

# FACILITY CONDITION ASSESSMENT



**BUREAU  
VERITAS**

*prepared for*

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



Early Childhood Center  
651 Norwich Road  
Plainfield, Connecticut 06374

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*September 25, 2023*

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## 1. Executive Summary

### Property Overview and Assessment Details

General Information	
Property Type	School
Main Address	651 Norwich Road, Plainfield, Connecticut 06374
Site Developed	1913 Renovated 2000
Site Area	3.0 acres (estimated)
Parking Spaces	46 total spaces all in open lots; 4 of which are accessible
Building Area	26,280 SF
Number of Stories	2 above grade with 1 below-grade basement levels
Outside Occupants/Leased Spaces	None
Date(s) of Visit	September 25, 2023
Management Point of Contact	Plainfield Public Schools, John Richards, Finance Director 860.567.6459 <a href="mailto:richardsj@plainfieldschool.org">richardsj@plainfieldschool.org</a>
On-site Point of Contact (POC)	Paul Kudelsky
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AssetCalc Link	Full dataset for this assessment can be found at: <a href="https://www.assetcalc.net/">https://www.assetcalc.net/</a>

## Significant/Systemic Findings and Deficiencies

### Historical Summary

The building was constructed in 1913 to serve as an elementary school for the surrounding Plainfield community. In 2000 the facility underwent a wholesale renovation, and the building was converted into the Early Childhood Center which provides pre-K educational services. The building also houses the school district's central offices on the second floor.

### Architectural

The building envelope consists of durable brick that has been maintained well and repaired as necessary. The aluminum windows and glazed metal doors were updated during the renovation and show little wear at this time. The main roof consists of asphalt shingles. There are small areas of EPDM and metal roofing at lower points of the building. No leaks or other issues were reported. The school interiors show evidence of a rigorous and proactive maintenance program, and are generally in good condition. In general, typical lifecycle-based interior and exterior finish replacements are budgeted and anticipated.

### Mechanical, Electrical, Plumbing and Fire (MEPF)

Most of the MEPF components and infrastructure date from the 2000 renovation with the exception of the lighting system which has been updated to LED and the security/surveillance system. An aging gas-fired boiler and split-system heat pumps feed the terminal units throughout the building to provide heating and cooling. The heat pumps have exceeded their estimated useful life and are forecast to require near-term replacement. Ventilation is supplied by a series of exhaust fans. The plumbing fixtures remain in serviceable condition and the commercial gas-fired water heater has no reported issues or reliability concerns despite its age. The electrical system was fully upgraded during the renovation and is sized adequately for the facility. The interior lighting system and most of the exterior lighting have been upgraded to LED fixtures. The fully addressable fire alarm system is up to date on inspections and functions well. The sprinkler system covers the entire building and is also current with regard to inspections. The elevator functions well and has only required routine maintenance since its installation.

### Site

The school is situated along Route 12 in the heart of Plainfield town center. The site contains an asphalt parking lot that is overbuilt and only partially used. Downsizing the asphalt parking area in the future may be prudent. There is an asphalt play area and playgrounds at the front of the school and a grassy open space area to the rear. There are site furnishings throughout including benches, picnic tables, and trash cans. Ancillary buildings include storage sheds utilized primarily by the maintenance staff, and a picnic shelter. Chain link fencing can be found at the play area perimeter and as mechanical enclosures. Additionally, there is vinyl fencing encompassing a raised grass field behind the building. Site lighting furnished by building-mounted fixtures that have been updated to LED is reportedly sufficient for the facility's needs.

### Recommended Additional Studies

No additional studies recommended at this time.



## Facility Condition Index (FCI)

One of the major goals of the FCA is to calculate 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

<b>0 – 5%</b>	In new or well-maintained condition, with little or no visual evidence of wear or deficiencies.
<b>5 – 10%</b>	Subjected to wear but is still in a serviceable and functioning condition.
<b>10 – 30%</b>	Subjected to hard or long-term wear. Nearing the end of its useful or serviceable life.
<b>30% and above</b>	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 | Early Childhood Center

<i>Replacement Value</i> \$ 9,066,600	<i>Total SF</i> 26,280	<i>Cost/SF</i> \$ 345	
	<b>Est Reserve Cost</b>		<b>FCI</b>
<b>Current</b>	<b>\$ 0</b>		<b>0.0 %</b>
<b>3-Year</b>	<b>\$ 415,600</b>		<b>4.6 %</b>
<b>5-Year</b>	<b>\$ 672,000</b>		<b>7.4 %</b>
<b>10-Year</b>	<b>\$ 2,079,100</b>		<b>22.9 %</b>

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.

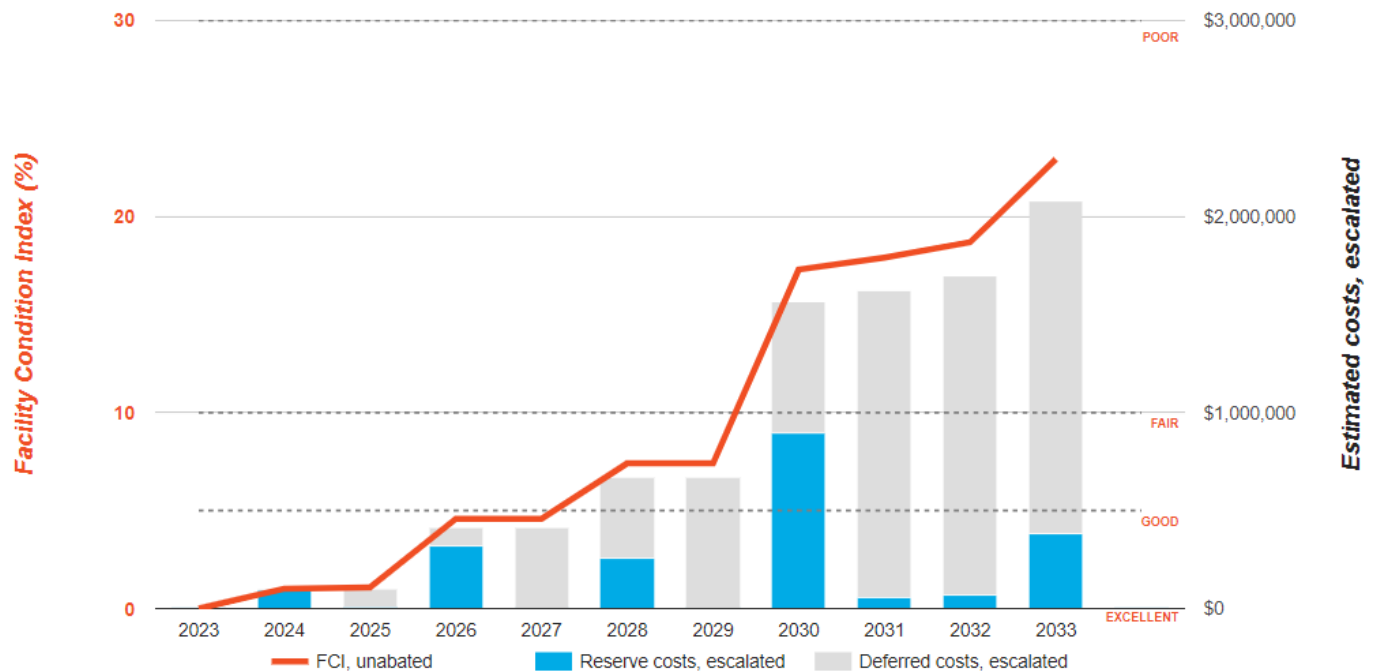
### Needs by Year with Unaddressed FCI Over Time

#### FCI Analysis: Early Childhood Center

Replacement Value: \$9,066,600

Inflation Rate: 3.0%

Average Needs per Year: \$189,100



#### Immediate Needs

No immediate needs were identified.

#### Key Findings



#### Supplemental Components in Poor condition.

Air Separator, HVAC  
Early Childhood Center Boiler room

Uniformat Code: D3050

Recommendation: **Replace in 2024**

Priority Score: **85.8**

Plan Type:  
Performance/Integrity

Cost Estimate: \$2,100

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The air separator is excessively aged and recommended for an upgrade. - AssetCALC ID: 6978174

**Split System in Poor condition.**

Condensing Unit/Heat Pump  
Early Childhood Center Building exterior

Uniformat Code: D3030  
Recommendation: **Replace in 2024**

Priority Score: **81.8**

Plan Type:  
Performance/Integrity

Cost Estimate: \$18,100

\$\$\$\$

The split system component is excessively aged and recommended for an upgrade. - AssetCALC ID: 6978152

**Split System in Poor condition.**

Condensing Unit/Heat Pump  
Early Childhood Center Building exterior

Uniformat Code: D3030  
Recommendation: **Replace in 2024**

Priority Score: **81.8**

Plan Type:  
Performance/Integrity

Cost Estimate: \$22,300

\$\$\$\$

The split system component is excessively aged and recommended for an upgrade. - AssetCALC ID: 6978200

**Split System in Poor condition.**

Condensing Unit/Heat Pump  
Early Childhood Center Building exterior

Uniformat Code: D3030  
Recommendation: **Replace in 2024**

Priority Score: **81.8**

Plan Type:  
Performance/Integrity

Cost Estimate: \$47,300

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The split system component is excessively aged and recommended for an upgrade. - AssetCALC ID: 6978176

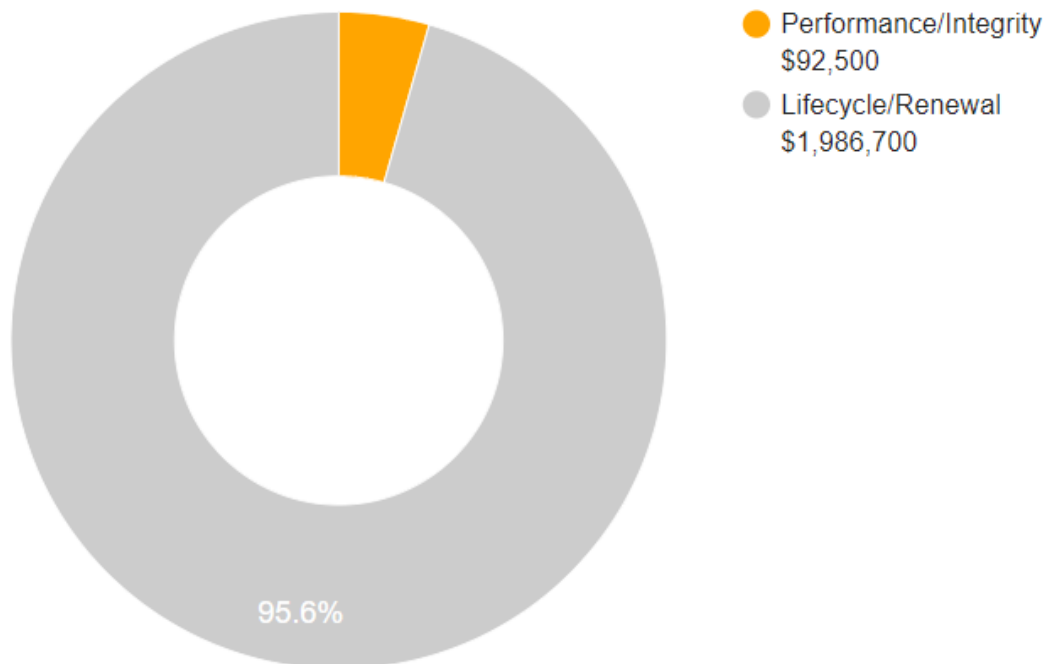
## Plan Types

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

<b>Safety</b>	■	An observed or reported unsafe condition that if left unaddressed could result in injury; a system or component that presents potential liability risk.
<b>Performance/Integrity</b>	■	Component or system has failed, is almost failing, performs unreliably, does not perform as intended, and/or poses risk to overall system stability.
<b>Accessibility</b>	■	Does not meet ADA, UFAS, and/or other accessibility requirements.
<b>Environmental</b>	■	Improvements to air or water quality, including removal of hazardous materials from the building or site.
<b>Retrofit/Adaptation</b>	■	Components, systems, or spaces recommended for upgrades in in order to meet current standards, facility usage, or client/occupant needs.
<b>Lifecycle/Renewal</b>	■	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: \$2,079,200**

## 2. Building and Site Information



### Systems Summary

System	Description	Condition
<b>Structure</b>	Masonry bearing walls with wood roof deck supported by wood joists and concrete strip/wall footing foundation system	Good
<b>Façade</b>	Primary Wall Finish: Brick Secondary Wall Finish: None Windows: Aluminum	Fair
<b>Roof</b>	Primary: Hip and Pyramid constructions with asphalt shingles Secondary: Flat construction with single-ply EPDM membrane Tertiary: Gable construction over walkway with metal finish	Fair
<b>Interiors</b>	Walls: Painted gypsum board and CMU Floors: VCT Ceilings: Suspended ACT	Good
<b>Elevators</b>	Passenger: One hydraulic car serving all 3 floors	Fair
<b>Plumbing</b>	Distribution: Copper supply and cast iron waste and venting Hot Water: Commercial gas water heater with integral tank Fixtures: Toilets and sinks in all restrooms; Additional sinks throughout facility	Fair
<b>HVAC</b>	Central System: Boiler, split-system heat pumps, and air handlers feeding fan coil units, hydronic baseboard radiators and cabinet terminal units	Fair
<b>Fire Suppression</b>	Wet-pipe sprinkler system and fire extinguishers	Fair

Systems Summary		
<b>Electrical</b>	Source & Distribution: Main switchboard with copper wiring Interior Lighting: LED Emergency Power: None	Fair
<b>Fire Alarm</b>	Alarm panel with smoke detectors, heat detectors, alarms, strobes, pull stations, back-up emergency lights, and exit signs	Fair
<b>Equipment/Special</b>	None	--
<b>Site Pavement</b>	Asphalt lots with adjacent concrete sidewalks, ramps, and stairs	Fair
<b>Site Development</b>	Property identification signage; Chain link and vinyl fencing; Chain-link fence mechanical enclosures Outdoor play area includes playgrounds and asphalt play area Furnished with park benches, picnic tables, trash receptacles	Fair
<b>Landscaping and Topography</b>	Limited landscaping features including lawns, trees, bushes, and planters Irrigation not present CMU and concrete retaining walls Low to moderate site slopes throughout	Fair
<b>Utilities</b>	Municipal water and sewer Local utility-provided electric and natural gas	Good
<b>Site Lighting</b>	Pole-mounted: None Building-mounted: LED	Good
<b>Ancillary Structures</b>	Storage sheds, shade structure	Fair
<b>Accessibility</b>	Presently it does not appear an accessibility study is needed for this property. See Appendix D.	
<b>Key Issues and Findings</b>	Some antiquated HVAC components	



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	-	-	-	-	\$34,500	\$34,500
Facade	-	-	-	\$177,700	-	\$177,700
Roofing	-	-	-	\$94,100	\$54,600	\$148,700
Interiors	-	-	-	\$114,400	\$537,800	\$652,200
Conveying	-	-	-	\$108,900	-	\$108,900
Plumbing	-	-	\$19,100	\$100,200	\$647,400	\$766,700
HVAC	-	\$92,400	\$201,500	\$426,400	\$404,300	\$1,124,600
Fire Protection	-	-	-	-	\$46,000	\$46,000
Electrical	-	-	-	\$23,500	\$474,900	\$498,400
Fire Alarm & Electronic Systems	-	-	\$299,700	-	\$394,800	\$694,500
Equipment & Furnishings	-	-	-	\$77,600	\$8,300	\$85,900
Special Construction & Demo	-	-	-	-	\$107,700	\$107,700
Site Development	-	\$5,800	\$29,200	\$23,600	\$97,200	\$155,800
Site Pavement	-	-	\$24,300	\$260,500	\$70,500	\$355,300
Site Utilities	-	-	-	-	\$14,700	\$14,700
<b>TOTALS (3% inflation)</b>	<b>-</b>	<b>\$98,200</b>	<b>\$573,800</b>	<b>\$1,407,100</b>	<b>\$2,892,700</b>	<b>\$4,971,800</b>

### 3. Property Space Use and Observed Areas

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#### 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 roof.

#### 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 1913. The facility was substantially renovated in 2000 and widespread accessibility improvements appear to have been implemented at that time.

During the interview process with the client representatives, no complaints or pending litigation associated with potential accessibility issues were reported.

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

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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			✓
Heating	Install Condensing Furnaces	✓		
Heating	Install Radiant Heat in Warehouse	✓		

Energy and Water Conservation Measures				
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 Room Faucets		✓	
Plumbing	Install 1.0GPM Low Flow Flush Tank Toilets		✓	
Plumbing	Install 0.125GPF Urinals	✓		
Plumbing	Retrofit Commercial Toilets to Dual Flush	✓		
Utility Metering	Install Sub-meters For Electric/Water	✓		
Utility Metering	Disconnect and Reconcile Multiple Utility Meters	✓		
Irrigation	Install Smart Irrigation System	✓		

**Key**

<b>NA</b>	Measure not applicable for the given facility
<b>In Place</b>	Measure has already been implemented at the given facility
<b>Evaluate</b>	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	
<b>Excellent</b>	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.
<b>Good</b>	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.
<b>Fair</b>	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.
<b>Poor</b>	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.
<b>Failed</b>	Component or system has ceased functioning or performing as intended. Replacement, repair, or other significant corrective action is recommended or required.
<b>Not Applicable</b>	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 the Early Childhood Center, 651 Norwich 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

**Prepared by:** Ethan Abeles,  
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**Reviewed by:**



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Program Manager  
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800.733.0660 x7292719

## 9. Appendices

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- 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

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## Photographic Overview



1 - FRONT ELEVATION



2 - LEFT ELEVATION



3 - REAR ELEVATION



4 - RIGHT ELEVATION



5 - FAÇADE OVERVIEW



6 - MAIN ENTRANCE



## Photographic Overview



7 - MAIN ROOF OVERVIEW



8 - OFFICES



9 - OFFICES



10 - OFFICES



11 - OFFICE



12 - CONFERENCE ROOM

## Photographic Overview



13 - MEETING ROOM



14 - BREAKROOM



15 - CLASSROOM



16 - CLASSROOM



17 - CLASSROOM



18 - PT/OT ROOM



## Photographic Overview



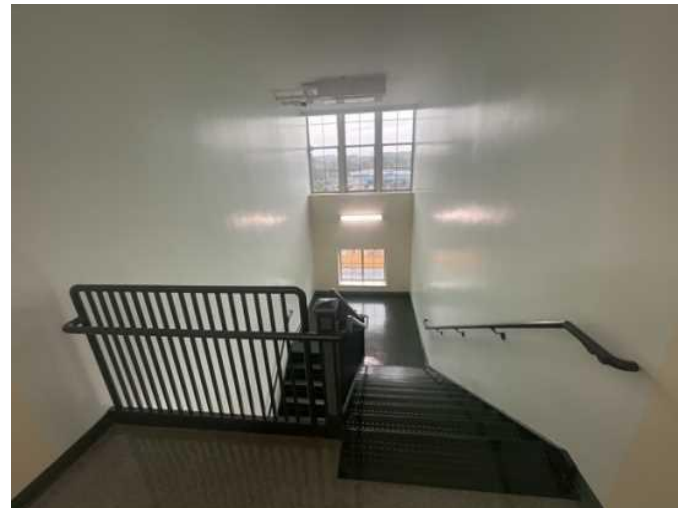
19 - NURSE'S OFFICE



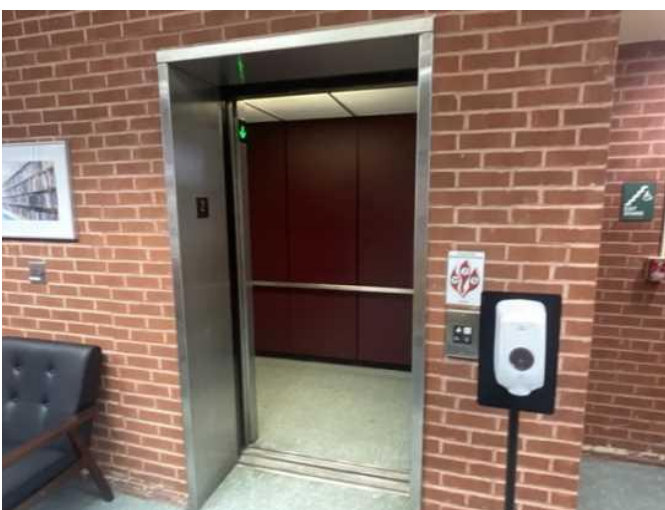
20 - MULTIPURPOSE ROOM



21 - MULTIPURPOSE ROOM



22 - STAIRWELL



23 - PASSENGER ELEVATOR



24 - ELEVATOR MACHINERY

## Photographic Overview



25 - WATER HEATER



26 - HVAC BOILER



27 - AIR HANDLER



28 - CONDENSING UNITS



29 - BAS/HVAC CONTROLS



30 - BASEBOARD RADIATOR



## Photographic Overview



31 - FIRE SUPPRESSION SYSTEM



32 - SPRINKLER HEAD



33 - MAIN ELECTRICAL EQUIPMENT



34 - INTERIOR LIGHTING SYSTEM



35 - FIRE ALARM PANEL



36 - FIRE ALARM SYSTEM/EXITING



## Photographic Overview



37 - SECURITY/SURVEILLANCE SYSTEM



38 - INTRUSION DETECTION SYSTEM



39 - MAIN PARKING AREA



40 - SECONDARY PARKING AREA



41 - PLAYGROUND



42 - CHAIN-LINK FENCE

## Photographic Overview



43 - STORAGE BUILDING



44 - SHADE STRUCTURE

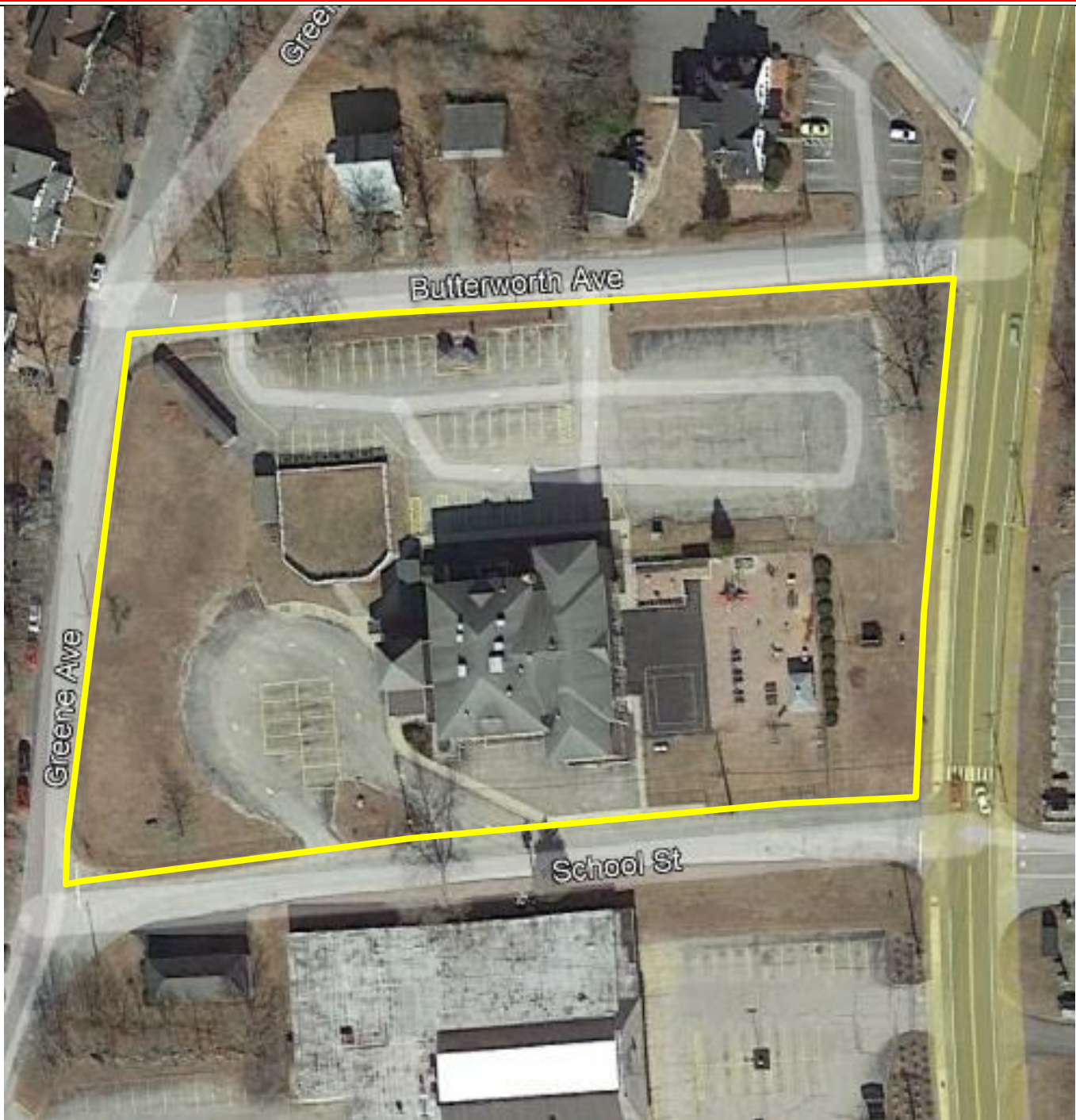
## Appendix B:

### Site Plan

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## Site Plan



Project Name	Project Number
Early Childhood Center	163022.23R000-001.379
Source	On-Site Date
Google	September 25, 2023

## **Appendix C:**

### **Pre-Survey Questionnaire**

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# Energy & FCA Audit Pre-Survey Questionnaire

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

Name of Institution:	Plainfield Public Schools		
Name of Building:	Early Childhood Center	Building #:	
Name of person completing questionnaire:	Courtney Langlois & Paul Kudelsky		
Length of Association with the Property:	1 year 1 month	Phone Number:	860-564-6400

Site Information					
Year of Construction?	1913 Remodeled in 2000				
No. of Stories?	3				
Total Site Area?	3				
Total Building Area?	25,280				
Parking	Open Parking	Enclosed Parking	Partly Enclosed Parking	Is parking Heated?	
Parking Area?	Yes	No	No	No	
Area Heated (%)	100%				
Area Cooled (%)	100%   Cooling Equipment Redundancy? None N // N+1 // N+2 // >2N				
Total Conditioned Area (%)	100%				
Primary Heating System?	Hot Water				
Secondary Heating System?	None				
If Oil Used for Heating- Tank Capacity	None	Gallons	No. of Tanks		
Primary Cooling System & Capacity?	Heat pump/condenser				
Do Any HVAC Systems Use R-11, R-12 or R-22 Refrigerants?	R-22				
	Elec.	Natural Gas	Propane	No.2 Oil	Dist. Steam
Primary Heating Fuel?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Secondary Heating Fuel?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Domestic Water Heater Fuel?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	

Building Occupancy/Schedule		
Facility Occupancy (avg. people ea. day)	233	
After Hours Facility Occupancy (avg. people /day)	1/day – unless there is a special event	
Standard Staff Work Timing	7:30 AM/PM - 4:00 AM/PM	
Maintenance Staff Hours	6:00 AM/PM - 10:00 AM/PM	
Number of Computers at Site		
Day	Hours open to Public	Hours open to Staff
Monday	8:00 AM/PM - 4:00 AM/PM	7:30 AM/PM - 6:00 AM/PM
Tuesday	8:00 AM/PM - 4:00 AM/PM	7:30 AM/PM - 6:00 AM/PM
Wednesday	8:00 AM/PM - 4:00 AM/PM	7:30 AM/PM - 6:00 AM/PM
Thursday	8:00 AM/PM - 4:00 AM/PM	7:30 AM/PM - 6:00 AM/PM
Friday	8:00 AM/PM - 4:00 AM/PM	7:30 AM/PM - 6:00 AM/PM
Saturday	N/A AM/PM - : AM/PM	N/A AM/PM - : AM/PM



# Energy & FCA Audit Pre-Survey Questionnaire

Sunday	___ AM/PM - ___ AM/PM	___ AM/PM - ___ AM/PM
Number of Months the Facility Operates in a Year?	12	
Estimated Percentage of Male Staff and Guests	20 % Staff	

Inspections	Date of Last Inspection	List of Any Outstanding Repairs Required
1. Elevators	8/20/23	None
2. HVAC Mechanical, Electric, Plumbing?	07/2023 (AC)	One compressor needing repair
3. Life-Safety/Fire?	06/2023 (Fire extinguishers) 08/2023(sprinkler system)	None, add signage
4. Roofs?	N/A	

Key Questions	Response
Major Capital Improvements in Last 3 yrs.	None
Planned Capital Expenditure for Next Year?	None
Age of the Roof?	2015 (8 Years old)
What bldg. Systems Are Responsibilities of Tenants? (HVAC/Roof/Interior/Exterior/Paving)	No tenants, district maintained public school

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"/>	
2. Are there any vacant buildings or significant building areas?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
3. Do tenants pay for utilities at leased properties?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
4. Does the owner pay for exterior site lighting electricity?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
5. Any Issues with exterior Lighting?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	

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

Utility Metering		
	Qty	Comments?
# of Elevators	1	Hydraulic/Traction
# of Electric Meters	1	
# of Nat. Gas Meters	1	





## Energy & FCA Audit Pre-Survey Questionnaire

# of Water Meters	1	
# of Backup Generator	0	Generator Fuel?
Does facility have 3rd party power Procurement agreement?	Yes	
% of Green energy procured (Electric)		_0_ %
% of Green energy procured (Natural Gas)		_0_ %
Facility generates part of energy through onsite renewable?	No	
Facility has onsite battery storage system?	No	
Mechanical system sub-metered (boiler make-up water /humidifier)?	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	50%	
Percentage of Refrigerators older than 8 years	50%	Please provide general age of refrigerators here
Cooking Range Type (Electric/Gas/Propane)	1	Electric
Laundry System (Leased/Owned)	1	Owned - Washer & Dryer
No. of Washers	1	
No. of Dryers	1	



## Energy & FCA Audit Pre-Survey Questionnaire

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

QUESTION	Y	N	Unk	NA	COMMENTS
<b>ZONING, BUILDING DESIGN &amp; LIFE SAFETY ISSUES</b>					
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			
<b>GENERAL SITE</b>					
9 Are there any problems with erosion, storm water drainage or areas of paving that do not drain?	x				Front parking lot has a drainage issue
10 Are there any problems with the landscape irrigation systems?		x			
<b>BUILDING STRUCTURE</b>					
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			We do monthly pest inspections
<b>BUILDING ENVELOPE</b>					
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			
<b>BUILDING HVAC AND ELECTRICAL</b>					
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			
<b>ADA</b>					
25 Has the management previously completed an ADA review?	x				
26 Have any ADA improvements been made to the property?	x				Yes, when building was fully remodeled
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			
<b>PLUMBING</b>						
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			
33	Is polybutylene piping used?		x			
34	Are there any plumbing leaks or water pressure problems?	x				We have high water pressure so we use low flow fixtures

Issues or Concerns That BV Should Know About?	
1.	Aging boiler
2.	Aging energy management system
3.	Parking lot needs leveling and repaving

Items Provided to BV Auditors				
	Yes	No	N/A	Additional Comments?
Access to All Mechanical Spaces	x <input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Access to Roof/Attic Space	x <input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Access to Building As-Built Drawings	x <input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	As of the 2000 remodel
Site plan with bldg., roads, parking and other features	x <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:	x <input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Previous reports pertaining to the physical condition of property.	<input type="checkbox"/>	<input type="checkbox"/>	x <input type="checkbox"/>	
ADA survey and status of improvements implemented.	<input type="checkbox"/>	<input type="checkbox"/>	x <input type="checkbox"/>	
Current / pending litigation related to property condition.	<input type="checkbox"/>	<input type="checkbox"/>	x <input type="checkbox"/>	
Any brochures or marketing information.	x <input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Appraisal, either current or previously prepared.	x <input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Town records
Summary of Projects executed in last 5 years	x <input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	

Signature of person Interviewed or completing form \_\_\_\_\_

Date \_\_\_\_\_

## **Appendix D:**

### **Accessibility Review and Photos**

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**Visual Checklist - 2010 ADA Standards for Accessible Design****Property Name:** Early Childhood Center**BV Project Number:** 163022.23R000-001.370**Abbreviated Accessibility Checklist**

## Facility History and Interview

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



## Abbreviated Accessibility Checklist

## Parking



OVERVIEW OF ACCESSIBLE PARKING AREA

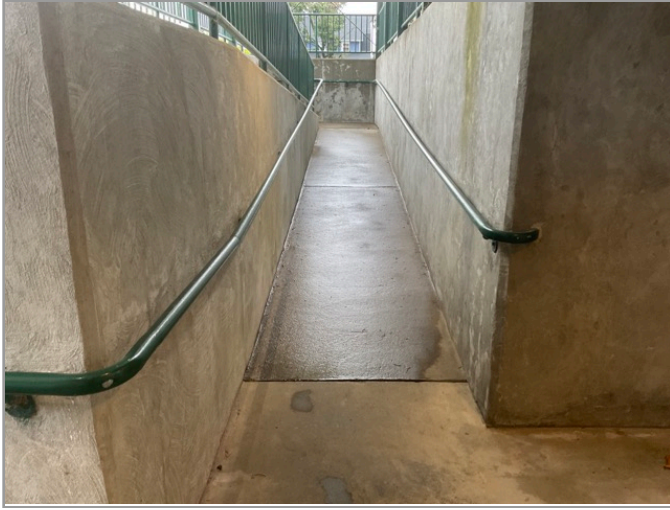


CLOSE-UP OF STALL

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



ACCESSIBLE RAMP



ACCESSIBLE PATH

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

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



## Abbreviated Accessibility Checklist

## Building Entrances



MAIN ENTRANCE



ADDITIONAL ENTRANCE

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

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

## Abbreviated Accessibility Checklist

## Interior Accessible Route



ACCESSIBLE INTERIOR PATH



DOOR HARDWARE AND SIGNAGE

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

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

## Abbreviated Accessibility Checklist

## Elevators



PASSENGER ELEVATOR



IN-CAB CONTROLS

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



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

## Abbreviated Accessibility Checklist

## Public Restrooms



TOILET OVERVIEW



RESTROOM SINK

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

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

## Abbreviated Accessibility Checklist

## Kitchens/Kitchenettes



BREAKROOM OVERVIEW



OVEN WITH CONTROLS

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

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

## Playgrounds and Swimming Pools



ROUTE TO PLAYGROUND



OVERVIEW OF PLAYGROUND

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

## **Appendix E:**

### **Component Condition Report**

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Component Condition Report   Early Childhood Center						
UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Structure						
B1080	Stairwells	Fair	Stair Treads, Raised Rubber Tile	2,300 SF	12	6978184
Facade						
B2020	Building Exterior	Fair	Window, Aluminum Double-Glazed, 16-25 SF	60	7	6978180
B2020	Building Exterior	Fair	Window, Aluminum Double-Glazed, 28-40 SF	41	7	6978195
B2020	Building Exterior	Fair	Window, Aluminum Double-Glazed, up to 15 SF	31	7	6978153
B2050	Building Exterior	Fair	Exterior Door, Aluminum-Framed & Glazed, Standard Swing	7	7	6978211
Roofing						
B3010	Roof	Good	Roofing, Single-Ply Membrane, EPDM	1,800 SF	15	6978161
B3010	Roof	Fair	Roofing, Asphalt Shingle, 30-Year Premium	12,500 SF	7	6978160
B3010	Roof	Fair	Roofing, Metal	900 SF	20	6978191
B3020	Building exterior	Fair	Roof Appurtenances, Gutters & Downspouts, Aluminum w/ Fittings	450 LF	7	6978213
Interiors						
C1030	Throughout building	Fair	Interior Door, Wood, Solid-Core	86	20	6978187
C1030	Throughout building	Fair	Door Hardware, School, per Door	86	10	6978212
C1030	Throughout building	Fair	Interior Door, Steel, Standard	8	20	6978150
C1070	Throughout building	Fair	Suspended Ceilings, Acoustical Tile (ACT)	25,500 SF	15	6978178
C2010	Throughout building	Good	Wall Finishes, any surface, Prep & Paint	32,000 SF	9	6978183
C2030	Throughout building	Good	Flooring, Vinyl Tile (VCT)	24,000 SF	12	6978158
Conveying						
D1010	Elevator	Fair	Passenger Elevator, Hydraulic, 3 Floors, Renovate	1	7	6978167
D1010	Elevator	Fair	Elevator Controls, Automatic, 1 Car	1	7	6978132
D1010	Elevator	Fair	Elevator Cab Finishes, Standard	1	8	6978192
Plumbing						
D2010	Boiler room	Fair	Water Heater, Gas, Commercial (200 MBH)	1	3	6978133
D2010	Throughout building	Fair	Drinking Fountain, Wall-Mounted, Single-Level	2	8	6978165
D2010	Restrooms	Fair	Toilet, Commercial Water Closet	17	7	6978145
D2010	Boiler room	Fair	Backflow Preventer, Domestic Water	1	7	6978139
D2010	Throughout building	Fair	Sink/Lavatory, Vanity Top, Stainless Steel	12	10	6978163
D2010	Restrooms	Fair	Sink/Lavatory, Wall-Hung, Vitreous China	17	7	6978149
D2010	Throughout building	Good	Drinking Fountain, Wall-Mounted, Single-Level	1	15	6978202
D2010	Throughout building	Fair	Plumbing System, Supply & Sanitary, High Density (excludes fixtures)	26,280 SF	17	6978171
D2010	Throughout building	Fair	Sink/Lavatory, Service Sink, Wall-Hung	3	12	6978166

Component Condition Report   Early Childhood Center						
UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D2030	Utility closet	Fair	Pump, Sump	2	7	6978170
HVAC						
D3020	Boiler room	Fair	Boiler, Gas, HVAC	1	3	6978198
D3020	Throughout building	Fair	Unit Heater, Hydronic	2	3	6978175
D3020	Throughout building	Fair	Radiator, Hydronic, Column/Cabinet Style (per EA)	6	7	6978129
D3020	Throughout building	Fair	Radiator, Hydronic, Column/Cabinet Style (per EA)	3	7	6978130
D3020	Throughout building	Fair	Radiator, Hydronic, Baseboard (per LF)	280 LF	7	6978186
D3020	Boiler room	Fair	Boiler Supplemental Components, Expansion Tank	1	17	6978218
D3030	Building exterior	Poor	Split System, Condensing Unit/Heat Pump [#1]	1	1	6978176
D3030	Building exterior	Poor	Split System, Condensing Unit/Heat Pump [#2]	1	1	6978200
D3030	Building exterior	Poor	Split System, Condensing Unit/Heat Pump [#3]	1	1	6978152
D3050	Boiler room	Fair	Pump, Distribution, HVAC Heating Water	1	3	6978127
D3050	Throughout building	Fair	HVAC System, Ductwork, High Density	26,280 SF	7	6978142
D3050	Attic	Fair	Air Handler, Interior AHU, Easy/Moderate Access [AHU-2]	1	7	6978162
D3050	Attic	Fair	Air Handler, Interior AHU, Easy/Moderate Access [AHU-3]	1	7	6978199
D3050	Throughout building	Fair	HVAC System, Hydronic Piping, 2-Pipe	26,280 SF	17	6978156
D3050	Boiler room	Fair	Pump, Distribution, HVAC Heating Water	1	3	6978206
D3050	Attic	Fair	Air Handler, Interior AHU, Easy/Moderate Access [AHU-1]	1	7	6978168
D3050	Boiler room	Poor	Supplemental Components, Air Separator, HVAC	1	1	6978174
D3050	Boiler room	Fair	Pump, Distribution, HVAC Heating Water	1	3	6978159
D3060	Attic	Fair	Exhaust Fan, Centrifugal, 36" Damper, 8501 to 15000 CFM	1	3	6978232
D3060	Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 12" Damper, 501 to 1000 CFM	1	3	6978228
D3060	Elevator Room	Fair	Exhaust Fan, Centrifugal, 16" Damper	1	5	6978182
D3060	Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 12" Damper, 501 to 1000 CFM	1	3	6978231
D3060	Attic	Fair	Exhaust Fan, Centrifugal, 24" Damper, 2001 to 5000 CFM	1	3	6978233
D3060	Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 10" Damper, 50 to 500 CFM	1	3	6978230
D3060	Attic	Fair	Exhaust Fan, Centrifugal, 24" Damper, 2001 to 5000 CFM	1	3	6978234
D3060	Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 10" Damper, 50 to 500 CFM	3	3	6978181
Fire Protection						
D4010	Throughout building	Fair	Fire Suppression System, Existing Sprinkler Heads, by SF	26,280 SF	15	6978201
Electrical						
D5020	Electrical room	Fair	Distribution Panel, 120/208 V	1	7	6978179
D5020	Electrical room	Fair	Switchboard, 120/208 V	1	17	6978215
D5020	Electrical room	Fair	Secondary Transformer, Dry, Stepdown	1	7	6978131

Component Condition Report   Early Childhood Center						
UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D5030	Throughout building	Fair	Electrical System, Wiring & Switches, High Density/Complexity	26,280 SF	17	6978177
D5040	Throughout building	Good	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures	26,280 SF	17	6978172
Fire Alarm & Electronic Systems						
D7010	Building exterior	Fair	Access Control Devices, Card Reader	4	5	6978140
D7010	Throughout building	Fair	Intrusion Detection System, Full Alarm System Renovation/Upgrade, Upgrade/Install	26,280 SF	5	6978137
D7030	Throughout building	Good	Security/Surveillance System, Full System Upgrade, Average Density	26,280 SF	12	6978208
D7050	Lobby	Fair	Fire Alarm Panel, Fully Addressable	1	5	6978157
D7050	Throughout building	Fair	Fire Alarm System, Full System Upgrade, Standard Addressable, Upgrade/Install	26,280 SF	5	6978141
D8010	Throughout building	Fair	BAS/HVAC Controls, Basic System or Legacy Upgrades, Upgrade/Install	26,280 SF	3	6978169
Equipment & Furnishings						
E1040	Throughout building	Good	Healthcare Equipment, Defibrillator (AED), Cabinet-Mounted	3	9	6978151
E1060	Room 108	Fair	Residential Appliances, Refrigerator, 14 to 18 CF	2	8	6978216
E1060	Breakroom	Fair	Residential Appliances, Range, Electric	1	8	6978207
E1060	Breakroom	Fair	Residential Appliances, Washer	1	8	6978154
E1060	Breakroom	Fair	Residential Appliances, Clothes Dryer	1	8	6978128
E1060	Breakroom	Fair	Residential Appliances, Refrigerator, 14 to 18 CF	1	8	6978148
E2010	Throughout building	Fair	Casework, Cabinetry, Hardwood Standard	142 LF	10	6978210
E2010	Throughout building	Fair	Casework, Countertop, Plastic Laminate	86 LF	10	6978189
Special Construction & Demo						
F1020	Site	Fair	Ancillary Building, Wood-Framed or CMU, Basic/Minimal	420 SF	12	6978143
F1020	Site	Fair	Ancillary Building, Wood-Framed or CMU, Basic/Minimal	140 SF	12	6978205
F1020	Site	Fair	Ancillary Building, Wood-Framed or CMU, Basic/Minimal	160 SF	12	6978203
F1020	Site	Good	Ancillary Building, Wood-Framed or CMU, Basic/Minimal	160 SF	25	6978134
F1020	Site	Fair	Shed/Gazebo/Shade Structure, Wood or Metal-Framed, Basic/Minimal	300 SF	20	6978155
F1020	Site	Fair	Ancillary Building, Wood-Framed or CMU, Basic/Minimal	160 SF	12	6978147
F1020	Site	Good	Ancillary Building, Wood-Framed or CMU, Basic/Minimal	160 SF	25	6978214
F1020	Site	Fair	Ancillary Building, Wood-Framed or CMU, Basic/Minimal	160 SF	12	6978193
Pedestrian Plazas & Walkways						
G2020	Site	Good	Parking Lots, Pavement, Asphalt, Mill & Overlay	2,800 SF	23	6978185
G2020	Site	Fair	Parking Lots, Pavement, Asphalt, Seal & Stripe	47,000 SF	3	6978188
G2020	Site	Fair	Parking Lots, Pavement, Asphalt, Mill & Overlay	47,000 SF	10	6978138
G2030	Site	Fair	Sidewalk, Concrete, Large Areas	3,800 SF	27	6978217
Athletic, Recreational & Playfield Areas						
G2050	Site	Fair	Play Structure, Swing Set, 4 Seats	1	5	6978196



Component Condition Report | Early Childhood Center

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
G2050	Site	Fair	Play Structure, Multipurpose, Small	1	5	6978146
G2050	Site	Fair	Playfield Surfaces, Chips Wood, 3" Depth	5,200 SF	2	6978219
Sitework						
G2060	Site	Fair	Fences & Gates, Fence, Vinyl 4'	430 LF	10	6978173
G2060	Site	Fair	Retaining Wall, Concrete Cast-in-Place	280 SF	27	6978197
G2060	Site	Fair	Park Bench, Metal Powder-Coated	4	5	6978190
G2060	Site	Fair	Picnic Table, Metal Powder-Coated	5	5	6978209
G2060	Site	Fair	Flagpole, Metal	1	20	6978194
G2060	Site	Fair	Signage, Property, Building or Pole-Mounted, Replace/Install	1	10	6978136
G2060	Site	Fair	Retaining Wall, Concrete Masonry Unit (CMU)	270 SF	17	6978204
G2060	Site	Fair	Fences & Gates, Fence, Chain Link 6'	810 LF	17	6978164
G4050	Building exterior	Good	Exterior Fixture w/ Lamp, any type, w/ LED Replacement	7	15	6978135
G4050	Building exterior	Good	Exterior Fixture w/ Lamp, any type, w/ LED Replacement	12	15	6978144

## **Appendix F:** Replacement Reserves

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Replacement Reserves Report

Early Childhood Center

10/31/2023

Uniformat Code	Location Description	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost *	Subtotal	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	Deficiency Repair Estimate
D3050	Attic	6978199	Air Handler, Interior AHU, Easy/Moderate Access, Replace	25	18	7	1	EA	\$23,122.00	\$23,122								\$23,122													\$23,122	
D3050	Attic	6978168	Air Handler, Interior AHU, Easy/Moderate Access, Replace	30	23	7	1	EA	\$73,570.00	\$73,570								\$73,570													\$73,570	
D3060	Attic	6978232	Exhaust Fan, Centrifugal, 36" Damper, 8501 to 15000 CFM, Replace	25	22	3	1	EA	\$5,885.60	\$5,886				\$5,886																	\$5,886	
D3060	Roof	6978228	Exhaust Fan, Roof or Wall-Mounted, 12" Damper, 501 to 1000 CFM, Replace	20	17	3	1	EA	\$1,471.40	\$1,471				\$1,471																	\$1,471	
D3060	Roof	6978231	Exhaust Fan, Roof or Wall-Mounted, 12" Damper, 501 to 1000 CFM, Replace	20	17	3	1	EA	\$1,471.40	\$1,471				\$1,471																	\$1,471	
D3060	Attic	6978233	Exhaust Fan, Centrifugal, 24" Damper, 2001 to 5000 CFM, Replace	25	22	3	1	EA	\$3,153.00	\$3,153				\$3,153																	\$3,153	
D3060	Roof	6978230	Exhaust Fan, Roof or Wall-Mounted, 10" Damper, 50 to 500 CFM, Replace	20	17	3	1	EA	\$1,261.20	\$1,261				\$1,261																	\$1,261	
D3060	Attic	6978234	Exhaust Fan, Centrifugal, 24" Damper, 2001 to 5000 CFM, Replace	25	22	3	1	EA	\$3,153.00	\$3,153				\$3,153																	\$3,153	
D3060	Roof	6978181	Exhaust Fan, Roof or Wall-Mounted, 10" Damper, 50 to 500 CFM, Replace	20	17	3	3	EA	\$1,261.20	\$3,784				\$3,784																	\$3,784	
D3060	Elevator Room	6978182	Exhaust Fan, Centrifugal, 16" Damper, Replace	25	20	5	1	EA	\$2,522.40	\$2,522						\$2,522															\$2,522	
D4010	Throughout building	6978201	Fire Suppression System, Existing Sprinkler Heads, by SF, Replace	25	10	15	26280	SF	\$1.12	\$29,554																\$29,554					\$29,554	
D5020	Electrical room	6978131	Secondary Transformer, Dry, Stepdown, Replace	30	23	7	1	EA	\$7,041.70	\$7,042								\$7,042													\$7,042	
D5020	Electrical room	6978215	Switchboard, 120/208 V, Replace	40	23	17	1	EA	\$52,550.00	\$52,550																		\$52,550				\$52,550
D5020	Electrical room	6978179	Distribution Panel, 120/208 V, Replace	30	23	7	1	EA	\$12,086.50	\$12,087								\$12,087													\$12,087	
D5030	Throughout building	6978177	Electrical System, Wiring & Switches, High Density/Complexity, Replace	40	23	17	26280	SF	\$4.20	\$110,481																		\$110,481				\$110,481
D5040	Throughout building	6978172	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures, Replace	20	3	17	26280	SF	\$4.73	\$124,291																		\$124,291				\$124,291
D7010	Building exterior	6978140	Access Control Devices, Card Reader, Replace	10	5	5	4	EA	\$1,261.20	\$5,045						\$5,045															\$10,090	
D7010	Throughout building	6978137	Intrusion Detection System, Full Alarm System Renovation/Upgrade, Upgrade/Install	15	10	5	26280	SF	\$3.42	\$89,766						\$89,766														\$89,766	\$179,532	
D7030	Throughout building	6978208	Security/Surveillance System, Full System Upgrade, Average Density, Replace	15	3	12	26280	SF	\$2.10	\$55,241													\$55,241								\$55,241	
D7050	Lobby	6978157	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	6978141	Fire Alarm System, Full System Upgrade, Standard Addressable, Upgrade/Install	20	15	5	26280	SF	\$3.15	\$82,861						\$82,861															\$82,861	
D8010	Throughout building	6978169	BAS/HVAC Controls, Basic System or Legacy Upgrades, Upgrade/Install	15	12	3	26280	SF	\$2.63	\$69,051				\$69,051															\$69,051			\$138,101
E1040	Throughout building	6978151	Healthcare Equipment, Defibrillator (AED), Cabinet-Mounted, Replace	10	1	9	3	EA	\$1,576.50	\$4,730										\$4,730									\$4,730		\$9,459	
E1060	Room 108	6978216	Residential Appliances, Refrigerator, 14 to 18 CF, Replace	15	7	8	2	EA	\$630.60	\$1,261									\$1,261												\$1,261	
E1060	Breakroom	6978207	Residential Appliances, Range, Electric, Replace	15	7	8	1	EA	\$651.62	\$652									\$652												\$652	
E1060	Breakroom	6978154	Residential Appliances, Washer, Replace	15	7	8	1	EA	\$893.35	\$893									\$893												\$893	
E1060	Breakroom	6978128	Residential Appliances, Clothes Dryer, Replace	15	7	8	1	EA	\$683.15	\$683									\$683												\$683	
E1060	Breakroom	6978148	Residential Appliances, Refrigerator, 14 to 18 CF, Replace	15	7	8	1	EA	\$630.60	\$631									\$631												\$631	
E2010	Throughout building	6978210	Casework, Cabinetry, Hardwood Standard, Replace	20	10	10	142	LF	\$315.30	\$44,773											\$44,773										\$44,773	
E2010	Throughout building	6978189	Casework, Countertop, Plastic Laminate, Replace	15	5	10	86	LF	\$52.55	\$4,519											\$4,519										\$4,519	
F1020	Site	6978143	Ancillary Building, Wood-Framed or CMU, Basic/Minimal, Replace	35	23	12	420	SF	\$63.06	\$26,485													\$26,485								\$26,485	
F1020	Site	6978205	Ancillary Building, Wood-Framed or CMU, Basic/Minimal, Replace	35	23	12	140	SF	\$63.06	\$8,828													\$8,828								\$8,828	
F1020	Site	6978203	Ancillary Building, Wood-Framed or CMU, Basic/Minimal, Replace	35	23	12	160	SF	\$63.06	\$10,090													\$10,090								\$10,090	
F1020	Site	6978147	Ancillary Building, Wood-Framed or CMU, Basic/Minimal, Replace	35	23	12	160	SF	\$63.06	\$10,090													\$10,090								\$10,090	
F1020	Site	6978193	Ancillary Building, Wood-Framed or CMU, Basic/Minimal, Replace	35	23	12	160	SF	\$63.06	\$10,090													\$10,090								\$10,090	
F1020	Site	6978155	Shed/Gazebo/Shade Structure, Wood or Metal-Framed, Basic/Minimal, Replace	30	10	20	300	SF	\$26.28	\$7,883																			\$7,883		\$7,883	
G2020	Site	6978188	Parking Lots, Pavement, Asphalt, Seal & Stripe	5	2	3	47000	SF	\$0.47	\$22,229				\$22,229				\$22,229					\$22,229					\$22,229			\$88,915	
G2020	Site	6978138	Parking Lots, Pavement, Asphalt, Mill & Overlay	25	15	10	47000	SF	\$3.68	\$172,890											\$172,890										\$172,890	
G2050	Site	6978219	Playfield Surfaces, Chips Wood, 3" Depth, Replace	3	1	2	5200	SF	\$1.05	\$5,465			\$5,465			\$5,465		\$5,465			\$5,465		\$5,465		\$5,465		\$5,465		\$5,465		\$38,256	
G2050	Site	6978196	Play Structure, Swing Set, 4 Seats, Replace	20	15	5	1	EA	\$2,627.50	\$2,628						\$2,628															\$2,628	
G2050	Site	6978146	Play Structure, Multipurpose, Small, Replace	20	15	5	1	EA	\$10,510.00	\$10,510						\$10,510															\$10,510	
G2060	Site	6978190	Park Bench, Metal Powder-Coated, Replace	20	15	5><																										



Replacement Reserves Report

Early Childhood Center

10/31/2023

Unifor mat Code	Loca tion 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
G4050	Building exterior	6978144	Exterior Fixture w/ Lamp, any type, w/ LED Replacement, Replace	20	5	15	12	EA	\$420.40	\$5,045																\$5,045						\$5,045
Totals, Unescalated											\$0	\$89,734	\$5,465	\$290,444	\$0	\$221,183	\$0	\$728,049	\$43,795	\$55,178	\$285,893	\$5,465	\$275,530	\$22,229	\$5,465	\$159,930	\$89,734	\$855,314	\$107,360	\$55,178	\$202,118	\$3,498,064
Totals, Escalated (3.0% inflation, compounded annually)											\$0	\$92,426	\$5,798	\$317,376	\$0	\$256,412	\$0	\$895,408	\$55,478	\$71,994	\$384,216	\$7,565	\$392,840	\$32,644	\$8,267	\$249,166	\$143,997	\$1,413,704	\$182,773	\$96,754	\$365,047	\$4,971,866



## **Appendix G:**

### Equipment Inventory List

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D10 Conveying													
Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	6978132	D1010	Elevator Controls	Automatic, 1 Car		Early Childhood Center	Elevator	Otis	AAA21241U	7029941	2000		
2	6978167	D1010	Passenger Elevator	Hydraulic, 3 Floors	2500 LB	Early Childhood Center	Elevator	Otis			2000		
D20 Plumbing													
Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	6978133	D2010	Water Heater	Gas, Commercial (200 MBH)	90 GAL	Early Childhood Center	Boiler room	Maxim	20P90A-MXG	0300100526	2000		
2	6978139	D2010	Backflow Preventer	Domestic Water	2 IN	Early Childhood Center	Boiler room	Watts	009	Illegible	2000		
3	6978170	D2030	Pump	Sump	3 HP	Early Childhood Center	Utility closet				2015		2
D30 HVAC													
Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	6978198	D3020	Boiler	Gas, HVAC	2870 MBH	Early Childhood Center	Boiler room	H.B. Smith	Series 28	No dataplate	1996		
2	6978186	D3020	Radiator	Hydronic, Baseboard (per LF)		Early Childhood Center	Throughout building				2000		280
3	6978129	D3020	Radiator	Hydronic, Column/Cabinet Style (per EA)		Early Childhood Center	Throughout building				2000		6
4	6978130	D3020	Radiator	Hydronic, Column/Cabinet Style (per EA)		Early Childhood Center	Throughout building				2000		3
5	6978175	D3020	Unit Heater	Hydronic	35.9 MBH	Early Childhood Center	Throughout building	Vulcan	HV-136AS		2000		2
6	6978218	D3020	Boiler Supplemental Components	Expansion Tank	60 GAL	Early Childhood Center	Boiler room	No dataplate	No dataplate	No dataplate	2000		
7	6978176	D3030	Split System [#1]	Condensing Unit/Heat Pump	25 TON	Early Childhood Center	Building exterior	American Standard Inc.	No dataplate	No dataplate	2001		
8	6978200	D3030	Split System [#2]	Condensing Unit/Heat Pump	12.5 TON	Early Childhood Center	Building exterior	American Standard Inc.	TTA150B300CA	Z083TA5AH	2001		
9	6978152	D3030	Split System [#3]	Condensing Unit/Heat Pump	10 TON	Early Childhood Center	Building exterior	American Standard Inc.	TTA120B300CA	Z072JXYAH	2001		
10	6978127	D3050	Pump	Distribution, HVAC Heating Water	1 HP	Early Childhood Center	Boiler room	Armstrong Air	H-67-1	0398	2000		
11	6978206	D3050	Pump	Distribution, HVAC Heating Water	1 HP	Early Childhood Center	Boiler room	Armstrong Air	1.5B 1050	440550 5	2000		
12	6978159	D3050	Pump	Distribution, HVAC Heating Water	1 HP	Early Childhood Center	Boiler room	Armstrong Air	2D 1060	440550 6	2000		
13	6978168	D3050	Air Handler [AHU-1]	Interior AHU, Easy/Moderate Access	10200 CFM	Early Childhood Center	Attic	Trane	MCAA021	K99H43434N	2000		
14	6978162	D3050	Air Handler [AHU-2]	Interior AHU, Easy/Moderate Access	4135 CFM	Early Childhood Center	Attic	Trane	MCAA008	K99H43445N	2000		
15	6978199	D3050	Air Handler [AHU-3]	Interior AHU, Easy/Moderate Access	3020 CFM	Early Childhood Center	Attic	Trane	MCAA006	K99H43460N	2000		
16	6978233	D3060	Exhaust Fan	Centrifugal, 24" Damper, 2001 to 5000 CFM	4135 CFM	Early Childhood Center	Attic	Greenheck	BSQ-200		2000		
17	6978234	D3060	Exhaust Fan	Centrifugal, 24" Damper, 2001 to 5000 CFM	3020 CFM	Early Childhood Center	Attic	Greenheck	BSQ-160		2000		
18	6978232	D3060	Exhaust Fan	Centrifugal, 36" Damper, 8501 to 15000 CFM	10200 CFM	Early Childhood Center	Attic	Greenheck	BSQ-300		2000		
19	6978230	D3060	Exhaust Fan	Roof or Wall-Mounted, 10" Damper, 50 to 500 CFM	230 CFM	Early Childhood Center	Roof	Greenheck	GB-20-4		2000		
20	6978228	D3060	Exhaust Fan	Roof or Wall-Mounted, 12" Damper, 501 to 1000 CFM	870 CFM	Early Childhood Center	Roof	Greenheck	GB-120-4		2000		

21	6978231	D3060	Exhaust Fan	Roof or Wall-Mounted, 12" Damper, 501 to 1000 CFM	800 CFM	Early Childhood Center	Roof	Greenheck	G-130-B		2000		
22	6978182	D3060	Exhaust Fan	Centrifugal, 16" Damper	1500 CFM	Early Childhood Center	Elevator Room	Greenheck	5Q-140-BX-QD	99E23000	2000		
23	6978181	D3060	Exhaust Fan	Roof or Wall-Mounted, 10" Damper, 50 to 500 CFM	445 CFM	Early Childhood Center	Roof	Greenheck	GB-80-4		2000		3
D50 Electrical													
Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	6978131	D5020	Secondary Transformer	Dry, Stepdown	30 KVA	Early Childhood Center	Electrical room	Acme Transformer	No dataplate	No dataplate	2000		
2	6978215	D5020	Switchboard	120/208 V	800 AMP	Early Childhood Center	Electrical room	Siemens			2000		
3	6978179	D5020	Distribution Panel	120/208 V	1200 AMP	Early Childhood Center	Electrical room	Siemens			2000		
D70 Electronic Safety & Security													
Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	6978157	D7050	Fire Alarm Panel	Fully Addressable		Early Childhood Center	Lobby	Honeywell			2000		
E10 Equipment													
Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	6978151	E1040	Healthcare Equipment	Defibrillator (AED), Cabinet-Mounted		Early Childhood Center	Throughout building				2022		3