



**BUREAU
VERITAS**

FACILITY CONDITION ASSESSMENT

prepared for

DLR Group

1650 Spruce Street, Suite 300
Riverside, California 92507
Jesse Miller



Hamilton Elementary
2089 Rose Villa Street
Pasadena, California 91107

PREPARED BY:

Bureau Veritas
10461 Mill Run Circle, Suite 1100
Owings Mills, Maryland 21117
800.733.0660
www.us.bureauveritas.com

BV CONTACT:

Anselmo Martinez
Program Manager
800.733.0660 x7298031
anselmo.martinez@bureauveritas.com

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Bureau Veritas

10461 Mill Run Circle, Suite 1100 | Owings Mills, MD 21117 | www.us.bureauveritas.com | p 800.733.0660

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1. Executive Summary

Campus Overview and Assessment Details

General Information	
Property Type	School campus
Number of Buildings	6 Portables are grouped together
Main Address	Hamilton Elementary, 2089 Rose Villa Street, Pasadena, California 91107
Site Developed	1929
Site Area	5 acres (estimated)
Parking Spaces	6 total spaces all in open lots; 0 of which are accessible
Outside Occupants / Leased Spaces	None
Date(s) of Visit	April 20, 2022
Management Point of Contact	Kevin Fleming / DLR Group 951.682.0470 kffleming@dlrgroup.com
On-site Point of Contact (POC)	Don Cristobal
Assessment and Report Prepared By	Jarod Perkins
Reviewed By	James Bryant, Technical Report Reviewer for Anselmo Martinez Program Manager anselmo.martinez@bureauveritas.com 800.733.0660 x7298031
AssetCalc Link	Full dataset for this assessment can be found at: https://www.assetcalc.net/

Campus Findings and Deficiencies

Historical Summary

Hamilton Elementary School was established in 1923 with additional buildings built in 1929 and 1950. Hamilton was built with an Art Deco design with additional renovations throughout the years.

Architectural

The building consists of wood construction with heavy timber over a concrete slab with an Art Deco design. The buildings have had occasional renovations throughout the years. The interior finishes are well maintained but the age is starting to show. Building C was more recently remodeled after 2008. The exterior wood windows are weathered with some paint peeling. Building D appears to have a leak issue near the entrance of the library. Currently the ceiling tiles are water stained in this area.

Mechanical, Electrical, Plumbing and Fire (MEPF)

The HVAC system consists of package units and split system for building C. A central plant chiller and boilers for building D. Buildings A and B are supplied by individual packaged terminal air conditioners (PTAC) for each room. The teachers complained the PTAC units are not well balance and loud, making it difficult to teach. Solar panels were recently added in 2020 over the play area on the east side of the campus. The plumbing and electrical are not original to the building and appears to be well maintained.

Site

The landscaping is well maintained with decorative flowers and bushes in the front of the building. The irrigation system appears to be adequate with minimal dried patches of grass in the field. The play area consists of an open field, a few play structures, and a large open area paved in asphalt. At the time of visit, a portion of the playground was under construction for a new play structure. The asphalt in the play area and parking is intact with minimal cracking but does appear to be nearing the end of the expected lifecycle.

Recommended Additional Studies

Some areas of the facility were identified as having major or moderate accessibility issues. Bureau Veritas recommends a study be performed to take measurements, provide additional itemized details, research local requirements, and, if necessary, estimate the scope and cost of any required improvements. The cost of this study is included in the cost tables. Due to the lack of measurements and itemized findings at this point in time, the costs for any possible subsequent repairs or improvements are not currently included.

Facility Condition Index (FCI)

One of the major goals of the FCA is to calculate each building's Facility Condition Index (FCI), which provides a theoretical objective indication of a building's overall condition. By definition, the FCI is defined as the ratio of the cost of current needs divided by current replacement value (CRV) of the facility. The chart below presents the industry standard ranges and cut-off points.

FCI Ranges and Description

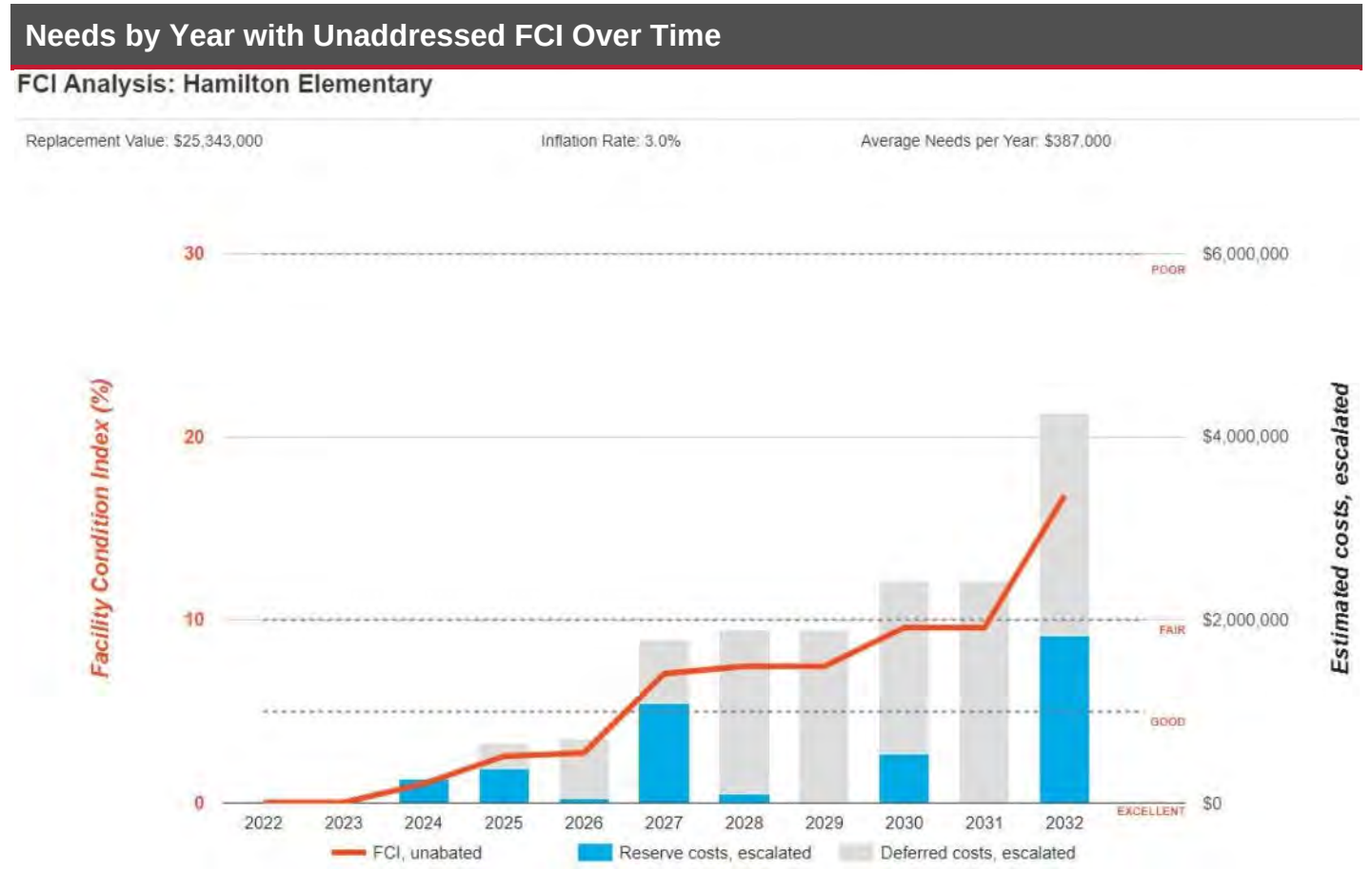
0 – 5%	In new or well-maintained condition, with little or no visual evidence of wear or deficiencies.
5 – 10%	Subjected to wear but is still in a serviceable and functioning condition.
10 – 30%	Subjected to hard or long-term wear. Nearing the end of its useful or serviceable life.
30% and above	Has reached the end of its useful or serviceable life. Renewal is now necessary.

The deficiencies and lifecycle needs identified in this assessment provide the basis for a portfolio-wide capital improvement funding strategy. In addition to the current FCI, extended FCI's have been developed to provide owners the intelligence needed to plan and budget for the "keep-up costs" for their facilities. As such the 3-year, 5-year, and 10-year FCI's are calculated by dividing the anticipated needs of those respective time periods by current replacement value. As a final point, the FCI's ultimately provide more value when used to relatively compare facilities across a portfolio instead of being over-analyzed and scrutinized as stand-alone values. The table below summarizes the individual findings for this FCA:

Facility (year built)	Cost/SF	Total SF	Replacement Value	Current	3-Year	5-Year	10-Year
A (1931)	\$425	20,800	\$8,840,000	0.0%	4.2%	7.2%	16.1%
B (1923)	\$425	16,530	\$7,025,250	0.0%	2.5%	6.8%	16.3%
C (1923)	\$425	9,200	\$3,910,000	0.0%	0.4%	2.0%	13.8%
D (1923)	\$425	9,100	\$3,867,500	0.0%	0.0%	5.1%	13.3%
Music Building (1923)	\$425	1,450	\$616,250	0.0%	0.0%	1.1%	13.5%
Portable Buildings	\$225	3,000	\$675,000	0.0%	9.7%	11.8%	18.8%

Campus Level FCI:

The vertical bars below represent the year-by-year needs identified for the entire campus. The orange line in the graph below forecasts what would happen to the campus 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.



Similar graphs for the FCI and needs of each individual building over time are included in the separate report sections that follow.



Immediate Needs

Facility/Building	Total Items	Total Cost
B	1	\$3,000
C	1	\$400
D	2	\$500
Site	1	\$3,900
Total	5	\$7,800

B

ID	Location Description	UF Code	Description	Condition	Plan Type	Cost
4051460	Resource room A206	C1070	Suspended Ceilings, Hard Tile, Replacement w/ ACT, Replace	Failed	Performance/Integrity	\$3,000
Total (1 items)						\$3,000

C

ID	Location Description	UF Code	Description	Condition	Plan Type	Cost
4051520	Roof	B3010	Roofing, Modified Bitumen, Replace	Failed	Performance/Integrity	\$400
Total (1 items)						\$400

D

ID	Location Description	UF Code	Description	Condition	Plan Type	Cost
4051416	D229	C1030	Door Hardware, School, per Door, Replace	Poor	Performance/Integrity	\$400
4051508	D114	C1070	Suspended Ceilings, Acoustical Tile (ACT), Replace	Poor	Performance/Integrity	\$100
Total (2 items)						\$500

Site

ID	Location Description	UF Code	Description	Condition	Plan Type	Cost
4051428	Site	D2010	Drinking Fountain, Exterior/Site, Precast Pedestal, Replace	Failed	Performance/Integrity	\$3,900
Total (1 items)						\$3,900

Key Findings



Roofing in Failed condition.

Modified Bitumen
C Hamilton Elementary Roof

Uniformat Code: B3010
Recommendation: **Replace in 2022**

Priority Score: **88.9**

Plan Type:
Performance/Integrity

Cost Estimate: \$400

\$\$\$\$

Patches are cracked and lifting. Possible leak issues. - AssetCALC ID: 4051520



Window in Poor condition.

Wood, 28-40 SF
B Hamilton Elementary Building Exterior

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

Priority Score: **87.7**

Plan Type:
Performance/Integrity

Cost Estimate: \$104,400

\$\$\$\$

Windows are weathered with paint peeling. - AssetCALC ID: 4051481



Window in Poor condition.

Wood, 28-40 SF
A Hamilton Elementary Building Exterior

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

Priority Score: **87.7**

Plan Type:
Performance/Integrity

Cost Estimate: \$139,300

\$\$\$\$

Windows are weathered with paint peeling. - AssetCALC ID: 4051434



Door Hardware in Poor condition.

School, per Door
D Hamilton Elementary D229

Uniformat Code: C1030
Recommendation: **Replace in 2022**

Priority Score: **84.9**

Plan Type:
Performance/Integrity

Cost Estimate: \$400

\$\$\$\$

Missing door handle - AssetCALC ID: 4051416



Drinking Fountain in Failed condition.

Exterior/Site, Precast Pedestal
Site Hamilton Elementary Site

Uniformat Code: D2010
Recommendation: **Replace in 2022**

Priority Score: **83.9**

Plan Type:
Performance/Integrity

Cost Estimate: \$3,900

\$\$\$\$

Not working. - AssetCALC ID: 4051428



Sink/Lavatory in Poor condition.

Service Sink, Wall-Hung
A Hamilton Elementary Mechanical room
A001

Uniformat Code: D2010
Recommendation: **Replace in 2023**

Priority Score: **83.8**

Plan Type:
Performance/Integrity

Cost Estimate: \$1,500

\$\$\$\$

Sink is rusted and calcified. - AssetCALC ID: 4051437



Suspended Ceilings in Failed condition.

Hard Tile, Replacement with ACT
B Hamilton Elementary Resource room
A206

Uniformat Code: C1070
Recommendation: **Replace in 2022**

Priority Score: **81.9**

Plan Type:
Performance/Integrity

Cost Estimate: \$3,000

\$\$\$\$

Loose or fallen tiles. - AssetCALC ID: 4051460



Suspended Ceilings in Poor condition.

Acoustical Tile (ACT)
D Hamilton Elementary D114

Uniformat Code: C1070
Recommendation: **Replace in 2022**

Priority Score: **81.9**

Plan Type:
Performance/Integrity

Cost Estimate: \$100

\$\$\$\$

Water stained tiles found in room D114. - AssetCALC ID: 4051508

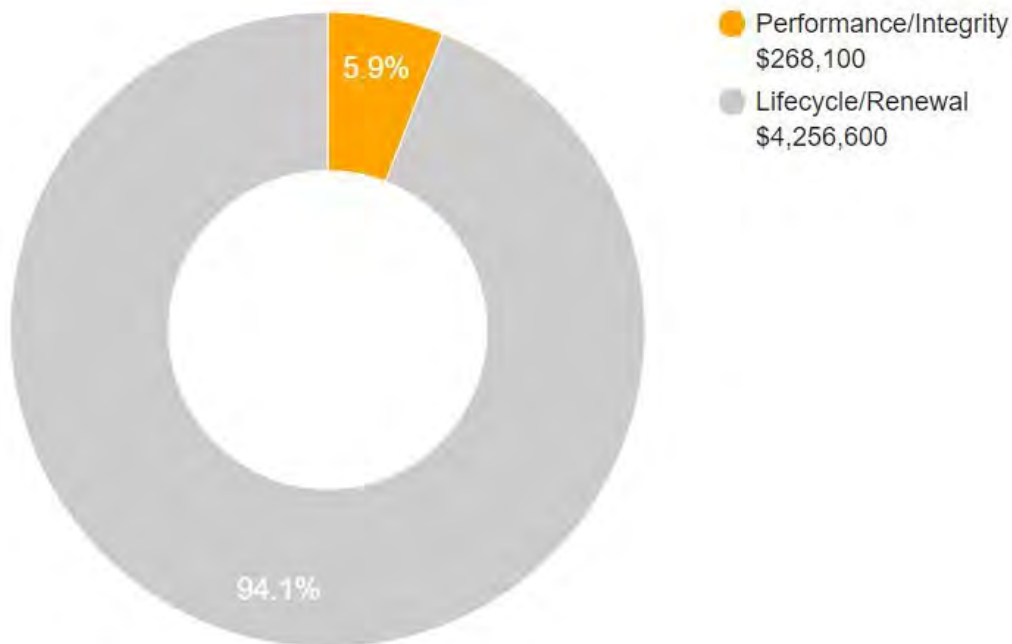
Plan Types

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 handicap 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: \$4,524,700

2. Building A



Building A: Systems Summary

Address	2089 Rose Villa Street; Pasadena, California 91107	
Constructed/Renovated	1923	
Building Size	21,800 SF	
Number of Stories	1 above grade with 1 below-grade basement level	
<i>System</i>	<i>Description</i>	<i>Condition</i>
Structure	Conventional wood frame structure over concrete slab foundation	Fair
Façade	Primary Wall Finish: Stucco Windows: Wood	Fair
Roof	Gable construction with asphalt shingles	Fair
Interiors	Walls: Painted lath and plaster, Floors: VCT, wood strip, vinyl sheeting, carpet, tile Ceilings: Painted lath and plaster and ACT	Fair
Elevators	None	--
Plumbing	Distribution: Copper supply and cast iron waste and venting Hot Water: Electric water heaters with integral tanks Fixtures: Toilets, urinals, and sinks in all restrooms	Fair
HVAC	Non-Central System: PTAC units	Fair
Fire Suppression	Wet-pipe sprinkler system and fire extinguishers	Fair

Building A: Systems Summary

Electrical	Source and Distribution: Main panel with copper wiring Fed from D building with copper wiring Interior Lighting: LED, linear fluorescent Emergency Power: None	Fair
Fire Alarm	Alarm panel with smoke detectors, alarms, strobes, pull stations, back-up emergency lights, and exit signs	Fair
Equipment/Special	None	--
Accessibility	Presently it does not appear an accessibility study is needed for this building. See Appendix D.	
Key Issues and Findings	Exterior wood windows are weathered with paint peeling.	

Building A: 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
Facade	-	\$147,745	\$51,610	-	\$62,242	\$261,597
Roofing	-	-	\$57,275	-	-	\$57,275
Interiors	-	-	\$191,292	\$386,428	\$206,608	\$784,328
Plumbing	-	\$1,568	-	\$49,711	\$512,324	\$563,603
HVAC	-	-	\$168,580	\$77,346	\$240,049	\$485,975
Fire Protection	-	-	\$14,710	-	-	\$14,710
Electrical	-	-	\$4,487	\$223,126	\$94,458	\$322,071
Fire Alarm & Electronic Systems	-	-	-	\$47,812	-	\$47,812
TOTALS (3% inflation)	-	\$149,400	\$488,000	\$784,500	\$1,115,700	\$2,537,600

3. Building B



Building B: Systems Summary

Address	2089 Rose Villa Street; Pasadena, California 91107	
Constructed/Renovated	1923	
Building Size	16,530 SF	
Number of Stories	1	
<i>System</i>	<i>Description</i>	<i>Condition</i>
Structure	Conventional wood frame structure over concrete slab foundation	Fair
Façade	Primary Wall Finish: Stucco Windows: Wood	Fair
Roof	Gable construction with asphalt shingles	Fair
Interiors	Walls: Painted lath and plaster, ceramic tile Floors: Carpet, VCT, wood strip Ceilings: Painted lath and plaster and ACT	Fair
Elevators	Passenger: 1 hydraulic car serving all 2 floors	Fair
Plumbing	Distribution: Copper supply and cast iron waste and venting Hot Water: None Fixtures: Toilets and sinks in all restrooms	Fair
HVAC	Non-Central System: PTAC units	Fair
Fire Suppression	Wet-pipe sprinkler system and fire extinguishers	Fair

Building B: Systems Summary

Electrical	Source and Distribution: Main panel with copper wiring Fed from D building with copper wiring Interior Lighting: LED, linear fluorescent Emergency Power: None	Fair
Fire Alarm	Alarm panel with smoke detectors, alarms, strobes, pull stations, back-up emergency lights, and exit signs	Fair
Equipment/Special	None	--
Accessibility	Presently it does not appear an accessibility study is needed for this building. See Appendix D.	
Key Issues and Findings	The exterior wood windows are weathered with paint peeling.	

Building B: 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
Facade	-	\$110,808	\$48,835	-	\$56,139	\$215,782
Roofing	-	-	-	\$68,757	-	\$68,757
Interiors	\$3,046	-	\$188,628	\$173,372	\$116,605	\$481,651
Conveying	-	-	-	\$87,730	-	\$87,730
Plumbing	-	-	\$7,061	\$2,631	\$317,929	\$327,621
HVAC	-	-	\$64,199	\$266,116	\$100,021	\$430,336
Fire Protection	-	-	\$29,420	-	-	\$29,420
Electrical	-	-	\$2,218	-	\$137,083	\$139,301
Fire Alarm & Electronic Systems	-	-	-	\$32,210	-	\$32,210
Equipment & Furnishings	-	-	\$20,811	\$39,478	-	\$60,289
TOTALS (3% inflation)	\$3,100	\$110,900	\$361,200	\$670,300	\$727,800	\$1,873,300

4. Building C



Building C: Systems Summary

Address	2089 Rose Villa Street; Pasadena, California 91107	
Constructed/Renovated	1923	
Building Size	9,200 SF	
Number of Stories	1	
System	Description	Condition
Structure	Conventional wood frame structure over concrete slab foundation	Fair
Façade	Primary Wall Finish: Stucco Windows: Aluminum and Wood	Fair
Roof	Primary: Gable construction with clay/concrete tiles Secondary: Flat construction with built-up finish	Fair
Interiors	Walls: Painted gypsum board, vinyl, ceramic tile Floors: VCT and ceramic tile Ceilings: Painted gypsum board and ACT	Fair
Elevators	None	--
Plumbing	Distribution: Copper supply and cast iron waste and venting Hot Water: Gas water heaters with integral tanks Fixtures: Toilets and sinks in all restrooms	Fair
HVAC	Non-Central System: Packaged units Supplemental components: Split-system heat pumps	Fair
Fire Suppression	Wet-pipe sprinkler system and fire extinguishers	Fair

Building C: Systems Summary

Electrical	Source and Distribution: Main panel with copper wiring Fed from D building with copper wiring Interior Lighting: LED, linear fluorescent Emergency Power: None	Fair
Fire Alarm	Alarm panel with smoke detectors, alarms, strobes, pull stations, back-up emergency lights, and exit signs	Fair
Equipment/Special	Commercial kitchen equipment	Fair
Accessibility	Presently it does not appear an accessibility study is needed for this building. See Appendix D.	
Key Issues and Findings	None observed at time of assessment.	

Building C: 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
Facade	-	-	\$18,615	\$109,663	\$25,017	\$153,295
Roofing	\$435	-	\$12,302	\$1,900	\$90,724	\$105,361
Interiors	-	-	\$15,135	\$50,468	\$201,493	\$267,096
Conveying	-	-	-	\$24,857	-	\$24,857
Plumbing	-	-	\$1,008	\$166,101	\$19,971	\$187,080
HVAC	-	-	\$9,800	\$62,699	\$78,599	\$151,098
Fire Protection	-	-	-	-	\$13,911	\$13,911
Electrical	-	-	\$1,512	\$1,819	\$106,376	\$109,707
Fire Alarm & Electronic Systems	-	-	-	\$20,177	-	\$20,177
Equipment & Furnishings	-	-	\$17,657	\$25,248	\$24,945	\$67,850
Site Development	-	-	-	-	\$27,922	\$27,922
TOTALS (3% inflation)	\$500	-	\$76,100	\$463,000	\$589,000	\$1,128,600

5. Building D



Building D: Systems Summary

Address	2089 Rose Villa Street; Pasadena, California 91107	
Constructed/Renovated	1923	
Building Size	9,100 SF	
Number of Stories	1	
<i>System</i>	<i>Description</i>	<i>Condition</i>
Structure	Conventional wood frame structure over concrete slab foundation	Fair
Façade	Primary Wall Finish: Stucco Windows: Aluminum	Fair
Roof	Gable construction with asphalt shingles	Fair
Interiors	Walls: Painted gypsum board, ceramic tile Floors: Carpet, VCT, ceramic tile, Ceilings: Painted gypsum board and ACT	Fair
Elevators	None	--
Plumbing	Distribution: Copper supply and cast iron waste and venting Hot Water: None Fixtures: Toilets, urinals, and sinks in all restrooms	Fair
HVAC	Central System: Boilers, chillers feeding VAV	Fair
Fire Suppression	Wet-pipe sprinkler system and fire extinguishers	Fair

Building D: Systems Summary

Electrical	Source and Distribution: Main switchboard with copper wiring Interior Lighting: LED, linear fluorescent Emergency Power: None	Fair
Fire Alarm	Alarm panel with smoke detectors, alarms, strobes, pull stations, back-up emergency lights, and exit signs	Fair
Equipment/Special	None	--
Accessibility	Presently it does not appear an accessibility study is needed for this building. See Appendix D.	
Key Issues and Findings	Water-stained ceiling tiles in library. Reports of ceiling leaking in library near entrance.	

Building D: 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
Facade	-	-	\$25,652	\$30,559	\$34,476	\$90,687
Roofing	-	-	\$24,443	-	-	\$24,443
Interiors	\$549	-	\$129,104	\$26,319	\$177,430	\$333,402
Plumbing	-	-	-	-	\$226,639	\$226,639
HVAC	-	-	\$16,396	\$190,083	\$71,527	\$278,006
Fire Protection	-	-	-	\$7,117	\$16,503	\$23,620
Electrical	-	-	-	\$64,878	\$153,480	\$218,358
Fire Alarm & Electronic Systems	-	-	-	-	\$21,173	\$21,173
Equipment & Furnishings	-	-	-	-	\$24,932	\$24,932
TOTALS (3% inflation)	\$600	-	\$195,600	\$319,000	\$726,200	\$1,241,400

6. Music Building



Music Building: Systems Summary

Address	2089 Rose Villa Street; Pasadena, California 91107	
Constructed/Renovated	1923	
Building Size	1,450 SF	
Number of Stories	1	
<i>System</i>	<i>Description</i>	<i>Condition</i>
Structure	Conventional wood frame structure over concrete slab foundation	Fair
Façade	Primary Wall Finish: Stucco Windows: Aluminum	Fair
Roof	Gable construction with asphalt shingles	Fair
Interiors	Walls: Painted gypsum board Floors: VCT Ceilings: ACT	Fair
Elevators	None	--
Plumbing	Distribution: Copper supply and cast iron waste and venting Hot Water: None Fixtures: Toilets, urinals, and sinks in all restrooms	Fair
HVAC	Central System: Packaged units	Fair
Fire Suppression	Fire extinguishers only	Fair

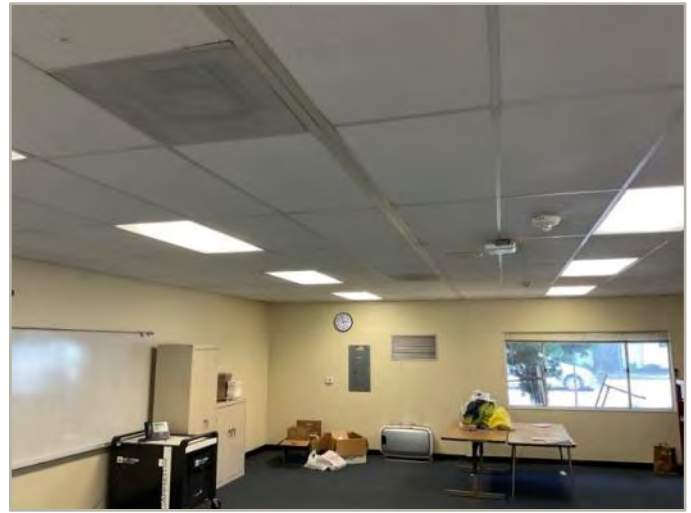
Music Building: Systems Summary

Electrical	Source and Distribution: Main switchboard with copper wiring Interior Lighting: LED, linear fluorescent Emergency Power: None	Fair
Fire Alarm	Alarm panel with smoke detectors, alarms, strobes, pull stations, back-up emergency lights, and exit signs	Fair
Equipment/Special	None	--
Accessibility	Presently it does not appear an accessibility study is needed for this building. See Appendix D.	
Key Issues and Findings	A fire suppression system was not found in the classroom.	

Music 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
Facade	-	-	\$6,810	-	\$42,359	\$49,169
Roofing	-	-	-	-	\$18,156	\$18,156
Interiors	-	-	-	\$10,600	\$8,601	\$19,201
Plumbing	-	-	-	-	\$38,456	\$38,456
HVAC	-	-	-	\$20,673	-	\$20,673
Electrical	-	-	-	\$2,221	\$8,220	\$10,441
Fire Alarm & Electronic Systems	-	-	-	\$3,179	-	\$3,179
Equipment & Furnishings	-	-	-	\$39,478	\$15,129	\$54,607
TOTALS (3% inflation)	-	-	\$6,900	\$76,200	\$131,000	\$214,100

7. Portables



Portables: Systems Summary

Address	2089 Rose Villa Street; Pasadena, California 91107	
Constructed/Renovated	2000's	
Building Size	3,000 SF	
Number of Stories	1	
<i>System</i>	<i>Description</i>	<i>Condition</i>
Structure	Conventional wood frame structure over concrete slab foundation	Fair
Façade	Primary Wall Finish: Wood siding Windows: Aluminum	Fair
Roof	Flat construction with metal finish	Fair
Interiors	Walls: vinyl Floors: Carpet Ceilings: ACT	Fair
Elevators	None	--
Plumbing	None	--
HVAC	Non-Central System: Packaged wall mounted heat pumps	Fair
Fire Suppression	Fire extinguishers only	Fair

Portables: Systems Summary

Electrical	Source and Distribution: Main panel with copper wiring Fed from D building with copper wiring Interior Lighting: LED, linear fluorescent Emergency Power: None	Fair
Fire Alarm	Alarm panel with smoke detectors, alarms, strobes, pull stations	Fair
Equipment/Special	None	--
Accessibility	Presently it does not appear an accessibility study is needed for this building. See Appendix D.	
Key Issues and Findings	None observed at time of assessment.	

Portables: 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
Facade	-	-	\$16,049	\$5,702	\$25,105	\$46,856
Roofing	-	-	-	-	\$91,963	\$91,963
Interiors	-	-	\$40,938	\$15,352	\$58,055	\$114,345
HVAC	-	-	\$22,467	-	\$20,340	\$42,807
Electrical	-	-	-	\$19,739	\$14,737	\$34,476
Fire Alarm & Electronic Systems	-	-	-	\$6,579	-	\$6,579
TOTALS (3% inflation)	-	-	\$79,500	\$47,400	\$210,200	\$337,100

8. Site Summary



Site Information		
System	Description	Condition
Pavement/Flatwork	Asphalt lots with limited areas of concrete pavement and adjacent concrete sidewalks, curbs, and ramps	Fair
Site Development	Building-mounted signage; chain link fencing Playgrounds and sports fields and courts Heavily furnished with park bench picnic tables, trash receptacles	Fair
Landscaping and Topography	Significant landscaping features including lawns, trees, bushes, and planters Irrigation present Concrete retaining walls Low to moderate site slopes throughout	Fair
Utilities	Municipal water and sewer Local utility-provided electric and natural gas	Fair
Site Lighting	Building-mounted: LED	Fair
Ancillary Structures	None	--
Accessibility	Potential moderate/major issues have been identified associated with the site areas and a detailed accessibility study is recommended. See Appendix D.	
Key Issues and Findings	None observed at time of assessment.	

Site: 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
Plumbing	\$3,916	-	\$12,839	\$2,193	\$29,443	\$48,391
HVAC	-	-	\$227,032	-	-	\$227,032
Electrical	-	-	-	\$99,427	\$81,165	\$180,592
Special Construction & Demo	-	-	\$75,677	\$3,655	\$64,914	\$144,246
Site Development	-	-	\$34,053	\$157,260	\$447,138	\$638,451
Site Pavement	-	-	\$35,806	\$41,509	\$500,982	\$578,297
TOTALS (3% inflation)	\$4,000	-	\$385,500	\$304,100	\$1,123,700	\$1,817,300

9. 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

Areas of note that were either inaccessible or not observed for other reasons are listed here:

- Room C128, Electrical Room; locked room and no key

10. ADA Accessibility

Generally, Title II of the Americans with Disabilities Act (ADA) prohibits discrimination by entities to access and use of “areas of public accommodations” and “public facilities” on the basis of disability. Regardless of their age, these areas and facilities must be maintained and operated to comply with the Americans with Disabilities Act Accessibility Guidelines (ADAAG).

A public entity (i.e. city governments) shall operate each service, program, or activity so that the service, program, or activity, when viewed in its entirety, is readily accessible to and usable by individuals with disabilities.

However, this does not:

1. Necessarily require a public entity to make each of its existing facilities accessible to and usable by individuals with disabilities;
2. Require a public entity to take any action that would threaten or destroy the historic significance of an historic property; or
3. Require a public entity to take any action that it can demonstrate would result in a fundamental alteration in the nature of a service, program, or activity or in undue financial and administrative burdens. In those circumstances where personnel of the public entity believe that the proposed action would fundamentally alter the service, program, or activity or would result in undue financial and administrative burdens, a public entity has the burden of proving that compliance with 35.150(a) of this part would result in such alteration or burdens. The decision that compliance would result in such alteration or burdens must be made by the head of a public entity or his or her designee after considering all resources available for use in the funding and operation of the service, program, or activity, and must be accompanied by a written statement of the reasons for reaching that conclusion. If an action would result in such an alteration or such burdens, a public entity shall take any other action that would not result in such an alteration or such burdens but would nevertheless ensure that individuals with disabilities receive the benefits or services provided by the public entity.

Removal of barriers to accessibility should be addressed from a liability standpoint in order to comply with federal law, but the barriers may or may not be building code violations. The Americans with Disabilities Act Accessibility Guidelines are part of the ADA federal civil rights law pertaining to the disabled and are not a construction code. State and local jurisdictions have adopted the ADA Guidelines or have adopted other standards for accessibility as part of their construction codes.

During the FCA, Bureau Veritas performed a limited high-level accessibility review of the facility non-specific to any local regulations or codes. The scope of the visual observation was limited to the same areas observed while performing the FCA and the categories set forth in the checklists that are included in the appendix. It is understood by the Client that the limited observations described herein do not comprise a full ADA Compliance Survey, and that such a survey is beyond the scope of this particular assessment. A full measured ADA survey would be required to identify any and all specific potential accessibility issues. Additional clarifications of this limited survey:

- This survey was visual in nature and actual measurements were not taken to verify compliance
- Only a representative sample of areas was observed
- Two overview photos were taken for each subsection regardless of perceived compliance or non-compliance
- Itemized costs for individual non-compliant items are not included in the dataset
- For any “none” boxes checked or reference to “no issues” identified, that alone does not guarantee full compliance

The campus was originally constructed in 1929 with additional buildings added and renovated in phases over time.

The following table summarizes the accessibility conditions of the general site and at each building on campus:

Campus: Accessibility Summary			
Facility	Year Built/ Renovated	Prior Study Provided?	Major/Moderate Issues Observed?
General Site	1929	No	Yes
Building A	1929	No	No



Campus: Accessibility Summary

Building B	1929	No	No
Building C	1929	No	No
Building D	1929	No	No
Portables	1929	No	No

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

Detailed follow-up accessibility studies are included as recommendations because potential moderate to major issues were observed at the buildings identified above. Reference the appendix for specific data, photos, and tables or checklists associated with this limited accessibility survey.



11. 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.

12. 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.

13. Certification

DRL Group (the Client) retained Bureau Veritas to perform this Facility Condition Assessment in connection with its continued operation of Hamilton Elementary, 2089 Rose Villa Street, Pasadena, California 91107, 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.

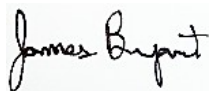
The conclusions and recommendations presented in this report are based on the brief review of the plans and records made available to our Project Manager during the site visit, interviews of available property management personnel and maintenance contractors familiar with the Property, appropriate inquiry 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: Jarod Perkins,
Project Manager

Reviewed by: 

James Bryant,
Technical Report Reviewer for
Anselmo Martinez, RA
Program Manager
anselmo.martinez@bureauveritas.com

14. Appendices

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

Appendix A:

Photographic Record

Photographic Overview



1 - FRONT ELEVATION



2 - LEFT ELEVATION



3 - REAR ELEVATION



4 - RIGHT ELEVATION



5 - STRUCTURE OVERVIEW



6 - FACADE OVERVIEW

Photographic Overview



7 - PRIMARY ROOF OVERVIEW



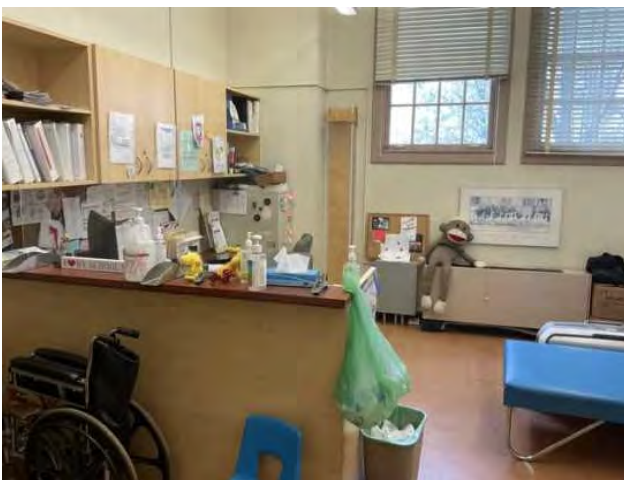
8 - CAFETERIA



9 - BREAK ROOM



10 - RESTROOM



11 - NURSE'S OFFICE



12 - MUSIC ROOM

Photographic Overview



13 - COMPUTER CLASSROOM



14 - CAFETERIA



15 - KITCHEN



16 - LIBRARY



17 - CLASSROOM



18 - AUDITORIUM

Photographic Overview



19 - GREEN ROOM BRIDGE



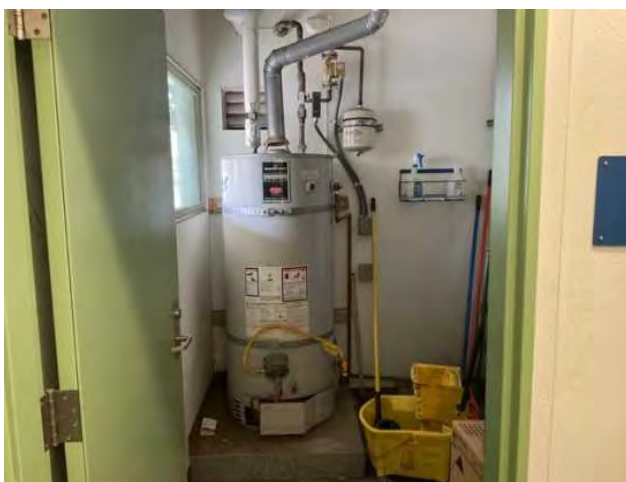
20 - HALLWAY



21 - ELEVATOR HYDRAULIC PUMP



22 - PLUMBING SYSTEM



23 - WATER HEATER



24 - BOILERS

Photographic Overview



25 - CHILLER



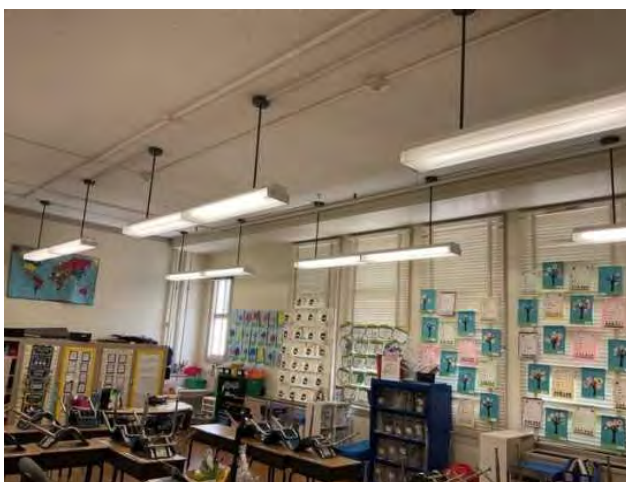
26 - HVAC PACKAGED UNITS



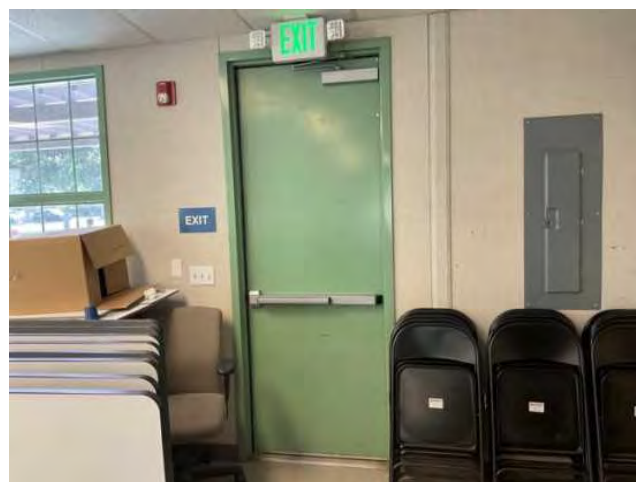
27 - PACKAGED TERMINAL AIR CONDITIONER



28 - ELECTRICAL EQUIPMENT



29 - INTERIOR LIGHTING SYSTEM



30 - FIRE ALARM SYSTEM COMPONENTS

Photographic Overview



31 - FIRE SUPPRESSION



32 - FIRE EXTINGUISHER



33 - LANDSCAPING



34 - QUAD



35 - PLAYGROUND



36 - PARKING LOT OVERVIEW

Appendix B:

Site and Floor Plans

Aerial Site Plan



	Project Number	Project Name	
	154554.22R000-004.354	Hamilton Elementary	
	Source	On-Site Date	
	Google	April 20, 2022	

Site Plan

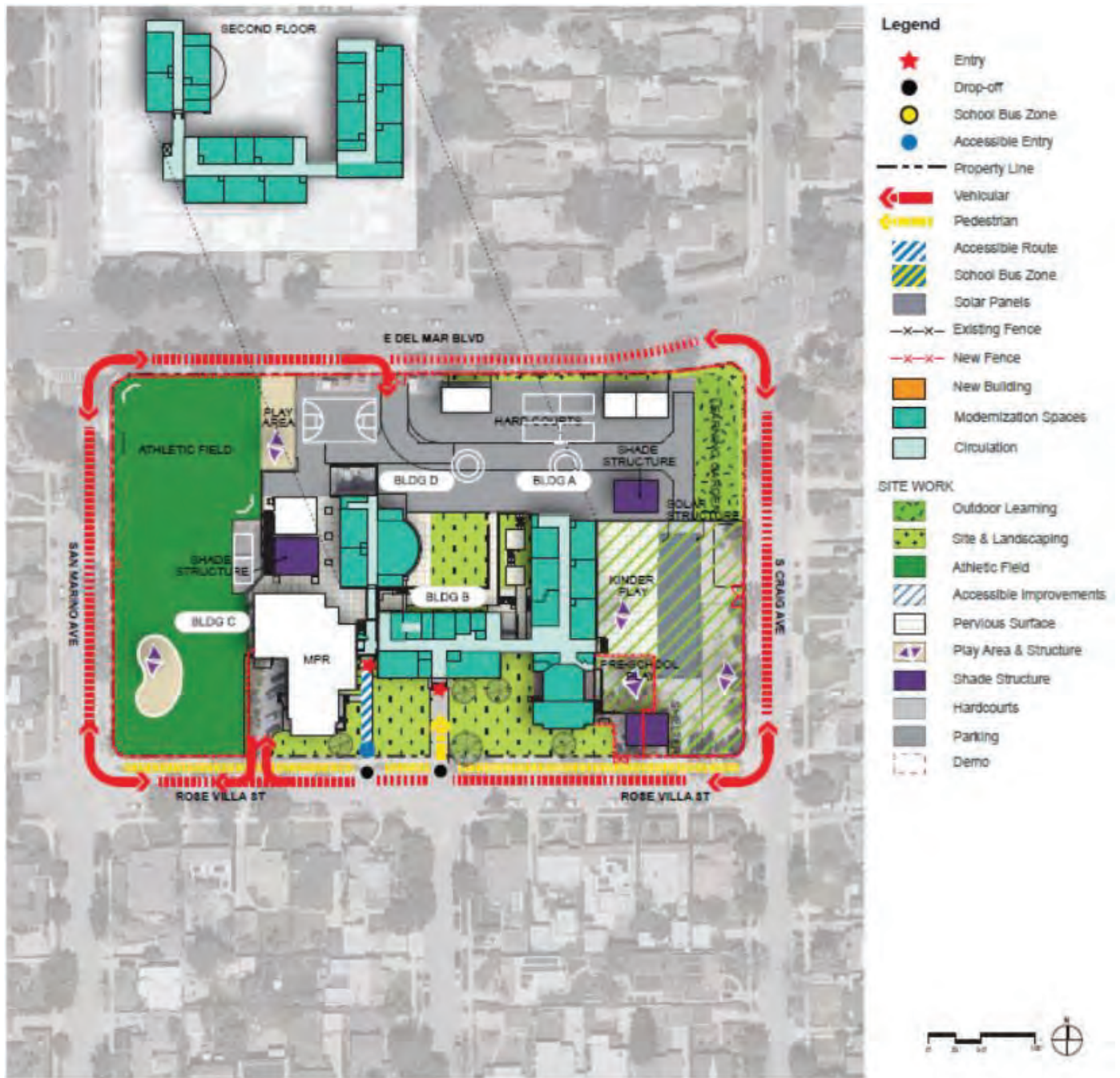


- Legend**
- ★ Entry
 - Drop-off
 - School Bus Zone
 - Accessible Entry
 - Property Line
 - ← Vehicular
 - ← Pedestrian
 - ▨ Accessible Route
 - ▨ School Bus Zone
 - Solar Panels
 - Classrooms
 - Specialty Classrooms
 - Multi-Purpose Space
 - Support Space
 - Administration & Faculty
 - Outdoor Learning
 - Circulation
 - ▲ Existing Play Structure

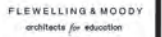


	Project Number	Project Name	
	154554.22R000-004.354	Hamilton Elementary	
	Source	On-Site Date	
	Client Supplied	April 20, 2022	

Site Plan



	Project Number	Project Name	
	154554.22R000-004.354	Hamilton Elementary	
	Source	On-Site Date	
	Client Supplied	April 20, 2022	



ANTELOPE VALLEY OFFICE:
1025 West Lancaster Boulevard
Lancaster, California 93524
861.343.0771 FAX 861.343.2943
E-Mail: an-lancaster@jewelry-nobly.com

An Employee-Owned Corporation



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1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41	42	43	44	45	46	47	48	49	50	51	52	53	54	55	56	57	58	59	60	61	62	63	64	65	66	67	68	69	70	71	72	73	74	75	76	77	78	79	80	81	82	83	84	85	86	87	88	89	90	91	92	93	94	95	96	97	98	99	100	101	102	103	104	105	106	107	108	109	110	111	112	113	114	115	116	117	118	119	120	121	122	123	124	125	126	127	128	129	130	131	132	133	134	135	136	137	138	139	140	141	142	143	144	145	146	147	148	149	150	151	152	153	154	155	156	157	158	159	160	161	162	163	164	165	166	167	168	169	170	171	172	173	174	175	176	177	178	179	180	181	182	183	184	185	186	187	188	189	190	191	192	193	194	195	196	197	198	199	200	201	202	203	204	205	206	207	208	209	210	211	212	213	214	215	216	217	218	219	220	221	222	223	224	225	226	227	228	229	230	231	232	233	234	235	236	237	238	239	240	241	242	243	244	245	246	247	248	249	250	251	252	253	254	255	256	257	258	259	260	261	262	263	264	265	266	267	268	269	270	271	272	273	274	275	276	277	278	279	280	281	282	283	284	285	286	287	288	289	290	291	292	293	294	295	296	297	298	299	300	301	302	303	304	305	306	307	308	309	310	311	312	313	314	315	316	317	318	319	320	321	322	323	324	325	326	327	328	329	330	331	332	333	334	335	336	337	338	339	340	341	342	343	344	345	346	347	348	349	350	351	352	353	354	355	356	357	358	359	360	361	362	363	364	365	366	367	368	369	370	371	372	373	374	375	376	377	378	379	380	381	382	383	384	385	386	387	388	389	390	391	392	393	394	395	396	397	398	399	400	401	402	403	404	405	406	407	408	409	410	411	412	413	414	415	416	417	418	419	420	421	422	423	424	425	426	427	428	429	430	431	432	433	434	435	436	437	438	439	440	441	442	443	444	445	446	447	448	449	450	451	452	453	454	455	456	457	458	459	460	461	462	463	464	465	466
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...and the responsibility for their actions under the contract.

BASELINE VALUE

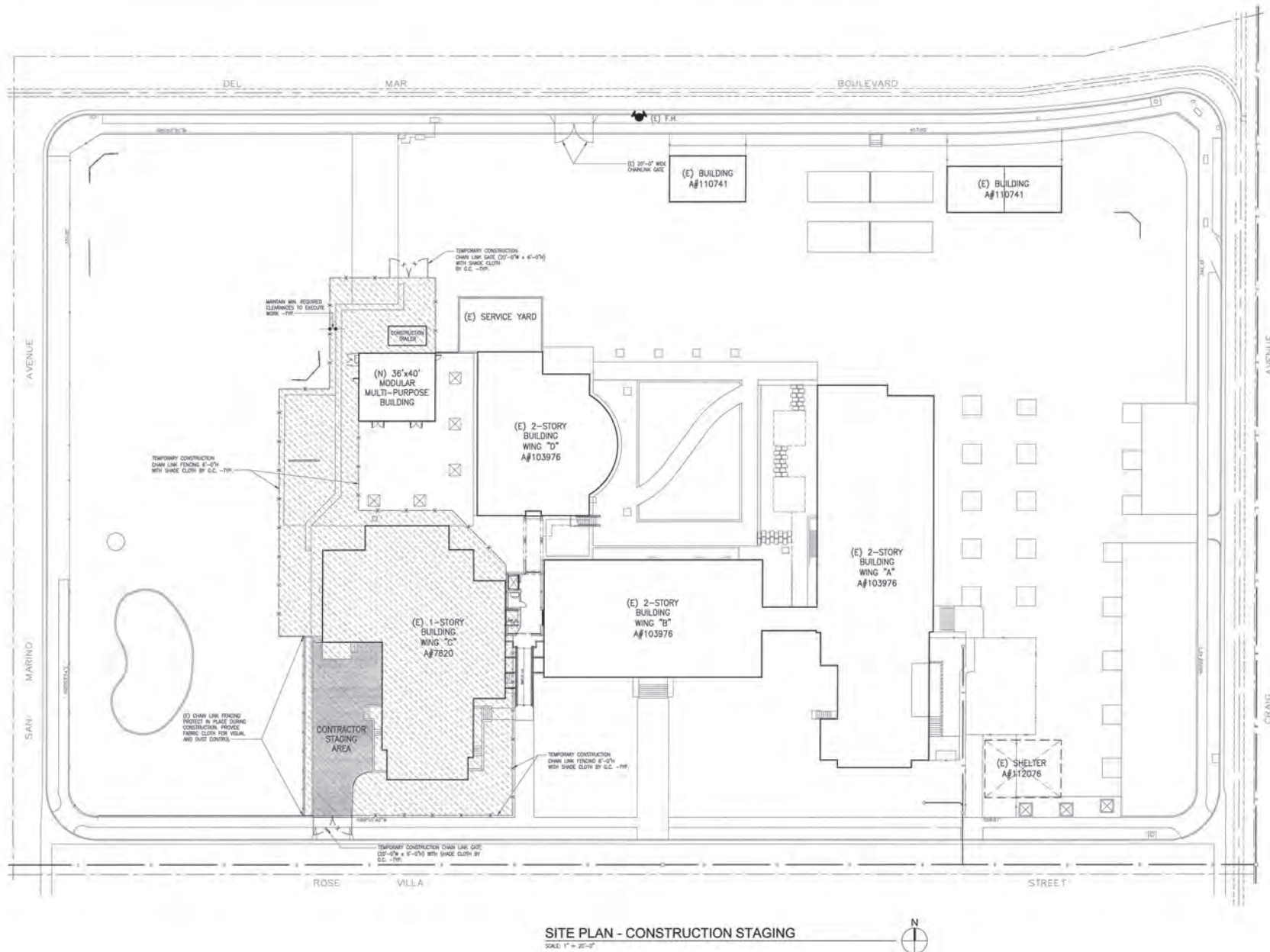
HAMILTON ELEMENTARY

2089 ROYSE VILLA STREET

SITE PLAN CONSTRUCTION STAGING

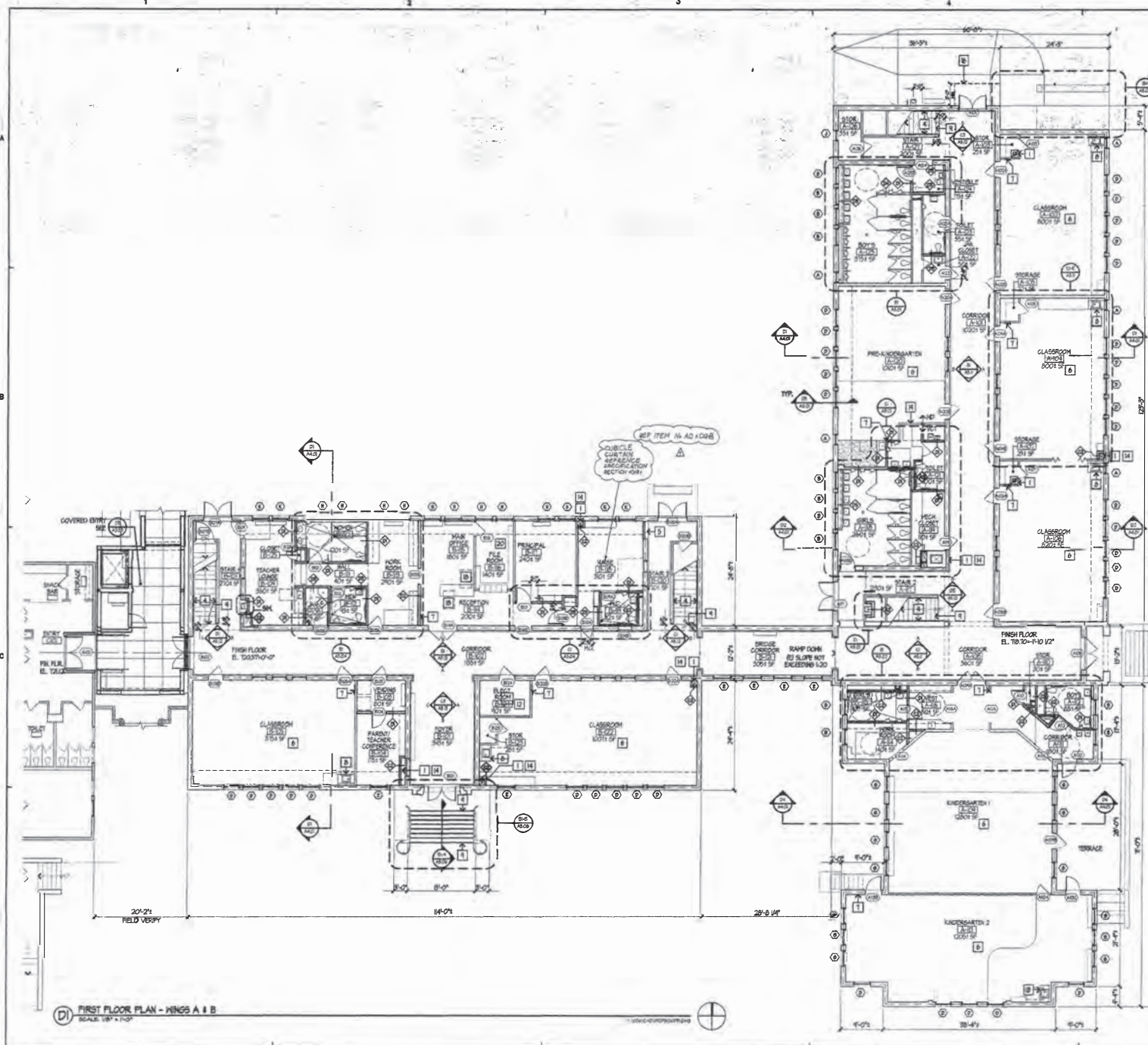
A1 01a

1-05-2012



SITE PLAN - CONSTRUCTION STAGING
SCALE: 1" = 20'-0"





FLOOR PLAN KEY NOTES

- 1 NEW DUCTPILING SHAFT
- 2 NEW RECESSED CURTAIN REFERENCE SPECIFICATION SECTION 10101
- 3 NEW USED
- 4 1/2" x 9" SILL HANDRAIL SEE A2 & A304.02
- 5 HALL INFILL 3/8" x 8" SILL 51025 @ 8" O.C. W/ 5/8" 6" PIP. DO. FLUSH WITH ADJACENT WALL, UNLESS NOTED OTHERWISE.
- 6 NEW FAN COIL UNITS COORDINATE W/ MECHANICAL FOR LOCATION & NUMBER OF UNITS.
- 7 NEW 50/4 RECESSED CABINET & FIRE EXTINGUISHER.
- 8 NEW COUNTERTOP AND SINK. SEE DETAIL D104.02.
- 9 PROVIDE CONTRASTING STRIP @ TOP AND BOTTOM TREADS. SEE DETAIL B304.02
- 10 NOT USED.
- 11 NOT USED.
- 12 ELECTRICAL PANELS, SEE E 101
- 13 NOT USED.
- 14 PROVIDE 1/4" RATED SHAFT HALL AROUND MECH. DECKS. COORDINATE LOCATION WITH DMS 1M 3.01. CONSTRUCT HALL PER DETAIL C204.02.
- 15 NOT USED.
- 16 PROVIDE LEVEL PAVED SURFACE FLUSH WITH (B) CONCRETE SLOPE, SLOPED PORTION NOT TO EXCEED 1:20. SEE D104.02 AND CIVIL DRAWINGS.
- 17 INSTALL NEW BUILT-IN SHELVING.
- 18 MODIFY CABINETS FOR ACCESSIBLE COUNTER SPACE PER DIAGRAM D104.01 FOR COUNTERTOPS.
- 19 PROVIDE 4" x 8" MOOD DIVIDER SLOPE FLUSH WITH VOT SURFACE. FINISH TO MATCH (B) MOOD FLOOR. MAX HT. NOT TO EXCEED 1/2"
- 20 SEE D104.05 FOR ANCHORAGE OF EXISTING CABINETS.

NOTE: SEE DOOR & FINISH SCHEDULES FOR ADDITIONAL INFORMATION NOT SHOWN OR INDICATED ON PLAN.

FLOOR PLAN SYMBOLS

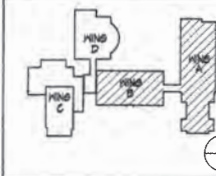
- CHD HALL
- STD HALL
- 1 HR. RATED STD HALL
- (B) STD HALL TO REMAIN
- (B) CONCRETE OR MASONRY HALL TO REMAIN
- 1 HR. (B) CONCRETE OR MASONRY HALL TO REMAIN
- CONCRETE HALL, SEE STRUCTURAL DRAWINGS

DOOR & FRAME - SEE DOOR SCHEDULE
(B) DOOR & FRAME TO REMAIN - SEE DOOR SCHEDULE FOR HALL TO DOOR, FRAME OR HANDICAP

FURNITURE, SHELVING - N.L.G. (21.01)

- DOOR NUMBER
SEE DOOR SCHEDULE, A102 & A103
- HALL TYPE, SEE PARTITION LEGEND SHEETS A201 & A202
- STAIR ACCESSORY HATCH TYPE
SEE PARTITION TYPES, A201 DETAIL B2
- KEYED CONSTRUCTION NOTE

KEY PLAN



La Cañada Design Group
Architecture
Urban Design
Interiors
200 E. Del Mar Boulevard
Suite 106
Pasadena, California 91105
626-795-6474 FAX 626-795-2274

Project Manager
Walter in association with
Preston Services, Inc. and Clarence J.
Brennan & Associates, Inc.
740 West Woodbury Road
Altadena, California 91001
626-290-0748 FAX 626-290-3478



Project Title
PASADENA IMPROVED SCHOOL DISTRICT
SCHOOL MODERNIZATION
AND REHABILITATION
PROJECTS

**HAMILTON
ELEMENTARY
SCHOOL**
2284 ROSE VILLA ST.
PASADENA, CA

**PHASE I
HME 253-R**

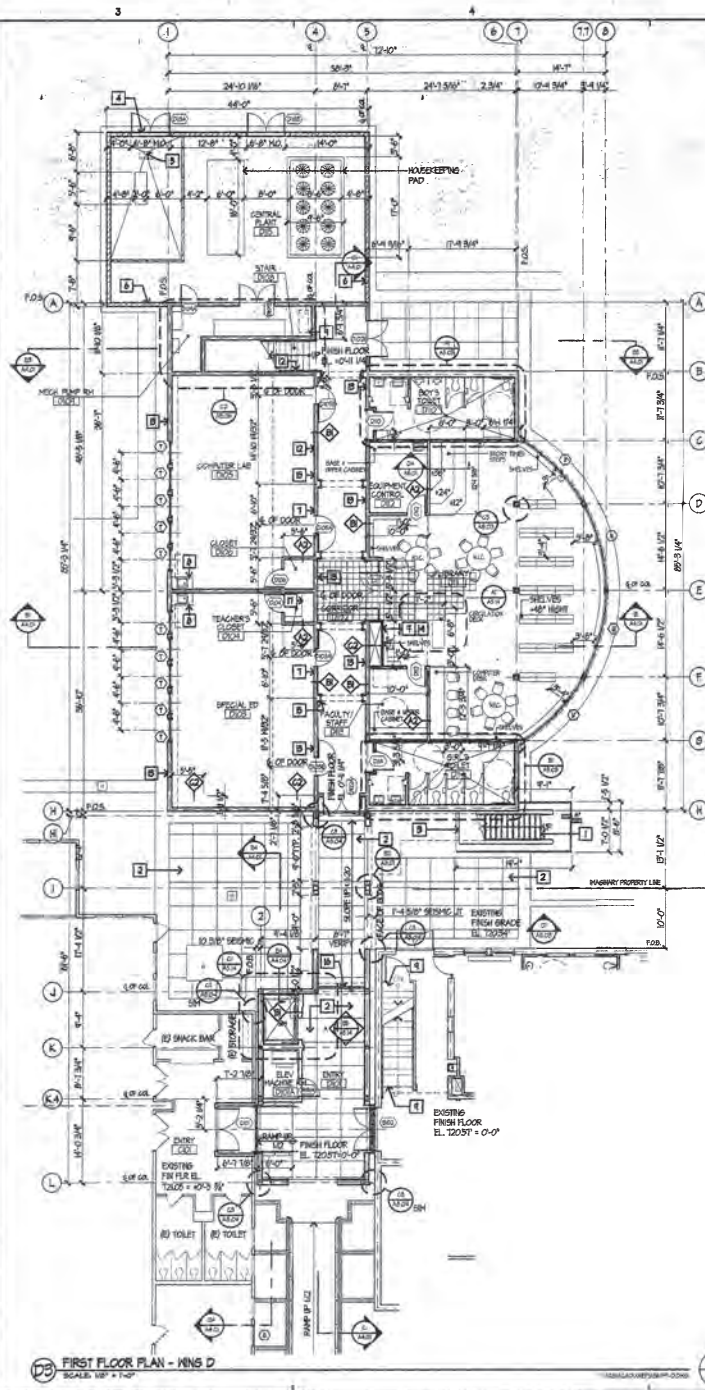
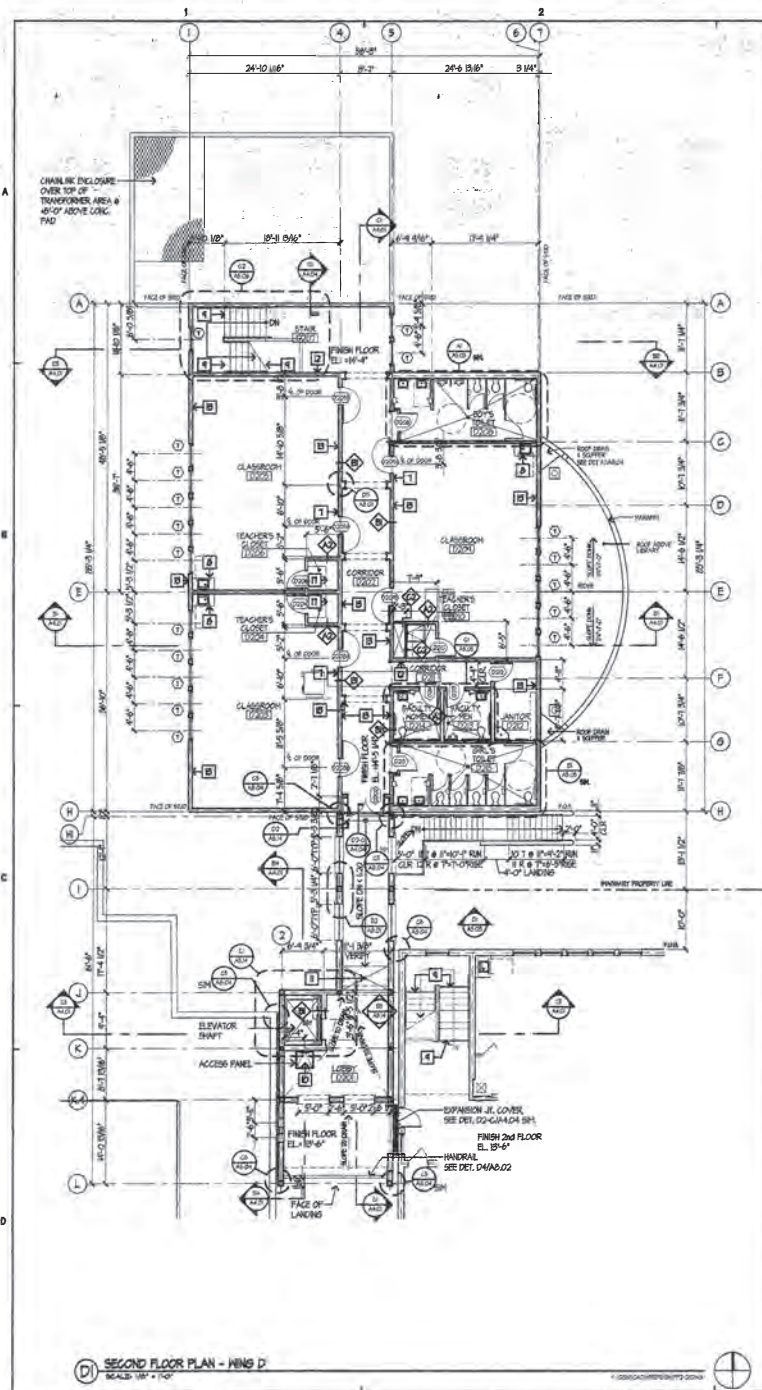
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Revision	Number	Description	Date
1	1	ISSUED FOR PERMIT	01/01/2001
2	2	ISSUED FOR PERMIT	01/01/2001
3	3	ISSUED FOR PERMIT	01/01/2001
4	4	ISSUED FOR PERMIT	01/01/2001
5	5	ISSUED FOR PERMIT	01/01/2001
6	6	ISSUED FOR PERMIT	01/01/2001
7	7	ISSUED FOR PERMIT	01/01/2001
8	8	ISSUED FOR PERMIT	01/01/2001
9	9	ISSUED FOR PERMIT	01/01/2001
10	10	ISSUED FOR PERMIT	01/01/2001
11	11	ISSUED FOR PERMIT	01/01/2001
12	12	ISSUED FOR PERMIT	01/01/2001
13	13	ISSUED FOR PERMIT	01/01/2001
14	14	ISSUED FOR PERMIT	01/01/2001
15	15	ISSUED FOR PERMIT	01/01/2001
16	16	ISSUED FOR PERMIT	01/01/2001
17	17	ISSUED FOR PERMIT	01/01/2001
18	18	ISSUED FOR PERMIT	01/01/2001
19	19	ISSUED FOR PERMIT	01/01/2001
20	20	ISSUED FOR PERMIT	01/01/2001

Drawn by
Reviewed by
Plot Date 01/01/2001
Job Number 0361
Drawing File 261A022246

Sheet Title
**FIRST FLOOR
PLAN, WINGS A & B**

Sheet Number
A 2.02
Sheet 1 of 1 Rev. No.



FLOOR PLAN KEY NOTES

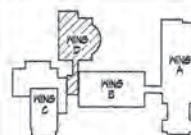
- 1 PROVIDE CONTRASTING STRIP @ EACH TREAD.
- 2 NEW 4'-0"x4'-0" COLORED CONCRETE PAVING (TYP)
- 3 GROUNDLINE RETURN.
- 4 6" CONC. GIRD POURED INTEGRAL W/ CONCRETE SLAB W/ 1/2" CHAMFER AT TOP EDGE.
- 5 SUMP DRAIN W/ COVER PLATE, SEE CITY OF PASADENA, WATER & POWER DEPARTMENT DRAWING 89-1-10-04-01.
- 6 OPENING IN CHU HALL AT GRADE TO DRAIN.
- 7 NEW 60% RECESSED CABINET & FIRE EXTINGUISHER.
- 8 NEW COUNTERTOP AND SINK, SEE DETAIL DWG. 02.
- 9 PROVIDE CONTRASTING STRIP @ TOP AND BOTTOM TREADS, SEE DETAIL 89A-02.
- 10 STEEL LADDER TO 3'-0"x3'-0" ACCESS PANEL ABOVE.
- 11 DRAIN BELOW FINISH FLOOR, SEE DET. DWG. 04.
- 12 ELECTRICAL PANELS, SEE E 101.
- 13 SHEAR WALL, SEE STRUCTURAL DRAWINGS.
- 14 PROVIDE 1/4" RATED SHUNT HALL, AROUND MECH. DUCTS, COORDINATE LOCATION WITH DUCTS, IN SOIL. CONSTRUCT HALL PER DETAIL, C20A, 02.
- 15 CORNER GUARD @ OUTSIDE CORNERS IN CORRIDOR, SEE DETAIL 02.
- 16 TYP FOR 21 AT HING 10" FIRST FLOOR.
- 17 TYP FOR 21 AT HING 10" SECOND FLOOR.
- 18 TRENCH DRAIN, COORDINATE W/ PLUMBING.
- 19 INSTALL NEW BUILT-IN SHELVING.
- 20 NOT USED.
- 21 NOT USED.
- 22 1. ACCESS DOOR 24"x24" IN CONCRETE HALL, MODEL 320-24-1, 15 HR. FIRE RATING, WIREY OPERATED CYLINDER LOCK, HINGED FLUSH, PASSANT ANCHORS BY MANUFACTURER, MANUFACTURED BY MILLER LIMITED PARTNERSHIP OR EQUAL, SEE SPECIFICATIONS SECTION 0510.
2. HINGED UNDER STRUCTURAL BEAM 12"x14" HING 10" SPACER HIN @ DOOR EXTENDING 3'-0" DOOR OPENING.
3. SAW CUT OPENING FOR ACCESS DOOR.

NOTE: SEE DOOR & FINISH SCHEDULES FOR ADDITIONAL INFORMATION NOT SHOWN OR INDICATED ON PLAN.

FLOOR PLAN SYMBOLS

- CHU HALL
- STUD HALL
- 1 HR. RATED STUD HALL
- (R) STUD HALL TO REMAIN
- (R) CONCRETE OR MASONRY HALL TO REMAIN
- 1 HR. (R) CONCRETE OR MASONRY HALL TO REMAIN
- CONCRETE HALL, SEE STRUCTURAL DRAWINGS
- DOOR & FRAME - SEE DOOR SCHEDULE
- (R) DOOR & FRAME TO REMAIN - SEE DOOR SCHEDULE FOR MARK TO DOOR, FRAME OR HARDWARE
- FURNITURE, SHELVING - N/G. (DP.01)
- DOOR NUMBER - SEE DOOR SCHEDULE, A102 & A105
- HALL TYPE, SEE PARTITION LEGEND SHEETS A-01 & A-05
- TOILET ACCESSORY, INDOOR TYPE - SEE PARTITION TYPE, A-01 DETAIL 25
- KEYED CONSTRUCTION NOTE

KEY PLAN



La Cañada Design Group
Architecture
Urban Design
Interiors
200 E. Del Mar Boulevard
Suite 105
Pasadena, California 91105
626-795-2274 FAX 626-795-2274

Project Manager:
VANIR in association with
Yoshino Services, Inc. and Clarence J. Rosemont & Associates, Inc.
740 West Woodbury Road
Altadena, California 91001
626-298-6746 FAX 626-298-5478



Project Title
**PASADENA UNITED SCHOOL DISTRICT
SCHOOL MODERNIZATION
AND REHABILITATION
PROJECTS**

**HAMILTON
ELEMENTARY
SCHOOL**

2004 ROSE VILLA ST.
PASADENA, CA

**PHASE I
HME 25B-R**

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Revisions

Number	Description	Date
1	ISSUED FOR PERMIT	8-29-2001

Drawn by

Reviewed by

Plot Date

Job Number

Drawing File

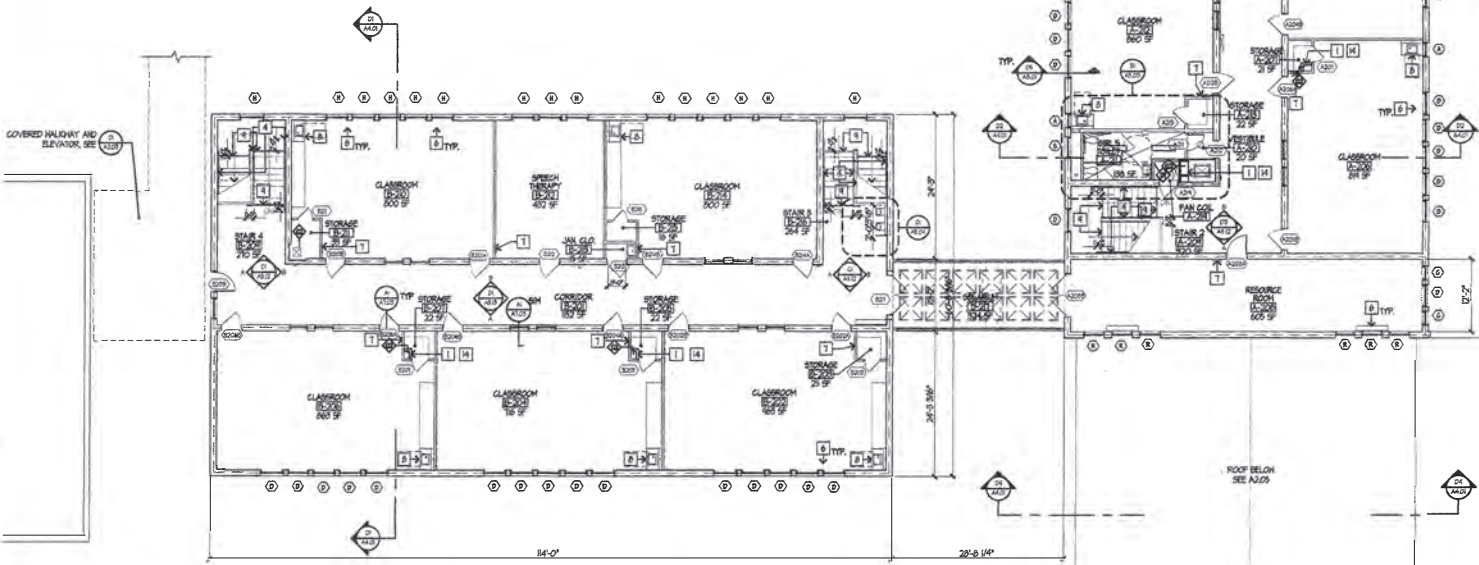
Sheet Title

**FIRST and SECOND
FLOOR PLANS -
WING D**

Sheet Number

A 2.03

Sheet 1 of Rev No



SECOND FLOOR PLAN, WINGS A & B
SCALE: 1/8" = 1'-0"

FLOOR PLAN KEY NOTES

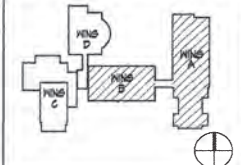
- 1 NEW DUCT/PIPPING SHAFT
- 2 NOT USED.
- 3 NOT USED.
- 4 1/2" Ø ST. HANDRAIL. SEE A2 & A3/A6.02.
- 5 NOT USED.
- 6 NEW FAN COIL UNITS.
- 7 NEW 5/8" RECESSED CABINET & FIRE EXTINGUISHER.
- 8 NEW COUNTERTOP AND SINK. SEE DETAIL D10A.02.
- 9 PROVIDE CONTRASTING STRIP @ TOP AND BOTTOM READS. SEE DETAIL D10A.02.
- 10 NOT USED.
- 11 NOT USED.
- 12 NOT USED.
- 13 NOT USED.
- 14 PROVIDE 1-HR. RATED SHAFT HALL, AROUND MECH. CHGS. COORDINATE LOCATION WITH CHS. IN 3/2. CONTRAST HALL PER DETAIL C2/A.02.
- 15 NOT USED.
- 16 NOT USED.
- 17 NOT USED.
- 18 NOT USED.
- 19 NOT USED.
- 20 1. ACCESS DOOR 24" x 24" IN CONCRETE HALL MODEL 308-24-1, 15 HR. FIRE RATING IN KEY OPERATED CYLINDER LOCK MOUNTED FLUSH MASONRY ANCHORS BY MANUFACTURER HANDBRICKER BY HILCOCK LIMITED PARTNERSHIP OR EQUAL. SEE SPECIFICATIONS SECTION 0950.
2. MOUNTED UNDER STRUCTURAL BEAM IN 24" HIGH GRAB BRACE HIL. # DOOR EXTENDING 5'-0" DOOR OPENING.
3. 5/8" Ø UT OPENING FOR ACCESS DOOR.

NOTE: SEE DOOR & FINISH SCHEDULES FOR ADDITIONAL INFORMATION NOT SHOWN OR INDICATED ON PLAN.

FLOOR PLAN SYMBOLS

- CHU HALL
- STUD HALL
- 1 HR. RATED STUD HALL
- (B) STUD HALL TO REMAIN
- (B) CONCRETE OR MASONRY HALL TO REMAIN
- 1 HR. (B) CONCRETE OR MASONRY HALL TO REMAIN
- 2" x 2" x 1/2" CONCRETE HALL, SEE STRUCTURAL DRAWINGS
- DOOR & FRAME - SEE DOOR SCHEDULE
- (B) DOOR & FRAME TO REMAIN - SEE DOOR SCHEDULE FOR HOOK TO DOOR FRAME OR HANDBRICK.
- FURNITURE, SHELVEING - N.E.C. (S.F.O.I.)
- DOOR NUMBER - SEE DOOR SCHEDULE A1.02 & A1.03
- HALL TYPE, SEE PARTITION LEGEND SHEETS A3.01 & A3.02
- TOILET ACCESSORY, HANDBRICK TYPE, SEE HANDBRICK TYPE, ALSO DETAIL D1
- KEYED CONSTRUCTION NOTE

KEY PLAN



La Cañada Design Group
Architecture
Urban Design
Interiors
200 E. Del Mar Boulevard
Suite 108
Pasadena, California 91105
626-795-4774 FAX 626-795-2274



Project Title
PASADENA UNITED SCHOOL DISTRICT
SCHOOL MODERNIZATION AND REHABILITATION PROJECTS
HAMILTON ELEMENTARY SCHOOL
2001 ROSE VILLA ST.
PASADENA, CA
PHASE I
HME 255-R

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Revisions

Number	Description	Date
1	WING HME	8-29-2001

Drawn by
Reviewed by

Plot Date 01/01/2001

Job Number 0361

Drawing File 25A304.DWG

Sheet Title

SECOND FLOOR PLAN- WINGS A & B

Sheet Number

A 2.04

Sheet 1 of 1

Rev. No.

Appendix C:

Pre-Survey Questionnaire

BV Facility Condition Assessment: Pre-Survey Questionnaire

HAMILTON ELEMENTARY



		Year	Additional Detail
Major Renovation / Rehabilitation (Multiple buildings or campus wide)	Façade	0000	
	Roof		
	Interiors		

LMKinney

BV Facility Condition Assessment: Pre-Survey Questionnaire

HAMILTON ELEMENTARY



Major Renovation / Rehabilitation (Multiple buildings or campus wide)	HVAC		
	Electrical		120/200 system 277/400
	Elevator	1	2 stop
	Fire & Life Safety		Good condition recently changed

BV Facility Condition Assessment: Pre-Survey Questionnaire

HAMILTON ELEMENTARY



Major Renovation / Rehabilitation (Multiple buildings or campus wide)	Site Pavement		
	Accessibility		

Describe any on-going extremely problematic, historically chronic, or immediate facility needs.	
---	--

Are there any problems with foundations or structures, like excessive settlement?	
---	--

BV Facility Condition Assessment: Pre-Survey Questionnaire
HAMILTON ELEMENTARY



Are there any wall, window, basement or roof leaks?	
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?	
Are your elevators unreliable, with frequent service calls?	no
Are there any plumbing leaks, water pressure, or clogging/back-up problems?	



BV Facility Condition Assessment: Pre-Survey Questionnaire
HAMILTON ELEMENTARY

Have there been any leaks or pressure problems with natural gas, HVAC supply/return lines, or steam service?	
Are any areas of the facility inadequately heated, cooled or ventilated? Any poorly insulated areas?	
Is the electrical service outdated, undersized, or otherwise problematic?	no, no, no
Are there any problems or inadequacies with exterior lighting?	no

BV Facility Condition Assessment: Pre-Survey Questionnaire
HAMILTON ELEMENTARY



Is site/parking drainage inadequate, with excessive ponding or other problems?	
Are there any other unresolved construction defects or significant issues/hazards at the property that have not yet been identified above?	

BV Facility Condition Assessment: Pre-Survey Questionnaire

HAMILTON ELEMENTARY



		Year	Additional Detail
Major Renovation / Rehabilitation (Multiple buildings or campus wide)	Façade	0000	
	Roof		
	Interiors		

BV Facility Condition Assessment: Pre-Survey Questionnaire

HAMILTON ELEMENTARY

Major Renovation / Rehabilitation (Multiple buildings or campus wide)	HVAC		Boilers & chillers need to be upgraded. Building A & B and D need to upgrade HVAC systems.
	Electrical		
	Elevator		
	Fire & Life Safety		

BV Facility Condition Assessment: Pre-Survey Questionnaire
HAMILTON ELEMENTARY



Major Renovation / Rehabilitation (Multiple buildings or campus wide)	Site Pavement		
	Accessibility		

Describe any on-going extremely problematic, historically chronic, or immediate facility needs.	
--	--

Are there any problems with foundations or structures, like excessive settlement?	
--	--



BV Facility Condition Assessment: Pre-Survey Questionnaire
HAMILTON ELEMENTARY

Are there any wall, window, basement or roof leaks?	
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?	
Are your elevators unreliable, with frequent service calls?	
Are there any plumbing leaks, water pressure, or clogging/back-up problems?	

BV Facility Condition Assessment: Pre-Survey Questionnaire
HAMILTON ELEMENTARY



Have there been any leaks or pressure problems with natural gas, HVAC supply/return lines, or steam service?	
Are any areas of the facility inadequately heated, cooled or ventilated? Any poorly insulated areas?	
Is the electrical service outdated, undersized, or otherwise problematic?	
Are there any problems or inadequacies with exterior lighting?	

BV Facility Condition Assessment: Pre-Survey Questionnaire
HAMILTON ELEMENTARY



Is site/parking drainage inadequate, with excessive ponding or other problems?	
Are there any other unresolved construction defects or significant issues/hazards at the property that have not yet been identified above?	

BV Facility Condition Assessment: Pre-Survey Questionnaire

HAMILTON ELEMENTARY



Plumbing

		Year	Additional Detail
Major Renovation / Rehabilitation (Multiple buildings or campus wide)	Façade	0000	
	Roof		
	Interiors		

BV Facility Condition Assessment: Pre-Survey Questionnaire

HAMILTON ELEMENTARY



Major Renovation / Rehabilitation (Multiple buildings or campus wide)	HVAC		
	Electrical		
	Elevator		
	Fire & Life Safety		



BV Facility Condition Assessment: Pre-Survey Questionnaire
HAMILTON ELEMENTARY

Major Renovation / Rehabilitation (Multiple buildings or campus wide)	Site Pavement		
	Accessibility		

Describe any on-going extremely problematic, historically chronic, or immediate facility needs.	
--	--

Are there any problems with foundations or structures, like excessive settlement?	
--	--

BV Facility Condition Assessment: Pre-Survey Questionnaire
HAMILTON ELEMENTARY



Are there any wall, window, basement or roof leaks?	
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?	
Are your elevators unreliable, with frequent service calls?	
Are there any plumbing leaks, water pressure, or clogging/back-up problems?	Update toilet to low flow toilets main Bldg

BV Facility Condition Assessment: Pre-Survey Questionnaire
HAMILTON ELEMENTARY



Have there been any leaks or pressure problems with natural gas, HVAC supply/return lines, or steam service?	
Are any areas of the facility inadequately heated, cooled or ventilated? Any poorly insulated areas?	
Is the electrical service outdated, undersized, or otherwise problematic?	
Are there any problems or inadequacies with exterior lighting?	

BV Facility Condition Assessment: Pre-Survey Questionnaire
HAMILTON ELEMENTARY



Is site/parking drainage inadequate, with excessive ponding or other problems?	
Are there any other unresolved construction defects or significant issues/hazards at the property that have not yet been identified above?	

Appendix D:

Accessibility Review and Photos

Visual Checklist - 2010 ADA Standards for Accessible Design

Property Name: Hamilton Elementary

BV Project Number: 154554.22R000 - 004.354

Abbreviated Accessibility Checklist

Facility History & Interview

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

Abbreviated Accessibility Checklist

Parking



Parking overview



Close-up of stall

Question		Yes	No	NA	Comments
1	Does the required number of standard ADA designated spaces appear to be provided ?		✗		Site does not have ADA parking.
2	Does the required number of van-accessible designated spaces appear to be provided ?		✗		Site does not have ADA parking.
3	Are accessible spaces on the shortest accessible route to an accessible building entrance ?		✗		Site does not have ADA parking.
4	Does parking signage include the International Symbol of Accessibility ?		✗		Site does not have ADA parking.
5	Does each accessible space have an adjacent access aisle ?		✗		Site does not have ADA parking.
6	Do parking spaces and access aisles appear to be relatively level and without obstruction ?		✗		Site does not have ADA parking.

Abbreviated Accessibility Checklist

Exterior Accessible Route



Accessible ramp



Curb cut

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

Question		Yes	No	NA	Comments
7	Do ramps on an accessible route appear to have compliant end and intermediate landings ?	X			
8	Do ramps on an accessible route appear to have compliant handrails ?	X			

Abbreviated Accessibility Checklist

Building Entrances



Main entrance



Door hardware

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

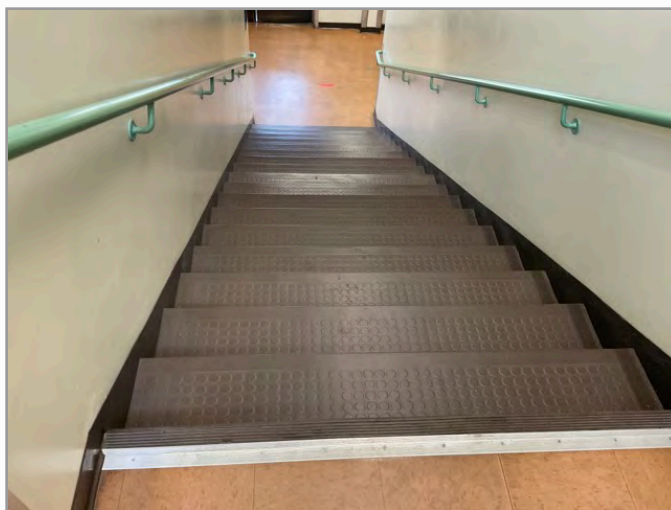
Question		Yes	No	NA	Comments
7	Do pairs of accessible entrance doors in series appear to have the minimum clear space between them ?	X			
8	Do thresholds at accessible entrances appear to have a compliant height ?	X			

Abbreviated Accessibility Checklist

Interior Accessible Route



Accessible interior path ramp



Stair rails

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

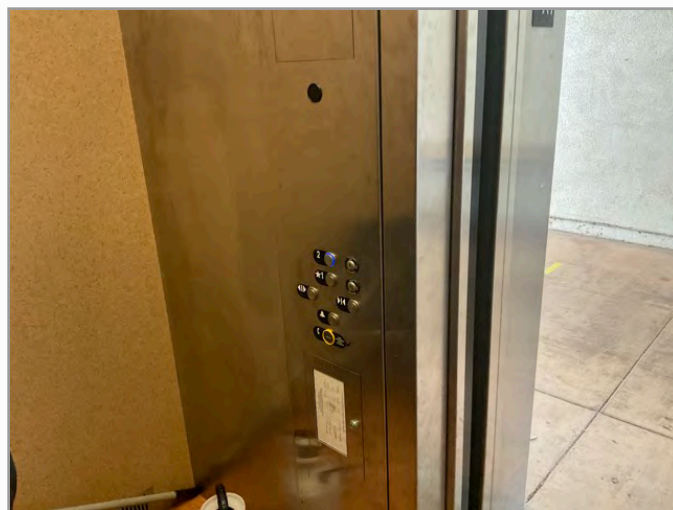
Question		Yes	No	NA	Comments
7	Are accessible areas of refuge and the accessible means of egress to those areas identified with accessible signage ?	✗			
8	Do public transaction areas have an accessible, lowered service counter section ?	✗			
9	Do public telephones appear mounted with an accessible height and location ?			✗	
10	Do doors at interior accessible routes appear to have compliant maneuvering clearance area on each side ?	✗			
11	Do doors at interior accessible routes appear to have compliant hardware ?	✗			
12	Do non-fire hinged, sliding, or folding doors on interior accessible routes appear to have compliant opening force ?			✗	
13	Do doors on interior accessible routes appear to have a compliant clear opening width ?	✗			

Abbreviated Accessibility Checklist

Elevators



Lobby looking at cabs



In-cab controls/emergency call panel

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

Question		Yes	No	NA	Comments
7	Are tactile and Braille characters mounted to the left of each elevator car control button ?	X			
8	Are audible and visual floor position indicators provided in the elevator car?	X			
9	Is the emergency call system on or adjacent to the control panel and does it not require voice communication ?	X			

Abbreviated Accessibility Checklist

Public Restrooms



Toilet stall overview



Sink and faucet handles

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

Question		Yes	No	NA	Comments
7	Do toilet stalls appear to provide the minimum compliant clear floor area ?	X			
8	Where more than one urinal is present in a multi-user restroom, does minimum one urinal appear to be mounted at a compliant height and with compliant approach width ?			X	
9	Do accessories and mirrors appear to be mounted at a compliant height ?	X			

Abbreviated Accessibility Checklist

Playgrounds & Swimming Pools



Accessible route to playground



Overview of playground

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

Appendix E:

Component Condition Report

Component Condition Report | Hamilton Elementary / A

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Facade						
B2010	Building exterior	Fair	Exterior Walls, any painted surface, Prep & Paint	12,240 SF	5	4051546
B2020	Building Exterior	Poor	Window, Wood, 28-40 SF	80	2	4051434
B2050	Building Exterior	Fair	Exterior Door, Wood, Solid-Core	6	5	4051463
Roofing						
B3010	Roof	Fair	Roofing, Asphalt Shingle, 20-Year Standard	11,950 SF	5	4051380
Interiors						
C1030	Throughout building	Fair	Interior Door, Wood, Solid-Core	26	10	4051535
C1070	Throughout building	Fair	Suspended Ceilings, Hard Tile, Replacement w/ ACT	16,800 SF	5	4051413
C1090	Restrooms	Fair	Toilet Partitions, Plastic/Laminate	12	10	4051502
C2010	Throughout building	Fair	Wall Finishes, any surface, Prep & Paint	32,700 SF	5	4051384
C2030	Throughout building	Fair	Flooring, Vinyl Tile (VCT)	5,000 SF	10	4051578
C2030	Restrooms	Fair	Flooring, Ceramic Tile	1,600 SF	15	4051486
C2030	Throughout building	Fair	Flooring, Carpet, Commercial Standard	6,000 SF	3	4051494
C2030	Restrooms	Fair	Flooring, Vinyl Sheeting	200 SF	5	4051504
C2030	Throughout building	Fair	Flooring, Wood, Strip	15,000 SF	8	4051525
Plumbing						
D2010	Restrooms	Fair	Toilet, Commercial Water Closet	12	12	4051496
D2010	Throughout building	Fair	Plumbing System, Supply & Sanitary, Medium Density (excludes fixtures)	21,800 SF	20	4051375
D2010	Mechanical room A001	Poor	Sink/Lavatory, Service Sink, Wall-Hung	1	1	4051437
D2010	Restrooms	Fair	Sink/Lavatory, Wall-Hung, Vitreous China	8	10	4051567
D2010	Restrooms	Fair	Urinal, Standard	5	20	4051572
D2010	Restrooms	Fair	Toilet, Child-Sized	4	15	4051452
D2010	Utility closet	Fair	Water Heater, Electric, Commercial (12 kW) [No tag/plate found]	1	10	4051468
D2010	Classrooms	Fair	Sink/Lavatory, Vanity Top, Stainless Steel	8	10	4051580
HVAC						
D3020	Mechanical room A001	Fair	Boiler, Gas, HVAC [No tag/plate found]	1	10	4051430
D3020	Mechanical room A001	Fair	Boiler, Gas, HVAC [No tag/plate found]	1	10	4051453
D3020	Mechanical room A001	Fair	Boiler Supplemental Components, Expansion Tank [No tag/plate found]	1	10	4051516
D3030	Classrooms	Fair	Packaged Terminal Air Conditioner, PTAC	8	3	4051370
D3030	Classrooms	Fair	Packaged Terminal Air Conditioner, PTAC	16	3	4051444
D3050	Mechanical room A001	Fair	Pump, Distribution, HVAC Heating Water [No tag/plate found]	1	3	4051403
D3050	Throughout building	Fair	Variable Air Volume Unit, VAV Box	1	10	4051544
D3050	Mechanical room A001	Fair	Pump, Distribution, HVAC Heating Water [No tag/plate found]	1	3	4051571
D3060	Mechanical room A001	Fair	Exhaust Fan, Centrifugal, 24" Damper [No tag/plate found]	1	10	4051518
Fire Protection						
D4010	Throughout building	Fair	Fire Suppression System, Existing Sprinkler Heads, by SF	10,900 SF	5	4051483
Electrical						
D5020	Mechanical room A001	Fair	Switchboard, 120/208 V [No tag/plate found]	1	20	4051480
D5030	Throughout building	Fair	Electrical System, Wiring & Switches, Average or Low Density/Complexity	21,800 SF	10	4051492
D5040	Throughout building	Fair	Emergency & Exit Lighting, Exit Sign/Emergency Combo, LED	6	5	4051448
D5040	Throughout building	Fair	Emergency & Exit Lighting, Emergency Light Pack, 2 Light w/ Battery	8	5	4051432

Component Condition Report | Hamilton Elementary / A

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D5040	Throughout building	Fair	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures	21,800 SF	10	4051566
Fire Alarm & Electronic Systems						
D7050	Throughout building	Fair	Fire Alarm System, Full System Upgrade, Basic/Zoned, Upgrade/Install	21,800 SF	10	4051531

Component Condition Report | Hamilton Elementary / B

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Facade						
B2010	Building exterior	Fair	Exterior Walls, any painted surface, Prep & Paint	11,040 SF	5	4051414
B2020	Building Exterior	Poor	Window, Wood, 28-40 SF	60	2	4051481
B2050	Building Exterior	Fair	Exterior Door, Wood, Solid-Core	8	5	4051474
Roofing						
B3010	Roof	Fair	Roofing, Asphalt Shingle, 20-Year Standard	8,270 SF	10	4051515
B3060	Bridge	Fair	Roof Skylight, per unit, up to 20 SF	12	10	4051418
Interiors						
C1030	Throughout building	Fair	Interior Door, Wood, Solid-Core	28	10	4051402
C1070	Resource room A206	Failed	Suspended Ceilings, Hard Tile, Replacement w/ ACT	800 SF	0	4051460
C1070	Throughout building	Fair	Suspended Ceilings, Hard Tile, Replacement w/ ACT	8,530 SF	5	4051377
C1070	Throughout building	Fair	Suspended Ceilings, Hard Tile, Replacement w/ ACT	15,000 SF	5	4051400
C2010	Throughout building	Fair	Wall Finishes, any surface, Prep & Paint	24,800 SF	5	4051475
C2030	Throughout building	Fair	Flooring, Wood, Strip	7,000 SF	8	4051461
C2030	Throughout building	Fair	Flooring, Carpet, Commercial Standard	800 SF	5	4051425
C2030		Fair	Flooring, Vinyl Tile (VCT)	2,000 SF	5	4052694
C2050	Throughout building	Fair	Ceiling Finishes, any flat surface, Prep & Paint	7,000 SF	5	4051554
Conveying						
D1010	Hallway	Fair	Passenger Elevator, Hydraulic, 2 Floors, Renovate [No tag/plate found]	1	10	4051570
Plumbing						
D2010	Restrooms	Fair	Sink/Lavatory, Wall-Hung, Enameled Steel	4	15	4051387
D2010	Classrooms	Fair	Sink/Lavatory, Vanity Top, Stainless Steel	3	15	4051371
D2010	Throughout building	Fair	Plumbing System, Supply & Sanitary, Medium Density (excludes fixtures)	16,530 SF	12	4051569
D2010	Restrooms	Fair	Toilet, Child-Sized	2	10	4051530
D2010	Utility closet	Fair	Sink/Lavatory, Service Sink, Floor	1	5	4051587
D2010	Throughout building	Fair	Drinking Fountain, Wall-Mounted, Single-Level	4	5	4051423
D2010	Restrooms	Fair	Toilet, Commercial Water Closet	4	15	4051465
HVAC						
D3030	Classrooms	Fair	Packaged Terminal Air Conditioner, PTAC	10	3	4051589
D3050	Throughout building	Fair	Variable Air Volume Unit, VAV Box	28	10	4051560
Fire Protection						
D4010	Throughout building	Fair	Fire Suppression System, Existing Sprinkler Heads, by SF	21,800 SF	5	4051435
Electrical						
D5030	Throughout building	Fair	Electrical System, Wiring & Switches, Average or Low Density/Complexity	3,810 SF	20	4051500
D5040	Throughout building	Fair	Emergency & Exit Lighting, Emergency Light Pack, 2 Light w/ Battery	8	5	4051401
D5040	Throughout building	Fair	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures	16,530 SF	12	4051386
Fire Alarm & Electronic Systems						

Component Condition Report | Hamilton Elementary / B

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D7050	Throughout building	Fair	Fire Alarm System, Full System Upgrade, Basic/Zoned, Upgrade/Install	16,530 SF	6	4051473
Equipment & Furnishings						
E2010	Throughout building	Fair	Casework, Cabinetry, Hardwood Standard	90 LF	10	4051555
E2010	Throughout building	Fair	Casework, Countertop, Solid Surface	150 LF	5	4051407

Component Condition Report | Hamilton Elementary / C

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Facade						
B2010	Building exterior	Fair	Exterior Walls, any painted surface, Prep & Paint	4,920 SF	5	4051422
B2020	Building Exterior	Fair	Window, Aluminum Double-Glazed, 16-25 SF	20	10	4051512
B2020	Building Exterior	Fair	Window, Wood, 28-40 SF	35	10	4051517
Roofing						
B3010	Roof	Fair	Roofing, Clay/Concrete Tile	4,490 SF	30	4051497
B3010	Roof	Fair	Roofing, Modified Bitumen	950 SF	3	4051420
B3010	Roof	Failed	Roofing, Modified Bitumen	40 SF	0	4051520
B3010	Roof	Fair	Roofing, Built-Up	3,790 SF	15	4051388
B3060	Roof	Fair	Roof Hatch, Metal	1	10	4051551
B3060	Roof	Fair	Roof Skylight, per SF of glazing	16 SF	5	4051574
Interiors						
C1030	Throughout building	Fair	Interior Door, Steel, Standard	6	20	4051582
C1030	Throughout building	Fair	Interior Door, Steel, w/ Extensive Glazing	6	20	4051397
C1070	Throughout building	Fair	Suspended Ceilings, Acoustical Tile (ACT)	7,200 SF	15	4051485
C2010	Cafeteria	Fair	Wall Finishes, any surface, Prep & Paint	8,000 SF	5	4051408
C2010	Auditorium	Fair	Wall Finishes, Fabric	400 SF	10	4051489
C2010	Restrooms	Fair	Wall Finishes, Ceramic Tile	900 SF	30	4051584
C2010	Kitchen	Fair	Wall Finishes, Vinyl	800 SF	8	4051393
C2030	Throughout building	Fair	Flooring, Vinyl Tile (VCT)	6,000 SF	8	4051514
C2030	Throughout building	Fair	Flooring, Ceramic Tile	3,200 SF	20	4051503
C2050	Throughout building	Fair	Ceiling Finishes, any flat surface, Prep & Paint	2,000 SF	6	4051550
Conveying						
D1010	Auditorium	Fair	Vertical Lift, Wheelchair, 5' Rise, Renovate [No tag/plate found]	1	10	4051469
Plumbing						
D2010	Restrooms	Fair	Sink/Lavatory, Wall-Hung, Enameled Steel	1	15	4051536
D2010	Kitchen	Fair	Sink/Lavatory, Commercial Kitchen, 3-Bowl	1	20	4051382
D2010	Kitchen	Fair	Sink/Lavatory, Commercial Kitchen, 1-Bowl	1	15	4051529
D2010	C125	Fair	Water Heater, Gas, Commercial (125 MBH) [No tag/plate found]	1	10	4051523
D2010	C125	Fair	Sink/Lavatory, Service Sink, Floor	1	5	4051501
D2010	Kitchen	Fair	Sink/Lavatory, Commercial Kitchen, 2-Bowl	1	20	4051522
D2010	Kitchen	Fair	Sink/Lavatory, Commercial Kitchen, 1-Bowl	1	20	4051472
D2010	Throughout building	Fair	Plumbing System, Supply & Sanitary, Medium Density (excludes fixtures)	9,200 SF	10	4051458
D2010	Restrooms	Fair	Toilet, Commercial Water Closet	1	15	4051561
HVAC						
D3030	Roof	Fair	Split System, Condensing Unit/Heat Pump [CU3]	1	3	4051415

Component Condition Report | Hamilton Elementary / C

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D3030	Roof	Fair	Split System, Condensing Unit/Heat Pump [No tag/plate found]	1	5	4051454
D3030	Roof	Fair	Split System, Condensing Unit/Heat Pump [No tag/plate found]	1	6	4051385
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted [No tag/plate found]	1	11	4051441
D3060	Roof	Fair	Exhaust Fan, Centrifugal, 16" Damper [No tag/plate found]	1	16	4051511
D3060	Roof	Fair	Exhaust Fan, Centrifugal, 12" Damper [No tag/plate found]	1	16	4051509
D3060	Roof	Fair	Exhaust Fan, Centrifugal, 12" Damper [No tag/plate found]	1	10	4051482
D3060	Kitchen	Fair	Supplemental Components, Air Curtain, 5' Wide Non-Heated [No tag/plate found]	1	10	4051378
D3060	Roof	Fair	Exhaust Fan, Centrifugal, 16" Damper [EF5]	1	16	4051490
D3060	Roof	Fair	Exhaust Fan, Centrifugal, 12" Damper [No tag/plate found]	1	16	4051588
D3060	Roof	Fair	Exhaust Fan, Centrifugal, 12" Damper [EF1]	1	16	4051488
D3060	Roof	Fair	Exhaust Fan, Centrifugal, 12" Damper [No tag/plate found]	1	16	4051527
Fire Protection						
D4010	Throughout building	Fair	Fire Suppression System, Existing Sprinkler Heads, by SF	7,670 SF	15	4051539
Electrical						
D5030	Throughout building	Fair	Electrical System, Wiring & Switches, Average or Low Density/Complexity	7,670 SF	20	4051549
D5040	Throughout building	Fair	Emergency & Exit Lighting, Exit Sign, LED	6	8	4051421
D5040	Throughout building	Fair	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures	9,200 SF	12	4051459
D5040	Throughout building	Fair	Emergency & Exit Lighting, Exit Sign/Emergency Combo, LED	4	5	4051484
Fire Alarm & Electronic Systems						
D7050	Throughout building	Fair	Fire Alarm System, Full System Upgrade, Basic/Zoned, Upgrade/Install	9,200 SF	10	4051575
Equipment & Furnishings						
E1030	Kitchen	Fair	Foodservice Equipment, Refrigerator, 2-Door Reach-In [No tag/plate found]	1	8	4051433
E1030	Kitchen	Fair	Foodservice Equipment, Refrigerator, 2-Door Reach-In [No tag/plate found]	1	10	4051455
E1030	Kitchen	Fair	Foodservice Equipment, Refrigerator, 1-Door Reach-In [No tag/plate found]	1	6	4051412
E1030	Kitchen	Fair	Foodservice Equipment, Food Warmer, Proofing Cabinet on Wheels [No tag/plate found]	1	8	4051440
E1030	Kitchen	Fair	Foodservice Equipment, Exhaust Hood, 8 to 10 LF [No tag/plate found]	1	5	4051379
E1030	Kitchen	Fair	Foodservice Equipment, Convection Oven, Double [No tag/plate found]	1	5	4051374
E1030	Kitchen	Fair	Foodservice Equipment, Refrigerator, 2-Door Reach-In [No tag/plate found]	1	8	4051409
Sitework						
G2060	Cafeteria	Fair	Picnic Table, Wood/Composite/Fiberglass	30	12	4051558

Component Condition Report | Hamilton Elementary / D

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Facade						
B2010	Building exterior	Fair	Exterior Walls, any painted surface, Prep & Paint	6,480 SF	5	4051419
B2020	Building Exterior	Fair	Window, Aluminum Double-Glazed, 16-25 SF	22	10	4051470
B2050	Building exterior	Fair	Exterior Door, Wood, any type, Refinish	6	5	4051583
B2050	Building exterior	Fair	Exterior Door, Steel, Standard	8	25	4051372
Roofing						
B3010	Roof	Fair	Roofing, Asphalt Shingle, 20-Year Standard	5,100 SF	5	4051547
Interiors						
C1030	D229	Poor	Door Hardware, School, per Door	1	0	4051416
C1030	Throughout building	Fair	Interior Door, Wood, Solid-Core	16	20	4051545

Component Condition Report | Hamilton Elementary / D

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
C1070	Throughout building	Fair	Suspended Ceilings, Acoustical Tile (ACT)	8,500 SF	5	4051493
C1070	D114	Poor	Suspended Ceilings, Acoustical Tile (ACT)	30 SF	0	4051508
C2010	Restrooms	Fair	Wall Finishes, Ceramic Tile	800 SF	20	4052693
C2010	Throughout building	Fair	Wall Finishes, any surface, Prep & Paint	13,650 SF	5	4051424
C2030	Classrooms	Fair	Flooring, Ceramic Tile	1,000 SF	10	4051471
C2030	Throughout building	Fair	Flooring, Vinyl Tile (VCT)	3,000 SF	5	4051391
C2030	Throughout building	Fair	Flooring, Carpet, Commercial Standard	5,100 SF	4	4051542
Plumbing						
D2010	Classrooms	Fair	Sink/Lavatory, Wall-Hung, Vitreous China	5	15	4051556
D2010	Throughout building	Fair	Plumbing System, Supply & Sanitary, Medium Density (excludes fixtures)	9,100 SF	20	4051404
D2010	Throughout building	Fair	Sink/Lavatory, Service Sink, Floor	1	15	4051456
D2010	Throughout building	Fair	Toilet, Commercial Water Closet	1	15	4051513
D2010	Restrooms	Fair	Urinal, Standard	1	15	4051373
D2010	Building exterior	Fair	Piping & Valves, Pressure Reducer Valve (PRV), Domestic Water	3	15	4051457
HVAC						
D3050	Mechanical room D108	Fair	Pump, Distribution, HVAC Chilled or Condenser Water [No tag/plate found]	1	5	4051395
D3050	Mechanical room D108	Fair	Pump, Distribution, HVAC Chilled or Condenser Water [No tag/plate found]	1	5	4051573
D3050	Throughout building	Fair	HVAC System, Hydronic Piping, 4-Pipe	4,550 SF	20	4051405
D3050	Throughout building	Fair	Variable Air Volume Unit, VAV Box	20	10	4051585
Fire Protection						
D4010	Throughout building	Fair	Fire Suppression System, Existing Sprinkler Heads, by SF	9,100 SF	15	4051446
D4010	Throughout building	Fair	Fire Suppression System, Existing Sprinkler Heads, by SF	4,550 SF	10	4051534
Electrical						
D5020	Mechanical room D108	Fair	Switchboard, 120/208 V [No tag/plate found]	1	20	4051532
D5030	Throughout building	Fair	Electrical System, Wiring & Switches, Average or Low Density/Complexity	9,100 SF	20	4051464
D5030	Mechanical room D108	Fair	Variable Frequency Drive, VFD, by HP of Motor, Replace/Install [No tag/plate found]	1	12	4051553
D5040	Throughout building	Fair	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures	9,100 SF	10	4051466
D5040	Throughout building	Fair	Emergency & Exit Lighting, Emergency Light Pack, 2 Light w/ Battery	6	6	4051538
D5040	Building exterior	Fair	Standard Fixture w/ Lamp, any type, w/ LED Replacement	9	10	4051447
Fire Alarm & Electronic Systems						
D7050	Throughout building	Fair	Fire Alarm System, Full System Upgrade, Basic/Zoned, Upgrade/Install	9,100 SF	12	4051548
Equipment & Furnishings						
E2010	Throughout building	Fair	Casework, Cabinetry Economy	60 LF	12	4051562
E2010	Throughout building	Fair	Casework, Countertop, Solid Surface	40 LF	20	4051376

Component Condition Report | Hamilton Elementary / Music Building

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Facade						
B2010	Building exterior	Fair	Exterior Walls, any painted surface, Prep & Paint	1,800 SF	5	4051537
B2020	Building exterior	Fair	Window, Aluminum Double-Glazed, up to 15 SF	18	20	4051528
B2050	Building exterior	Fair	Exterior Door, Steel, Standard	1	30	4051436
B2050	Building exterior	Fair	Exterior Door, Aluminum-Framed & Glazed, Standard Swing	4	20	4051439
Roofing						

Component Condition Report | Hamilton Elementary / Music Building

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
B3010	Roof	Fair	Roofing, Asphalt Shingle, 30-Year Premium	1,680 SF	20	4051426
Interiors						
C1030	Music room	Fair	Interior Door, Wood, Solid-Core	2	30	4051557
C1070	Throughout building	Fair	Suspended Ceilings, Acoustical Tile (ACT)	1,450 SF	15	4051467
C2030	Throughout building	Fair	Flooring, Vinyl Tile (VCT)	1,450 SF	10	4051411
Plumbing						
D2010	Restrooms	Fair	Sink/Lavatory, Wall-Hung, Enameled Steel	1	15	4051429
D2010	Classrooms	Fair	Sink/Lavatory, Vanity Top, Stainless Steel	1	15	4051563
D2010	Music Building	Fair	Plumbing System, Supply & Sanitary, Medium Density (excludes fixtures)	1,450 SF	20	4051505
D2010	Restrooms	Fair	Toilet, Commercial Water Closet	1	15	4051462
HVAC						
D3050	Building exterior	Fair	Packaged Unit, RTU, Pad or Roof-Mounted [No tag/plate found]	1	8	4051495
Electrical						
D5030	Throughout building	Fair	Electrical System, Wiring & Switches, Average or Low Density/Complexity	1,450 SF	25	4051519
D5030	Mechanical room D108	Fair	Variable Frequency Drive, VFD, by HP of Motor, Replace/Install [No tag/plate found]	1	12	4051521
D5040	Building exterior	Fair	Special Fixture w/ Lamp, High Pressure Sodium (HPS), Warehouse/Manufacturing	8	10	4051524
Fire Alarm & Electronic Systems						
D7050	Throughout building	Fair	Fire Alarm System, Full System Upgrade, Basic/Zoned, Upgrade/Install	1,450 SF	10	4051559
Equipment & Furnishings						
E2010	Throughout building	Fair	Casework, Countertop, Solid Surface	70 LF	20	4051506
E2010	Throughout building	Fair	Casework, Cabinetry, Hardwood Standard	90 LF	10	4051543

Component Condition Report | Hamilton Elementary / Portable Buildings

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Facade						
B2010	Building exterior	Fair	Exterior Walls, any painted surface, Prep & Paint	4,500 SF	3	4051533
B2020	Building exterior	Fair	Window, Aluminum Double-Glazed, up to 15 SF	6	10	4051576
B2050	Building exterior	Fair	Exterior Door, Steel, Standard	3	20	4051392
Roofing						
B3010	Roof	Fair	Roofing, Metal	3,600 SF	20	4051477
Interiors						
C1070	Throughout building	Fair	Suspended Ceilings, Acoustical Tile (ACT)	3,000 SF	10	4051487
C2010	Throughout building	Fair	Wall Finishes, Vinyl	4,500 SF	5	4051565
C2030	Throughout building	Fair	Flooring, Carpet, Commercial Standard	3,000 SF	3	4051398
HVAC						
D3030	Modular F	Fair	Heat Pump, Packaged & Wall-Mounted, 4.5 to 5 TON [No tag/plate found]	1	3	4051399
D3030	Modular H	Fair	Heat Pump, Packaged & Wall-Mounted, 4.5 to 5 TON [No tag/plate found]	1	3	4051394
D3030	Modular G	Fair	Heat Pump, Packaged & Wall-Mounted, 4.5 to 5 TON [No tag/plate found]	1	3	4051451
D3050	Throughout building	Fair	HVAC System, Ductwork, Medium Density	3,000 SF	15	4051410
Electrical						
D5030	Throughout building	Fair	Electrical System, Wiring & Switches, Average or Low Density/Complexity	3,000 SF	20	4051526
D5040	Throughout building	Fair	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures	3,000 SF	10	4051568
Fire Alarm & Electronic Systems						

Component Condition Report | Hamilton Elementary / Portable Buildings

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D7050	Throughout building	Fair	Fire Alarm System, Full System Upgrade, Basic/Zoned, Upgrade/Install	3,000 SF	10	4051381

Component Condition Report | Hamilton Elementary / Site

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Plumbing						
D2010	Site	Failed	Drinking Fountain, Exterior/Site, Precast Pedestal	1	0	4051428
D2010	Site	Fair	Drinking Fountain, Wall-Mounted, Bi-Level	1	10	4051396
D2010	Site	Fair	Sink/Lavatory, Wall-Hung, Steel	1	20	4051479
D2010	Site	Fair	Drinking Fountain, Exterior/Site, Precast Pedestal	3	3	4051541
HVAC						
D3030	Site	Fair	Chiller, Air-Cooled [No tag/plate found]	1	5	4051476
Electrical						
D5010	Site	Good	Solar Power, Carport, Solar Cover at Grade	1	13	4051581
D5020	Site	Fair	Secondary Transformer, Dry, Stepdown [TR2]	1	10	4051383
D5020	Site	Fair	Secondary Transformer, Dry, Stepdown [TR1]	1	10	4051540
Special Construction & Demo						
F1020	Site	Fair	Shed/Gazebo/Shade Structure, Wood or Metal-Framed, Basic/Minimal	1,300 SF	15	4051586
F1020	Site	Fair	Shed/Gazebo/Shade Structure, Wood or Metal-Framed, Basic/Minimal	100 SF	10	4051389
F1020	Site	Fair	Shade Structure, Wood , Basic/Minimal	100 SF	5	4051579
F1020	Site	Fair	Shed/Gazebo/Shade Structure, Wood or Metal-Framed, Basic/Minimal	200 SF	20	4051510
F1020	Site	Fair	Shed/Gazebo/Shade Structure, Wood or Metal-Framed, Basic/Minimal	2,300 SF	5	4051427
Pedestrian Plazas & Walkways						
G2020	Site	Fair	Parking Lots, Pavement, Asphalt, Mill & Overlay	66,930 SF	15	4051491
G2020	Site	Fair	Parking Lots, Pavement, Asphalt, Seal & Stripe	66,930 SF	3	4051498
Athletic, Recreational & Playfield Areas						
G2050	Site	Fair	Play Structure, Multipurpose, Medium	1	12	4051564
G2050	Site	Fair	Sports Apparatus, Baseball, Backstop Chain-Link	2	5	4051438
G2050	Site	Fair	Play Structure, Multipurpose, Small	1	12	4051406
G2050	Site	Fair	Play Structure, Multipurpose, Medium	1	15	4051445
G2050	Site	Fair	Playfield Surfaces, Rubber, Small Areas	500 SF	5	4051552
G2050	Site	Fair	Play Structure, Multipurpose, Large	1	12	4051499
Sitework						
G2060	Site	Fair	Park Bench, Precast Concrete	4	5	4051390
G2060	Site	Fair	Fences & Gates, Fence, Chain Link 8'	1,670 LF	8	4051507
G2060	Site	Fair	Retaining Wall, Concrete Cast-in-Place	1,000 SF	20	4051431
G2060	Site	Fair	Picnic Table, Metal Powder-Coated	48	15	4051450
G2080	Site	Fair	Irrigation System, Pop-Up Spray Heads, Commercial, Replace/Install	68,200 SF	10	4051577

Appendix F:

Replacement Reserves

Replacement Reserves Report

9/7/2022

Location		2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	Total Escalated Estimate
Hamilton Elementary		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
Hamilton Elementary / A		\$0	\$1,569	\$147,745	\$222,084	\$0	\$265,884	\$0	\$0	\$310,105	\$0	\$474,332	\$0	\$24,199	\$71,899	\$0	\$206,341	\$0	\$0	\$240,051	\$0	\$573,205	\$2,537,414
Hamilton Elementary / B		\$3,046	\$0	\$110,809	\$64,200	\$0	\$296,985	\$32,212	\$0	\$144,716	\$0	\$493,378	\$0	\$397,448	\$0	\$0	\$182,525	\$0	\$0	\$100,021	\$0	\$47,800	\$1,873,139
Hamilton Elementary / C		\$435	\$0	\$0	\$16,050	\$0	\$59,987	\$67,165	\$0	\$60,946	\$0	\$334,839	\$45,181	\$92,143	\$0	\$0	\$217,862	\$25,141	\$0	\$9,854	\$0	\$198,814	\$1,128,418
Hamilton Elementary / D		\$549	\$0	\$0	\$0	\$46,839	\$148,763	\$1,715	\$0	\$0	\$0	\$317,247	\$0	\$45,684	\$0	\$62,948	\$115,634	\$2,305	\$0	\$0	\$0	\$499,614	\$1,241,298
Hamilton Elementary / Music Building		\$0	\$0	\$0	\$0	\$0	\$6,811	\$0	\$0	\$20,674	\$0	\$55,482	\$0	\$8,222	\$0	\$0	\$24,875	\$0	\$0	\$0	\$0	\$97,840	\$213,904
Hamilton Elementary / Portable Buildings		\$0	\$0	\$0	\$65,270	\$0	\$14,190	\$0	\$0	\$0	\$0	\$47,375	\$0	\$0	\$57,520	\$0	\$20,341	\$0	\$0	\$0	\$0	\$132,346	\$337,040
Hamilton Elementary / Site		\$3,917	\$0	\$0	\$48,647	\$0	\$336,764	\$0	\$0	\$99,052	\$0	\$204,998	\$0	\$100,830	\$129,289	\$0	\$549,126	\$0	\$0	\$75,791	\$0	\$268,622	\$1,817,037
Grand Total		\$7,948	\$1,569	\$258,554	\$416,251	\$46,839	\$1,129,383	\$101,092	\$0	\$635,493	\$0	\$1,927,651	\$45,181	\$668,525	\$258,708	\$62,948	\$1,316,704	\$27,446	\$0	\$425,718	\$0	\$1,818,240	\$9,148,250

Hamilton Elementary

Hamilton Elementary / A

Uniformat Code	Location Description	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost *	Subtotal	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	Deficiency Repair Estimate
B2010	Building exterior	4051546	Exterior Walls, any painted surface, Prep & Paint	10	5	5	12240	SF	\$3.26	\$39,951						\$39,951									\$39,951							\$79,903
B2020	Building Exterior	4051434	Window, Wood, 28-40 SF, Replace	30	28	2	80	EA	\$1,740.80	\$139,264			\$139,264																			\$139,264
B2050	Building Exterior	4051463	Exterior Door, Wood, Solid-Core, Replace	25	20	5	6	EA	\$761.60	\$4,570						\$4,570																\$4,570
B3010	Roof	4051380	Roofing, Asphalt Shingle, 20-Year Standard, Replace	20	15	5	11950	SF	\$4.13	\$49,406						\$49,406																\$49,406
C1030	Throughout building	4051535	Interior Door, Wood, Solid-Core, Replace	40	30	10	26	EA	\$761.60	\$19,802										\$19,802												\$19,802
C1070	Throughout building	4051413	Suspended Ceilings, Hard Tile, Replacement w/ ACT, Replace	25	20	5	16800	SF	\$3.81	\$63,974						\$63,974																\$63,974
C1090	Restrooms	4051502	Toilet Partitions, Plastic/Laminate, Replace	20	10	10	12	EA	\$816.00	\$9,792										\$9,792												\$9,792
C2010	Throughout building	4051384	Wall Finishes, any surface, Prep & Paint	10	5	5	32700	SF	\$1.63	\$53,366						\$53,366									\$53,366							\$106,733
C2030	Restrooms	4051486	Flooring, Ceramic Tile, Replace	40	25	15	1600	SF	\$19.58	\$31,334															\$31,334							\$31,334
C2030	Throughout building	4051525	Flooring, Wood, Strip, Replace	30	22	8	15000	SF	\$16.32	\$244,800									\$244,800													\$244,800
C2030	Restrooms	4051504	Flooring, Vinyl Sheeting, Replace	15	10	5	200	SF	\$7.62	\$1,523						\$1,523														\$1,523		\$3,046
C2030	Throughout building	4051578	Flooring, Vinyl Tile (VCT), Replace	15	5	10	5000	SF	\$5.44	\$27,200										\$27,200												\$27,200
C2030	Throughout building	4051494	Flooring, Carpet, Commercial Standard, Replace	10	7	3	6000	SF	\$8.16	\$48,960			\$48,960										\$48,960									\$97,920
D2010	Utility closet	4051468	Water Heater, Electric, Commercial (12 kW), Replace	20	10	10	1	EA	\$13,491.20	\$13,491										\$13,491												\$13,491
D2010	Throughout building	4051375	Plumbing System, Supply & Sanitary, Medium Density (excludes fixtures), Replace	40	20	20	21800	SF	\$11.97	\$260,902																			\$260,902			\$260,902
D2010	Mechanical room A001	4051437	Sink/Lavatory, Service Sink, Wall-Hung, Replace	35	34	1	1	EA	\$1,523.20	\$1,523	\$1,523																					\$1,523
D2010	Restrooms	4051567	Sink/Lavatory, Wall-Hung, Vitreous China, Replace	30	20	10	8	EA	\$1,632.00	\$13,056										\$13,056												\$13,056
D2010	Classrooms	4051580	Sink/Lavatory, Vanity Top, Stainless Steel, Replace	30	20	10	8	EA	\$1,305.60	\$10,445										\$10,445												\$10,445
D2010	Restrooms	4051496	Toilet, Commercial Water Closet, Replace	30	18	12	12	EA	\$1,414.40	\$16,973												\$16,973										\$16,973
D2010	Restrooms	4051452	Toilet, Child-Sized, Replace	30	15	15	4	EA	\$979.20	\$3,917															\$3,917							\$3,917
D2010	Restrooms	4051572	Urinal, Standard, Replace	30	10	20	5	EA	\$1,196.80	\$5,984																				\$5,984		\$5,984
D3020	Mechanical room A001	4051430	Boiler, Gas, HVAC, Replace	30	20	10	1	EA	\$21,760.00	\$21,760										\$21,760												\$21,760
D3020	Mechanical room A001	4051453	Boiler, Gas, HVAC, Replace	30	20	10	1	EA	\$21,760.00	\$21,760										\$21,760												\$21,760
D3020	Mechanical room A001	4051516	Boiler Supplemental Components, Expansion Tank, Replace	40	30	10	1	EA	\$4,787.20	\$4,787										\$4,787												\$4,787
D3030	Classrooms	4051370	Packaged Terminal Air Conditioner, PTAC, Replace	15	12	3	8	EA	\$5,875.20	\$47,002			\$47,002																\$47,002			\$94,003
D3030	Classrooms	4051444	Packaged Terminal Air Conditioner, PTAC, Replace	15	12	3	16	EA	\$5,875.20	\$94,003			\$94,003																\$94,003			\$188,006
D3050	Mechanical room A001	4051403	Pump, Distribution, HVAC Heating Water, Replace	25	22	3	1	EA	\$6,636.80	\$6,637				\$6,637																		\$6,637
D3050	Mechanical room A001	4051571	Pump, Distribution, HVAC Heating Water, Replace	25	22	3	1	EA	\$6,636.80	\$6,637				\$6,637																		\$6,637
D3050	Throughout building	4051544	Variable Air Volume Unit, VAV Box, Replace	25	15	10	1	EA	\$5,984.00	\$5,984										\$5,984												\$5,984
D3060	Mechanical room A001	4051518	Exhaust Fan, Centrifugal, 24" Damper, Replace	25	15	10	1	EA	\$3,264.00	\$3,264										\$3,264												\$3,264
D4010	Throughout building	4051483	Fire Suppression System, Existing Sprinkler Heads, by SF, Replace	25	20	5	10900	SF	\$1.16	\$12,689						\$12,689																\$12,689
D5020	Mechanical room A001	4051480	Switchboard, 120/208 V, Replace	40	20	20	1	EA	\$48,960.00	\$48,960																				\$48,960		\$48,960
D5030	Throughout building	4051492	Electrical System, Wiring & Switches, Average or Low Density/Complexity, Replace	40	30	10	21800	SF	\$2.72	\$59,296										\$59,296												\$59,296
D5040	Throughout building	4051448	Emergency & Exit Lighting, Exit Sign/Emergency Combo, LED, Replace	10	5	5	6	EA	\$326.40	\$1,958						\$1,958									\$1,958							\$3,917
D5040	Throughout building	4051432	Emergency & Exit Lighting, Emergency Light Pack, 2 Light w/ Battery, Replace	10	5	5	8	EA	\$239.36	\$1,915						\$1,915									\$1,915							\$3,830
D5040	Throughout building	4051566	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures, Replace	20	10	10	21800	SF	\$4.90	\$106,733										\$106,733												\$106,733
D7050	Throughout building	4051531	Fire Alarm System, Full System Upgrade, Basic/Zoned, Upgrade/Install	20	10	10	21800	SF	\$1.63	\$35,578											\$35,578											\$35,578
Totals, Unescalated											\$0	\$1,523	\$139,264	\$203,238	\$0	\$229,354	\$0	\$0	\$244,800	\$0	\$352,947	\$0	\$16,973	\$48,960	\$0	\$132,442	\$0	\$0	\$141,005	\$0	\$317,370	\$1,827,876
Totals, Escalated (3.0% inflation, compounded annually)											\$0	\$1,569	\$147,745	\$222,084	\$0	\$265,884	\$0	\$0	\$310,105	\$0	\$474,332	\$0	\$24,199	\$71,899	\$0	\$206,341	\$0	\$0	\$240,051	\$0	\$573,205	\$2,537,414

Hamilton Elementary / B

Uniformat Code	Location Description	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost *	Subtotal	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	Deficiency Repair Estimate
B2010	Building exterior	4051414	Exterior Walls, any painted surface, Prep & Paint	10	5	5	11040	SF	\$3.26	\$36,035						\$36,035										\$36,035						\$72,069

Uniformat Code	Location	Description	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost *	Subtotal	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	Deficiency Repair Estimate		
D3030	Roof		4051415	Split System, Condensing Unit/Heat Pump, Replace	15	12	3	1	EA	\$4,352.00	\$4,352				\$4,352															\$4,352			\$8,704		
D3030	Roof		4051454	Split System, Condensing Unit/Heat Pump, Replace	15	10	5	1	EA	\$4,352.00	\$4,352						\$4,352														\$4,352			\$8,704	
D3030	Roof		4051385	Split System, Condensing Unit/Heat Pump, Replace	15	9	6	1	EA	\$48,960.00	\$48,960							\$48,960																\$48,960	
D3050	Roof		4051441	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	9	11	1	EA	\$32,640.00	\$32,640												\$32,640											\$32,640	
D3060	Roof		4051482	Exhaust Fan, Centrifugal, 12" Damper, Replace	25	15	10	1	EA	\$1,523.20	\$1,523											\$1,523												\$1,523	
D3060	Roof		4051511	Exhaust Fan, Centrifugal, 16" Damper, Replace	25	9	16	1	EA	\$2,611.20	\$2,611																	\$2,611						\$2,611	
D3060	Roof		4051509	Exhaust Fan, Centrifugal, 12" Damper, Replace	25	9	16	1	EA	\$1,523.20	\$1,523																	\$1,523						\$1,523	
D3060	Roof		4051490	Exhaust Fan, Centrifugal, 16" Damper, Replace	25	9	16	1	EA	\$2,611.20	\$2,611																		\$2,611						\$2,611
D3060	Roof		4051588	Exhaust Fan, Centrifugal, 12" Damper, Replace	25	9	16	1	EA	\$1,523.20	\$1,523																		\$1,523						\$1,523
D3060	Roof		4051488	Exhaust Fan, Centrifugal, 12" Damper, Replace	25	9	16	1	EA	\$1,523.20	\$1,523																		\$1,523						\$1,523
D3060	Roof		4051527	Exhaust Fan, Centrifugal, 12" Damper, Replace	25	9	16	1	EA	\$1,523.20	\$1,523																		\$1,523						\$1,523
D3060	Kitchen		4051378	Supplemental Components, Air Curtain, 5' Wide Non-Heated, Replace	20	10	10	1	EA	\$1,632.00	\$1,632											\$1,632												\$1,632	
D4010	Throughout building		4051539	Fire Suppression System, Existing Sprinkler Heads, by SF, Replace	25	10	15	7670	SF	\$1.16	\$8,929																\$8,929							\$8,929	
D5030	Throughout building		4051549	Electrical System, Wiring & Switches, Average or Low Density/Complexity, Replace	40	20	20	7670	SF	\$2.72	\$20,862																				\$20,862			\$20,862	
D5040	Throughout building		4051484	Emergency & Exit Lighting, Exit Sign/Emergency Combo, LED, Replace	10	5	5	4	EA	\$326.40	\$1,306						\$1,306										\$1,306							\$2,611	
D5040	Throughout building		4051421	Emergency & Exit Lighting, Exit Sign, LED, Replace	10	2	8	6	EA	\$239.36	\$1,436									\$1,436										\$1,436				\$2,872	
D5040	Throughout building		4051459	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures, Replace	20	8	12	9200	SF	\$4.90	\$45,043												\$45,043											\$45,043	
D7050	Throughout building		4051575	Fire Alarm System, Full System Upgrade, Basic/Zoned, Upgrade/Install	20	10	10	9200	SF	\$1.63	\$15,014											\$15,014												\$15,014	
E1030	Kitchen		4051379	Foodservice Equipment, Exhaust Hood, 8 to 10 LF, Replace	15	10	5	1	EA	\$4,896.00	\$4,896						\$4,896														\$4,896			\$9,792	
E1030	Kitchen		4051374	Foodservice Equipment, Convection Oven, Double, Replace	10	5	5	1	EA	\$10,336.00	\$10,336						\$10,336										\$10,336							\$20,672	
E1030	Kitchen		4051412	Foodservice Equipment, Refrigerator, 1-Door Reach-In, Replace	15	9	6	1	EA	\$2,937.60	\$2,938							\$2,938																\$2,938	
E1030	Kitchen		4051433	Foodservice Equipment, Refrigerator, 2-Door Reach-In, Replace	15	7	8	1	EA	\$5,004.80	\$5,005									\$5,005														\$5,005	
E1030	Kitchen		4051440	Foodservice Equipment, Food Warmer, Proofing Cabinet on Wheels, Replace	15	7	8	1	EA	\$1,849.60	\$1,850									\$1,850														\$1,850	
E1030	Kitchen		4051409	Foodservice Equipment, Refrigerator, 2-Door Reach-In, Replace	15	7	8	1	EA	\$5,004.80	\$5,005									\$5,005														\$5,005	
E1030	Kitchen		4051455	Foodservice Equipment, Refrigerator, 2-Door Reach-In, Replace	15	5	10	1	EA	\$5,004.80	\$5,005											\$5,005												\$5,005	
G2060	Cafeteria		4051558	Picnic Table, Wood/Composite/Fiberglass, Replace	20	8	12	30	EA	\$652.80	\$19,584												\$19,584											\$19,584	
Totals, Unescalated												\$435	\$0	\$0	\$14,688	\$0	\$51,745	\$56,250	\$0	\$48,111	\$0	\$249,152	\$32,640	\$64,627	\$0	\$0	\$139,837	\$15,667	\$0	\$5,788	\$0	\$110,078		\$789,020	
Totals, Escalated (3.0% inflation, compounded annually)												\$435	\$0	\$0	\$16,050	\$0	\$59,987	\$67,165	\$0	\$60,946	\$0	\$334,839	\$45,181	\$92,143	\$0	\$0	\$217,862	\$25,141	\$0	\$9,854	\$0	\$198,814		\$1,128,418	

Hamilton Elementary / D

Uniformat Code	Location Description	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost *	Subtotal	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	Deficiency Repair Estimate
B2010	Building exterior	4051419	Exterior Walls, any painted surface, Prep & Paint	10	5	5	6480	SF	\$3.26	\$21,151						\$21,151										\$21,151						\$42,301
B2020	Building Exterior	4051470	Window, Aluminum Double-Glazed, 16-25 SF, Replace	30	20	10	22	EA	\$1,033.60	\$22,739											\$22,739											\$22,739
B2050	Building exterior	4051583	Exterior Door, Wood, any type, Refinish	10	5	5	6	EA	\$163.20	\$979						\$979										\$979						\$1,958
B3010	Roof	4051547	Roofing, Asphalt Shingle, 20-Year Standard, Replace	20	15	5	5100	SF	\$4.13	\$21,085						\$21,085																\$21,085
C1030	Throughout building	4051545	Interior Door, Wood, Solid-Core, Replace	40	20	20	16	EA	\$761.60	\$12,186																				\$12,186		\$12,186
C1030	D229	4051416	Door Hardware, School, per Door, Replace	30	30	0	1	EA	\$435.20	\$435	\$435																					\$435
C1070	D114	4051508	Suspended Ceilings, Acoustical Tile (ACT), Replace	25	25	0	30	SF	\$3.81	\$114	\$114																					\$114
C1070	Throughout building	4051493	Suspended Ceilings, Acoustical Tile (ACT), Replace	25	20	5	8500	SF	\$3.81	\$32,368						\$32,368																\$32,368
C2010	Restrooms	4052693	Wall Finishes, Ceramic Tile, Replace	40	20	20	800	SF	\$19.58	\$15,667																				\$15,667		\$15,667
C2010	Throughout building	4051424	Wall Finishes, any surface, Prep & Paint	10	5	5	13650	SF	\$1.63	\$22,277						\$22,277										\$22,277						\$44,554
C2030	Classrooms	4051471	Flooring, Ceramic Tile, Replace	40	30	10	1000	SF	\$19.58	\$19,584											\$19,584											\$19,584
C2030	Throughout building	4051391	Flooring, Vinyl Tile (VCT), Replace	15	10	5	3000	SF	\$5.44	\$16,320						\$16,320														\$16,320		\$32,640
C2030	Throughout building	4051542	Flooring, Carpet, Commercial Standard, Replace	10	6	4	5100	SF	\$8.16	\$41,616					\$41,616										\$41,616							\$83,232
D2010	Building exterior	4051457	Piping & Valves, Pressure Reducer Valve (PRV), Domestic Water, Replace	30	15	15	3	EA	\$2,526.34	\$7,579																\$7,579						\$7,579
D2010	Throughout building	4051404	Plumbing System, Supply & Sanitary, Medium Density (excludes fixtures), Replace	40	20	20	9100	SF	\$11.97	\$108,909																				\$108,909		\$108,909
D2010	Classrooms	4051556	Sink/Lavatory, Wall-Hung, Vitreous China, Replace	30	15	15	5	EA	\$1,632.00	\$8,160																\$8,160						\$8,160
D2010	Throughout building	4051456	Sink/Lavatory, Service Sink, Floor, Replace	35	20	15	1	EA	\$870.40	\$870																\$870						\$870
D2010	Throughout building	4051513	Toilet, Commercial Water Closet, Replace	30	15	15	1	EA	\$1,414.40	\$1,414																\$1,414						\$1,414
D2010	Restrooms	4051373	Urinal, Standard, Replace	30	15	15	1	EA	\$1,196.80	\$1,197																\$1,197						\$1,197
D3050	Mechanical room D108	4051395	Pump, Distribution, HVAC Chilled or Condenser Water, Replace	25	20	5	1	EA	\$7,072.00	\$7,072						\$7,072																\$7,072
D3050	Mechanical room D108	4051573	Pump, Distribution, HVAC Chilled or Condenser Water, Replace	25	20	5	1	EA	\$7,072.00	\$7,072						\$7,072																\$7,072
D3050	Throughout building	4051405	HVAC System, Hydronic Piping, 4-Pipe, Replace	40	20	20	4550	SF	\$8.70	\$39,603																				\$39,603		\$39,603
D3050	Throughout building	4051585	Variable Air Volume Unit, VAV Box, Replace	25	15	10	20	EA	\$7,072.00	\$141,440											\$141,440											\$141,440
D4010	Throughout building	4051534	Fire Suppression System, Existing Sprinkler Heads, by SF, Replace	25	15	10	4550	SF	\$1.16	\$5,297											\$5,297											\$5,297
D4010	Throughout building	4051446	Fire Suppression System, Existing Sprinkler Heads, by SF, Replace	25	10	15	9100	SF	\$1.16	\$10,594																\$10,594						\$10,594
D5020	Mechanical room D108	4051532	Switchboard, 120/208 V, Replace	40	20	20	1	EA	\$54,400.00	\$54,400																				\$54,400		\$54,400
D5030	Throughout building	4051464	Electrical System, Wiring & Switches, Average or Low Density/Complexity, Replace	40	20	20	9100	SF	\$2.72	\$24,752																				\$24,752		\$24,752
D5030	Mechanical room D108	4051553	Variable Frequency Drive, VFD, by HP of Motor, Replace/Install	20	8	12	1	EA	\$5,766.40	\$5,766												\$5,766										\$5,766
D5040	Throughout building	4051538	Emergency & Exit Lighting, Emergency Light Pack, 2 Light w/ Battery, Replace	10	4	6	6	EA	\$239.36	\$1,436							\$1,436										\$1,436					\$2,872
D5040	Throughout building	4051466	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures, Replace	20	10	10	9100	SF	\$4.90	\$44,554											\$44,554											\$44,554
D5040	Building exterior	4051447	Standard Fixture w/ Lamp, any type, w/ LED Replacement, Replace	20	10	10	9	EA	\$272.00	\$2,448											\$2,448											\$2,448

Uniformat Code	Location Description	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost *	Subtotal	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	Deficiency Repair Estimate
D7050	Throughout building	4051548	Fire Alarm System, Full System Upgrade, Basic/Zoned, Upgrade/Install	20	8	12	9100	SF	\$1.63	\$14,851												\$14,851										\$14,851
E2010	Throughout building	4051562	Casework, Cabinetry Economy, Replace	20	8	12	60	LF	\$190.40	\$11,424												\$11,424										\$11,424
E2010	Throughout building	4051376	Casework, Countertop, Solid Surface, Replace	40	20	20	40	LF	\$119.68	\$4,787																				\$4,787		\$4,787
Totals, Unescalated											\$549	\$0	\$0	\$0	\$41,616	\$128,324	\$1,436	\$0	\$0	\$0	\$236,062	\$0	\$32,042	\$0	\$41,616	\$74,221	\$1,436	\$0	\$0	\$0	\$276,624	\$833,926
Totals, Escalated (3.0% inflation, compounded annually)											\$549	\$0	\$0	\$0	\$46,839	\$148,763	\$1,715	\$0	\$0	\$0	\$317,247	\$0	\$45,684	\$0	\$62,948	\$115,634	\$2,305	\$0	\$0	\$0	\$499,614	\$1,241,298

Hamilton Elementary / Music Building

Uniformat Code	Location Description	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost *	Subtotal	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	Deficiency Repair Estimate
B2010	Building exterior	4051537	Exterior Walls, any painted surface, Prep & Paint	10	5	5	1800	SF	\$3.26	\$5,875						\$5,875										\$5,875						\$11,750
B2020	Building exterior	4051528	Window, Aluminum Double-Glazed, up to 15 SF, Replace	30	10	20	18	EA	\$707.20	\$12,730																				\$12,730		\$12,730
B2050	Building exterior	4051439	Exterior Door, Aluminum-Framed & Glazed, Standard Swing, Replace	30	10	20	4	EA	\$1,414.40	\$5,658																				\$5,658		\$5,658
B3010	Roof	4051426	Roofing, Asphalt Shingle, 30-Year Premium, Replace	30	10	20	1680	SF	\$5.98	\$10,053																				\$10,053		\$10,053
C1070	Throughout building	4051467	Suspended Ceilings, Acoustical Tile (ACT), Replace	25	10	15	1450	SF	\$3.81	\$5,522																\$5,522						\$5,522
C2030	Throughout building	4051411	Flooring, Vinyl Tile (VCT), Replace	15	5	10	1450	SF	\$5.44	\$7,888											\$7,888											\$7,888
D2010	Music Building	4051505	Plumbing System, Supply & Sanitary, Medium Density (excludes fixtures), Replace	40	20	20	1450	SF	\$11.97	\$17,354																				\$17,354		\$17,354
D2010	Restrooms	4051429	Sink/Lavatory, Wall-Hung, Enameled Steel, Replace	30	15	15	1	EA	\$1,849.60	\$1,850																\$1,850						\$1,850
D2010	Classrooms	4051563	Sink/Lavatory, Vanity Top, Stainless Steel, Replace	30	15	15	1	EA	\$1,305.60	\$1,306																\$1,306						\$1,306
D2010	Restrooms	4051462	Toilet, Commercial Water Closet, Replace	30	15	15	1	EA	\$1,414.40	\$1,414																\$1,414						\$1,414
D3050	Building exterior	4051495	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	12	8	1	EA	\$16,320.00	\$16,320										\$16,320												\$16,320
D5030	Mechanical room D108	4051521	Variable Frequency Drive, VFD, by HP of Motor, Replace/Install	20	8	12	1	EA	\$5,766.40	\$5,766													\$5,766									\$5,766
D5040	Building exterior	4051524	Special Fixture w/ Lamp, High Pressure Sodium (HPS), Warehouse/Manufacturing, Replace	20	10	10	8	EA	\$206.72	\$1,654											\$1,654			\$5,766								\$1,654
D7050	Throughout building	4051559	Fire Alarm System, Full System Upgrade, Basic/Zoned, Upgrade/Install	20	10	10	1450	SF	\$1.63	\$2,366											\$2,366											\$2,366
E2010	Throughout building	4051543	Casework, Cabinetry, Hardwood Standard, Replace	20	10	10	90	LF	\$326.40	\$29,376											\$29,376											\$29,376
E2010	Throughout building	4051506	Casework, Countertop, Solid Surface, Replace	40	20	20	70	LF	\$119.68	\$8,378																				\$8,378		\$8,378
Totals, Unescalated											\$0	\$0	\$0	\$0	\$0	\$5,875	\$0	\$0	\$16,320	\$0	\$41,284	\$0	\$5,766	\$0	\$0	\$15,966	\$0	\$0	\$0	\$0	\$54,172	\$139,384
Totals, Escalated (3.0% inflation, compounded annually)											\$0	\$0	\$0	\$0	\$0	\$6,811	\$0	\$0	\$20,674	\$0	\$55,482	\$0	\$8,222	\$0	\$0	\$24,875	\$0	\$0	\$0	\$0	\$97,840	\$213,904

Hamilton Elementary / Portable Buildings

Uniformat Code	Location Description	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost *	Subtotal	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	Deficiency Repair Estimate
B2010	Building exterior	4051533	Exterior Walls, any painted surface, Prep & Paint	10	7	3	4500	SF	\$3.26	\$14,688				\$14,688									\$14,688									\$29,376
B2020	Building exterior	4051576	Window, Aluminum Double-Glazed, up to 15 SF, Replace	30	20	10	6	EA	\$707.20	\$4,243											\$4,243											\$4,243
B2050	Building exterior	4051392	Exterior Door, Steel, Standard, Replace	40	20	20	3	EA	\$652.80	\$1,958																				\$1,958		\$1,958
B3010	Roof	4051477	Roofing, Metal, Replace	40	20	20	3600	SF	\$14.14	\$50,918																				\$50,918		\$50,918
C1070	Throughout building	4051487	Suspended Ceilings, Acoustical Tile (ACT), Replace	25	15	10	3000	SF	\$3.81	\$11,424											\$11,424											\$11,424
C2010	Throughout building	4051565	Wall Finishes, Vinyl, Replace	15	10	5	4500	SF	\$2.72	\$12,240					\$12,240															\$12,240		\$12,240
C2030	Throughout building	4051398	Flooring, Carpet, Commercial Standard, Replace	10	7	3	3000	SF	\$8.16	\$24,480				\$24,480									\$24,480									\$24,480
D3030	Modular F	4051399	Heat Pump, Packaged & Wall-Mounted, 4.5 to 5 TON, Replace	20	17	3	1	EA	\$6,854.40	\$6,854				\$6,854																		\$6,854
D3030	Modular H	4051394	Heat Pump, Packaged & Wall-Mounted, 4.5 to 5 TON, Replace	20	17	3	1	EA	\$6,854.40	\$6,854				\$6,854																		\$6,854
D3030	Modular G	4051451	Heat Pump, Packaged & Wall-Mounted, 4.5 to 5 TON, Replace	20	17	3	1	EA	\$6,854.40	\$6,854				\$6,854																		\$6,854
D3050	Throughout building	4051410	HVAC System, Ductwork, Medium Density, Replace	30	15	15	3000	SF	\$4.35	\$13,056															\$13,056							\$13,056
D5030	Throughout building	4051526	Electrical System, Wiring & Switches, Average or Low Density/Complexity, Replace	40	20	20	3000	SF	\$2.72	\$8,160																				\$8,160		\$8,160
D5040	Throughout building	4051568	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures, Replace	20	10	10	3000	SF	\$4.90	\$14,688											\$14,688											\$14,688
D7050	Throughout building	4051381	Fire Alarm System, Full System Upgrade, Basic/Zoned, Upgrade/Install	20	10	10	3000	SF	\$1.63	\$4,896											\$4,896											\$4,896
Totals, Unescalated											\$0	\$0	\$0	\$59,731	\$0	\$12,240	\$0	\$0	\$0	\$0	\$35,251	\$0	\$0	\$39,168	\$0	\$13,056	\$0	\$0	\$0	\$0	\$73,277	\$232,723
Totals, Escalated (3.0% inflation, compounded annually)											\$0	\$0	\$0	\$65,270	\$0	\$14,190	\$0	\$0	\$0	\$0	\$47,375	\$0	\$0	\$57,520	\$0	\$20,341	\$0	\$0	\$0	\$0	\$132,346	\$337,040

Hamilton Elementary / Site

Uniformat Code	Location Description	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost *	Subtotal	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	Deficiency Repair Estimate	
D2010	Site	4051428	Drinking Fountain, Exterior/Site, Precast Pedestal, Replace	15	15	0	1	EA	\$3,916.80	\$3,917	\$3,917															\$3,917						\$7,834	
D2010	Site	4051541	Drinking Fountain, Exterior/Site, Precast Pedestal, Replace	15	12	3	3	EA	\$3,916.80	\$11,750				\$11,750																\$11,750			\$23,501
D2010	Site	4051396	Drinking Fountain, Wall-Mounted, Bi-Level, Replace	15	5	10	1	EA	\$1,632.00	\$1,632											\$1,632											\$1,632	
D2010	Site	4051479	Sink/Lavatory, Wall-Hung, Steel, Replace	30	10	20	1	EA	\$1,849.60	\$1,850																					\$1,850		\$1,850
D3030	Site	4051476	Chiller, Air-Cooled, Replace	25	20	5	1	EA	\$195,840.00	\$195,840						\$195,840																	\$195,840
D5010	Site	4051581	Solar Power, Carport, Solar Cover at Grade, Replace	15	2	13	1	EA	\$55,270.40	\$55,270															\$55,270								\$55,270
D5020	Site	4051383	Secondary Transformer, Dry, Stepdown, Replace	30	20	10	1	EA	\$32,640.00	\$32,640												\$32,640											\$32,640
D5020	Site	4051540	Secondary Transformer, Dry, Stepdown, Replace	30	20	10	1	EA	\$41,344.00	\$41,344												\$41,344											\$41,344
F1020	Site	4051579	Shade Structure, Wood , Basic/Minimal, Replace	30	25	5	100	SF	\$27.20	\$2,720						\$2,720																	\$2,720
F1020	Site	4051427	Shed/Gazebo/Shade Structure, Wood or Metal-Framed, Basic/Minimal, Replace	30	25	5	2300	SF	\$27.20	\$62,560						\$62,560																	\$62,560
F1020	Site	4051389	Shed/Gazebo/Shade Structure, Wood or Metal-Framed, Basic/Minimal, Replace	30	20	10	100	SF	\$27.20	\$2,720												\$2,720											\$2,720
F1020	Site	4051586	Shed/Gazebo/Shade Structure, Wood or Metal-Framed, Basic/Minimal, Replace	30	15	15	1300	SF	\$27.20	\$35,360																\$35,360							\$35,360
F1020	Site	4051510	Shed/Gazebo/Shade Structure, Wood or Metal-Framed, Basic/Minimal, Replace	30	10	20	200	SF	\$27.20	\$5,440																					\$5,440		\$5,440
G2020	Site	4051498	Parking Lots, Pavement, Asphalt, Seal & Stripe	5	2	3	66930	SF	\$0.49	\$32,769				\$32,769						\$32,769					\$32,769						\$32,769		\$131,076

Uniformat Code	Location	Description	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost *	Subtotal	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	Deficiency Repair Estimate
G2020	Site		4051491	Parking Lots, Pavement, Asphalt, Mill & Overlay	25	10	15	66930	SF	\$3.81	\$254,869															\$254,869							\$254,869
G2050	Site		4051438	Sports Apparatus, Baseball, Backstop Chain-Link, Replace	20	15	5	2	EA	\$5,440.00	\$10,880						\$10,880																\$10,880
G2050	Site		4051552	Playfield Surfaces, Rubber, Small Areas, Replace	20	15	5	500	SF	\$28.29	\$14,144						\$14,144																\$14,144
G2050	Site		4051564	Play Structure, Multipurpose, Medium, Replace	20	8	12	1	EA	\$21,760.00	\$21,760												\$21,760										\$21,760
G2050	Site		4051406	Play Structure, Multipurpose, Small, Replace	20	8	12	1	EA	\$10,880.00	\$10,880												\$10,880										\$10,880
G2050	Site		4051499	Play Structure, Multipurpose, Large, Replace	20	8	12	1	EA	\$38,080.00	\$38,080												\$38,080										\$38,080
G2050	Site		4051445	Play Structure, Multipurpose, Medium, Replace	20	5	15	1	EA	\$21,760.00	\$21,760															\$21,760							\$21,760
G2060	Site		4051390	Park Bench, Precast Concrete, Replace	25	20	5	4	EA	\$1,088.00	\$4,352						\$4,352																\$4,352
G2060	Site		4051507	Fences & Gates, Fence, Chain Link 8", Replace	40	32	8	1670	LF	\$27.20	\$45,424									\$45,424													\$45,424
G2060	Site		4051450	Picnic Table, Metal Powder-Coated, Replace	20	5	15	48	EA	\$761.60	\$36,557															\$36,557							\$36,557
G2060	Site		4051431	Retaining Wall, Concrete Cast-in-Place, Replace	50	30	20	1000	SF	\$141.44	\$141,440																				\$141,440		\$141,440
G2080	Site		4051577	Irrigation System, Pop-Up Spray Heads, Commercial, Replace/Install	20	10	10	68200	SF	\$1.09	\$74,202											\$74,202											\$74,202
Totals, Unescalated												\$3,917	\$0	\$0	\$44,519	\$0	\$290,496	\$0	\$0	\$78,193	\$0	\$152,538	\$0	\$70,720	\$88,039	\$0	\$352,463	\$0	\$0	\$44,519	\$0	\$148,730	\$1,274,134
Totals, Escalated (3.0% inflation, compounded annually)												\$3,917	\$0	\$0	\$48,647	\$0	\$336,764	\$0	\$0	\$99,052	\$0	\$204,998	\$0	\$100,830	\$129,289	\$0	\$549,126	\$0	\$0	\$75,791	\$0	\$268,622	\$1,817,037

Appendix G:

Equipment Inventory List

D10 Conveying													
Index	ID	UFCCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	4051570	D1010	Passenger Elevator	Hydraulic, 2 Floors	3500 LB	Hamilton Elementary / B	Hallway	ThyssenKrupp	EP12530	EN6268	2002	19038758	
2	4051469	D1010	Vertical Lift	Wheelchair, 5' Rise	750 LBS	Hamilton Elementary / C	Auditorium	No tag/plate found	No tag/plate found	No tag/plate found		19038759	
D20 Plumbing													
Index	ID	UFCCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	4051468	D2010	Water Heater	Electric, Commercial (12 kW)	19 GAL	Hamilton Elementary / A	Utility closet	American Standard Inc.	Inaccessible	Inaccessible	2012	1009307	
2	4051523	D2010	Water Heater	Gas, Commercial (125 MBH)	75 GAL	Hamilton Elementary / C	C125	Bradford White	U75T80R3N	LC34157132		19038765	
D30 HVAC													
Index	ID	UFCCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	4051430	D3020	Boiler	Gas, HVAC	490 MBH	Hamilton Elementary / A	Mechanical room A001	Parker Boiler Co.	T490L	54255	2002	19038783	
2	4051453	D3020	Boiler	Gas, HVAC	490 MBH	Hamilton Elementary / A	Mechanical room A001	Parker Boiler Co.	T490L	54254	2002	19038786	
3	4051516	D3020	Boiler Supplemental Components	Expansion Tank	120 GAL	Hamilton Elementary / A	Mechanical room A001	Wessels Company	Inaccessible	Inaccessible			
4	4051476	D3030	Chiller	Air-Cooled	125 TON	Hamilton Elementary / Site	Site	Trane	RTAA1254XN01A3D0ABN	U02H06095	2002	19038757	
5	4051399	D3030	Heat Pump	Packaged & Wall-Mounted, 4.5 to 5 TON	5 TON	Hamilton Elementary / Portable Buildings	Modular F	Marvair	AVP60HPA10NB	CL39103	2000	19038746	
6	4051394	D3030	Heat Pump	Packaged & Wall-Mounted, 4.5 to 5 TON	2 TON	Hamilton Elementary / Portable Buildings	Modular H	Marvair	AVP60HPA10NB	CL40986	2000	19038788	
7	4051451	D3030	Heat Pump	Packaged & Wall-Mounted, 4.5 to 5 TON	5 TON	Hamilton Elementary / Portable Buildings	Modular G	Marvair	AVP60HPA10N8	HL55095	2000	19038747	
8	4051370	D3030	Packaged Terminal Air Conditioner	PTAC	3 TON	Hamilton Elementary / A	Classrooms					1009310	8
9	4051444	D3030	Packaged Terminal Air Conditioner	PTAC	3 TON	Hamilton Elementary / A	Classrooms					1009267	16
10	4051589	D3030	Packaged Terminal Air Conditioner	PTAC	3 TON	Hamilton Elementary / B	Classrooms						10
11	4051415	D3030	Split System [CU3]	Condensing Unit/Heat Pump	3 TON	Hamilton Elementary / C	Roof	Mitsubishi Electric	PUMY-P36NHMU	3ZU01044A	2010	19038802	
12	4051454	D3030	Split System	Condensing Unit/Heat Pump	3 TON	Hamilton Elementary / C	Roof	Mitsubishi Electric	MUY-D36NA-	3002439 T		19038781	
13	4051385	D3030	Split System	Condensing Unit/Heat Pump	30 TON	Hamilton Elementary / C	Roof	Trane	RAUJC304BC03000000000	C13L06906	2013	1903878	
14	4051395	D3050	Pump	Distribution, HVAC Chilled or Condenser Water	7.5 HP	Hamilton Elementary / D	Mechanical room D108	U.S. Electrical Motors	R407	No tag/plate found		19038752	
15	4051573	D3050	Pump	Distribution, HVAC Chilled or Condenser Water	7.5 HP	Hamilton Elementary / D	Mechanical room D108	U.S. Electrical Motors	R407	No tag/plate found		19038754	
16	4051403	D3050	Pump	Distribution, HVAC Heating Water	5 HP	Hamilton Elementary / A	Mechanical room A001	Bell & Gossett	1531	2320388		19038785	
17	4051571	D3050	Pump	Distribution, HVAC Heating Water	5 HP	Hamilton Elementary / A	Mechanical room A001	Bell & Gossett	1531	2320390		19038791	
18	4051495	D3050	Packaged Unit	RTU, Pad or Roof-Mounted	6.25 TON	Hamilton Elementary / Music Building	Building exterior	Bard Manufacturing Company	WG5S1-BNBUX4XXX	271K102730676-1	2010	19038745	
19	4051441	D3050	Packaged Unit	RTU, Pad or Roof-Mounted	15 TON	Hamilton Elementary / C	Roof	Trane	TTA180E4DRAA	13463JWYTA	2013	19038778	
20	4051544	D3050	Variable Air Volume Unit	VAV Box	800 CFM	Hamilton Elementary / A	Throughout building						
21	4051560	D3050	Variable Air Volume Unit	VAV Box	1000 CFM	Hamilton Elementary / B	Throughout building						28
22	4051585	D3050	Variable Air Volume Unit	VAV Box	1000 CFM	Hamilton Elementary / D	Throughout building						20
23	4051488	D3060	Exhaust Fan [EF1]	Centrifugal, 12" Damper	966 CFM	Hamilton Elementary / C	Roof	Cook	120 ACE	138SE63265-00/0022208	2013	19038780	
24	4051490	D3060	Exhaust Fan [EF5]	Centrifugal, 16" Damper	1500 CFM	Hamilton Elementary / C	Roof	Cook	365 ACE	138SE90245 01/0022101	2013	19038784	
25	4051509	D3060	Exhaust Fan	Centrifugal, 12" Damper	800 CFM	Hamilton Elementary / C	Roof	Cook	135 VCR 135VCR B	138SE90245-01/0002601	2013	19038779	
26	4051482	D3060	Exhaust Fan	Centrifugal, 12" Damper	800 CFM	Hamilton Elementary / C	Roof	Cook	100 ACER	138SE93447-00/0000732		19038734	
27	4051588	D3060	Exhaust Fan	Centrifugal, 12" Damper	800 CFM	Hamilton Elementary / C	Roof	Cook	SPECIAL TRE	138SE95530-00/0001701	2013	19038792	
28	4051527	D3060	Exhaust Fan	Centrifugal, 12" Damper	800 CFM	Hamilton Elementary / C	Roof	Cook	SPECTAL TRE	138 SE95530-00/0000701	2013	19038793	
29	4051511	D3060	Exhaust Fan	Centrifugal, 16" Damper	800 CFM	Hamilton Elementary / C	Roof	Cook	245 ACE	138SE98317-00/0000703	2013	19038777	
30	4051518	D3060	Exhaust Fan	Centrifugal, 24" Damper	2200 CFM	Hamilton Elementary / A	Mechanical room A001	Chicago Blower Company	245	254564		19038771	
31	4051378	D3060	Supplemental Components	Air Curtain, 5' Wide Non-Heated		Hamilton Elementary / C	Kitchen	Mars	NH242-1UA-0B	507106		19038772	
D50 Electrical													
Index	ID	UFCCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	4051540	D5020	Secondary Transformer [TR1]	Dry, Stepdown	500 KVA	Hamilton Elementary / Site	Site	Siemens	3F3Y500FC	No tag/plate found		19038756	
2	4051383	D5020	Secondary Transformer [TR2]	Dry, Stepdown	300 KVA	Hamilton Elementary / Site	Site	Siemens	3F3Y30013F	HA7749NHF02		19038755	
3	4051480	D5020	Switchboard	120/208 V	600 AMP	Hamilton Elementary / A	Mechanical room A001	Siemens	89BFN9597044	No tag/plate found		19038748	
4	4051532	D5020	Switchboard	120/208 V	800 AMP	Hamilton Elementary / D	Mechanical room D108	Siemens	89BFN9597016	No tag/plate found		19038753	
5	4051553	D5030	Variable Frequency Drive	VFD, by HP of Motor	5 HP	Hamilton Elementary / D	Mechanical room D108	ABB	No tag/plate found	2093002024		19038751	

6	4051521	D5030	Variable Frequency Drive	VFD, by HP of Motor	5 HP	Hamilton Elementary / Music Building	Mechanical room D108	ABB	No tag/plate found	2093001788	19038750
7	4051432	D5040	Emergency & Exit Lighting	Emergency Light Pack, 2 Light w/ Battery		Hamilton Elementary / A	Throughout building				8
8	4051401	D5040	Emergency & Exit Lighting	Emergency Light Pack, 2 Light w/ Battery		Hamilton Elementary / B	Throughout building				8
9	4051538	D5040	Emergency & Exit Lighting	Emergency Light Pack, 2 Light w/ Battery		Hamilton Elementary / D	Throughout building				6
10	4051421	D5040	Emergency & Exit Lighting	Exit Sign, LED		Hamilton Elementary / C	Throughout building				6
11	4051448	D5040	Emergency & Exit Lighting	Exit Sign/Emergency Combo, LED		Hamilton Elementary / A	Throughout building				6
12	4051484	D5040	Emergency & Exit Lighting	Exit Sign/Emergency Combo, LED		Hamilton Elementary / C	Throughout building				4
13	4051524	D5040	Special Fixture w/ Lamp	High Pressure Sodium (HPS), Warehouse/Manufacturing	250 W	Hamilton Elementary / Music Building	Building exterior				8
14	4051447	D5040	Standard Fixture w/ Lamp	any type, w/ LED Replacement	250 W	Hamilton Elementary / D	Building exterior				9

E10 Equipment

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	4051374	E1030	Foodservice Equipment	Convection Oven, Double		Hamilton Elementary / C	Kitchen	Blodgett	No tag/plate found	013014EA048T		19038762	
2	4051379	E1030	Foodservice Equipment	Exhaust Hood, 8 to 10 LF		Hamilton Elementary / C	Kitchen	ACCUREX	XBEW-60.00-S	13474941		19038773	
3	4051440	E1030	Foodservice Equipment	Food Warmer, Proofing Cabinet on Wheels		Hamilton Elementary / C	Kitchen	Duke	DC-TEHF-60SS-347000 M	11132625		19038761	
4	4051412	E1030	Foodservice Equipment	Refrigerator, 1-Door Reach-In		Hamilton Elementary / C	Kitchen	Utility Refrigerator	RF-30-SS-2S-D	3859 A		19038774	
5	4051433	E1030	Foodservice Equipment	Refrigerator, 2-Door Reach-In		Hamilton Elementary / C	Kitchen	Utility Refrigerator	PT-HC-30-SS-15-15-D	3859 D		71884	
6	4051455	E1030	Foodservice Equipment	Refrigerator, 2-Door Reach-In		Hamilton Elementary / C	Kitchen	Utility Refrigerator	RIR-60-SS-2S	3859 E		19038775	
7	4051409	E1030	Foodservice Equipment	Refrigerator, 2-Door Reach-In		Hamilton Elementary / C	Kitchen	Utility Refrigerator	RIR-60-SS-2S	3859 B		19038776	

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