transformer, Dry, Stepdown	1	5	6961148
D5030	Throughout addition	Fair	Electrical System, Wiring & Switches, High Density/Complexity	28,600 SF	9	6961019
D5030	Throughout building	Fair	Electrical System, Wiring & Switches, High Density/Complexity	58,400 SF	5	6961060
D5040	Throughout building	Good	Emergency & Exit Lighting, Emergency Light Pack, 2 Light w/ Battery	14	8	6961081
Fire Alarm & Electronic Systems						
D7010	Building exterior	Poor	Access Control Devices, Card Reader	6	1	6961062
D7030	Throughout building	Good	Security/Surveillance System, Full System Upgrade, Average Density	87,000 SF	14	6961095
D7050	Lobby	Fair	Fire Alarm Panel, Fully Addressable	1	5	6961001
D7050	Throughout building	Fair	Fire Alarm System, Full System Upgrade, Standard Addressable, Upgrade/Install	87,000 SF	10	6961042
D8010	Throughout building	Poor	BAS/HVAC Controls, Basic System or Legacy Upgrades, Upgrade/Install	87,000 SF	1	6961136
Equipment & Furnishings						
E1030	Kitchen	Fair	Foodservice Equipment, Food Warmer, Tabletop Drawers (Set of 4)	2	8	6961144
E1030	Kitchen	Fair	Foodservice Equipment, Refrigerator, 4-Door Reach-In	1	3	6961061
E1030	Kitchen	Fair	Foodservice Equipment, Walk-In, Refrigerator	1	10	6961122
E1030	Kitchen	Fair	Foodservice Equipment, Refrigerator, 1-Door Reach-In	1	7	6961127
E1030	Kitchen	Fair	Foodservice Equipment, Walk-In, Evaporator for Refigerator/Freezer	1	3	6961077
E1030	Kitchen	Fair	Foodservice Equipment, Walk-In, Freezer	1	10	6961169
E1030	Kitchen	Fair	Foodservice Equipment, Refrigerator, 2-Door Reach-In	1	3	6960992
E1030	Kitchen	Good	Foodservice Equipment, Exhaust Hood, 8 to 10 LF	2	12	6961163
E1030	Kitchen	Fair	Foodservice Equipment, Refrigerator, 1-Door Reach-In	1	3	6961098
E1030	Kitchen	Good	Foodservice Equipment, Ice maker, Freestanding	1	10	6961024
E1030	Kitchen	Fair	Foodservice Equipment, Walk-In, Evaporator for Refigerator/Freezer	1	3	6961055
E1030	Kitchen	Fair	Foodservice Equipment, Tilting Skillet	1	10	6961029
E1030	Kitchen	Fair	Foodservice Equipment, Convection Oven, Double	1	5	6961022
E1030	Kitchen	Fair	Foodservice Equipment, Convection Oven, Double	1	5	6961108

Component Condition Report | Plainfield Central Middle School

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UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
E1030	Building exterior	Fair	Foodservice Equipment, Walk-In, Condenser for Refrigerator/Freezer	1	5	6961063
E1030	Kitchen	Fair	Foodservice Equipment, Range/Oven, 4-Burner	1	5	6961124
E1030	Kitchen	Fair	Foodservice Equipment, Refrigerator, 1-Door Reach-In	1	3	6961078
E1030	Building exterior	Fair	Foodservice Equipment, Walk-In, Condenser for Refrigerator/Freezer	1	5	6961072
E1030	Kitchen	Fair	Foodservice Equipment, Refrigerator, 1-Door Reach-In	1	7	6961085
E1030	Kitchen	Fair	Foodservice Equipment, Mixer, Freestanding	1	13	6961069
E1030	Kitchen	Fair	Foodservice Equipment, Convection Oven, Single	1	5	6961079
E1030	Kitchen	Fair	Foodservice Equipment, Food Warmer, Proofing Cabinet on Wheels	1	5	6961126
E1030	Kitchen	Fair	Foodservice Equipment, Dishwasher Commercial	1	3	6961112
E1030	Kitchen	Fair	Foodservice Equipment, Convection Oven, Double	1	5	6961164
E1040	Classrooms	Fair	Laboratory Equipment, Lab Sink, Epoxy Resin	8	10	6961035
E1040	Art Room Closet	Fair	Ceramics Equipment, Kiln	1	10	6961067
E1040	Throughout building	Good	Healthcare Equipment, Defibrillator (AED), Cabinet-Mounted	5	8	6961133
E1060	ILP ROOM	Fair	Residential Appliances, Washer/Dryer Combo Unit	1	8	6961120
E1060	Home economics room	Fair	Residential Appliances, Refrigerator, 14 to 18 CF	3	5	6961010
E1060	Staff Room	Fair	Residential Appliances, Refrigerator, 14 to 18 CF	1	3	6960993
E1060	ILP ROOM	Fair	Residential Appliances, Refrigerator, 14 to 18 CF	1	8	6961004
E1060	Computer room closet	Fair	Residential Appliances, Washer	1	7	6960999
E1060	Computer room closet	Fair	Residential Appliances, Clothes Dryer	1	7	6961142
E1060	Tracher Lounge	Fair	Residential Appliances, Refrigerator, 14 to 18 CF	1	6	6961037
E1060	ILP ROOM	Fair	Residential Appliances, Range, Electric	1	8	6961009
E1060	Home economics room	Fair	Residential Appliances, Clothes Dryer	1	5	6961089
E1060	Staff Room	Fair	Residential Appliances, Refrigerator, 14 to 18 CF	1	6	6961170
E1060	Home economics room	Fair	Residential Appliances, Washer	1	5	6961051
E1060	Home economics room	Fair	Residential Appliances, Range, Electric	4	5	6961141
E1070	Stage	Fair	Theater & Stage Equipment, Flameproof Curtain, Medium Weight Velour	800 SF	5	6961031
E2010	Throughout building	Fair	Casework, Cabinetry, Hardwood Standard	216 LF	5	6961117
E2010	Throughout building	Fair	Casework, Countertop, Plastic Laminate	112 LF	5	6961023
E2010	Gymnasium	Fair	Bleachers, Telescoping Manual, up to 15 Tier (per Seat)	120	5	6961106
E2010	Home economics room	Fair	Casework, Countertop, Plastic Laminate	56 LF	5	6961083
E2010	Staff Room	Fair	Casework, Countertop, Plastic Laminate	12 LF	10	6961165
E2010	Home economics room	Fair	Casework, Cabinetry, Hardwood Standard	112 LF	5	6960991
E2010	Site	Fair	Bleachers, Fixed Steel Frame, Aluminum Benches (per Seat)	90	5	6961082
E2010	Staff Room	Fair	Casework, Cabinetry, Hardwood Standard	46 LF	10	6961128

Component Condition Report | Plainfield Central Middle School

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Special Construction & Demo						
F1020	Site	Good	Shed/Gazebo/Shade Structure, Wood or Metal-Framed, Basic/Minimal	260 SF	25	6961041
F1020	Site	Fair	Ancillary Building, Wood-Framed or CMU, Basic/Minimal	900 SF	5	6961156
F1020	Site	Fair	Shed/Gazebo/Shade Structure, Wood or Metal-Framed, Basic/Minimal	280 SF	5	6961039
F1020	Site	Good	Shed/Gazebo/Shade Structure, Wood or Metal-Framed, Basic/Minimal	260 SF	25	6960995
F1020	Site	Good	Shed/Gazebo/Shade Structure, Wood or Metal-Framed, Basic/Minimal	120 SF	25	6961086
Pedestrian Plazas & Walkways						
G2020	Site	Fair	Parking Lots, Curb & Gutter, Concrete	1,640 LF	19	6961168
G2020	Site	Poor	Parking Lots, Pavement, Asphalt, Seal & Stripe	84,000 SF	0	6961121
G2020	Site	Fair	Parking Lots, Pavement, Asphalt, Mill & Overlay	84,000 SF	5	6961038
G2030	Site	Fair	Sidewalk, Asphalt	33,400 SF	3	6961012
G2030	Site	Fair	Sidewalk, Concrete, Large Areas	8,500 SF	19	6961033
Athletic, Recreational & Playfield Areas						
G2050	Site	Fair	Sports Apparatus, Soccer, Movable Practice Goal	2	7	6961093
G2050	Site	Fair	Sports Apparatus, Baseball, Backstop Chain-Link	2	5	6961092
G2050	Gymnasium	Fair	Sports Apparatus, Basketball, Backboard/Rim/Pole	6	10	6961096
G2050	Site	Fair	Sports Apparatus, Basketball, Backboard/Rim/Pole	1	12	6961011
G2050	Gymnasium	Fair	Sports Apparatus, Scoreboard, Electronic Basic	2	5	6961132
Sitework						
G2060	Site	Fair	Trash Receptacle, Medium-Duty Metal or Precast	7	5	6961007
G2060	Site	Fair	Flagpole, Metal	1	15	6961059
G2060	Site	Fair	Retaining Wall, Concrete Cast-in-Place	480 SF	19	6960994
G2060	Site	Fair	Fences & Gates, Fence, Chain Link 6'	680 LF	9	6961050
G2060	Site	Fair	Picnic Table, Wood/Composite/Fiberglass	22	5	6961115
G4050	Site	Fair	Pole Light Fixture w/ Lamps, any type 30' High, w/ LED Replacement, Replace/Install	2	5	6961125
G4050	Building exterior	Good	Exterior Fixture w/ Lamp, any type, w/ LED Replacement	12	15	6961153
G4050	Building exterior	Good	Exterior Fixture w/ Lamp, any type, w/ LED Replacement	8	15	6961068

Appendix F: Replacement Reserves



Replacement Reserves Report																																		
Plainfield Central Middle 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 Central Middle School		\$65,267	\$967,360	\$0	\$715,144	\$6,269	\$3,252,060	\$1,506	\$196,863	\$32,752	\$326,757	\$2,520,460	\$12,308	\$29,670	\$197,405	\$276,613	\$539,629	\$366,824	\$250,149	\$83,523	\$542,191	\$1,019,498		\$11,402,247										
Grand Total		\$65,267	\$967,360	\$0	\$715,144	\$6,269	\$3,252,060	\$1,506	\$196,863	\$32,752	\$326,757	\$2,520,460	\$12,308	\$29,670	\$197,405	\$276,613	\$539,629	\$366,824	\$250,149	\$83,523	\$542,191	\$1,019,498		\$11,402,247										
Unifor mat 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	
B1080	Stairwells	6961036	Stair Treads, Raised Rubber Tile, Replace		18	15	3	2800	SF	\$10.51	\$29,428				\$29,428																			\$29,428
B1080	Site	6961045	Stair/Ramp Rails, Metal, Refinish		10	9	1	840	LF	\$1.58	\$1,324		\$1,324									\$1,324												\$2,649
B2010	Building Exterior	6961034	Exterior Walls, Vinyl Siding, Replace		30	25	5	4200	SF	\$6.31	\$26,485						\$26,485																	\$26,485
B2020	Building Exterior	6961160	Window, Aluminum Double-Glazed, 16-25 SF, Replace		30	27	3	106	EA	\$998.45	\$105,836				\$105,836																			\$105,836
B2020	Building Exterior	6961138	Storefront, Glazing & Framing, Replace		30	27	3	1540	SF	\$57.81	\$89,020				\$89,020																			\$89,020
B2050	Building Exterior	6961145	Exterior Door, Aluminum-Framed & Glazed, Standard Swing, Replace		30	27	3	12	EA	\$1,366.30	\$16,396				\$16,396																			\$16,396
B2050	Building Exterior	6961043	Exterior Door, Steel, Standard, Replace		40	31	9	8	EA	\$630.60	\$5,045										\$5,045													\$5,045
B2050	Building Exterior	6961048	Overhead Door, Residential Garage, 7'x8' (56 SF), Replace		30	20	10	1	EA	\$998.45	\$998											\$998												\$998
B3010	Roof	6961116	Roofing, Single-Ply Membrane, EPDM, Replace		20	10	10	41000	SF	\$11.56	\$474,001										\$474,001													\$474,001
B3020	Roof	6961000	Roof Appurtenances, Gutters & Downspouts, Aluminum w/ Fittings, Replace		20	5	15	440	LF	\$9.46	\$4,162																		\$4,162					\$4,162
C1030	Throughout building	6961056	Interior Door, Wood, Solid-Core, Replace		40	20	20	216	EA	\$735.70	\$158,911																					\$158,911	\$158,911	\$158,911
C1030	Throughout building	6961130	Interior Door, Steel, Standard, Replace		40	20	20	48	EA	\$630.60	\$30,269																					\$30,269	\$30,269	\$30,269
C1030	Throughout building	6961006	Door Hardware, School, per Door, Replace		30	10	20	264	EA	\$420.40	\$110,986																					\$110,986	\$110,986	\$110,986
C1070	Throughout building	6961137	Suspended Ceilings, Acoustical Tile (ACT), Replace		25	15	10	53000	SF	\$3.68	\$194,961										\$194,961													\$194,961
C1090	Restrooms	6961131	Toilet Partitions, Plastic/Laminate, Replace		20	15	5	29	EA	\$788.25	\$22,859							\$22,859																\$22,859
C1090	Throughout building	6961107	Lockers, Steel-Baked Enamel, 12" W x 15" D x 72" H, Replace		20	15	5	468	EA	\$525.50	\$245,934							\$245,934																\$245,934
C2010	Throughout building	6961097	Wall Finishes, any surface, Prep & Paint		10	3	7	96000	SF	\$1.58	\$151,344								\$151,344										\$151,344					\$302,688
C2030	Throughout building	6961046	Flooring, any surface, w/ Epoxy Coating, Prep & Paint		10	1	9	6400	SF	\$12.61	\$80,717										\$80,717										\$80,717			\$161,434
C2030	Kitchen	6961016	Flooring, Quarry Tile, Replace		50	30	20	2300	SF	\$27.33	\$62,850																				\$62,850			\$62,850
C2030	Stage	6961090	Flooring, Wood, Strip, Refinish		10	5	5	2200	SF	\$4.20	\$9,249						\$9,249											\$9,249						\$18,498
C2030	Throughout building	6961027	Flooring, Vinyl Tile (VCT), Replace		15	5	10	58000	SF	\$5.26	\$304,790											\$304,790												\$304,790
C2030	Gymnasium	6961057	Flooring, Maple Sports Floor, Refinish		10	1	9	5600	SF	\$5.26	\$29,428										\$29,428										\$29,428			\$58,856
C2050	Throughout building	6961091	Ceiling Finishes, any flat surface, Prep & Paint		10	5	5	23000	SF	\$2.10	\$48,346						\$48,346											\$48,346						\$96,692
D1010	Elevator	6961103	Elevator Cab Finishes, Standard, Replace		15	12	3	1	EA	\$9,459.00	\$9,459				\$9,459															\$9,459				\$18,918
D1010	Elevator	6961149	Elevator Controls, Automatic, 1 Car, Replace		20	17	3	1	EA	\$5,255.00	\$5,255				\$5,255																			\$5,255
D1010	Elevator	6961172	Passenger Elevator, Hydraulic, 2 Floors, Renovate		30	27	3	1	EA	\$57,805.00	\$57,805				\$57,805																			\$57,805
D2010	Gymnasium closet	6961018	Storage Tank, Domestic Water, Replace		30	25	5	1	EA	\$3,153.00	\$3,153						\$3,153																	\$3,153
D2010	Penthouse	6961003	Storage Tank, Domestic Water, Replace		30	25	5	1	EA	\$6,306.00	\$6,306						\$6,306																	\$6,306
D2010	Gymnasium closet	6961044	Water Heater, Electric, Commercial (36 kW), Replace		20	19	1	1	EA	\$19,443.50	\$19,444		\$19,444																					\$19,444
D2010	Kitchen Store Room	6961171	Water Heater, Gas, Residential, Replace		15	11	4	1	EA	\$1,366.30	\$1,366				\$1,366																\$1,366			\$2,733
D2010	Kitchen Store Room	6961143	Water Heater, Gas, Residential, Replace		15	3	12	1	EA	\$1,366.30	\$1,366												\$1,366											\$1,366
D2010	Utility closet	6960998	Water Heater, Electric, Residential, Replace		15	0	15	1	EA	\$1,681.60	\$1,682																			\$1,682				\$1,682
D2010	Throughout building	6961076	Plumbing System, Supply & Sanitary, High Density (excludes fixtures), Replace		40	35	5	87000	SF	\$14.71	\$1,280,118						\$1,280,118																	\$1,280,118
D2010	Throughout building	6961113	Sink/Lavatory, Service Sink, Floor, Replace		35	31	4	5	EA	\$840.80	\$4,204				\$4,204																			\$4,204
D2010	Classrooms	6961155	Emergency Plumbing Fixtures, Eye Wash & Shower Station, Replace		20	15	5	4	EA	\$2,417.30	\$9,669						\$9,669																	\$9,669
D2010	Throughout building	6961151	Drinking Fountain, Wall-Mounted, Single-Level, Replace		15	5	10	5	EA	\$1,261.20	\$6,306											\$6,30												

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Information 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	
D5030	Throughout building	6961060	Electrical System, Wiring & Switches, High Density/Complexity, Replace	40	35	5	58400	SF	\$4.20	\$245,514						\$245,514																\$245,514	
D5030	Throughout addition	6961019	Electrical System, Wiring & Switches, High Density/Complexity, Replace	40	31	9	28600	SF	\$4.20	\$120,234										\$120,234												\$120,234	
D5040	Throughout building	6961081	Emergency & Exit Lighting, Emergency Light Pack, 2 Light w/ Battery, Replace	10	2	8	14	EA	\$231.22	\$3,237									\$3,237										\$3,237			\$6,474	
D7010	Building exterior	6961062	Access Control Devices, Card Reader, Replace	10	9	1	6	EA	\$1,261.20	\$7,567		\$7,567									\$7,567											\$15,134	
D7030	Throughout building	6961095	Security/Surveillance System, Full System Upgrade, Average Density, Replace	15	1	14	87000	SF	\$2.10	\$182,874														\$182,874								\$182,874	
D7050	Lobby	6961001	Fire Alarm Panel, Fully Addressable, Replace	15	10	5	1	EA	\$15,765.00	\$15,765						\$15,765														\$15,765			\$31,530
D7050	Throughout building	6961042	Fire Alarm System, Full System Upgrade, Standard Addressable, Upgrade/Install	20	10	10	87000	SF	\$3.15	\$274,311										\$274,311													\$274,311
D8010	Throughout building	6961136	BAS/HVAC Controls, Basic System or Legacy Upgrades, Upgrade/Install	15	14	1	87000	SF	\$2.63	\$228,593		\$228,593														\$228,593							\$457,185
E1030	Kitchen	6961061	Foodservice Equipment, Refrigerator, 4-Door Reach-In, Replace	15	12	3	1	EA	\$7,672.30	\$7,672				\$7,672																\$7,672			\$15,345
E1030	Kitchen	6961077	Foodservice Equipment, Walk-In, Evaporator for Refrigerator/Freezer, Replace	15	12	3	1	EA	\$4,834.60	\$4,835				\$4,835																\$4,835			\$9,669
E1030	Kitchen	6960992	Foodservice Equipment, Refrigerator, 2-Door Reach-In, Replace	15	12	3	1	EA	\$4,834.60	\$4,835				\$4,835																\$4,835			\$9,669
E1030	Kitchen	6961098	Foodservice Equipment, Refrigerator, 1-Door Reach-In, Replace	15	12	3	1	EA	\$2,837.70	\$2,838				\$2,838																\$2,838			\$5,675
E1030	Kitchen	6961055	Foodservice Equipment, Walk-In, Evaporator for Refrigerator/Freezer, Replace	15	12	3	1	EA	\$4,834.60	\$4,835				\$4,835																\$4,835			\$9,669
E1030	Kitchen	6961078	Foodservice Equipment, Refrigerator, 1-Door Reach-In, Replace	15	12	3	1	EA	\$2,837.70	\$2,838				\$2,838																\$2,838			\$5,675
E1030	Kitchen	6961112	Foodservice Equipment, Dishwasher Commercial, Replace	10	7	3	1	EA	\$22,596.50	\$22,597				\$22,597										\$22,597									\$45,193
E1030	Kitchen	6961022	Foodservice Equipment, Convection Oven, Double, Replace	10	5	5	1	EA	\$9,984.50	\$9,985						\$9,985										\$9,985							\$19,969
E1030	Kitchen	6961108	Foodservice Equipment, Convection Oven, Double, Replace	10	5	5	1	EA	\$9,984.50	\$9,985						\$9,985										\$9,985							\$19,969
E1030	Building exterior	6961063	Foodservice Equipment, Walk-In, Condenser for Refrigerator/Freezer, Replace	15	10	5	1	EA	\$6,621.30	\$6,621						\$6,621															\$6,621		\$13,243
E1030	Kitchen	6961124	Foodservice Equipment, Range/Oven, 4-Burner, Replace	15	10	5	1	EA	\$4,729.50	\$4,730						\$4,730															\$4,730		\$9,459
E1030	Building exterior	6961072	Foodservice Equipment, Walk-In, Condenser for Refrigerator/Freezer, Replace	15	10	5	1	EA	\$6,621.30	\$6,621						\$6,621															\$6,621		\$13,243
E1030	Kitchen	6961079	Foodservice Equipment, Convection Oven, Single, Replace	10	5	5	1	EA	\$5,885.60	\$5,886						\$5,886									\$5,886								\$11,771
E1030	Kitchen	6961126	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	6961164	Foodservice Equipment, Convection Oven, Double, Replace	10	5	5	1	EA	\$9,984.50	\$9,985						\$9,985									\$9,985								\$19,969
E1030	Kitchen	6961127	Foodservice Equipment, Refrigerator, 1-Door Reach-In, Replace	15	8	7	1	EA	\$2,837.70	\$2,838								\$2,838															\$2,838
E1030	Kitchen	6961085	Foodservice Equipment, Refrigerator, 1-Door Reach-In, Replace	15	8	7	1	EA	\$2,837.70	\$2,838								\$2,838															\$2,838
E1030	Kitchen	6961144	Foodservice Equipment, Food Warmer, Tabletop Drawers (Set of 4), Replace	15	7	8	2	EA	\$5,990.70	\$11,981									\$11,981														\$11,981
E1030	Kitchen	6961122	Foodservice Equipment, Walk-In, Refrigerator, Replace	20	10	10	1	EA	\$15,765.00	\$15,765											\$15,765												\$15,765
E1030	Kitchen	6961169	Foodservice Equipment, Walk-In, Freezer, Replace	20	10	10	1	EA	\$26,275.00	\$26,275											\$26,275												\$26,275
E1030	Kitchen	6961024	Foodservice Equipment, Ice maker, Freestanding, Replace	15	5	10	1	EA	\$7,041.70	\$7,042											\$7,042												\$7,042
E1030	Kitchen	6961029	Foodservice Equipment, Tilting Skillet, Replace	20	10	10	1	EA	\$25,749.50	\$25,750											\$25,750												\$25,750
E1030	Kitchen	6961163	Foodservice Equipment, Exhaust Hood, 8 to 10 LF, Replace	15	3	12	2	EA	\$4,729.50	\$9,459													\$9,459										\$9,459
E1030	Kitchen	6961069	Foodservice Equipment, Mixer, Freestanding, Replace	25	12	13	1	EA	\$14,714.00	\$14,714														\$14,714									\$14,714
E1040	Classrooms	6961035	Laboratory Equipment, Lab Sink, Epoxy Resin, Replace	30	20	10	8	EA	\$2,574.95	\$20,600											\$20,600												\$20,600
E1040	Art Room Closet	6961067	Ceramics Equipment, Kiln, Replace	20	10	10	1	EA	\$3,363.20	\$3,363											\$3,363												\$3,363
E1040	Throughout building	6961133	Healthcare Equipment, Defibrillator (AED), Cabinet-Mounted, Replace	10	2	8	5	EA	\$1,576.50	\$7,883									\$7,883											\$7,883			\$15,765
E1060	Staff Room	6960993	Residential Appliances, Refrigerator, 14 to 18 CF, Replace	15	12	3	1	EA	\$630.60	\$631			\$631																	\$631			\$1,261
E1060	Home economics room	6961010	Residential Appliances, Refrigerator, 14 to 18 CF, Replace	15	10	5	3	EA	\$630.60	\$1,892						\$1,892														\$1,892			\$3,784
E1060	Home economics room	6961089	Residential Appliances, Clothes Dryer, Replace	15	10	5	1	EA	\$683.15	\$683						\$683															\$683		\$1,366
E1060	Home economics room	6961051	Residential Appliances, Washer, Replace	15	10	5	1	EA	\$893.35	\$893						\$893															\$893		\$1,787
E1060	Home economics room	6961141	Residential Appliances, Range, Electric, Replace	15	10	5	4	EA	\$651.62	\$2,606						\$2,606															\$2,606		\$5,213
E1060	Tracher Lounge	6961037	Residential Appliances, Refrigerator, 14 to 18 CF, Replace	15	9	6	1	EA	\$630.60	\$631							\$631																\$631
E1060	Staff Room	6961170	Residential Appliances, Refrigerator, 14 to 18 CF, Replace	15	9	6	1	EA	\$630.60	\$631							\$631																\$631
E1060	Computer room closet	6960999	Residential Appliances, Washer, Replace	15	8	7	1	EA	\$893.35	\$893								\$893															\$893
E1060	Computer room closet	6961142	Residential Appliances, Clothes Dryer, Replace	15	8	7	1	EA	\$683.15	\$683								\$683															\$683
E1060	ILP ROOM	6961120	Residential Appliances, Washer/Dryer Combo Unit, Replace	15	7	8	1	EA	\$1,471.40	\$1,471									\$1,471														\$1,471
E1060	ILP ROOM	6961004	Residential Appliances, Refrigerator, 14 to 18 CF, Replace	15	7	8	1	EA	\$630.60	\$631									\$631														\$631
E1060	ILP ROOM	6961009	Residential Appliances, Range, Electric, Replace	15	7	8	1	EA	\$651.62	\$652									\$652														\$652
E1070	Stage	6961031	Theater & Stage Equipment, Flameproof Curtain, Medium Weight Velour, Replace	15	10	5	800	SF	\$15.77	\$12,612						\$12,612														\$12,612			\$25,224
E2010	Throughout building	6961117	Casework, Cabinetry, Hardwood Standard, Replace	20	15	5	216	LF	\$315.30	\$68,105						\$68,105																	\$68,105
E2010	Throughout building	6961023	Casework, Countertop, Plastic Laminate, Replace	15	10	5	112	LF	\$52.55	\$5,886						\$5,886														\$5,886			\$11,771
E2010	Home economics room	6961083	Casework, Countertop, Plastic Laminate, Replace	15	10	5	56	LF	\$52.55	\$2,943						\$2,943														\$2,943			\$5,886
E2010	Home economics room	6960991	Casework, Cabinetry, Hardwood Standard, Replace	20	15	5	112	LF	\$315.30	\$35,314						\$35,314																	\$35,314
E2010	Staff Room	6961165	Casework, Countertop, Plastic Laminate, Replace	15	5	10	12	LF	\$52.55	\$631										\$631													\$631



Replacement Reserves Report

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Format 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		
E2010	Staff Room	6961128	Casework, Cabinetry, Hardwood Standard, Replace	20	10	10	46	LF	\$315.30 \$14,504											\$14,504											\$14,504		
E2010	Gymnasium	6961106	Bleachers, Telescoping Manual, up to 15 Tier (per Seat), Replace	20	15	5	120	EA	\$315.30 \$37,836						\$37,836																\$37,836		
E2010	Site	6961082	Bleachers, Fixed Steel Frame, Aluminum Benches (per Seat), Replace	25	20	5	90	EA	\$126.12 \$11,351						\$11,351																\$11,351		
F1020	Site	6961156	Ancillary Building, Wood-Framed or CMU, Basic/Minimal, Replace	35	30	5	900	SF	\$63.06 \$56,754						\$56,754																\$56,754		
F1020	Site	6961039	Shed/Gazebo/Shade Structure, Wood or Metal-Framed, Basic/Minimal, Replace	30	25	5	280	SF	\$26.28 \$7,357						\$7,357																\$7,357		
G2020	Site	6961121	Parking Lots, Pavement, Asphalt, Seal & Stripe	5	5	0	84000	SF	\$0.47 \$39,728	\$39,728						\$39,728				\$39,728					\$39,728					\$39,728	\$198,639		
G2020	Site	6961038	Parking Lots, Pavement, Asphalt, Mill & Overlay	25	20	5	84000	SF	\$3.68 \$308,994						\$308,994																	\$308,994	
G2020	Site	6961168	Parking Lots, Curb & Gutter, Concrete, Replace	50	31	19	1640	LF	\$31.53 \$51,709																			\$51,709			\$51,709		
G2030	Site	6961012	Sidewalk, Asphalt, Replace	25	22	3	33400	SF	\$5.78 \$193,069				\$193,069																		\$193,069		
G2030	Site	6961033	Sidewalk, Concrete, Large Areas, Replace	50	31	19	8500	SF	\$9.46 \$80,402																			\$80,402			\$80,402		
G2050	Site	6961092	Sports Apparatus, Baseball, Backstop Chain-Link, Replace	20	15	5	2	EA	\$5,255.00 \$10,510						\$10,510																\$10,510		
G2050	Gymnasium	6961132	Sports Apparatus, Scoreboard, Electronic Basic, Replace	25	20	5	2	EA	\$3,153.00 \$6,306						\$6,306																\$6,306		
G2050	Site	6961093	Sports Apparatus, Soccer, Movable Practice Goal, Replace	15	8	7	2	EA	\$735.70 \$1,471								\$1,471														\$1,471		
G2050	Gymnasium	6961096	Sports Apparatus, Basketball, Backboard/Rim/Pole, Replace	25	15	10	6	EA	\$9,984.50 \$59,907											\$59,907											\$59,907		
G2050	Site	6961011	Sports Apparatus, Basketball, Backboard/Rim/Pole, Replace	25	13	12	1	EA	\$9,984.50 \$9,985												\$9,985										\$9,985		
G2060	Site	6961007	Trash Receptacle, Medium-Duty Metal or Precast, Replace	20	15	5	7	EA	\$735.70 \$5,150						\$5,150																\$5,150		
G2060	Site	6961115	Picnic Table, Wood/Composite/Fiberglass, Replace	20	15	5	22	EA	\$630.60 \$13,873						\$13,873																\$13,873		
G2060	Site	6961050	Fences & Gates, Fence, Chain Link 6', Replace	40	31	9	680	LF	\$22.07 \$15,008										\$15,008												\$15,008		
G2060	Site	6961059	Flagpole, Metal, Replace	30	15	15	1	EA	\$2,627.50 \$2,628																\$2,628						\$2,628		
G2060	Site	6960994	Retaining Wall, Concrete Cast-in-Place, Replace	50	31	19	480	SF	\$136.63 \$65,582																			\$65,582			\$65,582		
G4050	Site	6961125	Pole Light Fixture w/ Lamps, any type 30' High, w/ LED Replacement, Replace/Install	20	15	5	2	EA	\$7,357.00 \$14,714						\$14,714																\$14,714		
G4050	Building exterior	6961153	Exterior Fixture w/ Lamp, any type, w/ LED Replacement, Replace	20	5	15	12	EA	\$630.60 \$7,567																\$7,567						\$7,567		
G4050	Building exterior	6961068	Exterior Fixture w/ Lamp, any type, w/ LED Replacement, Replace	20	5	15	8	EA	\$840.80 \$6,726																\$6,726						\$6,726		
Totals, Unescalated										\$65,267	\$939,184		\$0	\$654,458	\$5,570	\$2,805,256	\$1,261	\$160,067	\$25,855	\$250,432	\$1,875,459	\$8,891	\$20,810	\$134,423	\$182,874	\$346,368	\$228,593	\$151,344	\$49,061	\$309,204	\$564,471	\$8,778,847	
Totals, Escalated (3.0% inflation, compounded annually)										\$65,267	\$967,360		\$0	\$715,144	\$6,269	\$3,252,060	\$1,506	\$196,863	\$32,752	\$326,757	\$2,520,460	\$12,308	\$29,670	\$197,405	\$276,613	\$539,629	\$366,824	\$250,149	\$83,523	\$542,191	\$1,019,498		\$11,402,247

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	6961149	D1010	Elevator Controls	Automatic, 1 Car	2100 LB	Plainfield Central Middle School	Elevator				1982		
2	6961172	D1010	Passenger Elevator	Hydraulic, 2 Floors		Plainfield Central Middle School	Elevator				1982		
D20 Plumbing													
Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	6961018	D2010	Storage Tank	Domestic Water	180 GAL	Plainfield Central Middle School	Gymnasium closet				1982		
2	6961003	D2010	Storage Tank	Domestic Water	1000 GAL	Plainfield Central Middle School	Penthouse				1992		
3	6961044	D2010	Water Heater	Electric, Commercial (36 kW)	200 GAL	Plainfield Central Middle School	Gymnasium closet	Hubbell	SH200	41281	1982		
4	6960998	D2010	Water Heater	Electric, Residential	80 GAL	Plainfield Central Middle School	Utility closet	HTP	EVC080C2X045	No dataplate			
5	6961143	D2010	Water Heater	Gas, Residential	48 GAL	Plainfield Central Middle School	Kitchen Store Room	Bradford White	LG250H653X	WC44995026	2020		
6	6961171	D2010	Water Heater	Gas, Residential	48 GAL	Plainfield Central Middle School	Kitchen Store Room	Bradford White	50T65FS3X	JM17495967	2012		
7	6961080	D2060	Air Compressor	Tank-Style	2 HP	Plainfield Central Middle School	Penthouse	Powerex	AD010142	00306	1999		
8	6961105	D2060	Supplemental Components	Compressed Air Dryer, Process Support	100 CFM	Plainfield Central Middle School	Penthouse	Hankison	No dataplate	No dataplate	1999		
D30 HVAC													
Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	6961162	D3020	Baseboard Heater	Electric, 6 LF	1.5 KW	Plainfield Central Middle School	Throughout building				1992		28
2	6961025	D3020	Cabinet Heater	Electric, 3 to 4 LF		Plainfield Central Middle School	Throughout building	Trane			1992		4
3	6961135	D3020	Cabinet Heater	Electric, 3 to 4 LF		Plainfield Central Middle School	Throughout building				1992		8
4	6961032	D3030	Air Conditioner	Window/Thru-Wall	1 TON	Plainfield Central Middle School	Building exterior				2016		42
5	6961118	D3030	Split System	Condensing Unit/Heat Pump	4 TON	Plainfield Central Middle School	Building exterior	Mitsubishi Electric	MXZ-8C48NAHZ	73U03211B	2018		
6	6961102	D3030	Split System	Condensing Unit/Heat Pump	10 TON	Plainfield Central Middle School	Roof	Trane	RAUC-G104-A	C81B-20466	1982		
7	6961049	D3030	Split System	Condensing Unit/Heat Pump	5 TON	Plainfield Central Middle School	Roof	Trane	RAUC-504-B	C81B-20495	1982		
8	6961101	D3030	Split System	Condensing Unit/Heat Pump	3 TON	Plainfield Central Middle School	Building exterior	Heil			2013		
9	6961013	D3030	Split System	Fan Coil Unit, DX	3 TON	Plainfield Central Middle School	Office closet	No dataplate	No dataplate	No dataplate	2013		
10	6961064	D3030	Split System Ductless	Single Zone	2 TON	Plainfield Central Middle School	Building exterior	LG	LS0240CE	No dataplate	2013		
11	6961020	D3030	Split System Ductless	Single Zone	3 TON	Plainfield Central Middle School	Building exterior	Fujitsu	AQU36CX	BBN001622	2013		
12	6961054	D3030	Split System Ductless	Single Zone	2 TON	Plainfield Central Middle School	Building exterior	LG	LS0240CE	No dataplate	2013		
13	6961114	D3030	Unit Ventilator	approx/nominal 3 Ton	1250 CFM	Plainfield Central Middle School	Classrooms	Herman Nelson			1982		18
14	6961005	D3030	Unit Ventilator	approx/nominal 3 Ton	1250 CFM	Plainfield Central Middle School	Classrooms	Trane			1992		30
15	6961065	D3050	Air Handler [AHU-1]	Interior AHU, Easy/Moderate Access, 1201 to 2400 CFM	2400 CFM	Plainfield Central Middle School	Penthouse	Trane	No dataplate	No dataplate	1982		
16	6961146	D3050	Air Handler [AHU-2]	Interior AHU, Easy/Moderate Access, 2401 to 4000 CFM	4000 CFM	Plainfield Central Middle School	Penthouse	Trane	No dataplate	No dataplate	1982		
17	6961008	D3050	Air Handler [AHU-3]	Interior AHU, Easy/Moderate Access	3200 CFM	Plainfield Central Middle School	Penthouse	Trane	CCDB08AB0C	K81M44463	1982		

18	6961084	D3050	Air Handler [AHU-4]	Interior AHU, Easy/Moderate Access	1200 CFM	Plainfield Central Middle School	Penthouse	Trane	CCDB03AB0C	K81M44464	1982		
19	6961030	D3050	Air Handler [AHU-5]	Interior AHU, Easy/Moderate Access, 1201 to 2400 CFM	2400 CFM	Plainfield Central Middle School	Art Room Closet	Trane	No dataplate	No dataplate	1982		
20	6961157	D3050	Air Handler [AHU-6]	Interior AHU, Easy/Moderate Access, 2401 to 4000 CFM	4000 CFM	Plainfield Central Middle School	Art Room Closet	Trane	No dataplate	No dataplate	1982		
21	6961058	D3060	Exhaust Fan	Roof or Wall-Mounted, 16" Damper	2000 CFM	Plainfield Central Middle School	Roof	No dataplate	No dataplate	No dataplate	1982		
22	6961167	D3060	Exhaust Fan	Roof or Wall-Mounted, 16" Damper	2000 CFM	Plainfield Central Middle School	Roof	No dataplate	No dataplate	No dataplate	1982		
23	6961166	D3060	Exhaust Fan	Roof or Wall-Mounted, 16" Damper	2000 CFM	Plainfield Central Middle School	Roof	No dataplate	No dataplate	No dataplate	1982		
24	6961140	D3060	Exhaust Fan	Roof or Wall-Mounted, 16" Damper	2000 CFM	Plainfield Central Middle School	Roof	Greenheck	GB-160-5	92A08763	1992		
25	6961100	D3060	Exhaust Fan	Roof or Wall-Mounted, 16" Damper	2000 CFM	Plainfield Central Middle School	Roof	No dataplate	No dataplate	No dataplate	1982		
26	6961150	D3060	Exhaust Fan	Roof or Wall-Mounted, 16" Damper	2000 CFM	Plainfield Central Middle School	Roof	Greenheck	G-65-DGEX-QD	92A09264	1992		
27	6961088	D3060	Exhaust Fan	Roof or Wall-Mounted, 16" Damper	2000 CFM	Plainfield Central Middle School	Roof	No dataplate	No dataplate	No dataplate	1982		
28	6961159	D3060	Exhaust Fan	Roof or Wall-Mounted, 16" Damper	2000 CFM	Plainfield Central Middle School	Roof	No dataplate	No dataplate	No dataplate	1982		
29	6961028	D3060	Exhaust Fan	Roof or Wall-Mounted, 16" Damper	2000 CFM	Plainfield Central Middle School	Roof	No dataplate	No dataplate	No dataplate	1982		
30	6961111	D3060	Exhaust Fan	Roof or Wall-Mounted, 16" Damper	2000 CFM	Plainfield Central Middle School	Roof	Greenheck	GB-SO-4	92A08761	1992		
31	6961110	D3060	Exhaust Fan	Roof or Wall-Mounted, 16" Damper	2000 CFM	Plainfield Central Middle School	Roof	No dataplate	No dataplate	No dataplate	1982		
32	6961026	D3060	Exhaust Fan	Roof or Wall-Mounted, 16" Damper	2000 CFM	Plainfield Central Middle School	Roof	No dataplate	No dataplate	No dataplate	1982		
33	6961119	D3060	Exhaust Fan	Roof or Wall-Mounted, 16" Damper	2000	Plainfield Central Middle School	Roof	No dataplate	No dataplate	No dataplate	1982		
34	6961040	D3060	Exhaust Fan	Roof or Wall-Mounted, 16" Damper	2000 CFM	Plainfield Central Middle School	Roof	No dataplate	No dataplate	No dataplate	1982		
35	6961066	D3060	Exhaust Fan	Roof or Wall-Mounted, 16" Damper	2000 CFM	Plainfield Central Middle School	Roof	Greenheck	CUBE-140-4	92A08760	1992		
36	6961002	D3060	Exhaust Fan	Roof or Wall-Mounted, 16" Damper	2000 CFM	Plainfield Central Middle School	Roof	No dataplate	No dataplate	No dataplate	1982		
37	6961099	D3060	Exhaust Fan	Roof or Wall-Mounted, 16" Damper	2000 CFM	Plainfield Central Middle School	Roof	No dataplate	No dataplate	No dataplate	1982		
38	6961123	D3060	Exhaust Fan	Roof or Wall-Mounted, 24" Damper	5000 CFM	Plainfield Central Middle School	Roof	Greenheck	CUBE-HP-140-5	92D10355	1992		
39	6961015	D3060	Exhaust Fan	Roof or Wall-Mounted, 24" Damper	5000 CFM	Plainfield Central Middle School	Roof	No dataplate	No dataplate	No dataplate	1982		
40	6961071	D3060	Exhaust Fan	Roof or Wall-Mounted, 24" Damper	2001 - 5000 CFM	Plainfield Central Middle School	Roof	Greenheck	GB-300-30	92A08762	1992		
41	6961021	D3060	Exhaust Fan	Roof or Wall-Mounted, 24" Damper	5000 CFM	Plainfield Central Middle School	Roof	Greenheck	CUBE-240HP-15-G	14358941	2013		
D40 Fire Protection													
Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	6961087	D4010	Fire Suppression System	Commercial Kitchen, per LF of Hood		Plainfield Central Middle School	Kitchen	Ansul			2023		30
D50 Electrical													
Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	6961139	D5020	Secondary Transformer	Dry, Stepdown	75 KVA	Plainfield Central Middle School	Main Electrical room	Square D			1982		
2	6960996	D5020	Secondary Transformer	Dry, Stepdown	45 KVA	Plainfield Central Middle School	Electrical room	Square D	45T3H	No dataplate	1992		
3	6961148	D5020	Secondary Transformer	Dry, Stepdown	112.5 KVA	Plainfield Central Middle School	Electrical room	Square D			1992		
4	6961014	D5020	Switchboard	277/480 V	1600 AMP	Plainfield Central Middle School	Main Electrical room	Square D			1982		

5	6961161	D5020	Distribution Panel	277/480 V	600 AMP	Plainfield Central Middle School	Electrical room	Square D			1992		
6	6961017	D5020	Distribution Panel	277/480 V	600 AMP	Plainfield Central Middle School	Penthouse	Square D			1982		
7	6961129	D5020	Distribution Panel	277/480 V	600 AMP	Plainfield Central Middle School	Penthouse	Square D			1982		
8	6961109	D5020	Distribution Panel	277/480 V	600 AMP	Plainfield Central Middle School	Electrical room	Square D			1992		
9	6961094	D5020	Distribution Panel	277/480 V	400 AMP	Plainfield Central Middle School	Main Electrical room	Square D			1982		
10	6961047	D5020	Distribution Panel	277/480 V	200 AMP	Plainfield Central Middle School	Electrical room	Square D			1992		6
11	6961081	D5040	Emergency & Exit Lighting	Emergency Light Pack, 2 Light w/ Battery		Plainfield Central Middle School	Throughout building				2021		14

D70 Electronic Safety & Security													
Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	6961001	D7050	Fire Alarm Panel	Fully Addressable		Plainfield Central Middle School	Lobby	Honeywell	ES-200X		2013		

E10 Equipment													
Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	6961022	E1030	Foodservice Equipment	Convection Oven, Double		Plainfield Central Middle School	Kitchen	Blodgett					
2	6961108	E1030	Foodservice Equipment	Convection Oven, Double		Plainfield Central Middle School	Kitchen	Blodgett					
3	6961164	E1030	Foodservice Equipment	Convection Oven, Double		Plainfield Central Middle School	Kitchen	Blodgett			2018		
4	6961079	E1030	Foodservice Equipment	Convection Oven, Single		Plainfield Central Middle School	Kitchen	Cleveland	22CGT6	130923000072	2018		
5	6961112	E1030	Foodservice Equipment	Dishwasher Commercial		Plainfield Central Middle School	Kitchen	Hobart	C-44A		2016		
6	6961163	E1030	Foodservice Equipment	Exhaust Hood, 8 to 10 LF		Plainfield Central Middle School	Kitchen				2020		2
7	6961126	E1030	Foodservice Equipment	Food Warmer, Proofing Cabinet on Wheels		Plainfield Central Middle School	Kitchen	Metro	C539-CDC-U		2013		
8	6961144	E1030	Foodservice Equipment	Food Warmer, Tabletop Drawers (Set of 4)		Plainfield Central Middle School	Kitchen	Atlas Metal Industries	WIH-4				2
9	6961024	E1030	Foodservice Equipment	Icemaker, Freestanding		Plainfield Central Middle School	Kitchen	Manitowoc	IY0304A-161	1120465829	2018		
10	6961069	E1030	Foodservice Equipment	Mixer, Freestanding		Plainfield Central Middle School	Kitchen	Hobart	H-300T	11-434-289	2011		
11	6961124	E1030	Foodservice Equipment	Range/Oven, 4-Burner		Plainfield Central Middle School	Kitchen	Vulcan			2013		
12	6961127	E1030	Foodservice Equipment	Refrigerator, 1-Door Reach-In		Plainfield Central Middle School	Kitchen	Koolmore	MDR-1GD-23C		2015		
13	6961098	E1030	Foodservice Equipment	Refrigerator, 1-Door Reach-In		Plainfield Central Middle School	Kitchen	POWERS			2011		
14	6961078	E1030	Foodservice Equipment	Refrigerator, 1-Door Reach-In		Plainfield Central Middle School	Kitchen	POWERS			2011		
15	6961085	E1030	Foodservice Equipment	Refrigerator, 1-Door Reach-In		Plainfield Central Middle School	Kitchen	Koolmore	MDR-1GD-23C		2015		
16	6960992	E1030	Foodservice Equipment	Refrigerator, 2-Door Reach-In		Plainfield Central Middle School	Kitchen	Traulsen	AHT132WUT	V277270L91	2011		
17	6961061	E1030	Foodservice Equipment	Refrigerator, 4-Door Reach-In		Plainfield Central Middle School	Kitchen	Traulsen	AHT232NUT	V277280L91	2011		
18	6961029	E1030	Foodservice Equipment	Tilting Skillet		Plainfield Central Middle School	Kitchen	Groen	HFP3	N13366HCF	2013		
19	6961063	E1030	Foodservice Equipment	Walk-In, Condenser for Refigerator/Freezer		Plainfield Central Middle School	Building exterior				2013		
20	6961072	E1030	Foodservice Equipment	Walk-In, Condenser for Refigerator/Freezer		Plainfield Central Middle School	Building exterior				2013		
21	6961077	E1030	Foodservice Equipment	Walk-In, Evaporator for Refigerator/Freezer		Plainfield Central Middle School	Kitchen	Heatcraft	LSF094AS2	DWK11883	2011		

22	6961055	E1030	Foodservice Equipment	Walk-In, Evaporator for Refrigerator/Freezer	Plainfield Central Middle School	Kitchen	Heatcraft	No dataplate	No dataplate	2011
23	6961169	E1030	Foodservice Equipment	Walk-In, Freezer	Plainfield Central Middle School	Kitchen				2013
24	6961122	E1030	Foodservice Equipment	Walk-In, Refrigerator	Plainfield Central Middle School	Kitchen				2013
25	6961067	E1040	Ceramics Equipment	Kiln	Plainfield Central Middle School	Art Room Closet	LL Kilns	28T-3-208-3P	021822-C-RUS	2013
26	6961133	E1040	Healthcare Equipment	Defibrillator (AED), Cabinet-Mounted	Plainfield Central Middle School	Throughout building				20215