

# FACILITY CONDITION ASSESSMENT



**BUREAU  
VERITAS**

*prepared for*

**Shelby County Board of Education**  
160 South Hollywood Street  
Memphis, Tennessee 38112-4892  
Michelle Stuart



Hamilton High School  
1363 East Person Avenue  
Memphis, Tennessee 38106

## **PREPARED BY:**

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## **BV PROJECT #:**

*163745.23R000-113.354*

## **DATE OF REPORT:**

*April 12, 2024*

## **ON SITE DATE:**

*March 4, 2024*

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TABLE OF CONTENTS

1. Executive Summary ..... 1

Property Overview and Assessment Details ..... 1

Significant/Systemic Findings and Deficiencies ..... 2

Facility Condition Index (FCI) ..... 3

Immediate Needs..... 5

Key Findings ..... 6

Plan Types ..... 12

2. Building and Site Information ..... 13

3. Property Space Use and Observed Areas ..... 16

4. ADA Accessibility ..... 17

5. Purpose and Scope ..... 18

6. Opinions of Probable Costs ..... 20

Methodology ..... 20

Definitions ..... 20

7. Certification..... 22

8. Appendices ..... 23



# 1. Executive Summary

## Property Overview and Assessment Details

General Information	
Property Type	High School
Main Address	1363 East Person Avenue, Memphis, Tennessee 38106
Site Developed	1972 Renovated 2005
Site Area	13.6 acres (estimated)
Parking Spaces	325 total spaces all in open lots; 11 of which are accessible
Building Area	336,151 SF
Number of Stories	3 above grade
Outside Occupants/Leased Spaces	None
Date(s) of Visit	March 4, 2024
Management Point of Contact	Ms. Mary Taylor, Shelby County Board of Education (901) 416-5376 <a href="mailto:taylorm15@scsk12.org">taylorm15@scsk12.org</a>
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AssetCalc Link	Full dataset for this assessment can be found at: <a href="https://www.assetcalc.net/">https://www.assetcalc.net/</a>

## Significant/Systemic Findings and Deficiencies

### Historical Summary

Hamilton HS was originally developed in 1972 by Memphis-Shelby Schools and was renovated in 2005 to upgrade accessibility throughout. The building has been used as a high school and no changes in occupancy or use have been reported since.

### Architectural

The building is showing its age, as there were many findings observed that will require short-term actions. Cracks were observed at interior CMU walls showing some settlement issues, roof leaks have caused extensive damage to acoustical ceiling tiles, while vinyl tiles flooring seemed to have several additional years of life. The façade bricks and concrete finish need extensive cleaning but looked fair given their age. Exterior doors seem to be original to the building and many of them were observed worn.

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

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

Most of the heating, cooling, and ventilating big-ticket equipment is less than 10 years old, but inadequately heated/cooled spaces were noticed throughout the building, meaning balance or controls issues seem to be present.

Power service infrastructure didn't seem undersized, but due to its underperformance reported during extreme weather events, seems to be worn and aged.

Domestic water and sewer systems are original to the building as well and were found functional given their age, but occasional clogging issues were reported at several restrooms.

The building is protected by a fire alarm system, but no sprinkler system was observed at the premises as it may be grandfathered. A wet fire sprinkler system is recommended to retrofit the building in terms of safety.

### Site

Parking lots pavement was found to be aged but still functional, needing restriping and sealing works. Some settlement issues were observed at walkways, as sidewalks cracks or missing sections were evident at several locations. Extensive cleaning is recommended throughout all walkways. Finally, the parking lots lighting was inadequate as most of the recently replaced fixtures were reported not working.

### Recommended Additional Studies

The HVAC system is not working properly as it's evident no adequate cooling/heating is provided to the building at most areas. A professional engineer must be retained to analyze the existing condition, provide recommendations and, if necessary, estimate the scope and cost of any required repairs. The cost of this study is included in the cost tables.

The electrical system infrastructure works intermittently during severe weather events. Related issues have been reported at 1st floor (all spaces) and 2nd floor (half floor). A professional engineer must be retained to analyze the existing condition, provide recommendations and, if necessary, estimate the scope and cost of any required repairs. The cost of this study is included in the cost tables.

It has been frequently reported that the restrooms plumbing system have clogging issues. A professional engineer must be retained to analyze the existing condition, provide recommendations and, if necessary, estimate the scope and cost of any required repairs. The cost of this study is included in the cost tables.

Interior settling issues were observed at several locations (i.e. chiller room). A professional engineer must be retained to analyze the existing condition, provide recommendations and, if necessary, estimate the scope and cost of any required repairs. The cost of this study is included in the cost tables.

It was reported that the roof leaks combined with HVAC issues could be a cause of mold. A professional engineer must be retained to analyze the existing condition, provide recommendations and, if necessary, estimate the scope and cost of any required repairs. The cost of this study is included in the cost tables.



## Facility Condition Index (FCI)

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

### FCI Ranges and Description

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

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

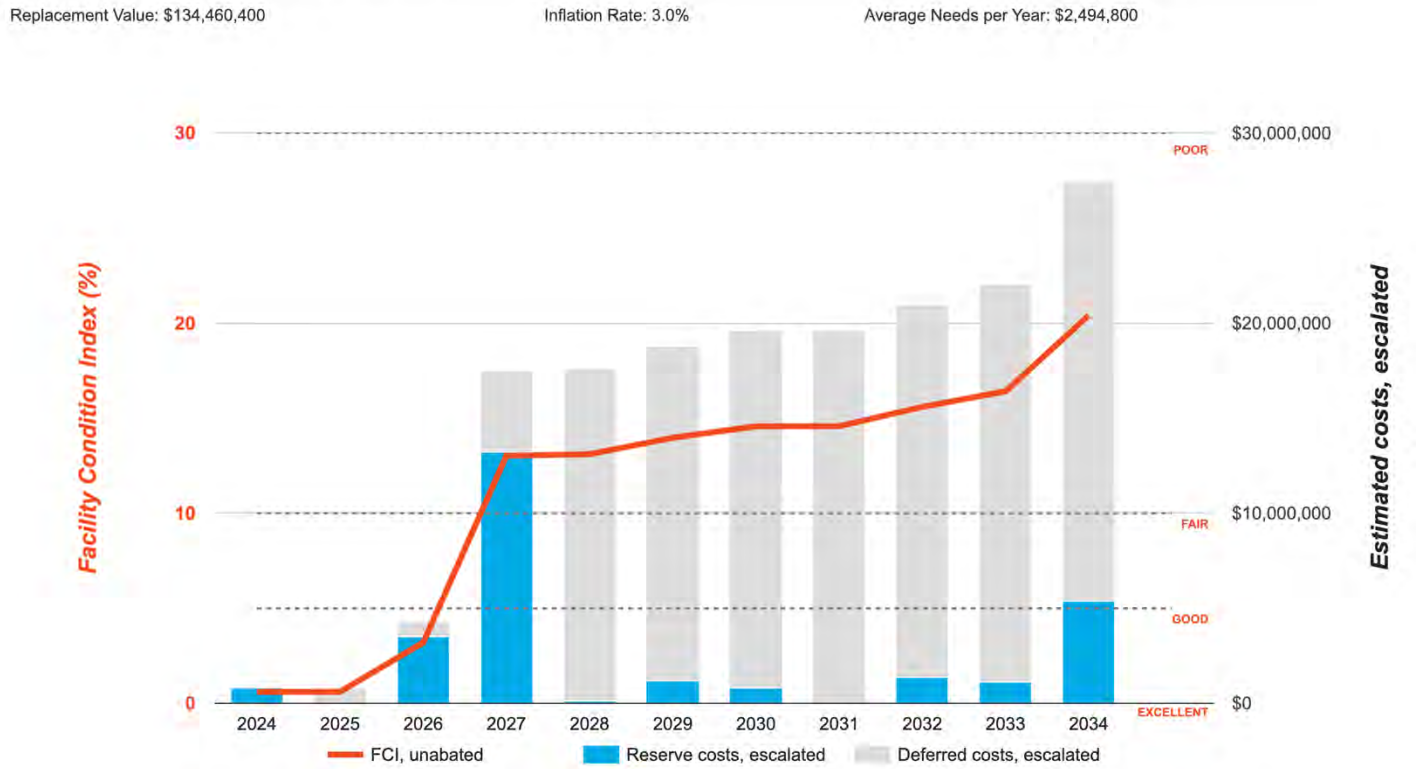
#### FCI Analysis | Hamilton High School(1972)

<i>Replacement Value</i> \$ 134,460,400	<i>Total SF</i> 336,151	<i>Cost/SF</i> \$ 400	
	<b>Est Reserve Cost</b>		<b>FCI</b>
<b>Current</b>	\$ 819,100		<b>0.6 %</b>
3-Year	\$ 17,514,900		13.0 %
5-Year	\$ 18,787,900		14.0 %
10-Year	\$ 27,442,800		20.4 %

The vertical bars below represent the year-by-year needs identified for the site. The orange line in the graph below forecasts what would happen to the FCI (left Y axis) over time, assuming zero capital expenditures over the next ten years. The dollar amounts allocated for each year (blue bars) are associated with the values along the right Y axis.

Needs by Year with Unaddressed FCI Over Time

FCI Analysis: Hamilton High School



## Immediate Needs

Facility/Building	Total Items	Total Cost
Hamilton High School	17	\$819,000
<b>Total</b>	<b>17</b>	<b>\$819,000</b>

### Hamilton High School

ID	Location	Location Description	UF Code	Description	Condition	Plan Type	Cost
7415782	Hamilton High School	Building exterior / sidewalks	A1010	Pressure Wash Exterior	Poor	Performance/Integrity	\$75,000
7415858	Hamilton High School	Site	B1080	Stairs, Concrete, Exterior, Replace	Failed	Safety	\$55,000
7427445	Hamilton High School	Roof	B3010	Roofing, Built-Up, Replace	Poor	Performance/Integrity	\$144,200
7415820	Hamilton High School	Throughout building	C1070	Suspended Ceilings, Acoustical Tile (ACT), Replace	Poor	Performance/Integrity	\$105,900
7415790	Hamilton High School	Restrooms	C1090	Toilet Partitions, Wood, Replace	Poor	Retrofit/Adaptation	\$45,000
7415815	Hamilton High School	Chiller Room	D2060	Air Compressor, Tank-Style, Replace	Failed	Retrofit/Adaptation	\$41,400
7415401	Hamilton High School	Penthouse Mechanical Room	D5030	Variable Frequency Drive, VFD, by HP of Motor, Replace/Install	Failed	Performance/Integrity	\$6,200
7415356	Hamilton High School	Site	G2020	Parking Lots, Pavement, Asphalt, Seal & Stripe	Poor	Performance/Integrity	\$63,000
7415373	Hamilton High School	Site	G2030	Sidewalk, Concrete, Large Areas, Replace	Poor	Performance/Integrity	\$45,000
7415406	Hamilton High School	Site	G2030	Sidewalk, Concrete, Large Areas, Replace	Failed	Performance/Integrity	\$9,000
7415846	Hamilton High School	Site	G2030	Sidewalk, Concrete, Large Areas, Replace	Failed	Performance/Integrity	\$180,000
7415410	Hamilton High School	Site	G4050	Parking/Roadway Lighting, Pole-Mounted, any type w/ LED, Replace	Poor	Performance/Integrity	\$16,800
7427447	Hamilton High School	Throughout building	P2030	Engineering Study, Mechanical, HVAC Controls, Evaluate/Report	Poor	Performance/Integrity	\$5,000
7427444	Hamilton High School	Throughout building	P2030	Engineering Study, Structural, Superstructure, Evaluate/Report	Poor	Performance/Integrity	\$10,000
7427438	Hamilton High School	Throughout building	P2030	Consultant, Environmental, Analysis of Suspect Fungal Growth, Evaluate/Report	Poor	Environmental	\$3,500
7427437	Hamilton High School	Throughout building	P2030	Engineering Study, Plumbing, Sanitary Sewer System, Evaluate/Report	Poor	Performance/Integrity	\$7,000
7427435	Hamilton High School	Throughout building	P2030	Engineering Study, Electrical, General Design, Design	Poor	Performance/Integrity	\$7,000
<b>Total (17 items)</b>							<b>\$819,000</b>

## Key Findings



### Pressure Wash Exterior in Poor condition.

Hamilton High School Building  
exterior/sidewalks

Uniformat Code: A1010  
Recommendation: **in 2024**

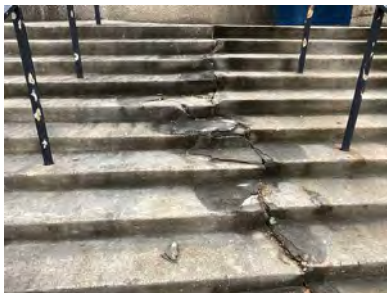
Priority Score: **90.9**

Plan Type:  
Performance/Integrity

Cost Estimate: \$75,000

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Building and Sidewalks need to be pressure washed - AssetCALC ID: 7415782



### Stairs in Failed condition.

Concrete, Exterior  
Hamilton High School Site

Uniformat Code: B1080  
Recommendation: **Replace in 2024**

Priority Score: **90.9**

Plan Type: Safety

Cost Estimate: \$55,000

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Cracks observed at stairs. Foundation settling probable cause. Tripping hazard. - AssetCALC ID: 7415858



### Roofing in Poor condition.

Built-Up  
Hamilton High School Roof

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

Priority Score: **88.9**

Plan Type:  
Performance/Integrity

Cost Estimate: \$144,200

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Water ponding observed; leaks reported - AssetCALC ID: 7427445



### Sidewalk in Failed condition.

Concrete, Large Areas  
Hamilton High School Site

Uniformat Code: G2030  
Recommendation: **Replace in 2024**

Priority Score: **85.9**

Plan Type:  
Performance/Integrity

Cost Estimate: \$180,000

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Severe cracks in sidewalks throughout site - AssetCALC ID: 7415846





### Sidewalk in Failed condition.

Concrete, Large Areas  
Hamilton High School Site

Unifomat Code: G2030  
Recommendation: **Replace in 2024**

Priority Score: **85.9**

Plan Type:  
Performance/Integrity

Cost Estimate: \$9,000

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Ruined sidewalks observed - AssetCALC ID: 7415406



### Variable Frequency Drive in Failed condition.

VFD, by HP of Motor  
Hamilton High School Penthouse Mechanical Room

Unifomat Code: D5030  
Recommendation: **Replace/Install in 2024**

Priority Score: **85.9**

Plan Type:  
Performance/Integrity

Cost Estimate: \$6,200

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Seemed not in use - AssetCALC ID: 7415401



### Sidewalk in Poor condition.

Concrete, Large Areas  
Hamilton High School Site

Unifomat Code: G2030  
Recommendation: **Replace in 2024**

Priority Score: **85.9**

Plan Type:  
Performance/Integrity

Cost Estimate: \$45,000

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Many cracks observed at several locations. - AssetCALC ID: 7415373



### Parking Lots in Poor condition.

Pavement, Asphalt  
Hamilton High School Site

Unifomat Code: G2020  
Recommendation: **Seal and Stripe in 2024**

Priority Score: **84.9**

Plan Type:  
Performance/Integrity

Cost Estimate: \$63,000

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Several cracks observed - AssetCALC ID: 7415356



### Recommended Follow-up Study: Mechanical, HVAC Controls/Rebalance

Mechanical, HVAC Controls/Rebalance  
Hamilton High School Throughout building

Uniformat Code: P2030

Recommendation: **Evaluate/Report in 2024**

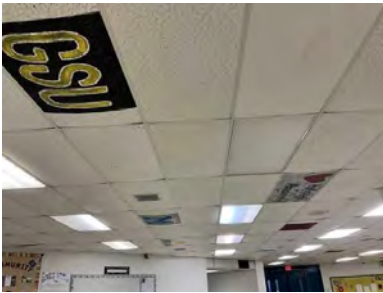
Priority Score: **81.9**

Plan Type:  
Performance/Integrity

Cost Estimate: \$5,000

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HVAC system was upgraded around 6 years ago, but most of the building is inadequately cooled/heated, per POC comments. - AssetCALC ID: 7427447



### Suspended Ceilings in Poor condition.

Acoustical Tile (ACT)  
Hamilton High School Throughout building

Uniformat Code: C1070

Recommendation: **Replace in 2024**

Priority Score: **81.9**

Plan Type:  
Performance/Integrity

Cost Estimate: \$105,900

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Ceiling tiles damaged by roof leaks; stains and missed tiles observed. - AssetCALC ID: 7415820



### Recommended Follow-up Study: Structural, Superstructure

Structural, Superstructure  
Hamilton High School Throughout building

Uniformat Code: P2030

Recommendation: **Evaluate/Report in 2024**

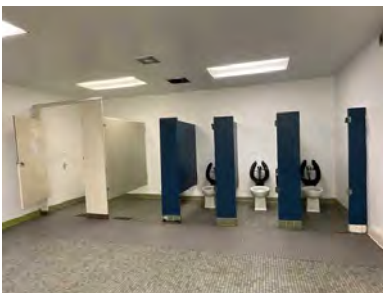
Priority Score: **81.9**

Plan Type:  
Performance/Integrity

Cost Estimate: \$10,000

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Interior walls cracks observed at several locations (i.e. chiller room) Sidewalks and exterior stairs settlement issues observed - AssetCALC ID: 7427444



### Recommended Follow-up Study: Plumbing, Sanitary Sewer System

Plumbing, Sanitary Sewer System  
Hamilton High School Throughout building

Uniformat Code: P2030

Recommendation: **Evaluate/Report in 2024**

Priority Score: **81.9**

Plan Type:  
Performance/Integrity

Cost Estimate: \$7,000

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Repetitive sanitary sewer system clogging issues reported in the past per POC comments. - AssetCALC ID: 7427437



## Recommended Follow-up Study: Electrical, General Design

Electrical, General Design  
Hamilton High School Throughout building

Uniformat Code: P2030  
Recommendation: **Design in 2024**

Priority Score: **81.9**

Plan Type:  
Performance/Integrity

Cost Estimate: \$7,000

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Power outages reported during extreme storms at several building areas (1st and; 2nd floors) - AssetCALC ID: 7427435



## Parking/Roadway Lighting in Poor condition.

Pole-Mounted, any type with LED  
Hamilton High School Site

Uniformat Code: G4050  
Recommendation: **Replace in 2024**

Priority Score: **81.9**

Plan Type:  
Performance/Integrity

Cost Estimate: \$16,800

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Only 5 out of 14 are operational per point of contact reports. - AssetCALC ID: 7415410



## Exterior Fixture with Lamp in Poor condition.

any type, with LED Replacement  
Hamilton High School Building exterior

Uniformat Code: G4050  
Recommendation: **Replace in 2026**

Priority Score: **81.7**

Plan Type:  
Performance/Integrity

Cost Estimate: \$2,400

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Dated CFL lighting fixtures will need to be replaced soon. - AssetCALC ID: 7415331



## Air Compressor in Poor condition.

Tank-Style  
Hamilton High School Chiller Room

Uniformat Code: D2060  
Recommendation: **Replace in 2026**

Priority Score: **81.7**

Plan Type:  
Performance/Integrity

Cost Estimate: \$7,300

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Oil leaks evident; corrosion observed. - AssetCALC ID: 7415784





## Fences and Gates in Poor condition.

Vehicle Gate, Chain Link Manual  
Hamilton High School Site

Uniformat Code: G2060  
Recommendation: **Replace in 2026**

Priority Score: **81.7**

Plan Type:  
Performance/Integrity

Cost Estimate: \$3,400

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Some structural damage observed - AssetCALC ID: 7415339



## Exterior Site Lighting in Poor condition.

Wall Pack, any type with LED, 13 to 26 W  
Hamilton High School Building exterior

Uniformat Code: G4050  
Recommendation: **Replace in 2026**

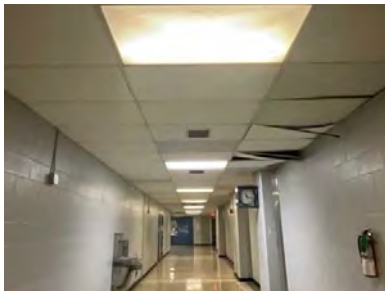
Priority Score: **81.7**

Plan Type:  
Performance/Integrity

Cost Estimate: \$800

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Lighting fixtures covers are stained and aren't bright enough. - AssetCALC ID: 7415403



## Recommended Follow-up Study: Environmental, Analysis of Suspect Fungal Growth

Environmental, Analysis of Suspect Fungal Growth  
Hamilton High School Throughout building

Uniformat Code: P2030  
Recommendation: **Evaluate/Report in 2024**

Priority Score: **72.9**

Plan Type: Environmental

Cost Estimate: \$3,500

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Mold suspected throughout caused by roof leaks, per POC comments. - AssetCALC ID: 7427438

No photo

Modernization recommendation

Item does not currently exist at site

## Fire Suppression System

Full System Install/Retrofit, Low Density/Complexity  
Hamilton High School Throughout

Uniformat Code: D4010  
Recommendation: **Install in 2027**

Priority Score: **60.7**

Plan Type:  
Retrofit/Adaptation

Cost Estimate: \$1,008,500

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Retrofit building to install a fire sprinkler suppression system is recommended. - AssetCALC ID: 7439978



**Air Compressor in Failed condition.**

Tank-Style  
Hamilton High School Chiller Room

Uniformat Code: D2060  
Recommendation: **Replace in 2024**

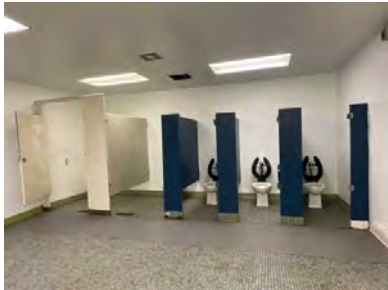
Priority Score: **54.9**

Plan Type:  
Retrofit/Adaptation

Cost Estimate: \$41,400

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Seems to not be in use. - AssetCALC ID: 7415815



**Toilet Partitions in Poor condition.**

Wood  
Hamilton High School Restrooms

Uniformat Code: C1090  
Recommendation: **Replace in 2024**

Priority Score: **54.9**

Plan Type:  
Retrofit/Adaptation

Cost Estimate: \$45,000

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Seems to be dated, damaged and missing doors - AssetCALC ID: 7415790

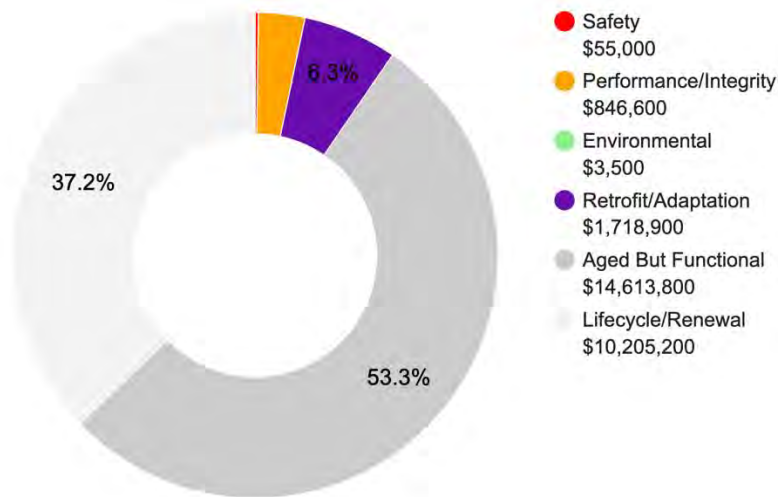
## Plan Types

Each line item in the cost database is assigned a Plan Type, which is the primary reason or rationale for the recommended replacement, repair, or other corrective action. This is the “why” part of the equation. A cost or line item may commonly have more than one applicable Plan Type; however, only one Plan Type will be assigned based on the “best” fit, typically the one with the greatest significance.

### Plan Type Descriptions

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

### Plan Type Distribution (by Cost)



10-YEAR TOTAL: \$27,443,000

## 2. Building and Site Information



### Systems Summary

System	Description	Condition
<b>Structure</b>	Masonry bearing walls with metal roof deck supported by open-web steel joists and concrete strip/wall footing foundation system	Good
<b>Façade</b>	Primary Wall Finish: Brick Secondary Wall Finish: Concrete integral to superstructure Windows: Aluminum and steel	Fair
<b>Roof</b>	Primary: Flat construction with single-ply TPO/PVC membrane Secondary: Flat construction with built-up finish	Poor
<b>Interiors</b>	Walls: Painted gypsum board, painted CMU, ceramic tile Floors: Carpet, VCT, ceramic tile, wood strip, sealed Ceilings: Painted gypsum board and ACT	Fair
<b>Elevators</b>	Passenger: One hydraulic car serving all three floors	Fair
<b>Plumbing</b>	Distribution: Copper supply and cast iron waste and venting Hot Water: Gas domestic boiler with storage tank Fixtures: Toilets, urinals, and sinks in all restrooms	Fair
<b>HVAC</b>	Central System: Boilers, chillers, air handlers, and cooling towers feeding fan coils Supplemental components: Suspended unit heaters	Fair
<b>Fire Suppression</b>	Fire extinguishers only	Good
<b>Electrical</b>	Source & Distribution: Main switchboard and panels with copper wiring Interior Lighting: Linear fluorescent, halogen Emergency Power: None	Fair
<b>Fire Alarm</b>	Alarm panel with smoke detectors, heat detectors, alarms, strobes, pull stations, and exit signs	Fair

## Systems Summary

<b>Equipment/Special</b>	Commercial kitchen equipment	Fair
<b>Site Pavement</b>	Asphalt lots with limited areas of concrete aprons and pavement and adjacent concrete sidewalks, curbs, ramps, and stairs	Fair
<b>Site Development</b>	Building and property entrance signage; chain link and CMU wall fencing; CMU dumpster enclosures and Playground Limited trash receptacles	Fair
<b>Landscaping and Topography</b>	Limited landscaping features including lawns, trees, bushes, and planters Irrigation not present Concrete retaining walls Moderate site slopes along South boundary	Fair
<b>Utilities</b>	Municipal water and sewer Local utility-provided electric and natural gas	Fair
<b>Site Lighting</b>	Pole-mounted: LED Building-mounted: LED	Poor
<b>Ancillary Structures</b>	None	--
<b>Accessibility</b>	Presently it does not appear an accessibility study is needed for this property. See Appendix D.	
<b>Key Issues and Findings</b>	Possible structural settlement, leaking roof, suspected interior mold issues, stained and missing acoustical ceiling tiles, inadequate ventilation, building lacks fire suppression, aged electrical infrastructure, moderate alligator cracking and potholes at parking lots, significant sidewalk trip hazards, inadequate site lighting	



## Systems Expenditure Forecast

System	Immediate	Short Term (1-2 yr)	Near Term (3-5 yr)	Med Term (6-10 yr)	Long Term (11-20 yr)	TOTAL
Structure	\$130,000	-	-	-	-	\$130,000
Facade	-	\$63,700	\$215,700	-	-	\$279,400
Roofing	\$144,200	\$2,582,700	\$11,900	-	-	\$2,738,700
Interiors	\$150,900	\$546,400	\$3,086,800	-	\$4,556,300	\$8,340,400
Conveying	-	\$5,300	\$3,300	-	\$101,300	\$109,900
Plumbing	\$41,400	\$7,700	\$5,455,100	\$57,800	\$177,900	\$5,739,900
HVAC	-	\$78,900	\$2,606,500	\$22,400	\$5,938,700	\$8,646,600
Fire Protection	-	-	\$1,102,000	\$200	\$300	\$1,102,400
Electrical	\$6,200	-	\$1,702,800	\$2,557,000	\$293,200	\$4,559,100
Fire Alarm & Electronic Systems	-	-	-	\$5,104,700	\$864,100	\$5,968,800
Equipment & Furnishings	-	\$194,200	\$126,900	\$802,700	\$949,000	\$2,072,700
Site Development	-	\$3,600	\$99,100	\$25,500	-	\$128,200
Site Pavement	\$297,000	-	\$73,000	\$84,700	\$975,300	\$1,430,000
Site Utilities	\$16,800	\$3,400	-	-	\$48,100	\$68,300
Follow-up Studies	\$32,500	-	-	-	-	\$32,500
<b>TOTALS (3% inflation)</b>	<b>\$819,000</b>	<b>\$3,485,800</b>	<b>\$14,483,100</b>	<b>\$8,654,900</b>	<b>\$13,904,200</b>	<b>\$41,347,000</b>

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

### 3. Property Space Use and Observed Areas

#### Areas Observed

The interior spaces were observed in order to gain a clear understanding of the property's overall condition. Other areas accessed included the site within the property boundaries, the exterior of the property, and the roofs.

#### Key Spaces Not Observed

All key areas of the property were accessible and observed.



## 4. ADA Accessibility

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

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

However, this does not:

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

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

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

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

The facility was originally constructed in 1972. The facility was substantially renovated in 2005 and widespread accessibility improvements appear to have been implemented at that time.

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

No detailed follow-up accessibility study is currently recommended since no major or moderate issues were identified at the subject site. Reference the appendix for specific data, photos, and tables or checklists associated with this limited accessibility survey.

## 5. Purpose and Scope

### Purpose

Bureau Veritas was retained by the client to render an opinion as to the Property's current general physical condition on the day of the site visit.

Based on the observations, interviews and document review outlined below, this report identifies significant deferred maintenance issues, existing deficiencies, and material code violations of record, which affect the Property's use. Opinions are rendered as to its structural integrity, building system condition and the Property's overall condition. The report also notes building systems or components that have realized or exceeded their typical expected useful lives.

The physical condition of building systems and related components are typically defined as being in one of five condition ratings. For the purposes of this report, the following definitions are used:

Condition Ratings	
<b>Excellent</b>	New or very close to new; component or system typically has been installed within the past year, sound and performing its function. Eventual repair or replacement will be required when the component or system either reaches the end of its useful life or fails in service.
<b>Good</b>	Satisfactory as-is. Component or system is sound and performing its function, typically within the first third of its lifecycle. However, it may show minor signs of normal wear and tear. Repair or replacement will be required when the component or system either reaches the end of its useful life or fails in service.
<b>Fair</b>	Showing signs of wear and use but still satisfactory as-is, typically near the median of its estimated useful life. Component or system is performing adequately at this time but may exhibit some signs of wear, deferred maintenance, or evidence of previous repairs. Repair or replacement will be required due to the component or system's condition and/or its estimated remaining useful life.
<b>Poor</b>	Component or system is significantly aged, flawed, functioning intermittently or unreliably; displays obvious signs of deferred maintenance; shows evidence of previous repair or workmanship not in compliance with commonly accepted standards; has become obsolete; or exhibits an inherent deficiency. The present condition could contribute to or cause the deterioration of contiguous elements or systems. Either full component replacement is needed or repairs are required to restore to good condition, prevent premature failure, and/or prolong useful life.
<b>Failed</b>	Component or system has ceased functioning or performing as intended. Replacement, repair, or other significant corrective action is recommended or required.
<b>Not Applicable</b>	Assigning a condition does not apply or make logical sense, most commonly due to the item in question not being present.

## Scope

The standard scope of the Facility Condition Assessment includes the following:

- Visit the Property to evaluate the general condition of the building and site improvements, review available construction documents in order to familiarize ourselves with, and be able to comment on, the in-place construction systems, life safety, mechanical, electrical, and plumbing systems, and the general built environment.
- Identify those components that are exhibiting deferred maintenance issues and provide cost estimates for Immediate Costs and Replacement Reserves based on observed conditions, maintenance history and industry standard useful life estimates. This will include the review of documented capital improvements completed within the last five-year period and work currently contracted for, if applicable.
- Provide a full description of the Property with descriptions of in-place systems and commentary on observed conditions.
- Provide a high-level categorical general statement regarding the subject Property's compliance to Title III of the Americans with Disabilities Act. This will not constitute a full ADA survey, but will help identify exposure to issues and the need for further review.
- Obtain background and historical information about the facility from a building engineer, property manager, maintenance staff, or other knowledgeable source. The preferred methodology is to have the client representative or building occupant complete a Pre-Survey Questionnaire (PSQ) in advance of the site visit. Common alternatives include a verbal interview just prior to or during the walk-through portion of the assessment.
- Review maintenance records and procedures with the in-place maintenance personnel.
- Observe a representative sample of the interior spaces/units, including vacant spaces/units, to gain a clear understanding of the property's overall condition. Other areas to be observed include the exterior of the property, the roofs, interior common areas, and the significant mechanical, electrical and elevator equipment rooms.
- Provide recommendations for additional studies, if required, with related budgetary information.
- Provide an Executive Summary at the beginning of this report, which highlights key findings and includes a Facility Condition Index as a basis for comparing the relative conditions of the buildings within the portfolio.

## 6. 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.

## 7. Certification

Shelby County Board of Education (the Client) retained Bureau Veritas to perform this Facility Condition Assessment in connection with its continued operation of Hamilton High School, 1363 East Person Avenue, Memphis, Tennessee 38106, the "Property". It is our understanding that the primary interest of the Client is to locate and evaluate materials and building system defects that might significantly affect the value of the property and to determine if the present Property has conditions that will have a significant impact on its continued operations.

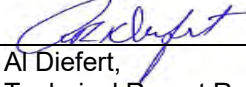
The conclusions and recommendations presented in this report are based on the brief review of the plans and records made available to our Project Manager during the site visit, interviews of available property management personnel and maintenance contractors familiar with the Property, appropriate inquiry of municipal authorities, our Project Manager's walk-through observations during the site visit, and our experience with similar properties.

No testing, exploratory probing, dismantling or operating of equipment or in-depth studies were performed unless specifically required under the *Purpose and Scope* section of this report. This assessment did not include engineering calculations to determine the adequacy of the Property's original design or existing systems. Although walk-through observations were performed, not all areas may have been observed (see Section 1 for specific details). There may be defects in the Property, which were in areas not observed or readily accessible, may not have been visible, or were not disclosed by management personnel when questioned. The report describes property conditions at the time that the observations and research were conducted.

This report has been prepared for and is exclusively for the use and benefit of the Client identified on the cover page of this report. The purpose for which this report shall be used shall be limited to the use as stated in the contract between the client and Bureau Veritas.

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

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## 8. Appendices

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



## Appendix A:

### Photographic Record

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## Photographic Overview



1 - FRONT ELEVATION



2 - LEFT ELEVATION



3 - REAR ELEVATION



4 - RIGHT ELEVATION



5 - ROOF STRUCTURAL MEMBERS



6 - ROOF ACCESS



## Photographic Overview



7 - BRICK AND CONCRETE FINISHES



8 - MAIN BUILDING ENTRANCE



9 - PRIMARY ROOF OVERVIEW



10 - SECONDARY ROOF OVERVIEW



11 - LIBRARY



12 - TYPICAL CLASSROOM



## Photographic Overview



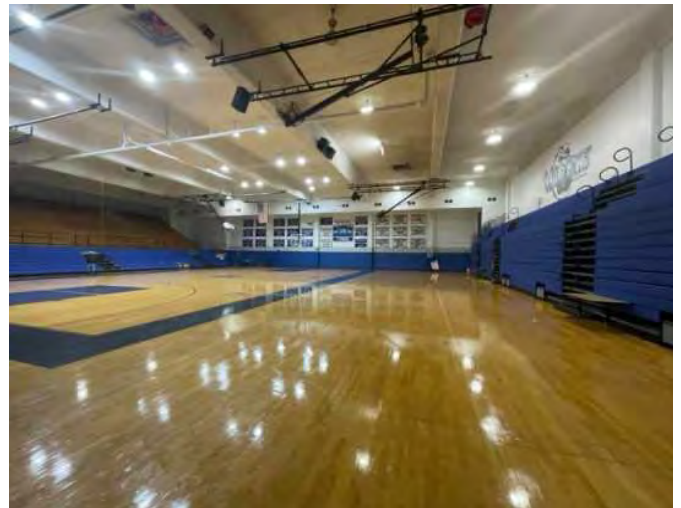
13 - CAFETERIA



14 - AUDITORIUM



15 - RESTROOM



16 - GYMNASIUM



17 - MAIN OFFICE



18 - COMMUNITY BUILDING GYM



## Photographic Overview



19 - ELEVATOR MACHINERY



20 - DOMESTIC WATER BOILER ROOM



21 - MECHANICAL ROOM



22 - ROOF MECHANICAL EQUIPMENT



23 - FIRE EXTINGUISHER



24 - MAIN ELECTRICAL ROOM



## Photographic Overview



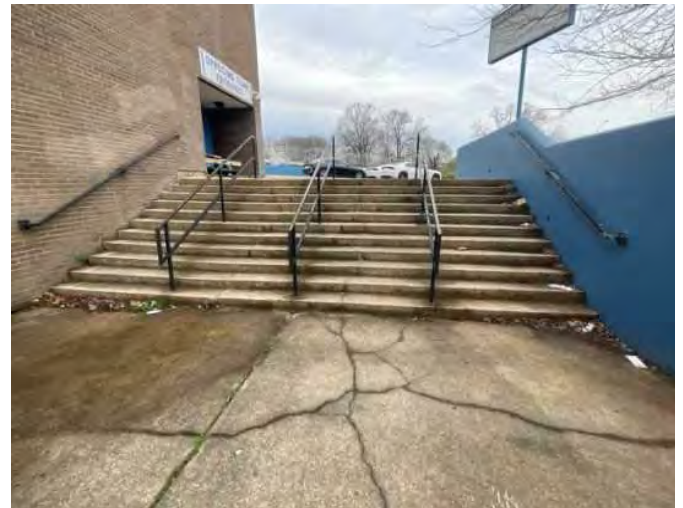
25 - COMMERCIAL KITCHEN EQUIPMENT



26 - FIRE ALARM PANEL



27 - MAIN PARKING AREA



28 - EXTERIOR STAIRS



29 - TEACHERS PARKING



30 - LANDSCAPING AND SIDEWALKS

# Appendix B:

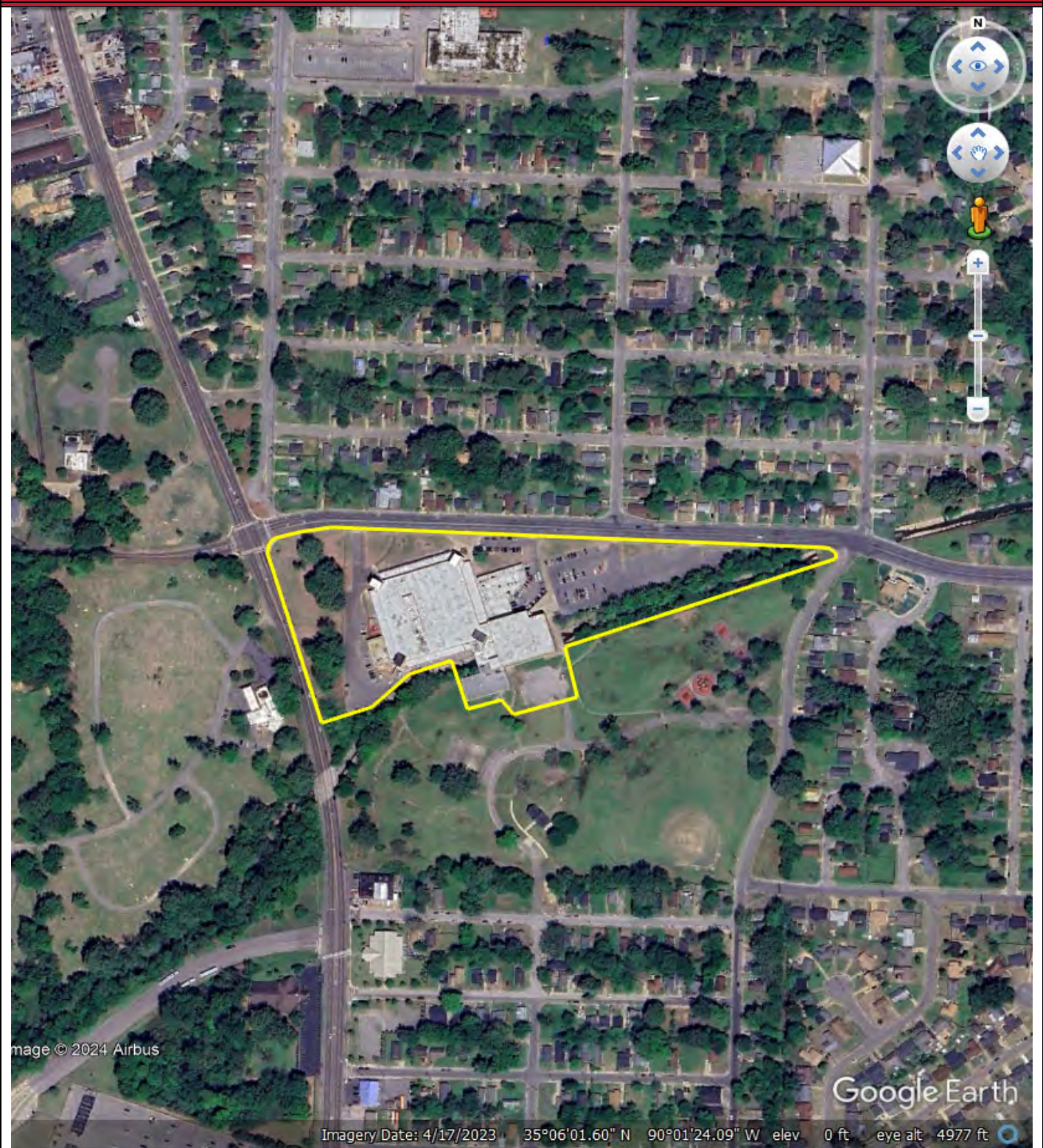
## Site Plan



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# Site Plan



 <b>BUREAU</b> <b>VERITAS</b>	Project Number	Project Name	
	163745.23R000-113.354	Hamilton High School	
	Source	On-Site Date	
	Google	March 4, 2024	

## Appendix C:

### Pre-Survey Questionnaire

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# BV FACILITY CONDITION ASSESSMENT: PRE-SURVEY QUESTIONNAIRE

**Building / Facility Name:** Hamilton High School

**Name of person completing form:** Blanchard Diavua

**Title / Association w/ property:** Principal

**Length of time associated w/ property:** 4

**Date Completed:** March 6, 2024

**Phone Number:** 303-556-3687

**Method of Completion:** INTERVIEW - verbally completed during interview

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

Data Overview		Response		
1	Year(s) constructed	Constructed 1972	Renovated	
2	Building size in SF	336,151	SF	
3	Major Renovation/Rehabilitation		Year	Additional Detail
		Facade		
		Roof		
		Interiors		
		HVAC		
		Electrical		
		Site Pavement		
		Accessibility		
4	List other significant capital improvements (focus on recent years; provide approximate date).	PA intercom system, painting, HVAC improvements done several years ago		
5	List any major capital expenditures planned/requested for the next few years. Have they been budgeted?	None		
6	Describe any on-going extremely problematic, historically chronic, or immediate facility needs.	Roof leaks, ceiling ACT, HVAC controls, settlement issues at interior walls & exterior walkways; power issues during storms		




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

Question		Response				Comments
		Yes	No	Unk	NA	
7	Are there any problems with foundations or structures, like excessive settlement?	✗				Some cracks at interior CMU walls, sidewalks and exterior stairs
8	Are there any wall, window, basement or roof leaks?	✗				Roof
9	Has any part of the facility ever contained visible suspect mold growth, or have there been any indoor air quality complaints?	✗				Not localized, could be spread due roof leaks
10	Are your elevators unreliable, with frequent service calls?	✗				Some calls made and issues commented
11	Are there any plumbing leaks, water pressure, or clogging/backup issues?	✗				Some clogging issues at several restrooms
12	Have there been any leaks or pressure problems with natural gas, HVAC piping, or steam service?	✗				Rooms 208 & 209 gas leaks reported last year
13	Are any areas of the facility inadequately heated, cooled or ventilated? Poorly insulated areas?	✗				Not cooling / heating across hallways, offices and classrooms
14	Is the electrical service outdated, undersized, or problematic?	✗				1st and 2nd floor (half of it) power goes off during big storms
15	Are there any problems or inadequacies with exterior lighting?	✗				Most of the parking poles lights are not working
16	Is site/parking drainage inadequate, with excessive ponding or other problems?		✗			
17	Are there any other unresolved construction defects or significant issues/hazards at the property that have not yet been identified above?		✗			
18	ADA: Has an accessibility study been previously performed? If so, when?			✗		
19	ADA: Have any ADA improvements been made to the property since original construction? Describe.	✗				Some works made years ago but improvements needed now
20	ADA: Has building management reported any accessibility-based complaints or litigation?		✗			
21	Are any areas of the property leased to outside occupants?		✗			



Signature of Assessor



Signature of POC

## **Appendix D:**

### **Accessibility Review and Photos**

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## Visual Survey - 2010 ADA Standards for Accessible Design

**Property Name:** Hamilton High School

**BV Project Number:** 163745.23R000-113.354

Facility History & Interview					
Question		Yes	No	Unk	Comments
1	Has an accessibility study been previously performed? If so, when?	X			2005
2	Have any ADA improvements been made to the property since original construction? Describe.	X			Some restrooms and public areas throughout have been updated to meet ADA
3	Has building management reported any accessibility-based complaints or litigation?			X	

Hamilton High School: Accessibility Issues				
Category	Major Issues (ADA study recommended)	Moderate Issues (ADA study recommended)	Minor Issues	None*
<b>Parking</b>			Some cracks need repair and spaces need restriping	
<b>Exterior Accessible Route</b>				X
<b>Building Entrances</b>				X
<b>Interior Accessible Route</b>				X
<b>Elevators</b>				X
<b>Public Restrooms</b>		Some public restrooms are non compliant		
<b>Kitchens/Kitchenettes</b>	NA			
<b>Playgrounds &amp; Swimming Pools</b>				X
<b>Other</b>	NA			

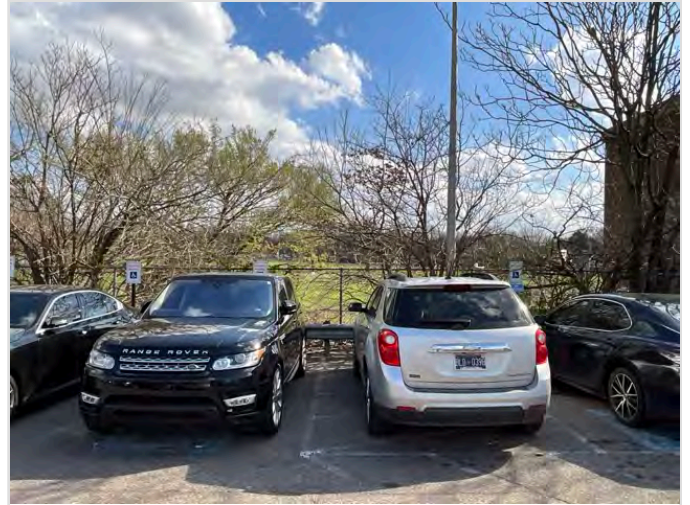
*\*be cognizant that if the "None" box is checked that does not guarantee full compliance; this study is limited in nature*



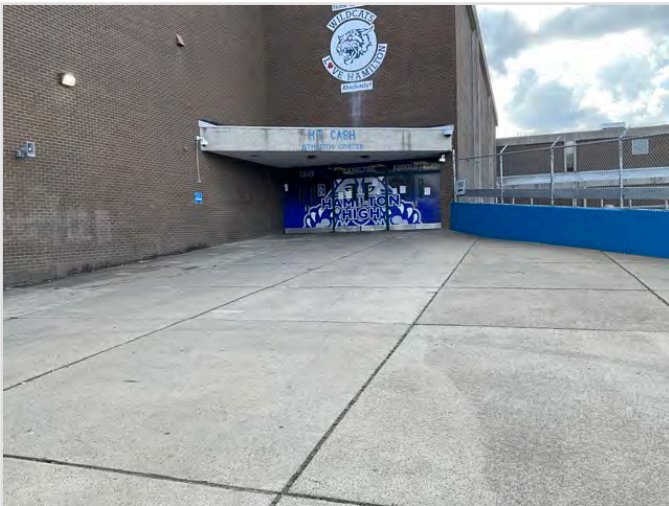
## Hamilton High School: Photographic Overview



OVERVIEW OF ACCESSIBLE PARKING AREA



CLOSE-UP OF STALL



ACCESSIBLE PATH



ACCESSIBLE RAMP



ACCESSIBLE ENTRANCE



DOOR HARDWARE



## Hamilton High School: Photographic Overview



ACCESSIBLE INTERIOR PATH



DOOR HARDWARE



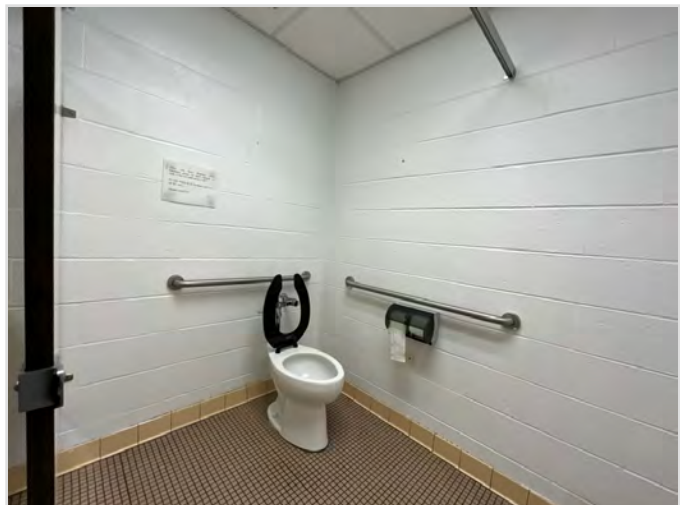
LOBBY LOOKING AT ELEVATOR CAB



IN-CAB CONTROLS



SINK, FAUCET HANDLES AND ACCESSORIES



TOILET STALL OVERVIEW

## Hamilton High School: Photographic Overview



OVERVIEW OF PLAYGROUND



PLAYGROUND SURFACE

## **Appendix E:** Component Condition Report

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Component Condition Report | Hamilton High School

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Structure						
A1010	Building exterior / sidewalks	Poor	Pressure Wash Exterior	100,000 SF	0	7415782
B1080	Site	Failed	Stairs, Concrete, Exterior	1,000 SF	0	7415858
Facade						
B2020	Building Exterior	Fair	Glazing, any type by SF	1,400 SF	3	7415791
B2020	Building Exterior	Fair	Glazing, any type by SF	1,600 SF	3	7415813
B2050	Building Exterior	Fair	Overhead/Dock Door, Aluminum, 20'x20' (400 SF)	6	2	7415817
B2050	Building Exterior	Fair	Exterior Door, Steel, Standard	54	3	7415788
Roofing						
B3010	Roof	Fair	Roofing, Single-Ply Membrane, TPO/PVC	143,200 SF	2	7415404
B3010	Roof	Poor	Roofing, Built-Up	10,300 SF	0	7427445
B3020	Roof	Fair	Roof Appurtenances, Roof Access Ladder, Steel	100 LF	5	7415439
B3060	Roof	Fair	Roof Hatch, Metal	1	3	7415337
Interiors						
C1030	Throughout	Fair	Interior Door, Wood, Solid-Core	370	20	7440988
C1030	Throughout	Fair	Interior Door, Steel, Standard	158	20	7440987
C1070	Throughout building	Poor	Suspended Ceilings, Acoustical Tile (ACT)	30,260 SF	0	7415820
C1090	Throughout building	Fair	Lockers, Steel-Baked Enamel, 12" W x 15" D x 72" H	1,000	2	7415852
C1090	Restrooms	Poor	Toilet Partitions, Wood	90	0	7415790
C2010	Locker Room	Fair	Wall Finishes, Ceramic Tile	2,700 SF	3	7415847
C2010	Throughout	Fair	Wall Finishes, any surface, Prep & Paint	505,000 SF	5	7439551
C2030	Auditorium	Fair	Flooring, Carpet, Commercial Standard	2,500 SF	5	7415438
C2030	Auditorium	Fair	Flooring, Wood, Strip, Refinish	2,000 SF	5	7415840
C2030	Locker Room	Fair	Flooring, any surface, w/ Paint or Sealant, Prep & Paint	10,000 SF	2	7415795



Component Condition Report | Hamilton High School

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
C2030	Throughout building	Fair	Flooring, Vinyl Tile (VCT)	281,900 SF	3	7415853
C2030	Gymnasium	Fair	Flooring, Maple Sports Floor, Refinish	16,800 SF	3	7415865
C2030	Restrooms	Fair	Flooring, Ceramic Tile	13,400 SF	3	7415870
C2030	Auditorium	Fair	Flooring, any surface, w/ Paint or Sealant, Prep & Paint	7,500 SF	5	7415357
C2030	Kitchen	Fair	Flooring, Ceramic Tile	2,000 SF	3	7415855
C2050	Auditorium	Fair	Ceiling Finishes, any flat surface, Prep & Paint	16,800 SF	5	7415837
C2050	Gymnasium	Fair	Ceiling Finishes, Textured Spray Coating	16,800 SF	3	7415780
Conveying						
D1010	Elevator Room	Fair	Passenger Elevator, Hydraulic, 3 Floors, Renovate	1	11	7415369
D1010	Elevator	Fair	Elevator Cab Finishes, Economy	1	3	7415412
D1010	Elevator	Fair	Elevator Controls, Automatic, 1 Car	1	2	7415350
Plumbing						
D2010	Boiler room	Fair	Storage Tank, Domestic Water	1	15	7415374
D2010	Throughout building	Fair	Plumbing System, Supply & Sanitary, High Density (excludes fixtures)	336,151 SF	3	7415427
D2010	Restrooms	Fair	Toilet, Commercial Water Closet	90	3	7415833
D2010	Kitchen	Fair	Sink/Lavatory, Commercial Kitchen, 3-Bowl	1	16	7415831
D2010	Locker Room	Fair	Shower, Ceramic Tile	22	11	7415789
D2010	Restrooms	Fair	Urinal, Standard	31	3	7415871
D2010	Boiler room	Good	Boiler, Gas, Domestic	1	23	7415424
D2010	Kitchen	Fair	Sink/Lavatory, Commercial Kitchen, 3-Bowl	1	16	7415829
D2010	Boiler room	Fair	Storage Tank, Domestic Water	1	15	7415334
D2010	Kitchen	Fair	Sink/Lavatory, Commercial Kitchen, 2-Bowl	1	16	7415793
D2010	Throughout building	Good	Drinking Fountain, Wall-Mounted, Single-Level	25	10	7415799
D2010	Boiler room	Fair	Backflow Preventer, Domestic Water	1	10	7415428
D2010	Restrooms	Fair	Sink/Lavatory, Wall-Hung, Vitreous China	82	3	7415854

Component Condition Report | Hamilton High School

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D2010	Boiler room	Fair	Backflow Preventer, Domestic Water	1	10	7415329
D2010	Janitor Room	Fair	Sink/Lavatory, Service Sink, Wall-Hung	5	3	7415383
D2010	Boiler room	Fair	Storage Tank, Domestic Water	1	3	7415425
D2060	Chiller Room	Fair	Supplemental Components, Compressed Air Dryer, Process Support	1	6	7415808
D2060	Chiller Room	Failed	Air Compressor, Tank-Style	1	0	7415815
D2060	Chiller Room	Poor	Air Compressor, Tank-Style	1	2	7415784
HVAC						
D3020	Boiler room	Good	Boiler, Gas, HVAC [B-1]	1	23	7415376
D3020	Room 108	Fair	Unit Heater, Natural Gas, 181 to 200 MBH	1	3	7415409
D3020	Boiler room	Fair	Boiler Supplemental Components, Expansion Tank	1	12	7415375
D3020	Room 108	Fair	Unit Heater, Natural Gas, 181 to 200 MBH	1	3	7415400
D3020	Boiler room	Good	Boiler, Gas, HVAC [B-2]	1	23	7415421
D3020	Boiler room	Fair	Boiler Supplemental Components, Chemical Feed System [BFU-1]	1	3	7415324
D3020	Boiler room	Fair	Boiler, Gas, HVAC [B-3]	1	2	7415389
D3020	Chiller Room	Fair	Unit Heater, Natural Gas, 11 to 25 MBH [UH-1]	1	6	7415849
D3020	Roof	Good	Boiler Supplemental Components, Metal Flue, Stainless Steel	30 LF	23	7427442
D3020	Chiller Room	Fair	Unit Heater, Hydronic	1	3	7415341
D3030	Roof	Good	Cooling Tower, (Typical) Open Circuit , 301 to 500 TON [CT-2]	1	19	7415830
D3030	Chiller Room	Good	Chiller, Water-Cooled [Chiller-2]	1	17	7415386
D3030	Chiller Room	Fair	Chiller, Air-Cooled [Chiller-3]	1	4	7415395
D3030	Chiller Room	Good	Chiller, Water-Cooled, 501 to 700 TON [Chiller - 1]	1	17	7415802
D3030	Roof	Good	Cooling Tower, (Typical) Open Circuit , 301 to 500 TON [CT-1]	1	19	7415786
D3050	Chiller Room	Good	Pump, Distribution, HVAC Chilled or Condenser Water [P-7]	1	19	7415380
D3050	Throughout building	Fair	HVAC System, Ductwork, High Density	336,151 SF	3	7427449
D3050	Mechanical room	Good	Air Handler, Interior AHU, Easy/Moderate Access [AHU-14]	1	24	7427436



Component Condition Report | Hamilton High School

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D3050	Chiller Room	Good	Pump, Distribution, HVAC Chilled or Condenser Water [Pump - 4]	1	19	7415781
D3050	Chiller Room	Good	Pump, Distribution, HVAC Chilled or Condenser Water [Pump - 3]	1	19	7415822
D3050	Mechanical room	Good	Air Handler, Interior AHU, Easy/Moderate Access	1	24	7427441
D3050	Chiller Room	Good	Pump, Distribution, HVAC Chilled or Condenser Water [Pump - 6]	1	19	7415811
D3050	Penthouse Mechanical Room	Good	Air Handler, Interior AHU, Easy/Moderate Access [AHU-20]	1	24	7415440
D3050	Chiller Room	Good	Pump, Distribution, HVAC Chilled or Condenser Water [Pump - 8]	1	19	7415856
D3050	Boiler Room	Good	Pump, Distribution, HVAC Heating Water [Pump - 2]	1	19	7415797
D3050	Mechanical room	Fair	Air Handler, Interior AHU, Easy/Moderate Access [AHU-9]	1	3	7415391
D3050	Boiler room	Good	Air Handler, Interior AHU, Easy/Moderate Access, 15001 to 20000 CFM [AHU-23]	1	24	7415809
D3050	Mechanical room	Good	Air Handler, Interior AHU, Easy/Moderate Access	1	24	7427446
D3050	Penthouse Mechanical Room	Good	Air Handler, Interior AHU, Easy/Moderate Access [AHU-15]	1	24	7415347
D3050	Boiler room	Good	Air Handler, Interior AHU, Easy/Moderate Access [AHU-1]	1	24	7415848
D3050	Mechanical room	Good	Air Handler, Interior AHU, Easy/Moderate Access [AHU-10]	1	24	7415366
D3050	Mechanical room	Fair	Air Handler, Interior AHU, Easy/Moderate Access [AHU-5]	1	3	7415327
D3050	Penthouse Mechanical Room	Good	Air Handler, Interior AHU, Easy/Moderate Access [AHU-19]	1	24	7415336
D3050	Chiller Room	Good	Pump, Distribution, HVAC Chilled or Condenser Water [Pump - 5]	1	19	7415785
D3050	Throughout building	Fair	HVAC System, Hydronic Piping, 2-Pipe	336,151 SF	20	7415358
D3050	Mechanical room	Fair	Air Handler, Interior AHU, Easy/Moderate Access [AHU-6]	1	5	7427439
D3050	Penthouse Mechanical Room	Good	Air Handler, Interior AHU, Easy/Moderate Access [AHU-16]	1	24	7415414
D3050	Mechanical room	Fair	Air Handler, Interior AHU, Easy/Moderate Access [AHU-7]	1	3	7415413
D3050	Boiler Room	Good	Pump, Distribution, HVAC Heating Water [Pump -1]	1	19	7415863
D3060	Building exterior	Fair	Exhaust Fan, Roof or Wall-Mounted, 24" Damper	1	3	7415368
D3060	Chiller Room	Fair	Axial Flow Fan, In-Line, up to 1 HP Motor, 1000 to 3000 CFM [SF-4]	1	6	7415834
D3060	Building exterior	Fair	Exhaust Fan, Roof or Wall-Mounted, 24" Damper	1	3	7415338
D3060	Chiller Room	Fair	Exhaust Fan, Centrifugal, 24" Damper [EF-45]	1	10	7415351

## Component Condition Report | Hamilton High School

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID	
D3060	Roof	Fair	Exhaust Fan, Centrifugal, 24" Damper	1	11	7439478	
D3060	Roof	Fair	Exhaust Fan, Centrifugal, 42" Damper [EF-40]	1	3	7415349	
D3060	Roof	Fair	Exhaust Fan, Centrifugal, 28" Damper [EF-19]	1	3	7415392	
D3060	Building exterior	Fair	Exhaust Fan, Roof or Wall-Mounted, 24" Damper	1	2	7415354	
D3060	Roof	Fair	Exhaust Fan, Centrifugal, 24" Damper [EF-23]	1	11	7439479	
D3060	Roof	Fair	Exhaust Fan, Centrifugal, 36"Damper [EF-29]	1	3	7415384	
D3060	Roof	Fair	Exhaust Fan, Centrifugal, 28" Damper [EF-9]	1	3	7415343	
D3060	Roof	Fair	Exhaust Fan, Centrifugal, 42" Damper [EF-41]	1	3	7415371	
D3060	Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 24" Damper, 2001 to 5000 CFM [EF-20]	1	6	7439477	
D3060	Building exterior	Fair	Supplemental Components, Air Curtain, 5' Wide Non-Heated	2	3	7415417	
D3060	Roof	Fair	Exhaust Fan, Propeller, 1 HP Motor	1	3	7415416	
D3060	Roof	Fair	Exhaust Fan, Centrifugal, 42" Damper [EF-36]	1	2	7415443	
D3060	Roof	Fair	Exhaust Fan, Centrifugal, 36"Damper [EF-28]	1	3	7415365	
D3060	Roof	Fair	Exhaust Fan, Centrifugal, 12" Damper	10	3	7415346	
D3060	Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 24" Damper, 2001 to 5000 CFM [EF-21]	1	6	7439480	
D3060	Roof	Fair	Exhaust Fan, Centrifugal, 28" Damper [EF-6]	1	3	7415442	
D3060	Roof	Fair	Exhaust Fan, Centrifugal, 42" Damper [EF-2]	1	3	7415382	
D3060	Auto tech Lab	Fair	Exhaust Fan, Centrifugal, 16" Damper	1	3	7415379	
D3060	Roof	Fair	Exhaust Fan, Centrifugal, 36"Damper [EF-44]	1	3	7415418	
D3060	Roof	Fair	Exhaust Fan, Propeller, 1 HP Motor	1	3	7415333	
D3060	Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 24" Damper, 2001 to 5000 CFM [EF-37]	1	6	7439481	
Fire Protection							
D4010	Throughout	NA	Fire Suppression System, Full System Install/Retrofit, Low Density/Complexity, Install	336,151	SF	3	7439978
D4030	Throughout building	Good	Fire Extinguisher, Type ABC, up to 20 LB	1	9	7427443	
Electrical							

Component Condition Report | Hamilton High School

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D5020	Cafeteria Kitchen	Fair	Distribution Panel, 277/480 V	1	3	7415355
D5020	Chiller Room	Fair	Secondary Transformer, Dry, Stepdown	1	3	7415420
D5020	Chiller Room	Good	Secondary Transformer, Dry, Stepdown	1	20	7415362
D5020	Chiller Room	Fair	Secondary Transformer, Dry, Stepdown	1	5	7415396
D5020	Auditorium	Fair	Distribution Panel, 277/480 V	1	18	7415353
D5020	Chiller Room	Fair	Distribution Panel, 277/480 V [Chiller Panel]	1	3	7415422
D5020	Roof Mechanical Room	Fair	Distribution Panel, 277/480 V [H2C]	1	3	7415415
D5020	Roof Mechanical Room	Fair	Distribution Panel, 277/480 V [H2C-1]	1	3	7415342
D5020	Penthouse Mechanical Room	Fair	Distribution Panel, 277/480 V	1	3	7415436
D5020	Chiller Room	Fair	Secondary Transformer, Dry, Stepdown	1	11	7415326
D5020	Chiller Room	Fair	Supplemental Components, Circuit Breaker/Disconnect [Main Switch Sect. 2]	1	3	7415423
D5020	Penthouse Mechanical Room	Fair	Distribution Panel, 277/480 V	1	3	7415393
D5020	Cafeteria Kitchen	Fair	Distribution Panel, 277/480 V	1	3	7415444
D5020	Chiller Room	Fair	Switchboard, 277/480 V	1	13	7415345
D5030	Penthouse Mechanical Room	Fair	Variable Frequency Drive, VFD, by HP of Motor, Replace/Install [VFD-12]	1	10	7415430
D5030	Chiller Room	Fair	Variable Frequency Drive, VFD, by HP of Motor, Replace/Install [VFD-17]	1	6	7415796
D5030	Chiller Room	Fair	Variable Frequency Drive, VFD, by HP of Motor, Replace/Install [VFD-19]	1	6	7415807
D5030	Penthouse Mechanical Room	Failed	Variable Frequency Drive, VFD, by HP of Motor, Replace/Install [VFD-11]	1	0	7415401
D5030	Roof Mechanical Room	Good	Variable Frequency Drive, VFD, by HP of Motor, Replace/Install [VFD-4]	1	14	7427440
D5030	Boiler room	Fair	Variable Frequency Drive, VFD, by HP of Motor, Replace/Install [VFD-1]	1	6	7415814
D5030	Roof Mechanical Room	Fair	Variable Frequency Drive, VFD, by HP of Motor, Replace/Install	1	10	7415434
D5030	Boiler room	Fair	Variable Frequency Drive, VFD, by HP of Motor, Replace/Install [VFD-15]	1	6	7415844
D5030	Chiller Room	Fair	Variable Frequency Drive, VFD, by HP of Motor, Replace/Install [VFD-20]	1	6	7415827
D5030	Boiler room	Fair	Variable Frequency Drive, VFD, by HP of Motor, Replace/Install [VFD-8]	1	6	7415825
D5030	Boiler room	Fair	Variable Frequency Drive, VFD, by HP of Motor, Replace/Install [VFD-14]	1	6	7415787

Component Condition Report | Hamilton High School

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D5030	Penthouse Mechanical Room	Fair	Variable Frequency Drive, VFD, by HP of Motor, Replace/Install [VFD-10]	1	10	7415377
D5030	Penthouse Mechanical Room	Fair	Variable Frequency Drive, VFD, by HP of Motor, Replace/Install [VFD-7]	1	10	7415352
D5030	Chiller Room	Fair	Variable Frequency Drive, VFD, by HP of Motor, Replace/Install [VFD-21]	1	6	7415860
D5030	Throughout building	Fair	Electrical System, Wiring & Switches, High Density/Complexity	336,151 SF	3	7415426
D5030	Penthouse Mechanical Room	Fair	Variable Frequency Drive, VFD, by HP of Motor, Replace/Install [VFD-5]	1	10	7415387
D5030	Penthouse Mechanical Room	Fair	Variable Frequency Drive, VFD, by HP of Motor, Replace/Install [VFD-13]	1	10	7415429
D5030	Chiller Room	Fair	Variable Frequency Drive, VFD, by HP of Motor, Replace/Install [VFD-18]	1	6	7415819
D5030	Chiller Room	Fair	Variable Frequency Drive, VFD, by HP of Motor, Replace/Install [VFD-16]	1	6	7415867
D5030	Penthouse Mechanical Room	Fair	Variable Frequency Drive, VFD, by HP of Motor, Replace/Install [VFD-6]	1	10	7415431
D5030	Penthouse Mechanical Room	Fair	Variable Frequency Drive, VFD, by HP of Motor, Replace/Install [VFD-9]	1	10	7415441
D5030	Mechanical room	Fair	Variable Frequency Drive, VFD, by HP of Motor, Replace/Install [VFD-2]	1	6	7415805
D5040	Gymnasium	Fair	Special Fixture w/ Lamp, High Pressure Sodium (HPS), Warehouse/Manufacturing	7	5	7415411
D5040	Community Building Gym	Fair	Standard Fixture w/ Lamp, any type, w/ LED Replacement	20	10	7427448
D5040	Throughout building	Fair	Interior Lighting System, Full Upgrade, High Density & Standard Fixtures	336,151 SF	10	7415367
D5040	Gymnasium	Fair	Standard Fixture w/ Lamp, any type, w/ LED Replacement	14	10	7415372
D5040	Throughout building	Fair	Emergency & Exit Lighting, Exit Sign, LED	1	5	7415419
D5040	Gymnasium	Good	Standard Fixture w/ Lamp, any type, w/ LED Replacement	20	15	7415335
Fire Alarm & Electronic Systems						
D6060	Throughout building	Good	Intercom/PA System, Public Address Upgrade, Facility-Wide	336,151 SF	15	7415402
D7030	Throughout building	Fair	Security/Surveillance System, Full System Upgrade, High Density	336,151 SF	8	7415435
D7050	Throughout building	Fair	Fire Alarm System, Full System Upgrade, Advanced Addressable, Upgrade/Install	336,151 SF	10	7415344
D7050	Main Office	Good	Fire Alarm Panel, Fully Addressable	1	10	7415433
D8010	Throughout building	Fair	BAS/HVAC Controls, Basic System or Legacy Upgrades, Upgrade/Install	336,151 SF	9	7415388
Equipment & Furnishings						
E1030	Cafeteria Kitchen	Good	Foodservice Equipment, Walk-In, Freezer	1	16	7415332

Component Condition Report | Hamilton High School

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
E1030	Cafeteria Kitchen	Fair	Foodservice Equipment, Dishwasher Commercial	1	5	7415385
E1030	Cafeteria Kitchen	Good	Foodservice Equipment, Convection Oven, Double	1	7	7415381
E1030	Cafeteria Kitchen	Good	Foodservice Equipment, Dairy Cooler/Wells	1	10	7415364
E1030	Kitchen	Fair	Foodservice Equipment, Steamer, Freestanding	1	6	7415857
E1030	Cafeteria Kitchen	Fair	Foodservice Equipment, Food Warmer, Proofing Cabinet on Wheels	1	8	7415408
E1030	Kitchen	Fair	Foodservice Equipment, Food Warmer, Proofing Cabinet on Wheels	1	4	7415824
E1030	Kitchen	Fair	Foodservice Equipment, Convection Oven, Double	1	6	7415806
E1030	Kitchen	Fair	Foodservice Equipment, Steamer, Freestanding	1	6	7415828
E1030	Cafeteria Kitchen	Good	Foodservice Equipment, Refrigerator, 2-Door Reach-In	1	10	7415361
E1030	Kitchen	Fair	Foodservice Equipment, Food Warmer, Proofing Cabinet on Wheels	1	4	7415826
E1030	Cafeteria Kitchen	Fair	Foodservice Equipment, Food Warmer, Proofing Cabinet on Wheels	1	8	7415330
E1030	Cafeteria Kitchen	Good	Foodservice Equipment, Steamer, Freestanding	1	6	7415399
E1030	Kitchen	Fair	Foodservice Equipment, Convection Oven, Double	1	6	7415801
E1030	Cafeteria Kitchen	Good	Foodservice Equipment, Dairy Cooler/Wells	1	10	7415432
E1030	Cafeteria Kitchen	Good	Foodservice Equipment, Dairy Cooler/Wells	1	10	7415325
E1030	Cafeteria Kitchen	Good	Foodservice Equipment, Refrigerator, 3-Door Reach-In	1	10	7415363
E1030	Kitchen	Fair	Foodservice Equipment, Food Warmer, Proofing Cabinet on Wheels	1	5	7415816
E1030	Lockers Room	Fair	Laundry Equipment, Dryer, Commercial	1	8	7415348
E1030	Cafeteria Kitchen	Good	Foodservice Equipment, Refrigerator, 1-Door Reach-In	1	10	7415407
E1030	Kitchen	Fair	Foodservice Equipment, Convection Oven, Double	1	6	7415794
E1030	Cafeteria	Good	Foodservice Equipment, Refrigerator, 3-Door Reach-In	1	10	7415360
E1030	Cafeteria Kitchen	Fair	Foodservice Equipment, Food Warmer, Proofing Cabinet on Wheels	1	8	7415398
E1030	Cafeteria Kitchen	Good	Foodservice Equipment, Walk-In, Freezer	1	16	7415437
E1030	Kitchen	Fair	Foodservice Equipment, Convection Oven, Double	1	6	7415792
E1030	Kitchen	Fair	Foodservice Equipment, Exhaust Hood, 8 to 10 LF	1	8	7415397



Component Condition Report | Hamilton High School

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
E1030	Cafeteria	Fair	Foodservice Equipment, Icemaker, Freestanding	1	8	7415394
E1030	Cafeteria Kitchen	Good	Foodservice Equipment, Refrigerator, 3-Door Reach-In	1	10	7415390
E2010	Auditorium	Fair	Fixed Seating, Auditorium/Theater, Metal Cushioned Standard	1,300	6	7415823
E2010	Auditorium	Good	Fixed Seating, Auditorium/Theater, Metal Cushioned Standard	1,300	15	7415340
E2010	Gymnasium	Fair	Bleachers, Telescoping Manual, 16 to 30 Tier (per Seat)	42	10	7415370
E2010	Gymnasium	Fair	Bleachers, Telescoping Manual, 16 to 30 Tier (per Seat)	52	8	7415378
E2010	Throughout building	Fair	Casework, Countertop, Solid Surface	800 LF	3	7415838
E2010	Gymnasium	Fair	Bleachers, Telescoping Manual, up to 15 Tier (per Seat)	42	8	7415359
E2010	Auditorium	Fair	Fixed Seating, Auditorium/Theater, Metal Cushioned Standard	523	2	7415862
Pedestrian Plazas & Walkways						
G2010	Site	Fair	Parking Lots, Pavement, Asphalt, Mill & Overlay	140,000 SF	15	7441638
G2020	Site	Poor	Parking Lots, Pavement, Asphalt, Seal & Stripe	140,000 SF	0	7415356
G2030	Site	Poor	Sidewalk, Concrete, Large Areas	5,000 SF	0	7415373
G2030	Site	Failed	Sidewalk, Concrete, Large Areas	1,000 SF	0	7415406
G2030	Site	Failed	Sidewalk, Concrete, Large Areas	20,000 SF	0	7415846
Athletic, Recreational & Playfield Areas						
G2050	Gymnasium	Fair	Sports Apparatus, Scoreboard, Electronic Standard	2	3	7415843
G2050	Gymnasium	Fair	Sports Apparatus, Basketball, Backboard/Rim/Pole	2	10	7415832
Sitework						
G2060	Site	Fair	Dumpster Enclosure, Masonry (CMU) Walls, 8' High (per LF), Replace/Install	30 LF	3	7415859
G2060	Site	Fair	Signage, Property, Monument	1	3	7415845
G2060	Site	Poor	Fences & Gates, Vehicle Gate, Chain Link Manual	2	2	7415339
G2060	Site	Fair	Fences & Gates, Fence, Chain Link 6'	1,600 LF	5	7415864
G2060	Site	Fair	Flagpole, Metal	1	3	7415821
G2060	Site	Fair	Signage, Property, Pylon Robust/Electronic Programmable, Replace/Install	1	4	7415866




Component Condition Report | Hamilton High School

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
G2060	Site	Fair	Dumpster Pad, Concrete, Replace/Install	200 SF	3	7439476
G4050	Building exterior	Poor	Exterior Site Lighting, Wall Pack, any type w/ LED, 13 to 26 W	2	2	7415403
G4050	Site	Poor	Parking/Roadway Lighting, Pole-Mounted, any type w/ LED	14	0	7415410
G4050	Building exterior	Good	Exterior Fixture w/ Lamp, any type, w/ LED Replacement	19	15	7415328
G4050	Building exterior	Poor	Exterior Fixture w/ Lamp, any type, w/ LED Replacement	6	2	7415331
Follow-up Studies						
P2030	Throughout building	Poor	Engineering Study, Electrical, General Design, Design	1	0	7427435
P2030	Throughout building	Poor	Engineering Study, Plumbing, Sanitary Sewer System, Evaluate/Report	1	0	7427437
P2030	Throughout building	Poor	Engineering Study, Structural, Superstructure, Evaluate/Report	1	0	7427444
P2030	Throughout building	Poor	Consultant, Environmental, Analysis of Suspect Fungal Growth, Evaluate/Report	1	0	7427438
P2030	Throughout building	Poor	Engineering Study, Mechanical, HVAC Controls / Rebalance, Evaluate/Report	1	0	7427447

## Appendix F:

### Replacement Reserves

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Replacement Reserves Report																																			
Hamilton High School																																			
4/12/2024																																			
Location	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	Total Escalated Estimate													
Hamilton High School	\$819,010	\$0	\$3,485,820	\$13,210,061	\$113,001	\$1,160,039	\$808,875	\$10,183	\$1,365,519	\$1,096,698	\$5,373,624	\$191,855	\$26,434	\$348,042	\$22,235	\$3,802,171	\$195,325	\$2,327,672	\$2,428,521	\$562,086	\$3,999,913	\$41,347,085													
Grand Total	\$819,010	\$0	\$3,485,820	\$13,210,061	\$113,001	\$1,160,039	\$808,875	\$10,183	\$1,365,519	\$1,096,698	\$5,373,624	\$191,855	\$26,434	\$348,042	\$22,235	\$3,802,171	\$195,325	\$2,327,672	\$2,428,521	\$562,086	\$3,999,913	\$41,347,085													
Unifomat Code	Location Description	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost *	Subtotal	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	Deficiency Repair Estimate			
A1010	Building exterior / sidewalks	7415782	Pressure Wash Exterior		0	0	0	100000	SF	\$0.75	\$75,000	\$75,000																				\$75,000			
B1080	Site	7415858	Stairs, Concrete, Exterior, Replace		50	50	0	1000	SF	\$55.00	\$55,000	\$55,000																				\$55,000			
B2020	Building Exterior	7415813	Glazing, any type by SF, Replace		30	27	3	1600	SF	\$55.00	\$88,000			\$88,000																		\$88,000			
B2020	Building Exterior	7415791	Glazing, any type by SF, Replace		30	27	3	1400	SF	\$55.00	\$77,000			\$77,000																		\$77,000			
B2050	Building Exterior	7415788	Exterior Door, Steel, Standard, Replace		40	37	3	54	EA	\$600.00	\$32,400			\$32,400																		\$32,400			
B2050	Building Exterior	7415817	Overhead/Dock Door, Aluminum, 20'x20' (400 SF), Replace		30	28	2	6	EA	\$10,000.00	\$60,000		\$60,000																			\$60,000			
B3010	Roof	7427445	Roofing, Built-Up, Replace		25	25	0	10300	SF	\$14.00	\$144,200	\$144,200																				\$144,200			
B3010	Roof	7415404	Roofing, Single-Ply Membrane, TPO/PVC, Replace		20	18	2	143200	SF	\$17.00	\$2,434,400		\$2,434,400																			\$2,434,400			
B3020	Roof	7415439	Roof Appurtenances, Roof Access Ladder, Steel, Replace		40	35	5	100	LF	\$90.00	\$9,000				\$9,000																	\$9,000			
B3060	Roof	7415337	Roof Hatch, Metal, Replace		30	27	3	1	EA	\$1,300.00	\$1,300			\$1,300																		\$1,300			
C1030	Throughout	7440987	Interior Door, Steel, Standard, Replace		40	20	20	158	EA	\$600.00	\$94,800																				\$94,800	\$94,800			
C1030	Throughout	7440988	Interior Door, Wood, Solid-Core, Replace		40	20	20	370	EA	\$700.00	\$259,000																				\$259,000	\$259,000			
C1070	Throughout building	7415820	Suspended Ceilings, Acoustical Tile (ACT), Replace		25	25	0	30260	SF	\$3.50	\$105,910	\$105,910																				\$105,910			
C1090	Restrooms	7415790	Toilet Partitions, Wood, Replace		20	20	0	90	EA	\$500.00	\$45,000	\$45,000																			\$45,000	\$90,000			
C1090	Throughout building	7415852	Lockers, Steel-Baked Enamel, 12" W x 15" D x 72" H, Replace		20	18	2	1000	EA	\$500.00	\$500,000		\$500,000																			\$500,000			
C2010	Locker Room	7415847	Wall Finishes, Ceramic Tile, Replace		40	37	3	2700	SF	\$18.00	\$48,600			\$48,600																			\$48,600		
C2010	Throughout	7439551	Wall Finishes, any surface, Prep & Paint		10	5	5	505000	SF	\$1.50	\$757,500				\$757,500						\$757,500											\$1,515,000			
C2030	Locker Room	7415795	Flooring, any surface, w/ Paint or Sealant, Prep & Paint		10	8	2	10000	SF	\$1.50	\$15,000		\$15,000								\$15,000											\$30,000			
C2030	Auditorium	7415357	Flooring, any surface, w/ Paint or Sealant, Prep & Paint		10	5	5	7500	SF	\$1.50	\$11,250				\$11,250						\$11,250											\$22,500			
C2030	Restrooms	7415870	Flooring, Ceramic Tile, Replace		40	37	3	13400	SF	\$18.00	\$241,200			\$241,200																			\$241,200		
C2030	Kitchen	7415855	Flooring, Ceramic Tile, Replace		40	37	3	2000	SF	\$18.00	\$36,000			\$36,000																			\$36,000		
C2030	Auditorium	7415840	Flooring, Wood, Strip, Refinish		10	5	5	2000	SF	\$4.00	\$8,000				\$8,000						\$8,000												\$16,000		
C2030	Throughout building	7415853	Flooring, Vinyl Tile (VCT), Replace		15	12	3	281900	SF	\$5.00	\$1,409,500			\$1,409,500															\$1,409,500				\$2,819,000		
C2030	Auditorium	7415438	Flooring, Carpet, Commercial Standard, Replace		10	5	5	2500	SF	\$7.50	\$18,750				\$18,750						\$18,750												\$37,500		
C2030	Gymnasium	7415865	Flooring, Maple Sports Floor, Refinish		10	7	3	16800	SF	\$5.00	\$84,000			\$84,000									\$84,000										\$168,000		
C2050	Gymnasium	7415780	Ceiling Finishes, Textured Spray Coating, Replace		20	17	3	16800	SF	\$7.50	\$126,000			\$126,000																			\$126,000		
C2050	Auditorium	7415837	Ceiling Finishes, any flat surface, Prep & Paint		10	5	5	16800	SF	\$2.00	\$33,600				\$33,600						\$33,600												\$67,200		
D1010	Elevator	7415350	Elevator Controls, Automatic, 1 Car, Replace		20	18	2	1	EA	\$5,000.00	\$5,000		\$5,000																				\$5,000		
D1010	Elevator	7415412	Elevator Cab Finishes, Economy, Replace		10	7	3	1	EA	\$3,000.00	\$3,000			\$3,000									\$3,000										\$6,000		
D1010	Elevator Room	7415369	Passenger Elevator, Hydraulic, 3 Floors, Renovate		30	19	11	1	EA	\$70,000.00	\$70,000										\$70,000												\$70,000		
D2010	Boiler room	7415425	Storage Tank, Domestic Water, Replace		30	27	3	1	EA	\$5,000.00	\$5,000			\$5,000																			\$5,000		
D2010	Boiler room	7415334	Storage Tank, Domestic Water, Replace		30	15	15	1	EA	\$5,000.00	\$5,000																	\$5,000					\$5,000		
D2010	Boiler room	7415374	Storage Tank, Domestic Water, Replace		30	15	15	1	EA	\$5,000.00	\$5,000										\$5,000												\$5,000		
D2010	Throughout building	7415427	Plumbing System, Supply & Sanitary, High Density (excludes fixtures), Replace		40	37	3	336151	SF	\$14.00	\$4,706,114			\$4,706,114																			\$4,706,114		
D2010	Boiler room	7415428	Backflow Preventer, Domestic Water, Replace		30	20	10	1	EA	\$4,000.00	\$4,000									\$4,000													\$4,000		
D2010	Boiler room	7415329	Backflow Preventer, Domestic Water, Replace		30	20	10	1	EA	\$4,000.00	\$4,000									\$4,000													\$4,000		
D2010	Restrooms	7415854	Sink/Lavatory, Wall-Hung, Vitreous China, Replace		30	27	3	82	EA	\$1,500.00	\$123,000			\$123,000																			\$123,000		
D2010	Restrooms	7415833	Toilet, Commercial Water Closet, Replace		30	27	3	90	EA	\$1,300.00	\$117,000			\$117,000																			\$117,000		
D2010	Janitor Room	7415383	Sink/Lavatory, Service Sink, Wall-Hung, Replace		35	32	3	5	EA	\$1,400.00	\$7,000			\$7,000																			\$7,000		
D2010	Restrooms	7415871	Urinal, Standard, Replace		30	27	3	31	EA</																										





Replacement Reserves Report																																				
Hamilton High School																																				
4/12/2024																																				
Uniformat Code	Location Description	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost *	Subtotal	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	Deficiency Repair Estimate				
D5020	Chiller Room	7415362	Secondary Transformer, Dry, Stepdown, Replace	30	10	20	1	EA	\$6,000.00	\$6,000																					\$6,000	\$6,000				
D5020	Cafeteria Kitchen	7415444	Distribution Panel, 277/480 V, Replace	30	27	3	1	EA	\$7,000.00	\$7,000				\$7,000																		\$7,000				
D5020	Penthouse Mechanical Room	7415393	Distribution Panel, 277/480 V, Replace	30	27	3	1	EA	\$5,300.00	\$5,300				\$5,300																		\$5,300				
D5020	Penthouse Mechanical Room	7415436	Distribution Panel, 277/480 V, Replace	30	27	3	1	EA	\$5,300.00	\$5,300				\$5,300																		\$5,300				
D5020	Roof Mechanical Room	7415415	Distribution Panel, 277/480 V, Replace	30	27	3	1	EA	\$5,300.00	\$5,300				\$5,300																		\$5,300				
D5020	Roof Mechanical Room	7415342	Distribution Panel, 277/480 V, Replace	30	27	3	1	EA	\$5,300.00	\$5,300				\$5,300																		\$5,300				
D5020	Chiller Room	7415422	Distribution Panel, 277/480 V, Replace	30	27	3	1	EA	\$10,000.00	\$10,000				\$10,000																		\$10,000				
D5020	Cafeteria Kitchen	7415355	Distribution Panel, 277/480 V, Replace	30	27	3	1	EA	\$7,000.00	\$7,000				\$7,000																		\$7,000				
D5020	Chiller Room	7415423	Supplemental Components, Circuit Breaker/Disconnect, Replace	30	27	3	1	EA	\$150,000.00	\$150,000				\$150,000																		\$150,000				
D5020	Auditorium	7415353	Distribution Panel, 277/480 V, Replace	30	12	18	1	EA	\$5,300.00	\$5,300																			\$5,300			\$5,300				
D5030	Throughout building	7415426	Electrical System, Wiring & Switches, High Density/Complexity, Replace	40	37	3	336151	SF	\$4.00	\$1,344,604				\$1,344,604																		\$1,344,604				
D5030	Penthouse Mechanical Room	7415401	Variable Frequency Drive, VFD, by HP of Motor, Replace/Install	20	20	0	1	EA	\$6,200.00	\$6,200	\$6,200																				\$6,200	\$12,400				
D5030	Mechanical room	7415805	Variable Frequency Drive, VFD, by HP of Motor, Replace/Install	20	14	6	1	EA	\$10,000.00	\$10,000						\$10,000																\$10,000				
D5030	Chiller Room	7415860	Variable Frequency Drive, VFD, by HP of Motor, Replace/Install	20	14	6	1	EA	\$17,000.00	\$17,000						\$17,000																\$17,000				
D5030	Chiller Room	7415819	Variable Frequency Drive, VFD, by HP of Motor, Replace/Install	20	14	6	1	EA	\$17,000.00	\$17,000						\$17,000																\$17,000				
D5030	Chiller Room	7415867	Variable Frequency Drive, VFD, by HP of Motor, Replace/Install	20	14	6	1	EA	\$12,400.00	\$12,400						\$12,400																\$12,400				
D5030	Boiler room	7415844	Variable Frequency Drive, VFD, by HP of Motor, Replace/Install	20	14	6	1	EA	\$10,000.00	\$10,000						\$10,000																\$10,000				
D5030	Chiller Room	7415827	Variable Frequency Drive, VFD, by HP of Motor, Replace/Install	20	14	6	1	EA	\$17,000.00	\$17,000						\$17,000																\$17,000				
D5030	Boiler room	7415825	Variable Frequency Drive, VFD, by HP of Motor, Replace/Install	20	14	6	1	EA	\$7,000.00	\$7,000						\$7,000																\$7,000				
D5030	Boiler room	7415787	Variable Frequency Drive, VFD, by HP of Motor, Replace/Install	20	14	6	1	EA	\$10,000.00	\$10,000						\$10,000																\$10,000				
D5030	Chiller Room	7415796	Variable Frequency Drive, VFD, by HP of Motor, Replace/Install	20	14	6	1	EA	\$12,400.00	\$12,400						\$12,400																	\$12,400			
D5030	Chiller Room	7415807	Variable Frequency Drive, VFD, by HP of Motor, Replace/Install	20	14	6	1	EA	\$17,000.00	\$17,000						\$17,000																	\$17,000			
D5030	Boiler room	7415814	Variable Frequency Drive, VFD, by HP of Motor, Replace/Install	20	14	6	1	EA	\$7,000.00	\$7,000						\$7,000																	\$7,000			
D5030	Penthouse Mechanical Room	7415441	Variable Frequency Drive, VFD, by HP of Motor, Replace/Install	20	10	10	1	EA	\$12,400.00	\$12,400										\$12,400													\$12,400			
D5030	Penthouse Mechanical Room	7415431	Variable Frequency Drive, VFD, by HP of Motor, Replace/Install	20	10	10	1	EA	\$12,400.00	\$12,400										\$12,400													\$12,400			
D5030	Penthouse Mechanical Room	7415352	Variable Frequency Drive, VFD, by HP of Motor, Replace/Install	20	10	10	1	EA	\$12,400.00	\$12,400										\$12,400													\$12,400			
D5030	Penthouse Mechanical Room	7415387	Variable Frequency Drive, VFD, by HP of Motor, Replace/Install	20	10	10	1	EA	\$14,700.00	\$14,700										\$14,700													\$14,700			
D5030	Penthouse Mechanical Room	7415429	Variable Frequency Drive, VFD, by HP of Motor, Replace/Install	20	10	10	1	EA	\$12,400.00	\$12,400										\$12,400													\$12,400			
D5030	Penthouse Mechanical Room	7415377	Variable Frequency Drive, VFD, by HP of Motor, Replace/Install	20	10	10	1	EA	\$12,400.00	\$12,400										\$12,400													\$12,400			
D5030	Penthouse Mechanical Room	7415430	Variable Frequency Drive, VFD, by HP of Motor, Replace/Install	20	10	10	1	EA	\$5,300.00	\$5,300										\$5,300													\$5,300			
D5030	Roof Mechanical Room	7415434	Variable Frequency Drive, VFD, by HP of Motor, Replace/Install	20	10	10	1	EA	\$8,800.00	\$8,800										\$8,800													\$8,800			
D5030	Roof Mechanical Room	7427440	Variable Frequency Drive, VFD, by HP of Motor, Replace/Install	20	6	14	1	EA	\$14,700.00	\$14,700															\$14,700								\$14,700			
D5040	Throughout building	7415419	Emergency & Exit Lighting, Exit Sign, LED, Replace	10	5	5	1	EA	\$220.00	\$220						\$220										\$220							\$440			
D5040	Gymnasium																																			

Replacement Reserves Report																																		Deficiency
Hamilton High School																																		Repair Estimate
4/12/2024																																		
Uniformat Code	Location Description	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost *	Subtotal	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	Deficiency Repair Estimate		
E1030	Cafeteria Kitchen	7415381	Foodservice Equipment, Convection Oven, Double, Replace	10	3	7	1	EA	\$8,280.00	\$8,280								\$8,280										\$8,280				\$16,560		
E1030	Kitchen	7415397	Foodservice Equipment, Exhaust Hood, 8 to 10 LF, Replace	15	7	8	1	EA	\$9,000.00	\$9,000									\$9,000													\$9,000		
E1030	Cafeteria	7415394	Foodservice Equipment, Icemaker, Freestanding, Replace	15	7	8	1	EA	\$6,700.00	\$6,700									\$6,700													\$6,700		
E1030	Cafeteria Kitchen	7415398	Foodservice Equipment, Food Warmer, Proofing Cabinet on Wheels, Replace	15	7	8	1	EA	\$1,700.00	\$1,700									\$1,700													\$1,700		
E1030	Cafeteria Kitchen	7415408	Foodservice Equipment, Food Warmer, Proofing Cabinet on Wheels, Replace	15	7	8	1	EA	\$1,700.00	\$1,700									\$1,700													\$1,700		
E1030	Cafeteria Kitchen	7415330	Foodservice Equipment, Food Warmer, Proofing Cabinet on Wheels, Replace	15	7	8	1	EA	\$1,700.00	\$1,700									\$1,700													\$1,700		
E1030	Cafeteria Kitchen	7415390	Foodservice Equipment, Refrigerator, 3-Door Reach-In, Replace	15	5	10	1	EA	\$6,400.00	\$6,400											\$6,400											\$6,400		
E1030	Cafeteria Kitchen	7415363	Foodservice Equipment, Refrigerator, 3-Door Reach-In, Replace	15	5	10	1	EA	\$6,400.00	\$6,400											\$6,400											\$6,400		
E1030	Cafeteria Kitchen	7415432	Foodservice Equipment, Dairy Cooler/Wells, Replace	15	5	10	1	EA	\$3,600.00	\$3,600											\$3,600											\$3,600		
E1030	Cafeteria Kitchen	7415325	Foodservice Equipment, Dairy Cooler/Wells, Replace	15	5	10	1	EA	\$3,600.00	\$3,600											\$3,600											\$3,600		
E1030	Cafeteria Kitchen	7415407	Foodservice Equipment, Refrigerator, 1-Door Reach-In, Replace	15	5	10	1	EA	\$2,700.00	\$2,700											\$2,700											\$2,700		
E1030	Cafeteria	7415360	Foodservice Equipment, Refrigerator, 3-Door Reach-In, Replace	15	5	10	1	EA	\$6,400.00	\$6,400											\$6,400											\$6,400		
E1030	Cafeteria Kitchen	7415361	Foodservice Equipment, Refrigerator, 2-Door Reach-In, Replace	15	5	10	1	EA	\$4,600.00	\$4,600											\$4,600											\$4,600		
E1030	Cafeteria Kitchen	7415364	Foodservice Equipment, Dairy Cooler/Wells, Replace	15	5	10	1	EA	\$3,600.00	\$3,600											\$3,600											\$3,600		
E1030	Cafeteria Kitchen	7415332	Foodservice Equipment, Walk-In, Freezer, Replace	20	4	16	1	EA	\$25,000.00	\$25,000																	\$25,000					\$25,000		
E1030	Cafeteria Kitchen	7415437	Foodservice Equipment, Walk-In, Freezer, Replace	20	4	16	1	EA	\$25,000.00	\$25,000																	\$25,000					\$25,000		
E2010	Throughout building	7415838	Casework, Countertop, Solid Surface, Replace	40	37	3	800	LF	\$110.00	\$88,000				\$88,000																		\$88,000		
E2010	Auditorium	7415862	Fixed Seating, Auditorium/Theater, Metal Cushioned Standard, Replace	20	18	2	523	EA	\$350.00	\$183,050			\$183,050																			\$183,050		
E2010	Auditorium	7415823	Fixed Seating, Auditorium/Theater, Metal Cushioned Standard, Replace	20	14	6	1300	EA	\$350.00	\$455,000						\$455,000																\$455,000		
E2010	Gymnasium	7415359	Bleachers, Telescoping Manual, up to 15 Tier (per Seat), Replace	20	12	8	42	EA	\$300.00	\$12,600									\$12,600													\$12,600		
E2010	Gymnasium	7415378	Bleachers, Telescoping Manual, 16 to 30 Tier (per Seat), Replace	20	12	8	52	EA	\$600.00	\$31,200									\$31,200													\$31,200		
E2010	Gymnasium	7415370	Bleachers, Telescoping Manual, 16 to 30 Tier (per Seat), Replace	20	10	10	42	EA	\$600.00	\$25,200											\$25,200											\$25,200		
E2010	Auditorium	7415340	Fixed Seating, Auditorium/Theater, Metal Cushioned Standard, Replace	20	5	15	1300	EA	\$350.00	\$455,000																\$455,000						\$455,000		
G2010	Site	7441638	Parking Lots, Pavement, Asphalt, Mill & Overlay	25	10	15	140000	SF	\$3.50	\$490,000																	\$490,000					\$490,000		
G2020	Site	7415356	Parking Lots, Pavement, Asphalt, Seal & Stripe	5	5	0	140000	SF	\$0.45	\$63,000	\$63,000					\$63,000					\$63,000						\$63,000				\$63,000	\$315,000		
G2030	Site	7415373	Sidewalk, Concrete, Large Areas, Replace	50	50	0	5000	SF	\$9.00	\$45,000	\$45,000																					\$45,000		
G2030	Site	7415406	Sidewalk, Concrete, Large Areas, Replace	50	50	0	1000	SF	\$9.00	\$9,000	\$9,000																					\$9,000		
G2030	Site	7415846	Sidewalk, Concrete, Large Areas, Replace	50	50	0	20000	SF	\$9.00	\$180,000	\$180,000																					\$180,000		
G2050	Gymnasium	7415843	Sports Apparatus, Scoreboard, Electronic Standard, Replace	25	22	3	2	EA	\$8,000.00	\$16,000				\$16,000																		\$16,000		
G2050	Gymnasium	7415832	Sports Apparatus, Basketball, Backboard/Rim/Pole, Replace	25	15	10	2	EA	\$9,500.00	\$19,000											\$19,000											\$19,000		
G2060	Site	7415339	Fences & Gates, Vehicle Gate, Chain Link Manual, Replace	25	23	2	2	EA	\$1,700.00	\$3,400			\$3,400																			\$3,400		
G2060	Site	7415864	Fences & Gates, Fence, Chain Link 6', Replace	40	35	5	1600	LF	\$21.00	\$33,600						\$33,600																\$33,600		
G2060	Site	7415845	Signage, Property, Monument, Replace	20	17	3	1	EA	\$3,000.00	\$3,000				\$3,000																		\$3,000		
G2060	Site	7415821	Flagpole, Metal, Replace	30	27	3	1	EA	\$2,500.00	\$2,500				\$2,500																		\$2,500		
G2060	Site	7415866	Signage, Property, Pylon Robust/Electronic Programmable, Replace/Install	20	16	4	1	EA	\$25,000.00	\$25,000					\$25,000																	\$25,000		
G2060	Site	7439476	Dumpster Pad, Concrete, Replace/Install	50	47	3	200	SF	\$15.00	\$3,000				\$3,000																		\$3,000		
G2060	Site	7415859	Dumpster Enclosure, Masonry (CMU) Walls, 8' High (per LF), Replace/Install	40	37	3	30	LF	\$160.00	\$4,800				\$4,800																		\$4,800		
G4050	Site	7415410	Parking/Roadway Lighting, Pole-Mounted, any type w/ LED, Replace	20	20	0	14	EA	\$1,200.00	\$16,800	\$16,800																			\$16,800		\$33,600		
G4050	Building exterior	7415403	Exterior Site Lighting, Wall Pack, any type w/ LED, 13 to 26 W, Replace	20	18	2	2	EA	\$400.00	\$800			\$800																			\$800		
G4050	Building exterior	7415331	Exterior Fixture w/ Lamp, any type, w/ LED Replacement, Replace	20	18	2	6	EA	\$400.00	\$2,400			\$2,400																			\$2,400		
G4050	Building exterior	7415328	Exterior Fixture w/ Lamp, any type, w/ LED Replacement, Replace	20																														

## Appendix G:

### Equipment Inventory List

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D10 Conveying													
Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	7415350	D1010	<b>Elevator Controls</b>	Automatic, 1 Car	2000 LB	Hamilton High School	Elevator				2005		
2	7415369	D1010	<b>Passenger Elevator</b>	Hydraulic, 3 Floors		Hamilton High School	Elevator Room	ThyssenKrupp	EP09520	P01116	2005		
D20 Plumbing													
Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	7415374	D2010	<b>Storage Tank</b>	Domestic Water	250 GAL	Hamilton High School	Boiler room	Inaccessible	No dataplate	D0420237			
2	7415334	D2010	<b>Storage Tank</b>	Domestic Water	500 GAL	Hamilton High School	Boiler room	Inaccessible	No dataplate	D0419555			
3	7415425	D2010	<b>Storage Tank</b>	Domestic Water	250 GAL	Hamilton High School	Boiler room	Inaccessible	Inaccessible	Inaccessible			
4	7415424	D2010	<b>Boiler</b>	Gas, Domestic	500 MBH	Hamilton High School	Boiler room	Raypak	H3-0514A	V312200611	2022		
5	7415428	D2010	<b>Backflow Preventer</b>	Domestic Water	2.5 IN	Hamilton High School	Boiler room	Watts Regulator	909	199148			
6	7415329	D2010	<b>Backflow Preventer</b>	Domestic Water	2.5 IN	Hamilton High School	Boiler room	Watts Regulator	909	189910			
7	7415815	D2060	<b>Air Compressor</b>	Tank-Style	25 HP	Hamilton High School	Chiller Room	Gardner Denver	AVLQVB	A13070	1972		
8	7415784	D2060	<b>Air Compressor</b>	Tank-Style	2 HP	Hamilton High School	Chiller Room	Furnas	70A145TTDR4132AB P	NA	1972		
9	7415808	D2060	<b>Supplemental Components</b>	Compressed Air Dryer, Process Support	100 CFM	Hamilton High School	Chiller Room	Curtis	CR10	HG010A1150703005	2010		
D30 HVAC													
Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	7415376	D3020	<b>Boiler</b> [B-1]	Gas, HVAC	8000 MBH	Hamilton High School	Boiler room	Cleaver-Brooks	CFLC	16011100010056	2017		
2	7415421	D3020	<b>Boiler</b> [B-2]	Gas, HVAC	8000 MBH	Hamilton High School	Boiler room	Cleaver-Brooks	CFLC	16011100010057	2017		
3	7415389	D3020	<b>Boiler</b> [B-3]	Gas, HVAC	2095 MBH	Hamilton High School	Boiler room	Cleaver-Brooks	CBE700-50	L-95722	1996		
4	7415341	D3020	<b>Unit Heater</b>	Hydronic	42 MBH	Hamilton High School	Chiller Room	Trane	S-CU	1F-01186	1972		
5	7415409	D3020	<b>Unit Heater</b>	Natural Gas, 181 to 200 MBH	200 MBH	Hamilton High School	Room 108	Hastings	Inaccessible	Inaccessible			



6	7415400	D3020	Unit Heater	Natural Gas, 181 to 200 MBH	200 MBH	Hamilton High School	Room 108	Hastings	Inaccessible	Inaccessible	
7	7415849	D3020	Unit Heater [UH-1]	Natural Gas, 11 to 25 MBH	23 MBH	Hamilton High School	Chiller Room	Reznor	Inaccessible	Inaccessible	2010
8	7415375	D3020	Boiler Supplemental Components	Expansion Tank	100 GAL	Hamilton High School	Boiler room	Inaccessible	Inaccessible	96-2591	1996
9	7415324	D3020	Boiler Supplemental Components [BFU-1]	Chemical Feed System		Hamilton High School	Boiler room	Cleaver-Brooks	No dataplate	No dataplate	
10	7415802	D3030	Chiller [Chiller - 1]	Water-Cooled, 501 to 700 TON	600 TON	Hamilton High School	Chiller Room	Daikin Industries	C2612BLYY2-A	516J002500	2016
11	7415386	D3030	Chiller [Chiller-2]	Water-Cooled	600 TON	Hamilton High School	Chiller Room	Daikin Industries	E3012BE2-A	516J002700	2016
12	7415395	D3030	Chiller [Chiller-3]	Air-Cooled	60 TON	Hamilton High School	Chiller Room	Trane	CGAFC604AGA	C03C01994	2003
13	7415786	D3030	Cooling Tower [CT-1]	(Typical) Open Circuit , 301 to 500 TON	434 TON	Hamilton High School	Roof	Evapco	AT 112-3L13	18-838158	2018
14	7415830	D3030	Cooling Tower [CT-2]	(Typical) Open Circuit , 301 to 500 TON	434 TON	Hamilton High School	Roof	Evapco	AT 112-3L13	18-838159	2018
15	7415380	D3050	Pump [P-7]	Distribution, HVAC Chilled or Condenser Water	40 HP	Hamilton High School	Chiller Room	Baldor Reliance	VHEM2539T	C1803270142	2018
16	7415797	D3050	Pump [Pump - 2]	Distribution, HVAC Heating Water	20 HP	Hamilton High School	Boiler Room	Baldor Reliance	EM2015T	21803020231	2018
17	7415822	D3050	Pump [Pump - 3]	Distribution, HVAC Chilled or Condenser Water	25 HP	Hamilton High School	Chiller Room	Baldor Reliance	CEM2531T	C1803010157	2018
18	7415781	D3050	Pump [Pump - 4]	Distribution, HVAC Chilled or Condenser Water	25 HP	Hamilton High School	Chiller Room	Baldor Reliance	CEM2531T	C1803010152	2018
19	7415785	D3050	Pump [Pump - 5]	Distribution, HVAC Chilled or Condenser Water	40 HP	Hamilton High School	Chiller Room	Baldor Reliance	VHEM2539T	C1803210052	2018
20	7415811	D3050	Pump [Pump - 6]	Distribution, HVAC Chilled or Condenser Water	40 HP	Hamilton High School	Chiller Room	Baldor Reliance	VHEM2539T	C1803270147	2018
21	7415856	D3050	Pump [Pump - 8]	Distribution, HVAC Chilled or Condenser Water	40 HP	Hamilton High School	Chiller Room	Baldor Reliance	VHEM2539T	C1803270137	2018
22	7415863	D3050	Pump [Pump -1]	Distribution, HVAC Heating Water	20 HP	Hamilton High School	Boiler Room	Baldor Reliance	EM2515T	Z1803020266	2018
23	7427441	D3050	Air Handler	Interior AHU, Easy/Moderate Access	6000 CFM	Hamilton High School	Mechanical room	Trane	Inaccessible	Inaccessible	2018
24	7427446	D3050	Air Handler	Interior AHU, Easy/Moderate Access	6000 CFM	Hamilton High School	Mechanical room	Trane	Inaccessible	Inaccessible	2018
25	7415848	D3050	Air Handler [AHU-1]	Interior AHU, Easy/Moderate Access	9500 CFM	Hamilton High School	Boiler room	Daikin Industries	CAH019GDAM	FB0U180201999	2018
26	7415366	D3050	Air Handler [AHU-10]	Interior AHU, Easy/Moderate Access	24000 CFM	Hamilton High School	Mechanical room	Daikin Industries	No dataplate	FB0U180201987	2018

27	7427436	D3050	<b>Air Handler</b> [AHU-14]	Interior AHU, Easy/Moderate Access	47000 CFM	Hamilton High School	Mechanical room	Daikin Industries	CAH094GDDM	FB0U180201992	2018
28	7415347	D3050	<b>Air Handler</b> [AHU-15]	Interior AHU, Easy/Moderate Access	31000 CFM	Hamilton High School	Penthouse Mechanical Room	Daikin Industries	No dataplate	FB0U180201998	2018
29	7415414	D3050	<b>Air Handler</b> [AHU-16]	Interior AHU, Easy/Moderate Access	29000 CFM	Hamilton High School	Penthouse Mechanical Room	Daikin Industries	CAH058GDDM	FB0U180202001	2018
30	7415336	D3050	<b>Air Handler</b> [AHU-19]	Interior AHU, Easy/Moderate Access	35000 CFM	Hamilton High School	Penthouse Mechanical Room	Daikin Industries	No dataplate	FB0U180201993	2018
31	7415440	D3050	<b>Air Handler</b> [AHU-20]	Interior AHU, Easy/Moderate Access	29000 CFM	Hamilton High School	Penthouse Mechanical Room	Daikin Industries	CAH058GDDM	FB0U180202000	2018
32	7415809	D3050	<b>Air Handler</b> [AHU-23]	Interior AHU, Easy/Moderate Access, 15001 to 20000 CFM	8000 CFM	Hamilton High School	Boiler room	Daikin Industries	Inaccessible	Inaccessible	2018
33	7415327	D3050	<b>Air Handler</b> [AHU-5]	Interior AHU, Easy/Moderate Access	5100 CFM	Hamilton High School	Mechanical room	No dataplate	No dataplate	No dataplate	
34	7427439	D3050	<b>Air Handler</b> [AHU-6]	Interior AHU, Easy/Moderate Access	4200 CFM	Hamilton High School	Mechanical room	Trane	Inaccessible	Inaccessible	1972
35	7415413	D3050	<b>Air Handler</b> [AHU-7]	Interior AHU, Easy/Moderate Access	7300 CFM	Hamilton High School	Mechanical room	No dataplate	No dataplate	No dataplate	1972
36	7415391	D3050	<b>Air Handler</b> [AHU-9]	Interior AHU, Easy/Moderate Access	13200 CFM	Hamilton High School	Mechanical room	Trane	M-25	K1K205495	1972
37	7415834	D3060	<b>Axial Flow Fan</b> [SF-4]	In-Line, up to 1 HP Motor, 1000 to 3000 CFM	3000 CFM	Hamilton High School	Chiller Room	Inaccessible	Inaccessible	Inaccessible	2010
38	7415346	D3060	<b>Exhaust Fan</b>	Centrifugal, 12" Damper	1000 CFM	Hamilton High School	Roof	CentriMaster	PR81	Illegible	10
39	7415379	D3060	<b>Exhaust Fan</b>	Centrifugal, 16" Damper	2000 CFM	Hamilton High School	Auto tech Lab	Inaccessible	Inaccessible	Inaccessible	
40	7439478	D3060	<b>Exhaust Fan</b>	Centrifugal, 24" Damper	5000 CFM	Hamilton High School	Roof	CentriMaster	Illegible	Illegible	2010
41	7415416	D3060	<b>Exhaust Fan</b>	Propeller, 1 HP Motor	15000 CFM	Hamilton High School	Roof	JETMASTER	UD36K8	LU99129	
42	7415333	D3060	<b>Exhaust Fan</b>	Propeller, 1 HP Motor	15000 CFM	Hamilton High School	Roof	JETMASTER	UD36K8	LU99128	
43	7415368	D3060	<b>Exhaust Fan</b>	Roof or Wall-Mounted, 24" Damper	5000 CFM	Hamilton High School	Building exterior	Inaccessible	Inaccessible	Inaccessible	
44	7415338	D3060	<b>Exhaust Fan</b>	Roof or Wall-Mounted, 24" Damper	2000 CFM	Hamilton High School	Building exterior	No dataplate	No dataplate	No dataplate	
45	7415354	D3060	<b>Exhaust Fan</b>	Roof or Wall-Mounted, 24" Damper	5000 CFM	Hamilton High School	Building exterior	CentriMaster	PW16-6	VU255	
46	7415392	D3060	<b>Exhaust Fan</b> [EF-19]	Centrifugal, 28" Damper	5000 CFM	Hamilton High School	Roof	CentriMaster	PRU1106	LU99106	

47	7415382	D3060	Exhaust Fan [EF-2]	Centrifugal, 42" Damper	15000 CFM	Hamilton High School	Roof	CentriMaster	Illegible	M1054			
48	7439477	D3060	Exhaust Fan [EF-20]	Roof or Wall-Mounted, 24" Damper, 2001 to 5000 CFM	5000 CFM	Hamilton High School	Roof	CentriMaster	P22H	LU99107	2010		
49	7439480	D3060	Exhaust Fan [EF-21]	Roof or Wall-Mounted, 24" Damper, 2001 to 5000 CFM	5000 CFM	Hamilton High School	Roof	CentriMaster	P10D3	LU99108	2010		
50	7439479	D3060	Exhaust Fan [EF-23]	Centrifugal, 24" Damper	5000 CFM	Hamilton High School	Roof	CentriMaster	Illegible	Illegible	2010		
51	7415365	D3060	Exhaust Fan [EF-28]	Centrifugal, 36"Damper	8500 CFM	Hamilton High School	Roof	CentriMaster	PR1308	LU99115			
52	7415384	D3060	Exhaust Fan [EF-29]	Centrifugal, 36"Damper	8500 CFM	Hamilton High School	Roof	CentriMaster	P22F	LU99110			
53	7415443	D3060	Exhaust Fan [EF-36]	Centrifugal, 42" Damper	15000 CFM	Hamilton High School	Roof	CentriMaster	PU27J	LU99095			
54	7439481	D3060	Exhaust Fan [EF-37]	Roof or Wall-Mounted, 24" Damper, 2001 to 5000 CFM	5000 CFM	Hamilton High School	Roof	CentriMaster	P44L	LU99111	2010		
55	7415349	D3060	Exhaust Fan [EF-40]	Centrifugal, 42" Damper	1500 CFM	Hamilton High School	Roof	CentriMaster	P3311	LU99112			
56	7415371	D3060	Exhaust Fan [EF-41]	Centrifugal, 42" Damper	15000 CFM	Hamilton High School	Roof	CentriMaster	PU22F	LU99108			
57	7415418	D3060	Exhaust Fan [EF-44]	Centrifugal, 36"Damper	8500 CFM	Hamilton High School	Roof	CentriMaster	P18	LU99102			
58	7415351	D3060	Exhaust Fan [EF-45]	Centrifugal, 24" Damper	5000 CFM	Hamilton High School	Chiller Room	Carnes	VIBK24WIGINL283 G1	677251.002			
59	7415442	D3060	Exhaust Fan [EF-6]	Centrifugal, 28" Damper	8500 CFM	Hamilton High School	Roof	CentriMaster	P14F	LU99118			
60	7415343	D3060	Exhaust Fan [EF-9]	Centrifugal, 28" Damper	5000 CFM	Hamilton High School	Roof	CentriMaster	PRU13F6	LU99103			
61	7415417	D3060	Supplemental Components	Air Curtain, 5' Wide Non-Heated		Hamilton High School	Building exterior	ILG Industries	Illegible	Illegible		2	
D40 Fire Protection													
Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	7427443	D4030	Fire Extinguisher	Type ABC, up to 20 LB		Hamilton High School	Throughout building				2023		
D50 Electrical													
Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	7415420	D5020	Secondary Transformer	Dry, Stepdown	15 KVA	Hamilton High School	Chiller Room	GE	Inaccessible	Inaccessible			
2	7415362	D5020	Secondary Transformer	Dry, Stepdown	15 KVA	Hamilton High School	Chiller Room	Square D	15	No dataplate			
3	7415396	D5020	Secondary Transformer	Dry, Stepdown	75 KVA	Hamilton High School	Chiller Room	Square D	75T3	No dataplate	1999		

4	7415326	D5020	Secondary Transformer	Dry, Stepdown	45 KVA	Hamilton High School	Chiller Room	Square D	45T3	No dataplate	2005
5	7415345	D5020	Switchboard	277/480 V	4000 AMP	Hamilton High School	Chiller Room	GE	SCP PLUS	No dataplate	1997
6	7415355	D5020	Distribution Panel	277/480 V	600 AMP	Hamilton High School	Cafeteria Kitchen	GE	NHB	No dataplate	1972
7	7415353	D5020	Distribution Panel	277/480 V	400 AMP	Hamilton High School	Auditorium	No dataplate	No dataplate	No dataplate	2012
8	7415436	D5020	Distribution Panel	277/480 V	400 AMP	Hamilton High School	Penthouse Mechanical Room	GE	NHB	238819	1972
9	7415393	D5020	Distribution Panel	277/480 V	400 AMP	Hamilton High School	Penthouse Mechanical Room	GE	NHB	238874	1972
10	7415444	D5020	Distribution Panel	277/480 V	600 AMP	Hamilton High School	Cafeteria Kitchen	GE	NHB	No dataplate	1972
11	7415422	D5020	Distribution Panel [Chiller Panel]	277/480 V	800 AMP	Hamilton High School	Chiller Room	GE	GCB	No dataplate	1972
12	7415415	D5020	Distribution Panel [H2C]	277/480 V	400 AMP	Hamilton High School	Roof Mechanical Room	GE	NHB	238875	1972
13	7415342	D5020	Distribution Panel [H2C-1]	277/480 V	400 AMP	Hamilton High School	Roof Mechanical Room	GE	NHB	238876	1972
14	7415434	D5030	Variable Frequency Drive	VFD, by HP of Motor	15 HP	Hamilton High School	Roof Mechanical Room	AC Tech	Q34015HB	47798-609	
15	7415814	D5030	Variable Frequency Drive [VFD-1]	VFD, by HP of Motor	10 HP	Hamilton High School	Boiler room	Nidec Motor Corporation	P40010NB13-10000000-0000000000	NA	2010
16	7415377	D5030	Variable Frequency Drive [VFD-10]	VFD, by HP of Motor	25 HP	Hamilton High School	Penthouse Mechanical Room	Nidec Motor Corporation	P40005NB13-10000000-0000000000	C-25576204	
17	7415401	D5030	Variable Frequency Drive [VFD-11]	VFD, by HP of Motor	7.5 HP	Hamilton High School	Penthouse Mechanical Room	Nidec Motor Corporation	P40007NB13-10000000-0000000000	C-25576209	
18	7415430	D5030	Variable Frequency Drive [VFD-12]	VFD, by HP of Motor	5 HP	Hamilton High School	Penthouse Mechanical Room	Nidec Motor Corporation	P40005NB13-10000000-0000000000	C-25576205	
19	7415429	D5030	Variable Frequency Drive [VFD-13]	VFD, by HP of Motor	25 HP	Hamilton High School	Penthouse Mechanical Room	Nidec Motor Corporation	P40025NB13-10000000-0000000000	C-25576203	
20	7415787	D5030	Variable Frequency Drive [VFD-14]	VFD, by HP of Motor	20 HP	Hamilton High School	Boiler room	Nidec Motor Corporation	P40020NB13-10000000-0000000000	NA	2010
21	7415844	D5030	Variable Frequency Drive [VFD-15]	VFD, by HP of Motor	20 HP	Hamilton High School	Boiler room	Nidec Motor Corporation	P40020NB13-10000000-0000000000	NA	2010



22	7415867	D5030	<b>Variable Frequency Drive</b> [VFD-16]	VFD, by HP of Motor	25 HP	Hamilton High School	Chiller Room	Nidec Motor Corporation	P40025NB13-10000000-0000000000	NA	2010	
23	7415796	D5030	<b>Variable Frequency Drive</b> [VFD-17]	VFD, by HP of Motor	25 HP	Hamilton High School	Chiller Room	Nidec Motor Corporation	1: P40025NB13-10000000-0000000000	NA	2010	
24	7415819	D5030	<b>Variable Frequency Drive</b> [VFD-18]	VFD, by HP of Motor	40 HP	Hamilton High School	Chiller Room	Nidec Motor Corporation	P40040NB13-10000000-0000000000	NA	2010	
25	7415807	D5030	<b>Variable Frequency Drive</b> [VFD-19]	VFD, by HP of Motor	40 HP	Hamilton High School	Chiller Room	Nidec Motor Corporation	P40040NB13-10000000-0000000000	NA	2010	
26	7415805	D5030	<b>Variable Frequency Drive</b> [VFD-2]	VFD, by HP of Motor	20 HP	Hamilton High School	Mechanical room	Nidec Motor Corporation	P40020NB13-1000000-0000000000	NA	2010	
27	7415827	D5030	<b>Variable Frequency Drive</b> [VFD-20]	VFD, by HP of Motor	40 HP	Hamilton High School	Chiller Room	Nidec Motor Corporation	F4004CNB13-10000000-0000000000	NA	2010	
28	7415860	D5030	<b>Variable Frequency Drive</b> [VFD-21]	VFD, by HP of Motor	40 HP	Hamilton High School	Chiller Room	Nidec Motor Corporation	P40040NB13-10000000-0000000000	NA	2010	
29	7427440	D5030	<b>Variable Frequency Drive</b> [VFD-4]	VFD, by HP of Motor	30 HP	Hamilton High School	Roof Mechanical Room	Nidec Motor Corporation	Inaccessible	Inaccessible	2018	
30	7415387	D5030	<b>Variable Frequency Drive</b> [VFD-5]	VFD, by HP of Motor	30 HP	Hamilton High School	Penthouse Mechanical Room	Nidec Motor Corporation	Inaccessible	Inaccessible		
31	7415431	D5030	<b>Variable Frequency Drive</b> [VFD-6]	VFD, by HP of Motor	25 HP	Hamilton High School	Penthouse Mechanical Room	Nidec Motor Corporation	P40025NB13-10000000-0000000000	C-25576226		
32	7415352	D5030	<b>Variable Frequency Drive</b> [VFD-7]	VFD, by HP of Motor	25 HP	Hamilton High School	Penthouse Mechanical Room	Nidec Motor Corporation	Inaccessible	Inaccessible		
33	7415825	D5030	<b>Variable Frequency Drive</b> [VFD-8]	VFD, by HP of Motor	10 HP	Hamilton High School	Boiler room	Nidec Motor Corporation	Inaccessible	Inaccessible	2010	
34	7415441	D5030	<b>Variable Frequency Drive</b> [VFD-9]	VFD, by HP of Motor	25 HP	Hamilton High School	Penthouse Mechanical Room	Nidec Motor Corporation	Inaccessible	Inaccessible		
35	7415419	D5040	<b>Emergency &amp; Exit Lighting</b>	Exit Sign, LED		Hamilton High School	Throughout building					
36	7415411	D5040	<b>Special Fixture w/ Lamp</b>	High Pressure Sodium (HPS), Warehouse/Manufacturing	400 W	Hamilton High School	Gymnasium					7
37	7427448	D5040	<b>Standard Fixture w/ Lamp</b>	any type, w/ LED Replacement	400 W	Hamilton High School	Community Building Gym					20

38	7415372	D5040	Standard Fixture w/ Lamp	any type, w/ LED Replacement	100 W	Hamilton High School	Gymnasium						14
39	7415335	D5040	Standard Fixture w/ Lamp	any type, w/ LED Replacement	400 W	Hamilton High School	Gymnasium						20
D70 Electronic Safety & Security													
Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	7415433	D7050	Fire Alarm Panel	Fully Addressable		Hamilton High School	Main Office	Honeywell	S3	Inaccessible			
E10 Equipment													
Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	7415348	E1030	Laundry Equipment	Dryer, Commercial	75 LB	Hamilton High School	Lockers Room	American Dryer	ADE75	461068 46			
2	7415381	E1030	Foodservice Equipment	Convection Oven, Double		Hamilton High School	Cafeteria Kitchen	Cleveland	24CEM48	SERIAL NO. 200123058400			
3	7415806	E1030	Foodservice Equipment	Convection Oven, Double		Hamilton High School	Kitchen	Duke Manufacturing	E102-EV	20AJJI0270	2020		
4	7415801	E1030	Foodservice Equipment	Convection Oven, Double		Hamilton High School	Kitchen	Blodgett	BD0-100-E	091420CY052T	2020		
5	7415794	E1030	Foodservice Equipment	Convection Oven, Double		Hamilton High School	Kitchen	Duke Manufacturing	E102-EV	20AJJ10263	2020		
6	7415792	E1030	Foodservice Equipment	Convection Oven, Double		Hamilton High School	Kitchen	Blodgett	BD0-100-E	091420CY053B	2020		
7	7415364	E1030	Foodservice Equipment	Dairy Cooler/Wells		Hamilton High School	Cafeteria Kitchen	MasterBuilt	Inaccessible	Inaccessible			
8	7415432	E1030	Foodservice Equipment	Dairy Cooler/Wells		Hamilton High School	Cafeteria Kitchen	MasterBuilt	Inaccessible	Inaccessible			
9	7415325	E1030	Foodservice Equipment	Dairy Cooler/Wells		Hamilton High School	Cafeteria Kitchen	MasterBuilt	Inaccessible	Inaccessible			
10	7415385	E1030	Foodservice Equipment	Dishwasher Commercial		Hamilton High School	Cafeteria Kitchen	Hobart	FR0-100	309519			
11	7415397	E1030	Foodservice Equipment	Exhaust Hood, 8 to 10 LF		Hamilton High School	Kitchen	No dataplate	No dataplate	No dataplate			
12	7415408	E1030	Foodservice Equipment	Food Warmer, Proofing Cabinet on Wheels		Hamilton High School	Cafeteria Kitchen	FWE	MTU-12	092549901			
13	7415824	E1030	Foodservice Equipment	Food Warmer, Proofing Cabinet on Wheels		Hamilton High School	Kitchen	Delfield	F14EI572	1305150000459	2013		
14	7415826	E1030	Foodservice Equipment	Food Warmer, Proofing Cabinet on Wheels		Hamilton High School	Kitchen	Delfield	F14E1572	1305150000455	2013		
15	7415330	E1030	Foodservice Equipment	Food Warmer, Proofing Cabinet on Wheels		Hamilton High School	Cafeteria Kitchen	FWE	MTU-12	102722306			
16	7415816	E1030	Foodservice Equipment	Food Warmer, Proofing Cabinet on Wheels		Hamilton High School	Kitchen	Delfield	F14E1572	1305150000456	2013		

