

FACILITY CONDITION ASSESSMENT



prepared for

Gilroy Unified School District
7810 Arroyo Circle
Gilroy, CA 95020



Eliot Elementary School
475 Old Gilroy Street
Gilroy, CA 95020

PREPARED BY:

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BV PROJECT #:

171004.25R000-002.017

DATE OF REPORT:

July 29, 2025

ON SITE DATE:

June 30, 2025

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1. Executive Summary

Campus Overview and Assessment Details

| General Information | |
|--|---|
| Property Type | Elementary School |
| Number of Buildings | 3 |
| Main Address | 475 Old Gilroy Street, Gilroy, CA 95020 |
| Site Developed | 1994 |
| Outside Occupants / Leased Spaces | None |
| Date(s) of Visit | June 30, 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 | Kay van der Have |
| Reviewed By | Sean Luxem <i>for</i> , Gregg Young Program Manager 979.270.0024 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

Eliot Elementary was built in 1994 as an elementary school and continues to serve in that capacity.

Architectural

The stucco clad buildings have been generally well maintained and can be expected to provide an ongoing pleasing environment in which to educate youngsters in Gilroy. The recent application of a paint on roofing product has extended the expected life of the roofs for 10 years. Lifecycle replacements for interior and exterior finishes are anticipated and have been budgeted. The exception is that there seems to be a pattern of second floor slab movement, a study to look into what may be causing that has been called for.

Mechanical, Electrical, Plumbing and Fire (MEPF)

HVAC equipment and the elevator controls are still functioning but have exceeded their expected useful life, short term replacement has been budgeted. Lifecycle replacements have been budgeted for the remaining systems, fire alarm, fire sprinklers, electrical and plumbing. The recently installed solar array was neither paid for nor is maintained by the school district.

Site

A site related issue at this school is that the number of off street parking spaces can not even accommodate the entire school staff. Increased parking has not been budgeted but is suggested. Security for the site has been increased by the installation of a perimeter chainlink fence and CCTV. The kindergarten play structure was being installed at the time of assessment. Lifecycle replacements are anticipated and have been budgeted.

Recommended Additional Studies

See the Systems Summary tables in the latter sections of this report for recommended additional studies associated with accessibility and structural issues.

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 |
|----------------------------------|---------|----------|-------------------|---------|--------|--------|---------|
| Administration / Library | \$550 | 6,600 | \$3,630,000 | 0% | 4.1% | 5.6% | 31.1% |
| Kindergarten | \$550 | 6,240 | \$3,432,000 | 0.0% | 5.0% | 5.0% | 10.6% |
| Multiple Use / Classrooms | \$550 | 37,930 | \$20,861,500 | 0.1% | 5.4% | 6.6% | 17.0% |
| Site | \$0 | 0 | \$0 | % | % | % | % |
| Eliot Elementary School | \$0 | 50,770 | \$0 | % | % | % | % |

Immediate Needs

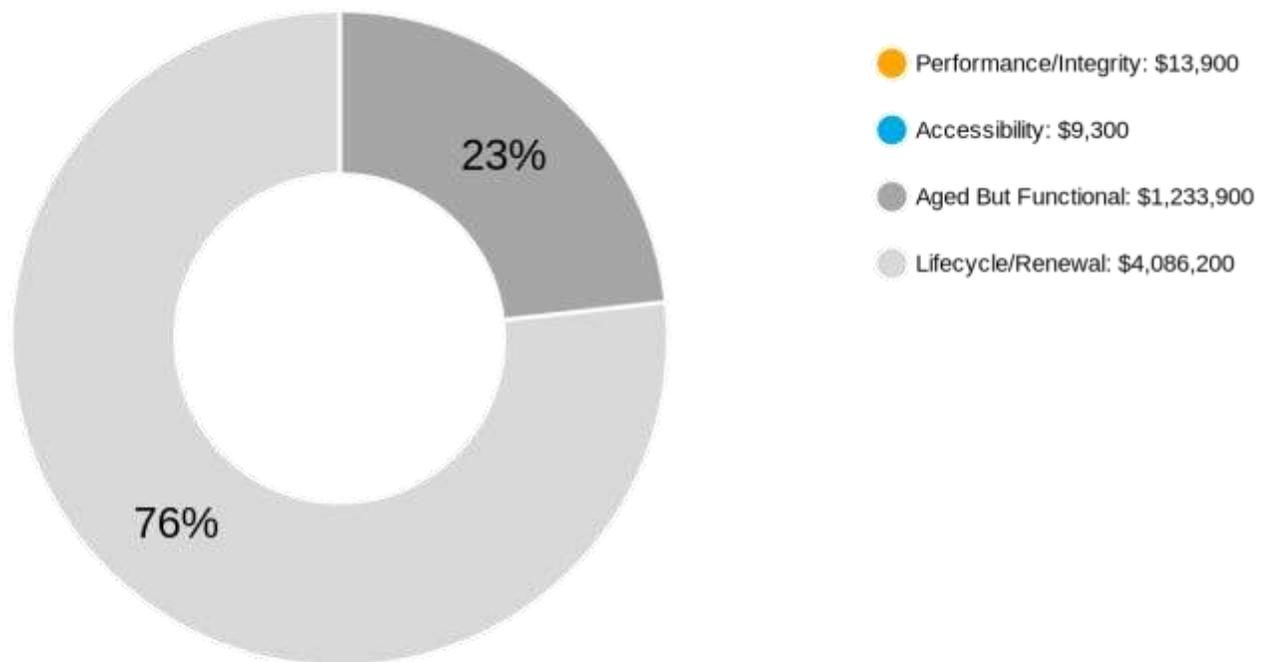
| Facility/Building | Total Items | Total Cost |
|---|-------------|-----------------|
| Eliot Elementary School / Kindergarten | 1 | \$1,600 |
| Eliot Elementary School / Multiple Use / Classrooms | 1 | \$12,300 |
| Eliot Elementary School / Site | 1 | \$9,300 |
| TOTAL | 3 | \$23,200 |

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: \$5,343,400

2. Administration / Library



Administration / Library: Building Systems Summary

| | | |
|------------------------------|---|------------------|
| Address | 475 Old Gilroy Street, Gilroy, CA 95113 | |
| GPS Coordinates | 37.3326639, -121.8918364 | |
| Constructed/Renovated | 1994 | |
| Building Area | 6,600 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: Stucco Windows: Aluminum | Fair |
| Roof | Primary: Flat construction with built-up roofing which has recently been painted with fluid applied roofing Secondary: Hip construction with clay/concrete tiles | Good |
| Interiors | Walls: Vinyl Floors: Carpet, VCT, ceramic tile Ceilings: ACT and wood paneling | Fair |
| Elevators | None | n/a |

| Administration / Library: Building Systems Summary | | |
|---|--|------|
| Plumbing | Distribution: Copper supply and PVC waste & venting Hot Water: None Fixtures: Toilets and sinks in restrooms | Fair |
| HVAC | Non-Central System: Packaged units | Fair |
| Fire Suppression | Wet-pipe sprinkler system and fire extinguishers | Fair |
| Electrical | Source & Distribution: Main panel with copper wiring Interior Lighting: LED Emergency Power: None | 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 | 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 studies are currently recommended for the building. | |
| Areas Observed | 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.

| Administration / Library: 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 | \$0 | \$56,933 | \$58,252 | \$115,185 |
| Roofing | \$0 | \$33,053 | \$0 | \$0 | \$53,835 | \$86,888 |
| Interiors | \$0 | \$0 | \$55,366 | \$46,440 | \$92,796 | \$194,602 |
| Plumbing | \$0 | \$0 | \$0 | \$53,132 | \$9,559 | \$62,691 |
| HVAC | \$0 | \$0 | \$107,062 | \$43,780 | \$0 | \$150,842 |
| Fire Protection | \$0 | \$0 | \$0 | \$1,820 | \$2,446 | \$4,266 |
| Electrical | \$0 | \$0 | \$9,438 | \$692,616 | \$4,485 | \$706,539 |
| Fire Alarm & Electronic Systems | \$0 | \$0 | \$0 | \$24,151 | \$0 | \$24,151 |
| Equipment & Furnishings | \$0 | \$0 | \$0 | \$3,977 | \$266,227 | \$270,204 |
| Sitework | \$0 | \$0 | \$0 | \$0 | \$12,303 | \$12,303 |
| TOTALS | \$0 | \$33,100 | \$171,900 | \$922,900 | \$500,000 | \$1,627,900 |

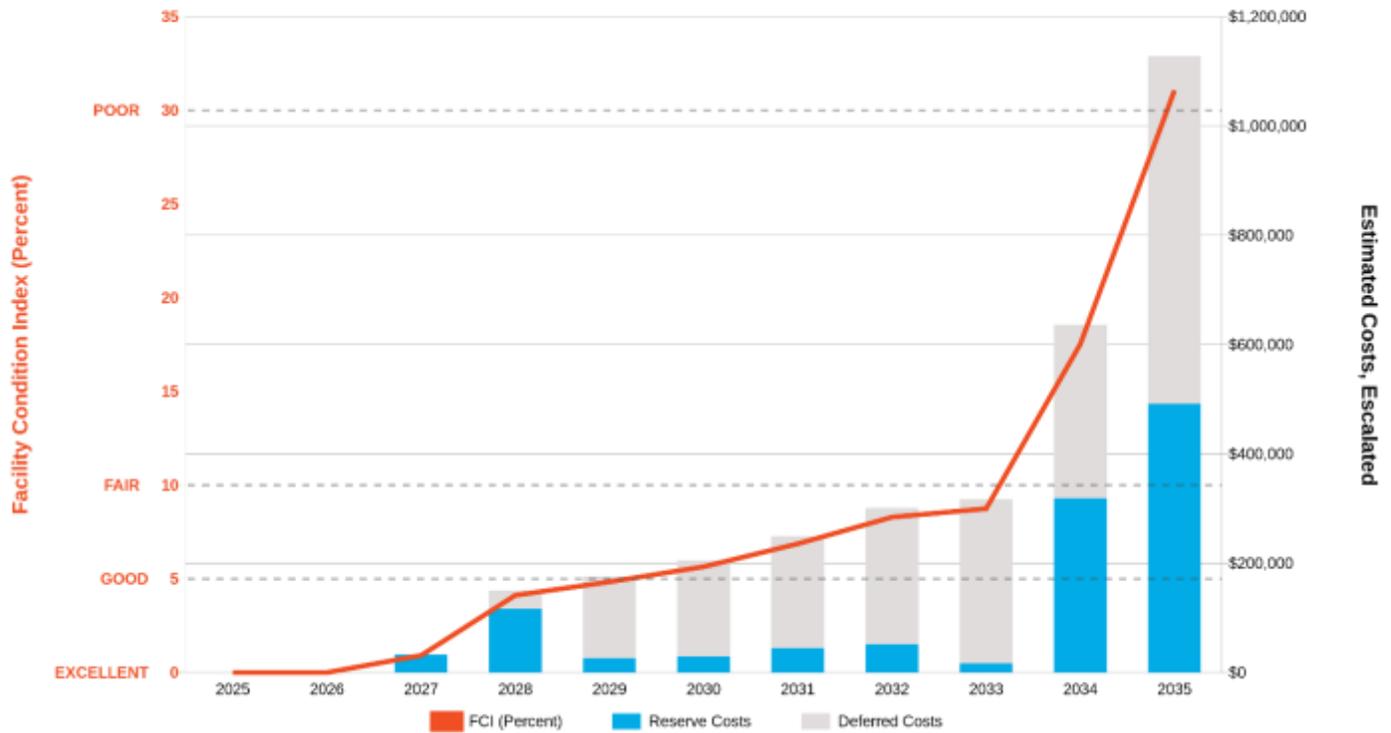
NEEDS OVER TIME: The vertical blue bars in the graphic below represent the year-by-year needs identified for the facility. The orange line forecasts what would happen to the FCI (left Y axis) over time, assuming zero capital expenditures over the next ten years. The dollar amounts allocated for each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

Needs by Year with Unaddressed FCI Over Time

Replacement Value: \$3,630,000.00

Inflation Rate: 3%

Average Needs (per year - over next 10 years): \$102,524.00



Immediate Needs

There are no immediate needs to report.

Key Findings

There are no key findings to report.

3. Kindergarten



Kindergarten: Building Systems Summary

| | | |
|------------------------------|---|------------------|
| Address | 475 Old Gilroy Street, Gilroy, CA 95113 | |
| GPS Coordinates | 37.0066964, -121.5614457 | |
| Constructed/Renovated | 1994 | |
| Building Area | 6,240 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: Stucco Windows: Aluminum | Fair |
| Roof | Primary: Hip construction with concrete tiles Secondary: Flat construction with fluid roofing painted over a built-up base | Good |
| Interiors | Walls: Vinyl Floors: Carpet, VCT, ceramic tile Ceilings: ACT and painted gypsum board | Fair |
| Elevators | None | n/a |

| Kindergarten: Building Systems Summary | | |
|---|---|------|
| Plumbing | Distribution: Copper supply and PVC waste & venting Hot Water: Electric tank Fixtures: Toilets and sinks in restrooms | Fair |
| HVAC | Non-Central System: Packaged units | Fair |
| Fire Suppression | Wet-pipe sprinkler system and fire extinguishers | Fair |
| Electrical | Source & Distribution: Main panel with copper wiring Interior Lighting: LED Emergency Power: None | 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 | 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 studies are currently recommended for the building. | |
| Areas Observed | 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 roofs. | |
| Key Spaces Not Observed | All key areas of the facility were accessible and observed. | |

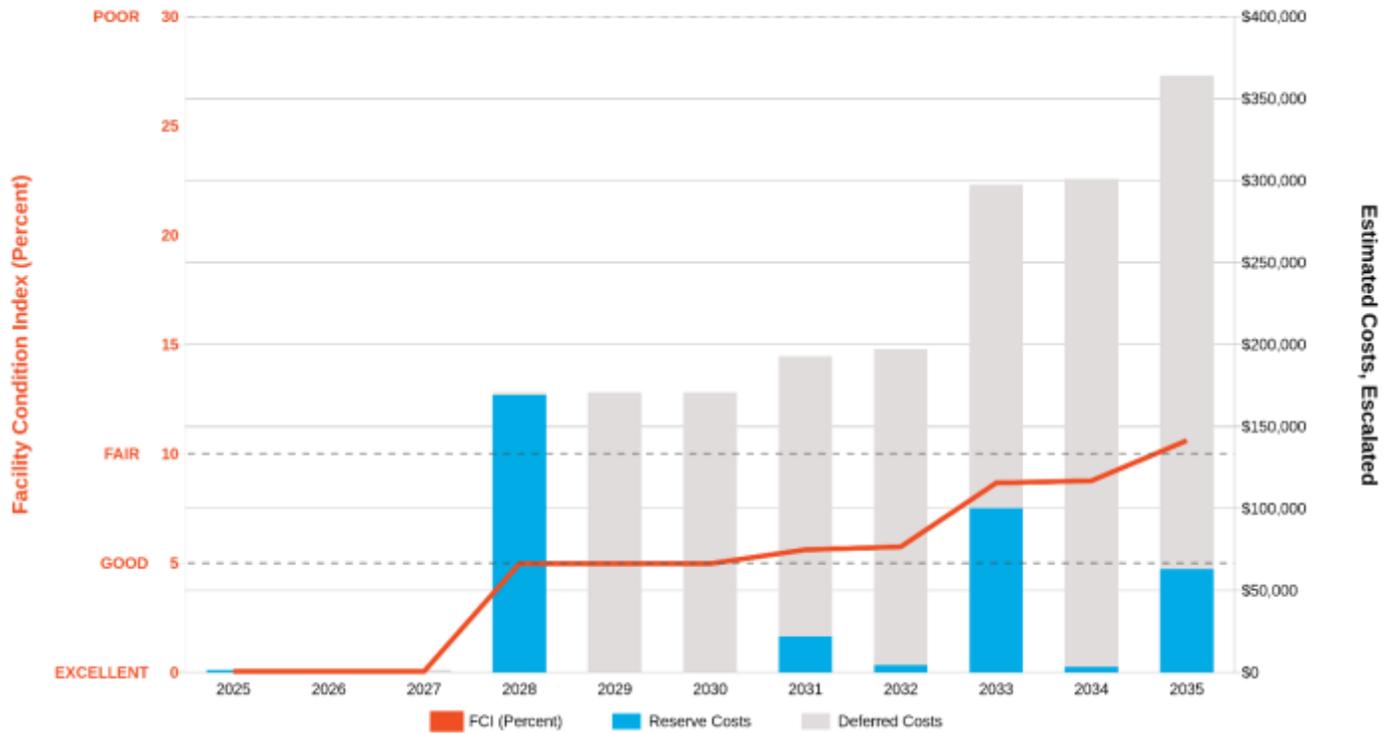
The table below shows the anticipated costs by trade or building system over the next 20 years.

| Kindergarten: 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 | \$14,967 | \$7,960 | \$58,820 | \$81,747 |
| Roofing | \$0 | \$0 | \$0 | \$10,043 | \$4,673 | \$14,716 |
| Interiors | \$0 | \$0 | \$47,025 | \$76,898 | \$75,380 | \$199,303 |
| Plumbing | \$1,604 | \$0 | \$740 | \$4,552 | \$33,911 | \$40,807 |
| HVAC | \$0 | \$0 | \$59,330 | \$0 | \$45,180 | \$104,510 |
| Fire Protection | \$0 | \$0 | \$0 | \$10,120 | \$0 | \$10,120 |
| Electrical | \$0 | \$0 | \$8,090 | \$48,554 | \$0 | \$56,644 |
| Fire Alarm & Electronic Systems | \$0 | \$0 | \$39,124 | \$35,123 | \$0 | \$74,247 |
| Equipment & Furnishings | \$0 | \$0 | \$0 | \$0 | \$108,508 | \$108,508 |
| TOTALS | \$1,700 | \$0 | \$169,300 | \$193,300 | \$326,500 | \$690,800 |

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

Needs by Year with Unaddressed FCI Over Time

Replacement Value: \$3,432,000.00 Inflation Rate: 3% Average Needs (per year - over next 10 years): \$33,102.00



Immediate Needs

| Location | UF Code | Description | Condition | Plan Type | Cost |
|--|---------|--|-----------|-----------------------|----------------|
| Eliot Elementary School / Kindergarten | D2016 | Toilet, Commercial Water Closet, Replace | Poor | Performance/Integrity | \$1,600 |
| TOTAL (1 items) | | | | | \$1,600 |



Key Findings



Toilet in Poor condition.

Commercial Water Closet
Kindergarten
Restrooms

Uniformat Code: D2010
Recommendation: **Replace in 2025**

Plan Type:
Performance/Integrity

Cost Estimate: \$1,600

It appears that Work is underway on this toilet, but currently not functioning - AssetCALC ID: 9477732

4. Multiple Use / Classrooms



Multiple Use / Classrooms: Building Systems Summary

| | | |
|------------------------------|---|------------------|
| Address | 475 Old Gilroy Street, Gilroy, CA 95113 | |
| GPS Coordinates | 37.0066964, -121.5614457 | |
| Constructed/Renovated | 1994 | |
| Building Area | 37,930 SF | |
| Number of Stories | 2 above grade | |
| <i>System</i> | <i>Description</i> | <i>Condition</i> |
| Structure | Conventional wood frame structure over concrete slab foundation | Fair |
| Facade | Wall Finish: Stucco Windows: Aluminum | Fair |
| Roof | Primary: Flat construction with built-up roofing which has recently been painted with fluid applied roofing Secondary: Hip construction with clay/concrete tiles | Good |
| Interiors | Walls: Vinyl, ceramic tile, painted gypsum board Floors: Carpet, VCT, quarry tile Ceilings: ACT, painted gypsum board | Fair |
| Elevators | Passenger: One hydraulic car serving both floors Wheelchair lift | Fair |

| Multiple Use / Classrooms: Building Systems Summary | | |
|--|--|------|
| Plumbing | Distribution: Copper supply and PVC waste & venting Hot Water: None Fixtures: Toilets, urinals and sinks in restrooms | Fair |
| HVAC | Non-Central System: Packaged units | Fair |
| Fire Suppression | Wet-pipe sprinkler system and fire extinguishers | Fair |
| Electrical | Source & Distribution: Main panel with copper wiring Interior Lighting: LED Emergency Power: None | 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 | 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 studies are currently recommended for the building. | |
| Areas Observed | 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. | |

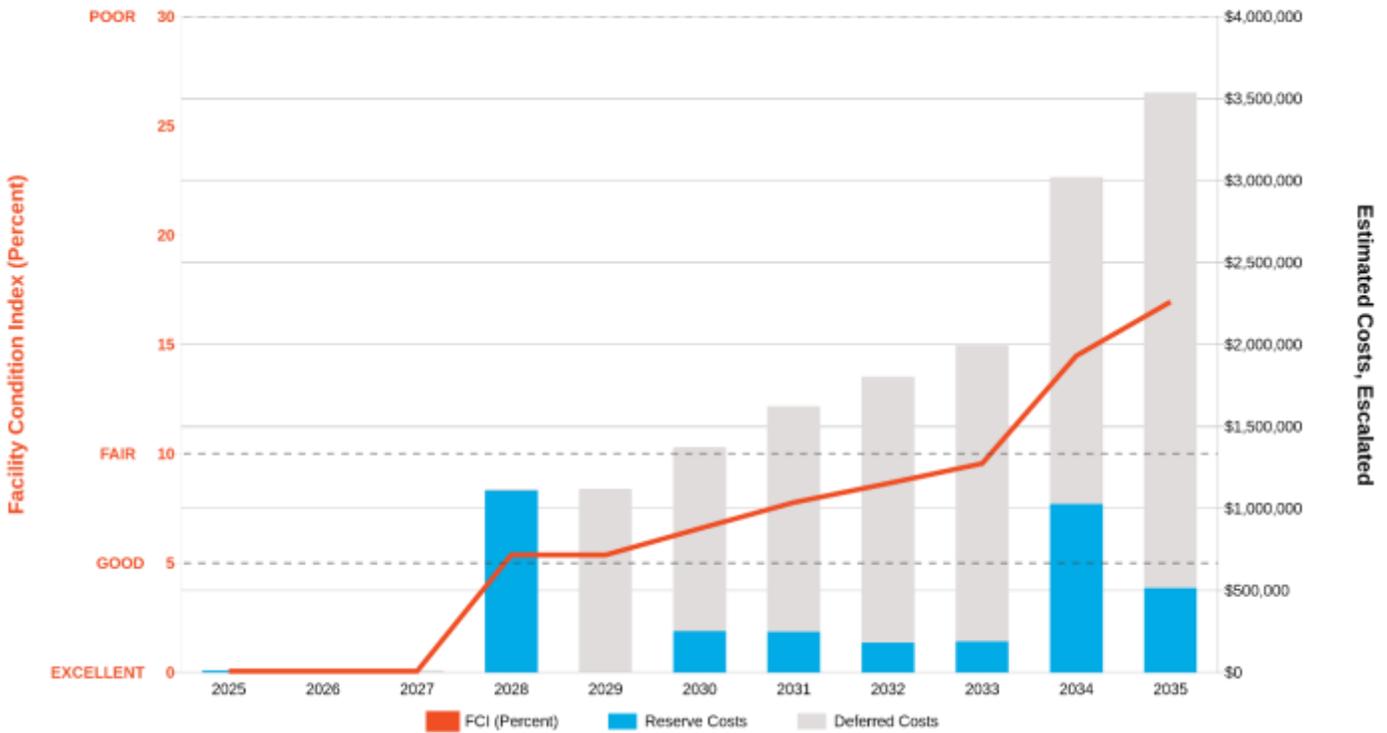
The table below shows the anticipated costs by trade or building system over the next 20 years.

| Multiple Use / Classrooms: 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 | \$84,950 | \$113,101 | \$227,065 | \$425,116 |
| Roofing | \$0 | \$0 | \$0 | \$174,342 | \$226,111 | \$400,453 |
| Interiors | \$0 | \$0 | \$281,664 | \$540,496 | \$905,361 | \$1,727,521 |
| Conveying | \$0 | \$0 | \$6,742 | \$116,259 | \$15,834 | \$138,835 |
| Plumbing | \$0 | \$0 | \$2,360 | \$800,048 | \$143,531 | \$945,939 |
| HVAC | \$0 | \$0 | \$754,466 | \$22,509 | \$11,373 | \$788,348 |
| Fire Protection | \$0 | \$0 | \$54,725 | \$7,034 | \$9,453 | \$71,212 |
| Electrical | \$0 | \$0 | \$8,090 | \$180,958 | \$0 | \$189,048 |
| Fire Alarm & Electronic Systems | \$0 | \$0 | \$153,436 | \$181,636 | \$210,622 | \$545,694 |
| Equipment & Furnishings | \$0 | \$0 | \$15,449 | \$26,920 | \$2,135,075 | \$2,177,444 |
| Follow-up Studies | \$12,340 | \$0 | \$0 | \$0 | \$0 | \$12,340 |
| Other (H0001) | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 |
| TOTALS | \$12,400 | \$0 | \$1,361,900 | \$2,163,400 | \$3,884,500 | \$7,422,200 |

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

Replacement Value: \$20,861,500.00 Inflation Rate: 3% Average Needs (per year - over next 10 years): \$321,593.00



Immediate Needs

| Location | UF Code | Description | Condition | Plan Type | Cost |
|---|---------|--|-----------|-----------------------|-----------------|
| Eliot Elementary School / Multiple Use / Classrooms | P2032 | Engineering Study, Structural, Superstructure, Evaluate/Report | NA | Performance/Integrity | \$12,300 |
| TOTAL (1 items) | | | | | \$12,300 |



Key Findings



Recommended Follow-up Study:

Structural, Superstructure
Multiple Use / Classrooms
C204, C209, C211

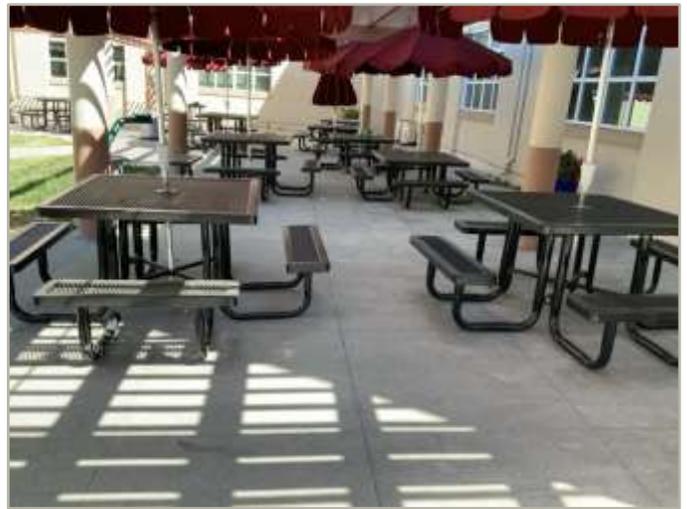
Uniformat Code: P2030
Recommendation: **Evaluate/Report in 2025**

Plan Type:
Performance/Integrity

Cost Estimate: \$12,300

There seems to be a pattern of possible slab failure, it warrants looking into - AssetCALC ID: 9477709

5. Site



| Site: Site Information | | |
|-------------------------------------|--|------------------|
| Site Area | 3.68 acres | |
| Parking Spaces | 29 total spaces all in open lots; two 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 | Fair |
| Site Development | Property entrance signage; hollow metal and chain link fencing; Playgrounds with fencing Moderately furnished with park benches, picnic tables, trash receptacles | Fair |
| Landscaping & Topography | Limited landscaping features including lawns, trees, bushes Irrigation present No retaining walls Low 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 | Good |
| Ancillary Structures | Storage shed and shade trellis | Fair |

Site: Site Information

| | |
|-------------------------------------|---|
| Site Accessibility | Potential moderate/major issues have been identified at the exterior/site areas and a detailed accessibility study is recommended. See the appendix for associated photos and additional information. |
| Site Additional Studies | Beyond the accessibility study recommended above, no additional studies are currently recommended for the site. |
| 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 | \$7,010 | \$0 | \$7,917 | \$14,927 |
| Fire Protection | \$0 | \$0 | \$20,952 | \$0 | \$0 | \$20,952 |
| Electrical | \$0 | \$0 | \$0 | \$193,210 | \$0 | \$193,210 |
| Special Construction & Demo | \$0 | \$0 | \$0 | \$0 | \$272,488 | \$272,488 |
| Sitework | \$0 | \$0 | \$37,530 | \$45,995 | \$590,008 | \$673,533 |
| Accessibility | \$9,255 | \$0 | \$0 | \$0 | \$0 | \$9,255 |
| Other (H0001) | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 |
| TOTALS | \$9,300 | \$0 | \$65,500 | \$239,300 | \$870,500 | \$1,184,600 |

Immediate Needs

| Location | UF Code | Description | Condition | Plan Type | Cost |
|--------------------------------|---------|--|-----------|---------------|----------------|
| Eliot Elementary School / Site | Y1091 | ADA Miscellaneous, Level III Study, Includes Measurements, Evaluate/Report | NA | Accessibility | \$9,300 |
| TOTAL (1 items) | | | | | \$9,300 |



Key Findings

There are no key findings to report.



6. 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 | 1994 | No | No |
| Administration / Library | 1994 | No | No |
| Eliot Elementary School | 1994 | No | No |
| Kindergarten | 1994 | No | No |
| Multiple Use / Classrooms | 1994 | No | No |

A detailed follow-up accessibility study is included as a recommendation because potential moderate to major issues were observed at the subject site. Reference the appendix for specific data, photos, and tables or checklists associated with this limited accessibility survey.

7. 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.

8. 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.

9. Certification

AEDIS Gilroy (the Client) retained Bureau Veritas to perform this Facility Condition Assessment in connection with its continued operation of Eliot Elementary School, 475 Old Gilroy 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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10. 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



| | | | |
|--|-----------------------|---------------------------|---|
|  BUREAU VERITAS | Project Number | Project Name |  N |
| | 171004.25R000-002.017 | Elliott Elementary School | |
| | Source | On-Site Date | |
| | Google | June 30, 2025 | |

Appendix B: Pre-Survey Questionnaire(s)

BV FACILITY CONDITION ASSESSMENT: PRE-SURVEY QUESTIONNAIRE

Building / Facility Name: Eliot Elementary School

Name of person completing form: Paul

Title / Association w/ property: Director of facilities management and planning

Length of time associated w/ property: Seven years

Date Completed: June 30, 2025

Phone Number: 408.726.1686

Method of Completion: INTERVIEW - verbally completed during interview

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

| Data Overview | | Response | | |
|---------------|--|---|-----------|-------------------|
| 1 | Year(s) constructed | Constructed 1994 | Renovated | |
| 2 | Building size in SF | 60,000 | SF | |
| 3 | Major Renovation/Rehabilitation | | Year | Additional Detail |
| | | Facade | | |
| | | Roof | 2024 | |
| | | Interiors | | |
| | | HVAC | | |
| | | Electrical | | |
| | | Site Pavement | 2024 | Currently also |
| | | Accessibility | | |
| 4 | List other significant capital improvements (focus on recent years; provide approximate date). | Kinder playground, solar array (not paid for or maintained by the school district), perimeter fencing | | |
| 5 | List any major capital expenditures planned/requested for the next few years. Have they been budgeted? | Upper playground, not budgeted or planned | | |
| 6 | Describe any on-going extremely problematic, historically chronic, or immediate facility needs. | | | |

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 complaints? | | X | | | |
| 10 | Are your elevators unreliable, with frequent service calls? | | X | | | |
| 11 | Are there any plumbing leaks, water pressure, or clogging/backup issues? | | X | | | |
| 12 | Have there been any leaks or pressure problems with natural gas, HVAC piping, or steam service? | | X | | | |
| 13 | Are any areas of the facility inadequately heated, cooled or ventilated? Poorly insulated areas? | | X | | | |
| 14 | Is the electrical service outdated, undersized, or 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? | | | | | Size limited |
| 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 previously performed? If so, when? | | X | | | |
| 19 | ADA: Have any ADA improvements been made to the property since original construction? Describe. | | X | | | |
| 20 | ADA: Has building management reported any accessibility-based complaints or litigation? | | X | | | |
| 21 | Are any areas of the property leased to outside occupants? | | X | | | |

Signature of Assessor

Signature of POC

Appendix C: Accessibility Review and Photos

Visual Survey - 2010 ADA Standards for Accessible Design

Property Name: Eliot Elementary School

BV Project Number: 171004.25R000-002.017

| 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 | | |

| Eliot 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 | | | Range controls at rear | X |
| Playgrounds & Swimming Pools | | Pavement to play area has a drop in elevation | | |
| Other | NA | | | |

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

Eliot Elementary School: Photographic Overview



OVERVIEW OF ACCESSIBLE PARKING AREA



CLOSE-UP OF STALL



CURB CUT



CURB CUT



ACCESSIBLE ENTRANCE



SIGNAGE

Eliot Elementary School: Photographic Overview



ACCESSIBLE INTERIOR LIFT



STAIR RAILS



LOBBY LOOKING AT CABS (WITH DOORS OPEN)



IN-CAB CONTROLS



TOILET STALL OVERVIEW



SINK, FAUCET HANDLES AND ACCESSORIES

Eliot Elementary School: Photographic Overview



SINK CLEARANCE



OVEN WITH CONTROLS



OVERVIEW OF PLAYGROUND



LEVEL CHANGE

Appendix D:

Component Condition Report

Component Condition Report | Eliot Elementary School / Administration / Library

| UF L3 Code | Location | Condition | Asset/Component/Repair | Quantity | RUL | ID |
|------------------|---------------------|-----------|---|-----------|-----|---------|
| Facade | | | | | | |
| B2010 | Building Exterior | Good | Exterior Walls, any painted surface, 1-2 Story Building, Prep & Paint | 3,500 SF | 8 | 9477613 |
| B2020 | Building Exterior | Fair | Glazing, any type by SF | 500 SF | 6 | 9477610 |
| B2050 | Building Exterior | Fair | Exterior Door, Steel, Commercial | 4 | 20 | 9477639 |
| Roofing | | | | | | |
| B3010 | Roof | Fair | Roofing, any type, paint on | 5,260 SF | 2 | 9477608 |
| B3010 | Roof | Fair | Roofing, Clay/Concrete Tile | 3,780 SF | 22 | 9477623 |
| B3020 | Roof | Good | Roof Appurtenances, Roof Access Ladder, Steel | 20 LF | 35 | 9477628 |
| B3020 | Roof | Fair | Roof Appurtenances, Gutters & Downspouts, Aluminum w/ Fittings | 400 LF | 16 | 9477622 |
| B3060 | Roof | Fair | Roof Hatch, Metal | 1 | 12 | 9477629 |
| Interiors | | | | | | |
| C1030 | Throughout Building | Fair | Interior Door, Wood, Solid-Core | 9 | 15 | 9477617 |
| C1070 | Throughout Building | | Suspended Ceilings, Acoustical Tile (ACT) | 5,400 SF | 25 | 9477636 |
| C2010 | | Fair | Wall Finishes, Vinyl | 12,240 SF | 7 | 9477614 |
| C2030 | Restrooms | Fair | Flooring, Ceramic Tile | 140 SF | 22 | 9477612 |
| C2030 | Throughout Building | Fair | Flooring, Vinyl Tile (VCT) | 4,100 SF | 5 | 9477626 |
| C2030 | Throughout Building | Fair | Flooring, Carpet, Commercial Standard | 2,500 SF | 4 | 9477632 |
| C2050 | Library | Good | Ceiling Finishes, Wood Paneling | 1,200 SF | 25 | 9477633 |
| Plumbing | | | | | | |
| D2010 | Throughout Building | Fair | Plumbing System, Supply & Sanitary, Low Density (excludes fixtures) | 6,600 SF | 9 | 9498634 |
| D2010 | Throughout Building | Fair | Sink/Lavatory, Service Sink, Wall-Hung | 3 | 22 | 9477611 |
| D2010 | Throughout Building | Fair | Sink/Lavatory, Vanity Top, Stainless Steel | 3 | 20 | 9477616 |
| D2010 | Throughout Building | Fair | Toilet, Commercial Water Closet | 3 | 22 | 9477625 |
| D2010 | Nurse's Office | Fair | Shower, Ceramic Tile | 1 | 28 | 9477619 |

Component Condition Report | Eliot Elementary School / Administration / Library

| UF L3 Code | Location | Condition | Asset/Component/Repair | Quantity | RUL | ID |
|--|---------------------|-----------|--|-----------|-----|---------|
| D2010 | Nurse's Office | Fair | Shower, Valve & Showerhead | 1 | 15 | 9477638 |
| HVAC | | | | | | |
| D3050 | Roof | Fair | Packaged Unit, RTU, Pad or Roof-Mounted | 3 | 3 | 9477641 |
| D3050 | Throughout Building | Fair | HVAC System, Ductwork, Medium Density | 6,600 SF | 10 | 9498635 |
| D3050 | Roof | Fair | Packaged Unit, RTU, Pad or Roof-Mounted | 1 | 3 | 9477615 |
| D3050 | Throughout Building | Fair | HVAC System, Ductwork, Medium Density | 6,600 SF | 3 | 9477618 |
| D3050 | Roof | Fair | Packaged Unit, RTU, Pad or Roof-Mounted | 1 | 3 | 9477606 |
| Fire Protection | | | | | | |
| D4030 | Throughout Building | Fair | Fire Extinguisher, Type ABC, up to 20 LB | 8 | 7 | 9477627 |
| Electrical | | | | | | |
| D5020 | Electrical Room | Fair | Distribution Panel, 120/208 V | 1 | 3 | 9477605 |
| D5030 | Throughout Building | Fair | Electrical System, Wiring & Switches, Average or Low Density/Complexity | 60,000 SF | 9 | 9477640 |
| D5040 | Throughout Building | Fair | Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures | 60,000 SF | 10 | 9477624 |
| D5040 | Throughout Building | Fair | Emergency & Exit Lighting, Emergency Light Pack, 2 Light w/ Battery | 10 | 7 | 9477637 |
| Fire Alarm & Electronic Systems | | | | | | |
| D7050 | Utility Rooms/Areas | Fair | Fire Alarm Panel, Fully Addressable | 1 | 9 | 9477631 |
| Equipment & Furnishings | | | | | | |
| E1040 | Break Room | Fair | Healthcare Equipment, Defibrillator (AED), Cabinet-Mounted | 1 | 6 | 9477607 |
| E1060 | Break Room | Fair | Residential Appliances, Refrigerator, 14 to 18 CF | 2 | 6 | 9477620 |
| E2010 | Library | Fair | Library Shelving, Double-Faced, up to 90" Height | 140 LF | 12 | 9477634 |
| E2010 | Throughout Building | Fair | Casework, Cabinetry, Standard | 150 LF | 15 | 9477621 |
| E2010 | Library | Fair | Library Shelving, Single-Faced, up to 90" Height, up to 90" Height | 80 LF | 13 | 9477609 |
| E2010 | Throughout Building | Fair | Casework, Countertop, Plastic Laminate | 125 LF | 11 | 9477635 |
| Sitework | | | | | | |
| G4050 | Building Exterior | Fair | Site Lighting, Wall Pack or Walkway Pole-Mounted, any type w/ LED | 8 | 15 | 9477630 |

Component Condition Report | Eliot Elementary School / Kindergarten

| 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 | 3,700 SF | 3 | 9503516 |
| B2020 | Building Exterior | Fair | Glazing, any type by SF | 400 SF | 12 | 9477748 |
| B2050 | Building Exterior | Fair | Exterior Door, Steel, Standard | 8 | 10 | 9477739 |
| Roofing | | | | | | |
| B3010 | Roof | Good | Roofing, any type, paint on | 450 SF | 9 | 9477733 |
| B3010 | Roof | Fair | Roofing, Clay/Concrete Tile | 7,100 SF | 25 | 9477752 |
| B3020 | Roof | Fair | Roof Appurtenances, Gutters & Downspouts, Aluminum w/ Fittings | 440 LF | 10 | 9477723 |
| Interiors | | | | | | |
| C1070 | Throughout Building | Fair | Suspended Ceilings, Acoustical Tile (ACT) | 5,600 SF | 8 | 9477725 |
| C1090 | Restrooms | Fair | Toilet Partitions, Plastic/Laminate | 4 | 15 | 9477721 |
| C2010 | Lobby | Good | Wall Finishes, any surface, Prep & Paint | 970 SF | 8 | 9477744 |
| C2010 | Restrooms | Good | Wall Finishes, Ceramic Tile | 510 SF | 32 | 9477729 |
| C2010 | Throughout Building | Fair | Wall Finishes, Vinyl | 7,600 SF | 8 | 9477735 |
| C2030 | Throughout Building | Fair | Flooring, Carpet, Commercial Standard | 4,650 SF | 3 | 9477737 |
| C2030 | Throughout Building | Fair | Flooring, Vinyl Tile (VCT) | 1,600 SF | 6 | 9477738 |
| C2030 | Restrooms | Good | Flooring, Ceramic Tile | 260 SF | 32 | 9477749 |
| C2050 | Hallways & Common Areas | Good | Ceiling Finishes, any flat surface, Prep & Paint | 800 SF | 8 | 9503517 |
| Plumbing | | | | | | |
| D2010 | Utility Rooms/Areas | Fair | Sink/Lavatory, Service Sink, Floor | 1 | 14 | 9477736 |
| D2010 | Restrooms | Poor | Toilet, Commercial Water Closet | 1 | 0 | 9477732 |
| D2010 | Classrooms General | Fair | Drinking Fountain, Wall-Mounted, Bi-Level | 2 | 7 | 9477730 |
| D2010 | Throughout Building | Fair | Sink/Lavatory, Vanity Top, Stainless Steel | 4 | 20 | 9477747 |
| D2010 | Utility Rooms/Areas | Fair | Water Heater, Electric, Residential | 1 | 3 | 9477727 |
| D2010 | Restrooms | Fair | Sink/Lavatory, Wall-Hung, Enameled Steel | 4 | 15 | 9477742 |

Component Condition Report | Eliot Elementary School / Kindergarten

| UF L3 Code | Location | Condition | Asset/Component/Repair | Quantity | RUL | ID |
|--|---------------------|-----------|---|----------|-----|---------|
| D2010 | Restrooms | Fair | Toilet, Commercial Water Closet | 3 | 15 | 9477731 |
| HVAC | | | | | | |
| D3050 | Throughout Building | Fair | HVAC System, Ductwork, Medium Density | 6,420 SF | 12 | 9477743 |
| D3050 | Roof | Fair | Packaged Unit, RTU, Pad or Roof-Mounted | 4 | 3 | 9477734 |
| Fire Protection | | | | | | |
| D4010 | Throughout Building | Fair | Fire Suppression System, Existing Sprinkler Heads, by SF | 6,420 SF | 6 | 9477717 |
| Electrical | | | | | | |
| D5020 | Electrical Room | Fair | Distribution Panel, 120/208 V | 1 | 3 | 9477751 |
| D5040 | Building Exterior | Fair | Exterior Light, any type, w/ LED Replacement | 3 | 10 | 9477718 |
| D5040 | Throughout Building | Fair | Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures | 6,240 SF | 10 | 9477728 |
| Fire Alarm & Electronic Systems | | | | | | |
| D6020 | Throughout Building | Fair | Low Voltage System, Phone & Data Lines | 6,420 SF | 8 | 9477726 |
| D6060 | Throughout Building | Fair | Intercom/PA System, Public Address Upgrade, Facility-Wide | 6,240 SF | 3 | 9477741 |
| D7030 | Building Exterior | Fair | Security/Surveillance System, Full System Upgrade, Average Density | 6,420 SF | 8 | 9477750 |
| D7050 | Throughout Building | Fair | Fire Alarm System, Full System Upgrade, Standard Addressable, Upgrade/Install | 6,240 SF | 3 | 9477753 |
| Equipment & Furnishings | | | | | | |
| E2010 | Classrooms General | Fair | Casework, Cabinetry, Standard | 160 LF | 15 | 9477745 |
| E2010 | Classrooms General | Fair | Casework, Countertop, Plastic Laminate | 190 LF | 11 | 9477722 |

Component Condition Report | Eliot Elementary School / Multiple Use / Classrooms

| 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 | 21,000 SF | 3 | 9477679 |
| B2020 | Kitchen | Fair | Screens & Shutters, Rolling Security Shutter, 55 to 100 SF | 1 | 13 | 9506212 |
| B2020 | Building Exterior | Fair | Glazing, any type by SF | 1,240 SF | 10 | 9482605 |

Component Condition Report | Eliot Elementary School / Multiple Use / Classrooms

| UF L3 Code | Location | Condition | Asset/Component/Repair | Quantity | RUL | ID |
|------------------|-------------------------|-----------|--|-----------|-----|---------|
| B2050 | Building Exterior | Fair | Exterior Door, Steel, Commercial | 14 | 15 | 9477678 |
| Roofing | | | | | | |
| B3010 | roof | Excellent | Roofing, any type, Coating | 21,770 SF | 9 | 9506425 |
| B3010 | Roof | Good | Roofing, Clay/Concrete Tile | 15,600 SF | 40 | 9506426 |
| B3060 | Roof | Fair | Roof Hatch, Metal | 3 | 8 | 9482603 |
| Interiors | | | | | | |
| C1030 | Throughout Building | Fair | Interior Door, Wood, Solid-Core | 60 | 22 | 9477708 |
| C1030 | MPR | Fair | Interior Door, Steel, Fire-Rated at 90 Minutes or Over | 4 | 15 | 9482604 |
| C1070 | Throughout Building | Fair | Suspended Ceilings, Acoustical Tile (ACT) | 34,000 SF | 10 | 9506427 |
| C1090 | Restrooms | Good | Toilet Partitions, Plastic/Laminate | 20 | 16 | 9477711 |
| C2010 | MPR | Fair | Wall Finishes, Acoustical Tile (ACT), Fabric-Faced | 900 SF | 10 | 9477695 |
| C2010 | Throughout Building | Fair | Wall Finishes, Vinyl | 65,750 SF | 5 | 9506420 |
| C2010 | Throughout Building | Fair | Wall Finishes, any surface, Prep & Paint | 2,500 SF | 6 | 9506422 |
| C2010 | Restrooms | Fair | Wall Finishes, Ceramic Tile | 2,840 SF | 20 | 9477697 |
| C2010 | Throughout Building | Fair | Wall Finishes, Laminated Paneling (FRP) | 1,000 SF | 7 | 9477691 |
| C2030 | Kitchen | Fair | Flooring, Quarry Tile | 890 SF | 19 | 9477692 |
| C2030 | Multi-Purpose Room | Good | Flooring, Wood, Strip, Refinish | 450 SF | 8 | 9506204 |
| C2030 | Classrooms General | Fair | Flooring, Carpet, Commercial Standard | 13,800 SF | 7 | 9477677 |
| C2030 | Classrooms General | Fair | Flooring, Carpet, Commercial Standard | 4,600 SF | 3 | 9477683 |
| C2030 | Restrooms | Fair | Flooring, Ceramic Tile | 1,200 SF | 20 | 9477707 |
| C2030 | Throughout Building | Fair | Flooring, Vinyl Tile (VCT) | 16,480 SF | 8 | 9477698 |
| C2050 | Restrooms | Good | Ceiling Finishes, any flat surface, Prep & Paint | 1,200 SF | 8 | 9477714 |
| Conveying | | | | | | |
| D1010 | Elevator Shafts/Utility | Fair | Elevator Controls, Automatic, 1 Car | 1 | 3 | 9477699 |
| D1010 | Elevator | Good | Elevator Cab Finishes, Standard | 1 | 12 | 9506205 |

Component Condition Report | Eliot Elementary School / Multiple Use / Classrooms

| UF L3 Code | Location | Condition | Asset/Component/Repair | Quantity | RUL | ID |
|------------------------|-------------------------|-----------|--|-----------|-----|---------|
| D1010 | MPR | Fair | Vertical Lift, Wheelchair, 5' Rise, Renovate | 1 | 6 | 9506207 |
| D1010 | Elevator Shafts/Utility | Fair | Passenger Elevator, Hydraulic, 2 Floors, Renovate | 1 | 10 | 9477706 |
| Plumbing | | | | | | |
| D2010 | Classrooms General | Fair | Sink/Lavatory, Vanity Top, Stainless Steel | 21 | 20 | 9477690 |
| D2010 | Kitchen | Fair | Water Heater, Gas, Commercial (125 MBH) | 1 | 8 | 9506206 |
| D2010 | Kitchen | Fair | Sink/Lavatory, Stainless Steel | 1 | 10 | 9506210 |
| D2010 | Restrooms | Fair | Sink/Lavatory, Wall-Hung, Enameled Steel | 22 | 10 | 9477688 |
| D2010 | Throughout Building | Fair | Plumbing System, Supply & Sanitary, Medium Density (excludes fixtures) | 37,930 SF | 9 | 9506140 |
| D2010 | Utility Rooms/Areas | Fair | Sink/Lavatory, Service Sink, Floor | 3 | 15 | 9477685 |
| D2010 | Restrooms | Fair | Toilet, Commercial Water Closet | 26 | 12 | 9477687 |
| D2010 | Kitchen | Fair | Water Heater, Gas, High-Efficiency Condensing Style | 1 | 9 | 9506141 |
| D2010 | Throughout Building | Fair | Drinking Fountain, Wall-Mounted, Single-Level | 14 | 6 | 9477686 |
| D2010 | Throughout Building | Fair | Water Heater, Electric, Residential | 3 | 5 | 9477700 |
| D2010 | Restrooms | Fair | Urinal, Standard | 8 | 20 | 9477680 |
| HVAC | | | | | | |
| D3030 | MPR Roof | Fair | Split System, Condensing Unit/Heat Pump | 1 | 3 | 9482598 |
| D3050 | Roof | Fair | Packaged Unit, RTU, Pad or Roof-Mounted | 2 | 3 | 9482602 |
| D3050 | Throughout Building | Fair | HVAC System, Ductwork, Medium Density | 37,930 SF | 3 | 9506143 |
| D3050 | Classroom Roof | Fair | Packaged Unit, RTU, Pad or Roof-Mounted | 20 | 3 | 9477713 |
| D3050 | Roof | Fair | Make-Up Air Unit, MUA or MAU | 2 | 3 | 9482601 |
| D3050 | Classroom Roof | Fair | Packaged Unit, RTU, Pad or Roof-Mounted | 6 | 3 | 9482607 |
| D3060 | Roof | Fair | Exhaust Fan, Centrifugal, 16" Damper | 6 | 8 | 9482600 |
| D3060 | Kitchen | Good | Supplemental Components, Air Curtain, 5' Wide Non-Heated | 1 | 16 | 9506216 |
| D3060 | MPR Roof | Fair | Exhaust Fan, Propeller, 1 HP Motor | 1 | 3 | 9482606 |
| Fire Protection | | | | | | |

Component Condition Report | Eliot Elementary School / Multiple Use / Classrooms

| UF L3 Code | Location | Condition | Asset/Component/Repair | Quantity | RUL | ID |
|--|---------------------|-----------|---|-----------|-----|---------|
| D4010 | Throughout Building | Fair | Fire Suppression System, Existing Sprinkler Heads, by SF | 37,930 SF | 3 | 9506211 |
| D4030 | Throughout Building | Good | Fire Extinguisher, Type ABC, up to 20 LB | 30 | 8 | 9506208 |
| Electrical | | | | | | |
| D5020 | Electrical Room | Fair | Distribution Panel, 120/208 V | 1 | 3 | 9477675 |
| D5030 | Throughout Building | Fair | Electrical System, Wiring & Switches, Average or Low Density/Complexity | 37,930 SF | 9 | 9506139 |
| D5040 | Throughout Building | Good | Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures | 3,790 SF | 10 | 9506142 |
| Fire Alarm & Electronic Systems | | | | | | |
| D6020 | Throughout Building | Fair | Low Voltage System, Phone & Data Lines | 37,940 SF | 11 | 9506215 |
| D6060 | Throughout Building | Fair | Intercom/PA System, Public Address Upgrade, Facility-Wide | 37,930 SF | 13 | 9477703 |
| D7010 | Throughout Building | Fair | Intrusion Detection System, Full Alarm System Renovation/Upgrade, Upgrade/Install | 37,930 SF | 6 | 9506214 |
| D7050 | Throughout | Fair | Fire Alarm System, Full System Upgrade, Standard Addressable, Install | 37,930 SF | 3 | 9506169 |
| Equipment & Furnishings | | | | | | |
| E1030 | Kitchen | Good | Foodservice Equipment, Freezer, 2-Door Reach-In | 2 | 14 | 9477710 |
| E1030 | Kitchen | Fair | Foodservice Equipment, Commercial Kitchen, 3-Bowl | 1 | 14 | 9506217 |
| E1030 | Kitchen | Good | Foodservice Equipment, Refrigerator, 4-Door Reach-In | 2 | 12 | 9477673 |
| E1030 | Kitchen | Fair | Foodservice Equipment, Food Warmer, Proofing Cabinet on Wheels | 2 | 9 | 9477715 |
| E1030 | Kitchen | Fair | Foodservice Equipment, Dairy Cooler/Wells | 3 | 5 | 9477716 |
| E1030 | Kitchen | Excellent | Foodservice Equipment, Dairy Cooler/Wells | 1 | 15 | 9477693 |
| E1030 | Kitchen | Fair | Foodservice Equipment, Freezer, 4-Door Reach-In | 1 | 6 | 9477681 |
| E1030 | Kitchen | Fair | Foodservice Equipment, Range/Oven, 6-Burner | 1 | 9 | 9477694 |
| E1030 | Kitchen | Fair | Commercial Kitchen Line, Preparation Tables/Areas | 20 LF | 12 | 9506209 |
| E1030 | Kitchen | Fair | Foodservice Equipment, Garbage Disposal, 1 to 3 HP | 1 | 11 | 9506213 |
| E2010 | Classrooms General | Good | Casework, Cabinetry, Standard | 3,200 LF | 16 | 9477705 |
| E2010 | Classrooms General | Fair | Casework, Countertop, Plastic Laminate | 1,600 LF | 11 | 9477689 |
| Follow-up Studies | | | | | | |

Component Condition Report | Eliot Elementary School / Multiple Use / Classrooms

| UF L3 Code | Location | Condition | Asset/Component/Repair | Quantity | RUL | ID |
|----------------------|------------------|-----------|--|----------|-----|---------|
| P2030 | C204, C209, C211 | NA | Engineering Study, Structural, Superstructure, Evaluate/Report | 1 | 0 | 9477709 |
| Other (H0001) | | | | | | |
| H0000 | | | | 0 | 0 | 9477712 |
| H0000 | Roof | | | 1 | 0 | 9482608 |

Component Condition Report | Eliot Elementary School / Site

| UF L3 Code | Location | Condition | Asset/Component/Repair | Quantity | RUL | ID |
|---|--------------------|-----------|--|-----------|-----|---------|
| Plumbing | | | | | | |
| D2010 | Building Exterior | Fair | Backflow Preventer, Domestic Water | 1 | 3 | 9477670 |
| D2010 | Site | Good | Drinking Fountain, Exterior/Site, Metal Pedestal | 3 | 12 | 9477642 |
| Fire Protection | | | | | | |
| D4010 | Site | Fair | Supplemental Components, Fire Department Connection, Double | 1 | 3 | 9477655 |
| D4010 | Site | Fair | Backflow Preventer, Fire Suppression | 1 | 3 | 9477665 |
| Electrical | | | | | | |
| D5020 | Site Utility Areas | Fair | Switchboard, 120/208 V | 1 | 9 | 9507149 |
| Special Construction & Demo | | | | | | |
| F1020 | Site | Fair | Ancillary Building, Wood-Framed or CMU, Basic/Minimal | 2,000 SF | 20 | 9477668 |
| F1020 | Kindergarten | Fair | Shed/Gazebo/Shade Structure, Wood or Metal-Framed, Basic/Minimal | 96 SF | 18 | 9477646 |
| Pedestrian Plazas & Walkways | | | | | | |
| G2020 | Site | Fair | Parking Lots, Pavement, Asphalt, Seal & Stripe | 19,000 SF | 3 | 9477664 |
| G2030 | Site | Good | Site Stairs & Ramps, Steps, Concrete (per LF of nosing) | 600 LF | 46 | 9477659 |
| G2030 | Site | Fair | Sidewalk, Concrete, Large Areas | 14,000 SF | 20 | 9477652 |
| Athletic, Recreational & Playfield Areas | | | | | | |
| G2050 | Kindergarten | Excellent | Play Structure, Multipurpose, Small | 1 | 20 | 9477650 |
| G2050 | Site | Good | Play Structure, Multipurpose, Small | 2 | 16 | 9477649 |

Component Condition Report | Eliot Elementary School / Site

| UF L3 Code | Location | Condition | Asset/Component/Repair | Quantity | RUL | ID |
|----------------------|----------|-----------|---|-----------|-----|---------|
| G2050 | Site | Fair | Playground Surfaces, Chips Wood, 6" Depth | 5,300 SF | 3 | 9477653 |
| G2050 | Site | Fair | Athletic Surfaces & Courts, Basketball/General, Asphalt Pavement, Seal & Stripe | 19,300 SF | 3 | 9507151 |
| G2050 | Site | Good | Play Structure, Swing Set, 4 Seats | 2 | 17 | 9477648 |
| G2050 | Site | Fair | Sports Apparatus, Basketball, Backboard/Rim/Pole | 4 | 12 | 9477654 |
| Sitework | | | | | | |
| G2060 | Site | Good | Fences & Gates, Fence, Chain Link 6' | 800 LF | 38 | 9477647 |
| G2060 | Site | Good | Picnic Table, Metal Powder-Coated | 20 | 17 | 9477644 |
| G2060 | Site | Good | Fences & Gates, Fence, Chain Link 8' | 400 LF | 38 | 9477660 |
| G2060 | Site | Good | Fences & Gates, Pedestrian Gate, Wrought Iron | 4 | 21 | 9507146 |
| G2060 | Site | Fair | Bike Rack, Portable 6-10 Bikes | 3 | 10 | 9507147 |
| G2060 | Site | Fair | Flagpole, Metal | 1 | 12 | 9477651 |
| G2060 | Site | Good | Fences & Gates, Pedestrian Gate, Aluminized Steel | 2 | 23 | 9477666 |
| G2060 | Site | Fair | Signage, Property, Monument, Replace/Install | 1 | 12 | 9477656 |
| G2060 | Site | Fair | Fences & Gates, Vehicle Gate, Chain Link Manual | 4 | 18 | 9507148 |
| G4050 | Site | Fair | Pole Light Fixture w/ Lamps, any type 20' High, w/ LED Replacement, Replace/Install | 6 | 14 | 9477645 |
| Accessibility | | | | | | |
| Y1090 | Site | NA | ADA Miscellaneous, Level III Study, Includes Measurements, Evaluate/Report | 1 | 0 | 9507152 |
| Other (H0001) | | | | | | |
| H0000 | Site | | | 99,999 | 0 | 9507150 |

Appendix E:

Replacement Reserves

Replacement Reserves Report



7/23/2025

| Uniformat Code | Location | DescriptionID | Cost Description | Lifespan (EUL) | EAge | RUL | Quantity | Unit | Unit Cost* | Subtotal | 2025 | 2026 | 2027 | 2028 | 2029 | 2030 | 2031 | 2032 | 2033 | 2034 | 2035 | 2036 | 2037 | 2038 | 2039 | 2040 | 2041 | 2042 | 2043 | 2044 | 2045 | Deficiency Repair Estimate |
|----------------|-------------------------|---------------|---|----------------|------|-----|----------|------|-------------|-------------|----------|------|------|-----------|----------|-----------|------|-----------|-----------|-----------|----------|----------|----------|----------|---------|-------------|---------|----------|----------|----------|-------------|----------------------------|
| C2030 | Throughout Building | 9477698 | Flooring, Vinyl Tile (VCT), Replace | 15 | 7 | 8 | 16480 | SF | \$6.17 | \$101,682 | | | | | | | | | \$101,682 | | | | | | | | | | | | \$101,682 | |
| C2030 | Classrooms General | 9477683 | Flooring, Carpet, Commercial Standard, Replace | 10 | 7 | 3 | 4600 | SF | \$9.26 | \$42,573 | | | | \$42,573 | | | | | | | | | \$42,573 | | | | | | | | \$85,146 | |
| C2030 | Classrooms General | 9477677 | Flooring, Carpet, Commercial Standard, Replace | 10 | 3 | 7 | 13800 | SF | \$9.26 | \$127,719 | | | | | | | | \$127,719 | | | | | | | | \$127,719 | | | | | \$255,438 | |
| C2050 | Restrooms | 9477714 | Ceiling Finishes, any flat surface, Prep & Paint | 10 | 2 | 8 | 1200 | SF | \$2.47 | \$2,962 | | | | | | | | | \$2,962 | | | | | | | | \$2,962 | | | | \$5,923 | |
| D1010 | Elevator Shafts/Utility | 9477699 | Elevator Controls, Automatic, 1 Car, Replace | 20 | 17 | 3 | 1 | EA | \$6,170.00 | \$6,170 | | | | \$6,170 | | | | | | | | | | | | | | | | | \$6,170 | |
| D1010 | Elevator Shafts/Utility | 9477706 | Passenger Elevator, Hydraulic, 2 Floors, Renovate | 30 | 20 | 10 | 1 | EA | \$67,870.00 | \$67,870 | | | | | | | | | | | \$67,870 | | | | | | | | | | \$67,870 | |
| D1010 | Elevator | 9506205 | Elevator Cab Finishes, Standard, Replace | 15 | 3 | 12 | 1 | EA | \$11,106.00 | \$11,106 | | | | | | | | | | | | \$11,106 | | | | | | | | | \$11,106 | |
| D1010 | MPR | 9506207 | Vertical Lift, Wheelchair, 5' Rise, Renovate | 25 | 19 | 6 | 1 | EA | \$20,978.00 | \$20,978 | | | | | | \$20,978 | | | | | | | | | | | | | | | \$20,978 | |
| D2010 | Throughout Building | 9477700 | Water Heater, Electric, Residential, Replace | 15 | 10 | 5 | 3 | EA | \$678.70 | \$2,036 | | | | | \$2,036 | | | | | | | | | | | | | | \$2,036 | | \$4,072 | |
| D2010 | Kitchen | 9506206 | Water Heater, Gas, Commercial (125 MBH), Replace | 20 | 12 | 8 | 1 | EA | \$15,301.60 | \$15,302 | | | | | | | | | \$15,302 | | | | | | | | | | | | \$15,302 | |
| D2010 | Kitchen | 9506141 | Water Heater, Gas, High-Efficiency Condensing Style, Replace | 15 | 6 | 9 | 1 | EA | \$15,425.00 | \$15,425 | | | | | | | | | | \$15,425 | | | | | | | | | | | \$15,425 | |
| D2010 | Throughout Building | 9506140 | Plumbing System, Supply & Sanitary, Medium Density (excludes fixtures), Replace | 40 | 31 | 9 | 37930 | SF | \$13.57 | \$514,862 | | | | | | | | | | \$514,862 | | | | | | | | | | | \$514,862 | |
| D2010 | Throughout Building | 9477686 | Drinking Fountain, Wall-Mounted, Single-Level, Replace | 15 | 9 | 6 | 14 | EA | \$1,480.80 | \$20,731 | | | | | | \$20,731 | | | | | | | | | | | | | | | \$20,731 | |
| D2010 | Restrooms | 9477688 | Sink/Lavatory, Wall-Hung, Enameled Steel, Replace | 30 | 20 | 10 | 22 | EA | \$2,097.80 | \$46,152 | | | | | | | | | | \$46,152 | | | | | | | | | | | \$46,152 | |
| D2010 | Kitchen | 9506210 | Sink/Lavatory, Stainless Steel, Replace | 30 | 20 | 10 | 1 | EA | \$1,480.80 | \$1,481 | | | | | | | | | | \$1,481 | | | | | | | | | | | \$1,481 | |
| D2010 | Restrooms | 9477687 | Toilet, Commercial Water Closet, Replace | 30 | 18 | 12 | 26 | EA | \$1,604.20 | \$41,709 | | | | | | | | | | | | \$41,709 | | | | | | | | | \$41,709 | |
| D2010 | Utility Rooms/Areas | 9477685 | Sink/Lavatory, Service Sink, Floor, Replace | 35 | 20 | 15 | 3 | EA | \$987.20 | \$2,962 | | | | | | | | | | | | | | | \$2,962 | | | | | | \$2,962 | |
| D2010 | Classrooms General | 9477690 | Sink/Lavatory, Vanity Top, Stainless Steel, Replace | 30 | 10 | 20 | 21 | EA | \$1,480.80 | \$31,097 | | | | | | | | | | | | | | | | | | | \$31,097 | | \$31,097 | |
| D2010 | Restrooms | 9477680 | Urinal, Standard, Replace | 30 | 10 | 20 | 8 | EA | \$1,357.40 | \$10,859 | | | | | | | | | | | | | | | | | | \$10,859 | | \$10,859 | | |
| D3030 | MPR Roof | 9482598 | Split System, Condensing Unit/Heat Pump, Replace | 15 | 12 | 3 | 1 | EA | \$4,936.00 | \$4,936 | | | | \$4,936 | | | | | | | | | | | | | \$4,936 | | | \$9,872 | | |
| D3050 | Classroom Roof | 9482607 | Packaged Unit, RTU, Pad or Roof-Mounted, Replace | 20 | 17 | 3 | 6 | EA | \$13,574.00 | \$81,444 | | | | \$81,444 | | | | | | | | | | | | | | | | | \$81,444 | |
| D3050 | Roof | 9482601 | Make-Up Air Unit, MUA or MAU, Replace | 20 | 17 | 3 | 2 | EA | \$59,232.00 | \$118,464 | | | | \$118,464 | | | | | | | | | | | | | | | | | \$118,464 | |
| D3050 | Classroom Roof | 9477713 | Packaged Unit, RTU, Pad or Roof-Mounted, Replace | 20 | 17 | 3 | 20 | EA | \$11,106.00 | \$222,120 | | | | \$222,120 | | | | | | | | | | | | | | | | | \$222,120 | |
| D3050 | Throughout Building | 9506143 | HVAC System, Ductwork, Medium Density, Replace | 30 | 27 | 3 | 37930 | SF | \$4.94 | \$187,222 | | | | \$187,222 | | | | | | | | | | | | | | | | | \$187,222 | |
| D3050 | Roof | 9482602 | Packaged Unit, RTU, Pad or Roof-Mounted, Replace | 20 | 17 | 3 | 2 | EA | \$37,020.00 | \$74,040 | | | | \$74,040 | | | | | | | | | | | | | | | | | \$74,040 | |
| D3060 | MPR Roof | 9482606 | Exhaust Fan, Propeller, 1 HP Motor, Replace | 20 | 17 | 3 | 1 | EA | \$2,221.20 | \$2,221 | | | | \$2,221 | | | | | | | | | | | | | | | | | \$2,221 | |
| D3060 | Roof | 9482600 | Exhaust Fan, Centrifugal, 16" Damper, Replace | 25 | 17 | 8 | 6 | EA | \$2,961.60 | \$17,770 | | | | | | | | \$17,770 | | | | | | | | | | | | | \$17,770 | |
| D3060 | Kitchen | 9506216 | Supplemental Components, Air Curtain, 5' Wide Non-Heated, Replace | 20 | 4 | 16 | 1 | EA | \$1,851.00 | \$1,851 | | | | | | | | | | | | | | | | \$1,851 | | | | | \$1,851 | |
| D4010 | Throughout Building | 9506211 | Fire Suppression System, Existing Sprinkler Heads, by SF, Replace | 25 | 22 | 3 | 37930 | SF | \$1.32 | \$50,082 | | | | \$50,082 | | | | | | | | | | | | | | | | | \$50,082 | |
| D4030 | Throughout Building | 9506208 | Fire Extinguisher, Type ABC, up to 20 LB, Replace | 10 | 2 | 8 | 30 | EA | \$185.10 | \$5,553 | | | | | | | | | \$5,553 | | | | | | | | \$5,553 | | | | \$11,106 | |
| D5020 | Electrical Room | 9477675 | Distribution Panel, 120/208 V, Replace | 30 | 27 | 3 | 1 | EA | \$7,404.00 | \$7,404 | | | | \$7,404 | | | | | | | | | | | | | | | | | \$7,404 | |
| D5030 | Throughout Building | 9506139 | Electrical System, Wiring & Switches, Average or Low Density/Complexity, Replace | 40 | 31 | 9 | 37930 | SF | \$3.09 | \$117,014 | | | | | | | | | | \$117,014 | | | | | | | | | | | \$117,014 | |
| D5040 | Throughout Building | 9506142 | Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures, Replace | 20 | 10 | 10 | 3790 | SF | \$5.55 | \$21,046 | | | | | | | | | | \$21,046 | | | | | | | | | | | \$21,046 | |
| D6020 | Throughout Building | 9506215 | Low Voltage System, Phone & Data Lines, Replace | 20 | 9 | 11 | 37940 | SF | \$1.85 | \$70,227 | | | | | | | | | | | \$70,227 | | | | | | | | | | \$70,227 | |
| D6060 | Throughout Building | 9477703 | Intercom/PA System, Public Address Upgrade, Facility-Wide, Replace | 20 | 7 | 13 | 37930 | SF | \$2.04 | \$77,229 | | | | | | | | | | | | | \$77,229 | | | | | | | | \$77,229 | |
| D7010 | Throughout Building | 9506214 | Intrusion Detection System, Full Alarm System Renovation/Upgrade, Upgrade/Install | 15 | 9 | 6 | 37930 | SF | \$4.01 | \$152,118 | | | | | | \$152,118 | | | | | | | | | | | | | | | \$152,118 | |
| D7050 | Throughout | 9506169 | Fire Alarm System, Full System Upgrade, Standard Addressable, Install | 20 | 17 | 3 | 37930 | SF | \$3.70 | \$140,417 | | | | \$140,417 | | | | | | | | | | | | | | | | | \$140,417 | |
| E1030 | Kitchen | 9477716 | Foodservice Equipment, Dairy Cooler/Wells, Replace | 15 | 10 | 5 | 3 | EA | \$4,442.40 | \$13,327 | | | | | \$13,327 | | | | | | | | | | | | | | \$13,327 | | \$26,654 | |
| E1030 | Kitchen | 9477681 | Foodservice Equipment, Freezer, 4-Door Reach-In, Replace | 15 | 9 | 6 | 1 | EA | \$9,872.00 | \$9,872 | | | | | | \$9,872 | | | | | | | | | | | | | | | \$9,872 | |
| E1030 | Kitchen | 9477694 | Foodservice Equipment, Range/Oven, 6-Burner, Replace | 15 | 6 | 9 | 1 | EA | \$7,404.00 | \$7,404 | | | | | | | | | | \$7,404 | | | | | | | | | | | \$7,404 | |
| E1030 | Kitchen | 9477715 | Foodservice Equipment, Food Warmer, Proofing Cabinet on Wheels, Replace | 15 | 6 | 9 | 2 | EA | \$2,097.80 | \$4,196 | | | | | | | | | | \$4,196 | | | | | | | | | | | \$4,196 | |
| E1030 | Kitchen | 9506213 | Foodservice Equipment, Garbage Disposal, 1 to 3 HP, Replace | 15 | 4 | 11 | 1 | EA | \$4,689.20 | \$4,689 | | | | | | | | | | | \$4,689 | | | | | | | | | | \$4,689 | |
| E1030 | Kitchen | 9477673 | Foodservice Equipment, Refrigerator, 4-Door Reach-In, Replace | 15 | 3 | 12 | 2 | EA | \$9,008.20 | \$18,016 | | | | | | | | | | | | \$18,016 | | | | | | | | | \$18,016 | |
| E1030 | Kitchen | 9506209 | Commercial Kitchen Line, Preparation Tables/Areas, Replace | 20 | 8 | 12 | 20 | LF | \$370.20 | \$7,404 | | | | | | | | | | | | \$7,404 | | | | | | | | | \$7,404 | |
| E1030 | Kitchen | 9477710 | Foodservice Equipment, Freezer, 2-Door Reach-In, Replace | 15 | 1 | 14 | 2 | EA | \$6,293.40 | \$12,587 | | | | | | | | | | | | | | \$12,587 | | | | | | | \$12,587 | |
| E1030 | Kitchen | 9506217 | Foodservice Equipment, Commercial Kitchen, 3-Bowl, Replace | 30 | 16 | 14 | 1 | EA | \$3,085.00 | \$3,085 | | | | | | | | | | | | | | \$3,085 | | | | | | | \$3,085 | |
| E1030 | Kitchen | 9477693 | Foodservice Equipment, Dairy Cooler/Wells, Replace | 15 | 0 | 15 | 1 | EA | \$4,442.40 | \$4,442 | | | | | | | | | | | | | | | | \$4,442 | | | | | \$4,442 | |
| E2010 | Classrooms General | 9477689 | Casework, Countertop, Plastic Laminate, Replace | 15 | 4 | 11 | 1600 | LF | \$61.70 | \$98,720 | | | | | | | | | | | \$98,720 | | | | | | | | | | \$98,720 | |
| E2010 | Classrooms General | 9477705 | Casework, Cabinetry, Standard, Replace | 20 | 4 | 16 | 3200 | LF | \$370.20 | \$1,184,640 | | | | | | | | | | | | | | | | \$1,184,640 | | | | | \$1,184,640 | |
| P2030 | C204, C209, C211 | 9477709 | Engineering Study, Structural, Superstructure, Evaluate/Report | 0 | 0 | 0 | 1 | EA | \$12,340.00 | \$12,340 | \$12,340 | | | | | | | | | | | | | | | | | | | | | |

Replacement Reserves Report



7/23/2025

| Uniformat Code | Location Description | ID | Cost Description | Lifespan (EUL) | EAge | RUL | Quantity | Unit | Unit Cost* | Subtotal | 2025 | 2026 | 2027 | 2028 | 2029 | 2030 | 2031 | 2032 | 2033 | 2034 | 2035 | 2036 | 2037 | 2038 | 2039 | 2040 | 2041 | 2042 | 2043 | 2044 | 2045 | Deficiency Repair Estimate |
|--|----------------------|----|------------------|----------------|------|-----|----------|------|------------|----------|----------|------|------|-------------|------|-----------|-----------|-----------|-----------|-------------|-----------|-----------|-----------|-----------|----------|-----------|-------------|-----------|----------|-----------|-----------|----------------------------|
| Totals, Unescalated | | | | | | | | | | | \$12,340 | \$0 | \$0 | \$1,014,836 | \$0 | \$218,202 | \$208,327 | \$147,463 | \$150,301 | \$787,849 | \$383,101 | \$173,636 | \$78,236 | \$200,012 | \$15,672 | \$82,234 | \$1,209,629 | \$127,719 | \$15,672 | \$157,503 | \$349,895 | \$5,332,625 |
| Totals, Escalated (3.0% inflation, compounded annually) | | | | | | | | | | | \$12,340 | \$0 | \$0 | \$1,108,938 | \$0 | \$252,956 | \$248,753 | \$181,361 | \$190,397 | \$1,027,964 | \$514,856 | \$240,353 | \$111,545 | \$293,725 | \$23,705 | \$128,118 | \$1,941,099 | \$211,100 | \$26,680 | \$276,182 | \$631,948 | \$7,422,020 |

Eliot Elementary School / Site

| Uniformat Code | Location Description | ID | Cost Description | Lifespan (EUL) | EAge | RUL | Quantity | Unit | Unit Cost* | Subtotal | 2025 | 2026 | 2027 | 2028 | 2029 | 2030 | 2031 | 2032 | 2033 | 2034 | 2035 | 2036 | 2037 | 2038 | 2039 | 2040 | 2041 | 2042 | 2043 | 2044 | 2045 | Deficiency Repair Estimate |
|--|----------------------|---------|---|----------------|------|-----|----------|------|--------------|-----------|---------|------|------|----------|------|------|------|----------|-----------|-----------|---------|----------|----------|----------|----------|----------|----------|----------|-----------|------|-----------|----------------------------|
| D2010 | Building Exterior | 9477670 | Backflow Preventer, Domestic Water, Replace | 30 | 27 | 3 | 1 | EA | \$6,416.80 | \$6,417 | | | | \$6,417 | | | | | | | | | | | | | | | | | \$6,417 | |
| D2010 | Site | 9477642 | Drinking Fountain, Exterior/Site, Metal Pedestal, Replace | 15 | 3 | 12 | 3 | EA | \$1,851.00 | \$5,553 | | | | | | | | | | | | \$5,553 | | | | | | | | | \$5,553 | |
| D4010 | Site | 9477665 | Backflow Preventer, Fire Suppression, Replace | 30 | 27 | 3 | 1 | EA | \$17,769.60 | \$17,770 | | | | \$17,770 | | | | | | | | | | | | | | | | | \$17,770 | |
| D4010 | Site | 9477655 | Supplemental Components, Fire Department Connection, Double, Replace | 30 | 27 | 3 | 1 | EA | \$1,406.76 | \$1,407 | | | | \$1,407 | | | | | | | | | | | | | | | | | \$1,407 | |
| D5020 | Site Utility Areas | 9507149 | Switchboard, 120/208 V, Replace | 40 | 31 | 9 | 1 | EA | \$148,080.00 | \$148,080 | | | | | | | | | \$148,080 | | | | | | | | | | | | \$148,080 | |
| F1020 | Kindergarten | 9477664 | Shed/Gazebo/Shade Structure, Wood or Metal-Framed, Basic/Minimal, Replace | 30 | 12 | 18 | 96 | SF | \$30.85 | \$2,962 | | | | | | | | | | | | | | | | | \$2,962 | | | | \$2,962 | |
| F1020 | Site | 9477668 | Ancillary Building, Wood-Framed or CMU, Basic/Minimal, Replace | 35 | 15 | 20 | 2000 | SF | \$74.04 | \$148,080 | | | | | | | | | | | | | | | | | | | \$148,080 | | \$148,080 | |
| G2020 | Site | 9477664 | Parking Lots, Pavement, Asphalt, Seal & Stripe | 5 | 2 | 3 | 19000 | SF | \$0.56 | \$10,551 | | | | \$10,551 | | | | \$10,551 | | | | \$10,551 | | | | | \$10,551 | | | | \$42,203 | |
| G2030 | Site | 9477652 | Sidewalk, Concrete, Large Areas, Replace | 50 | 30 | 20 | 14000 | SF | \$11.11 | \$155,484 | | | | | | | | | | | | | | | | | | | \$155,484 | | \$155,484 | |
| G2050 | Site | 9507151 | Athletic Surfaces & Courts, Basketball/General, Asphalt Pavement, Seal & Stripe | 5 | 2 | 3 | 19300 | SF | \$0.56 | \$10,717 | | | | \$10,717 | | | | \$10,717 | | | | \$10,717 | | | | | \$10,717 | | | | \$42,869 | |
| G2050 | Site | 9477654 | Sports Apparatus, Basketball, Backboard/Rim/Pole, Replace | 25 | 13 | 12 | 4 | EA | \$5,861.50 | \$23,446 | | | | | | | | | | | | \$23,446 | | | | | | | | | \$23,446 | |
| G2050 | Site | 9477653 | Playground Surfaces, Chips Wood, 6" Depth, Replace | 5 | 2 | 3 | 5300 | SF | \$2.47 | \$13,080 | | | | \$13,080 | | | | \$13,080 | | | | \$13,080 | | | | | \$13,080 | | | | \$52,322 | |
| G2050 | Site | 9477649 | Play Structure, Multipurpose, Small, Replace | 20 | 4 | 16 | 2 | EA | \$12,340.00 | \$24,680 | | | | | | | | | | | | | | | | \$24,680 | | | | | \$24,680 | |
| G2050 | Site | 9477648 | Play Structure, Swing Set, 4 Seats, Replace | 20 | 3 | 17 | 1.5 | EA | \$3,085.00 | \$4,628 | | | | | | | | | | | | | | | | | \$4,628 | | | | \$4,628 | |
| G2050 | Kindergarten | 9477650 | Play Structure, Multipurpose, Small, Replace | 20 | 0 | 20 | 1 | EA | \$12,340.00 | \$12,340 | | | | | | | | | | | | | | | | | | | \$12,340 | | \$12,340 | |
| G2060 | Site | 9507147 | Bike Rack, Portable 6-10 Bikes, Replace | 15 | 5 | 10 | 3 | EA | \$617.00 | \$1,851 | | | | | | | | | | \$1,851 | | | | | | | | | | | \$1,851 | |
| G2060 | Site | 9477644 | Picnic Table, Metal Powder-Coated, Replace | 20 | 3 | 17 | 20 | EA | \$863.80 | \$17,276 | | | | | | | | | | | | | | | | | \$17,276 | | | | \$17,276 | |
| G2060 | Site | 9507148 | Fences & Gates, Vehicle Gate, Chain Link Manual, Replace | 25 | 7 | 18 | 4 | EA | \$2,097.80 | \$8,391 | | | | | | | | | | | | | | | | | \$8,391 | | | | \$8,391 | |
| G2060 | Site | 9477651 | Flagpole, Metal, Replace | 30 | 18 | 12 | 1 | EA | \$3,085.00 | \$3,085 | | | | | | | | | | | | \$3,085 | | | | | | | | | \$3,085 | |
| G2060 | Site | 9477656 | Signage, Property, Monument, Replace/Install | 20 | 8 | 12 | 1 | EA | \$3,702.00 | \$3,702 | | | | | | | | | | | | \$3,702 | | | | | | | | | \$3,702 | |
| G4050 | Site | 9477645 | Pole Light Fixture w/ Lamps, any type 20' High, w/ LED Replacement, Replace/Install | 20 | 6 | 14 | 6 | EA | \$4,936.00 | \$29,616 | | | | | | | | | | | | | | | \$29,616 | | | | | | \$29,616 | |
| Y1090 | Site | 9507152 | ADA Miscellaneous, Level III Study, Includes Measurements, Evaluate/Report | 0 | 0 | 0 | 1 | EA | \$9,255.00 | \$9,255 | \$9,255 | | | | | | | | | | | | | | | | | | | | \$9,255 | |
| Totals, Unescalated | | | | | | | | | | | \$9,255 | \$0 | \$0 | \$59,942 | \$0 | \$0 | \$0 | \$0 | \$34,348 | \$148,080 | \$1,851 | \$0 | \$35,786 | \$34,348 | \$29,616 | \$0 | \$24,680 | \$21,904 | \$45,701 | \$0 | \$315,904 | \$761,415 |
| Totals, Escalated (3.0% inflation, compounded annually) | | | | | | | | | | | \$9,255 | \$0 | \$0 | \$65,500 | \$0 | \$0 | \$0 | \$0 | \$43,512 | \$193,211 | \$2,488 | \$0 | \$51,022 | \$50,442 | \$44,797 | \$0 | \$39,604 | \$36,203 | \$77,803 | \$0 | \$570,558 | \$1,184,394 |

* Markup has been included in unit costs.