FACILITY CONDITION ASSESSMENT

prepared for

Oregon Department of Education
255 Capitol Street NE
Salem, OR 97310
Adam Krein



Hamlin Middle School
326 Centennial Boulevard
Springfield, OR 97477

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BV PROJECT #:
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ON SITE DATE:
November 21, 2024

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1. Executive Summary

Campus Overview and Assessment Details

General Information	
Property Type	Middle School
Number of Buildings	1
Main Address	326 Centennial Boulevard, Springfield, OR 97477
Site Developed	2017
Outside Occupants / Leased Spaces	None
Date(s) of Visit	November 21, 2024
Management Point of Contact	Oregon Department of Education Adam Krein, State Facility Assessment Administrator 971-720-9273 adam.krein@ode.oregon.gov
On-site Point of Contact (POC)	Brian Watson
Assessment & Report Prepared By	Osama Mohamed
Reviewed By	Allen Manning *for,* Matt Anderson Program Manager 800.733.0660 x7296713 matt.anderson@bureauveritas.com
AssetCalc Link	A full dataset for this assessment can be found at: https://www.assetcalc.net/

Campus Findings and Deficiencies

Historical Summary

Hamlin Middle School is 31 acres and located at 326 Centennial Blvd, Springfield, Oregon and is a two-story building constructed in fall of 2017. There was a previous school located south of the property. It was being demolished while the current school was being built on the north side of the property. The school's four wings are named after native Oregon trees and are paneled with wood from those trees. The wings are Cedar, Oak, Fir and Alder. The school was designed with input from students, staff, and the community. Hamlin Middle School has hosted events such as the first-ever Middle School Latinx Student Union Summit, where students from Hamlin and other schools learned about Latino history, art, and culture.

Architectural

The school was originally construct with bricks framed bearing walls on a concrete raft foundation slab. The roof is mono shed roof with metal panels. The interior walls are painted drywall and CMU.

Exterior glazing is comprised of individual vinyl windows. Interior access is gained by steel man doors, and full-glazed aluminum entry doors.

Typical lifecycle-based interior and exterior finish replacements are budgeted and anticipated.

Mechanical, Electrical, Plumbing and Fire (MEPF)

The school's central HVAC system consists of furnaces and air-handlers distributing air to throughout. Supplementary components include a ductless split systems and a wall mounted unit heater. All HVAC system components were observed to be adequately maintained with no visual or reported issues.

Domestic hot water is supplied by a residential gas water heater. The domestic sanitary was observed visual or reported issues.

The building is sprinklered, contains fire extinguishers throughout, and is supported by site located fire hydrant(s). Typical lifecycle replacements and ongoing maintenance of any fire alarm and suppression system is required. The building is equipped with a security/surveillance system that includes intrusion detection, keycard/keypad entry devices, and security cameras throughout.

Interior lighting consists of linear LED fixtures. The electrical service is made up of a local utility fed switchboard which intern feeds distribution panels throughout. The electrical service is reportedly adequate to serve the building and the surrounding site.

Site

Site provided amenities consists of an asphalt paved parking lot and concrete sidewalks adjacent to the building. Landscaping and irrigation is provided with the majority of the site covered in grass and sports fields. There are two Olympic sizes of football/soccer and baseball fields. There is one extra baseball field built on where the old school was. The parking and driveways are lined with concrete curb and gutters, and the building is surrounded by concrete walkways. The site is irrigated and contains areas of lawn, trees, shrubs, and planting beds throughout.

Additional Studies Recommended

No additional studies recommended at this time.

Facility Condition Index (FCI)

One of the major goals of the FCA is to calculate the Facility Condition Index (FCI), which provides a theoretical objective indication of a facility's overall condition. The FCI is defined as the ratio of the cost of current needs divided by the 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 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 mathematical values. The table below presents the current, 3-year, 5-year, and 10-year FCI's for this facility:

Facility	Cost/SF	Total SF	Replacement Value	Current	3-Year	5-Year	10-Year
Hamlin Middle School - Main	$593	123,291	$73,111,563	0.0%	2.2%	2.6%	4.3%

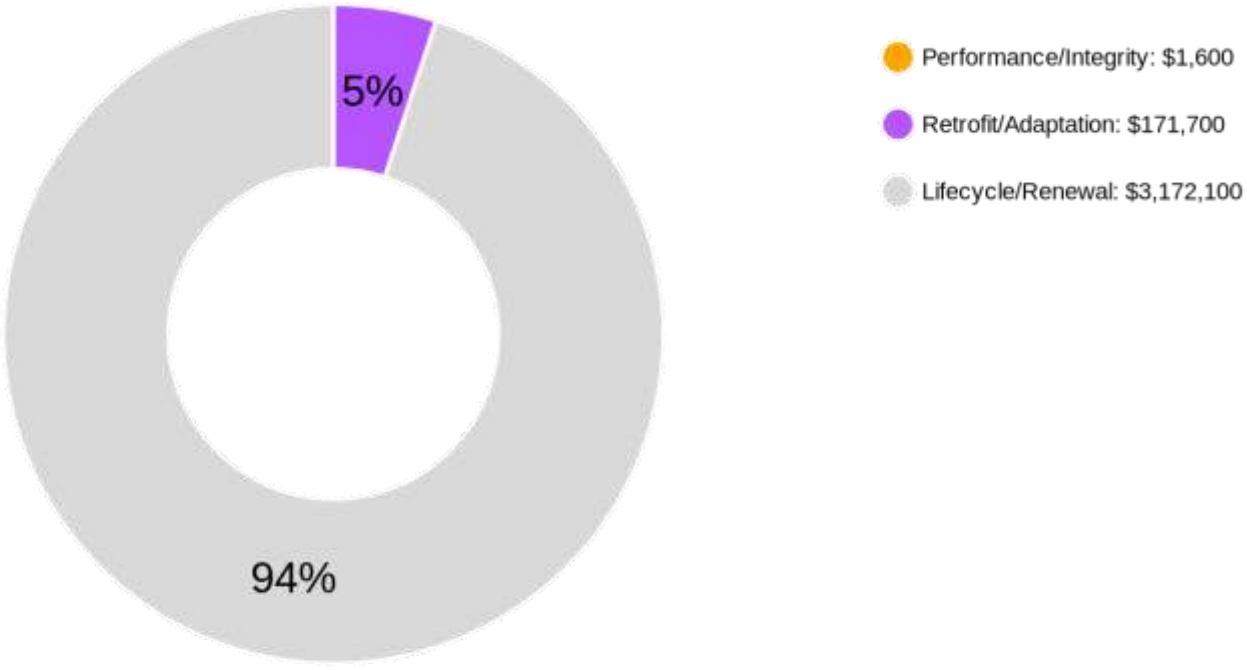
Immediate Needs

Facility/Building	Total Items	Total Cost
Hamlin Middle School / Hamlin Middle School - Main	1	$1,600
Hamlin Middle School / Hamlin Middle School Site	1	$49,000
TOTAL	**2**	**$50,600**

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 and highest on the list below.

Plan Type Descriptions & Distribution	
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 order to meet current standards, facility usage, or client/occupant needs.
Aged But Functional	Any component or system that has aged past its industry-average expected useful life (EUL) but is not currently deficient or problematic.
Lifecycle/Renewal	Any component or system that is neither deficient nor aged past EUL but for which future replacement or repair is anticipated and budgeted.



10-Year Total: $3,345,400

2. Hamlin Middle School - Main





Hamlin Middle School - Main: Building Systems Summary		
Address	326 Centennial Boulevard, Springfield, OR 97477	
GPS Coordinates	44.05891408319103, -123.02158882577088	
Constructed/Renovated	2017	
Building Area	123,291 SF	
Number of Stories	2 above grade	
System	*Description*	*Condition*
Structure	Masonry bearing walls with metal roof deck supported by wood joists	Excellent
Facade	Primary Wall Finish: Brick Secondary Wall Finish: Metal siding and Curtain wall Windows: Aluminum, Vinyl	Excellent
Roof	Primary: Gable and shed mono roof construction with metal finish Secondary: Flat construction with modified bituminous finish	Good
Interiors	Walls: Painted gypsum board and CMU Floors: Carpet, walk off mat, linoleum, wood strip, polished concrete, concrete and seamless troweled Ceilings: Painted gypsum board, ACT, wood paneling and Unfinished/exposed	Excellent
Elevators	Passenger: One Hydraulic car serving all floors	Excellent

Hamlin Middle School - Main: Building Systems Summary		
Plumbing	Distribution: Copper, PEX supply and PVC waste & venting Hot Water: Electric domestic boilers with storage tanks Fixtures: Toilets, urinals, and sinks in all restrooms	Excellent
HVAC	Central System: Boilers, chillers, air handlers Supplemental components: Ductless split-systems Split-system heat pumps	Excellent
Fire Suppression	Wet-pipe sprinkler system and fire extinguishers, and kitchen hood system	Excellent
Electrical	Source & Distribution: Main switchboard // panel with aluminum wiring Interior Lighting: LED, linear fluorescent, incandescent, round advanced Emergency Power: Natural gas generator with automatic transfer switch and UPS	Excellent
Fire Alarm	Alarm panel with smoke detectors, heat detectors, alarms, strobes, pull stations, back-up emergency lights, and exit signs	Excellent
Equipment/Special	Commercial kitchen equipment	Good
Accessibility	An accessibility survey has been prepared as a separate report.	
Additional Studies	No additional studies are currently recommended for the building.	
Areas Observed	Most of the interior spaces were observed to gain a clear understanding of the facility's overall condition. Other areas accessed and assessed included the exterior equipment and assets directly serving the buildings, the exterior walls of the facility.	
Key Spaces Not Observed	Most key areas of the facility were accessible and observed except for the metal roof for safety reasons as it sloped, and it was raining.	

The table below shows the anticipated costs by trade or building system over the next 20 years.

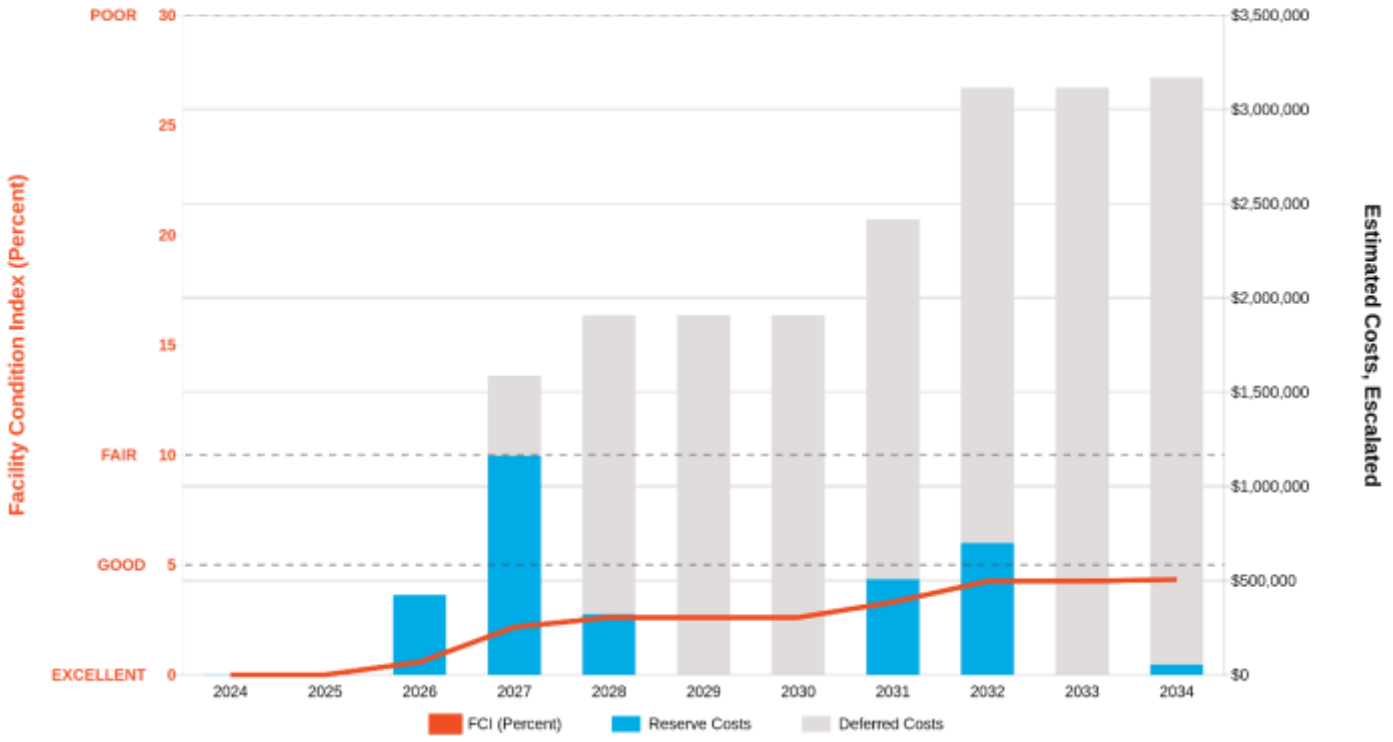
Hamlin Middle School - Main: System Expenditure Forecast

System	Immediate	Short Term (1-2 yr)	Near Term (3-5 yr)	Med Term (6-10 yr)	Long Term (11-20 yr)	TOTAL
Structure	$0	$0	$90	$0	$121	$211
Facade	$0	$32,716	$282,053	$0	$548,974	$863,743
Roofing	$1,615	$0	$0	$0	$63,206	$64,821
Interiors	$0	$390,112	$1,188,040	$394,442	$2,880,139	$4,852,733
Conveying	$0	$0	$0	$18,060	$0	$18,060
Plumbing	$0	$0	$0	$25,298	$78,304	$103,602
HVAC	$0	$0	$0	$96,153	$500,167	$596,320
Fire Protection	$0	$0	$7,060	$0	$379,363	$386,423
Electrical	$0	$0	$0	$99,033	$1,624,819	$1,723,852
Fire Alarm & Electronic Systems	$0	$0	$6,418	$573,380	$2,002,741	$2,582,539
Equipment & Furnishings	$0	$0	$0	$55,116	$672,641	$727,757
Special Construction & Demo	$0	$0	$0	$0	$0	$0
Sitework	$0	$0	$0	$0	$35,436	$35,436
TOTALS	**$1,700**	**$422,900**	**$1,483,700**	**$1,261,500**	**$8,786,000**	**$11,955,800**

NEEDS OVER TIME: The vertical blue bars in the graphic below represent the year-by-year needs identified for the facility. The orange line 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 are associated with the values along the right Y axis.

Needs by Year with Unaddressed FCI Over Time

Replacement Value: $73,111,563.00 **Inflation Rate: 3%** **Average Needs (per year - over next 10 years): $288,144.00**



Immediate Needs

Location	UF Code	Description	Condition	Plan Type	Cost
Hamlin Middle School / Hamlin Middle School - Main	B3015	Roofing, any type, Repairs per Man-Day, Repair	Poor	Performance/Integrity	$1,600
TOTAL (1 items)					**$1,600**

Key Findings



Roofing in Poor condition.

any type, Repairs per Man-Day
Hamlin Middle School - Main
Roof

Uniformat Code: B3010
Recommendation: **Repair in 2024**

Plan Type:
Performance/Integrity

Cost Estimate: $1,600

Roof scuppers failed to drain rainwater due to bad application at the rear side where flat roof is at. - AssetCALC ID: 8605874



Basketball Backboard

Wall-Mounted
Hamlin Middle School - Main
Gymnasium

Uniformat Code: E1070
Recommendation: **Operable in 2046**

Plan Type:
Retrofit/Adaptation

Cost Estimate: $12,600

Missing one - AssetCALC ID: 8605857

Hamlin Middle School - Main: Photographic Overview



1 - FRONT ELEVATION



2 - RIGHT ELEVATION



3 - FRONT ENTRANCE AND FACADES



4 - LEFT ELEVATION



5 - LOBBY



6 - COMPUTER LAB



7 - TYPICAL CLASSROOM



8 - REAR ELEVATION



9 - FIRE PANEL SYSTEM



10 - MAIN MECHANICAL ROOM



11 - TYPICAL HALLWAY



12 - CAFETERIA



13 - RESTROOM



14 - COMMERCIAL KITCHEN



15 - PLUMBING EQUIPMENT



16 - CLASSROOM



17 - MECHANICAL ROOM



18 - WALL FINISHES



19 - UPSTAIRS HALLWAY



20 - KITCHEN BATHROOM

3. Hamlin Middle School Site





Hamlin Middle School Site: Site Information		
Site Area	31 acres	
Parking Spaces	135 parking and 7 cards where the new school is built. 60 parking and 4 handicaps for the sports field where the old school was.	
System	*Description*	*Condition*
Site Pavement	Asphalt lots with limited areas of concrete aprons and pavement and adjacent concrete sidewalks	Good
Site Development	Building-mounted // Property entrance signage; CMU wall fencing; chain-link fence dumpster enclosures. Playgrounds and sports fields and courts	Good
Landscaping & Topography	Limited landscaping features including lawns and Irrigation present	Good
Utilities	Municipal water and sewer. Local utility-provided electric and natural gas with propane	Good
Site Lighting	Building-mounted: LED, HPS, CFL, halogen, incandescent, fluorescent, metal halide Pedestrian walkway and landscape accent lighting	Good
Ancillary Structures	None	n/a
Site Accessibility	An accessibility survey has been prepared as a separate report.	

Hamlin Middle School Site: Site Information	
Site Additional Studies	No additional studies are currently recommended for the site areas.
Site Areas Observed	All of the // The exterior areas within the property boundaries were observed to gain a clear understanding of the site's overall condition.
Site Key Spaces Not Observed	All key areas of the exterior site were accessible and observed.

The table below shows the anticipated costs by trade or building system over the next 20 years.

Hamlin Middle School Site: System Expenditure Forecast						
System	**Immediate**	**Short Term (1-2 yr)**	**Near Term (3-5 yr)**	**Med Term (6-10 yr)**	**Long Term (11-20 yr)**	**TOTAL**
Plumbing	$0	$0	$0	$0	$0	$0
Equipment & Furnishings	$0	$0	$0	$0	$222,950	$222,950
Sitework	$49,001	$0	$60,939	$65,853	$1,376,753	$1,552,546
TOTALS	**$49,100**	**$0**	**$61,000**	**$65,900**	**$1,599,800**	**$1,775,800**

Immediate Needs

Location	UF Code	Description	Condition	Plan Type	Cost
Hamlin Middle School / Hamlin Middle School Site	G2011	Roadways, Pavement, Asphalt, Seal & Stripe	Poor	Retrofit/Adaptation	$49,000
TOTAL (1 items)					**$49,000**

Key Findings



Roadways in Poor condition.

Pavement, Asphalt
Hamlin Middle School Site
Site

Uniformat Code: G2010
Recommendation: **Seal & Stripe in 2024**

Plan Type:
Retrofit/Adaptation

Cost Estimate: $49,000

Seal & Stripe - AssetCALC ID: 8626923

Hamlin Middle School Site: Photographic Overview



1 - POLE LIGHT FIXTURE W/ LAMPS



2 - SPORTS APPARATUS



3 - PLAY FIELDS



4 - SIDEWALK



5 - PARKING LOTS



6 - BIKE RACK

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 the 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 embedded throughout this report, including the very detailed Replacement Reserves report in the appendix. The cost estimates are predominantly based on construction rehabilitation costs developed by the *RSMeans data from Gordian.* While the *RSMeans data from Gordian* is the primary reference source for the Bureau Veritas cost library, secondary and supporting sources include but are not limited to other industry experts' work, such as *Marshall & Swift* and *CBRE Whitestone.* For improved accuracy, additional research integrated with Bureau Veritas's historical experience with past costs for similar properties, city cost indexes, and assumptions regarding future economic conditions also come into play when deemed necessary. Invoice or bid documents provided either by the owner or facility construction resources may be reviewed early in the process or for specific projects as warranted.

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.

To account for differences in prices between locations, the base costs are modified by geographical location factors to adjust for two to market conditions, transportation costs, or other local contributors. When requested by the client, the costs may be further adjusted by several additional factors including labor rates (prevailing minimum wage), general contractor fees for profit and overhead, and insurance. If desired, costs for design and permits, and a contingency factor, may also be included in the calculations.

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 ownerships or property management 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 or component 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.

6. Certification

Oregon Department of Education FCA ADA COMBINED (the Client) retained Bureau Veritas to perform this Facility Condition Assessment in connection with its continued operation of Hamlin Middle School, 326 Centennial Boulevard, Springfield, OR 97477, 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 the Bureau of Veritas.

This report, or any of the information contained therein, is not for the use or benefit of, nor may it be relied upon by any other person or entity, for any purpose without the advance written consent of Bureau Veritas. Any reuse or distribution without such consent shall be at the client's or recipient's sole risk, without liability to Bureau Veritas.

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7. Appendices

Appendix A: Site Plan(s)

Appendix B: Pre-Survey Questionnaire(s)

Appendix C: Component Condition Report

Appendix D: Replacement Reserves

Appendix A:
Site Plan(s)

Site Plan



Project Number	Project Name
169411.24R000-076.017	Hamlin Middle School
Source	**On-Site Date**
Google	Nov 12, 2024

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Appendix B:
Pre-Survey Questionnaire(s)

BV FACILITY CONDITION ASSESSMENT: PRE-SURVEY QUESTIONNAIRE

Building / Facility Name:	Hamlin Middle School
Name of person completing form:	
Title / Association w/ property:	
Length of time associated w/ property:	
Date Completed:	
Phone Number:	
Method of Completion:	INCOMPLETE - client/POC unwilling or unable to complete

The Pre-Survey Questionnaire was not filled out either prior to or during the assessment.

Signature of Assessor	*Signature of POC*

Appendix C:
Component Condition Report

Component Condition Report | Hamlin Middle School / Hamlin Middle School - Main

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity		RUL	ID
Structure							
A4010		Excellent	Slab-on-Grade, Concrete	86,987	SF	68	8628504
B1010		Excellent	Structural Framing, Concrete Cast-in-Place	2,266	SF	68	8628503
B1080	Stairwells	Fair	Stair/Ramp Rails, Metal, Refinish	40	LF	3	8605880
Facade							
B2010	Building Exterior	Excellent	Exterior Walls, any painted surface, Prep & Paint	62,800	SF	3	8605914
B2010	Lobby	Fair	Curtain Wall, Aluminum-Framed System, Refinish	10,500	SF	2	8605877
B2010	Building Exterior	Excellent	Exterior Walls, Brick/Masonry/Stone, Clean & Seal	31,400	SF	13	8605906
B2050	Building Exterior	Excellent	Exterior Door, Steel, any type, Refinish	37		3	8605864
Roofing							
B3010	Roof	Fair	Roofing, Modified Bitumen	4,350	SF	12	8605899
B3010	Roof	Poor	Roofing, any type, Repairs per Man-Day, Repair	1		0	8605874
B3010	Roof	Excellent	Roofing, Metal	82,638	SF	32	8605855
Interiors							
C1030	Lobby	Excellent	Interior Door, Steel, w/ Extensive Glazing	1		33	8605837
C1030	Building Exterior	Excellent	Interior Door, Wood, Solid-Core	158		33	8605835
C1070	Classrooms General	Excellent	Suspended Ceilings, Acoustical Tile (ACT)	61,700	SF	18	8605905
C1090	Restrooms	Good	Toilet Partitions, Metal	24		13	8605884
C1090	Hallways & Common Areas	Good	Lockers, Steel-Baked Enamel, 12" W x 15" D x 72" H	170	LF	13	8605846
C2010	Classrooms General	Good	Wall Finishes, any surface, Prep & Paint	110,900	SF	4	8605912
C2030	Restrooms	Fair	Flooring, any surface, w/ Paint or Sealant, Prep & Paint	3,700	SF	2	8605872
C2030	Classrooms Science	Good	Flooring, Linoleum	49,300	SF	7	8605875
C2030	Library	Fair	Flooring, Carpet, Commercial Standard	24,700	SF	2	8605897
C2030	Hallways & Common Areas	Excellent	Flooring, any surface, w/ Epoxy Coating, Prep & Paint	37,000	SF	3	8605886

Component Condition Report | Hamlin Middle School / Hamlin Middle School - Main

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
C2030	Gymnasium	Fair	Flooring, Wood, Sports, Refinish	8,600 SF	2	8605833
C2050	Library	Excellent	Ceiling Finishes, Wood Paneling	37,000 SF	22	8605843
C2050	Gymnasium	Excellent	Ceiling Finishes, Metal	6,200 SF	42	8605867
C2050	Restrooms	Good	Ceiling Finishes, any flat surface, Prep & Paint	18,500 SF	4	8605838
Conveying						
D1010	Stairwells	Good	Elevator Cab Finishes, Standard	1	7	8605854
Plumbing						
D2010	Restrooms	Excellent	Urinal, Standard	14	23	8605892
D2010	Throughout	Fair	Plumbing System, Supply & Sanitary, Medium Density (excludes fixtures)	123,291 SF	33	8689384
D2010	Restrooms	Excellent	Sink/Lavatory, Wall-Hung, Enameled Steel	12	23	8605847
D2010	Restrooms	Excellent	Sink/Lavatory, Trough Style	6	22	8605903
D2010	Restrooms	Excellent	Toilet, Commercial Water Closet	47	23	8605889
D2010	Plumbing	Good	Water Heater, Gas, Commercial (400 MBH)	2	12	8605907
D2010	Cafeteria	Good	Drinking Fountain, Wall-Mounted, Single-Level	10	8	8605920
HVAC						
D3010		Excellent	Meter, w/ Digital Pulser, Natural Gas, 1 IN	1	23	8605911
D3020	Mechanical Room	Fair	Boiler, Gas, HVAC	1	22	8605850
D3020	Plumbing	Good	Boiler Supplemental Components, Expansion Tank	1	32	8605849
D3020	Electrical Room	Good	Unit Heater, Electric	6	13	8605858
D3020	Plumbing	Fair	Boiler Supplemental Components, Chemical Feed System	1	7	8605878
D3020	Plumbing	Good	Boiler Supplemental Components, Expansion Tank	2	32	8605830
D3030	Mechanical Room	Excellent	Unit Ventilator, approx/nominal 5 Ton	1	12	8605868
D3030	Site Utility Areas	Good	Split System, Condensing Unit/Heat Pump	4	7	8605827
D3030	Site Utility Areas	Fair	Chiller, Water-Cooled	1	17	8605908
D3030	Site Utility Areas	Good	Split System, Condensing Unit/Heat Pump	2	8	8605840

Component Condition Report | Hamlin Middle School / Hamlin Middle School - Main

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D3030	Site Utility Areas	Good	Split System, Condensing Unit/Heat Pump	2	8	8605831
D3050	Mechanical Room	Good	Fan Coil Unit, Hydronic Terminal	1	12	8605891
D3050	Mechanical Room	Excellent	Make-Up Air Unit, MUA or MAU	1	12	8605901
D3050	Mechanical Room	Excellent	Air Handler, Interior AHU, Easy/Moderate Access	8	22	8605839
D3050	Mechanical Room	Excellent	HVAC System, Ductwork, Low Density	43,493 SF	22	8605836
D3050	Mechanical Room	Excellent	HVAC System, Hydronic Piping, 2-Pipe	123,291 SF	33	8605921
D3060	Roof	Excellent	Exhaust Fan, Centrifugal, 36"Damper	1	17	8605883
D3060	Roof	Excellent	Exhaust Fan, Centrifugal, 16" Damper	1	17	8605926
Fire Protection						
D4010	Plumbing	Good	Piping & Valves, Gate Valve, Fire Suppression	4	22	8605853
D4010	Lobby	Excellent	Fire Suppression System, Existing Sprinkler Heads, by SF	123,291 SF	18	8605861
D4030	Throughout Building	Fair	Fire Extinguisher, Wet Chemical/CO2	10	3	8605895
Electrical						
D5010	HVAC	Excellent	ABB DRIVE Uninterruptible Power Supply, UPS, 7.5 KVA	8	8	8605902
D5010	Electrical Room	Excellent	Automatic Transfer Switch, ATS	1	17	8605909
D5010	Site Utility Areas	Fair	Generator, Gas or Gasoline	1	18	8605881
D5020	Site Utility Areas	Excellent	Primary Transformer, Dry, Property-Owned	1	22	8605865
D5020	Electrical Room	Excellent	Distribution Panel, 120/240 V	5	23	8605923
D5020	Mechanical Room	Excellent	Secondary Transformer, Dry, Stepdown	2	22	8605898
D5020	Electrical Room	Excellent	Switchboard, 277/480 V	1	33	8605888
D5020	Throughout	Good	Electrical System, Full System Renovation/Upgrade, Medium Density/Complexity	123,291 SF	33	8689367
D5020	Electrical Room	Excellent	Secondary Transformer, Dry, Stepdown	1	22	8605916
D5020	Electrical Room	Excellent	Secondary Transformer, Dry, Stepdown	1	22	8605910
D5020	Electrical Room	Excellent	Distribution Panel, 120/208 V	1	23	8605852
D5030	Plumbing	Fair	Motor, AHU or Pump	2	10	8605876

Component Condition Report | Hamlin Middle School / Hamlin Middle School - Main

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity		RUL	ID
D5030	Plumbing	Fair	Motor, AHU or Pump	4		10	8605928
D5040	Hallways & Common Areas	Good	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures	123,291	SF	13	8605896
Fire Alarm & Electronic Systems							
D6060		Good	Intercom/PA System, Intercom System Upgrade, Facility-Wide	123,291	SF	13	8607142
D7030	Building Exterior	Fair	Surveillance Components, Camera Controller Headend Extension Module, Closed Circuit	10		3	8605842
D7050	Throughout Building	Good	Fire Alarm System, Full System Upgrade, Advanced Addressable, Upgrade/Install	123,291	SF	13	8605890
D8010	Throughout Building	Good	BAS/HVAC Controls, Basic System or Legacy Upgrades, Upgrade/Install	123,291	SF	8	8605862
Equipment & Furnishings							
E1030	Commercial Kitchen	Good	Commercial Kitchen Line, Preparation Tables/Areas	8	LF	13	8605882
E1030	Commercial Kitchen	Good	Commercial Kitchen Line, Serving/Warming Equipment	25	LF	13	8605866
E1030	Commercial Kitchen	Good	Commercial Kitchen Line, Cooking Equipment	38	LF	13	8605927
E1030	Commercial Kitchen	Excellent	Sink/Lavatory, Commercial Kitchen, 1-Bowl	3		23	8605856
E1030	Commercial Kitchen	Excellent	Foodservice Equipment, Mixer, Freestanding	1		18	8605904
E1030	Commercial Kitchen	Excellent	Foodservice Equipment, Mixer, Freestanding	1		18	8605848
E1030	Commercial Kitchen	Good	Commercial Kitchen Line, Preparation Tables/Areas	45	LF	13	8605823
E1030	Commercial Kitchen	Good	Commercial Kitchen Line, Refrigeration Equipment, Full 6' Height	6	LF	13	8605869
E1030	Commercial Kitchen	Excellent	Sink/Lavatory, Commercial Kitchen, 2-Bowl	1		23	8605922
E1030	Commercial Kitchen	Good	Foodservice Equipment, Walk-In, Combination Freezer/Refrigerator	1		13	8605917
E1030	Commercial Kitchen	Good	Foodservice Equipment, Walk-In, Refrigerator	1		13	8605834
E1030	Building Exterior	Good	Foodservice Equipment, Exhaust Hood, 8 to 10 LF	2		8	8605900
E1070	Gymnasium	Good	Basketball Backboard, Ceiling-Mounted, Operable, Operable	2		22	8605913
E1070	Auditorium	Good	Theater & Stage Equipment, Flameproof Curtain, Medium Weight Velour	475	SF	8	8605844
E1070	Gymnasium	NA	Basketball Backboard, Wall-Mounted, Operable	2		22	8605857
E1090	Site Utility Areas	Fair	Waste Handling Equipment, Trash Compactor, Cardboard Bailing Press	1		7	8605841
E1090	Site General	Good	Waste Handling Equipment, Dumpster, Metal 8 CY	1		12	8605915

Component Condition Report | Hamlin Middle School / Hamlin Middle School - Main

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity		RUL	ID
E2010	Cafeteria	Good	Bleachers, Telescoping Manual, 12 stools	24		13	8605851
E2010	Library	Good	Library Shelving, Single-Faced, up to 90" Height	57	LF	12	8605860
E2010	Library	Good	Casework, Cabinetry, Standard Classroom	35	LF	12	8605824
Special Construction & Demo							
F1020	Basketball Under Covered Structure	Excellent	Covered Play Structure, Metal-Framed	3,804	SF	23	8605919
Sitework							
G2060	Library	Excellent	Picnic Table, Wood/Composite/Fiberglass	7		13	8605825
G2060	Classrooms General	Good	Picnic Table, Wood/Composite/Fiberglass	11		12	8605871
G2060	Classrooms Industrial Arts	Excellent	Picnic Table, Wood/Composite/Fiberglass	10		12	8605887

Component Condition Report | Hamlin Middle School

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity		RUL	ID
Conveying							
D1010		Fair	Elevator Controls, Automatic, 1 Car	1		13	8690112
D1010		Fair	Passenger Elevator, Hydraulic, 2 Floors, 1500 to 2500 LB, Renovate	1		23	8690113

Component Condition Report | Hamlin Middle School / Hamlin Middle School Site

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity		RUL	ID
Plumbing							
D2010	Site	Good	Piping & Valves, Piping Copper, Domestic Water, 4 IN	460	LF	33	8689164
Equipment & Furnishings							
E2010	Site Sports Fields & Courts	Good	Fixed Seating, Courtroom/Church, Wood Benches/Pews	1,900	LF	23	8689399
E2010	Site Sports Fields & Courts	Good	Bleachers, Fixed Steel Frame, Aluminum Benches (per Seat)	686		18	8689385
Pedestrian Plazas & Walkways							
G2010	Site	Good	Roadways, Pavement, Asphalt, Mill & Overlay	72,194	SF	18	8607150
G2010	Site	Poor	Roadways, Pavement, Asphalt, Seal & Stripe	72,194	SF	0	8626923

Component Condition Report | Hamlin Middle School / Hamlin Middle School Site

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
G2030	Site General	Excellent	Sidewalk, Concrete, Small Areas/Sections	13,814 SF	43	8607147
Athletic, Recreational & Playfield Areas						
G2050	Site Sports Fields & Courts	Excellent	Athletic Surfaces & Courts, Baseball/Football, Artificial Turf	100,000 SF	3	8692377
G2050	Site Sports Fields & Courts	Excellent	Athletic Surfaces & Courts, Baseball/Football, Artificial Turf	100,000 SF	3	8692371
G2050	Site Sports Fields & Courts	Excellent	Sports Apparatus, Soccer, Regulation Goal	2	13	8607148
Sitework						
G2060	Site Sports Fields & Courts	Excellent	Fences & Gates, Fence, any Painted Surface, Prep & Paint	859 SF	3	8607146
G2060	Site General	Excellent	Flagpole, Metal	1	23	8615209
G2060	Site General	Excellent	Fences & Gates, Fence, Chain Link 6'	3,594 LF	33	8607145
G2060	Site General	Good	Signage, Property, Monument, Replace/Install	1	13	8607144
G2060	Site General	Excellent	Bike Rack, Fixed Single Loop	44	13	8607149
G2080	Site	Good	Irrigation System, Pop-Up Spray Heads, Commercial	123,102 SF	13	8607143
G4050	Site General	Good	Pole Light Fixture w/ Lamps, any type 20' High, w/ LED Replacement, 150 W	2	13	8615211
G4050	Site General	Excellent	Pole Light Fixture, LED Lamp only, 150 W	5	13	8615210
G4050	Site General	Good	Pole Light Fixture w/ Lamps, any type 30' High, w/ LED Replacement, 150 W	4	13	8615261
Utilities						
G3020	Site	Good	Piping & Valves, Piping PVC, Site Sanitary, 8 IN	460 LF	33	8689165

Appendix D:
Replacement Reserves

Replacement Reserves Report

12/9/2024

Location	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	Total Escalated Estimate
Hamlin Middle School	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	
Hamlin Middle School / Hamlin Middle School - Main	$1,615	$0	$422,831	$1,162,469	$321,201	$0	$0	$507,684	$699,422	$0	$54,391	**$3,169,613**
Hamlin Middle School / Hamlin Middle School Site	$49,001	$0	$0	$3,726,969	$0	$56,806	$0	$0	$0	$0	$65,853	**$3,898,629**
Grand Total	**$50,616**	**$0**	**$422,831**	**$4,889,437**	**$321,201**	**$56,806**	**$0**	**$507,684**	**$699,422**	**$0**	**$120,244**	**$7,068,242**

Hamlin Middle School

Hamlin Middle School / Hamlin Middle School - Main

Uniformat Code	Location Description	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost	w/ Markup *	Subtotal	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	Deficiency Repair Estimate
B1080	Stairwells	8605880	Stair/Ramp Rails, Metal, Refinish	10	7	3	40	LF	$1.50	$2.08	$83				$83								**$83**
B2010	Building Exterior	8605914	Exterior Walls, any painted surface, Prep & Paint	10	7	3	62800	SF	$2.74	$4.02	$252,688				$252,688								**$252,688**
B2010	Lobby	8605877	Curtain Wall, Aluminum-Framed System, Refinish	10	8	2	10500	SF	$2.00	$2.94	$30,839			$30,839									**$30,839**
B2050	Building Exterior	8605864	Exterior Door, Steel, any type, Refinish	10	7	3	37	EA	$100.00	$146.85	$5,433				$5,433								**$5,433**
B3010	Roof	8605874	Roofing, any type, Repairs per Man-Day, Repair	0	0	0	1	EA	$1,100.00	$1,615.35	$1,615	$1,615											**$1,615**
C2010	Classrooms General	8605912	Wall Finishes, any surface, Prep & Paint	10	6	4	110900	SF	$1.45	$2.13	$236,142					$236,142							**$236,142**
C2030	Restrooms	8605872	Flooring, any surface, w/ Paint or Sealant, Prep & Paint	10	8	2	3700	SF	$1.09	$3.04	$11,246			$11,246									**$11,246**
C2030	Hallways & Common Areas	8605886	Flooring, any surface, w/ Epoxy Coating, Prep & Paint	10	7	3	37000	SF	$14.60	$21.44	$793,284				$793,284								**$793,284**
C2030	Classrooms Science	8605875	Flooring, Linoleum, Replace	15	8	7	49300	SF	$4.43	$6.51	$320,719								$320,719				**$320,719**
C2030	Library	8605897	Flooring, Carpet, Commercial Standard, Replace	10	8	2	24700	SF	$8.06	$11.83	$292,192			$292,192									**$292,192**
C2030	Gymnasium	8605833	Flooring, Wood, Sports, Refinish	10	8	2	8600	SF	$5.09	$7.47	$64,282			$64,282									**$64,282**
C2050	Restrooms	8605838	Ceiling Finishes, any flat surface, Prep & Paint	10	6	4	18500	SF	$1.81	$2.66	$49,241					$49,241							**$49,241**
D1010	Stairwells	8605854	Elevator Cab Finishes, Standard, Replace	15	8	7	1	EA	$10,000.00	$14,685.00	$14,685								$14,685				**$14,685**
D2010	Cafeteria	8605920	Drinking Fountain, Wall-Mounted, Single-Level, Replace	15	7	8	10	EA	$1,360.00	$1,997.16	$19,972									$19,972			**$19,972**
D3020	Plumbing	8605878	Boiler Supplemental Components, Chemical Feed System, Replace	15	8	7	1	EA	$11,700.00	$17,181.45	$17,181								$17,181				**$17,181**
D3030	Site Utility Areas	8605827	Split System, Condensing Unit/Heat Pump, Replace	15	8	7	4	EA	$8,150.00	$11,968.28	$47,873								$47,873				**$47,873**
D3030	Site Utility Areas	8605840	Split System, Condensing Unit/Heat Pump, Replace	15	7	8	2	EA	$2,170.00	$3,186.65	$6,373									$6,373			**$6,373**
D3030	Site Utility Areas	8605831	Split System, Condensing Unit/Heat Pump, Replace	15	7	8	2	EA	$2,170.00	$3,186.65	$6,373									$6,373			**$6,373**
D4030	Throughout Building	8605895	Fire Extinguisher, Wet Chemical/CO2, Replace	10	7	3	10	EA	$440.00	$646.14	$6,461				$6,461								**$6,461**
D5010	HVAC	8605902	ABB DRIVE Uninterruptible Power Supply, UPS, 7.5 KVA, Replace	15	7	8	8	EA	$3,000.00	$4,405.50	$35,244									$35,244			**$35,244**
D5030	Plumbing	8605876	Motor, AHU or Pump, Replace	18	8	10	2	EA	$3,700.00	$5,433.45	$10,867											$10,867	**$10,867**
D5030	Plumbing	8605928	Motor, AHU or Pump, Replace	18	8	10	4	EA	$5,040.00	$7,401.24	$29,605											$29,605	**$29,605**
D7030	Building Exterior	8605842	Surveillance Components, Camera Controller Headend Extension Module, Closed Circuit, Replace	10	7	3	10	EA	$400.00	$587.40	$5,874				$5,874								**$5,874**
D8010	Throughout Building	8605862	BAS/HVAC Controls, Basic System or Legacy Upgrades, Upgrade/Install	15	7	8	123291	SF	$2.50	$3.67	$452,632									$452,632			**$452,632**
E1030	Building Exterior	8605900	Foodservice Equipment, Exhaust Hood, 8 to 10 LF, Replace	15	7	8	2	EA	$7,650.00	$11,234.03	$22,468									$22,468			**$22,468**
E1070	Auditorium	8605844	Theater & Stage Equipment, Flameproof Curtain, Medium Weight Velour, Replace	15	7	8	475	SF	$13.00	$19.09	$9,068									$9,068			**$9,068**
E1090	Site Utility Areas	8605841	Waste Handling Equipment, Trash Compactor, Cardboard Bailing Press, Replace	15	8	7	1	EA	$8,400.00	$12,335.40	$12,335								$12,335				**$12,335**
Totals, Unescalated												**$1,615**	**$0**	**$398,559**	**$1,063,823**	**$285,383**	**$0**	**$0**	**$412,794**	**$552,130**	**$0**	**$40,472**	**$2,754,777**
Totals, Escalated (3.0% inflation, compounded annually)												**$1,615**	**$0**	**$422,831**	**$1,162,469**	**$321,201**	**$0**	**$0**	**$507,684**	**$699,422**	**$0**	**$54,391**	**$3,169,613**

Replacement Reserves Report

12/9/2024

Hamlin Middle School / Hamlin Middle School Site

Uniformat Code	Location Description	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost	w/ Markup *	Subtotal	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	Deficiency Repair Estimate
G2010	Site	8626923	Roadways, Pavement, Asphalt, Seal & Stripe	5	7	0	72194	SF	$0.46	$0.68	$49,001	$49,001					$49,001					$49,001	**$147,003**
G2050	Site Sports Fields & Courts	8692377	Athletic Surfaces & Courts, Baseball/Football, Artificial Turf, Replace	10	7	3	100000	SF	$11.60	$17.03	$1,703,460				$1,703,460								**$1,703,460**
G2050	Site Sports Fields & Courts	8692371	Athletic Surfaces & Courts, Baseball/Football, Artificial Turf, Replace	10	7	3	100000	SF	$11.60	$17.03	$1,703,460				$1,703,460								**$1,703,460**
G2060	Site Sports Fields & Courts	8607146	Fences & Gates, Fence, any Painted Surface, Prep & Paint	10	7	3	859	SF	$3.00	$4.41	$3,784				$3,784								**$3,784**
Totals, Unescalated												**$49,001**	**$0**	**$0**	**$3,410,704**	**$0**	**$49,001**	**$0**	**$0**	**$0**	**$0**	**$49,001**	**$3,557,707**
Totals, Escalated (3.0% inflation, compounded annually)												**$49,001**	**$0**	**$0**	**$3,726,969**	**$0**	**$56,806**	**$0**	**$0**	**$0**	**$0**	**$65,853**	**$3,898,629**