FACILITY CONDITION ASSESSMENT

prepared for

Alexandria City Public Schools
2000 North Beauregard Street
Alexandria, Virginia 22311
John Finnigan

Francis C. Hammond Middle School
4646 Seminary Road
Alexandria, Virginia 22302

PREPARED BY:
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BV PROJECT #:
148303.21R000-013.354

DATE OF REPORT:
December 19, 2021

ON SITE DATE:
June 28-30, 2021

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1. Executive Summary

Property Overview and Assessment Details

General Information	
Property Type	School
Main Address	4646 Seminary Road, Alexandria, Virginia 22302
Site Developed	1956 Addition 2002
Site Area	13.6 acres (estimated)
Parking Spaces	140 total spaces all in open lots; 4 of which are accessible
Building Area	236,125 SF
Number of Stories	3 above grade
Outside Occupants / Leased Spaces	None
Date(s) of Visit	June 28-30, 2021
Management Point of Contact	John Finnigan 703.517.1807 John.Finnigan@acps.k12.va.us
On-site Point of Contact (POC)	Jules Besson
Assessment and Report Prepared By	David Harrell, PE
Reviewed By	Tom Bart Program Manager Tom.Bart@bureauveritas.com 800.733.0660 x7540
AssetCalc Link	Full dataset for this assessment can be found at: https://www.assetcalc.net/

Significant/Systemic Findings and Deficiencies

Historical Summary

The middle school was originally constructed in 1956 and the D Wing and auxiliary gymnasium building was added in 2002. The original building was completely renovated at the time of the new construction. Overall, the building shows evidence of good construction and adequate maintenance practices in recent years.

Architectural

The building appears structurally sound, with no areas of settlement or structural-related deficiencies reported or observed. The exterior envelope systems and components were observed to be performing adequately. The flat roof was resurfaced in section in 2014, 2015 and 2021 and is in good condition. Interior finishes have been well maintained throughout the facility. Interior finishes are anticipated for lifecycle replacement based on useful life and normal wear.

Mechanical, Electrical, Plumbing and Fire (MEPF)

The HVAC systems and components appear to have been well maintained during recent years, with ongoing replacements over the years as needed. In general, the plumbing systems are reportedly adequate to serve the facility, with equipment and fixtures updated as needed. Electrical service equipment and systems appear adequate, with no concerns reported or observed regarding capacity or reliability. Interior lighting will need to be upgraded in the near term. The facility is protected with a complete fire alarm and fire suppression system throughout the building and appears to be adequate. Typical lifecycle replacements and ongoing maintenance of the MEPF equipment is budgeted and anticipated.

Site

The parking lots and sidewalks have been periodically repaved and sectionally replaced as needed over the years. The western courtyard has had drainage issues contributing to water intrusion issues in sections of the building.

Recommended Additional Studies

An engineering study should be performed to understand the source of the courtyard water drainage and water intrusion problems.".

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 | Francis C. Hammond Middle School Campus(1956)		
Replacement Value *$ 70,837,500*	*Total SF* *236,125*	*Cost/SF* *$ 300*

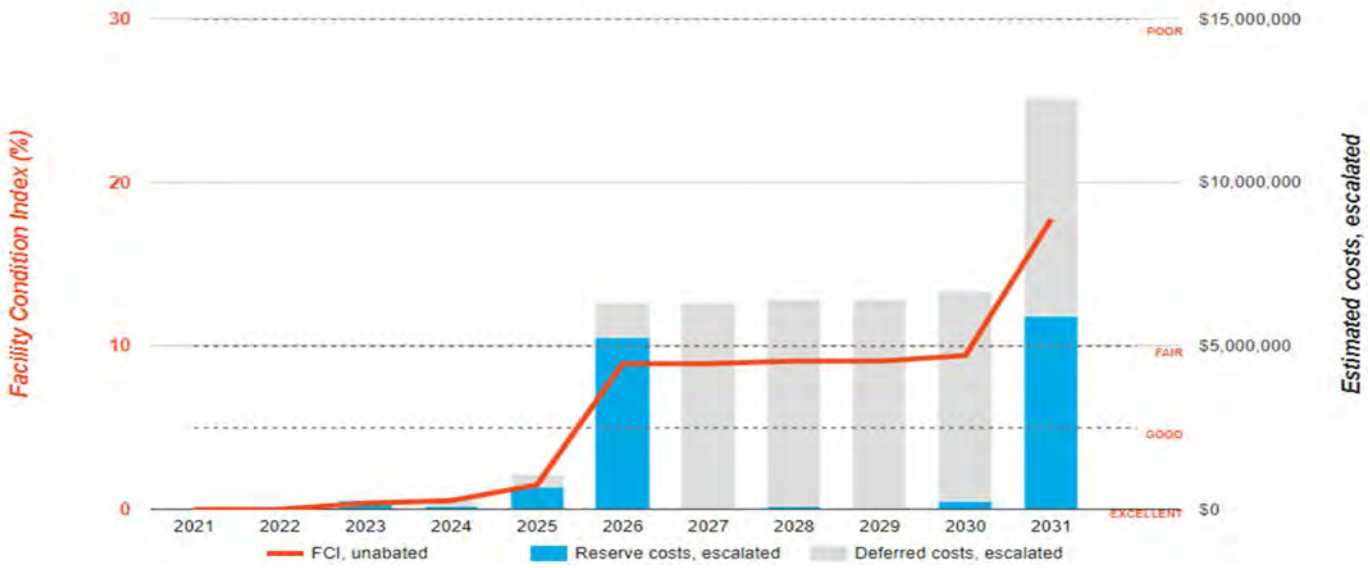
	Est Reserve Cost	FCI
Current	$ 7,000	0.0 %
3-Year	$ 376,700	0.5 %
5-Year	$ 6,316,100	8.9 %
10-Year	$ 12,576,900	17.8 %

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: Francis C. Hammond Middle School Campus

Replacement Value: $70,838,000 Inflation Rate: 3.0% Average Needs per Year: $1,143,400



Immediate Needs

Facility/Building	Total Items	Total Cost
Francis C. Hammond Middle School Campus	1	$7,000
Total	**1**	**$7,000**

Francis C. Hammond Middle School Campus

ID	Location	Location Description	UF Code	Description	Condition	Plan Type	Cost
3482763	Francis C. Hammond Middle School Campus		P2030	Engineering Study, Civil, Site Drainage, Evaluate/Report	NA	Performance/Integrity	$7,000
Total (1 items)							**$7,000**

Key Findings

Recommended Follow-up Study: Civil, Site Drainage

Civil, Site Drainage
Francis C. Hammond Middle School Campus

Uniformat Code: P2032
Recommendation: **Evaluate/Report in 2021**

Priority Score: **81.9**

Plan Type: Performance/Integrity

Cost Estimate: $7,000

**$**$$$

- AssetCALC ID: 3482763

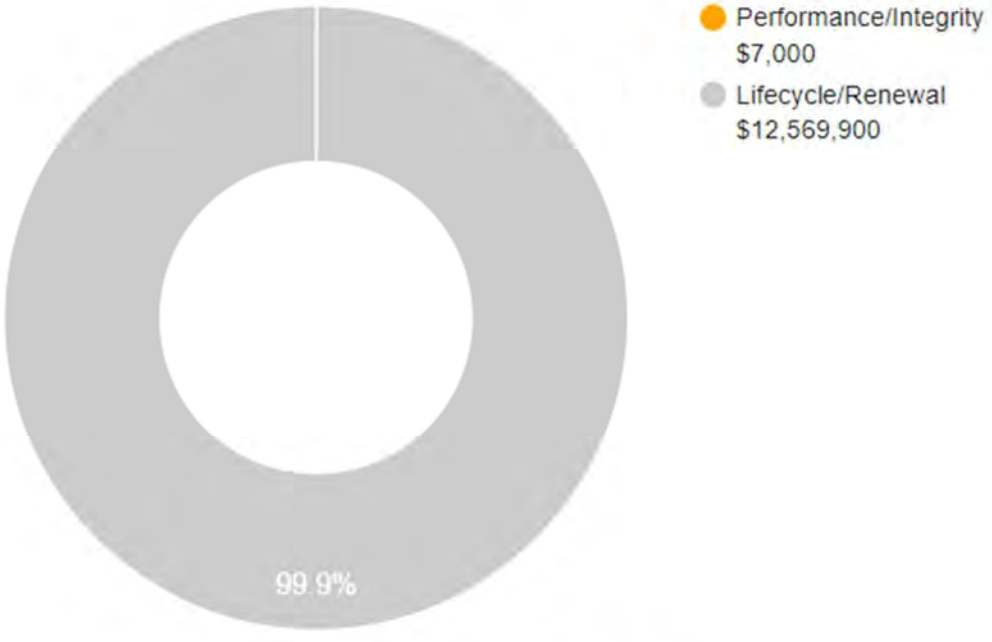
Plan Types

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: $12,576,900

2. Building and Site Information

Systems Summary

System	Description	Condition
Structure	Masonry bearing walls with metal roof deck supported by open-web steel joists and concrete strip footing foundation system	Good
Façade	Primary Wall Finish: Brick Secondary Wall Finish: Curtain wall Windows: Aluminum	Fair
Roof	Primary: Flat construction with single-ply TPO/PVC membrane Secondary: Flat construction with metal finish	Good
Interiors	Walls: Painted gypsum board, ceramic tile, unfinished Floors: Carpet, VCT, faux wood plank, linoleum, ceramic tile, quarry tile, wood strip, unfinished concrete Ceilings: Painted gypsum board and ACT, unfinished/exposed	Fair
Elevators	Passenger: 1 hydraulic car serving all 3 floors and 1 traction car serving 2 floors Wheelchair lifts serving stage and library area	Fair
Plumbing	Distribution: Copper supply and cast iron waste and venting Hot Water: Gas domestic boiler with storage tanks Fixtures: Toilets, urinals, and sinks in all restrooms	Fair
HVAC	Central System: Boilers, chillers, air handlers feeding VAV, fan coil and cabinet terminal units Non-Central System: Packaged units Supplemental components: Split-system heat pumps, Suspended unit heaters, Make-up air units	Fair
Fire Suppression	Wet-pipe sprinkler system with fire extinguishers	Fair

Systems Summary

Electrical	Source and Distribution: Main switchboard with copper wiring Interior Lighting: LED, linear fluorescent, CFL 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 with limited areas of concrete pavement and adjacent concrete sidewalks, curbs, ramps, and stairs	Fair
Site Development	Property entrance signage; chain link fencing Sports field and court	Fair
Landscaping and Topography	Limited landscaping features including lawns, trees, bushes Irrigation not present Low to moderate site slopes throughout	Fair
Utilities	Municipal water and sewer Local utility-provided electric and natural gas	Good
Site Lighting	Pole-mounted: LED, HPS, metal halide Building-mounted: LED, metal halide	Fair
Ancillary Structures	None	--
Key Issues and Findings	The western courtyard has had drainage issues contributing to water intrusion issues in sections of the building.	

Systems Expenditure Forecast

System	Immediate	Short Term (1-2 yr)	Near Term (3-5 yr)	Med Term (6-10 yr)	Long Term (11-20 yr)	TOTAL
Structure	-	-	-	-	-	-
Facade	-	-	-	$10,079	$40,507	$50,586
Roofing	-	-	-	-	$3,085,683	$3,085,683
Interiors	-	-	$1,382,930	$614,120	$3,039,017	$5,036,067
Conveying	-	-	-	$100,793	$271,085	$371,878
Plumbing	-	$50,392	$11,476	$3,494	$4,749,143	$4,814,505
HVAC	-	$178,230	$1,289,750	$1,705,499	$1,323,038	$4,496,517
Fire Protection	-	-	$5,564	$475,997	$7,478	$489,039
Electrical	-	-	$2,425,060	$3,064	$320,100	$2,748,224
Fire Alarm & Electronic Systems	-	-	$564,856	$2,268,922	$880,027	$3,713,805
Equipment & Furnishings	-	-	$211,943	$55,932	$252,731	$520,606
Site Development	-	-	$150,705	$978,593	$202,535	$1,331,833
Site Pavement	-	$38,192	-	$44,275	$826,770	$909,237
Follow-up Studies	$7,000	-	-	-	-	$7,000
TOTALS	**$7,000**	**$266,900**	**$6,042,300**	**$6,260,800**	**$14,998,200**	**$27,575,200**

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. 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.

5. 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.

6. Certification

Alexandria City Public Schools (the Client) retained Bureau Veritas to perform this Facility Condition Assessment in connection with its continued operation of Francis C. Hammond Middle School, 4646 Seminary Road, Alexandria, Virginia 22302, 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.

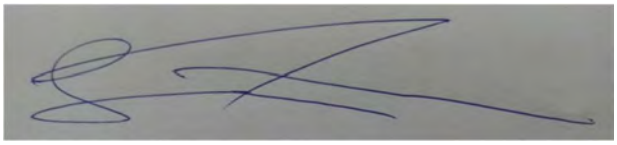
No testing, exploratory probing, dismantling or operating of equipment or in-depth studies were performed unless specifically required under the *Purpose and Scope* section of this report. This assessment did not include engineering calculations to determine the adequacy of the Property's original design 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: David Harrell, PE
Project Manager

Reviewed by:



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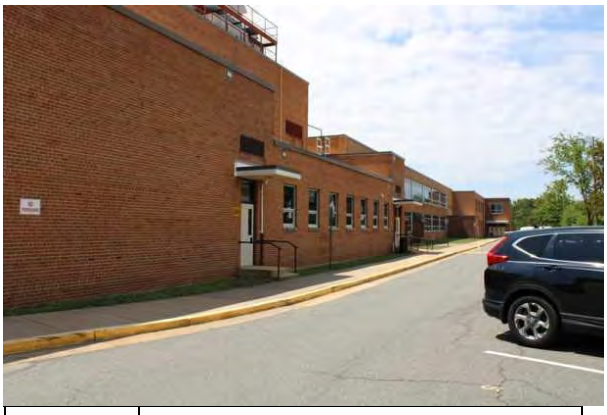
7. Appendices

Appendix A:
Photographic Record

1	FRONT ELEVATION

2	LEFT ELEVATION



3	RIGHT ELEVATION

4	COURTYARD

5	REAR ELEVATION

6	CURTAIN WALL, ALUMINUM-FRAMED SYSTEM

7	CURTAIN WALL, ALUMINUM-FRAMED SYSTEM

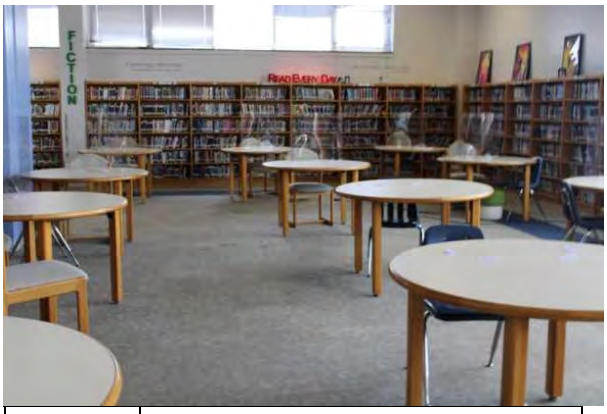
8	EXTERIOR DOOR, ALUMINUM-FRAMED AND GLAZED, STANDARD SWING

9	ROOFING, SINGLE-PLY MEMBRANE, TPO

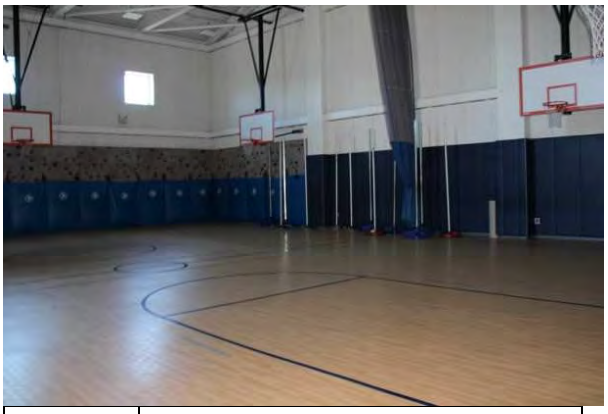
10	ROOFING, SINGLE-PLY MEMBRANE, TPO

11	ROOF SKYLIGHT

12	CORRIDOR

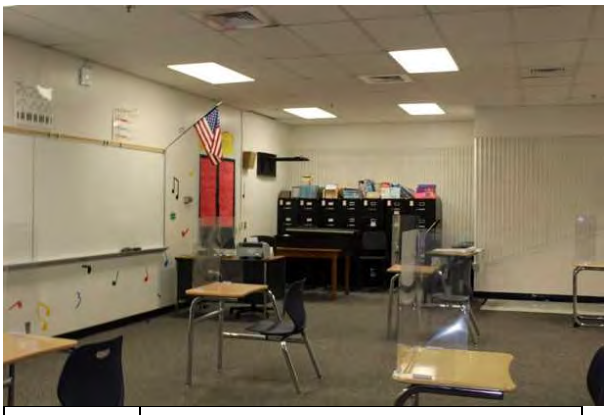


13	LIBRARY

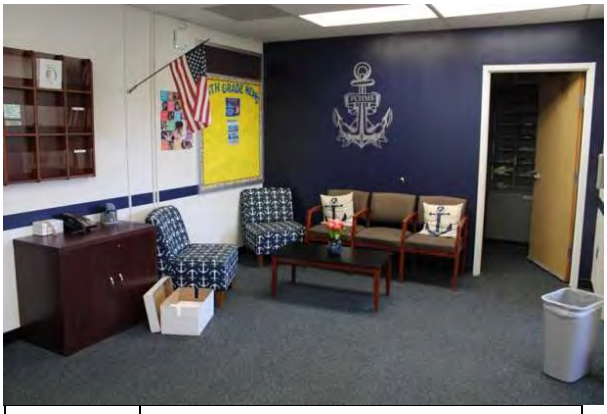


14	AUXILIARY GYMNASIUM

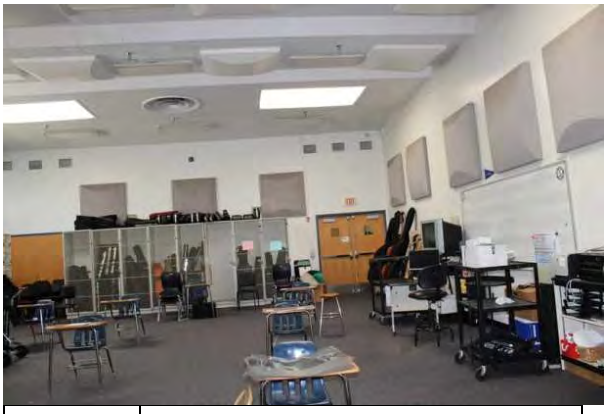
15	CAFETERIA



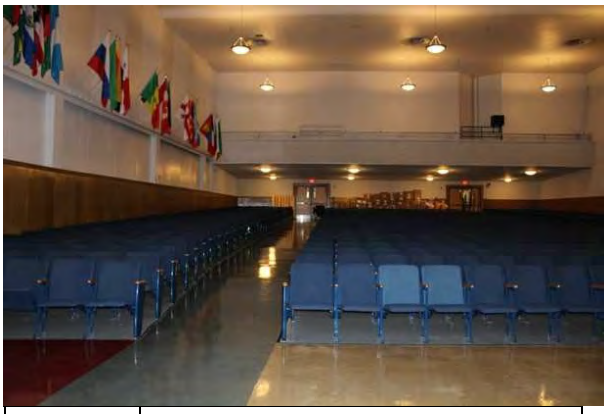
16	MUSIC



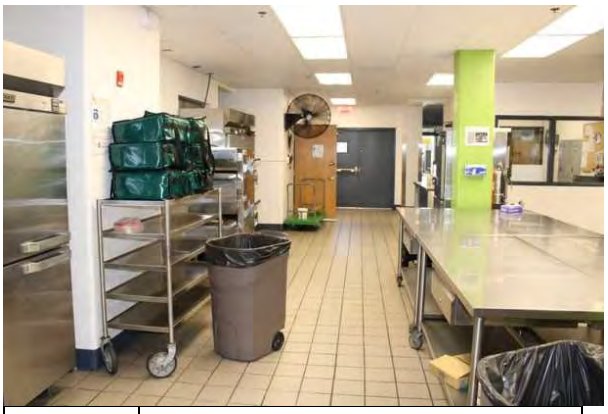
17	OFFICE



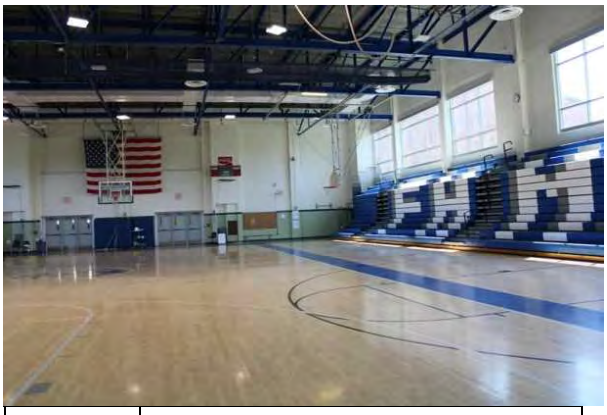
18	BAND



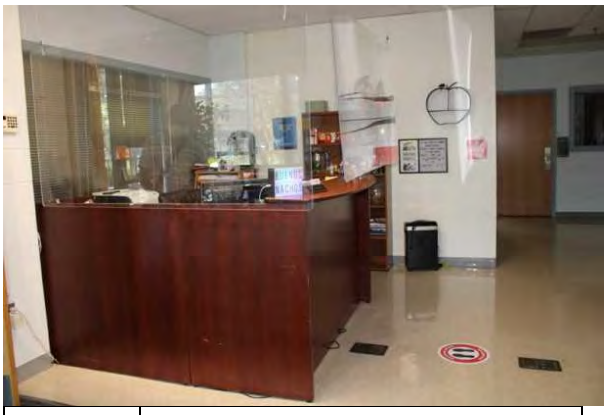
19	AUDITORIUM



20	COMMERCIAL KITCHEN



21	MAIN GYMNASIUM



22	MAIN OFFICE

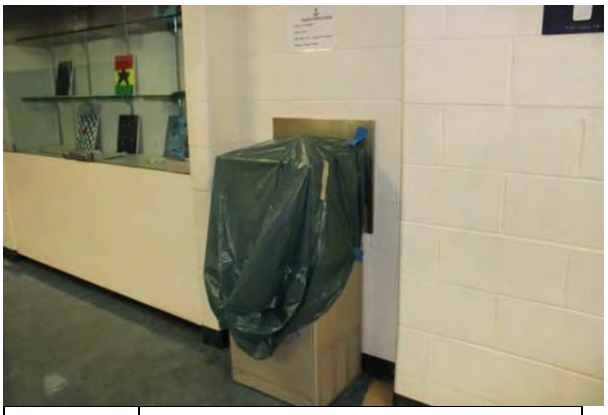
23	PASSENGER ELEVATOR

24	PASSENGER ELEVATOR

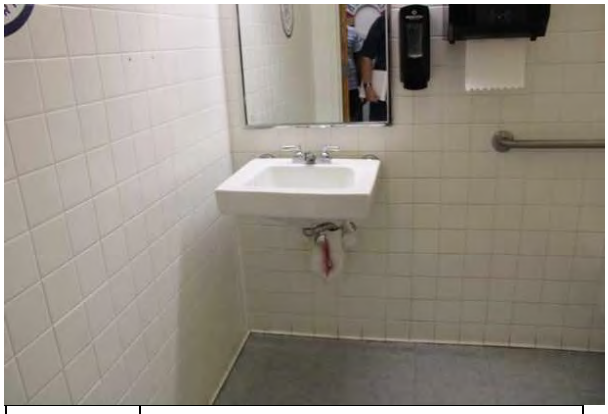
25	VERTICAL LIFT, WHEELCHAIR

26	STORAGE TANK, DOMESTIC WATER

27	BACKFLOW PREVENTER



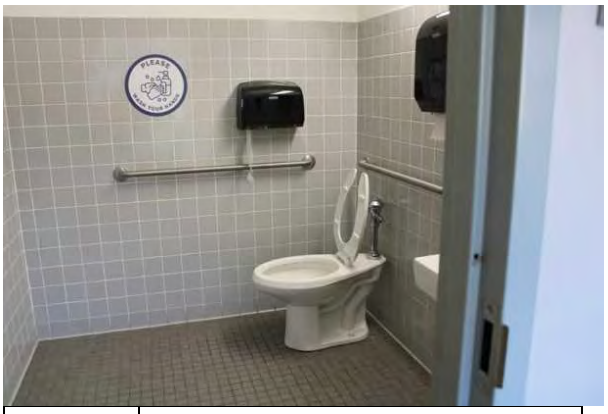
28	DRINKING FOUNTAIN, FLOOR-MOUNTED



29	SINK/LAVATORY, WALL-HUNG, VITREOUS CHINA

30	TOILET, COMMERCIAL WATER CLOSET

31	URINAL, STANDARD



32	TOILET, COMMERCIAL WATER CLOSET

33	SINK/LAVATORY, WALL-HUNG, VITREOUS CHINA

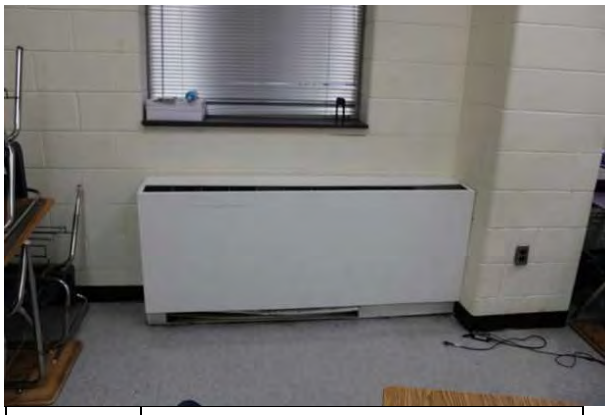
34	HEATING BOILERS, GAS

35	UNIT HEATER, HYDRONIC

36	CHILLER, AIR-COOLED

37	SPLIT SYSTEM, CONDENSING UNIT

38	PUMP, DISTRIBUTION, HVAC HEATING WATER



39	FAN COIL UNIT, HYDRONIC TERMINAL

40	PACKAGED UNIT, RTU

41	AIR HANDLER, EXTERIOR AHU

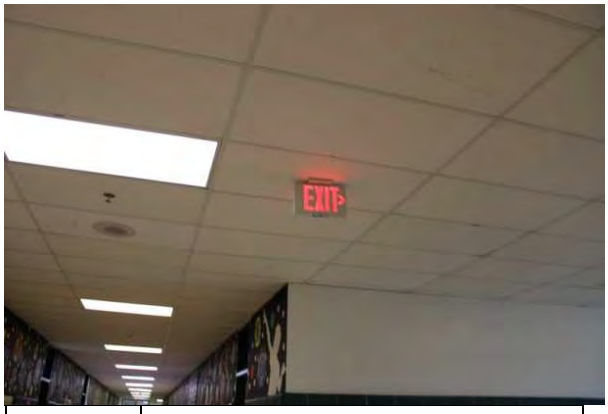
42	PACKAGED UNIT, RTU

43	FIRE EXTINGUISHER

44	MAIN SWITCHBOARD

45	VARIABLE FREQUENCY DRIVE, VFD

46	STANDARD FIXTURE WITH LAMP



47	EMERGENCY AND EXIT LIGHTING

48	FIRE ALARM SYSTEM, PULL STATION

49	FIRE ALARM PANEL, FULLY ADDRESSABLE

50	FOODSERVICE EQUIPMENT, STEAMER, FREESTANDING

51	FOODSERVICE EQUIPMENT, REFRIGERATOR, 1-DOOR REACH-IN

52	FOODSERVICE EQUIPMENT, CONVEYOR TOASTER

53	FOODSERVICE EQUIPMENT, WALK-IN, REFRIGERATOR

54	HEALTHCARE EQUIPMENT, DEFIBRILLATOR (AED), CABINET-MOUNTED

55	PARKING LOTS, PAVEMENT, ASPHALT

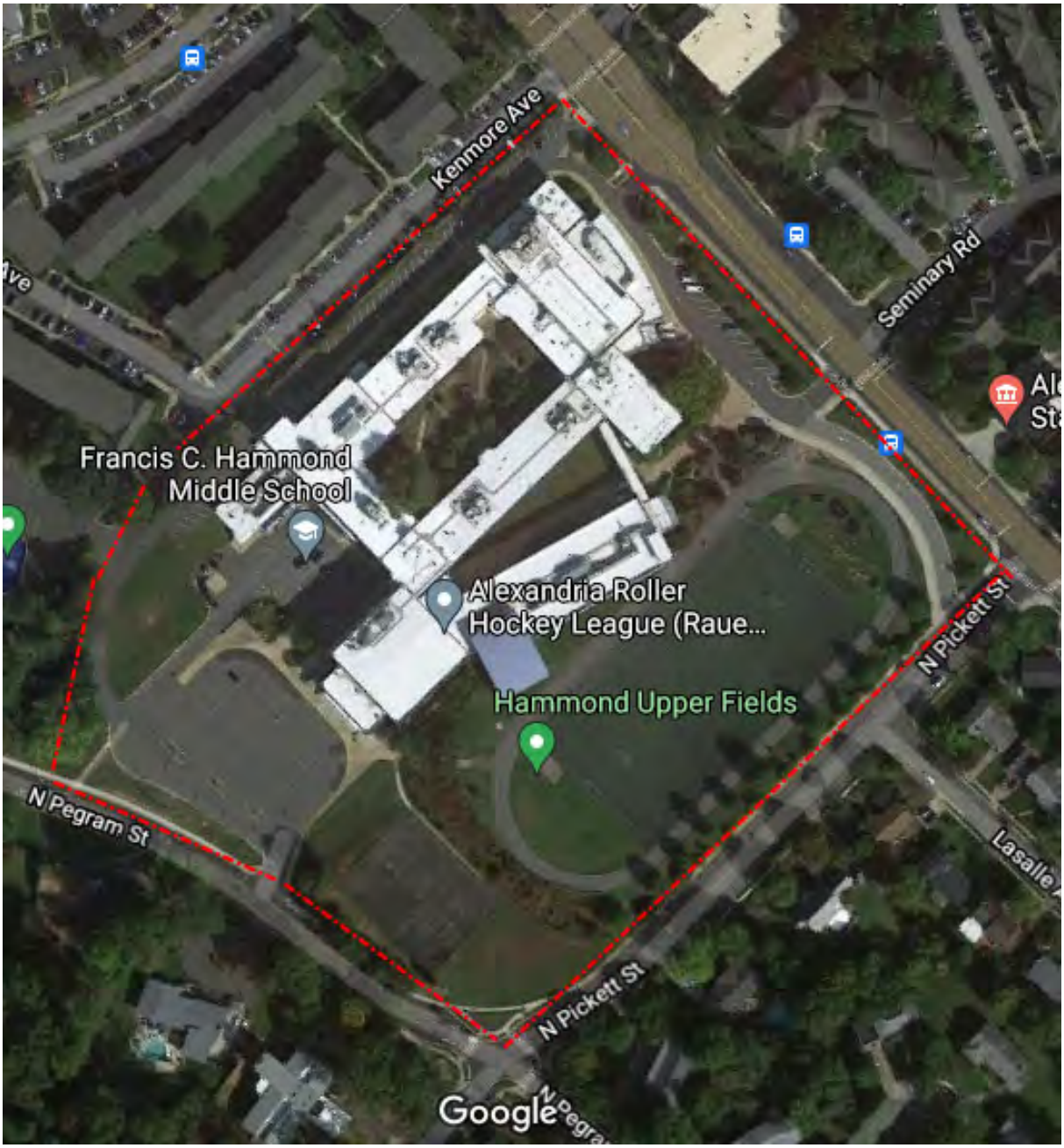
56	PARKING LOTS, PAVEMENT, ASPHALT

57	TENNIS COURTS

58	ATHLETIC FIELD

Appendix B:
Site and Floor Plans

Site Plan



Project Number	Project Name
148303.21R000-013.354	Francis C. Hammond Middle School
Source	**On-Site Date**
Google	June 28, 2021

N

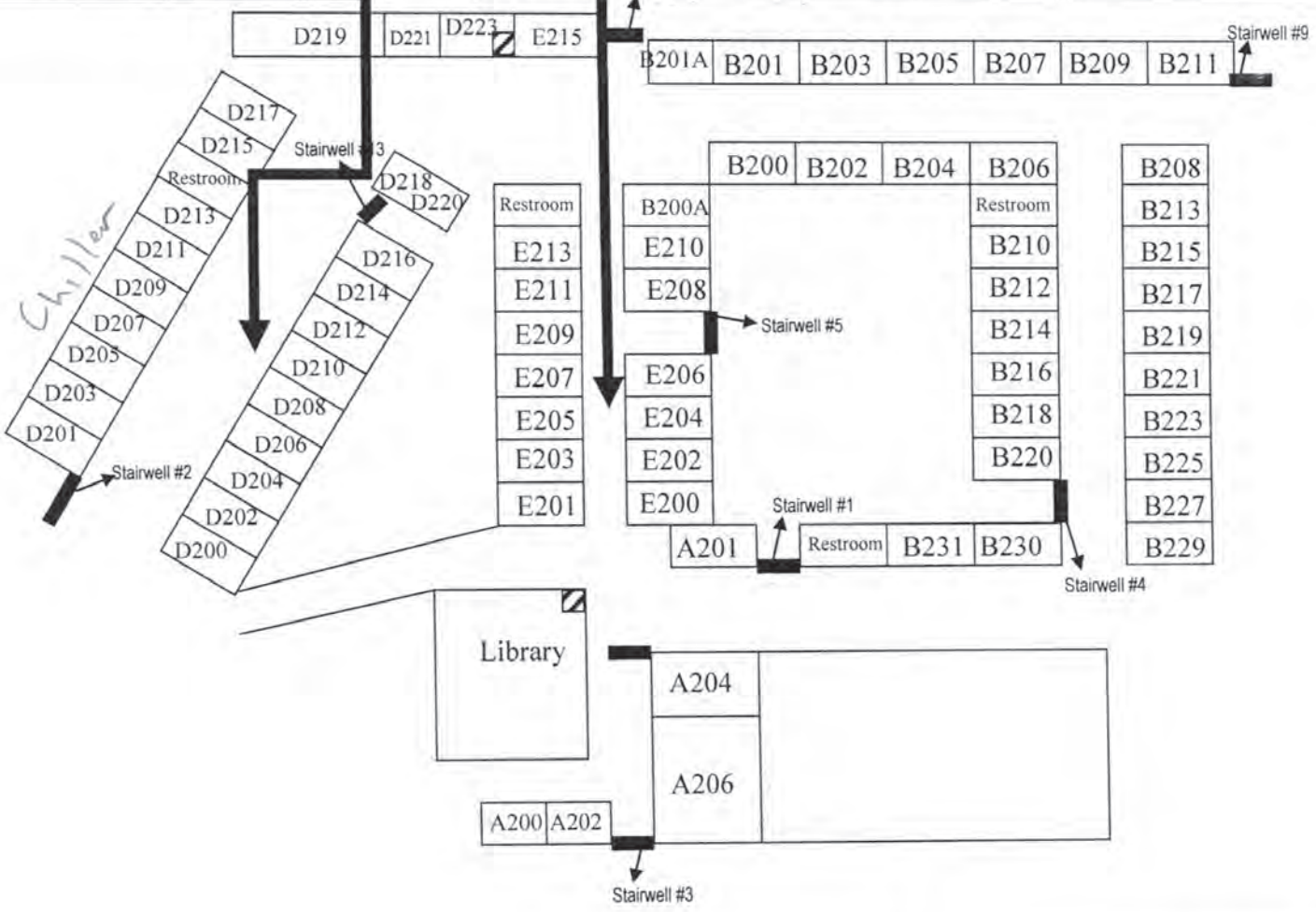
Francis C. Hammond Middle School
Tornado Drill Locations

SECOND FLOOR LAYOUT – 08/09

6th Grade Hallway and ID Classrooms
Teachers please line students up in the hallway beginning at Room D201 and ending at D218.

International Academy, ID/AUT Classroom (B200),ISS, and Elective Teachers On Planning/Librarians/Speech Pathologist
Teachers please line students up in the hallway beginning at Room B200A and ending at E201.

International Academy and 8th Grade Hallway
Teachers please line students up in the hallway beginning at Room B201 and ending at B220.
Note: Students in Ms. Mrs. Jones and Mr. Vickerie's class should begin lining up at Room B231 and away from the window



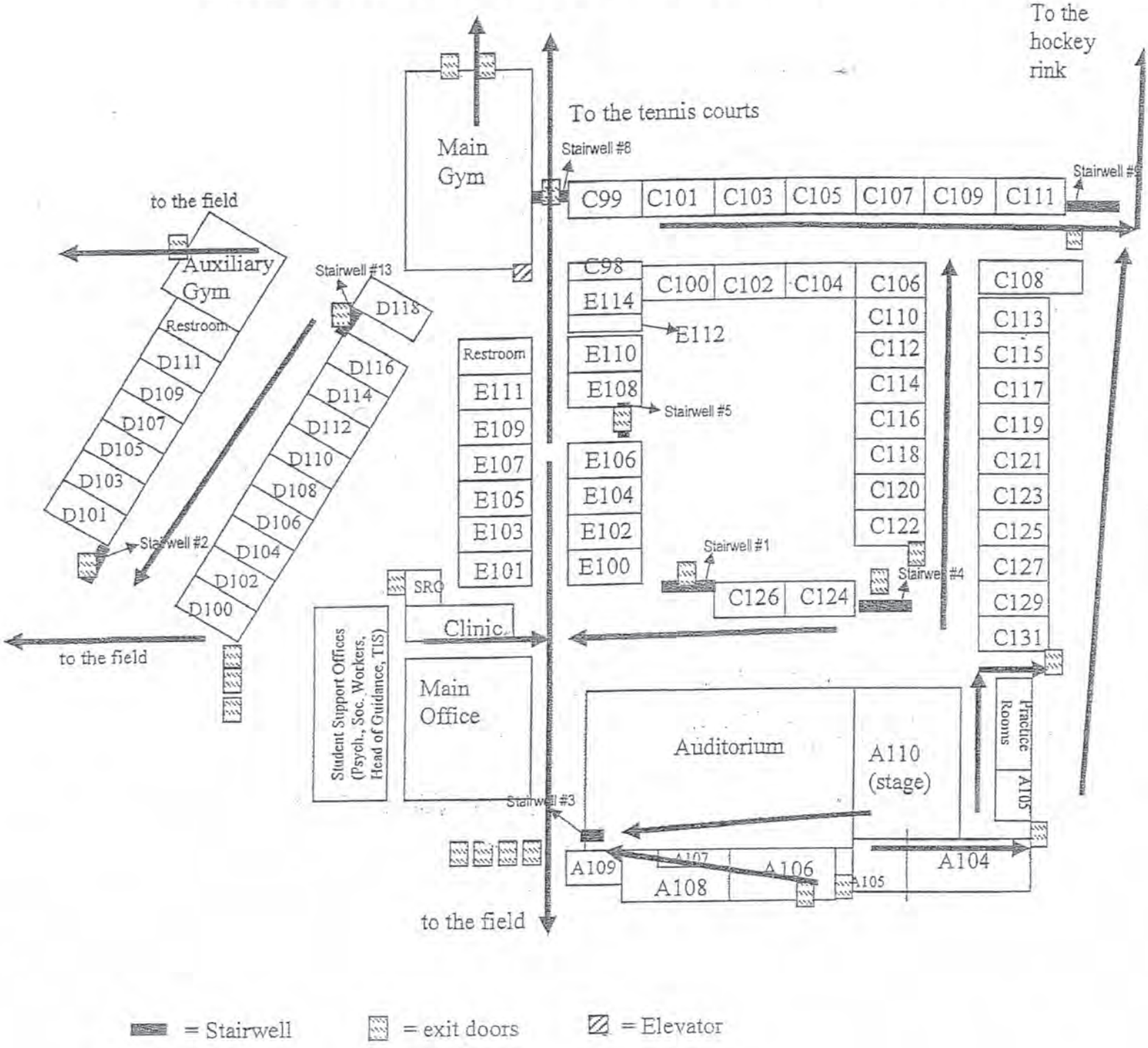
■ = Stairwell ▨ = Elevator

Administrators/SSO's
Please close all security doors and shelter in place in your assigned location.

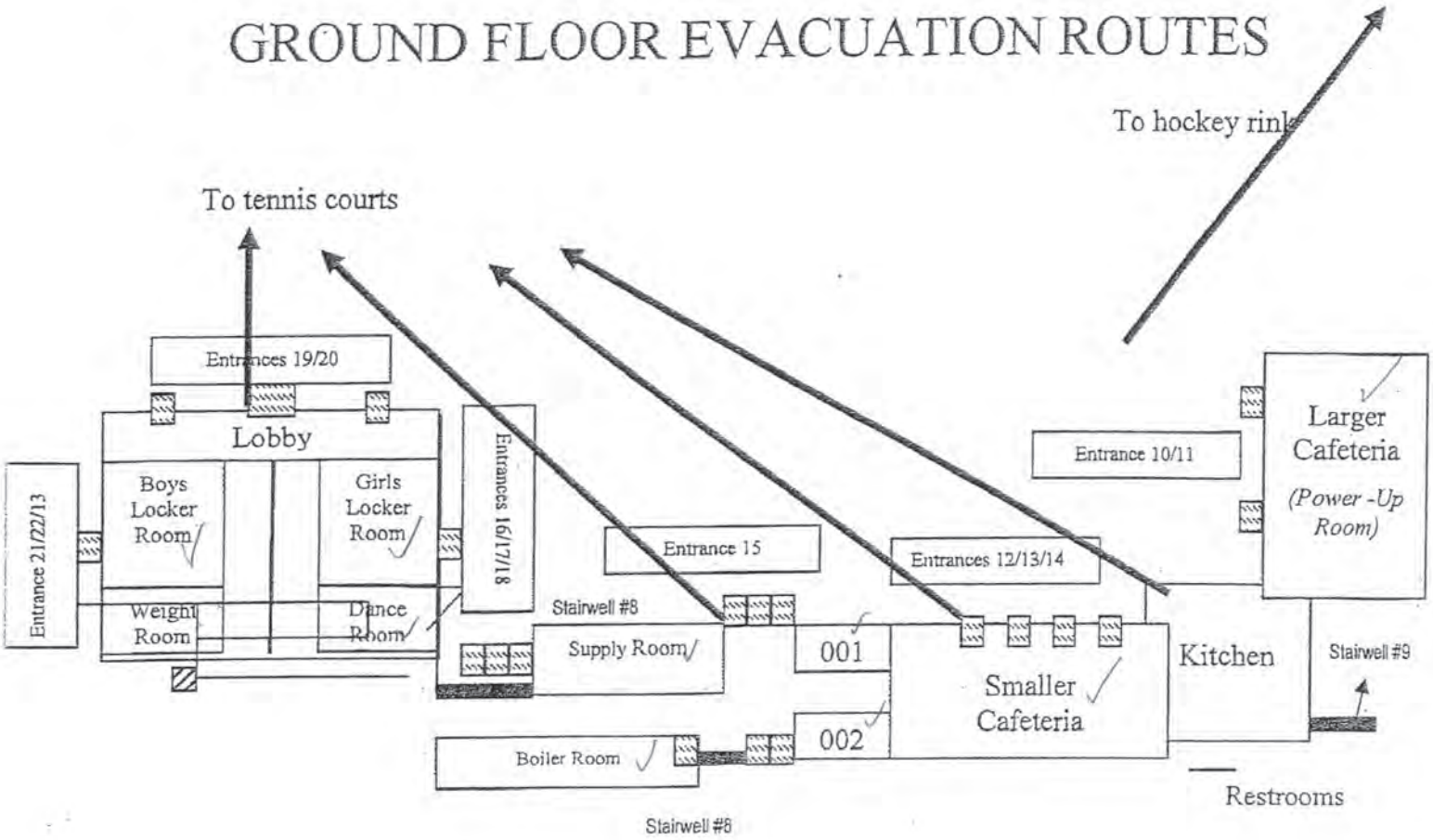
Tornado Drill Position

PROTECT YOURSELF
Lie face down, draw your knees up under you, cover the back of your head with your hands.

FIRST FLOOR EVACUATION ROUTES



GROUND FLOOR EVACUATION ROUTES



= Stairwell = Exit doors = Elevator

Appendix C:
Pre-Survey Questionnaire

BV Facility Condition Assessment: Pre-Survey Questionnaire

Building / Facility Name:	**Francis C. Hammond Middle School**
Name of person completing form:	**Jules Bessan**
Title / Association with property:	**Building Engineer**
Length of time associated w/ property:	**1 year**
Date Completed:	**28 Jun 21**
Phone Number:	**703.408.2251**
Method of Completion:	**DURING: verbally completed during assessment**

Directions: Please answer all questions to the best of your knowledge and in good faith. Please provide additional details in the Comments column, or backup documentation for any ***Yes*** responses.

Data Overview		Response		
1	Year/s constructed / renovated	1956/2002		
2	Building size in SF	236,125		
3	Major Renovation/Rehabilitation		Year	Additional Detail
		Façade		
		Roof		
		Interiors		
		HVAC		
		Electrical		
		Site Pavement		
		Accessibility		

Question		Response
4	List other significant capital improvements (focus on recent years; provide approximate date).	None
5	List any major capital expenditures planned/requested for the next few years. Have they been budgeted?	Regrading site
6	Describe any on-going extremely problematic, historically chronic, or immediate facility needs.	None

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		Response				Comments
		Yes	No	Unk	NA	
7	Are there any problems with foundations or structures, like excessive settlement?		X			
8	Are there any wall, window, basement or roof leaks?		X			
9	Has any part of the facility ever contained visible suspect mold growth, or have there been any indoor air quality or mold related complaints from occupants?		X			
10	Are your elevators unreliable, with frequent service calls?		X			
11	Are there any plumbing leaks, water pressure, or clogging/back-up problems?		X			
12	Have there been any leaks or pressure problems with natural gas, HVAC supply/return lines, or steam service?	X				Units 12 and 13 need repairs (work order issued)
13	Are any areas of the facility inadequately heated, cooled or ventilated? Any poorly insulated areas?		X			
14	Is the electrical service outdated, undersized, or otherwise problematic?		X			
15	Are there any problems or inadequacies with exterior lighting?		X			
16	Is site/parking drainage inadequate, with excessive ponding or other problems?		X			
17	Are there any other unresolved construction defects or significant issues/hazards at the property that have not yet been identified above?		X			
18	ADA: Has an accessibility study been performed at the site? If so, indicate when.		X			
19	ADA: If a study has occurred, have the associated recommendations been addressed? In full or in part?		X			
20	ADA: Have there been regular complaints about accessibility issues, or associated previous or pending litigation?		X			

Appendix D:
Accessibility Review and Photos

Visual Survey - 2010 ADA Standards for Accessible Design

Property Name: Francis C. Hammond Middle School

BV Project Number: 148303.21R000-013.354

Facility History & Interview

	Question	Yes	No	Unk	Comments
1	ADA: Has an accessibility study been performed at the site? If so, when?		X		
2	ADA: If a study has occurred, have the associated recommendations been addressed? In full or in part?		X		
3	ADA: Have there been regular complaints about accessibility issues, or previous or pending litigation?		X		

Francis C Hammond Middle School: Accessibility Issues

Category	Major Issues *(ADA study recommended)*	Moderate Issues *(ADA study recommended)*	Minor Issues	None*
Parking				☒
Exterior Route				☒
Building Entrances				☒
Interior Route				☒
Elevators				☒
Public Restrooms				☒
Kitchens/Kitchenettes				☒
Playgrounds & Pools				☒

**be cognizant that if the "None" box is checked that does not guarantee full compliance; this study is limited in nature*

Francis C Hammond Middle School Accessibility: Photographic Overview

1 - ACCESSIBLE PARKING AREA

2 - SECOND PARKING AREA

3 - EXTERIOR RAMP

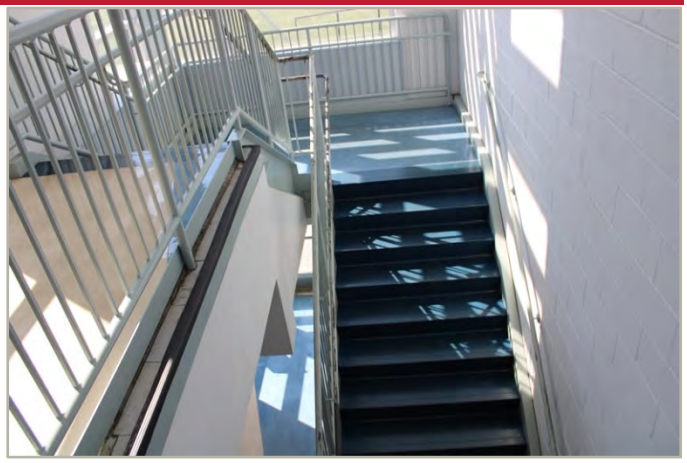
4 - CURB CUT

5 - MAIN ACCESSIBLE ENTRANCE

6 - SECOND ENTRANCE

Francis C Hammond Middle School Accessibility: Photographic Overview

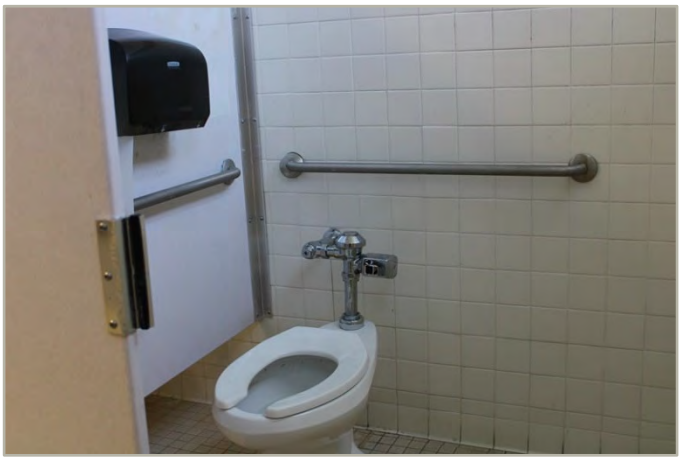
7 - ACCESSIBLE INTERIOR PATH (LIFT)



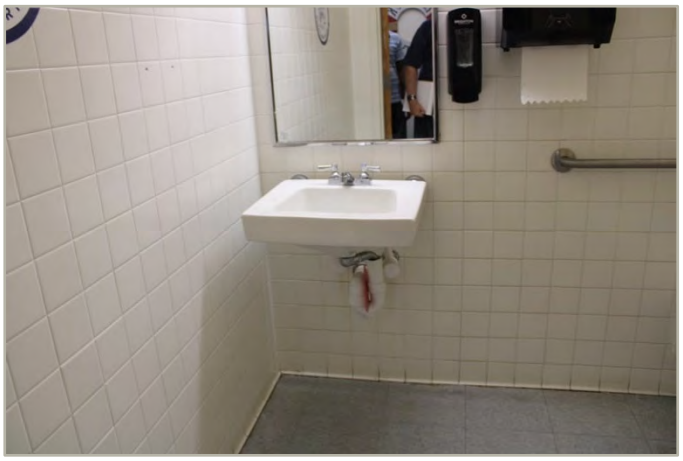
8 - HARDWARE, STAIR RAILS

9 - LOBBY VIEW OF CABS, WITH DOORS OPEN

10 - IN-CAB CONTROLS/EMERGENCY CALL PANEL



11 - TOILET STALL OVERVIEW



12 - SINK, FAUCET HANDLES or ACCESSORIES

The table below is intended to be used as a general reference guide to help differentiate the orders of magnitude between some of the more commonly observed accessibility issues. The table is not intended to be all-inclusive, and boxes checked in the tables above do not necessarily mean those specific problems or shortcomings cited as examples below exist at the subject buildings and sites. Reference the data and photos above and/or the *Key Findings* section in the body of the report for visuals and/or more specifics about the particular subject site conditions.

Reference Guide

	Major Issues *(ADA study recommended)*	Moderate Issues *(ADA study recommended)*	Minor Issues
Parking	- Needs full reconstruction - Excessive slopes over 3% require major re-grading - No level locations to add required spaces	- No or non-compliant curb cuts - Moderate difficulty to add required accessible spaces - Slopes close to compliant	- Painting of markings needed - Signage height non-compliant - Signage missing
Exterior Route	- Large areas of sidewalks with excessive slopes - No ramp when needed - Ramps with excessive slopes	- Ramps need rails - Ramps need rail extensions - All or most entrance door exterior maneuvering clearance areas with excessive slopes	- One entrance door exterior maneuvering clearance area with excessive slope - Non-compliant signage
Building Entrances	- No compliant entrance exists - Exterior entry door/s not wide enough - Entrance vestibule requires complete reconstruction / reconfiguration due to clearance	- Need significant # of lever handles - Need to add or modify automatic door opener - Entrance vestibule requires limited reconfigurations	- A few door knobs instead of lever handles - Non-compliant door threshold
Interior Route	- All or most interior doors appear less than 32” wide - Corridors less than 36” wide - No ramp when needed - Ramps with excessive slopes - Non-compliant treads/risers at means of egress stairways	- Single height drinking fountains - Drinking fountain too high or protrudes into accessible route - Ramps need rails - Ramps need rail extensions - Need significant # of lever handles - Non-compliant rail extensions at egress stairways - All/most door thresholds high	- One door threshold too high - A few door knobs instead of lever handles - Non-compliant door pressures - Non-compliant signage - Switches not within reach range
Elevators	- No elevator present when required - Elevator cab too small	- Panel control buttons not at compliant height - No hands-free emergency communication system - Elevator only has mechanical stops	- Audible/visual signals at every floor may be lacking - Minor signage / Braille issues
Public Restrooms	- No ADA RR on each accessible floor - Restroom(s) too small - Entire restroom(s) requires renovation - Water closet clearance requires moving walls	- Interior doors appear less than 32” wide - Missing or non-compliant grab bars - Easily fixable clearance issues	- Minor height adjustments required - Non-compliant door pressures - Missing a visual strobe (only required if audible fire alarm already present) - Missing lavatory pipe wraps - Signage not compliant
Kitchens/Kitchenettes	- Clear space for each appliance not present - Clearance between opposing counters too narrow	- Sink and counter too high - Sink knee and toe clearance not provided where required (built-in) - Less than 50% of cabinetry within reach range	- Dispensers not within reach range - Switches not within reach range - Missing sink pipe wraps if knee and toe clearance required
Playgrounds & Pools	- Large areas of surfacing non-compliant - Install compliant play structures - No pool lift provided	- Small area/s of surfacing or equipment non-compliant - Moderate issues with path of travel to playground/pool	- Minor issues with path of travel to playground/pool

Appendix E:
Component Condition Report

Component Condition Report | Francis C. Hammond Middle School Campus

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Structure						
A1010	Building	Fair	Foundation System, Concrete or CMU Walls w/ Continuous Footings	2,000 LF	45	3140474
Facade						
B2010	Exterior	Fair	Curtain Wall, Aluminum-Framed System	9,600 SF	31	3140579
B2050	Exterior	Fair	Exterior Door, Aluminum-Framed & Glazed, Standard Swing	20	15	3140588
B2050	Exterior	Fair	Exterior Door, Fiberglass	10	10	3140590
Roofing						
B3010	Roof	Fair	Roofing, Metal	4,800 SF	21	3134986
B3010	Main roof	Good	Roofing, Single-Ply Membrane, TPO/PVC	120,000 SF	14	3134982
B3060	Roof	Good	Roof Skylight, per unit, up to 20 SF	5	24	3135548
Interiors						
C1070	Interior	Fair	Suspended Ceilings, Acoustical Tile (ACT)	128,208 SF	10	3139493
C1090	Restroom	Good	Toilet Partitions, Plastic/Laminate	50	15	3139503
C2010	Interior	Fair	Wall Finishes, Ceramic Tile	9,772 SF	20	3139495
C2010	Interior	Fair	Wall Finishes, any surface, Prep & Paint	350,000 SF	5	3140580
C2030	Interior	Good	Flooring, Wood, Strip	14,126 SF	20	3139498
C2030	Gymnasium	Good	Flooring, Laminate Faux Wood	3,827 SF	11	3137383
C2030	Interior	Fair	Flooring, Linoleum	16,581 SF	5	3139497
C2030	Weight room	Fair	Flooring, Rubber Tile	1,000 SF	7	3139096
C2030	Interior	Fair	Flooring, Vinyl Tile (VCT)	80,989 SF	5	3139492
C2030	Commercial kitchen	Good	Flooring, Quarry Tile	2,108 SF	35	3138890
C2030	Interior	Fair	Flooring, Ceramic Tile	8,296 SF	20	3139494
C2030	Interior	Fair	Flooring, Carpet, Commercial Tile	31,531 SF	5	3139496
Conveying						
D1010	Stage	Fair	Vertical Lift, Wheelchair, 5' Rise, Renovate [Elevator 4]	1	15	3140268
D1010	Elevator	Fair	Passenger Elevator, Overhead Traction, 2-5 Floors, 2000 to 5000 LB, Renovate [Elevator 2]	1	15	3140266
D1010	Library	Fair	Vertical Lift, Wheelchair, 5' Rise, Renovate [Elevator 3]	1	15	3140267
D1010	Elevator	Fair	Passenger Elevator, Hydraulic, 3 Floors, 3000 to 4000 LB, Renovate [Elevator 1]	1	10	3140265
Plumbing						
D2010	Commercial kitchen	Fair	Sink/Lavatory, Commercial Kitchen, 3-Bowl	1	15	3138882
D2010	Restroom	Good	Sink/Lavatory, Wall-Hung, Vitreous China	110	25	3139501
D2010	Boiler room	Fair	Storage Tank, Domestic Water, 501 to 1000 GAL [ST 1]	1	14	3136021
D2010	Boiler room	Fair	Backflow Preventer, Domestic Water, 6 IN	1	15	3135566
D2010	Restroom	Good	Toilet, Commercial Water Closet	100	25	3139500
D2010	Building	Fair	Plumbing System, Supply & Sanitary, Medium Density (excludes fixtures)	236,125 SF	20	3140475
D2010	Boiler room	Fair	Backflow Preventer, Domestic Water, 0.75 IN	1	15	3137299

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D2010	Boiler room	Good	Pump, Circulation, Domestic Water, 0.5 HP	1	10	3137300
D2010	Boiler room	Fair	Storage Tank, Domestic Water, 501 to 1000 GAL [ST 2]	1	14	3136022
D2010	Boiler room	Fair	Boiler, Gas, Domestic, 801 to 1400 MBH	1	2	3140440
D2010	Building	NA	Drinking Fountain, Floor-Mounted, Interior Basic	11	5	3140269
D2010	Restroom	Good	Urinal, Standard	35	25	3139502
HVAC						
D3020	Boiler room	Good	Boiler Supplemental Components, Expansion Tank, 101 to 175 GAL [EXP TANK 1]	1	32	3137298
D3020	Boiler room	Fair	Boiler, Gas, HVAC, 1001 to 2000 MBH [Boiler 1]	1	14	3135561
D3020	Boiler room	Fair	Boiler, Gas, HVAC, 1001 to 2000 MBH [Boiler 2]	1	14	3135562
D3020	Boiler room	Fair	Boiler, Gas, HVAC, 1001 to 2000 MBH [Boiler 3]	1	14	3135564
D3020	Mechanical room	Fair	Unit Heater, Hydronic, 13 to 36 MBH	2	10	3140439
D3020	Boiler room	Fair	Boiler, Gas, HVAC, 1001 to 2000 MBH [Boiler 4]	1	14	3135565
D3020	Boiler room	Good	Boiler Supplemental Components, Expansion Tank, 101 to 175 GAL [EXP TANK 2]	1	32	3137297
D3030	Roof	Fair	Split System, Condensing Unit/Heat Pump, 51 to 75 TON [ACC 5]	1	3	3138100
D3030	Classroom	Fair	Split System, Fan Coil Unit, DX, 3.5 to 5 TON [AHU 8]	1	5	3137305
D3030	Roof	Fair	Split System, Condensing Unit/Heat Pump, 31 to 50 TON [RTU 4]	1	5	3134833
D3030	Roof	Fair	Split System, Condensing Unit/Heat Pump, 4 TON [CU 9]	1	3	3135215
D3030	Roof	Fair	Split System, Condensing Unit/Heat Pump, 3.5 TON [CU 8]	1	3	3137687
D3030	Roof	Good	Chiller, Air-Cooled, 151 to 200 TON	1	19	3137706
D3050	Boiler room	Fair	Pump, Distribution, HVAC Heating Water, 16 to 25 HP [HWP 1]	1	5	3135845
D3050	Roof	Fair	Air Handler, Exterior AHU, 10001 to 15000 CFM [OA #2]	1	2	3137900
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted, 21 to 25 TON [RTU 3]	1	4	3137682
D3050	Roof	Good	Packaged Unit, RTU, Pad or Roof-Mounted, 21 to 25 TON [RTU 12 Gym]	1	14	3134102
D3050	Roof	Good	Packaged Unit, RTU, Pad or Roof-Mounted, 26 to 50 TON [RTU 3]	1	16	3135540
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted, 26 to 50 TON [RTU 12]	1	5	3134104
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted, 26 to 50 TON [RTU 19]	1	4	3135534
D3050	Building	Fair	HVAC System, Ductwork, Medium Density	236,125 SF	10	3140476
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted, 26 to 50 TON [RTU 18]	1	4	3135533
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted, 13 to 15 TON [RTU 11]	1	4	3135197
D3050	Roof	Good	Packaged Unit, RTU, Pad or Roof-Mounted, 13 to 15 TON [AHU 1]	1	16	3137901
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted, 16 to 20 TON [RTU 9]	1	5	3135194
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted, 16 to 20 TON [RTU 8]	1	5	3134997
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted, 21 to 25 TON [RTU 6]	1	4	3137685
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted, 16 to 20 TON [RTU 4]	1	4	3137683
D3050	Boiler room	Fair	Pump, Distribution, HVAC Heating Water, 16 to 25 HP [HWP 2]	1	5	3135635
D3050	Classroom	Fair	Fan Coil Unit, Hydronic Terminal, 401 to 800 CFM	57	10	3139506
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted, 5 TON [RTU 16]	1	4	3135535

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D3050	Roof	Fair	Make-Up Air Unit, MUA or MAU, 6001 to 12000 CFM [AHU 4]	1	5	3134832
D3050	Roof	Good	Packaged Unit, RTU, Pad or Roof-Mounted, 6 to 7.5 TON [AHU 6]	1	16	3137686
D3050	Roof	Fair	Air Handler, Exterior AHU, 10001 to 15000 CFM [AHU 5]	1	2	3138047
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted, 26 to 50 TON [RTU 13]	1	5	3134831
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted, 16 to 20 TON [RTU 15]	1	4	3135211
D3050	Roof	Fair	Air Handler, Exterior AHU, 4001 to 6000 CFM [AHU 2]	1	4	3137705
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted, 16 to 20 TON [RTU 7]	1	5	3134991
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted, 5 TON [RTU 20]	1	4	3135216
D3050	Building	Fair	Fan Coil Unit, Hydronic Terminal, 801 to 1200 CFM	24	4	3139507
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted, 21 to 25 TON [RTU 5]	1	4	3137684
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted, 16 to 20 TON [RTU 14]	1	4	3135214
D3050	Roof	Good	Packaged Unit, RTU, Pad or Roof-Mounted, 21 to 25 TON [RTU 13 Gym]	1	14	3134103
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted, 16 to 20 TON [RTU 10]	1	5	3135195
D3050	Building	Fair	Variable Air Volume Unit, VAV Box, 401 to 800 CFM	34	9	3139508
D3060	Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 10" Damper, 50 to 500 CFM [EF 14]	1	4	3137691
D3060	Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 12" Damper, 501 to 1000 CFM [EF 4]	1	5	3137903
D3060	Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 24" Damper, 2001 to 5000 CFM	1	4	3137689
D3060	Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 12" Damper, 501 to 1000 CFM [EF 8]	1	5	3135537
D3060	Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 10" Damper, 50 to 500 CFM [EF 9]	1	4	3137693
D3060	Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 24" Damper, 2001 to 5000 CFM [KE 1]	1	4	3138132
D3060	Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 12" Damper, 501 to 1000 CFM [EF 3]	1	10	3137690
D3060	Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 12" Damper, 501 to 1000 CFM [EF 5]	1	5	3137902
D3060	Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 12" Damper, 501 to 1000 CFM [EF 2]	1	5	3134830
D3060	Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 10" Damper, 50 to 500 CFM	1	4	3137692
D3060	Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 12" Damper, 501 to 1000 CFM [EF 7]	1	5	3135205
D3060	Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 12" Damper, 501 to 1000 CFM	1	10	3137688
Fire Protection						
D4010	Building	Fair	Fire Suppression System, Existing Sprinkler Heads, by SF	236,125 SF	10	3140480
D4030	Building	Fair	Fire Extinguisher, Type ABC, up to 20 LB	32	5	3139504
Electrical						
D5020	Electrical room	Fair	Switchboard, 120/208 V, 3000 AMP	1	21	3137303
D5020	Electrical room	Fair	Supplemental Components, Circuit Breaker/Disconnect, 1600 AMP [Main Disconnect]	1	5	3137301
D5020	Electrical room	Fair	Distribution Panel, 277/480 V, 1200 AMP [Panel ACMDP]	1	5	3137302
D5020	Building	Fair	Electrical System, Full System Renovation/Upgrade, Medium Density/Complexity	236,125 SF	21	3140477
D5030	Mechanical room	Good	Variable Frequency Drive, VFD, by HP of Motor, 5 HP [VFD 3]	1	14	3137967
D5030	Mechanical room	Good	Variable Frequency Drive, VFD, by HP of Motor, 5 HP [VFD 4]	1	14	3137968
D5030	Mechanical room	Good	Variable Frequency Drive, VFD, by HP of Motor, 5 HP [VFD 1]	1	14	3137905

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D5030	Mechanical room	Good	Motor, AHU or Pump, 5 HP	4	12	3137904
D5030	Boiler room	Good	Variable Frequency Drive, VFD, by HP of Motor, 25 HP [HW PUMP VFD 1]	1	14	3136007
D5030	Mechanical room	Good	Variable Frequency Drive, VFD, by HP of Motor, 5 HP [VFD 2]	1	14	3137940
D5030	Boiler room	Good	Variable Frequency Drive, VFD, by HP of Motor, 25 HP [HW PUMP VFD 2]	1	14	3136009
D5040	Site	Fair	Standard Fixture w/ Lamp, any type, w/ LED Replacement, 400 W	8	5	3140472
D5040	Building	Fair	Special Fixture w/ Lamp, Metal Halide, 250 W	12	10	3140473
D5040	Building	Fair	Emergency & Exit Lighting, Full Interior Upgrade, to LED, Upgrade	236,125 SF	5	3140486
D5040	Building	Fair	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures	236,125 SF	5	3140478
Fire Alarm & Electronic Systems						
D6060	Building	Fair	Intercom/PA System, Public Address Upgrade, Facility-Wide	236,125 SF	10	3140489
D7030	Building	Fair	Security/Surveillance System, Full System Upgrade, Average Density	236,125 SF	5	3140479
D7050	Building	Fair	Fire Alarm System, Full System Upgrade, Standard Addressable, Install	236,125 SF	10	3140491
D7050	Office	Fair	Fire Alarm Panel, Fully Addressable	1	5	3140481
D8010	Building	Good	BAS/HVAC Controls, Basic System or Legacy Upgrades, Install	236,125 SF	10	3140496
Equipment & Furnishings						
E1030	Commercial kitchen	Good	Foodservice Equipment, Food Warmer, Tabletop Drawers (Set of 4)	1	12	3138970
E1030	Commercial kitchen	Fair	Foodservice Equipment, Refrigerator, 1-Door Reach-In	1	7	3138888
E1030	Commercial kitchen	Good	Foodservice Equipment, Walk-In, Refrigerator	1	15	3138884
E1030	Commercial kitchen	Fair	Foodservice Equipment, Refrigerator, 2-Door Reach-In	1	7	3139079
E1030	Commercial kitchen	Fair	Foodservice Equipment, Steamer, Freestanding	1	4	3138469
E1030	Commercial kitchen	Fair	Foodservice Equipment, Dairy Cooler/Wells	1	7	3139073
E1030	Roof	Good	Foodservice Equipment, Walk-In, Condenser for Refrigerator/Freezer	1	10	3138247
E1030	Commercial kitchen	Fair	Foodservice Equipment, Convection Oven, Double	1	5	3138880
E1030	Commercial kitchen	Good	Foodservice Equipment, Food Warmer, Tabletop Drawers (Set of 4)	1	12	3139078
E1030	Commercial kitchen	Fair	Foodservice Equipment, Refrigerator, 1-Door Reach-In	1	7	3138451
E1030	Commercial kitchen	Fair	Foodservice Equipment, Steam Kettle	1	11	3138468
E1030	Commercial kitchen	Good	Foodservice Equipment, Food Warmer, Tabletop Drawers (Set of 4)	1	12	3138968
E1030	Roof	Fair	Foodservice Equipment, Walk-In, Condenser for Refrigerator/Freezer	1	3	3138246
E1030	Commercial kitchen	Fair	Foodservice Equipment, Food Warmer, Proofing Cabinet on Wheels	1	7	3138450
E1030	Commercial kitchen	Good	Foodservice Equipment, Food Warmer, Tabletop Drawers (Set of 4)	1	12	3138969
E1030	Commercial kitchen	Good	Foodservice Equipment, Conveyor Toaster	1	18	3138887
E1030	Commercial kitchen	Good	Foodservice Equipment, Food Warmer, Tabletop Drawers (Set of 4)	1	12	3139074
E1030	Commercial kitchen	Good	Foodservice Equipment, Food Warmer, Tabletop Drawers (Set of 4)	1	12	3139077
E1030	Commercial kitchen	Fair	Foodservice Equipment, Food Warmer, Proofing Cabinet on Wheels	1	7	3139080
E1030	Roof	Fair	Foodservice Equipment, Walk-In, Condenser for Refrigerator/Freezer	1	7	3138209
E1030	Commercial kitchen	Fair	Foodservice Equipment, Food Warmer, Proofing Cabinet on Wheels	1	7	3139081
E1030	Commercial kitchen	Good	Foodservice Equipment, Icemaker, Freestanding	1	12	3138883

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
E1030	Commercial kitchen	Good	Foodservice Equipment, Walk-In, Refrigerator	1	15	3138885
E1030	Commercial kitchen	Good	Foodservice Equipment, Food Warmer, Proofing Cabinet on Wheels	1	11	3138452
E1030	Commercial kitchen	Fair	Foodservice Equipment, Garbage Disposal, 1 to 3 HP	1	7	3138886
E1030	Commercial kitchen	Fair	Foodservice Equipment, Steamer, Freestanding	1	4	3138470
E1030	Commercial kitchen	Good	Foodservice Equipment, Walk-In, Freezer	1	15	3138891
E1030	Commercial kitchen	Fair	Foodservice Equipment, Exhaust Hood, 8 to 10 LF	1	7	3138881
E1030	Commercial kitchen	Fair	Foodservice Equipment, Dairy Cooler/Wells	1	7	3139082
E1030	Commercial kitchen	Fair	Foodservice Equipment, Food Warmer, Proofing Cabinet on Wheels	1	7	3138889
E1040	Building	Fair	Healthcare Equipment, Defibrillator (AED), Cabinet-Mounted	2	5	3139505
E2010	Building	Fair	Casework, Cabinetry, Standard	480 LF	5	3140470
Pedestrian Plazas & Walkways						
G2020	Parking area	Fair	Parking Lots, Pavement, Asphalt, Mill & Overlay	80,000 SF	15	3140441
G2020	Site	Fair	Parking Lots, Curb & Gutter, Concrete	1,681 LF	17	3140463
G2020	Parking area	Fair	Parking Lots, Pavement, Asphalt, Seal & Stripe	80,000 SF	2	3140442
G2030	Site	Fair	Sidewalk, Concrete, Large Areas	13,200 SF	17	3140464
Athletic, Recreational & Playfield Areas						
G2050	Field	Fair	Athletic Surfaces & Courts, Baseball/Football, Artificial Turf	65,000 SF	10	3140469
G2050	Tennis courts	Excellent	Athletic Surfaces & Courts, Basketball/General, Asphalt Pavement, Mill & Overlay	18,000 SF	25	3140444
G2050	Track	Fair	Athletic Surfaces & Courts, Track Surface, Rubber	26,000 SF	5	3140471
Sitework						
G2060	Perimeter	Fair	Fences & Gates, Fence, Chain Link 6'	500 LF	10	3140462
G2060	Tennis courts	Excellent	Fences & Gates, Fence, Chain Link 8'	500 LF	40	3140461
G2060	Site	Fair	Signage, Property, Monument	1	6	3140466
G2060	Field	Good	Fences & Gates, Fence, Chain Link 4'	1,000 LF	35	3140460
Follow-up Studies						
P2030		NA	Engineering Study, Civil, Site Drainage, Evaluate/Report	1	0	3482763

Appendix F:
Replacement Reserves

Replacement Reserves Report

Francis C. Hammond Middle School Campus

12/20/2021

Location	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	Total Escalated Estimate
Francis C. Hammond Middle School Campus	$7,000	$0	$266,816	$102,826	$687,911	$5,251,583	$3,582	$102,817	$0	$243,993	$5,910,395	$80,962	$121,047	$0	$3,648,669	$2,519,752	$192,565	$339,214	$163,093	$420,841	$7,512,009	**$27,575,076**
Grand Total	**$7,000**	**$0**	**$266,816**	**$102,826**	**$687,911**	**$5,251,583**	**$3,582**	**$102,817**	**$0**	**$243,993**	**$5,910,395**	**$80,962**	**$121,047**	**$0**	**$3,648,669**	**$2,519,752**	**$192,565**	**$339,214**	**$163,093**	**$420,841**	**$7,512,009**	**$27,575,076**

Uniformat Code	Location Description	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost *	Subtotal	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	Deficiency Repair Estimate
B2050	Exterior	3140590	Exterior Door, Fiberglass, Replace	25	15	10	10	EA	$750.00	$7,500											$7,500											**$7,500**
B2050	Exterior	3140588	Exterior Door, Aluminum-Framed & Glazed, Standard Swing, Replace	30	15	15	20	EA	$1,300.00	$26,000																$26,000						**$26,000**
B3010	Main roof	3134982	Roofing, Single-Ply Membrane, TPO/PVC, Replace	20	6	14	120000	SF	$17.00	$2,040,000															$2,040,000							**$2,040,000**
C1070	Interior	3139493	Suspended Ceilings, Acoustical Tile (ACT), Replace	25	15	10	128208	SF	$3.50	$448,728											$448,728											**$448,728**
C1090	Restroom	3139503	Toilet Partitions, Plastic/Laminate, Replace	20	5	15	50	EA	$750.00	$37,500																$37,500						**$37,500**
C2010	Interior	3139495	Wall Finishes, Ceramic Tile, Replace	40	20	20	9772	SF	$18.00	$175,896																					$175,896	**$175,896**
C2010	Interior	3140580	Wall Finishes, any surface, Prep & Paint	10	5	5	350000	SF	$1.50	$525,000						$525,000										$525,000						**$1,050,000**
C2030	Interior	3139494	Flooring, Ceramic Tile, Replace	40	20	20	8296	SF	$18.00	$149,328																					$149,328	**$149,328**
C2030	Interior	3139498	Flooring, Wood, Strip, Replace	30	10	20	14126	SF	$15.00	$211,890																					$211,890	**$211,890**
C2030	Interior	3139497	Flooring, Linoleum, Replace	15	10	5	16581	SF	$3.50	$58,034						$58,034															$58,034	**$116,067**
C2030	Interior	3139492	Flooring, Vinyl Tile (VCT), Replace	15	10	5	80989	SF	$5.00	$404,945						$404,945															$404,945	**$809,890**
C2030	Weight room	3139096	Flooring, Rubber Tile, Replace	15	8	7	1000	SF	$9.00	$9,000								$9,000														**$9,000**
C2030	Gymnasium	3137383	Flooring, Laminate Faux Wood, Replace	15	4	11	3827	SF	$7.00	$26,789												$26,789										**$26,789**
C2030	Interior	3139496	Flooring, Carpet, Commercial Tile, Replace	10	5	5	31531	SF	$6.50	$204,952						$204,952										$204,952						**$409,903**
D1010	Elevator	3140265	Passenger Elevator, Hydraulic, 3 Floors, 3000 to 4000 LB, Renovate	30	20	10	1	EA	$75,000.00	$75,000											$75,000											**$75,000**
D1010	Elevator	3140266	Passenger Elevator, Overhead Traction, 2-5 Floors, 2000 to 5000 LB, Renovate	35	20	15	1	EA	$140,000.00	$140,000																$140,000						**$140,000**
D1010	Stage	3140268	Vertical Lift, Wheelchair, 5' Rise, Renovate	25	10	15	1	EA	$17,000.00	$17,000																$17,000						**$17,000**
D1010	Library	3140267	Vertical Lift, Wheelchair, 5' Rise, Renovate	25	10	15	1	EA	$17,000.00	$17,000																$17,000						**$17,000**
D2010	Boiler room	3136021	Storage Tank, Domestic Water, 501 to 1000 GAL, Replace	30	16	14	1	EA	$6,000.00	$6,000															$6,000							**$6,000**
D2010	Boiler room	3136022	Storage Tank, Domestic Water, 501 to 1000 GAL, Replace	30	16	14	1	EA	$6,000.00	$6,000															$6,000							**$6,000**
D2010	Boiler room	3140440	Boiler, Gas, Domestic, 801 to 1400 MBH, Replace	25	23	2	1	EA	$47,500.00	$47,500			$47,500																			**$47,500**
D2010	Boiler room	3137300	Pump, Circulation, Domestic Water, 0.5 HP, Replace	15	5	10	1	EA	$2,600.00	$2,600											$2,600											**$2,600**
D2010	Boiler room	3135566	Backflow Preventer, Domestic Water, 6 IN, Replace	30	15	15	1	EA	$10,500.00	$10,500																$10,500						**$10,500**
D2010	Boiler room	3137299	Backflow Preventer, Domestic Water, 0.75 IN, Replace	30	15	15	1	EA	$1,100.00	$1,100																$1,100						**$1,100**
D2010	Building	3140475	Plumbing System, Supply & Sanitary, Medium Density (excludes fixtures), Replace	40	20	20	236125	SF	$11.00	$2,597,375																					$2,597,375	**$2,597,375**
D2010	Building	3140269	Drinking Fountain, Floor-Mounted, Interior Basic, Replace	15	10	5	11	EA	$900.00	$9,900						$9,900															$9,900	**$19,800**
D2010	Commercial kitchen	3138882	Sink/Lavatory, Commercial Kitchen, 3-Bowl, Replace	30	15	15	1	EA	$2,500.00	$2,500																$2,500						**$2,500**
D3020	Boiler room	3135561	Boiler, Gas, HVAC, 1001 to 2000 MBH, Replace	30	16	14	1	EA	$50,800.00	$50,800															$50,800							**$50,800**
D3020	Boiler room	3135562	Boiler, Gas, HVAC, 1001 to 2000 MBH, Replace	30	16	14	1	EA	$50,800.00	$50,800															$50,800							**$50,800**
D3020	Boiler room	3135564	Boiler, Gas, HVAC, 1001 to 2000 MBH, Replace	30	16	14	1	EA	$50,800.00	$50,800															$50,800							**$50,800**
D3020	Boiler room	3135565	Boiler, Gas, HVAC, 1001 to 2000 MBH, Replace	30	16	14	1	EA	$50,800.00	$50,800															$50,800							**$50,800**
D3020	Mechanical room	3140439	Unit Heater, Hydronic, 13 to 36 MBH, Replace	20	10	10	2	EA	$1,700.00	$3,400											$3,400											**$3,400**
D3030	Roof	3137706	Chiller, Air-Cooled, 151 to 200 TON, Replace	25	6	19	1	EA	$240,000.00	$240,000																				$240,000		**$240,000**
D3030	Roof	3138100	Split System, Condensing Unit/Heat Pump, 51 to 75 TON, Replace	15	12	3	1	EA	$78,000.00	$78,000				$78,000															$78,000			**$156,000**
D3030	Roof	3135215	Split System, Condensing Unit/Heat Pump, 4 TON, Replace	15	12	3	1	EA	$5,200.00	$5,200				$5,200															$5,200			**$10,400**
D3030	Roof	3137687	Split System, Condensing Unit/Heat Pump, 3.5 TON, Replace	15	12	3	1	EA	$4,600.00	$4,600				$4,600															$4,600			**$9,200**
D3030	Classroom	3137305	Split System, Fan Coil Unit, DX, 3.5 to 5 TON, Replace	15	10	5	1	EA	$4,600.00	$4,600						$4,600															$4,600	**$9,200**
D3030	Roof	3134833	Split System, Condensing Unit/Heat Pump, 31 to 50 TON, Replace	15	10	5	1	EA	$60,000.00	$60,000						$60,000															$60,000	**$120,000**
D3050	Building	3139507	Fan Coil Unit, Hydronic Terminal, 801 to 1200 CFM, Replace	20	16	4	24	EA	$3,600.00	$86,400					$86,400																	**$86,400**
D3050	Boiler room	3135845	Pump, Distribution, HVAC Heating Water, 16 to 25 HP, Replace	25	20	5	1	EA	$13,600.00	$13,600						$13,600																**$13,600**
D3050	Boiler room	3135635	Pump, Distribution, HVAC Heating Water, 16 to 25 HP, Replace	25	20	5	1	EA	$13,600.00	$13,600						$13,600																**$13,600**
D3050	Classroom	3139506	Fan Coil Unit, Hydronic Terminal, 401 to 800 CFM, Replace	20	10	10	57	EA	$2,400.00	$136,800											$136,800											**$136,800**
D3050	Roof	3137900	Air Handler, Exterior AHU, 10001 to 15000 CFM, Replace	20	18	2	1	EA	$84,000.00	$84,000			$84,000																			**$84,000**
D3050	Roof	3138047	Air Handler, Exterior AHU, 10001 to 15000 CFM, Replace	20	18	2	1	EA	$84,000.00	$84,000			$84,000																			**$84,000**
D3050	Roof	3137682	Packaged Unit, RTU, Pad or Roof-Mounted, 21 to 25 TON, Replace	20	16	4	1	EA	$45,000.00	$45,000					$45,000																	**$45,000**
D3050	Roof	3135534	Packaged Unit, RTU, Pad or Roof-Mounted, 26 to 50 TON, Replace	20	16	4	1	EA	$75,000.00	$75,000					$75,000																	**$75,000**
D3050	Roof	3135533	Packaged Unit, RTU, Pad or Roof-Mounted, 26 to 50 TON, Replace	20	16	4	1	EA	$75,000.00	$75,000					$75,000																	**$75,000**

Uniformat Code	Location Description	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost *	Subtotal	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	Deficiency Repair Estimate
D3050	Roof	3135197	Packaged Unit, RTU, Pad or Roof-Mounted, 13 to 15 TON, Replace	20	16	4	1	EA	$30,000.00	$30,000					$30,000																	**$30,000**
D3050	Roof	3137685	Packaged Unit, RTU, Pad or Roof-Mounted, 21 to 25 TON, Replace	20	16	4	1	EA	$45,000.00	$45,000					$45,000																	**$45,000**
D3050	Roof	3137683	Packaged Unit, RTU, Pad or Roof-Mounted, 16 to 20 TON, Replace	20	16	4	1	EA	$40,000.00	$40,000					$40,000																	**$40,000**
D3050	Roof	3135535	Packaged Unit, RTU, Pad or Roof-Mounted, 5 TON, Replace	20	16	4	1	EA	$11,000.00	$11,000					$11,000																	**$11,000**
D3050	Roof	3135211	Packaged Unit, RTU, Pad or Roof-Mounted, 16 to 20 TON, Replace	20	16	4	1	EA	$40,000.00	$40,000					$40,000																	**$40,000**
D3050	Roof	3137705	Air Handler, Exterior AHU, 4001 to 6000 CFM, Replace	20	16	4	1	EA	$37,200.00	$37,200					$37,200																	**$37,200**
D3050	Roof	3135216	Packaged Unit, RTU, Pad or Roof-Mounted, 5 TON, Replace	20	16	4	1	EA	$11,000.00	$11,000					$11,000																	**$11,000**
D3050	Roof	3137684	Packaged Unit, RTU, Pad or Roof-Mounted, 21 to 25 TON, Replace	20	16	4	1	EA	$45,000.00	$45,000					$45,000																	**$45,000**
D3050	Roof	3135214	Packaged Unit, RTU, Pad or Roof-Mounted, 16 to 20 TON, Replace	20	16	4	1	EA	$40,000.00	$40,000					$40,000																	**$40,000**
D3050	Roof	3134104	Packaged Unit, RTU, Pad or Roof-Mounted, 26 to 50 TON, Replace	20	15	5	1	EA	$75,000.00	$75,000						$75,000																**$75,000**
D3050	Roof	3135194	Packaged Unit, RTU, Pad or Roof-Mounted, 16 to 20 TON, Replace	20	15	5	1	EA	$40,000.00	$40,000						$40,000																**$40,000**
D3050	Roof	3134997	Packaged Unit, RTU, Pad or Roof-Mounted, 16 to 20 TON, Replace	20	15	5	1	EA	$40,000.00	$40,000						$40,000																**$40,000**
D3050	Roof	3134832	Make-Up Air Unit, MUA or MAU, 6001 to 12000 CFM, Replace	20	15	5	1	EA	$48,000.00	$48,000						$48,000																**$48,000**
D3050	Roof	3134831	Packaged Unit, RTU, Pad or Roof-Mounted, 26 to 50 TON, Replace	20	15	5	1	EA	$75,000.00	$75,000						$75,000																**$75,000**
D3050	Roof	3134991	Packaged Unit, RTU, Pad or Roof-Mounted, 16 to 20 TON, Replace	20	15	5	1	EA	$40,000.00	$40,000						$40,000																**$40,000**
D3050	Roof	3135195	Packaged Unit, RTU, Pad or Roof-Mounted, 16 to 20 TON, Replace	20	15	5	1	EA	$40,000.00	$40,000						$40,000																**$40,000**
D3050	Building	3139508	Variable Air Volume Unit, VAV Box, 401 to 800 CFM, Replace	25	16	9	34	EA	$5,500.00	$187,000										$187,000												**$187,000**
D3050	Building	3140476	HVAC System, Ductwork, Medium Density, Replace	30	20	10	236125	SF	$4.00	$944,500											$944,500											**$944,500**
D3050	Roof	3134102	Packaged Unit, RTU, Pad or Roof-Mounted, 21 to 25 TON, Replace	20	6	14	1	EA	$45,000.00	$45,000															$45,000							**$45,000**
D3050	Roof	3134103	Packaged Unit, RTU, Pad or Roof-Mounted, 21 to 25 TON, Replace	20	6	14	1	EA	$45,000.00	$45,000															$45,000							**$45,000**
D3050	Roof	3135540	Packaged Unit, RTU, Pad or Roof-Mounted, 26 to 50 TON, Replace	20	4	16	1	EA	$75,000.00	$75,000																	$75,000					**$75,000**
D3050	Roof	3137901	Packaged Unit, RTU, Pad or Roof-Mounted, 13 to 15 TON, Replace	20	4	16	1	EA	$30,000.00	$30,000																	$30,000					**$30,000**
D3050	Roof	3137686	Packaged Unit, RTU, Pad or Roof-Mounted, 6 to 7.5 TON, Replace	20	4	16	1	EA	$15,000.00	$15,000																	$15,000					**$15,000**
D3060	Roof	3137691	Exhaust Fan, Roof or Wall-Mounted, 10" Damper, 50 to 500 CFM, Replace	20	16	4	1	EA	$1,200.00	$1,200					$1,200																	**$1,200**
D3060	Roof	3137689	Exhaust Fan, Roof or Wall-Mounted, 24" Damper, 2001 to 5000 CFM, Replace	20	16	4	1	EA	$3,000.00	$3,000					$3,000																	**$3,000**
D3060	Roof	3137693	Exhaust Fan, Roof or Wall-Mounted, 10" Damper, 50 to 500 CFM, Replace	20	16	4	1	EA	$1,200.00	$1,200					$1,200																	**$1,200**
D3060	Roof	3138132	Exhaust Fan, Roof or Wall-Mounted, 24" Damper, 2001 to 5000 CFM, Replace	20	16	4	1	EA	$3,000.00	$3,000					$3,000																	**$3,000**
D3060	Roof	3137692	Exhaust Fan, Roof or Wall-Mounted, 10" Damper, 50 to 500 CFM, Replace	20	16	4	1	EA	$1,200.00	$1,200					$1,200																	**$1,200**
D3060	Roof	3137903	Exhaust Fan, Roof or Wall-Mounted, 12" Damper, 501 to 1000 CFM, Replace	20	15	5	1	EA	$1,400.00	$1,400						$1,400																**$1,400**
D3060	Roof	3135537	Exhaust Fan, Roof or Wall-Mounted, 12" Damper, 501 to 1000 CFM, Replace	20	15	5	1	EA	$1,400.00	$1,400						$1,400																**$1,400**
D3060	Roof	3137902	Exhaust Fan, Roof or Wall-Mounted, 12" Damper, 501 to 1000 CFM, Replace	20	15	5	1	EA	$1,400.00	$1,400						$1,400																**$1,400**
D3060	Roof	3134830	Exhaust Fan, Roof or Wall-Mounted, 12" Damper, 501 to 1000 CFM, Replace	20	15	5	1	EA	$1,400.00	$1,400						$1,400																**$1,400**
D3060	Roof	3135205	Exhaust Fan, Roof or Wall-Mounted, 12" Damper, 501 to 1000 CFM, Replace	20	15	5	1	EA	$1,400.00	$1,400						$1,400																**$1,400**
D3060	Roof	3137690	Exhaust Fan, Roof or Wall-Mounted, 12" Damper, 501 to 1000 CFM, Replace	20	10	10	1	EA	$1,400.00	$1,400											$1,400											**$1,400**
D3060	Roof	3137688	Exhaust Fan, Roof or Wall-Mounted, 12" Damper, 501 to 1000 CFM, Replace	20	10	10	1	EA	$1,400.00	$1,400											$1,400											**$1,400**
D4010	Building	3140480	Fire Suppression System, Existing Sprinkler Heads, by SF, Replace	25	15	10	236125	SF	$1.50	$354,188											$354,188											**$354,188**
D4030	Building	3139504	Fire Extinguisher, Type ABC, up to 20 LB, Replace	10	5	5	32	EA	$150.00	$4,800						$4,800										$4,800						**$9,600**
D5020	Electrical room	3137301	Supplemental Components, Circuit Breaker/Disconnect, 1600 AMP, Replace	30	25	5	1	EA	$33,400.00	$33,400						$33,400																**$33,400**
D5020	Electrical room	3137302	Distribution Panel, 277/480 V, 1200 AMP, Replace	30	25	5	1	EA	$14,000.00	$14,000						$14,000																**$14,000**
D5030	Mechanical room	3137904	Motor, AHU or Pump, 5 HP, Replace	18	6	12	4	EA	$2,000.00	$8,000													$8,000									**$8,000**
D5030	Mechanical room	3137967	Variable Frequency Drive, VFD, by HP of Motor, 5 HP, Replace	20	6	14	1	EA	$5,300.00	$5,300															$5,300							**$5,300**
D5030	Mechanical room	3137968	Variable Frequency Drive, VFD, by HP of Motor, 5 HP, Replace	20	6	14	1	EA	$5,300.00	$5,300															$5,300							**$5,300**
D5030	Mechanical room	3137905	Variable Frequency Drive, VFD, by HP of Motor, 5 HP, Replace	20	6	14	1	EA	$5,300.00	$5,300															$5,300							**$5,300**
D5030	Boiler room	3136007	Variable Frequency Drive, VFD, by HP of Motor, 25 HP, Replace	20	6	14	1	EA	$12,400.00	$12,400															$12,400							**$12,400**
D5030	Mechanical room	3137940	Variable Frequency Drive, VFD, by HP of Motor, 5 HP, Replace	20	6	14	1	EA	$5,300.00	$5,300															$5,300							**$5,300**
D5030	Boiler room	3136009	Variable Frequency Drive, VFD, by HP of Motor, 25 HP, Replace	20	6	14	1	EA	$12,400.00	$12,400															$12,400							**$12,400**
D5040	Site	3140472	Standard Fixture w/ Lamp, any type, w/ LED Replacement, 400 W, Replace	20	15	5	8	EA	$250.00	$2,000						$2,000																**$2,000**
D5040	Building	3140486	Emergency & Exit Lighting, Full Interior Upgrade, to LED, Upgrade	10	5	5	236125	SF	$0.65	$153,481						$153,481										$153,481						**$306,963**
D5040	Building	3140478	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures, Replace	20	15	5	236125	SF	$8.00	$1,889,000						$1,889,000																**$1,889,000**
D5040	Building	3140473	Special Fixture w/ Lamp, Metal Halide, 250 W, Replace	20	10	10	12	EA	$190.00	$2,280											$2,280											**$2,280**
D6060	Building	3140489	Intercom/PA System, Public Address Upgrade, Facility-Wide, Replace	20	10	10	236125	SF	$1.65	$389,606											$389,606											**$389,606**
D7030	Building	3140479	Security/Surveillance System, Full System Upgrade, Average Density, Replace	15	10	5	236125	SF	$2.00	$472,250						$472,250															$472,250	**$944,500**
D7050	Office	3140481	Fire Alarm Panel, Fully Addressable, Replace	15	10	5	1	EA	$15,000.00	$15,000						$15,000															$15,000	**$30,000**
D7050	Building	3140491	Fire Alarm System, Full System Upgrade, Standard Addressable, Install	20	10	10	236125	SF	$3.00	$708,375											$708,375											**$708,375**
D8010	Building	3140496	BAS/HVAC Controls, Basic System or Legacy Upgrades, Install	15	5	10	236125	SF	$2.50	$590,313											$590,313											**$590,313**
E1030	Roof	3138246	Foodservice Equipment, Walk-In, Condenser for Refrigerator/Freezer, Replace	15	12	3	1	EA	$6,300.00	$6,300				$6,300																$6,300			**$12,600**

Uniformat Code	Location Description	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost *	Subtotal	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	Deficiency Repair Estimate
E1030	Commercial kitchen	3138469	Foodservice Equipment, Steamer, Freestanding, Replace	10	6	4	1	EA	$10,500.00	$10,500					$10,500										$10,500							**$21,000**
E1030	Commercial kitchen	3138470	Foodservice Equipment, Steamer, Freestanding, Replace	10	6	4	1	EA	$10,500.00	$10,500					$10,500										$10,500							**$21,000**
E1030	Commercial kitchen	3138880	Foodservice Equipment, Convection Oven, Double, Replace	10	5	5	1	EA	$9,500.00	$9,500						$9,500										$9,500						**$19,000**
E1030	Commercial kitchen	3138888	Foodservice Equipment, Refrigerator, 1-Door Reach-In, Replace	15	8	7	1	EA	$2,700.00	$2,700								$2,700														**$2,700**
E1030	Commercial kitchen	3139079	Foodservice Equipment, Refrigerator, 2-Door Reach-In, Replace	15	8	7	1	EA	$4,600.00	$4,600								$4,600														**$4,600**
E1030	Commercial kitchen	3139073	Foodservice Equipment, Dairy Cooler/Wells, Replace	15	8	7	1	EA	$3,600.00	$3,600								$3,600														**$3,600**
E1030	Commercial kitchen	3138451	Foodservice Equipment, Refrigerator, 1-Door Reach-In, Replace	15	8	7	1	EA	$2,700.00	$2,700								$2,700														**$2,700**
E1030	Commercial kitchen	3138450	Foodservice Equipment, Food Warmer, Proofing Cabinet on Wheels, Replace	15	8	7	1	EA	$1,700.00	$1,700								$1,700														**$1,700**
E1030	Commercial kitchen	3139080	Foodservice Equipment, Food Warmer, Proofing Cabinet on Wheels, Replace	15	8	7	1	EA	$1,700.00	$1,700								$1,700														**$1,700**
E1030	Roof	3138209	Foodservice Equipment, Walk-In, Condenser for Refrigerator/Freezer, Replace	15	8	7	1	EA	$6,300.00	$6,300								$6,300														**$6,300**
E1030	Commercial kitchen	3139081	Foodservice Equipment, Food Warmer, Proofing Cabinet on Wheels, Replace	15	8	7	1	EA	$1,700.00	$1,700								$1,700														**$1,700**
E1030	Commercial kitchen	3138886	Foodservice Equipment, Garbage Disposal, 1 to 3 HP, Replace	15	8	7	1	EA	$3,800.00	$3,800								$3,800														**$3,800**
E1030	Commercial kitchen	3138881	Foodservice Equipment, Exhaust Hood, 8 to 10 LF, Replace	15	8	7	1	EA	$4,500.00	$4,500								$4,500														**$4,500**
E1030	Commercial kitchen	3139082	Foodservice Equipment, Dairy Cooler/Wells, Replace	15	8	7	1	EA	$3,600.00	$3,600								$3,600														**$3,600**
E1030	Commercial kitchen	3138889	Foodservice Equipment, Food Warmer, Proofing Cabinet on Wheels, Replace	15	8	7	1	EA	$1,700.00	$1,700								$1,700														**$1,700**
E1030	Roof	3138247	Foodservice Equipment, Walk-In, Condenser for Refrigerator/Freezer, Replace	15	5	10	1	EA	$6,300.00	$6,300											$6,300											**$6,300**
E1030	Commercial kitchen	3138468	Foodservice Equipment, Steam Kettle, Replace	20	9	11	1	EA	$30,000.00	$30,000												$30,000										**$30,000**
E1030	Commercial kitchen	3138452	Foodservice Equipment, Food Warmer, Proofing Cabinet on Wheels, Replace	15	4	11	1	EA	$1,700.00	$1,700												$1,700										**$1,700**
E1030	Commercial kitchen	3138970	Foodservice Equipment, Food Warmer, Tabletop Drawers (Set of 4), Replace	15	3	12	1	EA	$5,700.00	$5,700													$5,700										**$5,700**
E1030	Commercial kitchen	3139078	Foodservice Equipment, Food Warmer, Tabletop Drawers (Set of 4), Replace	15	3	12	1	EA	$5,700.00	$5,700													$5,700										**$5,700**
E1030	Commercial kitchen	3138968	Foodservice Equipment, Food Warmer, Tabletop Drawers (Set of 4), Replace	15	3	12	1	EA	$5,700.00	$5,700													$5,700										**$5,700**
E1030	Commercial kitchen	3138969	Foodservice Equipment, Food Warmer, Tabletop Drawers (Set of 4), Replace	15	3	12	1	EA	$5,700.00	$5,700													$5,700										**$5,700**
E1030	Commercial kitchen	3139074	Foodservice Equipment, Food Warmer, Tabletop Drawers (Set of 4), Replace	15	3	12	1	EA	$5,700.00	$5,700													$5,700										**$5,700**
E1030	Commercial kitchen	3139077	Foodservice Equipment, Food Warmer, Tabletop Drawers (Set of 4), Replace	15	3	12	1	EA	$5,700.00	$5,700													$5,700										**$5,700**
E1030	Commercial kitchen	3138883	Foodservice Equipment, Icemaker, Freestanding, Replace	15	3	12	1	EA	$6,700.00	$6,700													$6,700										**$6,700**
E1030	Commercial kitchen	3138884	Foodservice Equipment, Walk-In, Refrigerator, Replace	20	5	15	1	EA	$15,000.00	$15,000																$15,000						**$15,000**
E1030	Commercial kitchen	3138885	Foodservice Equipment, Walk-In, Refrigerator, Replace	20	5	15	1	EA	$15,000.00	$15,000																$15,000						**$15,000**
E1030	Commercial kitchen	3138891	Foodservice Equipment, Walk-In, Freezer, Replace	20	5	15	1	EA	$25,000.00	$25,000																$25,000						**$25,000**
E1030	Commercial kitchen	3138887	Foodservice Equipment, Conveyor Toaster, Replace	20	2	18	1	EA	$1,700.00	$1,700																				$1,700		**$1,700**
E1040	Building	3139505	Healthcare Equipment, Defibrillator (AED), Cabinet-Mounted, Replace	10	5	5	2	EA	$1,500.00	$3,000						$3,000										$3,000						**$6,000**
E2010	Building	3140470	Casework, Cabinetry, Standard, Replace	20	15	5	480	LF	$300.00	$144,000						$144,000																**$144,000**
G2020	Parking area	3140442	Parking Lots, Pavement, Asphalt, Seal & Stripe	5	3	2	80000	SF	$0.45	$36,000			$36,000					$36,000					$36,000						$36,000			**$144,000**
G2020	Parking area	3140441	Parking Lots, Pavement, Asphalt, Mill & Overlay	25	10	15	80000	SF	$3.50	$280,000																$280,000						**$280,000**
G2020	Site	3140463	Parking Lots, Curb & Gutter, Concrete, Replace	50	33	17	1681	LF	$30.00	$50,430																			$50,430			**$50,430**
G2030	Site	3140464	Sidewalk, Concrete, Large Areas, Replace	50	33	17	13200	SF	$9.00	$118,800																			$118,800			**$118,800**
G2050	Track	3140471	Athletic Surfaces & Courts, Track Surface, Rubber, Replace	10	5	5	26000	SF	$5.00	$130,000						$130,000										$130,000						**$260,000**
G2050	Field	3140469	Athletic Surfaces & Courts, Baseball/Football, Artificial Turf, Replace	20	10	10	65000	SF	$11.00	$715,000											$715,000											**$715,000**
G2060	Perimeter	3140462	Fences & Gates, Fence, Chain Link 6', Replace	40	30	10	500	LF	$21.00	$10,500											$10,500											**$10,500**
G2060	Site	3140466	Signage, Property, Monument, Replace	20	14	6	1	EA	$3,000.00	$3,000							$3,000															**$3,000**
P2030	Francis C. Hammond Middle School Campus	3482763	Engineering Study, Civil, Site Drainage, Evaluate/Report	0	0	0	1	EA	$7,000.00	$7,000	$7,000																					**$7,000**
Totals, Unescalated											**$7,000**	**$0**	**$251,500**	**$94,100**	**$611,200**	**$4,530,061**	**$3,000**	**$83,600**	**$0**	**$187,000**	**$4,397,889**	**$58,489**	**$84,900**	**$0**	**$2,412,200**	**$1,617,333**	**$120,000**	**$205,230**	**$95,800**	**$240,000**	**$4,159,218**	**$19,158,520**
Totals, Escalated (3.0% inflation, compounded annually)											**$7,000**	**$0**	**$266,816**	**$102,826**	**$687,911**	**$5,251,583**	**$3,582**	**$102,817**	**$0**	**$243,993**	**$5,910,395**	**$80,962**	**$121,047**	**$0**	**$3,648,669**	**$2,519,752**	**$192,565**	**$339,214**	**$163,093**	**$420,841**	**$7,512,009**	**$27,575,076**

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	3140265	D1010	**Passenger Elevator** [Elevator 1]	Hydraulic, 3 Floors, 3000 to 4000 LB	3500 lb	Francis C. Hammond Middle School Campus	Elevator	Schindler	Passenger	ELV201901015			
2	3140266	D1010	**Passenger Elevator** [Elevator 2]	Overhead Traction, 2-5 Floors, 2000 to 5000 LB	2000 lb	Francis C. Hammond Middle School Campus	Elevator	Kone	Passenger	ELV201901874			
3	3140267	D1010	**Vertical Lift** [Elevator 3]	Wheelchair, 5' Rise	750 lb	Francis C. Hammond Middle School Campus	Library	Garaventa	Passenger	ELV201901875			
4	3140268	D1010	**Vertical Lift** [Elevator 4]	Wheelchair, 5' Rise	750 lb	Francis C. Hammond Middle School Campus	Stage	National Wheel-O-Vator	Passenger	ELV201901903			

D20 Plumbing

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	3136021	D2010	**Storage Tank** [ST 1]	Domestic Water, 501 to 1000 GAL	750 gal	Francis C. Hammond Middle School Campus	Boiler room	Lochinvar	GVG0752JR25001	G05J00024561	2005	1030531	
2	3136022	D2010	**Storage Tank** [ST 2]	Domestic Water, 501 to 1000 GAL	750 gal	Francis C. Hammond Middle School Campus	Boiler room	Lochinvar	GVG0752JR25001	G05J00024562	2005	1030532	
3	3140440	D2010	**Boiler**	Gas, Domestic, 801 to 1400 MBH	900 MBH	Francis C. Hammond Middle School Campus	Boiler room	Triad Boiler Corp	G900J	55231			
4	3137300	D2010	**Pump**	Circulation, Domestic Water, 0.5 HP		Francis C. Hammond Middle School Campus	Boiler room	Bell & Gossett	Inaccessible	Inaccessible			
5	3137299	D2010	**Backflow Preventer**	Domestic Water, 0.75 IN	0.75 inch	Francis C. Hammond Middle School Campus	Boiler room	Watts	RP	262499		1030535	
6	3135566	D2010	**Backflow Preventer**	Domestic Water, 6 IN	6 inch	Francis C. Hammond Middle School Campus	Boiler room	Watts	774	108604		1030526	

D30 HVAC

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	3135561	D3020	**Boiler** [Boiler 1]	Gas, HVAC, 1001 to 2000 MBH	2000 MBH	Francis C. Hammond Middle School Campus	Boiler room	Fulton	PWH2000	99338	2005	1030522	
2	3135562	D3020	**Boiler** [Boiler 2]	Gas, HVAC, 1001 to 2000 MBH	2000 MBH	Francis C. Hammond Middle School Campus	Boiler room	Fulton	PWH2000	98281	2005	1030523	
3	3135564	D3020	**Boiler** [Boiler 3]	Gas, HVAC, 1001 to 2000 MBH	2000 MBH	Francis C. Hammond Middle School Campus	Boiler room	Fulton	PWH2000	98604	2005	1030524	
4	3135565	D3020	**Boiler** [Boiler 4]	Gas, HVAC, 1001 to 2000 MBH	2000 MBH	Francis C. Hammond Middle School Campus	Boiler room	Fulton	PWH2000	98603	2005	1030525	
5	3140439	D3020	**Unit Heater**	Hydronic, 13 to 36 MBH	36 mbh	Francis C. Hammond Middle School Campus	Mechanical room	Inaccessible	Inaccessible				2
6	3137298	D3020	**Boiler Supplemental Components** [EXP TANK 1]	Expansion Tank, 101 to 175 GAL	150 gal	Francis C. Hammond Middle School Campus	Boiler room	John Wood	630624021	13628	2013	1030534	
7	3137297	D3020	**Boiler Supplemental Components** [EXP TANK 2]	Expansion Tank, 101 to 175 GAL	150 gal	Francis C. Hammond Middle School Campus	Boiler room	John Wood	630624021	13627	2013	1030533	
8	3137706	D3030	**Chiller**	Air-Cooled, 151 to 200 TON	160 ton	Francis C. Hammond Middle School Campus	Roof	Carrier	30RBF16065L	2015Q82390	2015	1030554	
9	3138100	D3030	**Split System** [ACC 5]	Condensing Unit/Heat Pump, 51 to 75 TON	60 ton	Francis C. Hammond Middle School Campus	Roof	Trane	RAUCC604CU130B	C01M67175	2001	1030564	
10	3137305	D3030	**Split System** [AHU 8]	Fan Coil Unit, DX, 3.5 to 5 TON	5 ton	Francis C. Hammond Middle School Campus	Classroom	Magic Aire	60HBAX3	W050442160	2005	1030540	
11	3137687	D3030	**Split System** [CU 8]	Condensing Unit/Heat Pump, 3.5 TON	3.5 ton	Francis C. Hammond Middle School Campus	Roof	Carrier	38CK042351	2705E24402	2005	1030546	
12	3135215	D3030	**Split System** [CU 9]	Condensing Unit/Heat Pump, 4 TON	4 ton	Francis C. Hammond Middle School Campus	Roof	Carrier	38CKC048370	2705E04242	2005		
13	3134833	D3030	**Split System** [RTU 4]	Condensing Unit/Heat Pump, 31 to 50 TON	50 ton	Francis C. Hammond Middle School Campus	Roof	Trane	RAUCC504CU130	C01L66807	2001	1030506	
14	3139506	D3050	**Fan Coil Unit**	Hydronic Terminal, 401 to 800 CFM	800 cfm	Francis C. Hammond Middle School Campus	Classroom	No tag/plate found	No tag/plate found				57
15	3139507	D3050	**Fan Coil Unit**	Hydronic Terminal, 801 to 1200 CFM		Francis C. Hammond Middle School Campus	Building	Rittling	No tag/plate found		2005		24
16	3135845	D3050	**Pump** [HWP 1]	Distribution, HVAC Heating Water, 16 to 25 HP	25 hp	Francis C. Hammond Middle School Campus	Boiler room	Bell & Gossett	1510	143	1996	1030528	

17	3135635	D3050	**Pump** [HWP 2]	Distribution, HVAC Heating Water, 16 to 25 HP	25 hp	Francis C. Hammond Middle School Campus	Boiler room	Bell & Gossett	1510	212174	1996	1030527
18	3137705	D3050	**Air Handler** [AHU 2]	Exterior AHU, 4001 to 6000 CFM	5000 cfm	Francis C. Hammond Middle School Campus	Roof	No tag/plate found	No tag/plate found	No tag/plate found	2005	1030553
19	3138047	D3050	**Air Handler** [AHU 5]	Exterior AHU, 10001 to 15000 CFM	11000 cfm	Francis C. Hammond Middle School Campus	Roof	Heatex	E50001SP11000DX	2011285	2002	1030563
20	3137900	D3050	**Air Handler** [OA #2]	Exterior AHU, 10001 to 15000 CFM	15000 cfm	Francis C. Hammond Middle School Campus	Roof	Heatex	E500015P15450CW1D	201128	2001	1030555
21	3134832	D3050	**Make-Up Air Unit** [AHU 4]	MUA or MAU, 6001 to 12000 CFM	9259 cfm	Francis C. Hammond Middle School Campus	Roof	Reznor	HX2508	EBAI66K1N20660	2001	1030505
22	3137901	D3050	**Packaged Unit** [AHU 1]	RTU, Pad or Roof-Mounted, 13 to 15 TON	15 ton	Francis C. Hammond Middle School Campus	Roof	Aaon	RN01530EA093G9	201707ANGL60983	2017	1030556
23	3137686	D3050	**Packaged Unit** [AHU 6]	RTU, Pad or Roof-Mounted, 6 to 7.5 TON	7 ton	Francis C. Hammond Middle School Campus	Roof	Aaon	RN00730EA09329	201706ANGG61004	2017	1030545
24	3135195	D3050	**Packaged Unit** [RTU 10]	RTU, Pad or Roof-Mounted, 16 to 20 TON	16 ton	Francis C. Hammond Middle School Campus	Roof	Aaon	RM01630AB02	200606AM03287	2006	1030510
25	3135197	D3050	**Packaged Unit** [RTU 11]	RTU, Pad or Roof-Mounted, 13 to 15 TON	13 ton	Francis C. Hammond Middle School Campus	Roof	Aaon	RM01330AB02	200506AMCK01926	2005	1030511
26	3134104	D3050	**Packaged Unit** [RTU 12]	RTU, Pad or Roof-Mounted, 26 to 50 TON	30 ton	Francis C. Hammond Middle School Campus	Roof	Aaon	RN03130AB04	200606BNCU00614	2006	1030502
27	3134102	D3050	**Packaged Unit** [RTU 12 Gym]	RTU, Pad or Roof-Mounted, 21 to 25 TON	25 ton	Francis C. Hammond Middle School Campus	Roof	Carrier	50A4025C62AEE	3815U46376	2015	1030500
28	3134831	D3050	**Packaged Unit** [RTU 13]	RTU, Pad or Roof-Mounted, 26 to 50 TON	30 ton	Francis C. Hammond Middle School Campus	Roof	Aaon	RN03130AB04	200606BNCU00615	2006	1030504
29	3134103	D3050	**Packaged Unit** [RTU 13 Gym]	RTU, Pad or Roof-Mounted, 21 to 25 TON	25 ton	Francis C. Hammond Middle School Campus	Roof	Carrier	50A4025C62AEE	3815U46377	2015	1030501
30	3135214	D3050	**Packaged Unit** [RTU 14]	RTU, Pad or Roof-Mounted, 16 to 20 TON	16 ton	Francis C. Hammond Middle School Campus	Roof	Aaon	RM01630AB02	200506AMGP18554	2005	1030513
31	3135211	D3050	**Packaged Unit** [RTU 15]	RTU, Pad or Roof-Mounted, 16 to 20 TON	20 ton	Francis C. Hammond Middle School Campus	Roof	Aaon	RM02030AB02	200506AMGP18555	2005	1030514
32	3135535	D3050	**Packaged Unit** [RTU 16]	RTU, Pad or Roof-Mounted, 5 TON	5 ton	Francis C. Hammond Middle School Campus	Roof	Aaon	RM00530AB01	200506AMGE18551	2005	1030519
33	3135533	D3050	**Packaged Unit** [RTU 18]	RTU, Pad or Roof-Mounted, 26 to 50 TON	40 ton	Francis C. Hammond Middle School Campus	Roof	Aaon	RN04030AA04	200506BNGV01082	2005	1030517
34	3135534	D3050	**Packaged Unit** [RTU 19]	RTU, Pad or Roof-Mounted, 26 to 50 TON	40 ton	Francis C. Hammond Middle School Campus	Roof	Aaon	RN04030AA04	200506BNGV01083	2005	1030518
35	3135216	D3050	**Packaged Unit** [RTU 20]	RTU, Pad or Roof-Mounted, 5 TON	5 ton	Francis C. Hammond Middle School Campus	Roof	Aaon	RM00530AB01	200506AMCE01927	2005	1030516
36	3137682	D3050	**Packaged Unit** [RTU 3]	RTU, Pad or Roof-Mounted, 21 to 25 TON	25 ton	Francis C. Hammond Middle School Campus	Roof	Aaon	RM02530AA02	200506AMCR01928	2005	1030541
37	3135540	D3050	**Packaged Unit** [RTU 3]	RTU, Pad or Roof-Mounted, 26 to 50 TON	30 ton	Francis C. Hammond Middle School Campus	Roof	Aaon	RN03130EA09	201707BNGU61014	2017	1030521
38	3137683	D3050	**Packaged Unit** [RTU 4]	RTU, Pad or Roof-Mounted, 16 to 20 TON	20 ton	Francis C. Hammond Middle School Campus	Roof	Aaon	RM02030AB02	200506AMCP01929	2005	1030542
39	3137684	D3050	**Packaged Unit** [RTU 5]	RTU, Pad or Roof-Mounted, 21 to 25 TON	25 ton	Francis C. Hammond Middle School Campus	Roof	Aaon	RM02530AA02	200506AMCR01930	2005	1030543
40	3137685	D3050	**Packaged Unit** [RTU 6]	RTU, Pad or Roof-Mounted, 21 to 25 TON	25 ton	Francis C. Hammond Middle School Campus	Roof	Aaon	RM02530AA02	200506AMCR01931	2005	1030544
41	3134991	D3050	**Packaged Unit** [RTU 7]	RTU, Pad or Roof-Mounted, 16 to 20 TON	20 ton	Francis C. Hammond Middle School Campus	Roof	Aaon	RM02030AB02	200606AMCP03284	2006	1030507
42	3134997	D3050	**Packaged Unit** [RTU 8]	RTU, Pad or Roof-Mounted, 16 to 20 TON	16 ton	Francis C. Hammond Middle School Campus	Roof	Aaon	RM01630AB02	200606AMCM03285	2006	1030508
43	3135194	D3050	**Packaged Unit** [RTU 9]	RTU, Pad or Roof-Mounted, 16 to 20 TON	20 ton	Francis C. Hammond Middle School Campus	Roof	Aaon	RM02030AB02	200606AMCP03286	2006	1030509
44	3139508	D3050	**Variable Air Volume Unit**	VAV Box, 401 to 800 CFM		Francis C. Hammond Middle School Campus	Building				2005		34
45	3137688	D3060	**Exhaust Fan**	Roof or Wall-Mounted, 12" Damper, 501 to 1000 CFM	750 cfm	Francis C. Hammond Middle School Campus	Roof	No tag/plate found	No tag/plate found			1030547
46	3137689	D3060	**Exhaust Fan**	Roof or Wall-Mounted, 24" Damper, 2001 to 5000 CFM	2200 cfm	Francis C. Hammond Middle School Campus	Roof	Loren Cook	180ACF	701	2005	1030548
47	3137692	D3060	**Exhaust Fan**	Roof or Wall-Mounted, 10" Damper, 50 to 500 CFM	400 cfm	Francis C. Hammond Middle School Campus	Roof	Loren Cook	Illegible	Illegible	2005	1030551
48	3137691	D3060	**Exhaust Fan** [EF 14]	Roof or Wall-Mounted, 10" Damper, 50 to 500 CFM	250 cfm	Francis C. Hammond Middle School Campus	Roof	Loren Cook	100ACFH	6001	2005	1030550

49	3134830	D3060	**Exhaust Fan** [EF 2]	Roof or Wall-Mounted, 12" Damper, 501 to 1000 CFM	500 cfm	Francis C. Hammond Middle School Campus	Roof	Carnes	VEBK06L	297171	2001	1030503	
50	3137690	D3060	**Exhaust Fan** [EF 3]	Roof or Wall-Mounted, 12" Damper, 501 to 1000 CFM	750 cfm	Francis C. Hammond Middle School Campus	Roof	No tag/plate found	No tag/plate found			1030549	
51	3137903	D3060	**Exhaust Fan** [EF 4]	Roof or Wall-Mounted, 12" Damper, 501 to 1000 CFM	600 cfm	Francis C. Hammond Middle School Campus	Roof	Carnes	VEBK15S1C1	344621	2001	1030558	
52	3137902	D3060	**Exhaust Fan** [EF 5]	Roof or Wall-Mounted, 12" Damper, 501 to 1000 CFM	600 cfm	Francis C. Hammond Middle School Campus	Roof	Carnes	VEBK06K5A	344621	2001	1030557	
53	3135205	D3060	**Exhaust Fan** [EF 7]	Roof or Wall-Mounted, 12" Damper, 501 to 1000 CFM	500 cfm	Francis C. Hammond Middle School Campus	Roof	Carnes	VEBK18R	344621	2001	1030512	
54	3135537	D3060	**Exhaust Fan** [EF 8]	Roof or Wall-Mounted, 12" Damper, 501 to 1000 CFM	500 cfm	Francis C. Hammond Middle School Campus	Roof	Carnes	VEBK18R	Illegible	2001	1030520	
55	3137693	D3060	**Exhaust Fan** [EF 9]	Roof or Wall-Mounted, 10" Damper, 50 to 500 CFM	400 cfm	Francis C. Hammond Middle School Campus	Roof	Loren Cook	Illegible	Illegible	2005	1030552	
56	3138132	D3060	**Exhaust Fan** [KE 1]	Roof or Wall-Mounted, 24" Damper, 2001 to 5000 CFM	5000 cfm	Francis C. Hammond Middle School Campus	Roof	CaptiveAire	No tag/plate found	No tag/plate found	2005	1030565	

D40 Fire Protection

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	3139504	D4030	**Fire Extinguisher**	Type ABC, up to 20 LB		Francis C. Hammond Middle School Campus	Building						32

D50 Electrical

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	3137303	D5020	**Switchboard**	120/208 V, 3000 AMP	3000 amp	Francis C. Hammond Middle School Campus	Electrical room	Cutler-Hammer	208/120	202160	2002	1030537	
2	3137302	D5020	**Distribution Panel** [Panel ACMDP]	277/480 V, 1200 AMP	1200 amp	Francis C. Hammond Middle School Campus	Electrical room	General Electric	480/277	186028			
3	3137904	D5030	**Motor**	AHU or Pump, 5 HP	5 hp	Francis C. Hammond Middle School Campus	Mechanical room	Bell & Gossett	1510	Inaccessible	2015	Inaccessible	4
4	3136007	D5030	**Variable Frequency Drive** [HW PUMP VFD 1]	VFD, by HP of Motor, 25 HP	25 hp	Francis C. Hammond Middle School Campus	Boiler room	Honeywell	HVFDSB	No tag/plate found	2015	1030529	
5	3136009	D5030	**Variable Frequency Drive** [HW PUMP VFD 2]	VFD, by HP of Motor, 25 HP	25 hp	Francis C. Hammond Middle School Campus	Boiler room	Honeywell	HVFDSB	No tag/plate found	2015	1030530	
6	3137905	D5030	**Variable Frequency Drive** [VFD 1]	VFD, by HP of Motor, 5 HP	5 hp	Francis C. Hammond Middle School Campus	Mechanical room	Danfoss	VLT	varies	2015	1030559	
7	3137940	D5030	**Variable Frequency Drive** [VFD 2]	VFD, by HP of Motor, 5 HP	5 hp	Francis C. Hammond Middle School Campus	Mechanical room	Danfoss	VLT	varies	2015	1030560	
8	3137967	D5030	**Variable Frequency Drive** [VFD 3]	VFD, by HP of Motor, 5 HP	5 hp	Francis C. Hammond Middle School Campus	Mechanical room	Danfoss	VLT	varies	2015	1030561	
9	3137968	D5030	**Variable Frequency Drive** [VFD 4]	VFD, by HP of Motor, 5 HP	5 hp	Francis C. Hammond Middle School Campus	Mechanical room	Danfoss	VLT	varies	2015	1030562	
10	3140473	D5040	**Special Fixture w/ Lamp**	Metal Halide, 250 W		Francis C. Hammond Middle School Campus	Building						12
11	3140472	D5040	**Standard Fixture w/ Lamp**	any type, w/ LED Replacement, 400 W		Francis C. Hammond Middle School Campus	Site						8

D70 Electronic Safety & Security

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	3140481	D7050	**Fire Alarm Panel**	Fully Addressable		Francis C. Hammond Middle School Campus	Office	Edwards Systems Technology	EST2				

E10 Equipment

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	3138880	E1030	**Foodservice Equipment**	Convection Oven, Double		Francis C. Hammond Middle School Campus	Commercial kitchen	Blodgett		081314CL015T		1030575	
2	3138887	E1030	**Foodservice Equipment**	Conveyor Toaster		Francis C. Hammond Middle School Campus	Commercial kitchen	Lincoln	Impinger 2	100255		1030581	
3	3139073	E1030	**Foodservice Equipment**	Dairy Cooler/Wells		Francis C. Hammond Middle School Campus	Commercial kitchen	Traulsen	RMC58S6	T39048B16		1030590	
4	3139082	E1030	**Foodservice Equipment**	Dairy Cooler/Wells		Francis C. Hammond Middle School Campus	Commercial kitchen	Traulsen	RMC58S6	T04822H15		1030599	
5	3138881	E1030	**Foodservice Equipment**	Exhaust Hood, 8 to 10 LF	8 ft	Francis C. Hammond Middle School Campus	Commercial kitchen	CaptiveAire	No tag/plate found	No tag/plate found		1030576	
6	3138450	E1030	**Foodservice Equipment**	Food Warmer, Proofing Cabinet on Wheels		Francis C. Hammond Middle School Campus	Commercial kitchen	Hobart	QH1	1113901		1030569	

7	3139080	E1030	**Foodservice Equipment**	Food Warmer, Proofing Cabinet on Wheels		Francis C. Hammond Middle School Campus	Commercial kitchen	Winston Industries	CVAP	100260		1030598
8	3139081	E1030	**Foodservice Equipment**	Food Warmer, Proofing Cabinet on Wheels		Francis C. Hammond Middle School Campus	Commercial kitchen	Winston Industries	CVAP	0059		1030597
9	3138452	E1030	**Foodservice Equipment**	Food Warmer, Proofing Cabinet on Wheels		Francis C. Hammond Middle School Campus	Commercial kitchen	Winton Industries	HA4522GE	201711280077	2017	1030571
10	3138889	E1030	**Foodservice Equipment**	Food Warmer, Proofing Cabinet on Wheels		Francis C. Hammond Middle School Campus	Commercial kitchen	Hobart	QH1	1114101		1030583
11	3138970	E1030	**Foodservice Equipment**	Food Warmer, Tabletop Drawers (Set of 4)		Francis C. Hammond Middle School Campus	Commercial kitchen	LTI	EF6CPA	I18B75317L	2018	1030586
12	3139078	E1030	**Foodservice Equipment**	Food Warmer, Tabletop Drawers (Set of 4)		Francis C. Hammond Middle School Campus	Commercial kitchen	LTI	EF6CPA	I18B75318L	2018	1030595
13	3138968	E1030	**Foodservice Equipment**	Food Warmer, Tabletop Drawers (Set of 4)		Francis C. Hammond Middle School Campus	Commercial kitchen	LTI	EF6CPA	I18B75319L	2018	1030585
14	3138969	E1030	**Foodservice Equipment**	Food Warmer, Tabletop Drawers (Set of 4)		Francis C. Hammond Middle School Campus	Commercial kitchen	LTI	EF6CPA	I18B75316L	2018	1030587
15	3139074	E1030	**Foodservice Equipment**	Food Warmer, Tabletop Drawers (Set of 4)		Francis C. Hammond Middle School Campus	Commercial kitchen	LTI	EF6CPA	I18B75315L	2018	1030591
16	3139077	E1030	**Foodservice Equipment**	Food Warmer, Tabletop Drawers (Set of 4)		Francis C. Hammond Middle School Campus	Commercial kitchen	LTI	EF6CPA	I18B75320L	2018	1030593
17	3138886	E1030	**Foodservice Equipment**	Garbage Disposal, 1 to 3 HP	1.5 hp	Francis C. Hammond Middle School Campus	Commercial kitchen	InSinkErator	SS15036	WK351930		1030579
18	3138883	E1030	**Foodservice Equipment**	Icemaker, Freestanding		Francis C. Hammond Middle School Campus	Commercial kitchen	Hoshizaki		100747		1030577
19	3138888	E1030	**Foodservice Equipment**	Refrigerator, 1-Door Reach-In		Francis C. Hammond Middle School Campus	Commercial kitchen	Hobart	Q1	100215		1030582
20	3138451	E1030	**Foodservice Equipment**	Refrigerator, 1-Door Reach-In		Francis C. Hammond Middle School Campus	Commercial kitchen	Hobart	Q1	1112818		1030570
21	3139079	E1030	**Foodservice Equipment**	Refrigerator, 2-Door Reach-In		Francis C. Hammond Middle School Campus	Commercial kitchen	Traulsen	G20010	T41136J18		1030596
22	3138468	E1030	**Foodservice Equipment**	Steam Kettle		Francis C. Hammond Middle School Campus	Commercial kitchen	Groen	TDHC40	91488	2012	1030572
23	3138469	E1030	**Foodservice Equipment**	Steamer, Freestanding	60 MBH	Francis C. Hammond Middle School Campus	Commercial kitchen	ACCUTEMP	N61201E	47320	2015	1030573
24	3138470	E1030	**Foodservice Equipment**	Steamer, Freestanding		Francis C. Hammond Middle School Campus	Commercial kitchen	Vulcan	Combi	No tag/plate found	2015	1030574
25	3138247	E1030	**Foodservice Equipment**	Walk-In, Condenser for Refrigerator/Freezer		Francis C. Hammond Middle School Campus	Roof	Heatcraft	MOZ045L63CF	T16K11628	2016	1030568
26	3138246	E1030	**Foodservice Equipment**	Walk-In, Condenser for Refrigerator/Freezer		Francis C. Hammond Middle School Campus	Roof	Cold Zone	ORS10M4P2TE	F021623200101		1030567
27	3138209	E1030	**Foodservice Equipment**	Walk-In, Condenser for Refrigerator/Freezer		Francis C. Hammond Middle School Campus	Roof	Keep Rite	KEZA015H8	209455368		1030566
28	3138891	E1030	**Foodservice Equipment**	Walk-In, Freezer		Francis C. Hammond Middle School Campus	Commercial kitchen	Imperial Brown		16IB9299601A	2016	1030584
29	3138884	E1030	**Foodservice Equipment**	Walk-In, Refrigerator		Francis C. Hammond Middle School Campus	Commercial kitchen	Brown	UDS	938771D1		1030578
30	3138885	E1030	**Foodservice Equipment**	Walk-In, Refrigerator		Francis C. Hammond Middle School Campus	Commercial kitchen	Brown	UDS4	938771D2		1030580
31	3139505	E1040	**Healthcare Equipment**	Defibrillator (AED), Cabinet-Mounted		Francis C. Hammond Middle School Campus	Building					2