

Hamilton Center

INFIRMARY EXISTING CONDITIONS

- “COMPLETE GUT”
- Entire envelope completely deteriorated (masonry, windows, roof, etc)
- All building systems are 50+ years old and in extremely bad condition
- Roof is an original flat clay tile with many cracks and missing tiles, which are in need of complete replacement, as well as the roof deck and underlayment. Estimate \$3M.
- Main HVAC unit is in attic, serving most of the original building. For it to be replaced, the roof or an end wall will have to be removed and then replaced. Previous estimate was \$1.5M, likely closer to \$2M now just for the primary unit. Then duct work and other systems serving other parts of the building need to be factored in.
- Steam comes in the building at the basement level. It is not only in terrible condition, but it is in dangerous condition.
- Electrical needs to start at the incoming switch gear and transformer and be completely replaced.
- Plumbing is in extremely bad shape
- Lead and asbestos throughout; termites likely.
- Elevator needs to be upgraded
- ADA issues

- Estimate \$35-50M just to bring the building up to speed. Customization to new user, FFE, and sitework and enclosing Basement level envelope would add another \$20-25M.

* Per Allen Masters (Assistant Director Facilities Services) and Wade Maclaren (Assistant Director of Operations Support Services)



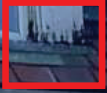
INFIRMARY CURRENT CONDITIONS







NEW STOREFRONT OPENING



PEELING PAINT

VISIBLE DAMAGE TO WOOD TRIM

DAMAGED AND
MISSING ROOF
SHINGLES









