



**BUREAU
VERITAS**

FACILITY CONDITION ASSESSMENT

prepared for

Gilroy Unified School District
7810 Arroyo Circle
Gilroy, CA 95020



El Roble Elementary School
930 Third Street
Gilroy, CA 95020

PREPARED BY:

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DATE OF REPORT:

August 30, 2025

ON SITE DATE:

August 14, 2025

Bureau Veritas

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1. Executive Summary

Campus Overview and Assessment Details

General Information	
Property Type	Elementary School
Number of Buildings	16
Main Address	930 Third Street, Gilroy, CA 95020
Site Developed	1960 Renovated 2005
Outside Occupants / Leased Spaces	Solar System
Date(s) of Visit	August 14, 2025
Management Point of Contact	AEDIS Architects Joe Vela, Associate Principal 4083005160 Jvela@aedisarchitects.com
On-site Point of Contact (POC)	Paul Nadeau
Assessment & Report Prepared By	Arezou Masoumi
Reviewed By	Sean Luxem <i>for</i> , Gregg Young Program Manager 800.733.0660 x979.270.0024 Gregg.Young@bureauveritas.com
AssetCalc Link	Full dataset for this assessment can be found at: https://www.assetcalc.net/

Campus Findings and Deficiencies

Historical Summary

El Roble Elementary School, located at 930 Third Street, Gilroy, CA 95020, was originally constructed in 1960 and modernized in 2005.

Architectural

Most of the architectural materials are outdated and approaching the end of their service life, though they remain functional. Renovations, particularly in the restroom areas, are recommended to enhance both performance and appearance. No major deficiencies were observed during the site visit.

Mechanical, Electrical, Plumbing and Fire (MEPF)

Heating and cooling are provided by rooftop units, with portable buildings served by wall-mounted heat pumps. The rooftop units were not accessible and, if original, are at the end of their service life and should be scheduled for renovation. Overall, MEPF systems are in fair condition with no major deficiencies observed. All buildings are equipped with fire alarm systems, while only two have sprinkler protection—retrofits are recommended for the rest. Ongoing routine maintenance is advised to preserve functionality and extend system life.

Site

The site is in good to fair condition, with adequate lighting and recently upgraded playgrounds enhancing usability. Landscaping is generally well maintained, though selective tree trimming is recommended. Portions of asphalt are deteriorated and should be replaced to improve safety, accessibility, and overall appearance.

Recommended Additional Studies

No additional studies recommended at this time.

Facility Condition Index (FCI)

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

FCI Ranges and Description

0 – 5%	In new or well-maintained condition, with little visual evidence of wear or deficiencies.
5 – 10%	Subjected to wear but is still in a serviceable and functioning condition.
10 – 30%	Subjected to hard or long-term wear. Nearing the end of its useful or serviceable life.
30% and above	Has reached the end of its useful or serviceable life. Renewal is now necessary.

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

Facility	Cost/SF	Total SF	Replacement Value	Current	3-Year	5-Year	10-Year
Building A	\$550	5,500	\$3,025,000	0%	0%	16.6%	21.9%
Building AD	\$550	3,740	\$2,057,000	0%	0%	14.1%	25.4%
Building B	\$550	5,500	\$3,025,000	0%	0%	16.6%	22.0%
Building C	\$550	5,500	\$3,025,000	0%	0%	16.6%	22.0%
Building D	\$550	5,500	\$3,025,000	0%	0%	16.5%	21.8%
Building G	\$550	352	\$193,600	0%	0%	55.0%	55.0%
Building K	\$550	4,000	\$2,200,000	0%	0%	16.6%	27.8%
Building M	\$550	10,380	\$5,709,000	0%	0%	14.4%	18.1%
P 21	\$350	960	\$336,000	0%	0%	20.7%	40.0%
P 22	\$350	960	\$336,000	0%	0%	20.7%	28.2%

Facility	Cost/SF	Total SF	Replacement Value	Current	3-Year	5-Year	10-Year
P 23 & 24	\$350	2,280	\$798,000	0%	1.7%	20.1%	25.6%
P25	\$350	960	\$336,000	0%	0%	20.8%	28.4%
P26	\$350	960	\$336,000	0%	0%	20.8%	28.4%
P27	\$350	960	\$336,000	0%	0.4%	20.6%	28.2%
P28	\$350	960	\$336,000	0%	0%	20.6%	28.2%
P29	\$350	960	\$336,000	0%	0%	20.8%	28.4%
Site	\$0	0	\$0	%	%	%	%
El Roble Elementary School	\$0	49,472	\$0	%	%	%	%



Immediate Needs

Facility/Building	Total Items	Total Cost
El Roble Elementary School / Site	1	\$34,400
TOTAL	1	\$34,400

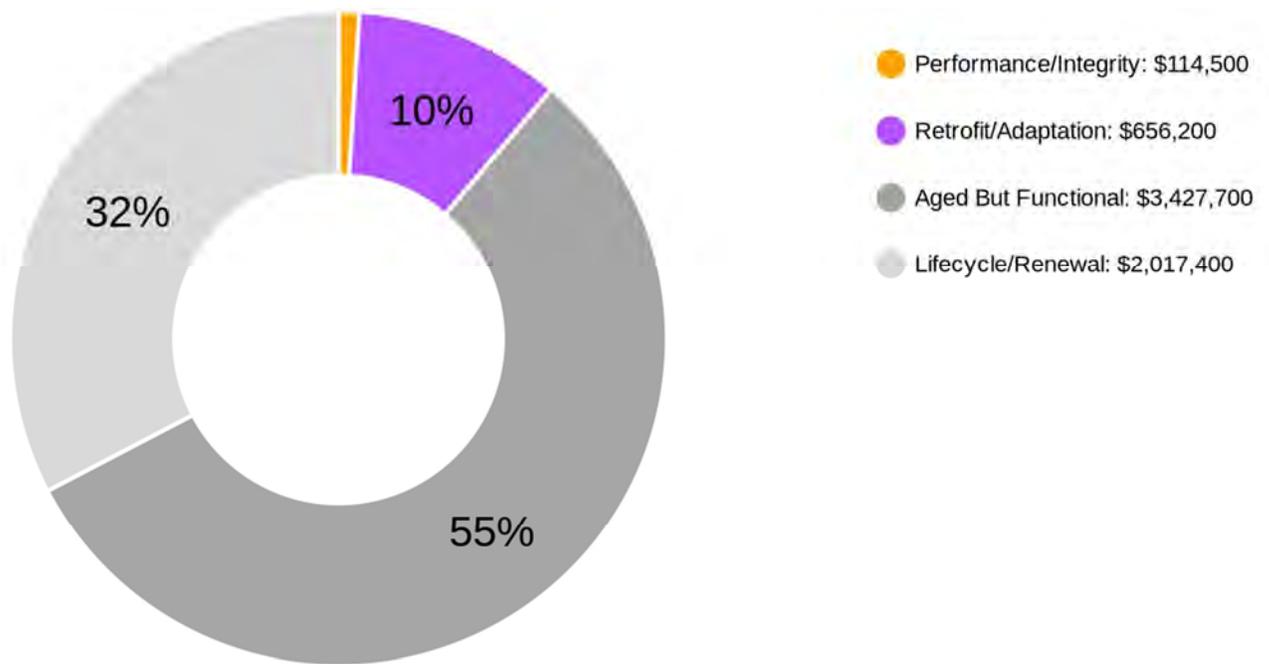


Plan Types

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

Plan Type Descriptions & Distribution

Safety	■	An observed or reported unsafe condition that if left unaddressed could result in injury; a system or component that presents potential liability risk.
Performance/Integrity	■	Component or system has failed, is almost failing, performs unreliably, does not perform as intended, and/or poses risk to overall system stability.
Accessibility	■	Does not meet ADA, UFAS, and/or other accessibility requirements.
Environmental	■	Improvements to air or water quality, including removal of hazardous materials from the building or site.
Retrofit/Adaptation	■	Components, systems, or spaces recommended for upgrades in in order to meet current standards, facility usage, or client/occupant needs.
Aged But Functional	■	Any component or system that has aged past its industry-average expected useful life (EUL) but is not currently deficient or problematic.
Lifecycle/Renewal	■	Any component or system that is neither deficient nor aged past EUL but for which future replacement or repair is anticipated and budgeted.



10-Year Total: \$6,215,700

2. Building A



Building A: Building Systems Summary

Address	930 Third Street, Gilroy, CA 95020	
GPS Coordinates	37.007389, -121.5851609	
Constructed/Renovated	1960 Renovated 2005	
Building Area	5,500 SF	
Number of Stories	1 above grade	
<i>System</i>	<i>Description</i>	<i>Condition</i>
Structure	Conventional wood frame structure over concrete slab foundation	Good
Facade	Wall Finish: Stucco	Fair
Roof	Primary: Flat construction with single-ply TPO/PVC membrane Secondary: Gable construction with metal finish	Fair
Interiors	Walls: Painted, wallpaper and Ceramic tile Floors: Carpet, VCT, and ceramic tile Ceilings: Painted and ACT	Fair
Elevators	None	-
Plumbing	Distribution: Copper supply and cast-iron waste & venting Hot Water: None Fixtures: Toilets, urinals and sinks in restrooms	Fair

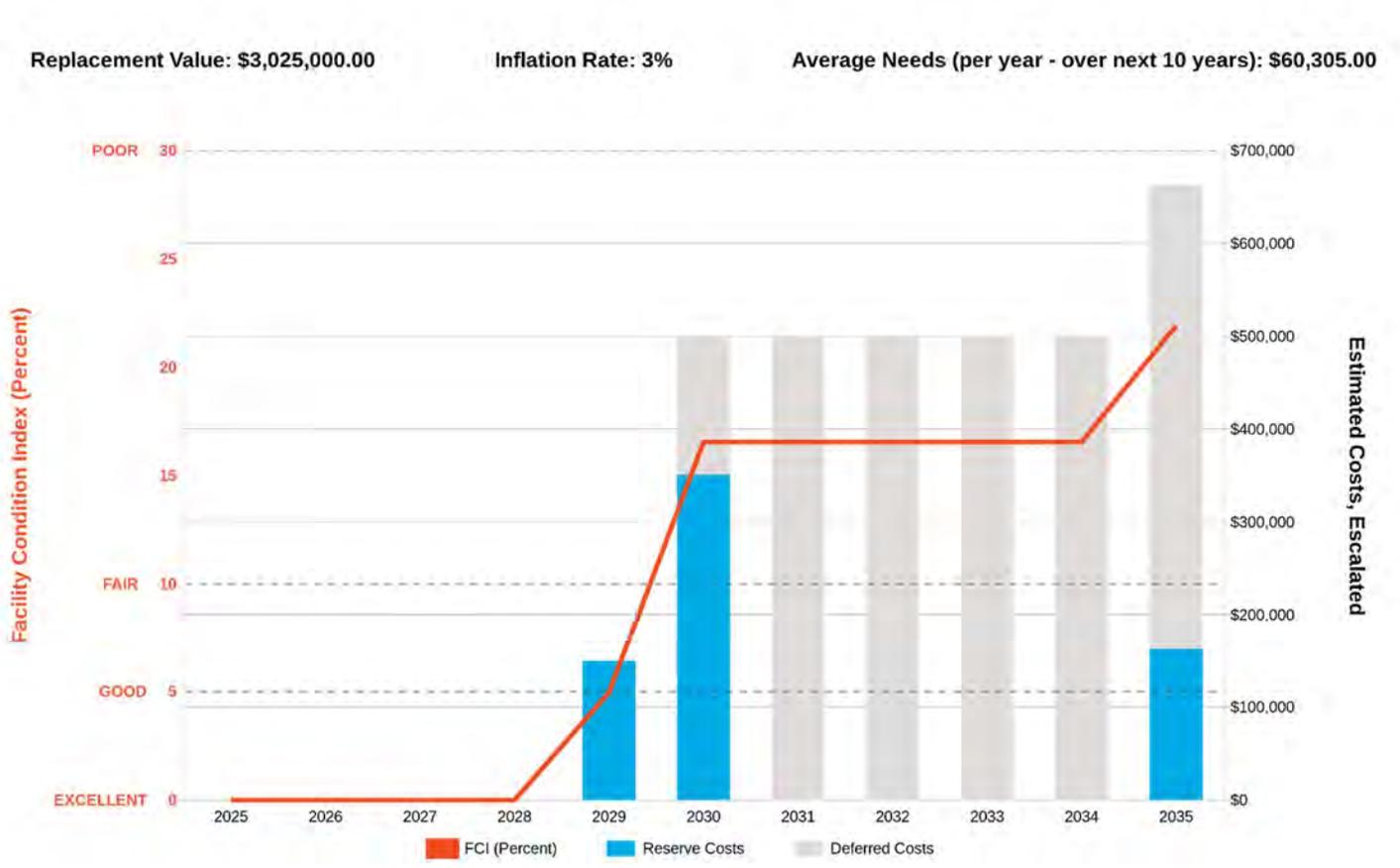
Building A: Building Systems Summary		
HVAC	Packaged units and split system	Fair
Fire Suppression	Fire extinguishers	Fair
Electrical	Source & Distribution: Main panel with copper wiring Interior Lighting: LED, linear fluorescent, and CFL	Fair
Fire Alarm	Alarm panel with smoke detectors, heat detectors, alarms, strobes, pull stations, back-up emergency lights, and exit signs	Fair
Equipment/Special	None	n/a
Accessibility	Potential moderate/major issues have been identified at this building, and a detailed accessibility study is recommended. See the appendix for associated photos and additional information.	
Additional Studies	No additional studies are currently recommended for the building.	
Areas Observed	Most of the interior spaces were observed to gain a clear understanding of the facility's overall condition. Other areas accessed and assessed included the exterior equipment and assets directly serving the building, the exterior walls of the facility.	
Key Spaces Not Observed	All key areas of the facility were accessible and observed.	

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

Building A: System Expenditure Forecast						
System	Immediate	Short Term (1-2 yr)	Near Term (3-5 yr)	Med Term (6-10 yr)	Long Term (11-20 yr)	TOTAL
Facade	\$0	\$0	\$14,339	\$69,657	\$79,734	\$163,730
Roofing	\$0	\$0	\$116,078	\$0	\$27,658	\$143,736
Interiors	\$0	\$0	\$77,974	\$31,661	\$149,494	\$259,129
Plumbing	\$0	\$0	\$3,003	\$15,829	\$66,215	\$85,047
HVAC	\$0	\$0	\$54,461	\$34,828	\$10,488	\$99,777
Fire Protection	\$0	\$0	\$102,090	\$0	\$0	\$102,090
Electrical	\$0	\$0	\$41,923	\$10,606	\$29,253	\$81,782
Fire Alarm & Electronic Systems	\$0	\$0	\$49,945	\$0	\$23,403	\$73,348
Equipment & Furnishings	\$0	\$0	\$40,968	\$0	\$0	\$40,968
TOTALS	\$0	\$0	\$500,800	\$162,600	\$386,300	\$1,049,700

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

Needs by Year with Unaddressed FCI Over Time



Immediate Needs

There are no immediate needs to report.

Key Findings



Fire Suppression System

Full System Install/Retrofit, Medium Density/Complexity
Building A
Throughout Building

Uniformat Code: D4010
Recommendation: **Renovate in 2029**

Plan Type:
Retrofit/Adaptation

Cost Estimate: \$90,700

The building lacks a fire suppression system and the school is likely "grandfathered" based on code at the time of original construction. A comprehensive building renovation would likely trigger full compliance to current codes, and a budgetary cost for a full fire suppression retrofit is included in the initial five-year plan. - AssetCALC ID: 9648012

Building A: Photographic Overview



1 – FRONT ELEVATION



2 – LEFT ELEVATION



3 – REAR ELEVATION



4 – RIGHT ELEVATION



5 – BUILDING INTERIOR



6 – ELECTRICAL ROOM

3. Building AD



Building AD: Building Systems Summary		
Address	930 Third Street, Gilroy, CA 95020	
GPS Coordinates	37.007389, -121.5851609	
Constructed/Renovated	1960 Renovated 2005	
Building Area	3,740 SF	
Number of Stories	1 above grade	
<i>System</i>	<i>Description</i>	<i>Condition</i>
Structure	Conventional wood frame structure over concrete slab foundation	Good
Facade	Wall Finish: Stucco	Fair
Roof	Primary: Flat construction with single-ply TPO/PVC membrane Secondary: Gable construction with metal finish	Fair
Interiors	Walls: Painted Floors: Carpet, VCT, and ceramic tile Ceilings: Painted and ACT	Fair
Elevators	None	-
Plumbing	Distribution: Copper supply and cast-iron waste & venting Hot Water: Electric water heaters with integral tank Fixtures: Toilets, and sinks in restrooms	Fair

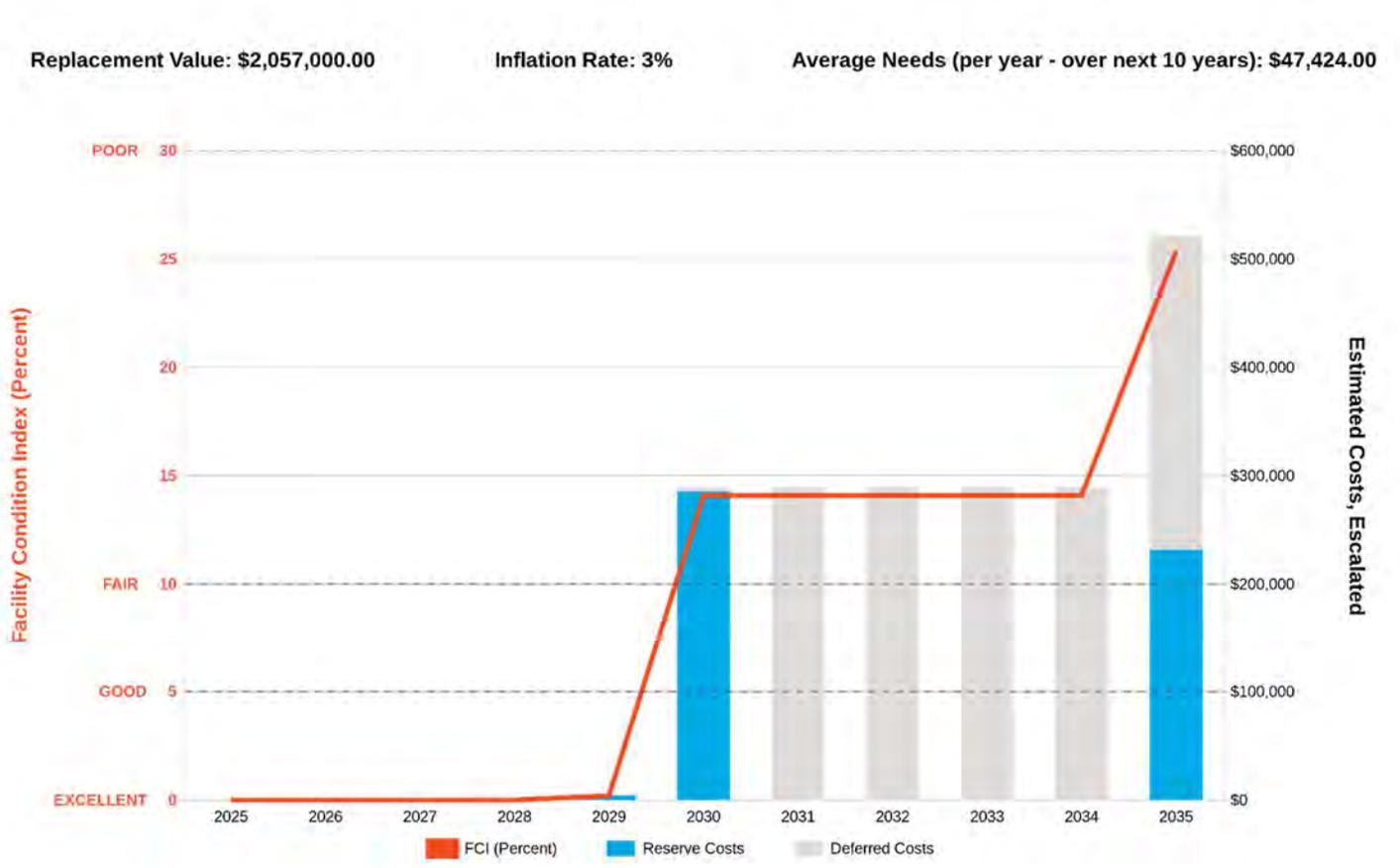
Building AD: Building Systems Summary		
HVAC	Packaged units	Fair
Fire Suppression	Wet-pipe sprinkler system and fire extinguishers	Fair
Electrical	Source & Distribution: Main switchboard with copper wiring Interior Lighting: LED, linear fluorescent, and CFL	Fair
Fire Alarm	Alarm panel with smoke detectors, heat detectors, alarms, strobes, pull stations, back-up emergency lights, and exit signs	Fair
Equipment/Special	None	n/a
Accessibility	Potential moderate/major issues have been identified at this building, and a detailed accessibility study is recommended. See the appendix for associated photos and additional information.	
Additional Studies	No additional studies are currently recommended for the building.	
Areas Observed	Most of the interior spaces were observed to gain a clear understanding of the facility's overall condition. Other areas accessed and assessed included the exterior equipment and assets directly serving the building, the exterior walls of the facility.	
Key Spaces Not Observed	All key areas of the facility were accessible and observed.	

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

Building AD: System Expenditure Forecast						
System	Immediate	Short Term (1-2 yr)	Near Term (3-5 yr)	Med Term (6-10 yr)	Long Term (11-20 yr)	TOTAL
Facade	\$0	\$0	\$12,290	\$217,680	\$85,620	\$315,590
Roofing	\$0	\$0	\$69,646	\$0	\$27,658	\$97,304
Interiors	\$0	\$0	\$55,412	\$0	\$109,138	\$164,550
Plumbing	\$0	\$0	\$886	\$14,246	\$41,272	\$56,404
HVAC	\$0	\$0	\$36,871	\$0	\$0	\$36,871
Fire Protection	\$0	\$0	\$5,464	\$0	\$0	\$5,464
Electrical	\$0	\$0	\$64,496	\$0	\$0	\$64,496
Fire Alarm & Electronic Systems	\$0	\$0	\$36,486	\$0	\$19,251	\$55,737
Equipment & Furnishings	\$0	\$0	\$8,193	\$0	\$0	\$8,193
TOTALS	\$0	\$0	\$289,800	\$232,000	\$283,000	\$804,800

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

Needs by Year with Unaddressed FCI Over Time



Immediate Needs

There are no immediate needs to report.

Key Findings

There are no key findings to report.

Building AD: Photographic Overview



1 – FRONT ELEVATION



2 – LEFT ELEVATION



3 – REAR ELEVATION



4 – RIGHT ELEVATION



5 – OFFICE



6 – STAFF ROOM

4. Building B



Building B: Building Systems Summary		
Address	930 Third Street, Gilroy, CA 95020	
GPS Coordinates	37.3232672, -121.877758	
Constructed/Renovated	1960 Renovated 2005	
Building Area	5,500 SF	
Number of Stories	1 above grade	
<i>System</i>	<i>Description</i>	<i>Condition</i>
Structure	Conventional wood frame structure over concrete slab foundation	Good
Facade	Wall Finish: Stucco	Fair
Roof	Primary: Flat construction with single-ply TPO/PVC membrane Secondary: Gable construction with metal finish	Fair
Interiors	Walls: Painted, wallpaper and Ceramic tile Floors: Carpet, VCT, and ceramic tile Ceilings: Painted and ACT	Fair
Elevators	None	-
Plumbing	Distribution: Copper supply and cast-iron waste & venting Hot Water: None Fixtures: Toilets, urinals and sinks in restrooms	Fair

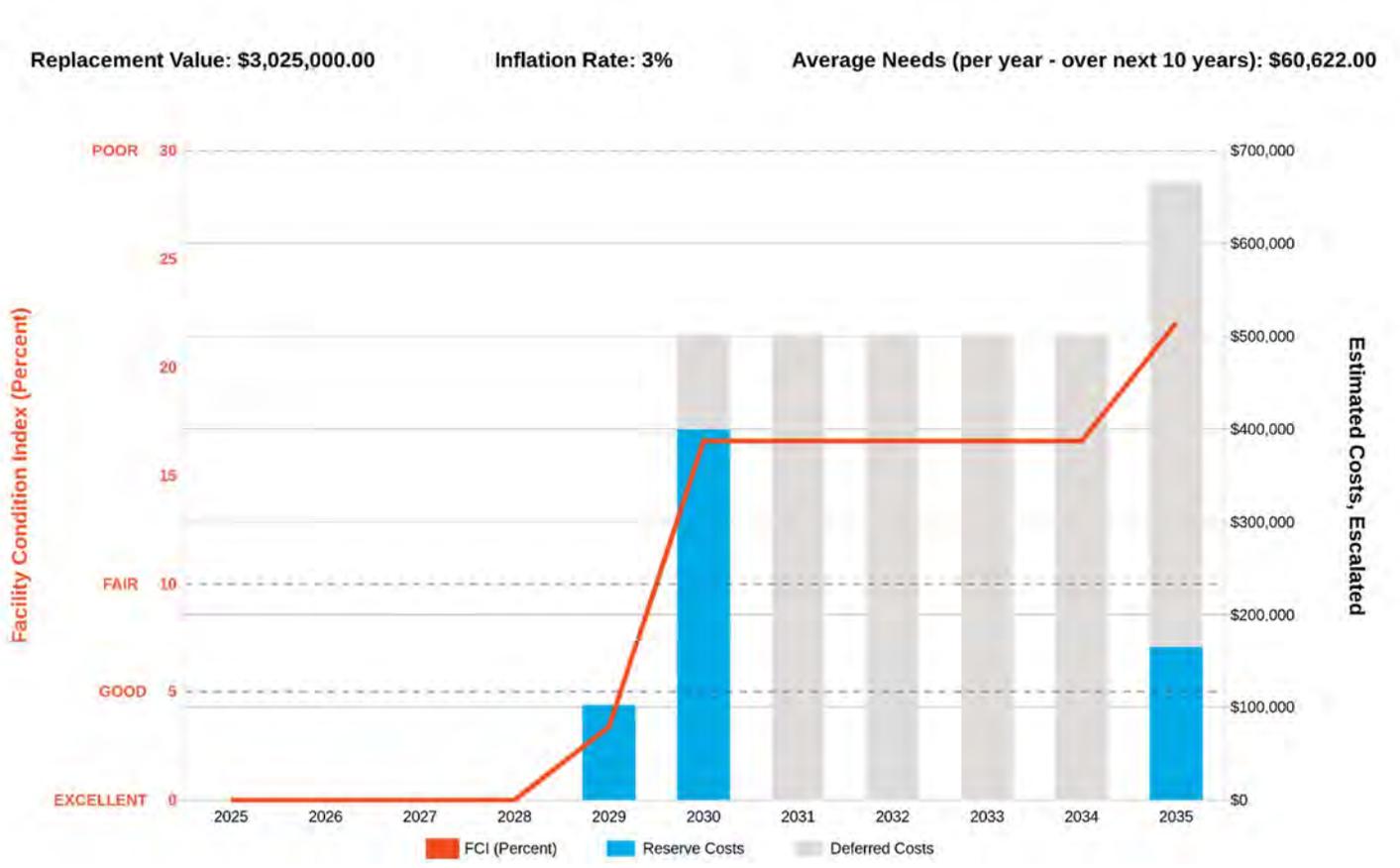
Building B: Building Systems Summary		
HVAC	Packaged units and split system	Fair
Fire Suppression	Fire extinguishers	Fair
Electrical	Source & Distribution: Main panel with copper wiring Interior Lighting: LED, linear fluorescent, and CFL	Fair
Fire Alarm	Alarm panel with smoke detectors, heat detectors, alarms, strobes, pull stations, back-up emergency lights, and exit signs	Fair
Equipment/Special	None	n/a
Accessibility	Potential moderate/major issues have been identified at this building, and a detailed accessibility study is recommended. See the appendix for associated photos and additional information.	
Additional Studies	No additional studies are currently recommended for the building.	
Areas Observed	Most of the interior spaces were observed to gain a clear understanding of the facility's overall condition. Other areas accessed and assessed included the exterior equipment and assets directly serving the building, the exterior walls of the facility.	
Key Spaces Not Observed	All key areas of the facility were accessible and observed.	

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

Building B: System Expenditure Forecast						
System	Immediate	Short Term (1-2 yr)	Near Term (3-5 yr)	Med Term (6-10 yr)	Long Term (11-20 yr)	TOTAL
Facade	\$0	\$0	\$14,339	\$69,657	\$79,734	\$163,730
Roofing	\$0	\$0	\$116,078	\$2,057	\$27,658	\$145,793
Interiors	\$0	\$0	\$77,974	\$31,661	\$150,609	\$260,244
Plumbing	\$0	\$0	\$3,003	\$15,829	\$66,215	\$85,047
HVAC	\$0	\$0	\$55,893	\$34,828	\$10,488	\$101,209
Fire Protection	\$0	\$0	\$102,090	\$0	\$0	\$102,090
Electrical	\$0	\$0	\$41,923	\$10,606	\$29,253	\$81,782
Fire Alarm & Electronic Systems	\$0	\$0	\$49,945	\$0	\$23,403	\$73,348
Equipment & Furnishings	\$0	\$0	\$40,968	\$0	\$0	\$40,968
TOTALS	\$0	\$0	\$502,300	\$164,700	\$387,400	\$1,054,400

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

Needs by Year with Unaddressed FCI Over Time



Immediate Needs

There are no immediate needs to report.

Key Findings



Fire Suppression System

Full System Install/Retrofit, Medium Density/Complexity
Building B
Throughout Building

Uniformat Code: D4010
Recommendation: **Renovate in 2029**

Plan Type:
Retrofit/Adaptation

Cost Estimate: \$90,700

The building lacks a fire suppression system and the school is likely "grandfathered" based on code at the time of original construction. A comprehensive building renovation would likely trigger full compliance to current codes, and a budgetary cost for a full fire suppression retrofit is included in the initial five-year plan. - AssetCALC ID: 9684131

Building B: Photographic Overview



1 – FRONT ELEVATION



2 – LEFT ELEVATION



3 – REAR ELEVATION



4 – RIGHT ELEVATION



5 – BUILDING INTERIOR



6 – ELECTRICAL ROOM

5. Building C



Building C: Building Systems Summary

Address	930 Third Street, Gilroy, CA 95020	
GPS Coordinates	37.007389, -121.5851609	
Constructed/Renovated	1960 Renovated 2005	
Building Area	5,500 SF	
Number of Stories	1 above grade	
<i>System</i>	<i>Description</i>	<i>Condition</i>
Structure	Conventional wood frame structure over concrete slab foundation	Good
Facade	Wall Finish: Stucco	Fair
Roof	Primary: Flat construction with single-ply TPO/PVC membrane Secondary: Gable construction with metal finish	Fair
Interiors	Walls: Painted, wallpaper and Ceramic tile Floors: Carpet, VCT, and ceramic tile Ceilings: Painted and ACT	Fair
Elevators	None	-
Plumbing	Distribution: Copper supply and cast-iron waste & venting Hot Water: None Fixtures: Toilets, urinals and sinks in restrooms	Fair

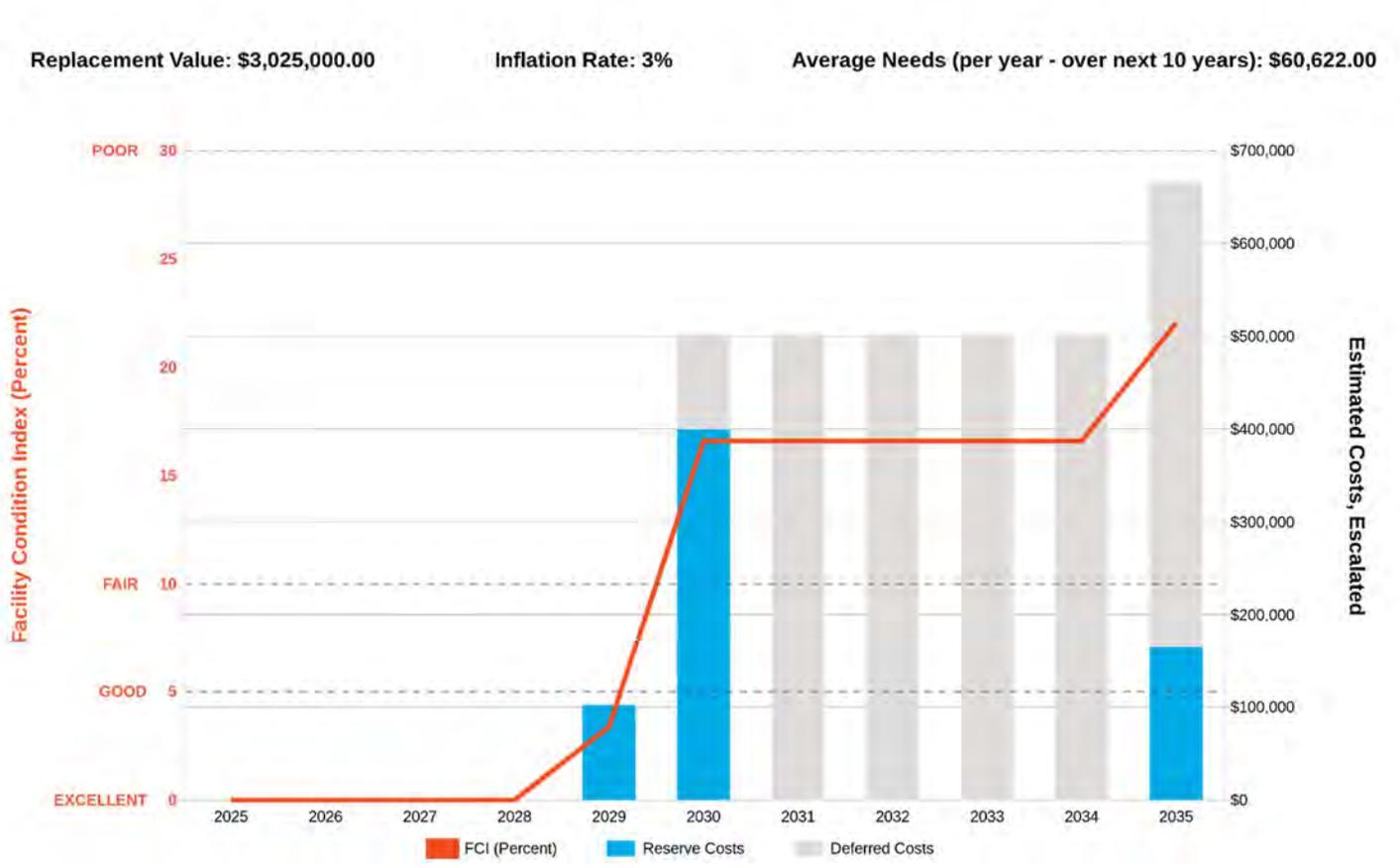
Building C: Building Systems Summary		
HVAC	Packaged units and split system	Fair
Fire Suppression	Fire extinguishers	Fair
Electrical	Source & Distribution: Main panel with copper wiring Interior Lighting: LED, linear fluorescent, and CFL	Fair
Fire Alarm	Alarm panel with smoke detectors, heat detectors, alarms, strobes, pull stations, back-up emergency lights, and exit signs	Fair
Equipment/Special	None	n/a
Accessibility	Potential moderate/major issues have been identified at this building, and a detailed accessibility study is recommended. See the appendix for associated photos and additional information.	
Additional Studies	No additional studies are currently recommended for the building.	
Areas Observed	Most of the interior spaces were observed to gain a clear understanding of the facility's overall condition. Other areas accessed and assessed included the exterior equipment and assets directly serving the building, the exterior walls of the facility.	
Key Spaces Not Observed	All key areas of the facility were accessible and observed.	

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

Building C: System Expenditure Forecast						
System	Immediate	Short Term (1-2 yr)	Near Term (3-5 yr)	Med Term (6-10 yr)	Long Term (11-20 yr)	TOTAL
Facade	\$0	\$0	\$14,339	\$69,657	\$79,734	\$163,730
Roofing	\$0	\$0	\$116,078	\$2,057	\$27,658	\$145,793
Interiors	\$0	\$0	\$77,974	\$31,661	\$150,609	\$260,244
Plumbing	\$0	\$0	\$3,003	\$15,829	\$66,215	\$85,047
HVAC	\$0	\$0	\$55,893	\$34,828	\$10,488	\$101,209
Fire Protection	\$0	\$0	\$102,090	\$0	\$0	\$102,090
Electrical	\$0	\$0	\$41,923	\$10,606	\$29,253	\$81,782
Fire Alarm & Electronic Systems	\$0	\$0	\$49,945	\$0	\$23,403	\$73,348
Equipment & Furnishings	\$0	\$0	\$40,968	\$0	\$0	\$40,968
TOTALS	\$0	\$0	\$502,300	\$164,700	\$387,400	\$1,054,400

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

Needs by Year with Unaddressed FCI Over Time



Immediate Needs

There are no immediate needs to report.

Key Findings



Fire Suppression System

Full System Install/Retrofit, Medium Density/Complexity
Building C
Throughout Building

Uniformat Code: D4010
Recommendation: **Renovate in 2029**

Plan Type:
Retrofit/Adaptation

Cost Estimate: \$90,700

The building lacks a fire suppression system and the school is likely "grandfathered" based on code at the time of original construction. A comprehensive building renovation would likely trigger full compliance to current codes, and a budgetary cost for a full fire suppression retrofit is included in the initial five-year plan. - AssetCALC ID: 9684163

Building C: Photographic Overview



1 – FRONT ELEVATION



2 – LEFT ELEVATION



3 – REAR ELEVATION



4 – RIGHT ELEVATION



5 – BUILDING INTERIOR



6 – ELECTRICAL ROOM

6. Building D



Building D: Building Systems Summary

Address	930 Third Street, Gilroy, CA 95020	
GPS Coordinates	37.007389, -121.5851609	
Constructed/Renovated	1960 Renovated 2005	
Building Area	5,500 SF	
Number of Stories	1 above grade	
<i>System</i>	<i>Description</i>	<i>Condition</i>
Structure	Conventional wood frame structure over concrete slab foundation	Good
Facade	Wall Finish: Stucco	Fair
Roof	Primary: Flat construction with single-ply TPO/PVC membrane Secondary: Gable construction with metal finish	Fair
Interiors	Walls: Painted, wallpaper and Ceramic tile Floors: Carpet, VCT, and ceramic tile Ceilings: Painted and ACT	Fair
Elevators	None	-
Plumbing	Distribution: Copper supply and cast-iron waste & venting Hot Water: None Fixtures: Toilets, urinals and sinks in restrooms	Fair

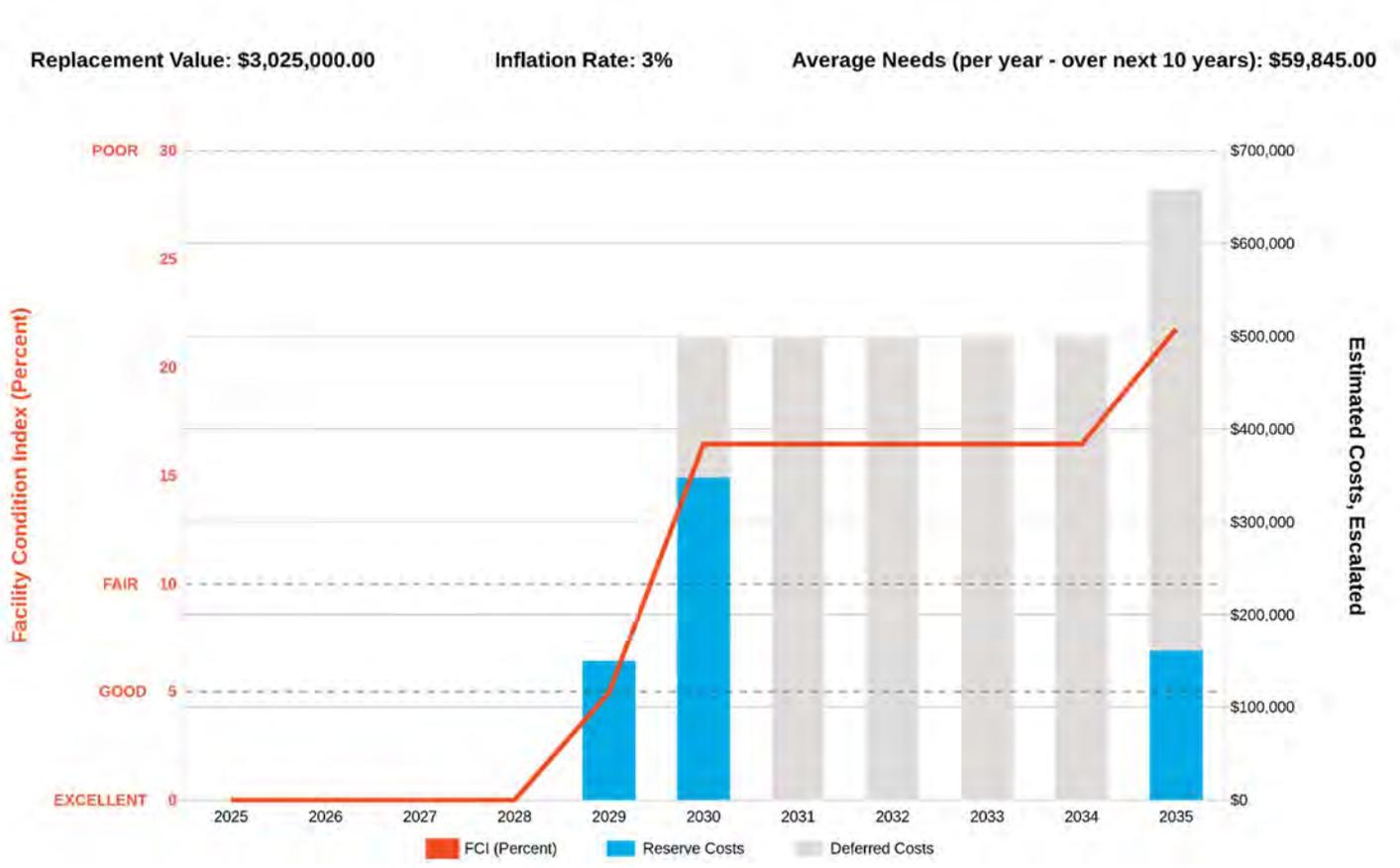
Building D: Building Systems Summary		
HVAC	Packaged units and split system	Fair
Fire Suppression	Fire extinguishers	Fair
Electrical	Source & Distribution: Main panel with copper wiring Interior Lighting: LED, linear fluorescent, and CFL	Fair
Fire Alarm	Alarm panel with smoke detectors, heat detectors, alarms, strobes, pull stations, back-up emergency lights, and exit signs	Fair
Equipment/Special	None	n/a
Accessibility	Potential moderate/major issues have been identified at this building, and a detailed accessibility study is recommended. See the appendix for associated photos and additional information.	
Additional Studies	No additional studies are currently recommended for the building.	
Areas Observed	Most of the interior spaces were observed to gain a clear understanding of the facility's overall condition. Other areas accessed and assessed included the exterior equipment and assets directly serving the building, the exterior walls of the facility.	
Key Spaces Not Observed	All key areas of the facility were accessible and observed.	

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

Building D: System Expenditure Forecast						
System	Immediate	Short Term (1-2 yr)	Near Term (3-5 yr)	Med Term (6-10 yr)	Long Term (11-20 yr)	TOTAL
Facade	\$0	\$0	\$14,339	\$69,657	\$79,734	\$163,730
Roofing	\$0	\$0	\$116,078	\$2,057	\$27,658	\$145,793
Interiors	\$0	\$0	\$77,974	\$31,661	\$150,609	\$260,244
Plumbing	\$0	\$0	\$0	\$11,712	\$66,215	\$77,927
HVAC	\$0	\$0	\$54,461	\$34,828	\$10,488	\$99,777
Fire Protection	\$0	\$0	\$102,090	\$0	\$0	\$102,090
Electrical	\$0	\$0	\$41,923	\$10,606	\$29,253	\$81,782
Fire Alarm & Electronic Systems	\$0	\$0	\$49,945	\$0	\$23,403	\$73,348
Equipment & Furnishings	\$0	\$0	\$40,968	\$0	\$0	\$40,968
TOTALS	\$0	\$0	\$497,800	\$160,600	\$387,400	\$1,045,800

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

Needs by Year with Unaddressed FCI Over Time



Immediate Needs

There are no immediate needs to report.

Key Findings



Fire Suppression System

Full System Install/Retrofit, Medium Density/Complexity
Building D
Throughout Building

Uniformat Code: D4010
Recommendation: **Renovate in 2029**

Plan Type:
Retrofit/Adaptation

Cost Estimate: \$90,700

The building lacks a fire suppression system and the school is likely "grandfathered" based on code at the time of original construction. A comprehensive building renovation would likely trigger full compliance to current codes, and a budgetary cost for a full fire suppression retrofit is included in the initial five-year plan. - AssetCALC ID: 9684195

Building D: Photographic Overview



1 – FRONT ELEVATION



2 – LEFT ELEVATION



3 – REAR ELEVATION



4 – RIGHT ELEVATION



5 – BUILDING INTERIOR



6 – ELECTRICAL ROOM

7. Building G



Building G: Building Systems Summary

Address	930 Third Street, Gilroy, CA 95020	
GPS Coordinates	37.007389, -121.5851609	
Constructed/Renovated	1960 Renovated 2010	
Building Area	352 SF	
Number of Stories	1 above grade	
<i>System</i>	<i>Description</i>	<i>Condition</i>
Structure	Conventional wood frame structure over concrete slab foundation	Fair
Facade	Wall Finish: Wood siding	Fair
Roof	Primary: Flat construction with single-ply TPO/PVC membrane Secondary: Gable construction with metal finish	Fair
Interiors	Walls: Painted Floors: Coated concrete Ceilings: Painted	Fair
Elevators	None	n/a
Plumbing	None	-

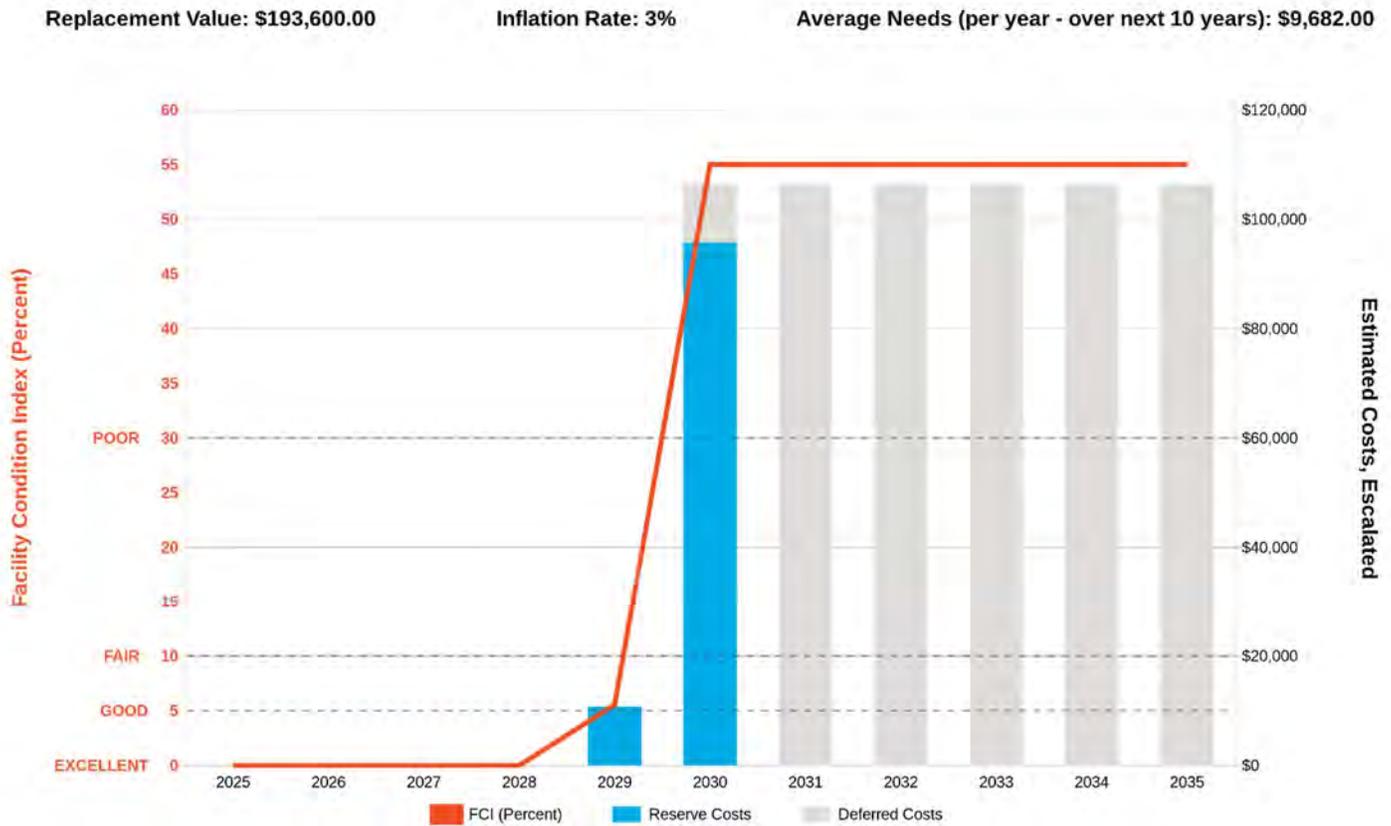
Building G: Building Systems Summary		
HVAC	None	n/a
Fire Suppression	Fire extinguishers only	Fair
Electrical	Source & Distribution: Main switchboard with copper wiring Interior Lighting: CFL and incandescent	Fair
Fire Alarm	Alarms, strobes, and pull stations	Fair
Equipment/Special	None	-
Accessibility	Presently it does not appear an accessibility study is needed for this building. See the appendix for associated photos and additional information.	
Additional Studies	No additional studies are currently recommended for the building.	
Areas Observed	Most of the interior spaces were observed to gain a clear understanding of the facility's overall condition. Other areas accessed and assessed included the exterior equipment and assets directly serving the buildings, the exterior walls of the facility.	
Key Spaces Not Observed	All key areas of the facility were accessible and observed.	

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

Building G: System Expenditure Forecast						
System	Immediate	Short Term (1-2 yr)	Near Term (3-5 yr)	Med Term (6-10 yr)	Long Term (11-20 yr)	TOTAL
Facade	\$0	\$0	\$9,639	\$0	\$5,505	\$15,144
Roofing	\$0	\$0	\$8,171	\$0	\$0	\$8,171
Interiors	\$0	\$0	\$6,592	\$0	\$8,859	\$15,451
Fire Protection	\$0	\$0	\$6,533	\$0	\$0	\$6,533
Electrical	\$0	\$0	\$74,616	\$0	\$0	\$74,616
Fire Alarm & Electronic Systems	\$0	\$0	\$961	\$0	\$1,497	\$2,458
TOTALS	\$0	\$0	\$106,600	\$0	\$15,900	\$122,500

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

Needs by Year with Unaddressed FCI Over Time



Immediate Needs

There are no immediate needs to report.

Key Findings



Fire Suppression System

Full System Install/Retrofit, Medium Density/Complexity
Building G
Throughout Building

Uniformat Code: D4010
Recommendation: **Renovate in 2029**

Plan Type:
Retrofit/Adaptation

Cost Estimate: \$5,800

The building lacks a fire suppression system and the school is likely "grandfathered" based on code at the time of original construction. A comprehensive building renovation would likely trigger full compliance to current codes, and a budgetary cost for a full fire suppression retrofit is included in the initial five-year plan. - AssetCALC ID: 9683597

Building G: Photographic Overview



1 – FRONT ELEVATION



2 – LEFT ELEVATION



3 – RIGHT ELEVATION



4 – EXTERIOR WALLS PHOTO



5 – BUILDING INTERIOR



6 – SWITCHBOARD

8. Building K



Building K: Building Systems Summary

Address	930 Third Street, Gilroy, CA 95020	
GPS Coordinates	37.007389, -121.5851609	
Constructed/Renovated	1960 Renovated 2005	
Building Area	4,000 SF	
Number of Stories	1 above grade	
<i>System</i>	<i>Description</i>	<i>Condition</i>
Structure	Conventional wood frame structure over concrete slab foundation	Good
Facade	Wall Finish: Stucco	Fair
Roof	Primary: Flat construction with single-ply TPO/PVC membrane Secondary: Gable construction with metal finish	Fair
Interiors	Walls: Painted Floors: Carpet, VCT, and ceramic tile Ceilings: Painted and ACT	Fair
Elevators	None	-
Plumbing	Distribution: Copper supply and cast-iron waste & venting Hot Water: None Fixtures: Toilets, and sinks in restrooms	Fair

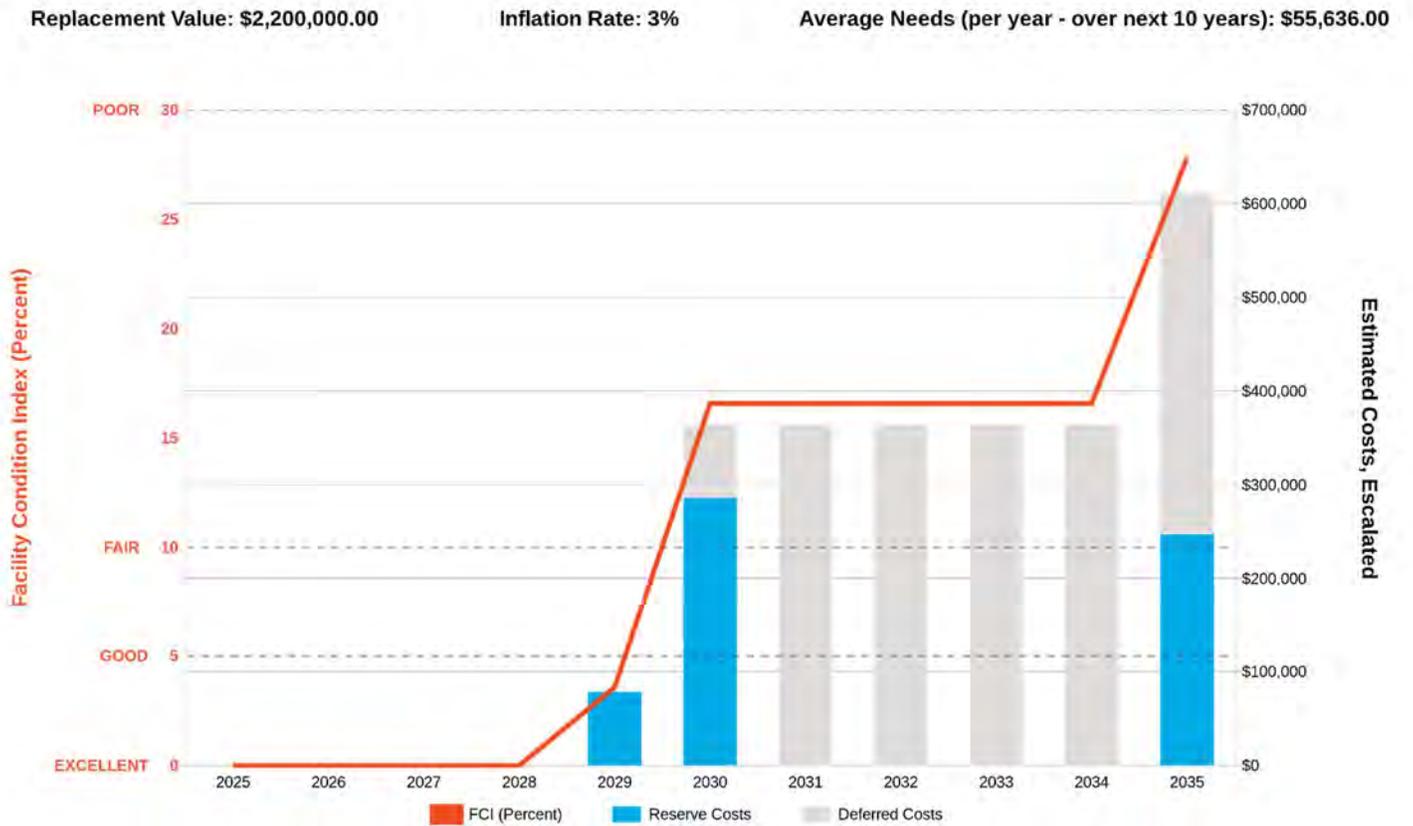
Building K: Building Systems Summary		
HVAC	Packaged units	Fair
Fire Suppression	Fire extinguishers	Fair
Electrical	Source & Distribution: Main switchboard with copper wiring Interior Lighting: LED, linear fluorescent, and CFL	Fair
Fire Alarm	Alarm panel with smoke detectors, heat detectors, alarms, strobes, pull stations, back-up emergency lights, and exit signs	Fair
Equipment/Special	None	n/a
Accessibility	Potential moderate/major issues have been identified at this building, and a detailed accessibility study is recommended. See the appendix for associated photos and additional information.	
Additional Studies	No additional studies are currently recommended for the building.	
Areas Observed	Most of the interior spaces were observed to gain a clear understanding of the facility's overall condition. Other areas accessed and assessed included the exterior equipment and assets directly serving the building, the exterior walls of the facility. The flat roof was not accessible at the time of assessment.	
Key Spaces Not Observed	All key areas of the facility were accessible and observed.	

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

Building K: System Expenditure Forecast						
System	Immediate	Short Term (1-2 yr)	Near Term (3-5 yr)	Med Term (6-10 yr)	Long Term (11-20 yr)	TOTAL
Facade	\$0	\$0	\$13,109	\$217,680	\$112,634	\$343,423
Roofing	\$0	\$0	\$69,646	\$2,057	\$27,658	\$99,361
Interiors	\$0	\$0	\$61,451	\$0	\$106,703	\$168,154
Plumbing	\$0	\$0	\$3,277	\$27,544	\$47,656	\$78,477
HVAC	\$0	\$0	\$36,871	\$0	\$0	\$36,871
Fire Protection	\$0	\$0	\$74,247	\$0	\$0	\$74,247
Electrical	\$0	\$0	\$45,210	\$0	\$0	\$45,210
Fire Alarm & Electronic Systems	\$0	\$0	\$36,323	\$0	\$17,020	\$53,343
Equipment & Furnishings	\$0	\$0	\$24,581	\$0	\$0	\$24,581
TOTALS	\$0	\$0	\$364,800	\$247,300	\$311,700	\$923,800

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

Needs by Year with Unaddressed FCI Over Time



Immediate Needs

There are no immediate needs to report.

Key Findings



Fire Suppression System

Full System Install/Retrofit, Medium Density/Complexity
Building K
Throughout Building

Uniformat Code: D4010
Recommendation: **Renovate in 2029**

Plan Type:
Retrofit/Adaptation

Cost Estimate: \$66,000

The building lacks a fire suppression system and the school is likely "grandfathered" based on code at the time of original construction. A comprehensive building renovation would likely trigger full compliance to current codes, and a budgetary cost for a full fire suppression retrofit is included in the initial five-year plan. - AssetCALC ID: 9648197

Building K: Photographic Overview



1 – FRONT ELEVATION



2 – LEFT ELEVATION



3 – REAR ELEVATION



4 – RIGHT ELEVATION



5 – CLASSROOM



6 – OFFICE

9. Building M



Building M: Building Systems Summary		
Address	930 Third Street, Gilroy, CA 95020	
GPS Coordinates	37.007389, -121.5851609	
Constructed/Renovated	2005	
Building Area	10,380 SF	
Number of Stories	1 above grade	
<i>System</i>	<i>Description</i>	<i>Condition</i>
Structure	Concrete tilt-up bearing walls with metal roof deck supported by open-web steel joists and concrete strip/wall footing foundation system	Fair
Facade	Primary Wall Finish: Stucco Secondary Wall Finish: Metal siding Windows: Aluminum	Fair
Roof	Primary: Flat single-ply TPO/PVC membrane Secondary: Gable construction with metal finish	Fair
Interiors	Walls: Painted and ceramic tile Floors: Carpet, VCT, wood strips and ceramic tile, Ceilings: Painted and ACT	Fair
Elevators	Wheelchair lift	Fair

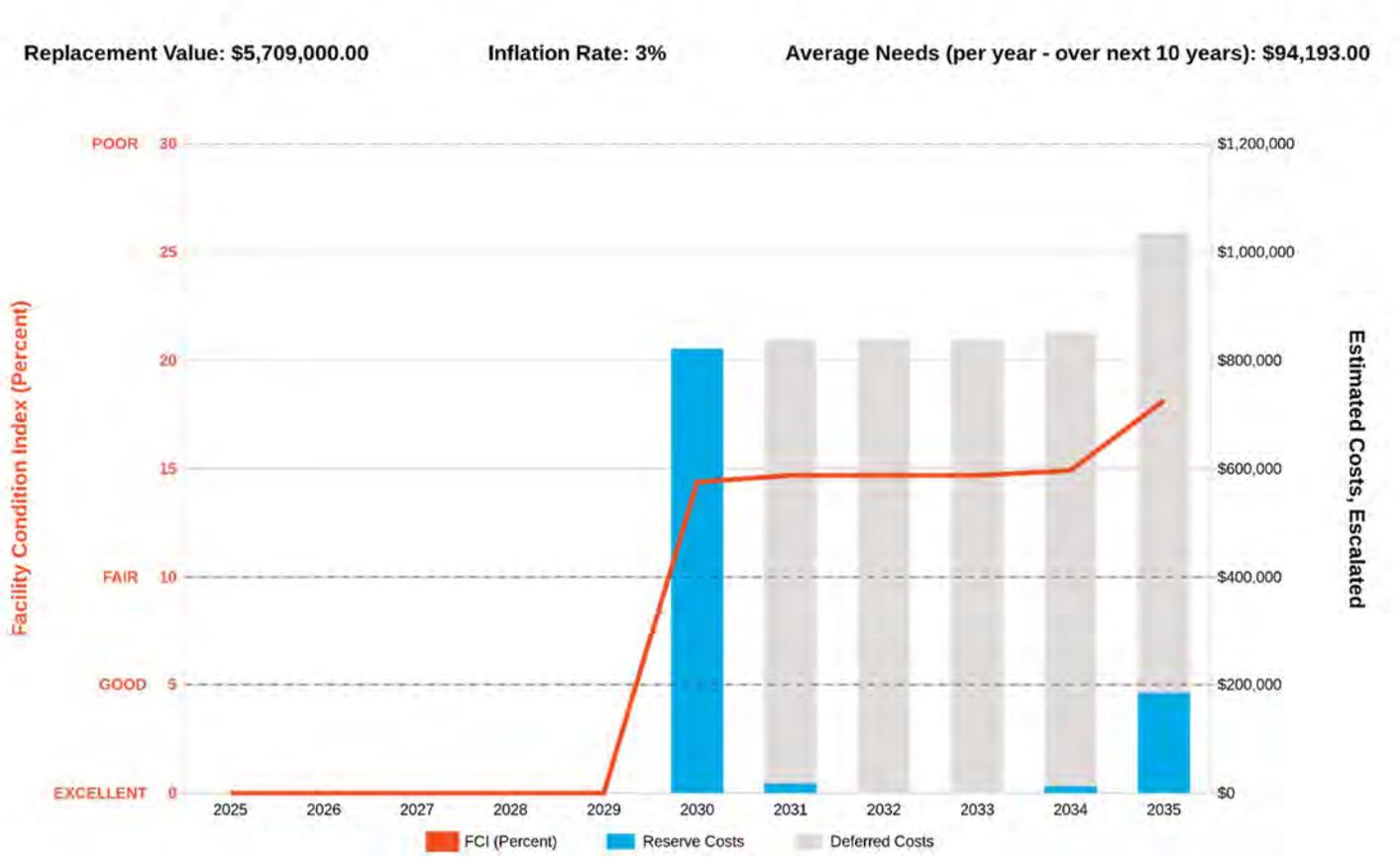
Building M: Building Systems Summary		
Plumbing	Distribution: Copper supply and cast iron waste & venting Hot Water: Gas water heaters with integral tank Fixtures: Toilets, urinals, and sinks in restrooms	Fair
HVAC	Packaged units	Fair
Fire Suppression	Wet-pipe sprinkler system and fire extinguishers, and kitchen hood system	Fair
Electrical	Source & Distribution: Main panel with copper wiring Interior Lighting: LED, linear fluorescent, and CFL	Fair
Fire Alarm	Alarm panel with smoke detectors, heat detectors, alarms, strobes, pull stations, back-up emergency lights, and exit signs	Fair
Equipment/Special	Commercial kitchen equipment	Fair
Accessibility	Presently it does not appear an accessibility study is needed for this building. See the appendix for associated photos and additional information.	
Additional Studies	No additional studies are currently recommended for the building.	
Areas Observed	Most of the interior spaces were observed to gain a clear understanding of the facility's overall condition. Other areas accessed and assessed included the exterior equipment and assets directly serving the buildings, the exterior walls of the facility. The flat roof was not accessible at the time of assessment.	
Key Spaces Not Observed	All key areas of the facility were accessible and observed.	

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

Building M: System Expenditure Forecast						
System	Immediate	Short Term (1-2 yr)	Near Term (3-5 yr)	Med Term (6-10 yr)	Long Term (11-20 yr)	TOTAL
Facade	\$0	\$0	\$34,741	\$69,657	\$141,706	\$246,104
Roofing	\$0	\$0	\$124,899	\$2,057	\$138,293	\$265,249
Interiors	\$0	\$0	\$168,555	\$9,023	\$264,958	\$442,536
Conveying	\$0	\$0	\$23,215	\$0	\$0	\$23,215
Plumbing	\$0	\$0	\$2,048	\$33,270	\$126,525	\$161,843
HVAC	\$0	\$0	\$117,442	\$65,730	\$0	\$183,172
Fire Protection	\$0	\$0	\$15,166	\$0	\$0	\$15,166
Electrical	\$0	\$0	\$70,875	\$15,831	\$55,211	\$141,917
Fire Alarm & Electronic Systems	\$0	\$0	\$94,262	\$0	\$44,168	\$138,430
Equipment & Furnishings	\$0	\$0	\$170,148	\$19,213	\$77,941	\$267,302
TOTALS	\$0	\$0	\$821,400	\$214,800	\$848,900	\$1,885,100

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

Needs by Year with Unaddressed FCI Over Time



Immediate Needs

There are no immediate needs to report.

Key Findings

There are no key findings to report.

Building M: Photographic Overview



1 – FRONT ELEVATION



2 – RIGHT ELEVATION



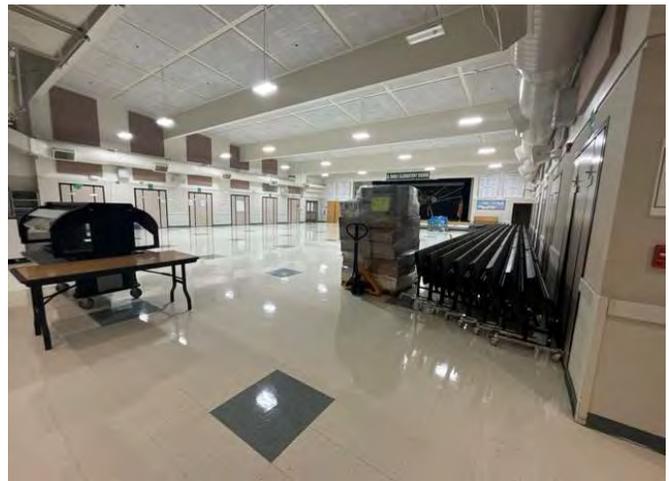
3 – REAR ELEVATION



4 – LEFT ELEVATION



5 – BUILDING RAMP



6 – MULTIPURPOSE



7 – STAGE



8 – KITCHEN



9 – LIBRARY



10 – STORAGE



11 – WATER HEATER



12 – WHEELCHAIR LIFT

10. P 21



P 21: Building Systems Summary

Address	930 Third Street, Gilroy, CA 95020	
GPS Coordinates	37.3326639, -121.8918364	
Constructed/Renovated	1960 Renovated 2005	
Building Area	960 SF	
Number of Stories	1 above grade	
<i>System</i>	<i>Description</i>	<i>Condition</i>
Structure	Conventional wood frame structure over concrete pier foundation	Fair
Facade	Wall Finish: Wood siding Windows: Aluminum	Fair
Roof	Primary: Flat construction with metal finish	Fair
Interiors	Walls: Tackable panel Floors: Carpet and VCT Ceilings: ACT	Fair
Elevators	None	n/a
Plumbing	Distribution: Copper supply and cast-iron waste & venting Hot Water: None Fixtures: Sinks	Fair

P 21: Building Systems Summary		
HVAC	Wall mounted Heat pump	Fair
Fire Suppression	Fire extinguisher	Fair
Electrical	Source & Distribution: Main panel with copper wiring Interior Lighting: LED and linear fluorescent	Fair
Fire Alarm	Smoke detectors, alarms, strobes, and pull stations	Fair
Equipment/Special	None	n/a
Accessibility	Presently it does not appear an accessibility study is needed for this building. See the appendix for associated photos and additional information.	
Additional Studies	No additional studies are currently recommended for the building.	
Areas Observed	Most of the interior spaces were observed to gain a clear understanding of the facility's overall condition. Other areas accessed and assessed included the exterior equipment and assets directly serving the building, the exterior walls of the facility, and the roof.	
Key Spaces Not Observed	All key areas of the facility were accessible and observed.	

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

P 21: System Expenditure Forecast						
System	Immediate	Short Term (1-2 yr)	Near Term (3-5 yr)	Med Term (6-10 yr)	Long Term (11-20 yr)	TOTAL
Facade	\$0	\$0	\$4,506	\$17,414	\$14,691	\$36,611
Roofing	\$0	\$0	\$614	\$0	\$27,658	\$28,272
Interiors	\$0	\$0	\$18,247	\$0	\$19,527	\$37,774
Plumbing	\$0	\$0	\$0	\$1,898	\$10,211	\$12,109
HVAC	\$0	\$0	\$7,292	\$6,078	\$0	\$13,370
Fire Protection	\$0	\$0	\$17,819	\$0	\$0	\$17,819
Electrical	\$0	\$0	\$8,192	\$39,578	\$5,105	\$52,875
Fire Alarm & Electronic Systems	\$0	\$0	\$8,715	\$0	\$4,083	\$12,798
Equipment & Furnishings	\$0	\$0	\$4,096	\$0	\$0	\$4,096
TOTALS	\$0	\$0	\$69,500	\$65,000	\$81,300	\$215,800

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

Needs by Year with Unaddressed FCI Over Time



Immediate Needs

There are no immediate needs to report.

Key Findings



Fire Suppression System

Full System Install/Retrofit, Medium Density/Complexity
P 21
Throughout Building

Uniformat Code: D4010
Recommendation: **Renovate in 2029**

Plan Type:
Retrofit/Adaptation

Cost Estimate: \$15,800

The building lacks a fire suppression system and the school is likely "grandfathered" based on code at the time of original construction. A comprehensive building renovation would likely trigger full compliance to current codes, and a budgetary cost for a full fire suppression retrofit is included in the initial five-year plan. - AssetCALC ID: 9684425

P 21: Photographic Overview



1 – FRONT ELEVATION



2 – LEFT ELEVATION



3 – REAR ELEVATION



4 – RIGHT ELEVATION



5 – BUILDING INTERIOR



6 – HEAT PUMP

11. P 22



P 22: Building Systems Summary

Address	930 Third Street, Gilroy, CA 95020	
GPS Coordinates	37.3326639, -121.8918364	
Constructed/Renovated	1960 Renovated 2005	
Building Area	960 SF	
Number of Stories	1 above grade	
<i>System</i>	<i>Description</i>	<i>Condition</i>
Structure	Conventional wood frame structure over concrete pier foundation	Fair
Facade	Wall Finish: Wood siding Windows: Aluminum	Fair
Roof	Primary: Flat construction with metal finish	Fair
Interiors	Walls: Tackable panel Floors: Carpet and VCT Ceilings: ACT	Fair
Elevators	None	n/a
Plumbing	Distribution: Copper supply and cast-iron waste & venting Hot Water: None Fixtures: Sinks	Fair

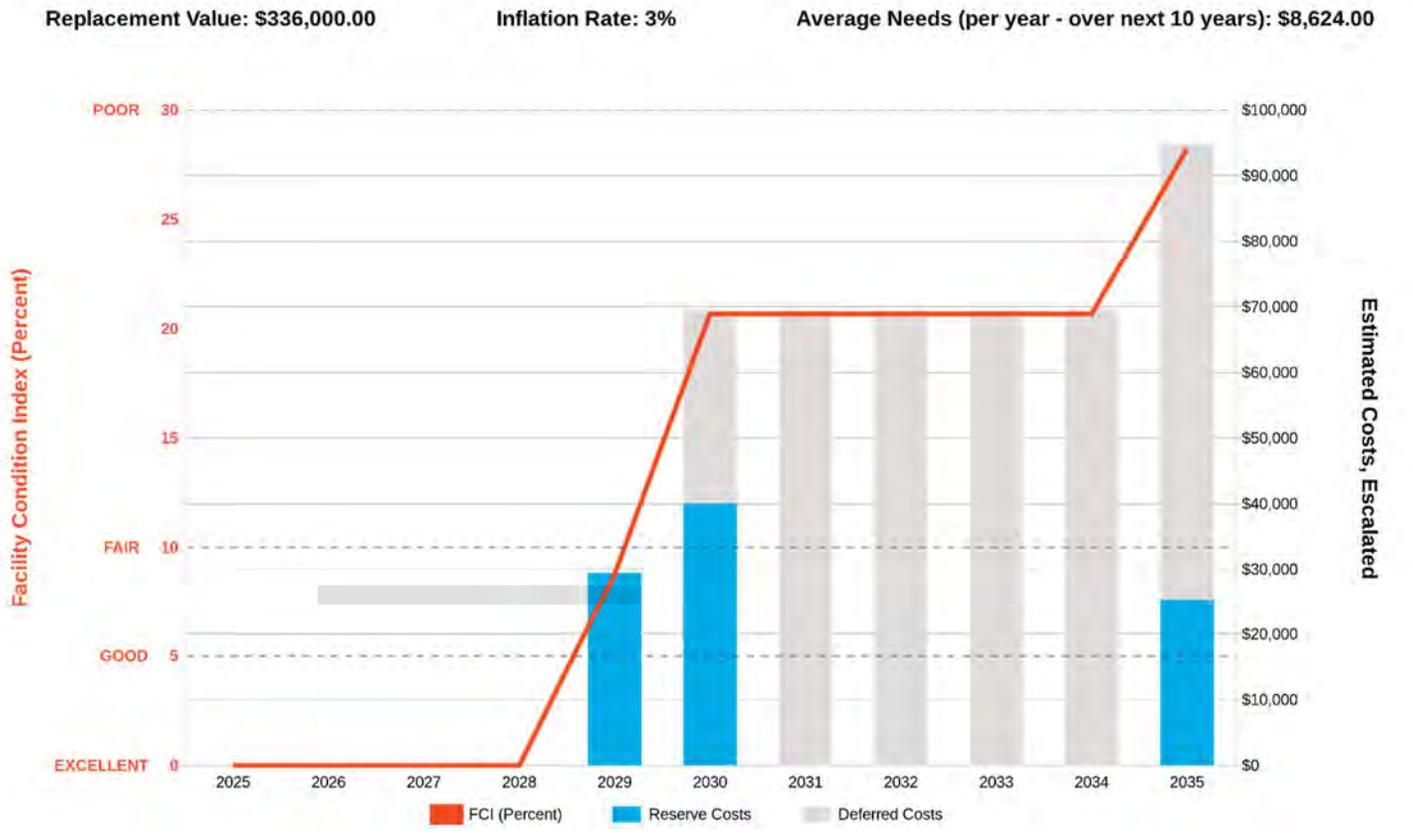
P 22: Building Systems Summary		
HVAC	Wall mounted Heat pump	Fair
Fire Suppression	Fire extinguisher	Fair
Electrical	Source & Distribution: Main panel with copper wiring Interior Lighting: LED and linear fluorescent	Fair
Fire Alarm	Smoke detectors, alarms, strobes, and pull stations	Fair
Equipment/Special	None	n/a
Accessibility	Presently it does not appear an accessibility study is needed for this building. See the appendix for associated photos and additional information.	
Additional Studies	No additional studies are currently recommended for the building.	
Areas Observed	Most of the interior spaces were observed to gain a clear understanding of the facility's overall condition. Other areas accessed and assessed included the exterior equipment and assets directly serving the building, the exterior walls of the facility, and the roof.	
Key Spaces Not Observed	All key areas of the facility were accessible and observed.	

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

P 22: System Expenditure Forecast						
System	Immediate	Short Term (1-2 yr)	Near Term (3-5 yr)	Med Term (6-10 yr)	Long Term (11-20 yr)	TOTAL
Facade	\$0	\$0	\$4,506	\$17,414	\$14,691	\$36,611
Roofing	\$0	\$0	\$614	\$0	\$27,658	\$28,272
Interiors	\$0	\$0	\$18,247	\$0	\$19,527	\$37,774
Plumbing	\$0	\$0	\$0	\$1,898	\$10,211	\$12,109
HVAC	\$0	\$0	\$7,292	\$6,078	\$0	\$13,370
Fire Protection	\$0	\$0	\$17,819	\$0	\$0	\$17,819
Electrical	\$0	\$0	\$8,192	\$0	\$5,105	\$13,297
Fire Alarm & Electronic Systems	\$0	\$0	\$8,715	\$0	\$4,083	\$12,798
Equipment & Furnishings	\$0	\$0	\$4,096	\$0	\$0	\$4,096
TOTALS	\$0	\$0	\$69,500	\$25,400	\$81,300	\$176,200

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

Needs by Year with Unaddressed FCI Over Time



Immediate Needs

There are no immediate needs to report.

Key Findings



Fire Suppression System

Full System Install/Retrofit, Medium Density/Complexity
P 22
Throughout Building

Uniformat Code: D4010
Recommendation: **Renovate in 2029**

Plan Type:
Retrofit/Adaptation

Cost Estimate: \$15,800

The building lacks a fire suppression system and the school is likely "grandfathered" based on code at the time of original construction. A comprehensive building renovation would likely trigger full compliance to current codes, and a budgetary cost for a full fire suppression retrofit is included in the initial five-year plan. - AssetCALC ID: 9684585

P 22: Photographic Overview



1 – FRONT ELEVATION



2 – LEFT ELEVATION



3 – REAR ELEVATION



4 – RIGHT ELEVATION



5 – BUILDING INTERIOR



6 – HEAT PUMP

12. P 23 and 24



P 23 & 24: Building Systems Summary

Address	930 Third Street, Gilroy, CA 95020	
GPS Coordinates	37.007389, -121.5851609	
Constructed/Renovated	1960	
Building Area	2,280 SF	
Number of Stories	1 above grade	
<i>System</i>	<i>Description</i>	<i>Condition</i>
Structure	Conventional wood frame structure over concrete pier foundation	Fair
Facade	Wall Finish: Wood siding Windows: Aluminum	Fair
Roof	Primary: Flat construction with metal finish	Fair
Interiors	Walls: Tackable panel Floors: Carpet Ceilings: ACT	Fair
Elevators	None	n/a
Plumbing	None	Fair

P 23 & 24: Building Systems Summary		
HVAC	Wall mounted Heat pump	Fair
Fire Suppression	Fire extinguisher	Fair
Electrical	Source & Distribution: Main panel with copper wiring Interior Lighting: LED and linear fluorescent	Fair
Fire Alarm	Alarm panel with smoke detectors, alarms, strobes, and pull stations	Fair
Equipment/Special	None	n/a
Accessibility	Presently it does not appear an accessibility study is needed for this building. See the appendix for associated photos and additional information.	
Additional Studies	No additional studies are currently recommended for the building.	
Areas Observed	Most of the interior spaces were observed to gain a clear understanding of the facility's overall condition. Other areas accessed and assessed included the exterior equipment and assets directly serving the building, the exterior walls of the facility, and the roof.	
Key Spaces Not Observed	All key areas of the facility were accessible and observed.	

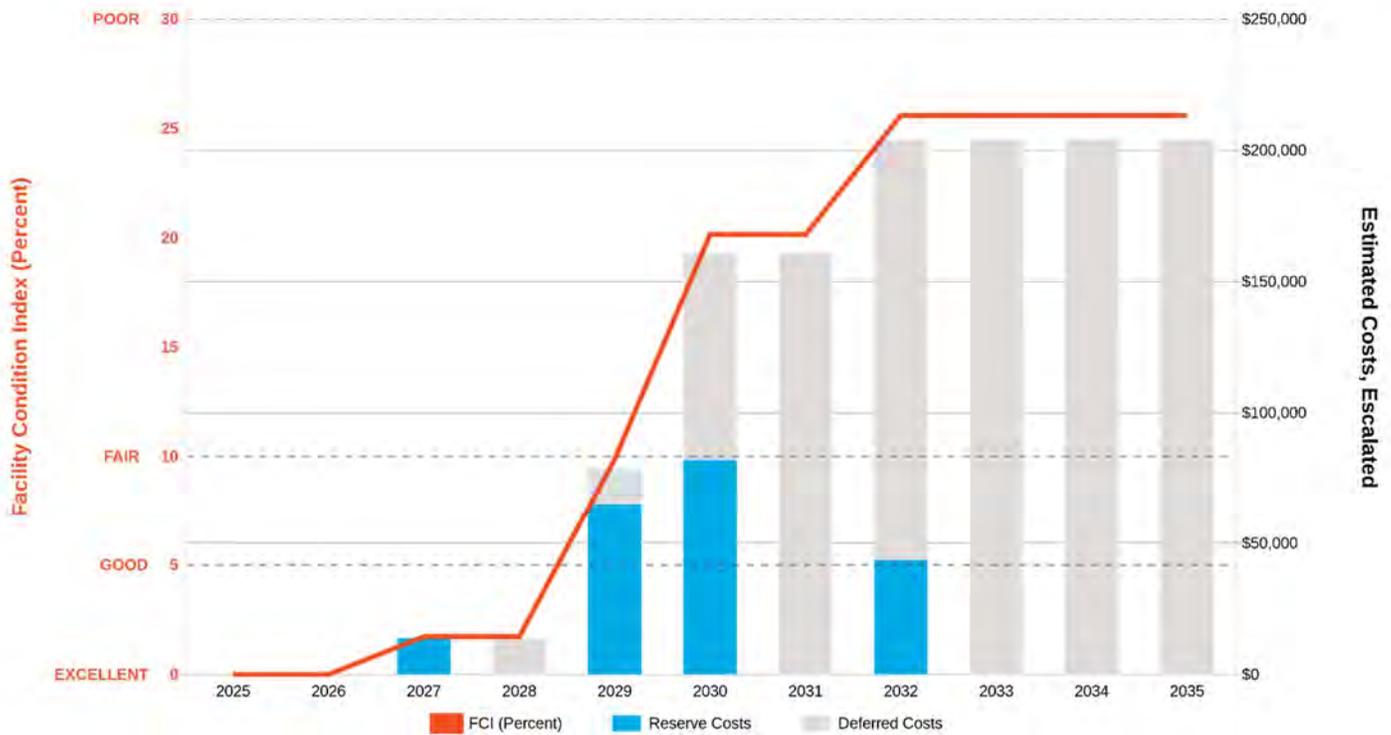
The table below shows the anticipated costs by trade or building system over the next 20 years.

P 23 & 24: System Expenditure Forecast						
System	Immediate	Short Term (1-2 yr)	Near Term (3-5 yr)	Med Term (6-10 yr)	Long Term (11-20 yr)	TOTAL
Facade	\$0	\$0	\$9,012	\$31,873	\$27,920	\$68,805
Roofing	\$0	\$0	\$1,228	\$0	\$57,709	\$58,937
Interiors	\$0	\$0	\$34,688	\$11,560	\$49,190	\$95,438
HVAC	\$0	\$13,747	\$0	\$0	\$15,316	\$29,063
Fire Protection	\$0	\$0	\$42,320	\$0	\$0	\$42,320
Electrical	\$0	\$0	\$17,751	\$0	\$11,097	\$28,848
Fire Alarm & Electronic Systems	\$0	\$0	\$41,186	\$0	\$41,613	\$82,799
Equipment & Furnishings	\$0	\$0	\$818	\$0	\$0	\$818
TOTALS	\$0	\$13,800	\$147,100	\$43,500	\$202,900	\$407,300

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

Needs by Year with Unaddressed FCI Over Time

Replacement Value: \$798,000.00 Inflation Rate: 3% Average Needs (per year - over next 10 years): \$18,562.00



Immediate Needs

There are no immediate needs to report.

Key Findings



Fire Suppression System

Full System Install/Retrofit, Medium Density/Complexity
P 23 & 24
Throughout Building

Uniformat Code: D4010
Recommendation: **Renovate in 2029**

Plan Type:
Retrofit/Adaptation

Cost Estimate: \$37,600

The building lacks a fire suppression system and the school is likely "grandfathered" based on code at the time of original construction. A comprehensive building renovation would likely trigger full compliance to current codes, and a budgetary cost for a full fire suppression retrofit is included in the initial five-year plan. - AssetCALC ID: 9686715

P 23 and 24: Photographic Overview



1 – FRONT ELEVATION



2 – LEFT ELEVATION



3 – REAR ELEVATION



4 – RIGHT ELEVATION



5 – BUILDING INTERIOR



6 – HEAT PUMPS

13. P25



P25: Building Systems Summary

Address	930 Third Street, Gilroy, CA 95020	
GPS Coordinates	37.3326639, -121.8918364	
Constructed/Renovated	1960 Renovated 2005	
Building Area	960 SF	
Number of Stories	1 above grade	
<i>System</i>	<i>Description</i>	<i>Condition</i>
Structure	Conventional wood frame structure over concrete pier foundation	Fair
Facade	Wall Finish: Wood siding Windows: Aluminum	Fair
Roof	Primary: Flat construction with metal finish	Fair
Interiors	Walls: Tackable panel Floors: Carpet Ceilings: ACT	Fair
Elevators	None	n/a
Plumbing	Distribution: Copper supply and cast-iron waste & venting Hot Water: None Fixtures: Sinks	Fair

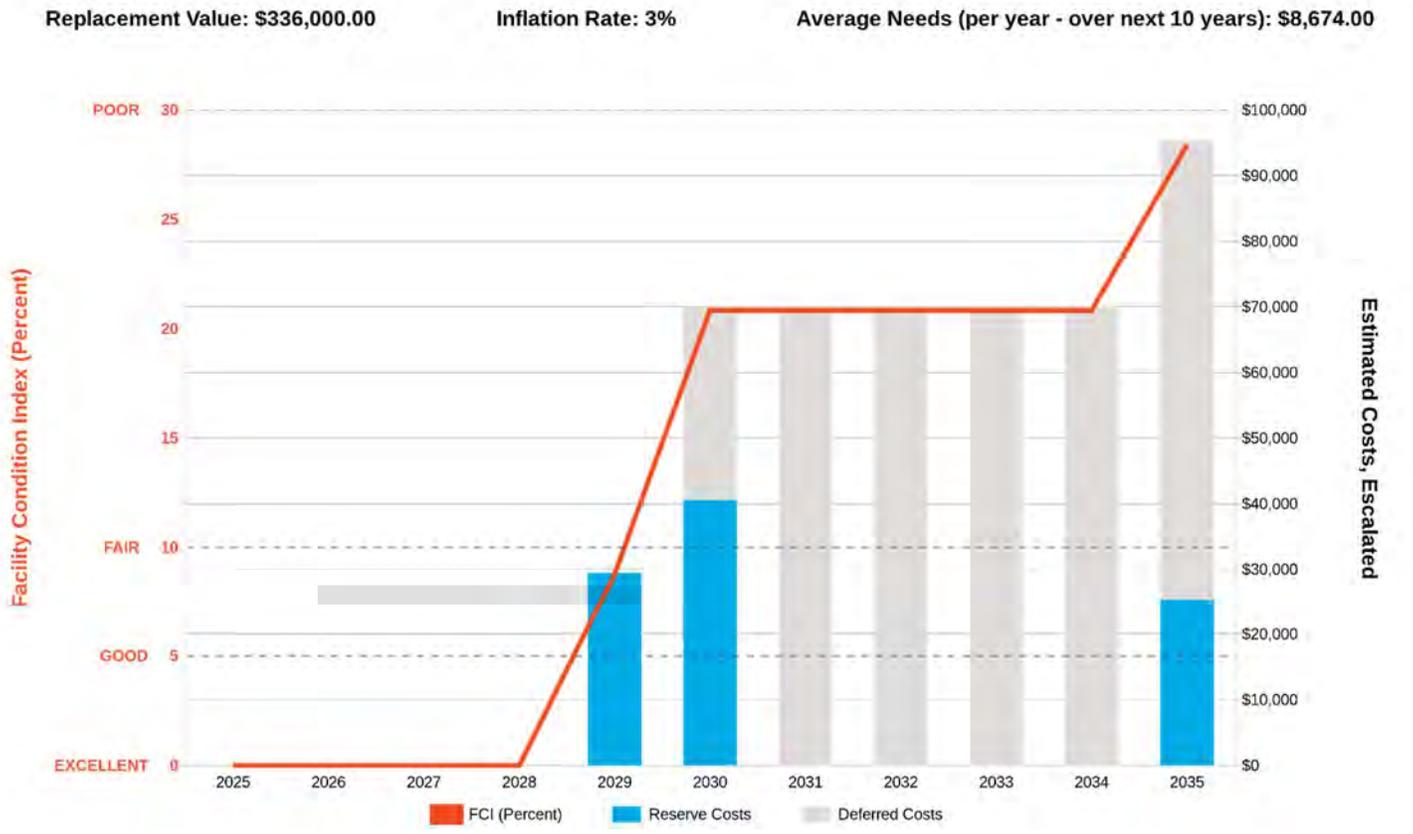
P25: Building Systems Summary		
HVAC	Wall mounted Heat pump	Fair
Fire Suppression	Fire extinguisher	Fair
Electrical	Source & Distribution: Main panel with copper wiring Interior Lighting: LED and linear fluorescent	Fair
Fire Alarm	Smoke detectors, alarms, strobes, and pull stations	Fair
Equipment/Special	None	n/a
Accessibility	Presently it does not appear an accessibility study is needed for this building. See the appendix for associated photos and additional information.	
Additional Studies	No additional studies are currently recommended for the building.	
Areas Observed	Most of the interior spaces were observed to gain a clear understanding of the facility's overall condition. Other areas accessed and assessed included the exterior equipment and assets directly serving the building, the exterior walls of the facility, and the roof.	
Key Spaces Not Observed	All key areas of the facility were accessible and observed.	

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

P25: System Expenditure Forecast						
System	Immediate	Short Term (1-2 yr)	Near Term (3-5 yr)	Med Term (6-10 yr)	Long Term (11-20 yr)	TOTAL
Facade	\$0	\$0	\$4,506	\$17,414	\$14,691	\$36,611
Roofing	\$0	\$0	\$614	\$0	\$27,658	\$28,272
Interiors	\$0	\$0	\$18,793	\$0	\$20,028	\$38,821
Plumbing	\$0	\$0	\$0	\$1,898	\$10,211	\$12,109
HVAC	\$0	\$0	\$7,292	\$6,078	\$0	\$13,370
Fire Protection	\$0	\$0	\$17,819	\$0	\$0	\$17,819
Electrical	\$0	\$0	\$8,192	\$0	\$5,105	\$13,297
Fire Alarm & Electronic Systems	\$0	\$0	\$8,715	\$0	\$4,083	\$12,798
Equipment & Furnishings	\$0	\$0	\$4,096	\$0	\$0	\$4,096
TOTALS	\$0	\$0	\$70,100	\$25,400	\$81,800	\$177,300

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

Needs by Year with Unaddressed FCI Over Time



Immediate Needs

There are no immediate needs to report.

Key Findings



Fire Suppression System

Full System Install/Retrofit, Medium Density/Complexity
P25
Throughout Building

Uniformat Code: D4010
Recommendation: **Renovate in 2029**

Plan Type:
Retrofit/Adaptation

Cost Estimate: \$15,800

The building lacks a fire suppression system and the school is likely "grandfathered" based on code at the time of original construction. A comprehensive building renovation would likely trigger full compliance to current codes, and a budgetary cost for a full fire suppression retrofit is included in the initial five-year plan. - AssetCALC ID: 9684607

P25: Photographic Overview



1 – FRONT ELEVATION



2 – LEFT ELEVATION



3 – REAR ELEVATION



4 – BUILDING RAMP



5 – BUILDING INTERIOR



6 – HEAT PUMP

14. P26



P26: Building Systems Summary

Address	930 Third Street, Gilroy, CA 95020	
GPS Coordinates	37.3326639, -121.8918364	
Constructed/Renovated	1960 Renovated 2005	
Building Area	960 SF	
Number of Stories	1 above grade	
<i>System</i>	<i>Description</i>	<i>Condition</i>
Structure	Conventional wood frame structure over concrete pier foundation	Fair
Facade	Wall Finish: Wood siding Windows: Aluminum	Fair
Roof	Primary: Flat construction with metal finish	Fair
Interiors	Walls: Tackable panel Floors: Carpet Ceilings: ACT	Fair
Elevators	None	n/a
Plumbing	Distribution: Copper supply and cast-iron waste & venting Hot Water: None Fixtures: Sinks	Fair

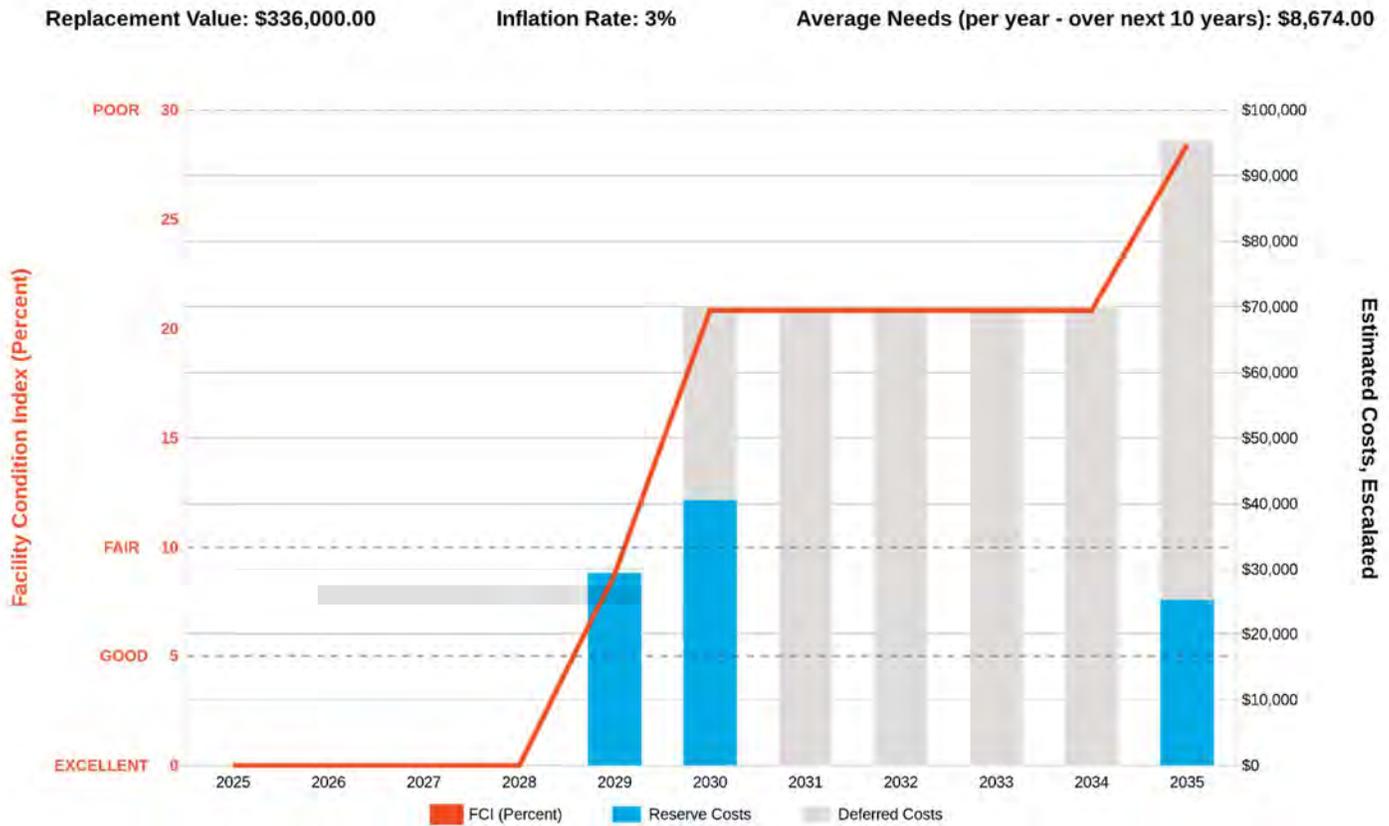
P26: Building Systems Summary		
HVAC	Wall mounted Heat pump	Fair
Fire Suppression	Fire extinguisher	Fair
Electrical	Source & Distribution: Main panel with copper wiring Interior Lighting: LED and linear fluorescent	Fair
Fire Alarm	Smoke detectors, alarms, strobes, and pull stations	Fair
Equipment/Special	None	n/a
Accessibility	Presently it does not appear an accessibility study is needed for this building. See the appendix for associated photos and additional information.	
Additional Studies	No additional studies are currently recommended for the building.	
Areas Observed	Most of the interior spaces were observed to gain a clear understanding of the facility's overall condition. Other areas accessed and assessed included the exterior equipment and assets directly serving the building, the exterior walls of the facility, and the roof.	
Key Spaces Not Observed	All key areas of the facility were accessible and observed.	

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

P26: System Expenditure Forecast						
System	Immediate	Short Term (1-2 yr)	Near Term (3-5 yr)	Med Term (6-10 yr)	Long Term (11-20 yr)	TOTAL
Facade	\$0	\$0	\$4,506	\$17,414	\$14,691	\$36,611
Roofing	\$0	\$0	\$614	\$0	\$27,658	\$28,272
Interiors	\$0	\$0	\$18,793	\$0	\$20,028	\$38,821
Plumbing	\$0	\$0	\$0	\$1,898	\$10,211	\$12,109
HVAC	\$0	\$0	\$7,292	\$6,078	\$0	\$13,370
Fire Protection	\$0	\$0	\$17,819	\$0	\$0	\$17,819
Electrical	\$0	\$0	\$8,192	\$0	\$5,105	\$13,297
Fire Alarm & Electronic Systems	\$0	\$0	\$8,715	\$0	\$4,083	\$12,798
Equipment & Furnishings	\$0	\$0	\$4,096	\$0	\$0	\$4,096
TOTALS	\$0	\$0	\$70,100	\$25,400	\$81,800	\$177,300

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

Needs by Year with Unaddressed FCI Over Time



Immediate Needs

There are no immediate needs to report.

Key Findings



Fire Suppression System

Full System Install/Retrofit, Medium Density/Complexity
P26
Throughout Building

Uniformat Code: D4010
Recommendation: **Renovate in 2029**

Plan Type:
Retrofit/Adaptation

Cost Estimate: \$15,800

The building lacks a fire suppression system and the school is likely "grandfathered" based on code at the time of original construction. A comprehensive building renovation would likely trigger full compliance to current codes, and a budgetary cost for a full fire suppression retrofit is included in the initial five-year plan. - AssetCALC ID: 9684628

P26: Photographic Overview



1 – FRONT ELEVATION



2 – REAR ELEVATION



3 – RIGHT ELEVATION



4 – BUILDING RAMP



5 – BUILDING INTERIOR



6 – HEAT PUMP

15. P27



P27: Building Systems Summary

Address	930 Third Street, Gilroy, CA 95020	
GPS Coordinates	37.3326639, -121.8918364	
Constructed/Renovated	1960 Renovated 2005	
Building Area	960 SF	
Number of Stories	1 above grade	
<i>System</i>	<i>Description</i>	<i>Condition</i>
Structure	Conventional wood frame structure over concrete pier foundation	Fair
Facade	Wall Finish: Wood siding Windows: Aluminum	Fair
Roof	Primary: Flat construction with metal finish	Fair
Interiors	Walls: Tackable panel Floors: Carpet Ceilings: ACT	Fair
Elevators	None	n/a
Plumbing	Distribution: Copper supply and cast-iron waste & venting Hot Water: None Fixtures: Sinks	Fair

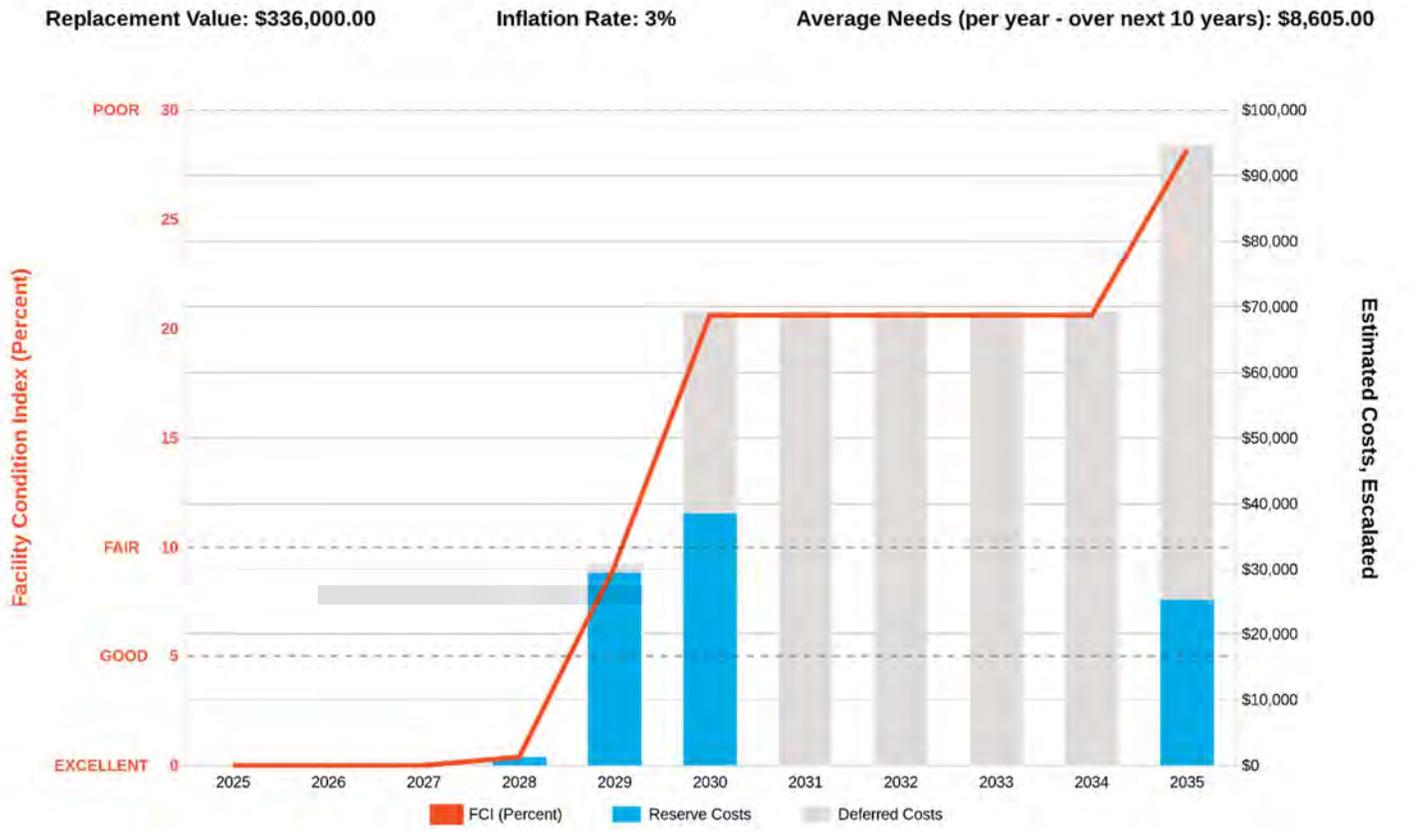
P27: Building Systems Summary		
HVAC	Wall mounted Heat pump	Fair
Fire Suppression	Fire extinguisher	Fair
Electrical	Source & Distribution: Main panel with copper wiring Interior Lighting: LED and linear fluorescent	Fair
Fire Alarm	Smoke detectors, alarms, strobes, and pull stations	Fair
Equipment/Special	None	n/a
Accessibility	Presently it does not appear an accessibility study is needed for this building. See the appendix for associated photos and additional information.	
Additional Studies	No additional studies are currently recommended for the building.	
Areas Observed	Most of the interior spaces were observed to gain a clear understanding of the facility's overall condition. Other areas accessed and assessed included the exterior equipment and assets directly serving the building, the exterior walls of the facility, and the roof.	
Key Spaces Not Observed	All key areas of the facility were accessible and observed.	

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

P27: System Expenditure Forecast						
System	Immediate	Short Term (1-2 yr)	Near Term (3-5 yr)	Med Term (6-10 yr)	Long Term (11-20 yr)	TOTAL
Facade	\$0	\$0	\$4,506	\$17,414	\$14,691	\$36,611
Roofing	\$0	\$0	\$614	\$0	\$27,658	\$28,272
Interiors	\$0	\$0	\$18,032	\$0	\$19,280	\$37,312
Plumbing	\$0	\$0	\$0	\$1,898	\$10,211	\$12,109
HVAC	\$0	\$0	\$7,292	\$6,078	\$0	\$13,370
Fire Protection	\$0	\$0	\$17,819	\$0	\$0	\$17,819
Electrical	\$0	\$0	\$8,192	\$0	\$5,105	\$13,297
Fire Alarm & Electronic Systems	\$0	\$0	\$8,715	\$0	\$4,083	\$12,798
Equipment & Furnishings	\$0	\$0	\$4,096	\$0	\$0	\$4,096
TOTALS	\$0	\$0	\$69,300	\$25,400	\$81,100	\$175,800

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

Needs by Year with Unaddressed FCI Over Time



Immediate Needs

There are no immediate needs to report.

Key Findings



Fire Suppression System

Full System Install/Retrofit, Medium Density/Complexity
P27
Throughout Building

Uniformat Code: D4010
Recommendation: **Renovate in 2029**

Plan Type:
Retrofit/Adaptation

Cost Estimate: \$15,800

The building lacks a fire suppression system and the school is likely "grandfathered" based on code at the time of original construction. A comprehensive building renovation would likely trigger full compliance to current codes, and a budgetary cost for a full fire suppression retrofit is included in the initial five-year plan. - AssetCALC ID: 9685416

P27: Photographic Overview



1 – FRONT ELEVATION



2 – LEFT ELEVATION



3 – REAR ELEVATION



4 – BUILDING INTERIOR



5 – RIGHT ELEVATION



6 – HEAT PUMP

16. P28



P28: Building Systems Summary

Address	930 Third Street, Gilroy, CA 95020	
GPS Coordinates	37.3326639, -121.8918364	
Constructed/Renovated	1960 Renovated 2005	
Building Area	960 SF	
Number of Stories	1 above grade	
<i>System</i>	<i>Description</i>	<i>Condition</i>
Structure	Conventional wood frame structure over concrete pier foundation	Fair
Facade	Wall Finish: Wood siding Windows: Aluminum	Fair
Roof	Primary: Flat construction with metal finish	Fair
Interiors	Walls: Tackable panel Floors: Carpet and VCT Ceilings: ACT	Fair
Elevators	None	n/a
Plumbing	Distribution: Copper supply and cast-iron waste & venting Hot Water: None Fixtures: Sinks	Fair

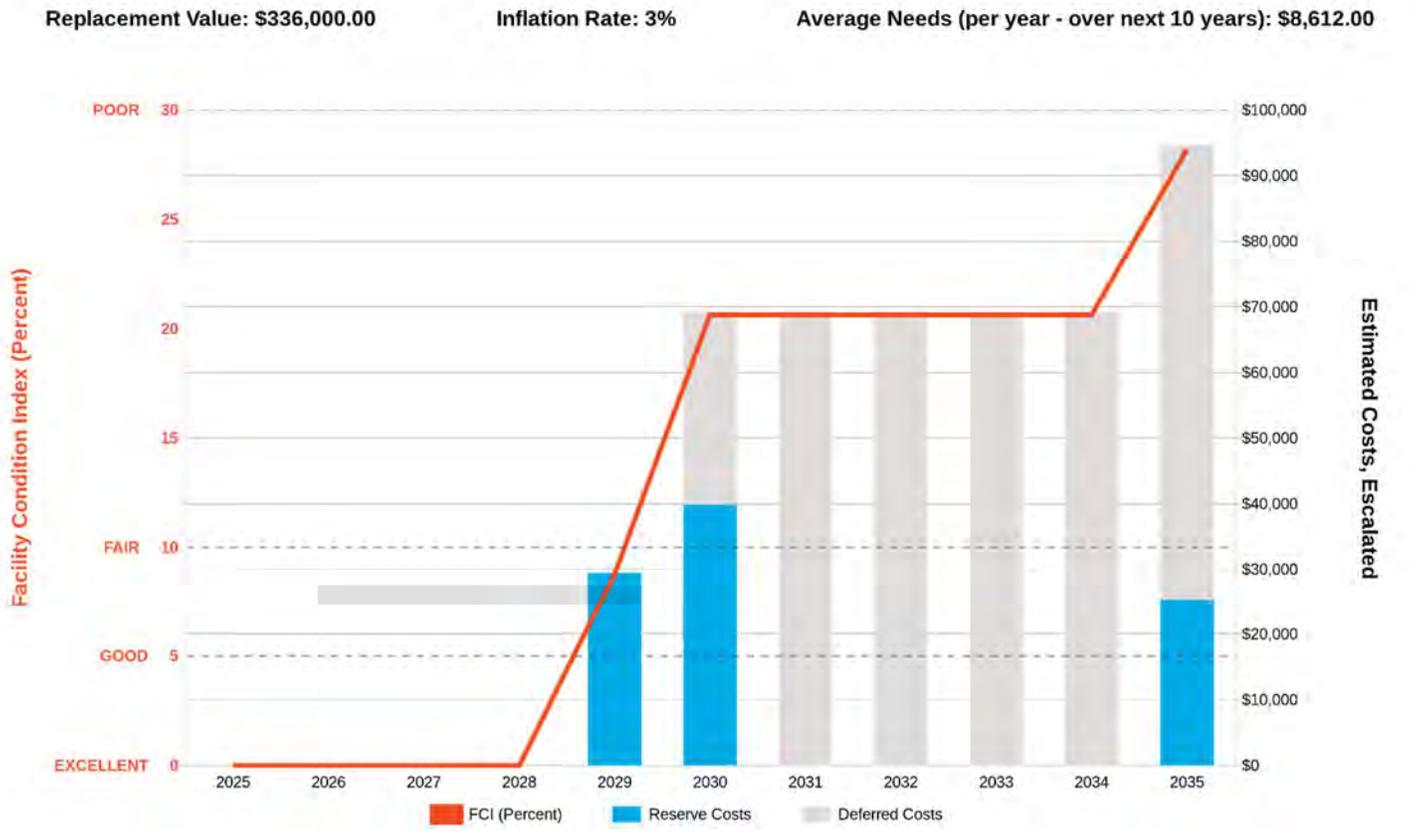
P28: Building Systems Summary		
HVAC	Wall mounted Heat pump	Fair
Fire Suppression	Fire extinguisher	Fair
Electrical	Source & Distribution: Main panel with copper wiring Interior Lighting: LED and linear fluorescent	Fair
Fire Alarm	Smoke detectors, alarms, strobes, and pull stations	Fair
Equipment/Special	None	n/a
Accessibility	Presently it does not appear an accessibility study is needed for this building. See the appendix for associated photos and additional information.	
Additional Studies	No additional studies are currently recommended for the building.	
Areas Observed	Most of the interior spaces were observed to gain a clear understanding of the facility's overall condition. Other areas accessed and assessed included the exterior equipment and assets directly serving the building, the exterior walls of the facility, and the roof.	
Key Spaces Not Observed	All key areas of the facility were accessible and observed.	

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

P28: System Expenditure Forecast						
System	Immediate	Short Term (1-2 yr)	Near Term (3-5 yr)	Med Term (6-10 yr)	Long Term (11-20 yr)	TOTAL
Facade	\$0	\$0	\$4,506	\$17,414	\$14,691	\$36,611
Roofing	\$0	\$0	\$614	\$0	\$27,658	\$28,272
Interiors	\$0	\$0	\$18,110	\$0	\$19,402	\$37,512
Plumbing	\$0	\$0	\$0	\$1,898	\$10,211	\$12,109
HVAC	\$0	\$0	\$7,292	\$6,078	\$0	\$13,370
Fire Protection	\$0	\$0	\$17,819	\$0	\$0	\$17,819
Electrical	\$0	\$0	\$8,192	\$0	\$5,105	\$13,297
Fire Alarm & Electronic Systems	\$0	\$0	\$8,715	\$0	\$4,083	\$12,798
Equipment & Furnishings	\$0	\$0	\$4,096	\$0	\$0	\$4,096
TOTALS	\$0	\$0	\$69,400	\$25,400	\$81,200	\$176,000

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

Needs by Year with Unaddressed FCI Over Time



Immediate Needs

There are no immediate needs to report.

Key Findings



Fire Suppression System

Full System Install/Retrofit, Medium Density/Complexity
P28
Throughout Building

Uniformat Code: D4010
Recommendation: **Renovate in 2029**

Plan Type:
Retrofit/Adaptation

Cost Estimate: \$15,800

The building lacks a fire suppression system and the school is likely "grandfathered" based on code at the time of original construction. A comprehensive building renovation would likely trigger full compliance to current codes, and a budgetary cost for a full fire suppression retrofit is included in the initial five-year plan. - AssetCALC ID: 9685436

P28: Photographic Overview



1 – LEFT ELEVATION



2 – REAR ELEVATION



3 – RIGHT ELEVATION



4 – HEAT PUMP



5 – BUILDING INTERIOR



6 – HEAT PUMP

17. P29



P29: Building Systems Summary

Address	930 Third Street, Gilroy, CA 95020	
GPS Coordinates	37.3326639, -121.8918364	
Constructed/Renovated	1960 Renovated 2005	
Building Area	960 SF	
Number of Stories	1 above grade	
<i>System</i>	<i>Description</i>	<i>Condition</i>
Structure	Conventional wood frame structure over concrete pier foundation	Fair
Facade	Wall Finish: Wood siding Windows: Aluminum	Fair
Roof	Primary: Flat construction with metal finish	Fair
Interiors	Walls: Tackable panel Floors: Carpet Ceilings: ACT	Fair
Elevators	None	n/a
Plumbing	Distribution: Copper supply and cast-iron waste & venting Hot Water: None Fixtures: Sinks	Fair

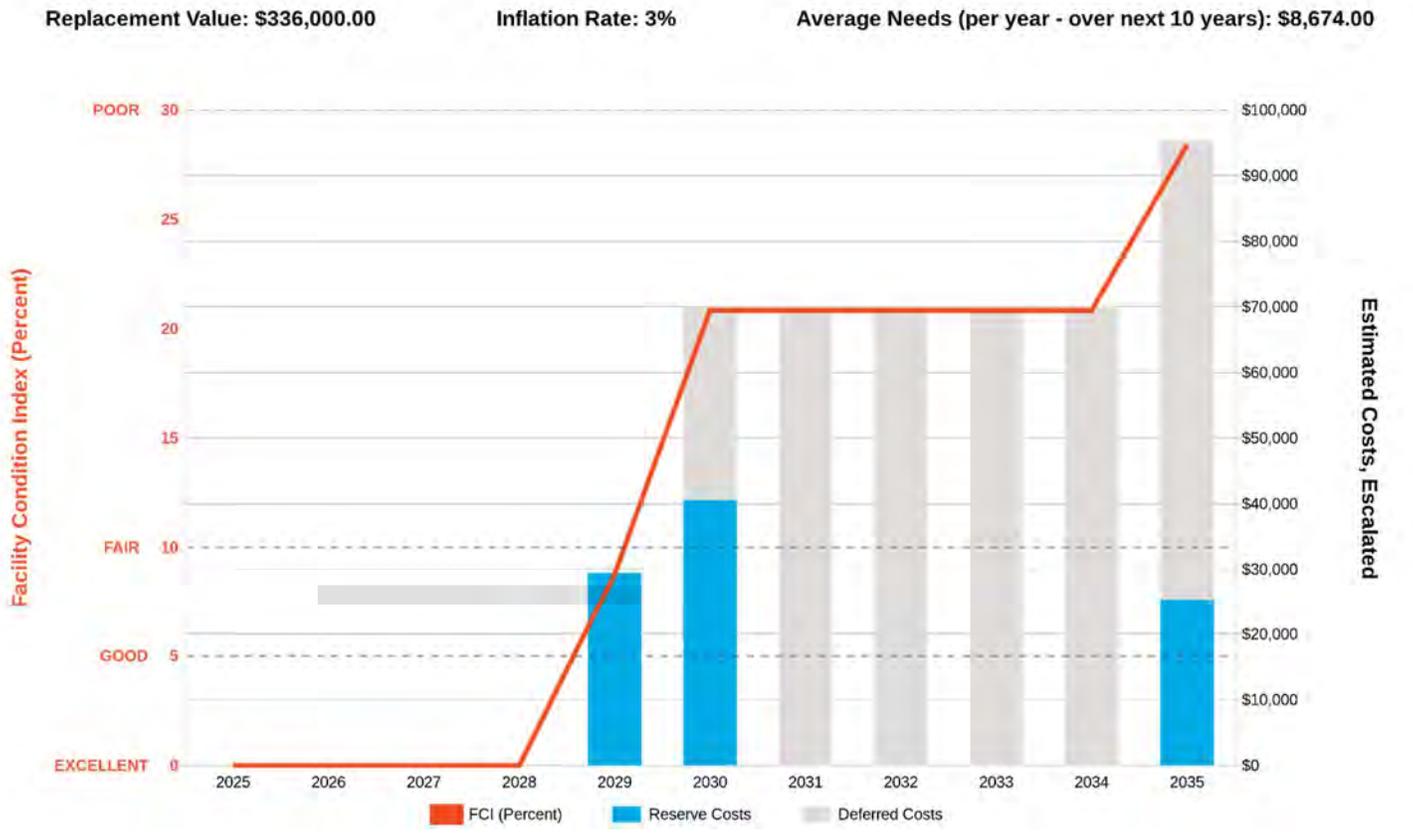
P29: Building Systems Summary		
HVAC	Wall mounted Heat pump	Fair
Fire Suppression	Fire extinguisher	Fair
Electrical	Source & Distribution: Main panel with copper wiring Interior Lighting: LED and linear fluorescent	Fair
Fire Alarm	Smoke detectors, alarms, strobes, and pull stations	Fair
Equipment/Special	None	n/a
Accessibility	Presently it does not appear an accessibility study is needed for this building. See the appendix for associated photos and additional information.	
Additional Studies	No additional studies are currently recommended for the building.	
Areas Observed	Most of the interior spaces were observed to gain a clear understanding of the facility's overall condition. Other areas accessed and assessed included the exterior equipment and assets directly serving the building, the exterior walls of the facility, and the roof.	
Key Spaces Not Observed	All key areas of the facility were accessible and observed.	

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

P29: System Expenditure Forecast						
System	Immediate	Short Term (1-2 yr)	Near Term (3-5 yr)	Med Term (6-10 yr)	Long Term (11-20 yr)	TOTAL
Facade	\$0	\$0	\$4,506	\$17,414	\$14,691	\$36,611
Roofing	\$0	\$0	\$614	\$0	\$27,658	\$28,272
Interiors	\$0	\$0	\$18,793	\$0	\$20,028	\$38,821
Plumbing	\$0	\$0	\$0	\$1,898	\$10,211	\$12,109
HVAC	\$0	\$0	\$7,292	\$6,078	\$0	\$13,370
Fire Protection	\$0	\$0	\$17,819	\$0	\$0	\$17,819
Electrical	\$0	\$0	\$8,192	\$0	\$5,105	\$13,297
Fire Alarm & Electronic Systems	\$0	\$0	\$8,715	\$0	\$4,083	\$12,798
Equipment & Furnishings	\$0	\$0	\$4,096	\$0	\$0	\$4,096
TOTALS	\$0	\$0	\$70,100	\$25,400	\$81,800	\$177,300

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

Needs by Year with Unaddressed FCI Over Time



Immediate Needs

There are no immediate needs to report.

Key Findings



Fire Suppression System

Full System Install/Retrofit, Medium Density/Complexity
P29
Throughout Building

Uniformat Code: D4010
Recommendation: **Renovate in 2029**

Plan Type:
Retrofit/Adaptation

Cost Estimate: \$15,800

The building lacks a fire suppression system and the school is likely "grandfathered" based on code at the time of original construction. A comprehensive building renovation would likely trigger full compliance to current codes, and a budgetary cost for a full fire suppression retrofit is included in the initial five-year plan. - AssetCALC ID: 9685456

P29: Photographic Overview



1 – FRONT ELEVATION



2 – LEFT ELEVATION



3 – REAR ELEVATION



4 – RIGHT ELEVATION



5 – BUILDING INTERIOR



6 – HEAT PUMP

18. Site



Site: Site Information		
Site Area	10 acres	
Parking Spaces	28 total spaces all in open lots; 2 of which are accessible.	
<i>System</i>	<i>Description</i>	<i>Condition</i>
Site Pavement	Asphalt lots with limited areas of concrete aprons and pavement and adjacent concrete sidewalks, curbs, ramps, and stairs	Fair
Site Development	Building-mounted signage; wrought iron fencing; Playgrounds and sports fields and courts and site lights Moderate Park benches, picnic tables, trash receptacles	Fair
Landscaping & Topography	Moderate landscaping features including lawns, trees, bushes, and planters Irrigation present Low to moderate site slopes throughout	Fair
Utilities	Municipal water and sewer Local utility-provided electric and natural gas	Fair
Site Lighting	Pole-mounted: LED Building-mounted: LED and CFL	Fair
Ancillary Structures	Storage sheds and prefabricated modular buildings	Fair
Site Accessibility	Presently it does not appear an accessibility study is needed for the exterior and site areas. See the appendix for associated photos and additional information.	

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

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

Site: System Expenditure Forecast						
System	Immediate	Short Term (1-2 yr)	Near Term (3-5 yr)	Med Term (6-10 yr)	Long Term (11-20 yr)	TOTAL
Plumbing	\$0	\$0	\$0	\$16,622	\$0	\$16,622
Special Construction & Demo	\$0	\$0	\$20,484	\$0	\$0	\$20,484
Sitework	\$34,378	\$80,080	\$79,104	\$144,263	\$339,028	\$676,853
TOTALS	\$34,400	\$80,100	\$99,600	\$160,900	\$339,100	\$714,100

Immediate Needs

Location	UF Code	Description	Condition	Plan Type	Cost
El Roble Elementary School / Site	G2083	Landscaping, Mature Trees, Removal or Heavy Trimming, Repair	Poor	Performance/Integrity	\$34,400
TOTAL (1 items)					\$34,400

Key Findings



Sidewalk in Poor condition.

Asphalt
Site
Site Parking Areas

Uniformat Code: G2030
Recommendation: **Replace in 2026**

Plan Type:
Performance/Integrity

Cost Estimate: \$77,700

The asphalt sidewalk shows significant cracking and surface deterioration. Multiple areas are uneven. Replacement is recommended. - AssetCALC ID: 9624106



Landscaping in Poor condition.

Mature Trees, Removal or Heavy Trimming
Site

Uniformat Code: G2080
Recommendation: **Repair in 2025**

Plan Type:
Performance/Integrity

Cost Estimate: \$34,400

Heavy Trimming is recommended for all trees. - AssetCALC ID: 9624094

Site: Photographic Overview



1 – SIGNAGE



2 – SITE VIEW



3 – PLAYGROUNDS



4 – BASKETBALL COURT



5 – LANDSCAPING



6 – PARKING

19. 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 material 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 assessment. A full measured ADA survey would be required to identify more 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 included in the dataset
- For any “none” boxes checked or reference to “no issues” identified, that alone does not guarantee full compliance

The following table summarizes the accessibility conditions of the general site and each significant building included in this report:

Accessibility Summary			
<i>Facility</i>	<i>Year Built/ Renovated</i>	<i>Prior Study Provided?</i>	<i>Major/Moderate Issues Observed?</i>
General Site	1960 / 2005	No	No
Building A	1960 / 2005	No	No
Building AD	1960 / 2005	No	No
Building B	1960 / 2005	No	No
Building C	1960 / 2005	No	No
Building D	1960 / 2005	No	No
Building G	1960 / 2010	No	No
Building K	1960 / 2005	No	No
Building M	2005	No	No
El Roble Elementary School	1960 / 2005	No	No
P 21	1960 / 2005	No	No
P 22	1960 / 2005	No	No
P 23 & 24	1960	No	No
P25	1960 / 2005	No	No
P26	1960 / 2005	No	No
P27	1960 / 2005	No	No
P28	1960 / 2005	No	No
P29	1960 / 2005	No	No
Site	1960 / 2005	No	No

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.

20. Purpose and Scope

Purpose

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

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

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

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

Scope

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

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

21. Opinions of Probable Costs

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

Opinions of probable costs should only be construed as preliminary, order of magnitude budgets. Actual costs most probably will vary from the consultant's opinions of probable costs depending on such matters as type and design of suggested remedy, quality of materials and installation, manufacturer and type of equipment or system selected, field conditions, whether a physical deficiency is repaired or replaced in whole, phasing or bundling of the work (if applicable), quality of contractor, quality of project management exercised, market conditions, use of subcontractors, and whether competitive pricing is solicited, etc. Certain opinions of probable costs cannot be developed within the scope of this guide without further study. Opinions of probable cost for further study should be included in the FCA.

Methodology

Based upon site observations, research, and judgment, along with referencing Expected Useful Life (EUL) tables from various industry sources, Bureau Veritas opines as to when a system or component will most probably necessitate replacement. Accurate historical replacement records, if provided, are typically the best source of information. Exposure to the elements, initial quality and installation, extent of use, the quality and amount of preventive maintenance exercised, etc., are all factors that impact the effective age of a system or component. As a result, a system or component may have an effective age that is greater or less than its actual chronological age. The Remaining Useful Life (RUL) of a component or system equals the EUL less its *effective age*, whether explicitly or implicitly stated. Projections of Remaining Useful Life (RUL) are based primarily on age and condition with the presumption of continued use and maintenance of the Property similar to the observed and reported past use and maintenance practices, in conjunction with the professional judgment of Bureau Veritas's assessors. Significant changes in occupants and/or usage may affect the service life of some systems or components.

Where quantities could not be or were not derived from an actual construction document take-off or facility walk-through, and/or where systemic costs are more applicable or provide more intrinsic value, budgetary square foot and gross square foot costs are used. Estimated costs are based on professional judgment and the probable or actual extent of the observed defect, inclusive of the cost to design, procure, construct and manage the corrections.

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

Definitions

Immediate Needs

Immediate Needs are line items that require immediate action as a result of: (1) material existing or potential unsafe conditions, (2) failed or imminent failure of mission critical building systems or components, or (3) conditions that, if not addressed, have the potential to result in, or contribute to, critical element or system failure within one year or will most probably result in a significant escalation of its remedial cost.

For database and reporting purposes the line items with RUL=0, and commonly associated with *Safety or Performance/Integrity* Plan Types, are considered Immediate Needs.

Replacement Reserves

Cost line items traditionally called Replacement Reserves (equivalently referred to as Lifecycle/Renewals) are for recurring probable renewals or expenditures, which are not classified as operation or maintenance expenses. The replacement reserves should be budgeted for in advance on an annual basis. Replacement Reserves are reasonably predictable both in terms of frequency and cost. However, Replacement Reserves may also include components or systems that have an indeterminable life but, nonetheless, have a potential for failure within an estimated time period.

Replacement Reserves generally exclude systems or components that are estimated to expire after the reserve term and are not considered material to the structural and mechanical integrity of the subject property. Furthermore, systems and components that are not deemed to have a material effect on the use of the Property are also excluded. Costs that are caused by acts of God, accidents, or other occurrences that are typically covered by insurance, rather than reserved for, are also excluded.

Replacement costs are solicited from ownership/property management, Bureau Veritas's discussions with service companies, manufacturers' representatives, and previous experience in preparing such schedules for other similar facilities. Costs for work performed by the 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 or component replacement costs (in today's dollars), typical expected useful lives, and remaining useful lives were estimated so that a funding schedule could be prepared. The Replacement Reserves Schedule presupposes that all required remedial work has been performed or that monies for remediation have been budgeted for items defined as Immediate Needs.

For the purposes of 'bucketizing' the System Expenditure Forecasts in this report, the Replacement Reserves have been subdivided and grouped as follows: Short Term (years 1-3), Near Term (years 4-5), Medium Term (years 6-10), and Long Term (years 11-20).

Key Findings

In an effort to highlight the most significant cost items and not be overwhelmed by the Replacement Reserves report in its totality, a subsection of Key Findings is included within the Executive Summary section of this report. Key Findings typically include repairs or replacements of deficient items within the first five-year window, as well as the most significant high-dollar line items that fall anywhere within the ten-year term. Note that while there is some subjectivity associated with identifying the Key Findings, the Immediate Needs are always included as a subset.

22. Certification

Gilroy Unified School District (the Client) retained Bureau Veritas to perform this Facility Condition Assessment in connection with its continued operation of El Roble Elementary School, 930 Third Street, Gilroy, CA 95020, 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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23. Appendices

- Appendix A: Site Plan(s)
- Appendix B: Pre-Survey Questionnaire(s)
- Appendix C: Accessibility Review and Photos
- Appendix D: Component Condition Report
- Appendix E: Replacement Reserves



Appendix A:

Site Plan(s)

Site Plan



 <p>BUREAU VERITAS</p>	Project Number	Project Name	 <p>N</p>
	171004.25R000-001.017	El Roble Elementary School	
	Source	On-Site Date	
	Google	August 14-15, 2025	

Appendix B: Pre-Survey Questionnaire(s)

BV Facility Condition Assessment: Pre-Survey Questionnaire

Building / Facility Name: EL Roble Elementary School
Name of person completing form: Paul Nadeau
Title / Association with property: Director of Facilities Planning & Management
Length of time associated w/ property: 7 Years
Date Completed: 6/27/25
Phone Number: 408.726.1686
Method of Completion: PRIOR: fully completed by client in advance

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

Data Overview		Response		
1	Year/s constructed / renovated	1966/67 Admin and Classrooms in 2004, MPR / Library 1989		
2	Building size in SF	52,581		
3	Major Renovation/Rehabilitation		Year	Additional Detail
		Façade	2004	
		Roof	1999/2004	
		Interiors	Ongoing	
		HVAC	Ongoing	
		Electrical	2024	Installed Solar array and modified some electrical
		Site Pavement	1998	Ongoing asphalt & concrete repairs
		Accessibility		No active work
Question		Response		
4	List other significant capital improvements (focus on recent years; provide approximate date).	The only capital improvements made in recent years is the addition of a ornamental fence around the park portion of the campus and solar panels installed over the play ground.		
5	List any major capital expenditures planned/requested for the next few years. Have they been budgeted?	Roofing needs to be addressed over the next few years, but has not been budgeted yet.		
6	Describe any on-going extremely problematic, historically chronic, or immediate facility needs.	The site flatwork is in need to upgrades. There are many uneven surfaces around the site.		

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

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

Appendix C: Accessibility Review and Photos

Visual Survey - 2010 ADA Standards for Accessible Design

Property Name: EI Roble Elementary School

BV Project Number: 171004.25R000-001.017

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

EI Roble Elementary School: Accessibility Issues				
Category	Major Issues (ADA study recommended)	Moderate Issues (ADA study recommended)	Minor Issues	None*
Parking				X
Exterior Accessible Route				X
Building Entrances				X
Interior Accessible Route				X
Elevators				X
Public Restrooms				X
Kitchens/Kitchenettes				X
Playgrounds & Swimming Pools				X
Other				

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

El Roble Elementary School: Photographic Overview



OVERVIEW OF ACCESSIBLE PARKING AREA



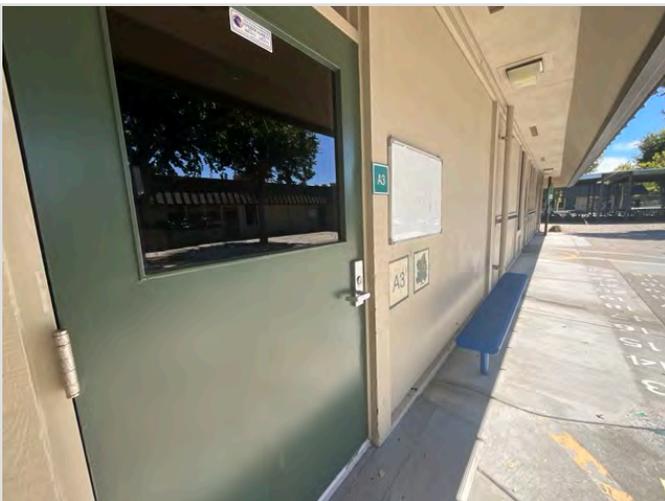
CLOSE-UP OF STALL



ACCESSIBLE PATH



ACCESSIBLE RAMP



ACCESSIBLE ENTRANCE



ADDITIONAL ENTRANCE

El Roble Elementary School: Photographic Overview



ACCESSIBLE INTERIOR PATH



DOOR HARDWARE



LOBBY LOOKING AT CABS



IN-CAB CONTROLS



SINK, FAUCET HANDLES AND ACCESSORIES



TOILET STALL OVERVIEW

El Roble Elementary School: Photographic Overview



KITCHEN ACCESSORIES



KITCHEN PATH OF TRAVEL



OVERVIEW OF PLAYGROUND



ACCESSIBLE ROUTE TO PLAYGROUND

Appendix D:

Component Condition Report

Component Condition Report | El Roble Elementary School / Building A

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Facade						
B2010	Building Exterior	Fair	Exterior Walls, any painted surface, 1-2 Story Building, Prep & Paint	3,500 SF	5	9648002
B2020	Building Exterior	Fair	Glazing, any type by SF	800 SF	10	9648006
B2050	Building Exterior	Fair	Exterior Door, Steel, Commercial	7	20	9647992
Roofing						
B3010	Roof	Fair	Roofing, Single-Ply Membrane, TPO/PVC	5,000 SF	5	9684118
B3010	Roof	Fair	Roofing, Metal	1,000 SF	20	9647997
Interiors						
C1030	Throughout	Fair	Interior Door, Wood, Solid-Core Commercial	5	20	9684122
C1030	Throughout	Fair	Door Hardware, School, per Door	15	10	9684129
C1070	Throughout	Fair	Suspended Ceilings, Acoustical Tile (ACT)	4,000 SF	10	9684114
C1090	Throughout	Fair	Toilet Partitions, Plastic/Laminate	4	5	9684123
C2010	restrooms	Fair	Wall Finishes, Ceramic Tile	1,000 SF	19	9684117
C2010	Throughout	Fair	Wall Finishes, any surface, Prep & Paint	7,000 SF	5	9684116
C2010	Troughout	Fair	Wall Finishes, Wallpaper	3,000 SF	5	9684115
C2030	Throughout Building	Fair	Flooring, Carpet, Commercial Standard	3,000 SF	5	9647994
C2030	Throughout Building	Fair	Flooring, Vinyl Tile (VCT)	2,500 SF	5	9648009
C2050	Throughout Building	Fair	Ceiling Finishes, any flat surface, Prep & Paint	1,000 SF	5	9648000
Plumbing						
D2010	Restrooms	Fair	Urinal, Standard	2	5	9647998
D2010	Throughout Building	Fair	Plumbing System, Supply & Sanitary, Low Density (excludes fixtures)	5,500 SF	20	9647995
D2010	Restrooms	Fair	Toilet, Commercial Water Closet	4	10	9648005
D2010		Fair	Sink/Lavatory, Drop-In Style, Stainless Steel	4	10	9684121
D2010	Restrooms	Fair	Sink/Lavatory, Service Sink, Wall-Hung	3	15	9648001
HVAC						
D3030		Fair	Split System Ductless, Multi Zone, Condenser & 2 Evaporators of 1 TON each	1	5	9684124
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted, 4 TON	4	4	9684128
D3050	Throughout Building	Fair	HVAC System, Ductwork, Medium Density	5,500 SF	10	9648010
Fire Protection						
D4010	Throughout Building	NA	Fire Suppression System, Full System Install/Retrofit, Medium Density/Complexity, Renovate	5,500 SF	4	9648012
Electrical						
D5020	Electrical Room	Fair	Secondary Transformer, Dry, Stepdown	1	10	9648007
D5030	Throughout Building	Fair	Electrical System, Wiring & Switches, Average or Low Density/Complexity	5,500 SF	20	9647999
D5040	Throughout Building	Fair	Interior Lighting System, Full Upgrade, High Density & Standard Fixtures	5,500 SF	5	9648004
D5040	Building exterior	Fair	Exterior Light, Building-Mounted, Doorway/Soffit/Lower-Lumen	8	5	9684126
Fire Alarm & Electronic Systems						
D6060	Throughout Building	Fair	Intercom/PA System, Public Address Upgrade, Facility-Wide	5,500 SF	5	9648003
D7030	Throughout Building	Fair	Security/Surveillance System, Full System Upgrade, Average Density	5,500 SF	5	9647996
D7050	Throughout Building	Fair	Fire Alarm System, Full System Upgrade, Standard Addressable, Upgrade/Install	5,500 SF	5	9648008

Component Condition Report | El Roble Elementary School / Building A

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Equipment & Furnishings						
E2010		Fair	Casework00, Cabinetry, Standard	100 LF	5	9684127

Component Condition Report | El Roble Elementary School / Building AD

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Facade						
B2010	Building Exterior	Fair	Exterior Walls, any painted surface, Prep & Paint	3,000 SF	5	9647544
B2020	Building Exterior	Fair	Glazing, any type by SF	2,500 SF	10	9647577
B2050	Building Exterior	Fair	Exterior Door, Steel, Commercial	8	20	9647561
Roofing						
B3010	Roof	Fair	Roofing, Metal	1,000 SF	20	9647566
B3010	Roof	Fair	Roofing, Single-Ply Membrane, TPO/PVC	3,000 SF	5	9683707
Interiors						
C1030	Throughout	Fair	Interior Door, Wood, Solid-Core Commercial	7	20	9684096
C1070	Throughout Building	Fair	Suspended Ceilings, Acoustical Tile (ACT)	2,000 SF	5	9684092
C1090	Restrooms	Fair	Toilet Partitions, Plastic/Laminate	3	5	9684097
C2010	Throughout Building	Fair	Wall Finishes, any surface, Prep & Paint	5,700 SF	5	9647545
C2010	Restrooms	Fair	Wall Finishes, Ceramic Tile	500 SF	20	9647630
C2030	Restrooms	Fair	Flooring, Ceramic Tile	500 SF	20	9647629
C2030	Throughout Building	Fair	Flooring, Vinyl Tile (VCT)	2,000 SF	5	9647574
C2030	Throughout Building	Fair	Flooring, Carpet, Commercial Standard	1,240 SF	5	9647565
C2050	Throughout Building	Fair	Ceiling Finishes, any flat surface, Prep & Paint	1,740 SF	5	9684093
Plumbing						
D2010	Restrooms	Fair	Sink/Lavatory, Pedestal, Vitreous China	2	10	9647628
D2010	Utility Rooms/Areas	Fair	Water Heater, Electric, Residential, 16 to 29 GAL	1	5	9647546
D2010	Throughout Building	Fair	Sink/Lavatory, Vanity Top, Stainless Steel	2	10	9647549
D2010	Throughout Building	Fair	Plumbing System, Supply & Sanitary, Low Density (excludes fixtures)	3,750 SF	20	9647562
D2010	Restrooms	Fair	Toilet, Commercial Water Closet	2	10	9647631
HVAC						
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted, 4 TON	3	5	9684094
Fire Protection						
D4010	Throughout Building	Fair	Fire Suppression System, Existing Sprinkler Heads, by SF	3,740 SF	5	9683713
Electrical						
D5020	Site General	Fair	Secondary Transformer, Dry, Stepdown	1	5	9647560
D5030	Throughout Building	Fair	Electrical System, Wiring & Switches, Average or Low Density/Complexity	3,750 SF	5	9647547
D5040	Building exterior	Fair	Exterior Light, Building-Mounted, Doorway/Soffit/Lower-Lumen	8	4	9684095
D5040	Throughout Building	Fair	Interior Lighting System, Full Upgrade, High Density & Standard Fixtures	3,750 SF	5	9647548
Fire Alarm & Electronic Systems						
D6060	Throughout Building	Fair	Intercom/PA System, Public Address Upgrade, Facility-Wide	3,740 SF	5	9647580
D7030	Throughout Building	Fair	Security/Surveillance System, Full System Upgrade, Average Density	3,740 SF	5	9647563

Component Condition Report | El Roble Elementary School / Building AD

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D7030	Throughout	Fair	Surveillance Components, Fiberoptic Receiver Rack Mount & Power Supply, Closed Circuit	1	5	9684098
D7050	Throughout Building	Fair	Fire Alarm System, Full System Upgrade, Standard Addressable, Upgrade/Install	3,750 SF	5	9647581

Equipment & Furnishings

E2010	Throughout Building	Fair	Casework, Cabinetry, Standard	20 LF	5	9647555
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Component Condition Report | El Roble Elementary School / Building B

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
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Facade

B2010	Building Exterior	Fair	Exterior Walls, any painted surface, 1-2 Story Building, Prep & Paint	3,500 SF	5	9684156
B2020	Building Exterior	Fair	Glazing, any type by SF	800 SF	10	9684142
B2050	Building Exterior	Fair	Exterior Door, Steel, Commercial	7	20	9684158

Roofing

B3010	Roof	Fair	Roofing, Single-Ply Membrane, TPO/PVC	5,000 SF	5	9684136
B3010	Roof	Fair	Roofing, Metal	1,000 SF	20	9684162
B3060	Roof	Fair	Roof Hatch, Metal	1	10	9684232

Interiors

C1030	Throughout	Fair	Door Hardware, School, per Door	15	10	9684147
C1030	Throughout	Fair	Interior Door, Wood, Solid-Core Commercial	5	20	9684159
C1070	Throughout	Fair	Suspended Ceilings, Acoustical Tile (ACT)	4,000 SF	10	9684151
C1090	Throughout	Fair	Toilet Partitions, Plastic/Laminate	4	5	9684135
C2010	Throughout	Fair	Wall Finishes, any surface, Prep & Paint	7,000 SF	5	9684160
C2010	Troughout	Fair	Wall Finishes, Wallpaper	3,000 SF	5	9684150
C2010	restrooms	Fair	Wall Finishes, Ceramic Tile	1,000 SF	20	9684153
C2030	Throughout Building	Fair	Flooring, Carpet, Commercial Standard	3,000 SF	5	9684161
C2030	Throughout Building	Fair	Flooring, Vinyl Tile (VCT)	2,500 SF	5	9684148
C2050	Throughout Building	Fair	Ceiling Finishes, any flat surface, Prep & Paint	1,000 SF	5	9684154

Plumbing

D2010	Throughout Building	Fair	Plumbing System, Supply & Sanitary, Low Density (excludes fixtures)	5,500 SF	20	9684155
D2010		Fair	Sink/Lavatory, Drop-In Style, Stainless Steel	4	10	9684145
D2010	Restrooms	Fair	Sink/Lavatory, Service Sink, Wall-Hung	3	15	9684152
D2010	Restrooms	Fair	Urinal, Standard	2	5	9684132
D2010	Restrooms	Fair	Toilet, Commercial Water Closet	4	10	9684144

HVAC

D3030		Fair	Split System Ductless, Multi Zone, Condenser & 2 Evaporators of 1 TON each	1	5	9684143
D3050	Throughout Building	Fair	HVAC System, Ductwork, Medium Density	5,500 SF	10	9684146
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted, 4 TON	4	5	9684133

Fire Protection

D4010	Throughout Building	NA	Fire Suppression System, Full System Install/Retrofit, Medium Density/Complexity, Renovate	5,500 SF	4	9684131
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Electrical

D5020	Electrical Room	Fair	Secondary Transformer, Dry, Stepdown	1	10	9684149
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Component Condition Report | El Roble Elementary School / Building B

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D5030	Throughout Building	Fair	Electrical System, Wiring & Switches, Average or Low Density/Complexity	5,500 SF	20	9684157
D5040	Throughout Building	Fair	Interior Lighting System, Full Upgrade, High Density & Standard Fixtures	5,500 SF	5	9684134
D5040	Building exterior	Fair	Exterior Light, Building-Mounted, Doorway/Soffit/Lower-Lumen	8	5	9684140
Fire Alarm & Electronic Systems						
D6060	Throughout Building	Fair	Intercom/PA System, Public Address Upgrade, Facility-Wide	5,500 SF	5	9684137
D7030	Throughout Building	Fair	Security/Surveillance System, Full System Upgrade, Average Density	5,500 SF	5	9684141
D7050	Throughout Building	Fair	Fire Alarm System, Full System Upgrade, Standard Addressable, Upgrade/Install	5,500 SF	5	9684138
Equipment & Furnishings						
E2010		Fair	Casework00, Cabinetry, Standard	100 LF	5	9684139

Component Condition Report | El Roble Elementary School / Building C

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Facade						
B2010	Building Exterior	Fair	Exterior Walls, any painted surface, 1-2 Story Building, Prep & Paint	3,500 SF	5	9684188
B2020	Building Exterior	Fair	Glazing, any type by SF	800 SF	10	9684174
B2050	Building Exterior	Fair	Exterior Door, Steel, Commercial	7	20	9684190
Roofing						
B3010	Roof	Fair	Roofing, Single-Ply Membrane, TPO/PVC	5,000 SF	5	9684168
B3010	Roof	Fair	Roofing, Metal	1,000 SF	20	9684194
B3060	Roof	Fair	Roof Hatch, Metal	1	10	9684424
Interiors						
C1030	Throughout	Fair	Interior Door, Wood, Solid-Core Commercial	5	20	9684191
C1030	Throughout	Fair	Door Hardware, School, per Door	15	10	9684179
C1070	Throughout	Fair	Suspended Ceilings, Acoustical Tile (ACT)	4,000 SF	10	9684183
C1090	Throughout	Fair	Toilet Partitions, Plastic/Laminate	4	5	9684167
C2010	restrooms	Fair	Wall Finishes, Ceramic Tile	1,000 SF	20	9684185
C2010	Troughout	Fair	Wall Finishes, Wallpaper	3,000 SF	5	9684182
C2010	Throughout	Fair	Wall Finishes, any surface, Prep & Paint	7,000 SF	5	9684192
C2030	Throughout Building	Fair	Flooring, Carpet, Commercial Standard	3,000 SF	5	9684193
C2030	Throughout Building	Fair	Flooring, Vinyl Tile (VCT)	2,500 SF	5	9684180
C2050	Throughout Building	Fair	Ceiling Finishes, any flat surface, Prep & Paint	1,000 SF	5	9684186
Plumbing						
D2010	Restrooms	Fair	Urinal, Standard	2	5	9684164
D2010		Fair	Sink/Lavatory, Drop-In Style, Stainless Steel	4	10	9684177
D2010	Throughout Building	Fair	Plumbing System, Supply & Sanitary, Low Density (excludes fixtures)	5,500 SF	20	9684187
D2010	Restrooms	Fair	Toilet, Commercial Water Closet	4	10	9684176
D2010	Restrooms	Fair	Sink/Lavatory, Service Sink, Wall-Hung	3	15	9684184
HVAC						
D3030		Fair	Split System Ductless, Multi Zone, Condenser & 2 Evaporators of 1 TON each	1	5	9684175
D3050	Throughout Building	Fair	HVAC System, Ductwork, Medium Density	5,500 SF	10	9684178

Component Condition Report | El Roble Elementary School / Building C

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted, 4 TON	4	5	9684165
Fire Protection						
D4010	Throughout Building	NA	Fire Suppression System, Full System Install/Retrofit, Medium Density/Complexity, Renovate	5,500 SF	4	9684163
Electrical						
D5020	Electrical Room	Fair	Secondary Transformer, Dry, Stepdown	1	10	9684181
D5030	Throughout Building	Fair	Electrical System, Wiring & Switches, Average or Low Density/Complexity	5,500 SF	20	9684189
D5040	Throughout Building	Fair	Interior Lighting System, Full Upgrade, High Density & Standard Fixtures	5,500 SF	5	9684166
D5040	Building exterior	Fair	Exterior Light, Building-Mounted, Doorway/Soffit/Lower-Lumen	8	5	9684172
Fire Alarm & Electronic Systems						
D6060	Throughout Building	Fair	Intercom/PA System, Public Address Upgrade, Facility-Wide	5,500 SF	5	9684169
D7030	Throughout Building	Fair	Security/Surveillance System, Full System Upgrade, Average Density	5,500 SF	5	9684173
D7050	Throughout Building	Fair	Fire Alarm System, Full System Upgrade, Standard Addressable, Upgrade/Install	5,500 SF	5	9684170
Equipment & Furnishings						
E2010		Fair	Casework00, Cabinetry, Standard	100 LF	5	9684171

Component Condition Report | El Roble Elementary School / Building D

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Facade						
B2010	Building Exterior	Fair	Exterior Walls, any painted surface, 1-2 Story Building, Prep & Paint	3,500 SF	5	9684220
B2020	Building Exterior	Fair	Glazing, any type by SF	800 SF	10	9684206
B2050	Building Exterior	Fair	Exterior Door, Steel, Commercial	7	20	9684222
Roofing						
B3010	Roof	Fair	Roofing, Single-Ply Membrane, TPO/PVC	5,000 SF	5	9684200
B3010	Roof	Fair	Roofing, Metal	1,000 SF	20	9684226
B3060	Roof	Fair	Roof Hatch, Metal	1	10	9684246
Interiors						
C1030	Throughout	Fair	Door Hardware, School, per Door	15	10	9684211
C1030	Throughout	Fair	Interior Door, Wood, Solid-Core Commercial	5	20	9684223
C1070	Throughout	Fair	Suspended Ceilings, Acoustical Tile (ACT)	4,000 SF	10	9684215
C1090	Throughout	Fair	Toilet Partitions, Plastic/Laminate	4	5	9684199
C2010	Troughout	Fair	Wall Finishes, Wallpaper	3,000 SF	5	9684214
C2010	Throughout	Fair	Wall Finishes, any surface, Prep & Paint	7,000 SF	5	9684224
C2010	restrooms	Fair	Wall Finishes, Ceramic Tile	1,000 SF	20	9684217
C2030	Throughout Building	Fair	Flooring, Carpet, Commercial Standard	3,000 SF	5	9684225
C2030	Throughout Building	Fair	Flooring, Vinyl Tile (VCT)	2,500 SF	5	9684212
C2050	Throughout Building	Fair	Ceiling Finishes, any flat surface, Prep & Paint	1,000 SF	5	9684218
Plumbing						
D2010	Restrooms	Fair	Toilet, Commercial Water Closet	3	10	9684208
D2010		Fair	Sink/Lavatory, Drop-In Style, Stainless Steel	2	10	9684209
D2010	Throughout Building	Fair	Plumbing System, Supply & Sanitary, Low Density (excludes fixtures)	5,500 SF	20	9684219

Component Condition Report | El Roble Elementary School / Building D

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D2010	Restrooms	Fair	Sink/Lavatory, Service Sink, Wall-Hung	3	15	9684216
D2010	Restrooms	Fair	Urinal, Standard	1	10	9684196
HVAC						
D3030		Fair	Split System Ductless, Multi Zone, Condenser & 2 Evaporators of 1 TON each	1	5	9684207
D3050	Throughout Building	Fair	HVAC System, Ductwork, Medium Density	5,500 SF	10	9684210
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted, 4 TON	4	4	9684197
Fire Protection						
D4010	Throughout Building	NA	Fire Suppression System, Full System Install/Retrofit, Medium Density/Complexity, Renovate	5,500 SF	4	9684195
Electrical						
D5020	Electrical Room	Fair	Secondary Transformer, Dry, Stepdown	1	10	9684213
D5030	Throughout Building	Fair	Electrical System, Wiring & Switches, Average or Low Density/Complexity	5,500 SF	20	9684221
D5040	Throughout Building	Fair	Interior Lighting System, Full Upgrade, High Density & Standard Fixtures	5,500 SF	5	9684198
D5040	Building exterior	Fair	Exterior Light, Building-Mounted, Doorway/Soffit/Lower-Lumen	8	5	9684204
Fire Alarm & Electronic Systems						
D6060	Throughout Building	Fair	Intercom/PA System, Public Address Upgrade, Facility-Wide	5,500 SF	5	9684201
D7030	Throughout Building	Fair	Security/Surveillance System, Full System Upgrade, Average Density	5,500 SF	5	9684205
D7050	Throughout Building	Fair	Fire Alarm System, Full System Upgrade, Standard Addressable, Upgrade/Install	5,500 SF	5	9684202
Equipment & Furnishings						
E2010		Fair	Casework00, Cabinetry, Standard	100 LF	5	9684203

Component Condition Report | El Roble Elementary School / Building G

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Facade						
B2010	Building exterior	Fair	Exterior Walls, any painted surface, Prep & Paint	1,000 SF	5	9683591
B2050	Building exterior	Fair	Exterior Door, Steel, Commercial	1	5	9683587
Roofing						
B3010	200	Fair	Roofing, Single-Ply Membrane, TPO/PVC	352 SF	5	9683588
Interiors						
C2010	Throughout	Fair	Wall Finishes, any surface, Prep & Paint	700 SF	5	9683600
C2030	Throughout	Fair	Flooring, any surface, w/ Elastomeric Coating, Prep & Paint	352 SF	4	9683592
C2050	Throughout	Fair	Ceiling Finishes, any flat surface, Prep & Paint	352 SF	5	9683599
Fire Protection						
D4010	Throughout Building	NA	Fire Suppression System, Full System Install/Retrofit, Medium Density/Complexity, Renovate	352 SF	4	9683597
Electrical						
D5020		Fair	Switchboard, 277/480 V, 1000 AMP	1	5	9648215
D5030	Throughout Building	Fair	Electrical System, Wiring & Switches, Average or Low Density/Complexity	352 SF	5	9683595
D5040	Throughout Building	Fair	Interior Lighting System, Full Upgrade, High Density & Standard Fixtures	352 SF	5	9683593
Fire Alarm & Electronic Systems						
D7030	Throughout Building	Fair	Security/Surveillance System, Full System Upgrade, Average Density	352 SF	5	9683594

Component Condition Report | El Roble Elementary School / Building K

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Facade						
B2010	Building Exterior	Fair	Exterior Walls, any painted surface, Prep & Paint	3,200 SF	5	9686009
B2020	Building Exterior	Fair	Glazing, any type by SF	2,500 SF	10	9686006
B2050	Building Exterior	Fair	Exterior Door, Steel, Commercial	11	20	9686017
Roofing						
B3010	Roof	Fair	Roofing, Metal	1,000 SF	20	9686019
B3010	Roof	Fair	Roofing, Single-Ply Membrane, TPO/PVC	3,000 SF	5	9685997
B3060		Fair	Roof Hatch, Metal	1	10	9686350
Interiors						
C1030	Throughout	Fair	Interior Door, Wood, Solid-Core Commercial	10	20	9686010
C1070	Throughout Building	Fair	Suspended Ceilings, Acoustical Tile (ACT)	2,000 SF	5	9685993
C2010	Restrooms	Fair	Wall Finishes, Ceramic Tile	500 SF	20	9686014
C2010	Throughout Building	Fair	Wall Finishes, any surface, Prep & Paint	6,000 SF	5	9686011
C2030	Throughout Building	Fair	Flooring, Vinyl Tile (VCT)	2,000 SF	5	9686002
C2030	Throughout Building	Fair	Flooring, Carpet, Commercial Standard	2,000 SF	5	9686013
C2050	Throughout Building	Fair	Ceiling Finishes, any flat surface, Prep & Paint	2,000 SF	5	9686018
Plumbing						
D2010	Throughout Building	Fair	Sink/Lavatory, Vanity Top, Stainless Steel	2	10	9686004
D2010	Restrooms	Fair	Toilet, Commercial Water Closet	4	10	9686005
D2010	Restrooms	Fair	Toilet, Child-Sized	2	10	9686351
D2010	Building exterior	Fair	Drinking Fountain, Wall-Mounted, Single-Level	2	5	9686352
D2010	Restrooms	Fair	Sink/Lavatory, Pedestal, Vitreous China	4	10	9686008
D2010	Throughout Building	Fair	Plumbing System, Supply & Sanitary, Low Density (excludes fixtures)	4,000 SF	20	9686015
HVAC						
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted, 4 TON	3	5	9686001
Fire Protection						
D4010	Throughout Building	NA	Fire Suppression System, Full System Install/Retrofit, Medium Density/Complexity, Renovate	4,000 SF	4	9648197
Electrical						
D5030	Throughout Building	Fair	Electrical System, Wiring & Switches, Average or Low Density/Complexity	4,000 SF	5	9685990
D5040	Throughout Building	Fair	Interior Lighting System, Full Upgrade, High Density & Standard Fixtures	4,000 SF	5	9685998
D5040	Building exterior	Fair	Exterior Light, Building-Mounted, Doorway/Soffit/Lower-Lumen	8	4	9685994
Fire Alarm & Electronic Systems						
D6060	Throughout Building	Fair	Intercom/PA System, Public Address Upgrade, Facility-Wide	4,000 SF	5	9685996
D7030	Throughout Building	Fair	Security/Surveillance System, Full System Upgrade, Average Density	4,000 SF	5	9686003
D7050	Throughout Building	Fair	Fire Alarm System, Full System Upgrade, Standard Addressable, Upgrade/Install	4,000 SF	5	9685999
Equipment & Furnishings						
E2010	Throughout Building	Fair	Casework, Cabinetry, Standard	60 LF	5	9685995

Component Condition Report | El Roble Elementary School / Building M

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Facade						
B2010	Building Exterior	Fair	Exterior Walls, any painted surface, Prep & Paint	8,480 SF	5	9648212
B2020	Building Exterior	Fair	Glazing, any type by SF	800 SF	10	9648199
B2050	Building Exterior	Fair	Exterior Door, Steel, Commercial	11	20	9648200
Roofing						
B3010	Roof	Fair	Roofing, Metal Standing Seam	5,000 SF	20	9686354
B3010	Roof	Fair	Roofing, Single-Ply Membrane, TPO/PVC	5,380 SF	5	9648207
B3060	Roof	Fair	Roof Hatch, Metal	1	10	9686686
Interiors						
C1030	Throughout Building	Fair	Interior Door, Wood, Solid-Core Commercial	4	20	9686685
C1070	Throughout	Fair	Suspended Ceilings, Acoustical Tile (ACT)	9,500 SF	5	9686516
C1090	Restrooms	Fair	Toilet Partitions, Plastic/Laminate	8	5	9686668
C2010	Throughout	Fair	Wall Finishes, any surface, Prep & Paint	20,000 SF	5	9686666
C2010	Throughout	Fair	Wall Finishes, Ceramic Tile	1,000 SF	20	9686517
C2030	Throughout Building	Fair	Flooring, Carpet, Commercial Standard	3,000 SF	5	9686512
C2030	Throughout Building	Fair	Flooring, Wood, Strip	380 SF	10	9686514
C2030	Throughout Building	Fair	Flooring, Vinyl Tile (VCT)	6,000 SF	5	9686513
C2030	Restroom	Fair	Flooring, Ceramic Tile	1,500 SF	20	9686511
C2050	Throughout Building	Fair	Ceiling Finishes, any flat surface, Prep & Paint	840 SF	5	9686515
Conveying						
D1010		Fair	Vertical Lift, Wheelchair, 5' Rise, Renovate	1	5	9686680
Plumbing						
D2010	Restrooms	Fair	Sink/Lavatory, Service Sink, Wall-Hung	4	14	9686670
D2010	Throughout Building	Fair	Plumbing System, Supply & Sanitary, Low Density (excludes fixtures)	10,380 SF	20	9648206
D2010	Restrooms	Fair	Sink/Lavatory, Service Sink, Floor	2	15	9686679
D2010	Restrooms	Fair	Urinal, Standard	2	10	9686671
D2010	Kitchen	Fair	Drinking Fountain, Wall-Mounted, Bi-Level	1	5	9686678
D2010	Restrooms	Fair	Toilet, Commercial Water Closet	6	10	9686669
D2010	Throughout Building	Fair	Water Heater, Gas, Commercial (75 MBH), 75 GAL	1	6	9648203
HVAC						
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted, 13 to 15 TON	2	5	9686357
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted, 6 to 7.5 TON	1	5	9686359
D3050	Throughout Building	Fair	HVAC System, Ductwork, Medium Density	10,380 SF	10	9686360
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted, 5 TON	1	5	9686358
Fire Protection						
D4010	Throughout Building	Fair	Fire Suppression System, Existing Sprinkler Heads, by SF	10,380 SF	5	9648210
Electrical						
D5020	Electrical room	Fair	Secondary Transformer, Dry, Stepdown, 75 KVA	1	10	9686681
D5030	Throughout Building	Fair	Electrical System, Wiring & Switches, Average or Low Density/Complexity	10,380 SF	20	9648214
D5040	Throughout Building	Fair	Interior Lighting System, Full Upgrade, High Density & Standard Fixtures	10,380 SF	5	9648201

Component Condition Report | El Roble Elementary School / Building M

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Fire Alarm & Electronic Systems						
D6060	Throughout Building	Fair	Intercom/PA System, Public Address Upgrade, Facility-Wide	10,380 SF	5	9648205
D7030	Throughout Building	Fair	Security/Surveillance System, Full System Upgrade, Average Density	10,380 SF	5	9648213
D7050	Throughout Building	Fair	Fire Alarm System, Full System Upgrade, Standard Addressable, Upgrade/Install	10,380 SF	5	9648208
Equipment & Furnishings						
E1030	Kitchen	Fair	Foodservice Equipment, Sink, 3-Bowl	1	10	9686677
E1030	Kitchen	Fair	Foodservice Equipment2, Freezer, 2-Door Reach-In	1	5	9686675
E1030	Kitchen	Fair	Foodservice Equipment, Sink, 1-Bowl	1	10	9686683
E1030	Kitchen	Fair	Foodservice Equipment, Food Warmer, Tabletop Drawers (Set of 4)	1	5	9686676
E1030	Kitchen	Fair	Foodservice Equipment, Exhaust Hood, 3 to 6 LF	1	5	9686682
E1030	Kitchen	Fair	Foodservice Equipment, Range/Oven, 6-Burner w/ Griddle	1	5	9686674
E1030	Kitchen	Fair	Foodservice Equipment, Food Warmer, Proofing Cabinet on Wheels	1	5	9686673
E1030		Good	Foodservice Equipment, Convection Oven, Double	1	9	9686672
E1070	Kitchen	Fair	Theater & Stage Equipment200, Flameproof Curtain, Medium Weight Velour	200 SF	5	9686684
E2010	Library	Fair	Library Shelving, Double-Faced, up to 90" Height	200 LF	5	9686362

Component Condition Report | El Roble Elementary School / P 21

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Facade						
B2010	Building Exterior	Fair	Exterior Walls, any painted surface, Prep & Paint	1,100 SF	5	9684436
B2020	Building Exterior	Fair	Glazing, any type by SF	200 SF	10	9684439
B2050	Building Exterior	Fair	Exterior Door, Steel, Commercial	1	20	9684443
Roofing						
B3010	Roof	Fair	Roofing, Metal	1,000 SF	20	9684444
B3020	Roof	Fair	Roof Appurtenances, Gutters & Downspouts, Aluminum w/ Fittings	50 LF	5	9684428
Interiors						
C1070	Throughout Building	Fair	Suspended Ceilings, Acoustical Tile (ACT)	960 SF	5	9684437
C2010	Throughout Building	Fair	Wall Finishes, Tackable panel	1,500 SF	4	9684426
C2030	Throughout Building	Fair	Flooring, Carpet, Commercial Standard	800 SF	5	9684435
C2030	Throughout Building	Fair	Flooring, Vinyl Tile (VCT)	160 SF	5	9684583
Plumbing						
D2010	Throughout Building	Fair	Sink/Lavatory, Vanity Top, Stainless Steel	1	10	9684438
D2010	Throughout Building	Fair	Plumbing System, Supply & Sanitary, Low Density (excludes fixtures)	960 SF	20	9684441
HVAC						
D3030	Building Exterior	Fair	Heat Pump, Packaged & Wall-Mounted, 3.5 to 4 TON	1	4	9684430
D3050	Throughout Building	Fair	HVAC System, Ductwork, Medium Density	960 SF	10	9684440
Fire Protection						
D4010	Throughout Building	NA	Fire Suppression System, Full System Install/Retrofit, Medium Density/Complexity, Renovate	960 SF	4	9684425
Electrical						
D5020	Throughout Building	Fair	Secondary Transformer, Dry, Stepdown, 225 KVA	1	10	9684584

Component Condition Report | El Roble Elementary School / P 21

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D5030	Throughout Building	Fair	Electrical System, Wiring & Switches, Average or Low Density/Complexity	960 SF	20	9684442
D5040	Building Exterior	Fair	Exterior Light, any type, w/ LED Replacement	3	5	9684431
D5040	Throughout Building	Fair	Interior Lighting System, Full Upgrade, High Density & Standard Fixtures	960 SF	5	9684432
Fire Alarm & Electronic Systems						
D6060	Throughout Building	Fair	Intercom/PA System, Public Address Upgrade, Facility-Wide	960 SF	5	9684429
D7030	Throughout Building	Fair	Security/Surveillance System, Full System Upgrade, Average Density	960 SF	5	9684427
D7050	Throughout Building	Fair	Fire Alarm System, Full System Upgrade, Standard Addressable, Upgrade/Install	960 SF	5	9684434
Equipment & Furnishings						
E2010	Throughout Building	Fair	Casework, Cabinetry, Standard	10 LF	5	9684433

Component Condition Report | El Roble Elementary School / P 22

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Facade						
B2010	Building Exterior	Fair	Exterior Walls, any painted surface, Prep & Paint	1,100 SF	5	9684606
B2020	Building Exterior	Fair	Glazing, any type by SF	200 SF	10	9684596
B2050	Building Exterior	Fair	Exterior Door, Steel, Commercial	1	20	9684602
Roofing						
B3010	Roof	Fair	Roofing, Metal	1,000 SF	20	9684601
B3020	Roof	Fair	Roof Appurtenances, Gutters & Downspouts, Aluminum w/ Fittings	50 LF	5	9684588
Interiors						
C1070	Throughout Building	Fair	Suspended Ceilings, Acoustical Tile (ACT)	960 SF	5	9684586
C2010	Throughout Building	Fair	Wall Finishes, Tackable panel	1,500 SF	4	9684594
C2030	Throughout Building	Fair	Flooring, Carpet, Commercial Standard	800 SF	5	9684603
C2030	Throughout Building	Fair	Flooring, Vinyl Tile (VCT)	160 SF	5	9684598
Plumbing						
D2010	Throughout Building	Fair	Sink/Lavatory, Vanity Top, Stainless Steel	1	10	9684599
D2010	Throughout Building	Fair	Plumbing System, Supply & Sanitary, Low Density (excludes fixtures)	960 SF	20	9684604
HVAC						
D3030	Building Exterior	Fair	Heat Pump, Packaged & Wall-Mounted, 3.5 to 4 TON	1	4	9684587
D3050	Throughout Building	Fair	HVAC System, Ductwork, Medium Density	960 SF	10	9684597
Fire Protection						
D4010	Throughout Building	NA	Fire Suppression System, Full System Install/Retrofit, Medium Density/Complexity, Renovate	960 SF	4	9684585
Electrical						
D5030	Throughout Building	Fair	Electrical System, Wiring & Switches, Average or Low Density/Complexity	960 SF	20	9684605
D5040	Throughout Building	Fair	Interior Lighting System, Full Upgrade, High Density & Standard Fixtures	960 SF	5	9684593
D5040	Building Exterior	Fair	Exterior Light, any type, w/ LED Replacement	3	5	9684589
Fire Alarm & Electronic Systems						
D6060	Throughout Building	Fair	Intercom/PA System, Public Address Upgrade, Facility-Wide	960 SF	5	9684590
D7030	Throughout Building	Fair	Security/Surveillance System, Full System Upgrade, Average Density	960 SF	5	9684595
D7050	Throughout Building	Fair	Fire Alarm System, Full System Upgrade, Standard Addressable, Upgrade/Install	960 SF	5	9684592

Component Condition Report | El Roble Elementary School / P 22

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Equipment & Furnishings						
E2010	Throughout Building	Fair	Casework, Cabinetry, Standard	10 LF	5	9684591

Component Condition Report | El Roble Elementary School / P 23 & 24

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Facade						
B2010	Building Exterior	Fair	Exterior Walls, any painted surface, Prep & Paint	2,200 SF	5	9686730
B2020	Building Exterior	Fair	Glazing, any type by SF	400 SF	7	9686716
B2050	Building Exterior	Fair	Exterior Door, Steel, Commercial	2	17	9686729
Roofing						
B3010	Roof	Fair	Roofing, Metal	2,280 SF	17	9686727
B3020	Roof	Fair	Roof Appurtenances, Gutters & Downspouts, Aluminum w/ Fittings	100 LF	5	9686718
Interiors						
C1070	Throughout Building	Fair	Suspended Ceilings, Acoustical Tile (ACT)	2,280 SF	7	9686722
C2010	Throughout Building	Fair	Wall Finishes, Tackable panel	4,000 SF	5	9686724
C2030	Throughout Building	Fair	Flooring, Carpet, Commercial Standard	2,280 SF	4	9686726
HVAC						
D3030	Building Exterior	Fair	Heat Pump, Packaged & Wall-Mounted, 3.5 to 4 TON	2	2	9686714
D3050	Throughout Building	Fair	HVAC System, Ductwork, Medium Density	2,280 SF	12	9686725
Fire Protection						
D4010	Throughout Building	NA	Fire Suppression System, Full System Install/Retrofit, Medium Density/Complexity, Renovate	2,280 SF	4	9686715
Electrical						
D5030	Throughout Building	Fair	Electrical System, Wiring & Switches, Average or Low Density/Complexity	2,280 SF	17	9686728
D5040	Building Exterior	Fair	Exterior Light, any type, w/ LED Replacement	4	5	9686721
D5040	Throughout Building	Fair	Interior Lighting System, Full Upgrade, High Density & Standard Fixtures	2,280 SF	5	9686717
Fire Alarm & Electronic Systems						
D6060	Throughout Building	Fair	Intercom/PA System, Public Address Upgrade, Facility-Wide	2,280 SF	5	9686720
D7030	Throughout Building	Fair	Security/Surveillance System, Full System Upgrade, Average Density	2,280 SF	5	9686723
D7050	Throughout Building	Fair	Fire Alarm System, Full System Upgrade, Standard Addressable, Upgrade/Install	2,280 SF	5	9686719
D7050		Fair	Fire Alarm Panel, Fully Addressable	1	5	9686768
Equipment & Furnishings						
E2010		Fair	Casework, Cabinetry, Standard	2 LF	5	9686731

Component Condition Report | El Roble Elementary School / P25

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Facade						
B2010	Building Exterior	Fair	Exterior Walls, any painted surface, Prep & Paint	1,100 SF	5	9684625
B2020	Building Exterior	Fair	Glazing, any type by SF	200 SF	10	9684619
B2050	Building Exterior	Fair	Exterior Door, Steel, Commercial	1	20	9684624
Roofing						

Component Condition Report | El Roble Elementary School / P25

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
B3010	Roof	Fair	Roofing, Metal	1,000 SF	20	9684622
B3020	Roof	Fair	Roof Appurtenances, Gutters & Downspouts, Aluminum w/ Fittings	50 LF	5	9684614
Interiors						
C1070	Throughout Building	Fair	Suspended Ceilings, Acoustical Tile (ACT)	960 SF	5	9684608
C2010	Throughout Building	Fair	Wall Finishes, Tackable panel	1,500 SF	4	9684616
C2030	Throughout Building	Fair	Flooring, Carpet, Commercial Standard	960 SF	5	9684617
Plumbing						
D2010	Throughout Building	Fair	Plumbing System, Supply & Sanitary, Low Density (excludes fixtures)	960 SF	20	9684627
D2010	Throughout Building	Fair	Sink/Lavatory, Vanity Top, Stainless Steel	1	10	9684618
HVAC						
D3030	Building Exterior	Fair	Heat Pump, Packaged & Wall-Mounted, 3.5 to 4 TON	1	4	9684609
D3050	Throughout Building	Fair	HVAC System, Ductwork, Medium Density	960 SF	10	9684620
Fire Protection						
D4010	Throughout Building	NA	Fire Suppression System, Full System Install/Retrofit, Medium Density/Complexity, Renovate	960 SF	4	9684607
Electrical						
D5030	Throughout Building	Fair	Electrical System, Wiring & Switches, Average or Low Density/Complexity	960 SF	20	9684626
D5040	Throughout Building	Fair	Interior Lighting System, Full Upgrade, High Density & Standard Fixtures	960 SF	5	9684612
D5040	Building Exterior	Fair	Exterior Light, any type, w/ LED Replacement	3	5	9684613
Fire Alarm & Electronic Systems						
D6060	Throughout Building	Fair	Intercom/PA System, Public Address Upgrade, Facility-Wide	960 SF	5	9684615
D7030	Throughout Building	Fair	Security/Surveillance System, Full System Upgrade, Average Density	960 SF	5	9684621
D7050	Throughout Building	Fair	Fire Alarm System, Full System Upgrade, Standard Addressable, Upgrade/Install	960 SF	5	9684611
Equipment & Furnishings						
E2010	Throughout Building	Fair	Casework, Cabinetry, Standard	10 LF	5	9684610

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UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Facade						
B2010	Building Exterior	Fair	Exterior Walls, any painted surface, Prep & Paint	1,100 SF	5	9684645
B2020	Building Exterior	Fair	Glazing, any type by SF	200 SF	10	9684641
B2050	Building Exterior	Fair	Exterior Door, Steel, Commercial	1	20	9684644
Roofing						
B3010	Roof	Fair	Roofing, Metal	1,000 SF	20	9684647
B3020	Roof	Fair	Roof Appurtenances, Gutters & Downspouts, Aluminum w/ Fittings	50 LF	5	9684634
Interiors						
C1070	Throughout Building	Fair	Suspended Ceilings, Acoustical Tile (ACT)	960 SF	5	9684629
C2010	Throughout Building	Fair	Wall Finishes, Tackable panel	1,500 SF	4	9684637
C2030	Throughout Building	Fair	Flooring, Carpet, Commercial Standard	960 SF	5	9684643
Plumbing						
D2010	Throughout Building	Fair	Sink/Lavatory, Vanity Top, Stainless Steel	1	10	9684639