



**BUREAU
VERITAS**

FACILITY CONDITION ASSESSMENT

prepared for

Gilroy Unified School District

7810 Arroyo Circle

Gilroy, CA 95020



Glen View Elementary School

600 West 8th Street

Gilroy, CA 95020

PREPARED BY:

Bureau Veritas

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BV PROJECT #:

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DATE OF REPORT:

July 28, 2025

ON SITE DATE:

July 15, 2025

Bureau Veritas

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1. Executive Summary

Campus Overview and Assessment Details

General Information	
Property Type	Educational
Number of Buildings	10
Main Address	600 West 8th Street, Gilroy, CA 95020
Site Developed	1953 Renovated 2003
Outside Occupants / Leased Spaces	There are seven portables that are leased by outside parties located at the north end of the site plan.
Date(s) of Visit	July 15, 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	Nam Nguyen
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

Glen View Elementary School was originally constructed in 1953 and is currently occupied by the Gilroy School District. Since its construction, there have been renovations to the original buildings. New buildings and portables have been added throughout the years in the early 2000s. The campus comprises administration offices, classrooms, a commercial kitchen, a multipurpose area, and a library. Buildings O and N are the two older buildings built in 1950's and an asbestos study is recommended.

Architectural

The buildings exhibit a consistent construction style, characterized by a stucco façade, steel doors, asphalt, and TPO roofing. The portables, on the other hand, have a wood façade, aluminum windows, and metal roofing. The buildings are wood-framed on concrete slabs and have no reported structural or façade issues. The interior flooring comprises a mix of carpet, vinyl, and terrazzo, with walls and ceilings primarily finished with painted gypsum board and acoustic tiles. Typical lifecycle interior and exterior finish replacements are budgeted and anticipated.

Mechanical, Electrical, Plumbing and Fire (MEPF)

The HVAC systems include packaged units and heat pumps. The electrical distribution panels and one switchboard is located in various buildings and electrical rooms. The plumbing system utilizes two gas water heaters for domestic heating. Each building is protected by a fire alarm system; however not all buildings have a sprinkler system.

Site

The site is comprised of concrete and asphalt pavement, play surfaces, and playground area. Asphalt parking lots serve the facility on the west end of campus. The parking lot has cracking and has wear and tear which will require attention. Lighting is limited around the buildings.

Recommended Additional Studies

See the Systems Summary tables in the latter sections of this report for recommended additional studies associated with asbestos.

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
Glen View Elementary School - Administration Building	\$550	7,198	\$3,958,900	0%	2.1%	2.9%	7.4%
Glen View Elementary School - Building B	\$550	4,323	\$2,377,650	0%	2.5%	3.1%	8.0%
Glen View Elementary School - Building K	\$550	2,859	\$1,572,450	0%	2.9%	3.7%	8.7%
Glen View Elementary School - Building N	\$550	5,468	\$3,007,400	0%	7.6%	7.6%	13.0%
Glen View Elementary School - Building O	\$550	6,485	\$3,566,750	0%	6.6%	6.6%	12.8%
Glen View Elementary School - Building U	\$550	6,265	\$3,445,750	0%	2.4%	3.0%	7.1%
Glen View Elementary School - MPR Building	\$550	10,688	\$5,878,400	0%	0.8%	3.3%	16.3%

Facility	Cost/SF	Total SF	Replacement Value	Current	3-Year	5-Year	10-Year
Glen View Elementary School - Portable 3I,V1,V2	\$350	3,482	\$1,218,700	0%	12.9%	12.9%	15.9%
Glen View Elementary School - Portable E	\$350	514	\$179,900	0%	5.3%	8.6%	9.9%
Glen View Elementary School - Preschool	\$550	3,361	\$1,848,550	0%	1.9%	1.9%	2.7%
Glen View Elementary School - Site	\$0	60,000	\$0	%	%	%	%
Glen View Elementary School	\$0	50,643	\$0	%	%	%	%

Immediate Needs

Facility/Building	Total Items	Total Cost
Glen View Elementary School	1	\$5,900
TOTAL	1	\$5,900

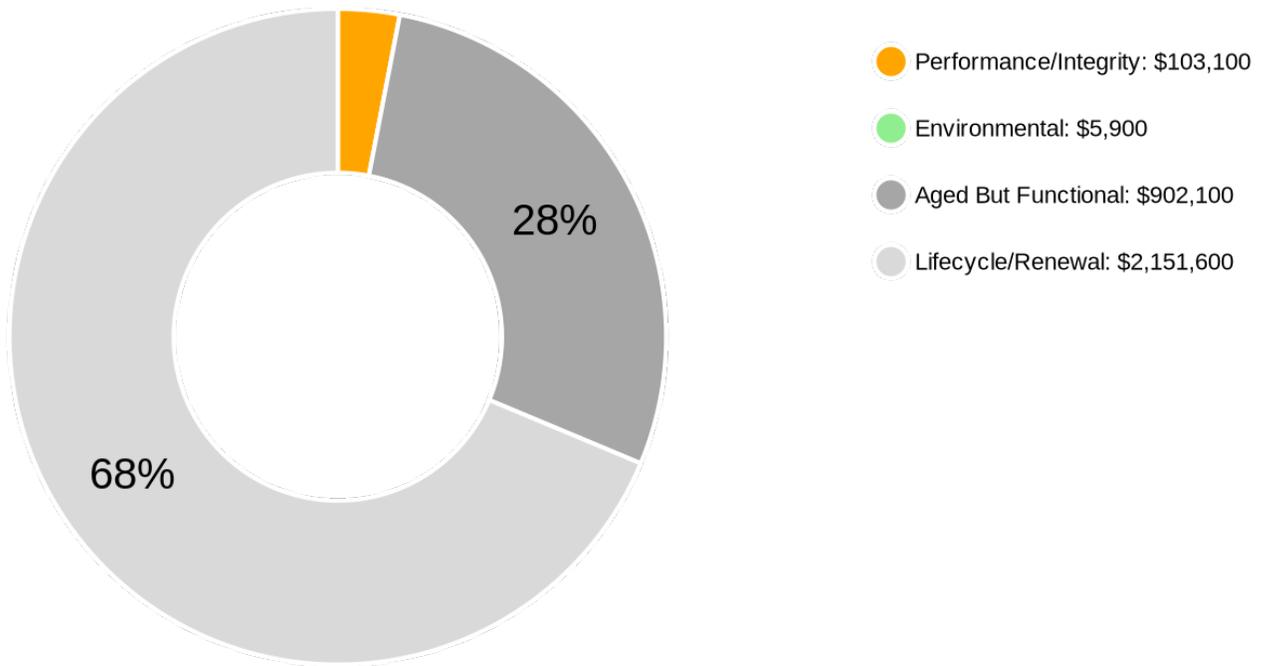


Plan Types

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 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: \$3,162,600

2. Glen View Elementary School - Administration Building



Glen View Elementary School - Administration Building: Building Systems Summary

Address	600 West 8th Street, Gilroy, CA 95020	
GPS Coordinates	37.0006817, -121.5730335	
Constructed/Renovated	2014 Renovated 2003	
Building Area	7,198 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	Primary Wall Finish: Stucco Windows: Aluminum	Fair
Roof	Primary: Gable construction with metal finish	Fair
Interiors	Walls: Painted gypsum board, FRP Floors: Carpet, VCT, Terrazzo Ceilings: Painted gypsum board and ACT	Fair
Elevators	None	n/a
Plumbing	Distribution: Copper supply and cast-iron waste & venting Hot Water: Gas water heaters with integral tanks Fixtures: Toilets, urinals, and sinks in restrooms	Fair

Glen View Elementary School - Administration Building: Building Systems Summary		
HVAC	Non-Central System: Packaged units	Missing
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	Smoke alarm with fire alarms 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	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	Areas of note that were either inaccessible or not observed for other reasons are listed here: <ul style="list-style-type: none"> ▪ All building roofs; lack of ladder or other means of access 	

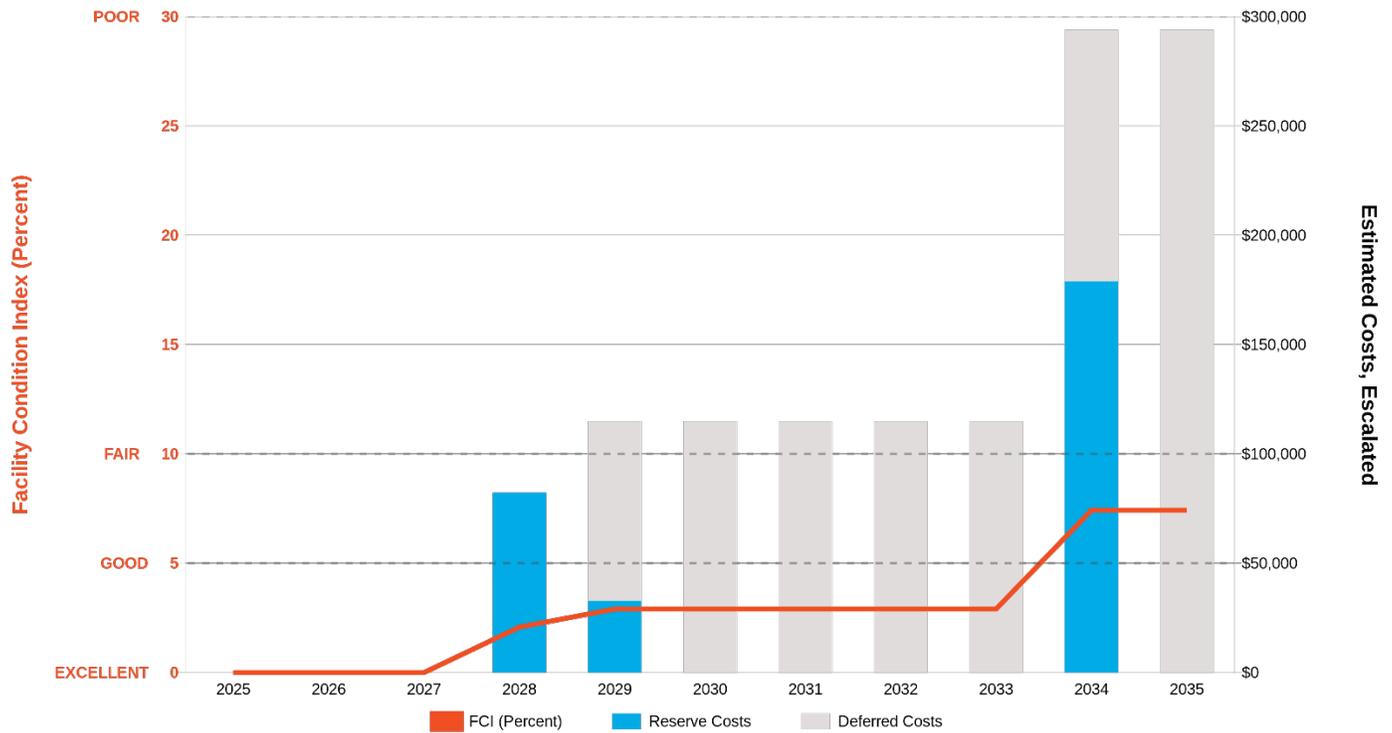
The table below shows the anticipated costs by trade or building system over the next 20 years.

Glen View Elementary School - Administration Building: 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	\$17,209	\$0	\$212,336	\$229,545
Roofing	\$0	\$0	\$0	\$5,532	\$667	\$6,199
Interiors	\$0	\$0	\$76,999	\$4,611	\$223,634	\$305,244
Plumbing	\$0	\$0	\$1,723	\$0	\$37,173	\$38,896
HVAC	\$0	\$0	\$0	\$18,444	\$59,471	\$77,915
Fire Protection	\$0	\$0	\$0	\$0	\$13,722	\$13,722
Electrical	\$0	\$0	\$0	\$54,701	\$14,663	\$69,364
Fire Alarm & Electronic Systems	\$0	\$0	\$19,086	\$68,036	\$29,735	\$116,857
Equipment & Furnishings	\$0	\$0	\$0	\$27,666	\$0	\$27,666
TOTALS	\$0	\$0	\$115,100	\$179,000	\$591,500	\$885,600

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: \$3,958,900.00 Inflation Rate: 3% Average Needs (per year - over next 10 years): \$26,727.00



Immediate Needs

There are no immediate needs to report.

Key Findings

There are no key findings to report.

3. Glen View Elementary School - Building B



Glen View Elementary School - Building B: Building Systems Summary

Address	600 West 8th Street, Gilroy, CA 95020	
GPS Coordinates	37.0006817, -121.5730335	
Constructed/Renovated	2014 Renovated 2003	
Building Area	4,323 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	Primary Wall Finish: Stucco Windows: Aluminum	Fair
Roof	Primary: Flat construction with metal finish	Fair
Interiors	Walls: Painted gypsum board, FRP Floors: Carpet, VCT, terrazzo Ceilings: Painted gypsum board and ACT	Fair
Elevators	None	n/a
Plumbing	Distribution: Copper supply and cast-iron waste & venting Hot Water: None Fixtures: Toilets and sinks in restrooms	Fair

Glen View Elementary School - Building B: Building Systems Summary

HVAC	Non-Central System: Packaged units	Fair
Fire Suppression	Wet-pipe sprinkler system and fire extinguishers, and kitchen hood system	Fair
Electrical	Source & Distribution: Main switchboard and panel with copper wiring Interior Lighting: LED Emergency Power: None	Fair
Fire Alarm	Smoke detectors with fire alarm 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	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	Areas of note that were either inaccessible or not observed for other reasons are listed here: <ul style="list-style-type: none"> ▪ All building roofs; lack of ladder or other means of access 	

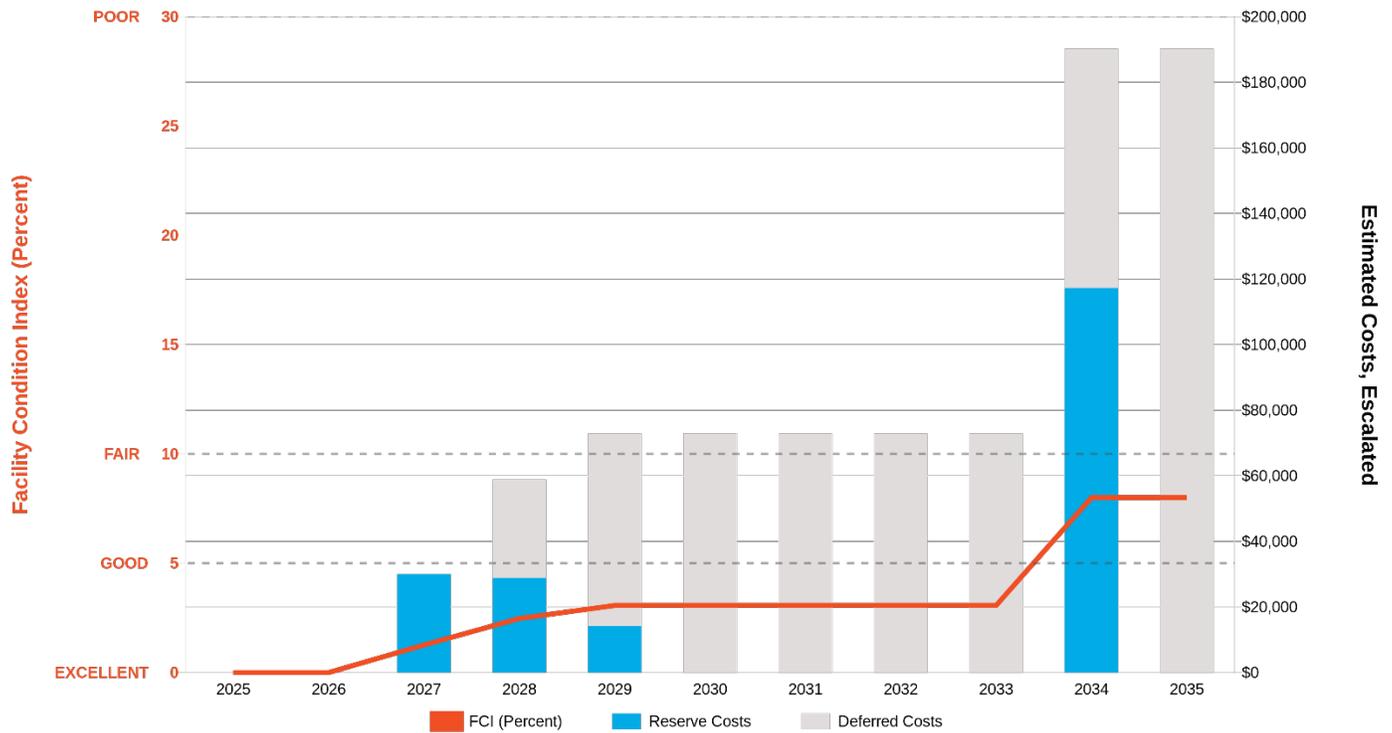
The table below shows the anticipated costs by trade or building system over the next 20 years.

Glen View Elementary School - 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	\$14,750	\$0	\$107,404	\$122,154
Roofing	\$0	\$0	\$0	\$0	\$3,563	\$3,563
Interiors	\$0	\$29,993	\$16,746	\$5,763	\$133,161	\$185,663
Plumbing	\$0	\$0	\$0	\$0	\$34,905	\$34,905
HVAC	\$0	\$0	\$0	\$18,444	\$35,717	\$54,161
Fire Protection	\$0	\$0	\$0	\$0	\$8,240	\$8,240
Electrical	\$0	\$0	\$0	\$29,900	\$0	\$29,900
Fire Alarm & Electronic Systems	\$0	\$0	\$11,462	\$30,895	\$17,857	\$60,214
Equipment & Furnishings	\$0	\$0	\$0	\$32,277	\$0	\$32,277
TOTALS	\$0	\$30,000	\$43,000	\$117,300	\$340,900	\$531,200

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: \$2,377,650.00 Inflation Rate: 3% Average Needs (per year - over next 10 years): \$17,293.00



Immediate Needs

There are no immediate needs to report.

Key Findings

There are no key findings to report.

4. Glen View Elementary School - Building K



Glen View Elementary School - Building K: Building Systems Summary

Address	600 West 8th Street, Gilroy, CA 95020	
GPS Coordinates	37.0006817, -121.5730335	
Constructed/Renovated	2014 Renovated 2023	
Building Area	2,859 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	Primary Wall Finish: Stucco Windows: Aluminum	Fair
Roof	Primary: Flat construction with single-ply TPO/PVC membrane	Good
Interiors	Walls: Painted gypsum board and FRP Floors: Carpet, VCT Ceilings: Painted gypsum board and ACT	Fair
Elevators	None	n/a
Plumbing	Distribution: Copper supply and cast-iron waste & venting Hot Water: None Fixtures: Toilets and sinks in restrooms	Fair

Glen View Elementary School - Building K: Building Systems Summary		
HVAC	Non-Central System: Packaged units	Missing
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	Smoke detectors with alarm and pull station	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	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	Areas of note that were either inaccessible or not observed for other reasons are listed here: <ul style="list-style-type: none"> ▪ All building roofs; lack of ladder or other means of access 	

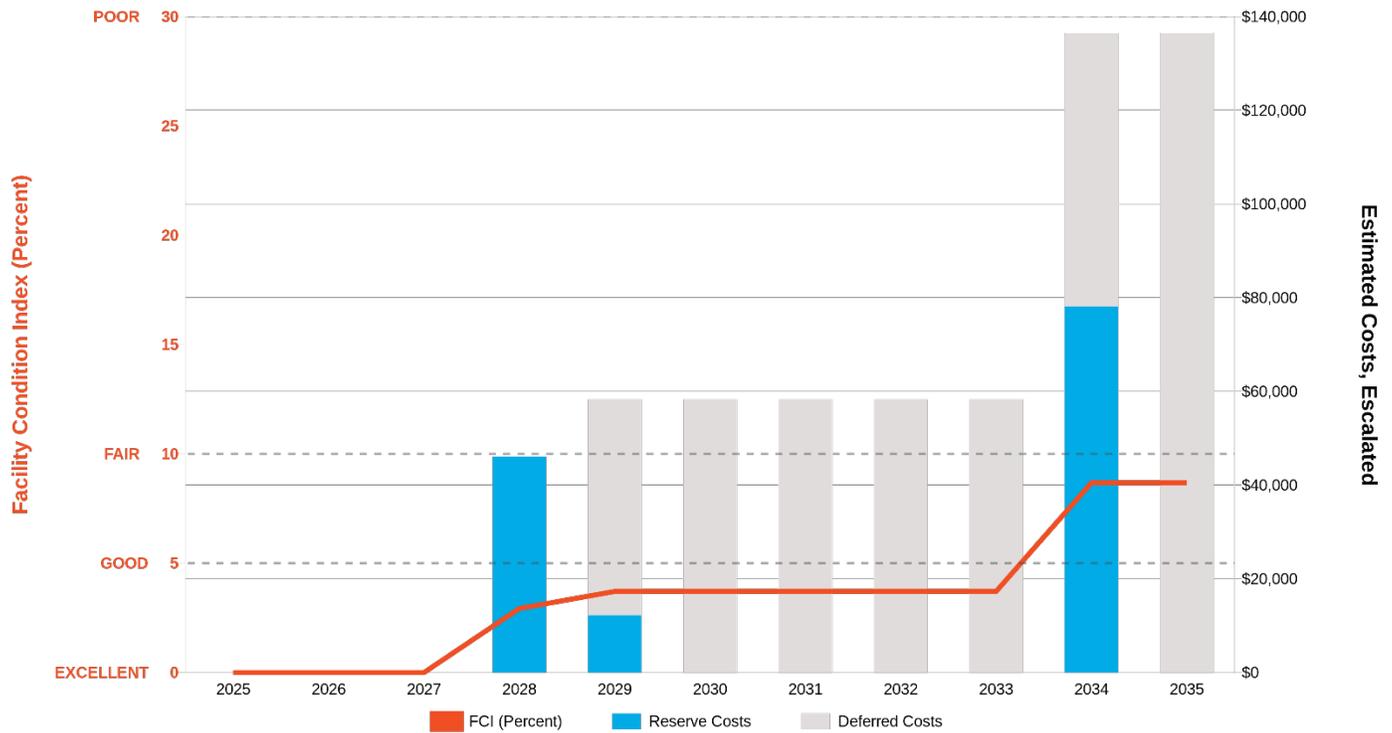
The table below shows the anticipated costs by trade or building system over the next 20 years.

Glen View Elementary School - 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	\$10,325	\$0	\$76,049	\$86,374
Roofing	\$0	\$0	\$0	\$0	\$107,824	\$107,824
Interiors	\$0	\$0	\$36,053	\$4,611	\$96,848	\$137,512
Plumbing	\$0	\$0	\$1,988	\$0	\$27,054	\$29,042
HVAC	\$0	\$0	\$0	\$0	\$23,621	\$23,621
Fire Protection	\$0	\$0	\$0	\$0	\$5,449	\$5,449
Electrical	\$0	\$0	\$2,391	\$23,461	\$7,345	\$33,197
Fire Alarm & Electronic Systems	\$0	\$0	\$7,580	\$27,022	\$11,809	\$46,411
Equipment & Furnishings	\$0	\$0	\$0	\$23,055	\$0	\$23,055
TOTALS	\$0	\$0	\$58,400	\$78,200	\$356,000	\$492,600

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: \$1,572,450.00 Inflation Rate: 3% Average Needs (per year - over next 10 years): \$12,407.00



Immediate Needs

There are no immediate needs to report.

Key Findings

There are no key findings to report.

5. Glen View Elementary School - Building N



Glen View Elementary School - Building N: Building Systems Summary

Address	600 West 8th Street, Gilroy, CA 95020	
GPS Coordinates	37.0006817, -121.5730335	
Constructed/Renovated	1953 Renovated 2003	
Building Area	5,468 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	Primary Wall Finish: Stucco Windows: Aluminum	Fair
Roof	Primary: Flat construction with asphalt shingles	Fair
Interiors	Walls: Painted gypsum board Floors: Carpe and coated concrete Ceilings: Painted gypsum board and ACT	Fair
Elevators	None	n/a
Plumbing	Distribution: Copper supply and cast-iron waste & venting Hot Water: None Fixtures: Toilets, urinals, and sinks in restrooms	Fair

Glen View Elementary School - Building N: Building Systems Summary		
HVAC	Non-Central System: Packaged units	Missing
Fire Suppression	Fire extinguishers only	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	An engineering study for environmental asbestos and lead base paint is recommended. A professional consultant must be retained to analyze the existing condition, provide recommendations and, if necessary estimate the scope and cost of any required repairs. The cost of this study is included in the cost tables. Due to the ambiguity of the required repair scope at the time of this assessment, the cost for any possible subsequent repairs is not included.	
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	<p>Areas of note that were either inaccessible or not observed for other reasons are listed here:</p> <ul style="list-style-type: none"> ▪ All building roofs; lack of ladder or other means of access 	



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

Glen View Elementary School - Building N: 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	\$596	\$16,717	\$65,659	\$137,257	\$220,229
Roofing	\$0	\$0	\$0	\$32,473	\$0	\$32,473
Interiors	\$0	\$44,052	\$62,425	\$0	\$109,665	\$216,142
Plumbing	\$0	\$0	\$0	\$32,080	\$57,249	\$89,329
HVAC	\$0	\$0	\$0	\$32,638	\$0	\$32,638
Electrical	\$0	\$0	\$31,672	\$0	\$0	\$31,672
Fire Alarm & Electronic Systems	\$0	\$0	\$57,359	\$0	\$21,930	\$79,289
Equipment & Furnishings	\$0	\$0	\$15,446	\$0	\$0	\$15,446
TOTALS	\$0	\$44,700	\$183,700	\$162,900	\$326,200	\$717,500

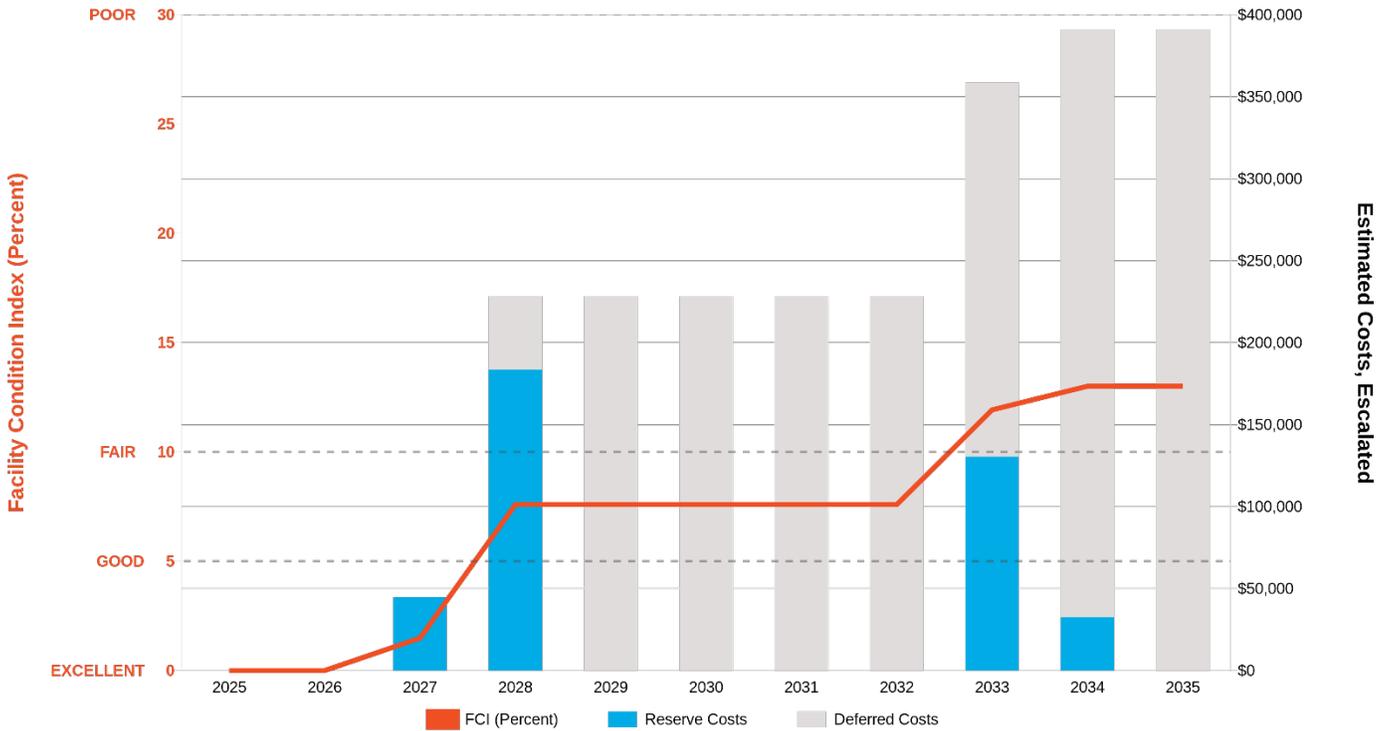
NEEDS OVER TIME: The vertical blue bars in the graphic below represent the year-by-year needs identified for the facility. The orange line forecasts what would happen to the FCI (left Y axis) over time, assuming zero capital expenditures over the next ten years. The dollar amounts allocated for each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

Needs by Year with Unaddressed FCI Over Time

Replacement Value: \$3,007,400.00

Inflation Rate: 3%

Average Needs (per year - over next 10 years): \$35,556.00



Immediate Needs

There are no immediate needs to report.

Key Findings

There are no key findings to report.

6. Glen View Elementary School - Building O



Glen View Elementary School - Building O: Building Systems Summary

Address	600 West 8th Street, Gilroy, CA 95020	
GPS Coordinates	37.0006817, -121.5730335	
Constructed/Renovated	1953 Renovated 2003	
Building Area	6,485 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	Primary Wall Finish: Stucco Windows: Aluminum	Fair
Roof	Primary: Flat construction with asphalt shingles	Fair
Interiors	Walls: Painted gypsum board Floors: Carpet and coated concrete Ceilings: Painted gypsum board and ACT	Fair
Elevators	None	n/a
Plumbing	Distribution: Copper supply and cast-iron waste & venting Hot Water: None Fixtures: Toilets, urinals, and sinks in restrooms	Fair

Glen View Elementary School - Building O: Building Systems Summary		
HVAC	Non-Central System: Packaged units	n/a
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	An engineering study for environmental asbestos and lead base paint is recommended. A professional consultant must be retained to analyze the existing condition, provide recommendations and, if necessary estimate the scope and cost of any required repairs. The cost of this study is included in the cost tables. Due to the ambiguity of the required repair scope at the time of this assessment, the cost for any possible subsequent repairs is not included.	
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	<p>Areas of note that were either inaccessible or not observed for other reasons are listed here:</p> <ul style="list-style-type: none"> ▪ All building roofs; lack of ladder or other means of access 	



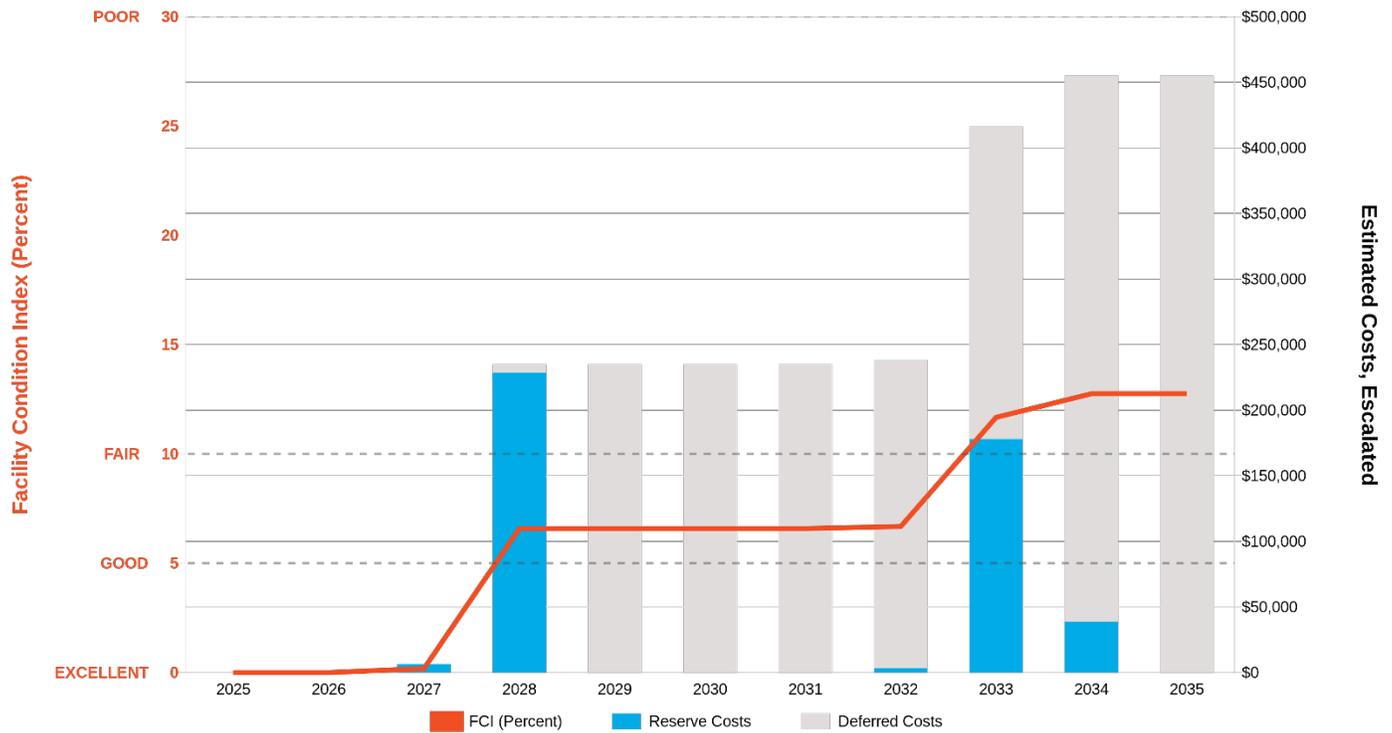
The table below shows the anticipated costs by trade or building system over the next 20 years.

Glen View Elementary School - Building O: 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	\$18,192	\$73,866	\$138,438	\$230,496
Roofing	\$0	\$0	\$643	\$38,548	\$0	\$39,191
Interiors	\$0	\$0	\$84,310	\$41,409	\$183,111	\$308,830
Plumbing	\$0	\$0	\$0	\$27,354	\$65,026	\$92,380
HVAC	\$0	\$0	\$0	\$38,708	\$0	\$38,708
Electrical	\$0	\$0	\$37,563	\$0	\$0	\$37,563
Fire Alarm & Electronic Systems	\$0	\$0	\$68,478	\$0	\$26,009	\$94,487
Equipment & Furnishings	\$0	\$6,498	\$19,308	\$0	\$10,123	\$35,929
TOTALS	\$0	\$6,500	\$228,500	\$219,900	\$422,800	\$877,700

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

Replacement Value: \$3,566,750.00 Inflation Rate: 3% Average Needs (per year - over next 10 years): \$41,352.00



Immediate Needs

There are no immediate needs to report.

Key Findings

There are no key findings to report.

7. Glen View Elementary School - Building U



Glen View Elementary School - Building U: Building Systems Summary

Address	600 West 8th Street, Gilroy, CA 95020	
GPS Coordinates	37.0006817, -121.5730335	
Constructed/Renovated	2014 Renovated 2003	
Building Area	6,265 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	Primary Wall Finish: Stucco Windows: Aluminum	Fair
Roof	Primary: Flat construction with single-ply TPO/PVC membrane	Fair
Interiors	Walls: Painted gypsum board and FRP Floors: Carpet, VCT, terrazzo Ceilings: Painted gypsum board and ACT	Fair
Elevators	None	n/a
Plumbing	Distribution: Copper supply and cast-iron waste & venting Hot Water: None Fixtures: Toilets, urinals, and sinks in restrooms	Fair

Glen View Elementary School - Building U: Building Systems Summary		
HVAC	Non-Central System: Packaged units	Missing
Fire Suppression	Fire extinguishers only	Fair
Electrical	Source & Distribution: Main panel with copper wiring Interior Lighting: LED Emergency Power: None	Fair
Fire Alarm	Smoke detectors with fire alarm 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	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	Areas of note that were either inaccessible or not observed for other reasons are listed here: All building roofs; lack of ladder or other means of access	

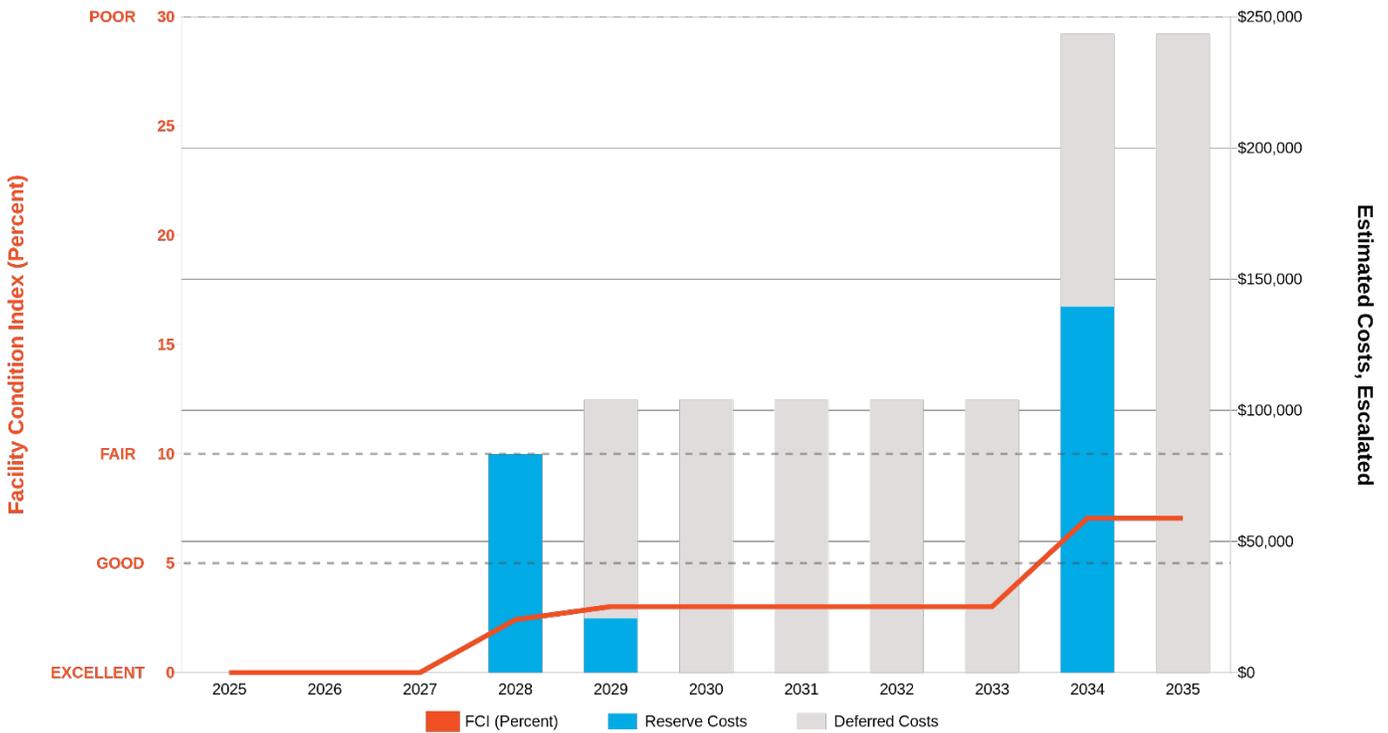
The table below shows the anticipated costs by trade or building system over the next 20 years.

Glen View Elementary School - Building U: 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	\$15,734	\$0	\$146,115	\$161,849
Roofing	\$0	\$0	\$0	\$0	\$219,975	\$219,975
Interiors	\$0	\$0	\$66,341	\$0	\$192,091	\$258,432
Plumbing	\$0	\$0	\$0	\$0	\$34,698	\$34,698
HVAC	\$0	\$0	\$0	\$0	\$51,763	\$51,763
Electrical	\$0	\$0	\$5,241	\$43,331	\$31,830	\$80,402
Fire Alarm & Electronic Systems	\$0	\$0	\$16,612	\$59,218	\$25,881	\$101,711
Equipment & Furnishings	\$0	\$0	\$0	\$36,888	\$0	\$36,888
TOTALS	\$0	\$0	\$104,000	\$139,500	\$702,400	\$945,900

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: \$3,445,750.00 Inflation Rate: 3% Average Needs (per year - over next 10 years): \$22,124.00



Immediate Needs

There are no immediate needs to report.

Key Findings

There are no key findings to report.

8. Glen View Elementary School - MPR Building



Glen View Elementary School - MPR Building: Building Systems Summary

Address	600 West 8th Street, Gilroy, CA 95020	
GPS Coordinates	37.0006817, -121.5730335	
Constructed/Renovated	2014 Renovated 2003	
Building Area	10,688 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	Primary Wall Finish: Stucco Windows: Aluminum	Fair
Roof	Primary: Flat construction with single-ply TPO/PVC membrane	Fair
Interiors	Walls: Painted gypsum board and ceramic tile Floors: VCT, ceramic tile Ceilings: Painted gypsum board and ACT	Fair
Elevators	None	n/a
Plumbing	Distribution: Copper supply and cast-iron waste & venting Hot Water: Gas water heaters with integral tanks Fixtures: Toilets, urinals, and sinks in restrooms	Fair

Glen View Elementary School - MPR Building: Building Systems Summary

HVAC	Non-Central System: Packaged units	Missing
Fire Suppression	Wet-pipe sprinkler system and fire extinguishers, and kitchen hood system	Fair
Electrical	Source & Distribution: Main panels 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 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	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, and the roof.	
Key Spaces Not Observed	Areas of note that were either inaccessible or not observed for other reasons are listed here: <ul style="list-style-type: none"> ▪ All building roofs; lack of ladder or other means of access 	

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

Glen View Elementary School - MPR Building: 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	\$0	\$136,331	\$136,331
Roofing	\$0	\$0	\$0	\$279,269	\$1,781	\$281,050
Interiors	\$0	\$0	\$95,432	\$5,763	\$194,088	\$295,283
Conveying	\$0	\$0	\$0	\$0	\$31,199	\$31,199
Plumbing	\$0	\$0	\$1,988	\$19,058	\$33,458	\$54,504
HVAC	\$0	\$0	\$0	\$0	\$88,308	\$88,308
Fire Protection	\$0	\$0	\$0	\$0	\$20,376	\$20,376
Electrical	\$0	\$0	\$8,941	\$80,072	\$35,147	\$124,160
Fire Alarm & Electronic Systems	\$0	\$0	\$28,340	\$101,564	\$44,153	\$174,057
Equipment & Furnishings	\$0	\$0	\$60,055	\$278,200	\$98,729	\$436,984
TOTALS	\$0	\$0	\$194,800	\$764,000	\$683,600	\$1,642,400

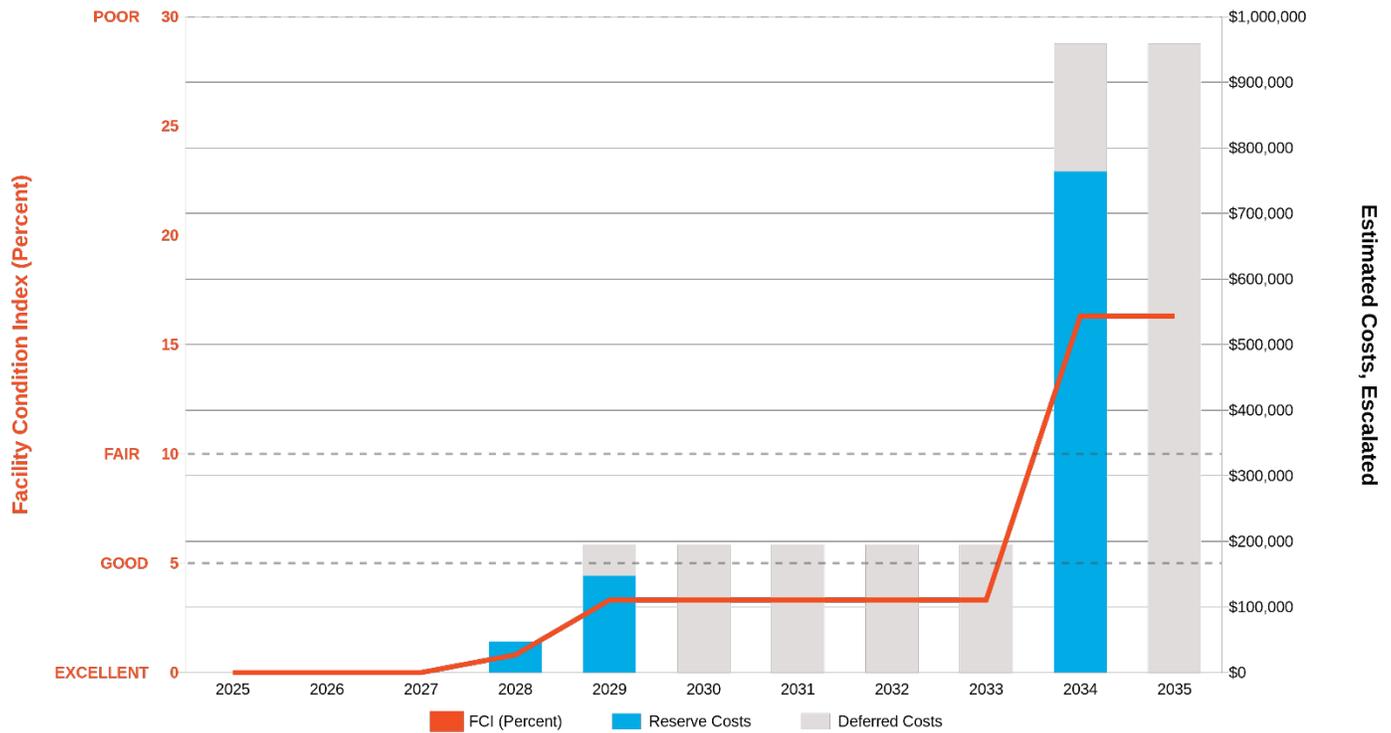
NEEDS OVER TIME: The vertical blue bars in the graphic below represent the year-by-year needs identified for the facility. The orange line forecasts what would happen to the FCI (left Y axis) over time, assuming zero capital expenditures over the next ten years. The dollar amounts allocated for each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

Needs by Year with Unaddressed FCI Over Time

Replacement Value: \$5,878,400.00

Inflation Rate: 3%

Average Needs (per year - over next 10 years): \$87,152.00



Immediate Needs

There are no immediate needs to report.

Key Findings

There are no key findings to report.

9. Glen View Elementary School - Portable 3I,V1,V2



Glen View Elementary School - Portable 3I,V1,V2: Building Systems Summary

Address	600 West 8th Street, Gilroy, CA 95020	
GPS Coordinates	37.0006817, -121.5730335	
Constructed/Renovated	2006 Renovated 2023	
Building Area	3,482 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	Primary Wall Finish: Wood siding Windows: Aluminum	Fair
Roof	Primary: Flat construction with metal finish	Fair
Interiors	Walls: Vinyl Floors: Carpet, VCT Ceilings: ACT	Fair
Elevators	None	n/a
Plumbing	Distribution: Copper supply and cast-iron waste & venting Hot Water: None Fixtures: sinks	Fair

Glen View Elementary School - Portable 3I,V1,V2: Building Systems Summary

HVAC	Non-Central System: Packaged units	Fair
Fire Suppression	Fire extinguishers only	Fair
Electrical	Source & Distribution: Main panel with copper wiring Interior Lighting: LED Emergency Power: None	Fair
Fire Alarm	Smoke alarms with fire alarm 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	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	Areas of note that were either inaccessible or not observed for other reasons are listed here: <ul style="list-style-type: none"> ▪ All building roofs; lack of ladder or other means of access 	

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

Glen View Elementary School - Portable 3I,V1,V2: 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	\$29,993	\$0	\$0	\$53,810	\$83,803
Roofing	\$0	\$4,530	\$0	\$0	\$0	\$4,530
Interiors	\$0	\$32,179	\$0	\$36,788	\$43,515	\$112,482
Plumbing	\$0	\$0	\$0	\$0	\$5,869	\$5,869
HVAC	\$0	\$14,996	\$0	\$0	\$22,711	\$37,707
Electrical	\$0	\$19,582	\$0	\$0	\$0	\$19,582
Fire Alarm & Electronic Systems	\$0	\$40,900	\$0	\$0	\$22,032	\$62,932
Equipment & Furnishings	\$0	\$14,996	\$0	\$0	\$0	\$14,996
TOTALS	\$0	\$157,200	\$0	\$36,800	\$148,000	\$342,000



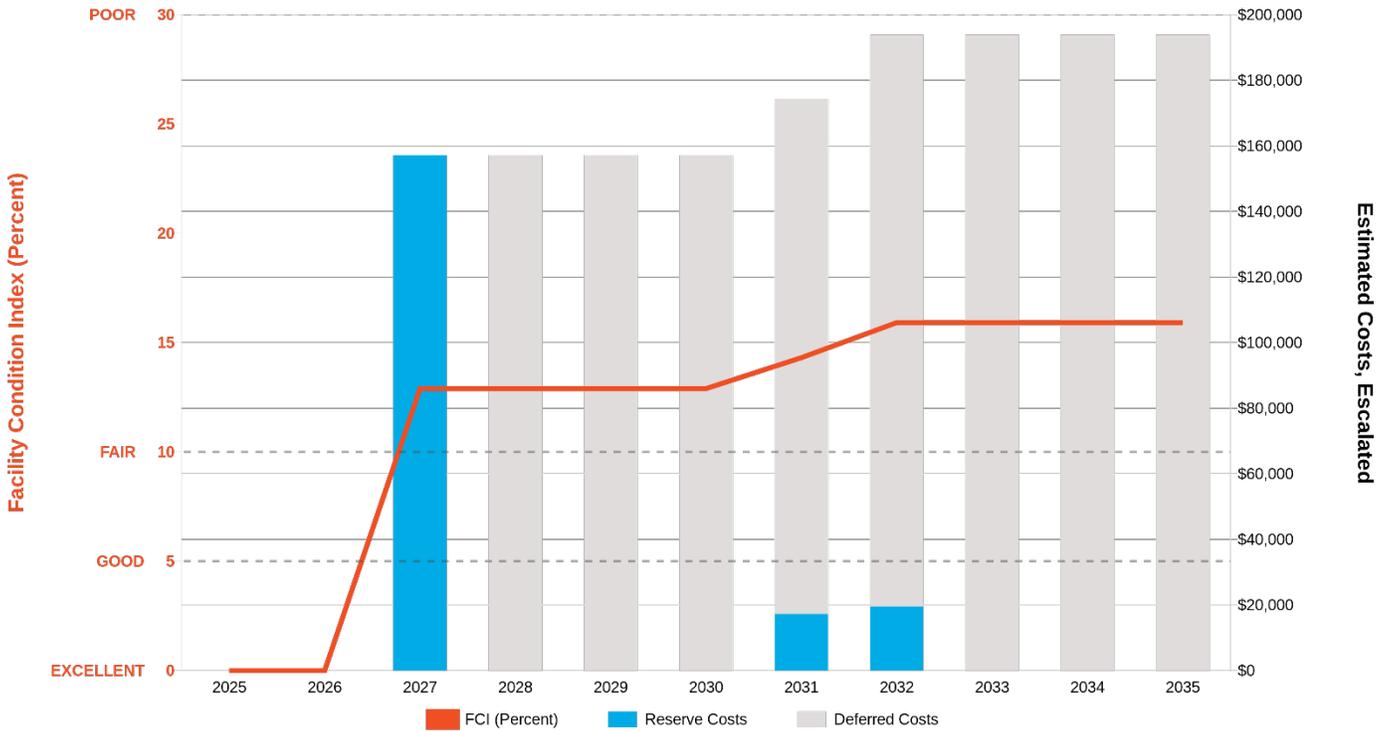
NEEDS OVER TIME: The vertical blue bars in the graphic below represent the year-by-year needs identified for the facility. The orange line forecasts what would happen to the FCI (left Y axis) over time, assuming zero capital expenditures over the next ten years. The dollar amounts allocated for each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

Needs by Year with Unaddressed FCI Over Time

Replacement Value: \$1,218,700.00

Inflation Rate: 3%

Average Needs (per year - over next 10 years): \$17,633.00



Immediate Needs

There are no immediate needs to report.

Key Findings

There are no key findings to report.

10. Glen View Elementary School - Portable E



Glen View Elementary School - Portable E: Building Systems Summary

Address	600 West 8th Street, Gilroy, CA 95020	
GPS Coordinates	37.0006817, -121.5730335	
Constructed/Renovated	2006 Renovated 2023	
Building Area	514 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	Primary Wall Finish: Stucco Windows: Aluminum	Fair
Roof	Primary: Flat construction with metal finish	Fair
Interiors	Walls: FRP Floors: terrazzo Ceilings: ACT	Fair
Elevators	None	n/a
Plumbing	Distribution: Copper supply and cast-iron waste & venting Hot Water: None Fixtures: Toilets, urinals, and sinks in restrooms	Fair

Glen View Elementary School - Portable E: Building Systems Summary

HVAC	None	n/a
Fire Suppression	None	n/a
Electrical	Source & Distribution: Main panel with copper wiring Interior Lighting: LED Emergency Power: None	Fair
Fire Alarm	Smoke detectors with alarms 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	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	Areas of note that were either inaccessible or not observed for other reasons are listed here: <ul style="list-style-type: none"> ▪ All building roofs; lack of ladder or other means of access 	



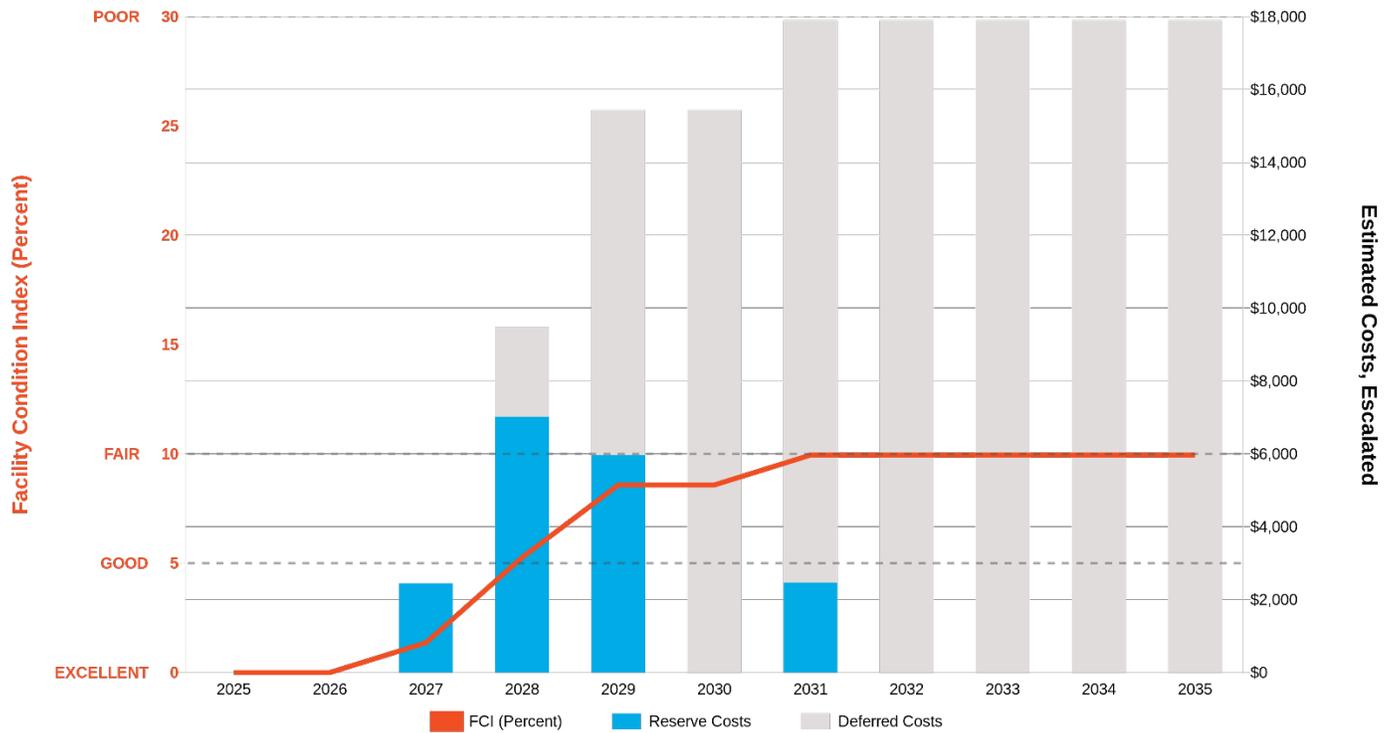
The table below shows the anticipated costs by trade or building system over the next 20 years.

Glen View Elementary School - Portable E: 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	\$2,452	\$0	\$0	\$12,264	\$14,716
Roofing	\$0	\$0	\$0	\$0	\$0	\$0
Interiors	\$0	\$0	\$5,966	\$2,460	\$20,871	\$29,297
Plumbing	\$0	\$0	\$0	\$0	\$29,185	\$29,185
HVAC	\$0	\$0	\$0	\$0	\$3,351	\$3,351
Electrical	\$0	\$0	\$5,034	\$0	\$0	\$5,034
Fire Alarm & Electronic Systems	\$0	\$0	\$1,984	\$0	\$0	\$1,984
TOTALS	\$0	\$2,500	\$13,000	\$2,500	\$65,700	\$83,700

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

Replacement Value: \$179,900.00 Inflation Rate: 3% Average Needs (per year - over next 10 years): \$1,626.00



Immediate Needs

There are no immediate needs to report.

Key Findings

There are no key findings to report.

11. Glen View Elementary School - Preschool



Glen View Elementary School - Preschool: Building Systems Summary

Address	600 West 8th Street, Gilroy, CA 95020	
GPS Coordinates	37.0006817, -121.5730335	
Constructed/Renovated	2017 Renovated 2023	
Building Area	3,361 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	Primary Wall Finish: Wood siding Windows: Aluminum	Fair
Roof	Primary: Flat construction with metal finish	Fair
Interiors	Walls: Painted gypsum board and FRP Floors: Carpet, VCT, terrazzo Ceilings: Painted gypsum board and ACT	Fair
Elevators	None	n/a
Plumbing	Distribution: Copper supply and cast-iron waste & venting Hot Water: None Fixtures: Toilets and sinks in restrooms	Fair

Glen View Elementary School - Preschool: Building Systems Summary

HVAC	Non-Central System: Packaged units	Fair
Fire Suppression	Fire extinguishers only	Fair
Electrical	Source & Distribution: Main panel with copper wiring Interior Lighting: LED Emergency Power: None	Fair
Fire Alarm	Smoke detector with fire alarm and pull station	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	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	<p>Areas of note that were either inaccessible or not observed for other reasons are listed here:</p> <ul style="list-style-type: none"> ▪ Room 201, 2nd Floor Server Room; locked room and no key / instructed not to enter / lack of ladder or other means of access / safety concerns / extreme weather / classes in session / occupants actively using space / sensitivity to operations / down unit or area / area/space not part of contracted scope ▪ Room B24, Basement Mechanical Room; locked room no key / instructed not to enter / lack of ladder or other means of access / safety concerns / extreme weather / classes in session / occupants actively using space / sensitivity to operations / down unit or area / area/space not part of contracted scope 	



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

Glen View Elementary School - Preschool: 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	\$0	\$0	\$0
Roofing	\$0	\$0	\$0	\$0	\$4,870	\$4,870
Interiors	\$0	\$31,304	\$0	\$5,070	\$69,017	\$105,391
Plumbing	\$0	\$0	\$0	\$0	\$0	\$0
HVAC	\$0	\$0	\$0	\$0	\$13,436	\$13,436
Electrical	\$0	\$2,729	\$0	\$0	\$33,099	\$35,828
Fire Alarm & Electronic Systems	\$0	\$0	\$0	\$9,738	\$34,712	\$44,450
Equipment & Furnishings	\$0	\$1,874	\$0	\$0	\$9,572	\$11,446
TOTALS	\$0	\$36,000	\$0	\$14,900	\$164,800	\$215,700

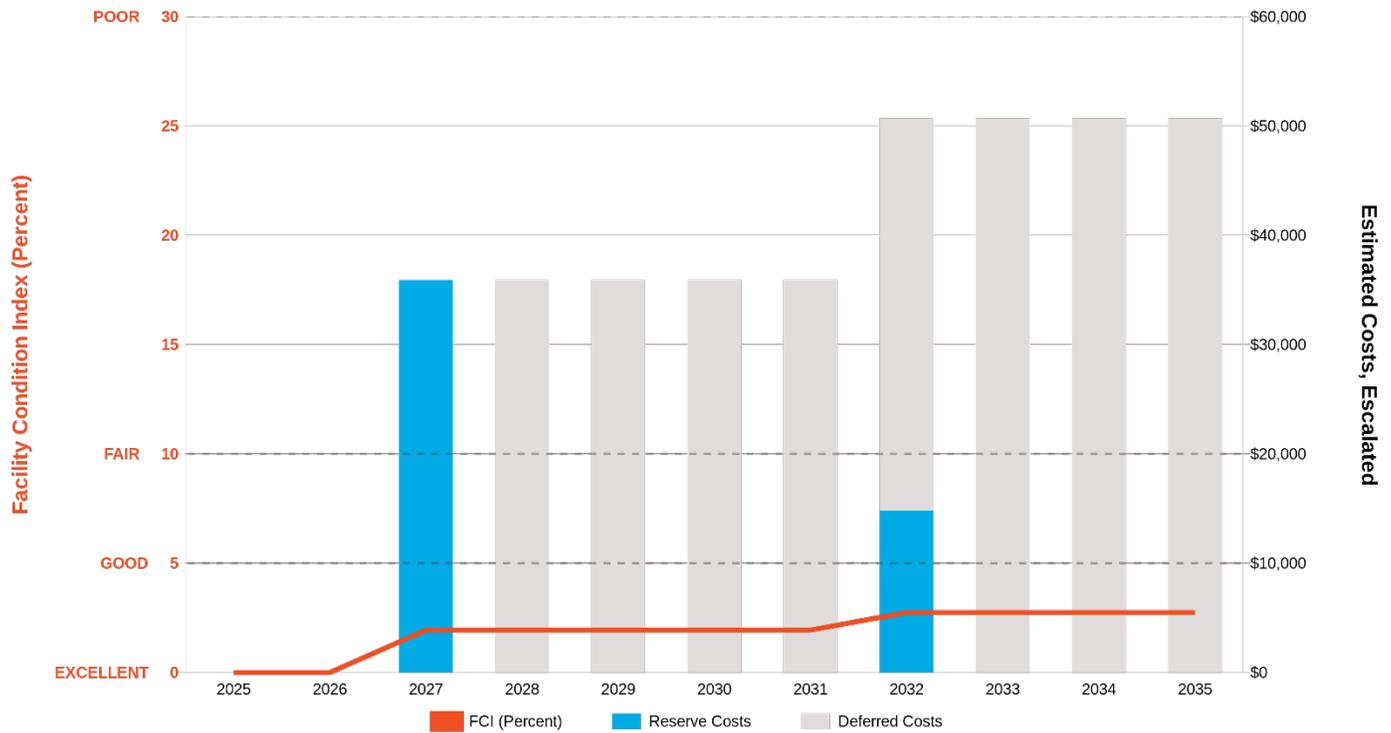
NEEDS OVER TIME: The vertical blue bars in the graphic below represent the year-by-year needs identified for the facility. The orange line forecasts what would happen to the FCI (left Y axis) over time, assuming zero capital expenditures over the next ten years. The dollar amounts allocated for each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

Needs by Year with Unaddressed FCI Over Time

Replacement Value: \$1,848,550.00

Inflation Rate: 3%

Average Needs (per year - over next 10 years): \$4,610.00



Immediate Needs

There are no immediate needs to report.

Key Findings

There are no key findings to report.

12. Glen View Elementary School - Site



Glen View Elementary School - Site: Site Information

Site Area	9.04 acres	
Parking Spaces	70 total spaces all in open lots; 3 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; chain link fencing; chain-link fence dumpster enclosures Playgrounds and sports fields and courts Limited park benches, picnic tables, trash receptacles	Fair
Landscaping & Topography	Limited 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	Building-mounted: LED	Fair
Ancillary Structures	Carports	Good
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.	

Glen View Elementary School - Site: Site Information

Site Additional Studies	No additional studies are currently recommended for the site areas.
Site Areas Observed	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.

Glen View Elementary School - 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	\$6,845	\$0	\$10,665	\$17,510
Electrical	\$0	\$0	\$0	\$0	\$741,954	\$741,954
Sitework	\$0	\$91,060	\$30,142	\$97,362	\$962,465	\$1,181,029
TOTALS	\$0	\$91,100	\$37,000	\$97,400	\$1,715,100	\$1,940,600

Immediate Needs

There are no immediate needs to report.

Key Findings



Parking Lots in Poor Condition.

Pavement, Asphalt
 Glen View Elementary School - Site
 Site Parking Areas

Uniformat Code: G2020
 Recommendation: **Seal & Stripe in 2026**

Plan Type:
 Performance/Integrity

Cost Estimate: \$10,100

Parking lot has cracking, faded striping, surface wear, and uneven patching. Recommendations are to mill, overlay, seal, and re-stripe. - AssetCALC ID: 9546416



Parking Lots in Poor Condition.

Pavement, Asphalt
 Glen View Elementary School - Site
 Site Parking Areas

Uniformat Code: G2020
 Recommendation: **Mill & Overlay in 2026**

Plan Type:
 Performance/Integrity

Cost Estimate: \$78,300

Parking lot has cracking, faded striping, surface wear, and uneven patching. Recommendations are to mill, overlay, seal, and re-stripe. - AssetCALC ID: 9546403

13. 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	1953	No	No
Glen View Elementary School	1953 / 2003	No	No
Glen View Elementary School - Administration Building	2014 / 2003	No	No
Glen View Elementary School - Building B	2014 / 2003	No	No
Glen View Elementary School - Building K	2014 / 2023	No	No
Glen View Elementary School - Building N	1953 / 2003	No	No
Glen View Elementary School - Building O	1953 / 2003	No	No
Glen View Elementary School - Building U	2014 / 2003	No	No
Glen View Elementary School - MPR Building	2014 / 2003	No	No
Glen View Elementary School - Portable 3I,V1,V2	2006 / 2023	No	No
Glen View Elementary School - Portable E	2006 / 2023	No	No
Glen View Elementary School - Preschool	2017 / 2023	No	No
Glen View Elementary School - Site	1953 / 2003	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.

14. 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.

15. 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 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.

16. Certification

Gilroy Unified School District (the Client) retained Bureau Veritas to perform this Facility Condition Assessment in connection with its continued operation of Glen View Elementary School, 600 West 8th 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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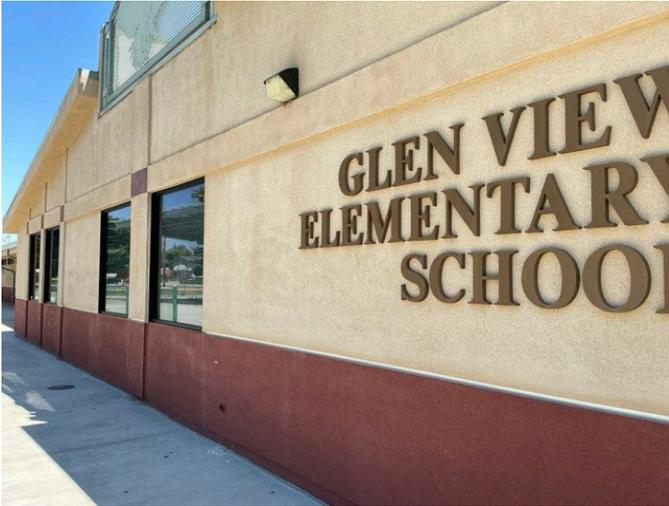
17. Appendices

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

Appendix A:

Photographic Overview

Photographic Overview



1 - ADMINISTRATION BUILDING



2 - MPR BUILDING



3 - EXTERIOR FACADE



4 - BUILDING K



5 - BUILDING O



6 - BUILDING N

Photographic Overview



7 - INTERIOR VIEW OF MPR



8 - INTERIOR VIEW OF CLASSROOM



9 - INTERIOR VIEW OF CLASSROOM



10 - INTERIOR VIEW OF CLASSROOM



11 - INTERIOR VIEW OF CLASSROOM



12 - ASPHALT ROOFING

Photographic Overview



13 - RESTROOM OVERVIEW



14 - HVAC SYSTEM



15 - REAR ELEVATION



16 - INTERIOR LIGHTING SYSTEM



17 - SWITCHBOARD



18 - WATER HEATER

Photographic Overview



19 - PLUMBING SYSTEM



20 - FIRE ALARM SYSTEM



21 - PARKING LOT



22 - VIEW OF PLAYGROUND



23 - SOLAR POWER ON CARPORT



24 - PLAY STRUCTURE

Appendix B:

Site Plan(s)

Site Plan



 <p>BUREAU VERITAS 1828</p>	Project Number	Site Name	 <p>N</p>
	171004.25R000-003.017	Glen View Elementary School	
	Source	On-Site Date	
	Google	July 15, 2025	

Appendix C: Pre-Survey Questionnaire(s)

BV FACILITY CONDITION ASSESSMENT: PRE-SURVEY QUESTIONNAIRE

Building / Facility Name: Glen View Elementary School

Name of person completing form: Paul Nadeau

Title / Association w/ property: Director of Facilities Planning and Management

Length of time associated w/ property: 7 Years

Date Completed: 7/15/2025

Phone Number: 408.726.1686

Method of Completion: PRIOR- fully completed by client

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.

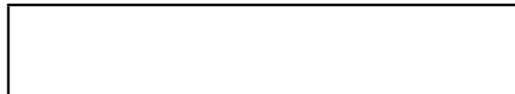
Data Overview		Response		
1	Year(s) constructed	Constructed 1953	Renovated 2003	
2	Building size in SF	60,000	SF	
3	Major Renovation/Rehabilitation		Year	Additional Detail
		Facade	2003	
		Roof	2014	
		Interiors	Ongoing	
		HVAC	Ongoing	
		Electrical	2024	New Solar and modified some electrical
		Site Pavement		Ongoing asphalt & concrete repairs
		Accessibility		No active work
4	List other significant capital improvements (focus on recent years; provide approximate date).	Admin Roof 2025, Kindergarten Roof 2023, new playground Kinder 2024, (5-12) 2022		
5	List any major capital expenditures planned/requested for the next few years. Have they been budgeted?	None		
6	Describe any on-going extremely problematic, historically chronic, or immediate facility needs.	None		

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?		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 previously performed? If so, when?		X			
19	ADA: Have any ADA improvements been made to the property since original construction? Describe.		X			New entrance
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 D: Accessibility Review and Photos

Visual Survey - 2010 ADA Standards for Accessible Design

Property Name: Glen View Elementary School

BV Project Number: 171004.25R000-003.017

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			New entrance
3	Has building management reported any accessibility-based complaints or litigation?		X		

Glen View 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	NA			
Public Restrooms				X
Kitchens/Kitchenettes				X
Playgrounds & Swimming Pools				X
Other	NA			

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

Glen View Elementary School: Photographic Overview



OVERVIEW OF ACCESSIBLE PARKING AREA



CLOSE-UP OF STALL



ACCESSIBLE PATH



CURB CUT



ACCESSIBLE ENTRANCE



DOOR HARDWARE

Glen View Elementary School: Photographic Overview



ACCESSIBLE INTERIOR RAMP



ACCESSIBLE INTERIOR PATH



TOILET STALL OVERVIEW



SINK, FAUCET HANDLES, AND ACCESSORIES



KITCHEN OVERVIEW



KITCHEN CABINETS

Glen View Elementary School: Photographic Overview



ACCESSIBLE ROUTE TO PLAYGROUND



OVERVIEW OF PLAYGROUND

Appendix E:

Component Condition Report

Component Condition Report | Glen View Elementary School / Glen View Elementary School - Administration Building

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Facade						
B2010	Building Exterior	Fair	Exterior Walls, Stucco, Prep & Paint	3,500 SF	3	9545898
B2020	Building Exterior	Fair	Glazing, any type by SF	1,500 SF	19	9545884
B2050	Building Exterior	Fair	Exterior Door, Aluminum-Framed & Glazed, Standard Swing	7	19	9545896
Roofing						
B3010	Roof	Excellent	Roofing, Metal	7,300 SF	40	9545881
B3020	Site	Fair	Roof Appurtenances, Gutters & Downspouts, Aluminum w/ Fittings	400 LF	9	9545891
B3080	Building Exterior	Fair	Soffit/Fascia, Metal	75 SF	14	9545888
Interiors						
C1030	Throughout Building	Good	Interior Door, Wood, Solid-Core	17	29	9545879
C1070	Classrooms General	Fair	Suspended Ceilings, Acoustical Tile (ACT)	7,198 SF	14	9545907
C1090	Restrooms	Fair	Toilet Partitions, Plastic/Laminate	4	9	9545889
C2010	Classrooms General	Fair	Wall Finishes, any surface, Prep & Paint	12,200 SF	3	9545901
C2010	Restrooms	Fair	Wall Finishes, Laminated Paneling (FRP)	2,200 SF	19	9545899
C2030	Throughout Building	Fair	Flooring, Vinyl Tile (VCT)	1,800 SF	4	9545900
C2030	Classrooms General	Fair	Flooring, Carpet, Commercial Standard	4,300 SF	3	9545906
C2030	Restrooms	Good	Flooring, Terrazzo	1,100 SF	39	9545873
Plumbing						
D2010	Utility Rooms/Areas	Fair	Water Heater, Gas, Residential	1	4	9545893
D2010	Throughout Building	Good	Plumbing System, Supply & Sanitary, Low Density (excludes fixtures)	7,198 SF	29	9545883
D2010	Restrooms	Fair	Sink/Lavatory, Wall-Hung	4	19	9545878
D2010	Restrooms	Fair	Urinal, Standard	1	19	9545902
D2010	Restrooms	Fair	Toilet, Commercial Water Closet	4	19	9545890
D2010	Classrooms General	Fair	Sink/Lavatory, Vanity Top, Stainless Steel	3	19	9545892

Component Condition Report | Glen View Elementary School / Glen View Elementary School - Administration Building

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
HVAC						
D3030	Utility Rooms/Areas	Fair	Heat Pump, Packaged & Wall-Mounted	1	9	9545894
D3030	Utility Rooms/Areas	Fair	Heat Pump, Packaged & Wall-Mounted	1	9	9545897
D3030	Utility Rooms/Areas	Fair	Heat Pump, Packaged & Wall-Mounted	1	9	9545886
D3050	Throughout Building	Fair	HVAC System, Ductwork, Medium Density	7,198 SF	19	9545880
Fire Protection						
D4010	Building Exterior	Good	Supplemental Components, Fire Riser, Wet	1	29	9545895
D4010	Throughout Building	Fair	Fire Suppression System, Existing Sprinkler Heads, by SF	7,198 SF	14	9545877
Electrical						
D5020	Electrical Room	Fair	Distribution Panel, 120/208 V	1	19	9545908
D5020	Electrical Room	Fair	Distribution Panel, 120/208 V	1	19	9545885
D5020	Hallways & Common Areas	Fair	Distribution Panel, 120/240 V, Residential Style	1	19	9545875
D5020	Classrooms General	Fair	Distribution Panel, 120/208 V	1	19	9545905
D5030	Throughout Building	Good	Electrical System, Wiring & Switches, Average or Low Density/Complexity	7,198 SF	39	9545876
D5040	Throughout Building	Fair	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures	7,198 SF	9	9545904
D5040	Building Exterior	Fair	Exterior Light, any type, w/ LED Replacement	8	9	9545882
Fire Alarm & Electronic Systems						
D6020	Electrical Room	Fair	Low Voltage System, Phone & Data Lines	7,198 SF	9	9545874
D6060	Throughout Building	Fair	Intercom/PA System, Public Address Upgrade, Facility-Wide	7,198 SF	9	9545887
D7030	Throughout Building	Fair	Security/Surveillance System, Full System Upgrade, Average Density	7,198 SF	4	9545910
D7050	Throughout Building	Fair	Fire Alarm System, Full System Upgrade, Standard Addressable, Upgrade/Install	7,198 SF	9	9545909
Equipment & Furnishings						
E2010	Classrooms General	Fair	Casework, Cabinetry, Standard	60 LF	9	9545903

Component Condition Report | Glen View Elementary School / Glen View Elementary School - Building B

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Facade						
B2010	Building Exterior	Fair	Exterior Walls, Stucco, Prep & Paint	3,000 SF	3	9546167
B2020	Building Exterior	Fair	Glazing, any type by SF	700 SF	19	9546154
B2050	Building Exterior	Good	Exterior Door, Steel, Commercial	2	29	9546164
B2050	Building Exterior	Fair	Exterior Door, Aluminum-Framed & Glazed, Standard Swing	3	19	9546168
Roofing						
B3010	Roof	Good	Roofing, Metal	4,832 SF	29	9546178
B3080	Building Exterior	Fair	Soffit/Fascia, Metal	400 SF	14	9546153
Interiors						
C1030	Classrooms General	Good	Interior Door, Wood, Solid-Core Commercial	3	29	9546151
C1070	Classrooms General	Fair	Suspended Ceilings, Acoustical Tile (ACT)	4,300 SF	14	9546175
C1090	Restrooms	Fair	Toilet Partitions, Plastic/Laminate	5	9	9546149
C2010	Classrooms General	Fair	Wall Finishes, any surface, Prep & Paint	7,300 SF	3	9546165
C2010	Restrooms	Fair	Wall Finishes, Laminated Paneling (FRP)	1,300 SF	19	9546170
C2030	Classrooms General	Fair	Flooring, Vinyl Tile (VCT)	400 SF	4	9546172
C2030	Restrooms	Good	Flooring, Terrazzo	600 SF	39	9546159
C2030	Classrooms General	Fair	Flooring, Carpet, Commercial Standard	3,200 SF	2	9546169
Plumbing						
D2010	Classrooms General	Fair	Sink/Lavatory, Vanity Top, Stainless Steel	3	19	9546179
D2010	Restrooms	Fair	Toilet, Commercial Water Closet	5	19	9546161
D2010	Restrooms	Fair	Sink/Lavatory, Wall-Hung	4	19	9546150
D2010	Throughout Building	Good	Plumbing System, Supply & Sanitary, Low Density (excludes fixtures)	4,323 SF	29	9546162
HVAC						
D3030	Utility Rooms/Areas	Fair	Heat Pump, Packaged & Wall-Mounted	1	9	9546158
D3030	Utility Rooms/Areas	Fair	Heat Pump, Packaged & Wall-Mounted	1	9	9546148

Component Condition Report | Glen View Elementary School / Glen View Elementary School - Building B

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D3030	Utility Rooms/Areas	Fair	Heat Pump, Packaged & Wall-Mounted	1	9	9546177
D3050	Throughout Building	Fair	HVAC System, Ductwork, Medium Density	4,323 SF	19	9546173
Fire Protection						
D4010	Throughout Building	Fair	Fire Suppression System, Existing Sprinkler Heads, by SF	4,323 SF	14	9546171
D4010	Building Exterior	Good	Supplemental Components, Fire Riser, Wet	1	29	9546152
Electrical						
D5020	Site General	Good	Switchboard, 120/208 V	1	39	9546155
D5020	Classrooms General	Good	Distribution Panel, 120/208 V	1	29	9546160
D5030	Throughout Building	Good	Electrical System, Wiring & Switches, Average or Low Density/Complexity	4,323 SF	39	9546166
D5040	Throughout Building	Fair	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures	4,323 SF	9	9546176
Fire Alarm & Electronic Systems						
D6060	Throughout Building	Fair	Intercom/PA System, Public Address Upgrade, Facility-Wide	4,323 SF	9	9546163
D7030	Throughout Building	Fair	Security/Surveillance System, Full System Upgrade, Average Density	4,323 SF	4	9546156
D7050	Throughout Building	Fair	Fire Alarm System, Full System Upgrade, Standard Addressable, Upgrade/Install	4,323 SF	9	9546157
Equipment & Furnishings						
E2010	Classrooms General	Fair	Casework, Cabinetry, Standard	70 LF	9	9546174

Component Condition Report | Glen View Elementary School / Glen View Elementary School - Building K

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Facade						
B2010	Building Exterior	Fair	Exterior Walls, Stucco, Prep & Paint	2,100 SF	3	9545935
B2020	Building Exterior	Fair	Glazing, any type by SF	500 SF	19	9545921
B2050	Building Exterior	Good	Exterior Door, Steel, Commercial	2	29	9545934
B2050	Building Exterior	Fair	Exterior Door, Aluminum-Framed & Glazed, Standard Swing	2	19	9545912
Roofing						

Component Condition Report | Glen View Elementary School / Glen View Elementary School - Building K

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
B3010	Roof	Good	Roofing, Single-Ply Membrane, TPO/PVC	3,100 SF	18	9545927
B3080	Building Exterior	Fair	Soffit/Fascia, Metal	240 SF	14	9545913
Interiors						
C1030	Classrooms General	Good	Interior Door, Wood, Solid-Core	1	29	9545925
C1070	Classrooms General	Fair	Suspended Ceilings, Acoustical Tile (ACT)	2,900 SF	14	9545916
C1090	Restrooms	Fair	Toilet Partitions, Plastic/Laminate	4	9	9545911
C2010	Restrooms	Fair	Wall Finishes, Laminated Paneling (FRP)	900 SF	19	9545941
C2010	Classrooms General	Fair	Wall Finishes, any surface, Prep & Paint	4,800 SF	3	9545932
C2030	Classrooms General	Fair	Flooring, Vinyl Tile (VCT)	400 SF	4	9545923
C2030	Classrooms General	Fair	Flooring, Carpet, Commercial Standard	2,500 SF	3	9545919
Plumbing						
D2010	Restrooms	Fair	Sink/Lavatory, Wall-Hung	4	19	9545940
D2010	Restrooms	Fair	Toilet, Child-Sized	4	19	9545929
D2010	Classrooms General	Fair	Sink/Lavatory, Vanity Top, Stainless Steel	1	19	9545933
D2010	Building Exterior	Fair	Drinking Fountain, Wall-Mounted, Bi-Level	1	4	9545931
D2010	Throughout Building	Good	Plumbing System, Supply & Sanitary, Low Density (excludes fixtures)	2,859 SF	29	9545914
HVAC						
D3050	Throughout Building	Fair	HVAC System, Ductwork, Medium Density	2,859 SF	19	9545930
Fire Protection						
D4010	Throughout Building	Fair	Fire Suppression System, Existing Sprinkler Heads, by SF	2,859 SF	14	9545936
D4010	Building Exterior	Good	Supplemental Components, Fire Riser, Wet	1	29	9545928
Electrical						
D5020	Classrooms General	Fair	Distribution Panel, 120/208 V	1	19	9545922
D5030	Throughout Building	Good	Electrical System, Wiring & Switches, Average or Low Density/Complexity	2,859 SF	39	9545917
D5040	Building Exterior	Fair	Exterior Light, any type, w/ LED Replacement	6	9	9545937

Component Condition Report | Glen View Elementary School / Glen View Elementary School - Building K

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D5040	Throughout Building	Fair	Emergency & Exit Lighting System, Full Interior Upgrade, LED	2,859 SF	3	9545938
D5040	Throughout Building	Fair	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures	2,859 SF	9	9545920
Fire Alarm & Electronic Systems						
D6020	Classrooms General	Fair	Low Voltage System, Phone & Data Lines	2,859 SF	9	9545918
D6060	Throughout Building	Fair	Intercom/PA System, Public Address Upgrade, Facility-Wide	2,859 SF	9	9545939
D7030	Throughout Building	Fair	Security/Surveillance System, Full System Upgrade, Average Density	2,859 SF	4	9545926
D7050	Throughout Building	Fair	Fire Alarm System, Full System Upgrade, Standard Addressable, Upgrade/Install	2,859 SF	9	9545915
Equipment & Furnishings						
E2010	Classrooms General	Fair	Casework, Cabinetry, Standard	50 LF	9	9545924

Component Condition Report | Glen View Elementary School / Glen View Elementary School - Building N

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Facade						
B2010	Building Exterior	Fair	Exterior Walls, Stucco, Prep & Paint	3,400 SF	3	9546099
B2010	Building Exterior	Fair	Exterior Walls, Stucco Fog Coat, 1-2 Story Building, Prep & Fog Coat or Paint	125 SF	2	9546104
B2020	Building Exterior	Fair	Glazing, any type by SF	800 SF	8	9546097
B2050	Building Exterior	Fair	Exterior Door, Steel, Commercial	14	18	9546106
Roofing						
B3010	Roof	Fair	Roofing, Asphalt Shingle, 20-Year Standard	5,560 SF	9	9546091
Interiors						
C1030	Classrooms General	Fair	Interior Door, Wood, Solid-Core Commercial	2	18	9546092
C1070	Classrooms General	Fair	Suspended Ceilings, Acoustical Tile (ACT)	4,700 SF	3	9546105
C1090	Restrooms	Fair	Toilet Partitions, Plastic/Laminate	6	3	9546094
C2010	Classrooms General	Fair	Wall Finishes, any surface, Prep & Paint	10,900 SF	3	9546088
C2030	Restrooms	Fair	Flooring, any surface, w/ Epoxy Coating, Prep & Paint	800 SF	3	9546098

Component Condition Report | Glen View Elementary School / Glen View Elementary School - Building N

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
C2030	Classrooms General	Fair	Flooring, Carpet, Commercial Standard	4,700 SF	2	9546101
C2050	Restrooms	Fair	Ceiling Finishes, any flat surface, Prep & Paint	800 SF	3	9546089
Plumbing						
D2010	Restrooms	Fair	Sink/Lavatory, Wall-Hung	5	8	9546096
D2010	Restrooms	Fair	Toilet, Commercial Water Closet	3	8	9546090
D2010	Utility Rooms/Areas	Fair	Sink/Lavatory, Service Sink, Wall-Hung	1	13	9546102
D2010	Building Exterior	Fair	Sink/Lavatory, Trough Style, Solid Surface	1	8	9546083
D2010	Restrooms	Fair	Urinal, Standard	2	8	9546103
D2010	Classrooms General	Fair	Sink/Lavatory, Vanity Top, Enameled Steel	4	8	9546109
D2010	Throughout Building	Fair	Plumbing System, Supply & Sanitary, Low Density (excludes fixtures)	5,468 SF	18	9546100
HVAC						
D3050	Throughout Building	Fair	HVAC System, Ductwork, Medium Density	5,468 SF	8	9546084
Electrical						
D5020	Electrical Room	Good	Distribution Panel, 120/208 V	1	29	9546087
D5030	Throughout Building	Good	Electrical System, Wiring & Switches, Average or Low Density/Complexity	5,468 SF	39	9546086
D5040	Throughout Building	Fair	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures	5,468 SF	3	9546095
Fire Alarm & Electronic Systems						
D6020	Throughout Building	Fair	Low Voltage System, Phone & Data Lines	5,468 SF	3	9546093
D6060	Throughout Building	Fair	Intercom/PA System, Public Address Upgrade, Facility-Wide	5,468 SF	3	9546108
D7030	Throughout Building	Fair	Security/Surveillance System, Full System Upgrade, Average Density	5,468 SF	3	9546085
D7050	Throughout Building	Fair	Fire Alarm System, Full System Upgrade, Standard Addressable, Upgrade/Install	5,468 SF	3	9546107
Equipment & Furnishings						
E2010	Classrooms General	Fair	Casework, Cabinetry, Standard	40 LF	3	9546082

Component Condition Report | Glen View Elementary School / Glen View Elementary School - Building O

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Facade						
B2010	Building Exterior	Fair	Exterior Walls, Stucco, Prep & Paint	3,700 SF	3	9546070
B2020	Building Exterior	Fair	Glazing, any type by SF	900 SF	8	9546052
B2050	Building Exterior	Fair	Exterior Door, Steel, Commercial	14	18	9546068
Roofing						
B3010	Roof	Fair	Roofing, Asphalt Shingle, 20-Year Standard	6,600 SF	9	9546071
B3080	Building Exterior	Fair	Soffit/Fascia, Metal	100 SF	3	9546058
Interiors						
C1070	Classrooms General	Fair	Suspended Ceilings, Acoustical Tile (ACT)	5,500 SF	3	9546069
C1090	Restrooms	Fair	Toilet Partitions, Plastic/Laminate	4	3	9546081
C2010	Classrooms General	Fair	Wall Finishes, Vinyl	11,100 SF	8	9546061
C2010	Restrooms	Fair	Wall Finishes, Ceramic Tile	2,000 SF	18	9546076
C2030	Classrooms General	Fair	Flooring, Carpet, Commercial Standard	5,500 SF	3	9546075
C2030	Restrooms	Fair	Flooring, Ceramic Tile	1,000 SF	18	9546063
C2050	Classrooms General	Fair	Ceiling Finishes, any flat surface, Prep & Paint	1,000 SF	3	9546080
Plumbing						
D2010	Building Exterior	Fair	Drinking Fountain, Wall-Mounted, Bi-Level	1	7	9546078
D2010	Restrooms	Fair	Sink/Lavatory, Wall-Hung	5	8	9546053
D2010	Restrooms	Fair	Urinal, Standard	1	8	9546065
D2010	Utility Rooms/Areas	Fair	Sink/Lavatory, Service Sink, Floor	1	7	9546079
D2010	Restrooms	Fair	Toilet, Commercial Water Closet	5	8	9546055
D2010	Throughout Building	Fair	Plumbing System, Supply & Sanitary, Low Density (excludes fixtures)	6,485 SF	18	9546073
HVAC						
D3050	Throughout Building	Fair	HVAC System, Ductwork, Medium Density	6,485 SF	8	9546062
Electrical						

Component Condition Report | Glen View Elementary School / Glen View Elementary School - Building O

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D5020	Electrical Room	Good	Distribution Panel, 120/208 V	1	29	9546057
D5020	Electrical Room	Good	Distribution Panel, 120/208 V	1	29	9546072
D5030	Throughout Building	Good	Electrical System, Wiring & Switches, Average or Low Density/Complexity	6,485 SF	39	9546074
D5040	Throughout Building	Fair	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures	6,485 SF	3	9546059
Fire Alarm & Electronic Systems						
D6020	Electrical Room	Fair	Low Voltage System, Phone & Data Lines	6,485 SF	3	9546077
D6060	Throughout Building	Fair	Intercom/PA System, Public Address Upgrade, Facility-Wide	6,485 SF	3	9546060
D6060	Electrical Room	Fair	Clock System, Time Control Clock	1	3	9546064
D7030	Throughout Building	Fair	Security/Surveillance System, Full System Upgrade, Average Density	6,485 SF	3	9546067
D7050	Throughout Building	Fair	Fire Alarm System, Full System Upgrade, Standard Addressable, Upgrade/Install	6,485 SF	3	9546066
Equipment & Furnishings						
E1070	Classrooms General	Fair	Theater & Stage Equipment, Flameproof Curtain, Medium Weight Velour	400 SF	2	9546056
E2010	Classrooms General	Fair	Casework, Cabinetry, Standard	50 LF	3	9546054

Component Condition Report | Glen View Elementary School / Glen View Elementary School - Building U

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Facade						
B2010	Building Exterior	Fair	Exterior Walls, Stucco, Prep & Paint	3,200 SF	3	9545950
B2020	Building Exterior	Fair	Glazing, any type by SF	1,100 SF	19	9545961
B2050	Building Exterior	Good	Exterior Door, Steel, Commercial	8	29	9545945
Roofing						
B3010	Roof	Good	Roofing, Single-Ply Membrane, TPO/PVC	6,400 SF	18	9545963
B3080	Building Exterior	Fair	Soffit/Fascia, Metal	200 SF	14	9545964
Interiors						
C1030	Classrooms General	Good	Interior Door, Wood, Solid-Core Commercial	8	29	9545955

Component Condition Report | Glen View Elementary School / Glen View Elementary School - Building U

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
C1070	Classrooms General	Fair	Suspended Ceilings, Acoustical Tile (ACT)	6,300 SF	14	9545958
C2010	Restrooms	Good	Wall Finishes, Ceramic Tile	1,900 SF	29	9545959
C2010	Restrooms	Fair	Wall Finishes, Laminated Paneling (FRP)	1,900 SF	19	9545942
C2010	Classrooms General	Fair	Wall Finishes, any surface, Prep & Paint	8,800 SF	3	9545967
C2030	Classrooms General	Fair	Flooring, Carpet, Commercial Standard	4,700 SF	3	9545948
C2030	Restrooms	Good	Flooring, Terrazzo	900 SF	39	9545968
C2030	Classrooms General	Fair	Flooring, Vinyl Tile (VCT)	600 SF	4	9545952
Plumbing						
D2010	Classrooms General	Fair	Sink/Lavatory, Vanity Top, Stainless Steel	5	19	9545951
D2010	Restrooms	Fair	Toilet, Child-Sized	3	19	9545943
D2010	Restrooms	Fair	Sink/Lavatory, Wall-Hung	4	19	9545954
D2010	Throughout Building	Good	Plumbing System, Supply & Sanitary, Low Density (excludes fixtures)	6,265 SF	29	9545966
D2010	Restrooms	Fair	Toilet, Commercial Water Closet	1	19	9545957
HVAC						
D3050	Throughout Building	Fair	HVAC System, Ductwork, Medium Density	6,265 SF	19	9545962
Electrical						
D5020	Building Exterior	Fair	Distribution Panel, 120/208 V	1	19	9545960
D5020	Building Exterior	Fair	Distribution Panel, 120/208 V	3	19	9545949
D5030	Throughout Building	Good	Electrical System, Wiring & Switches, Average or Low Density/Complexity	6,265 SF	39	9545970
D5040	Throughout Building	Fair	Emergency & Exit Lighting System, Full Interior Upgrade, LED	6,265 SF	3	9545953
D5040	Throughout Building	Fair	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures	6,265 SF	9	9545965
Fire Alarm & Electronic Systems						
D6020	Throughout Building	Fair	Low Voltage System, Phone & Data Lines	6,265 SF	9	9545947
D6060	Throughout Building	Fair	Intercom/PA System, Public Address Upgrade, Facility-Wide	6,265 SF	9	9545969
D7030	Throughout Building	Fair	Security/Surveillance System, Full System Upgrade, Average Density	6,265 SF	4	9545944

Component Condition Report | Glen View Elementary School / Glen View Elementary School - Building U

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D7050	Throughout Building	Fair	Fire Alarm System, Full System Upgrade, Standard Addressable, Upgrade/Install	6,265 SF	9	9545946

Equipment & Furnishings

E2010	Classrooms General	Fair	Casework, Cabinetry, Standard	80 LF	9	9545956
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Component Condition Report | Glen View Elementary School / Glen View Elementary School - MPR Building

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

B2010	Building Exterior	Fair	Exterior Walls, Metal Siding	6,800 SF	33	9545975
B2020	Building Exterior	Fair	Glazing, any type by SF	1,200 SF	19	9546002
B2050	Building Exterior	Good	Exterior Door, Steel, Commercial	17	29	9545992

Roofing

B3010	Roof	Fair	Roofing, Single-Ply Membrane, TPO/PVC	10,688 SF	9	9546004
B3080	Building Exterior	Fair	Soffit/Fascia, Metal	200 SF	14	9545986

Interiors

C1030	Throughout Building	Good	Interior Door, Wood, Solid-Core	6	29	9546009
C1070	Classrooms General	Fair	Suspended Ceilings, Acoustical Tile (ACT)	8,600 SF	14	9545990
C1090	Restrooms	Fair	Toilet Partitions, Plastic/Laminate	5	9	9545974
C2010	Restrooms	Good	Wall Finishes, Ceramic Tile	4,300 SF	29	9546003
C2010	Classrooms General	Fair	Wall Finishes, any surface, Prep & Paint	17,100 SF	3	9545983
C2030	Restrooms	Good	Flooring, Ceramic Tile	2,100 SF	29	9545989
C2030	Classrooms General	Fair	Flooring, Vinyl Tile (VCT)	8,600 SF	4	9546011
C2050	Classrooms General	Fair	Ceiling Finishes, any flat surface, Prep & Paint	2,100 SF	3	9546013

Conveying

D1010	Multi-Purpose Room	Fair	Vertical Lift, Wheelchair, 5' Rise, Renovate	1	15	9546010
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Plumbing

Component Condition Report | Glen View Elementary School / Glen View Elementary School - MPR Building

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D2010	Throughout Building	Good	Plumbing System, Supply & Sanitary, Low Density (excludes fixtures)	10,688 SF	29	9545979
D2010	Commercial Kitchen	Fair	Sink/Lavatory, Vanity Top, Stainless Steel	1	19	9546012
D2010	Utility Rooms/Areas	Fair	Water Heater, Gas, Commercial (125 MBH)	1	9	9546006
D2010	Restrooms	Fair	Urinal, Standard	2	19	9545981
D2010	Multi-Purpose Room	Fair	Drinking Fountain, Wall-Mounted, Bi-Level	1	4	9546000
D2010	Restrooms	Fair	Sink/Lavatory, Wall-Hung	4	19	9545976
D2010	Restrooms	Fair	Toilet, Child-Sized	5	19	9545991
HVAC						
D3050	Throughout Building	Fair	HVAC System, Ductwork, Medium Density	10,688 SF	19	9545980
Fire Protection						
D4010	Throughout Building	Fair	Fire Suppression System, Existing Sprinkler Heads, by SF	10,688 SF	14	9545988
D4010	Hallways & Common Areas	Good	Supplemental Components, Fire Riser, Wet	1	29	9545971
Electrical						
D5020	Electrical Room	Fair	Distribution Panel, 120/208 V	1	19	9545984
D5020	Electrical Room	Fair	Distribution Panel, 120/208 V	1	19	9545972
D5020	Electrical Room	Fair	Distribution Panel, 120/240 V, Residential Style	1	19	9545994
D5020	Electrical Room	Fair	Supplemental Components, Circuit Breaker/Disconnect	1	19	9545999
D5030	Throughout Building	Good	Electrical System, Wiring & Switches, Average or Low Density/Complexity	10,688 SF	39	9546001
D5040	Building Exterior	Fair	Exterior Light, any type, w/ LED Replacement	10	9	9545993
D5040	Throughout Building	Fair	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures	10,688 SF	9	9546007
D5040	Throughout Building	Fair	Emergency & Exit Lighting System, Full Interior Upgrade, LED	10,688 SF	3	9545985
Fire Alarm & Electronic Systems						
D6020	Electrical Room	Fair	Low Voltage System, Phone & Data Lines	10,688 SF	9	9546005
D6060	Electrical Room	Fair	Clock System, Time Control Clock	1	9	9545978
D6060	Throughout Building	Fair	Intercom/PA System, Public Address Upgrade, Facility-Wide	10,688 SF	9	9546015

Component Condition Report | Glen View Elementary School / Glen View Elementary School - MPR Building

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D7030	Throughout Building	Fair	Security/Surveillance System, Full System Upgrade, Average Density	10,688 SF	4	9546016
D7050	Throughout Building	Fair	Fire Alarm System, Full System Upgrade, Standard Addressable, Upgrade/Install	10,688 SF	9	9546008
Equipment & Furnishings						
E1030	Kitchen	Fair	Foodservice Equipment, Refrigerator, 2-Door Reach-In	3	4	9545996
E1030	Multi-Purpose Room	Fair	Cafeteria Furnishings, Set-In Against-Wall Lunch Table, Up to 30 LF	25	9	9545977
E1030	Commercial Kitchen	Fair	Foodservice Equipment, Prep Table Refrigerated, Salad/Sandwich	1	4	9545995
E1030	Kitchen	Fair	Foodservice Equipment, Food Warmer, Proofing Cabinet on Wheels	3	4	9546014
E1030	Kitchen	Fair	Foodservice Equipment, Refrigerator, 2-Door Reach-In	3	4	9545987
E1030	Commercial Kitchen	Fair	Foodservice Equipment, Commercial Kitchen, 3-Bowl	1	19	9545982
E1030	Commercial Kitchen	Fair	Commercial Kitchen Line, Preparation Tables/Areas	20 LF	9	9545973
E1030	Kitchen	Fair	Foodservice Equipment, Food Warmer, Proofing Cabinet on Wheels	2	4	9545998
E1030	Commercial Kitchen	Fair	Foodservice Equipment, Range/Oven, 4-Burner	1	4	9545997

Component Condition Report | Glen View Elementary School / Glen View Elementary School - Portable 3I,V1,V2

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Facade						
B2010	Building Exterior	Fair	Exterior Walls, Wood Siding	2,400 SF	22	9546144
B2010	Building exterior	Fair	Exterior Walls, Wood Siding	2,400 SF	2	9548578
B2020	Building Exterior	Fair	Glazing, any type by SF	600 SF	11	9546136
B2050	Building Exterior	Fair	Exterior Door, Steel, Commercial	3	21	9546146
Roofing						
B3010	Roof	Fair	Roofing, Metal	3,700 SF	21	9546127
B3080	Building Exterior	Fair	Soffit/Fascia, Wood	250 SF	2	9546134
Interiors						
C1070	Classrooms General	Fair	Suspended Ceilings, Acoustical Tile (ACT)	3,500 SF	6	9546141

Component Condition Report | Glen View Elementary School / Glen View Elementary School - Portable 3I,V1,V2

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
C2010	Classrooms General	Fair	Wall Finishes, Vinyl	5,400 SF	7	9546143
C2030	Classrooms General	Fair	Flooring, Carpet, Commercial Standard	3,300 SF	2	9546133
C2030	Classrooms General	Fair	Flooring, Vinyl Tile (VCT)	200 SF	2	9546139
Plumbing						
D2010	Classrooms General	Fair	Sink/Lavatory, Vanity Top, Stainless Steel	3	11	9546147
D2010	Throughout Building	Fair	Plumbing System, Supply & Sanitary, Low Density (excludes fixtures)	3,482 SF	21	9546135
HVAC						
D3030	Building Exterior	Fair	Heat Pump, Packaged & Wall-Mounted, 1 to 2 TON	3	2	9546140
D3050	Throughout Building	Fair	HVAC System, Ductwork, Medium Density	3,482 SF	11	9546129
Electrical						
D5020	Building Exterior	Good	Distribution Panel, 120/208 V	2	29	9546137
D5030	Throughout Building	Good	Electrical System, Wiring & Switches, Average or Low Density/Complexity	3,482 SF	39	9546145
D5040	Throughout Building	Fair	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures	3,482 SF	2	9546131
Fire Alarm & Electronic Systems						
D6020	Classrooms General	Fair	Low Voltage System, Phone & Data Lines	3,482 SF	2	9546142
D6060	Throughout Building	Fair	Intercom/PA System, Public Address Upgrade, Facility-Wide	3,482 SF	2	9546138
D7010	Throughout Building	Fair	Intrusion Detection System, Full Alarm System Renovation/Upgrade, Upgrade/Install	3,482 SF	2	9546132
D7050	Throughout Building	Fair	Fire Alarm System, Full System Upgrade, Standard Addressable, Upgrade/Install	3,482 SF	2	9546128

Equipment & Furnishings

E2010	Classrooms General	Fair	Casework, Cabinetry, Standard	40 LF	2	9546130
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Component Condition Report | Glen View Elementary School / Glen View Elementary School - Portable E

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Facade						
B2010	Building exterior	Fair	Exterior Walls, Stucco	514 SF	2	9548579

Component Condition Report | Glen View Elementary School / Glen View Elementary School - Portable E

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
B2020	Building Exterior	Fair	Glazing, any type by SF	100 SF	11	9546124
B2050	Building Exterior	Fair	Exterior Door, Steel, Commercial	3	21	9546116
Roofing						
B3010	Roof	Fair	Roofing, Metal	514 SF	21	9546113
Interiors						
C1070	Classrooms General	Fair	Suspended Ceilings, Acoustical Tile (ACT)	500 SF	6	9546118
C1090	Restrooms	Fair	Toilet Partitions, Plastic/Laminate	6	4	9546119
C2010	Restrooms	Fair	Wall Finishes, Laminated Paneling (FRP)	800 SF	11	9546115
C2030	Restrooms	Fair	Flooring, Terrazzo	500 SF	31	9546110
Plumbing						
D2010	Restrooms	Fair	Urinal, Standard	3	11	9546111
D2010	Restrooms	Fair	Sink/Lavatory, Wall-Hung	4	11	9546122
D2010	Throughout Building	Fair	Plumbing System, Supply & Sanitary, Low Density (excludes fixtures)	514 SF	21	9546114
D2010	Restrooms	Fair	Toilet, Commercial Water Closet	6	11	9546126
HVAC						
D3050	Throughout Building	Fair	HVAC System, Ductwork, Medium Density	514 SF	11	9546121
Electrical						
D5030	Throughout Building	Good	Electrical System, Wiring & Switches, Average or Low Density/Complexity	514 SF	39	9546112
D5040	Building Exterior	Fair	Exterior Light, any type, w/ LED Replacement	4	3	9546117
D5040	Throughout Building	Fair	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures	514 SF	3	9546125
Fire Alarm & Electronic Systems						
D7050	Throughout Building	Fair	Fire Alarm System, Full System Upgrade, Standard Addressable, Upgrade/Install	514 SF	3	9546123

Component Condition Report | Glen View Elementary School / Glen View Elementary School - Preschool

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Facade						
B2010	Building Exterior	Fair	Exterior Walls, Wood Siding	2,600 SF	22	9546381
B2020	Building Exterior	Fair	Glazing, any type by SF	500 SF	22	9546390
B2050	Building Exterior	Fair	Exterior Door, Steel, Commercial	5	32	9546370
Roofing						
B3010	Roof	Good	Roofing, Metal	3,469 SF	32	9546371
B3080	Building Exterior	Fair	Soffit/Fascia, Wood	200 SF	12	9546366
Interiors						
C1030	Classrooms General	Fair	Interior Door, Steel, Standard	2	32	9546380
C1070	Classrooms General	Fair	Suspended Ceilings, Acoustical Tile (ACT)	3,400 SF	17	9546394
C1090	Restrooms	Fair	Toilet Partitions, Plastic/Laminate	3	12	9546379
C2010	Restrooms	Fair	Wall Finishes, Laminated Paneling (FRP)	1,000 SF	22	9546375
C2010	Classrooms General	Fair	Wall Finishes, any surface, Prep & Paint	5,700 SF	2	9546384
C2030	Restrooms	Fair	Flooring, Terrazzo	500 SF	42	9546368
C2030	Classrooms General	Fair	Flooring, Carpet, Commercial Standard	2,200 SF	2	9546376
C2030	Classrooms General	Fair	Flooring, Vinyl Tile (VCT)	700 SF	7	9546395
Plumbing						
D2010	Classrooms General	Fair	Sink/Lavatory, Vanity Top, Stainless Steel	2	22	9546383
D2010	Restrooms	Fair	Sink/Lavatory, Wall-Hung	5	22	9546378
D2010	Throughout Building	Fair	Plumbing System, Supply & Sanitary, Low Density (excludes fixtures)	3,361 SF	32	9546374
D2010	Restrooms	Fair	Toilet, Child-Sized	4	22	9546369
D2010	Restrooms	Fair	Toilet, Commercial Water Closet	1	22	9546387
HVAC						
D3030	Building Exterior	Fair	Heat Pump, Packaged & Wall-Mounted	2	12	9546392
D3050	Throughout Building	Fair	HVAC System, Ductwork, Medium Density	3,361 SF	22	9546393

Component Condition Report | Glen View Elementary School / Glen View Elementary School - Preschool

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Electrical						
D5020	Building Exterior	Good	Distribution Panel, 120/208 V	2	29	9546373
D5030	Throughout Building	Good	Electrical System, Wiring & Switches, Average or Low Density/Complexity	3,361 SF	39	9546389
D5040	Throughout Building	Fair	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures	3,361 SF	12	9546386
D5040	Throughout Building	Fair	Emergency & Exit Lighting System, Full Interior Upgrade, LED	3,361 SF	2	9546396
D5040	Building Exterior	Fair	Exterior Light, any type, w/ LED Replacement	6	12	9546391
Fire Alarm & Electronic Systems						
D6020	Classrooms General	Fair	Low Voltage System, Phone & Data Lines	3,361 SF	12	9546367
D6060	Throughout Building	Fair	Intercom/PA System, Public Address Upgrade, Facility-Wide	3,361 SF	12	9546377
D7030	Throughout Building	Fair	Security/Surveillance System, Full System Upgrade, Average Density	3,361 SF	7	9546382
D7050	Throughout Building	Fair	Fire Alarm System, Full System Upgrade, Standard Addressable, Upgrade/Install	3,361 SF	12	9546385
Equipment & Furnishings						
E1040	Classrooms General	Fair	Healthcare Equipment, Defibrillator (AED), Cabinet-Mounted	1	2	9546372
E2010	Classrooms General	Fair	Casework, Cabinetry, Standard	14 LF	12	9546388

Component Condition Report | Glen View Elementary School / Glen View Elementary School - Site

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Plumbing						
D2010	Site General	Fair	Drinking Fountain, Exterior/Site, Metal Pedestal	1	3	9546414
D2010	Site General	Fair	Drinking Fountain, Wall-Mounted, Single-Level	3	5	9546415
Electrical						
D5010	Site	Good	Solar Power, Inverter, 4.0 KW	5	14	9546413
D5010	Parking lot	Good	Solar Power, Photovoltaic (PV) Panels by SF	4,700 SF	19	9548914
D5010	Site	Good	Solar Power, Residential Carport Cover, Grade/Single-Story	2	14	9546410
D5020	Site General	Good	Switchboard, 120/208 V	1	30	9546402

Component Condition Report | Glen View Elementary School / Glen View Elementary School - Site

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D5020	Site General	Good	Supplemental Components, Circuit Breaker/Disconnect	2	25	9546406
D5020	Site General	Good	Secondary Transformer, Dry, Stepdown	1	25	9546419
Pedestrian Plazas & Walkways						
G2020	Site Parking Areas	Poor	Parking Lots, Pavement, Asphalt, Mill & Overlay	19,000 SF	1	9546403
G2020	Site Parking Areas	Poor	Parking Lots, Pavement, Asphalt, Seal & Stripe	19,000 SF	1	9546416
G2030	Site Parking Areas	Fair	Sidewalk, Concrete, Large Areas	17,000 SF	15	9546412
Athletic, Recreational & Playfield Areas						
G2050	Site Playground Areas	Fair	Sports Apparatus, Baseball, Backstop Chain-Link	1	4	9546409
G2050	Site Playground Areas	Good	Play Structure, Multipurpose, Small	1	19	9546408
G2050	Site Playground Areas	Good	Play Structure, Multipurpose, Medium	1	17	9546404
G2050	Site Playground Areas	Good	Playground Surfaces, Chips Wood, 6" Depth	3,100 SF	4	9546411
G2050	Site Playground Areas	Good	Play Structure, Multipurpose, Small	1	19	9546401
G2050	Site Playground Areas	Good	Playfield Surfaces, Rubber, Poured-in-Place	5,600 SF	19	9546400
G2050	Site General	Fair	Sports Apparatus, Basketball, Backboard/Rim/Pole	4	7	9546422
Sitework						
G2060	Site General	Fair	Fences & Gates, Fence, Metal Tube 6'	750 LF	20	9546399
G2060	Site General	Fair	Bike Rack, Fixed 6-10 Bikes	1	10	9546405
G2060	Site General	Fair	Fences & Gates, Fence, Chain Link 8'	2,600 LF	20	9546420
G2060	Site General	Fair	Picnic Table, Metal Powder-Coated	40	10	9546425
G2060	Site	Fair	Dumpster Enclosure, Gates, Wood/Metal, Replace/Install	1	10	9546398
G2060	Site General	Fair	Signage, Property, Building-Mounted Individual Letters, Replace/Install	1	12	9546424
G2060	Site General	Fair	Flagpole, Metal	1	20	9546417
G2080	Site General	Fair	Irrigation System, Controllers & Valves, Repairs & Adjustments, Repair	28,000 SF	5	9546423
Utilities						
G3060	Site General	Fair	Piping & Valves, Piping Copper, Site Fuel, Replace/Install	10 LF	20	9546418

Component Condition Report | Glen View Elementary School

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Follow-up Studies						
P2030	Buildings O & N	NA	Engineering Study, Environmental, Asbestos (ACM) & Lead Base Paint (LBP), Evaluate/Report	1	0	9548913

Appendix F:

Replacement Reserves

Replacement Reserves Report



7/25/2025

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
D2010	Building Exterior	9545931	Drinking Fountain, Wall-Mounted, Bi-Level, Replace	15	11	4	1	EA	\$1,767.00	\$1,767					\$1,767																\$1,767	\$3,534
D2010	Restrooms	9545940	Sink/Lavatory, Wall-Hung, Replace	30	11	19	4	EA	\$2,002.60	\$8,010																					\$8,010	\$8,010
D2010	Restrooms	9545929	Toilet, Child-Sized, Replace	30	11	19	4	EA	\$1,060.20	\$4,241																					\$4,241	\$4,241
D2010	Classrooms General	9545933	Sink/Lavatory, Vanity Top, Stainless Steel, Replace	30	11	19	1	EA	\$1,413.60	\$1,414																					\$1,414	\$1,414
D3050	Throughout Building	9545930	HVAC System, Ductwork, Medium Density, Replace	30	11	19	2859	SF	\$4.71	\$13,472																					\$13,472	\$13,472
D4010	Throughout Building	9545936	Fire Suppression System, Existing Sprinkler Heads, by SF, Replace	25	11	14	2859	SF	\$1.26	\$3,604																					\$3,604	\$3,604
D5020	Classrooms General	9545922	Distribution Panel, 120/208 V, Replace	30	11	19	1	EA	\$2,356.00	\$2,356																					\$2,356	\$2,356
D5040	Throughout Building	9545938	Emergency & Exit Lighting System, Full Interior Upgrade, LED, Replace	10	7	3	2859	SF	\$0.77	\$2,189				\$2,189									\$2,189									\$4,378
D5040	Building Exterior	9545937	Exterior Light, any type, w/ LED Replacement, Replace	20	11	9	6	EA	\$471.20	\$2,827										\$2,827												\$2,827
D5040	Throughout Building	9545920	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures, Replace	20	11	9	2859	SF	\$5.30	\$15,156										\$15,156												\$15,156
D6020	Classrooms General	9545918	Low Voltage System, Phone & Data Lines, Replace	20	11	9	2859	SF	\$1.77	\$5,052										\$5,052												\$5,052
D6060	Throughout Building	9545939	Intercom/PA System, Public Address Upgrade, Facility-Wide, Replace	20	11	9	2859	SF	\$1.94	\$5,557										\$5,557												\$5,557
D7030	Throughout Building	9545926	Security/Surveillance System, Full System Upgrade, Average Density, Replace	15	11	4	2859	SF	\$2.36	\$6,736				\$6,736																	\$6,736	\$13,472
D7050	Throughout Building	9545915	Fire Alarm System, Full System Upgrade, Standard Addressable, Upgrade/Install	20	11	9	2859	SF	\$3.53	\$10,104										\$10,104												\$10,104
E2010	Classrooms General	9545924	Casework, Cabinetry, Standard, Replace	20	11	9	50	LF	\$353.40	\$17,670										\$17,670												\$17,670
Totals, Unescalated											\$0	\$0	\$0	\$42,208	\$10,859	\$0	\$0	\$0	\$0	\$59,899	\$0	\$0	\$0	\$42,208	\$16,974	\$0	\$0	\$0	\$62,081	\$92,772	\$0	\$327,001
Totals, Escalated (3.0% inflation, compounded annually)											\$0	\$0	\$0	\$46,122	\$12,222	\$0	\$0	\$0	\$0	\$78,155	\$0	\$0	\$0	\$61,984	\$25,675	\$0	\$0	\$0	\$105,688	\$162,677	\$0	\$492,522

Glen View Elementary School / Glen View Elementary School - Building N

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
B2010	Building Exterior	9546104	Exterior Walls, Stucco Fog Coat, 1-2 Story Building, Prep & Fog Coat or Paint	10	8	2	125	SF	\$4.50	\$562			\$562									\$562										\$1,125
B2010	Building Exterior	9546099	Exterior Walls, Stucco, Prep & Paint	10	7	3	3400	SF	\$4.50	\$15,300				\$15,300									\$15,300									\$30,600
B2020	Building Exterior	9546097	Glazing, any type by SF, Replace	30	22	8	800	SF	\$64.79	\$51,832									\$51,832													\$51,832
B2050	Building Exterior	9546106	Exterior Door, Steel, Commercial, Replace	40	22	18	14	EA	\$4,782.68	\$66,958																					\$66,958	\$66,958
B3010	Roof	9546091	Roofing, Asphalt Shingle, 20-Year Standard, Replace	20	11	9	5560	SF	\$4.48	\$24,889										\$24,889												\$24,889
C1030	Classrooms General	9546092	Interior Door, Wood, Solid-Core Commercial, Replace	40	22	18	2	EA	\$824.60	\$1,649																					\$1,649	\$1,649
C1070	Classrooms General	9546105	Suspended Ceilings, Acoustical Tile (ACT), Replace	25	22	3	4700	SF	\$4.12	\$19,378				\$19,378																		\$19,378
C1090	Restrooms	9546094	Toilet Partitions, Plastic/Laminate, Replace	20	17	3	6	EA	\$883.50	\$5,301				\$5,301																		\$5,301
C2010	Classrooms General	9546088	Wall Finishes, any surface, Prep & Paint	10	7	3	10900	SF	\$1.77	\$19,260				\$19,260										\$19,260								\$38,521
C2030	Restrooms	9546098	Flooring, any surface, w/ Epoxy Coating, Prep & Paint	10	7	3	800	SF	\$14.14	\$11,309				\$11,309									\$11,309									\$22,618
C2030	Classrooms General	9546101	Flooring, Carpet, Commercial Standard, Replace	10	8	2	4700	SF	\$8.84	\$41,525			\$41,525									\$41,525										\$83,049
C2050	Restrooms	9546089	Ceiling Finishes, any flat surface, Prep & Paint	10	7	3	800	SF	\$2.36	\$1,885				\$1,885									\$1,885									\$3,770
D2010	Throughout Building	9546100	Plumbing System, Supply & Sanitary, Low Density (excludes fixtures), Replace	40	22	18	5468	SF	\$5.89	\$32,207																					\$32,207	\$32,207
D2010	Restrooms	9546096	Sink/Lavatory, Wall-Hung, Replace	30	22	8	5	EA	\$2,002.60	\$10,013										\$10,013												\$10,013
D2010	Restrooms	9546090	Toilet, Commercial Water Closet, Replace	30	22	8	3	EA	\$1,531.40	\$4,594										\$4,594												\$4,594
D2010	Building Exterior	9546083	Sink/Lavatory, Trough Style, Solid Surface, Replace	30	22	8	1	EA	\$2,945.00	\$2,945										\$2,945												\$2,945
D2010	Restrooms	9546103	Urinal, Standard, Replace	30	22	8	2	EA	\$1,295.80	\$2,592										\$2,592												\$2,592
D2010	Classrooms General	9546109	Sink/Lavatory, Vanity Top, Enameled Steel, Replace	30	22	8	4	EA	\$1,295.80	\$5,183										\$5,183												\$5,183
D2010	Utility Rooms/Areas	9546102	Sink/Lavatory, Service Sink, Wall-Hung, Replace	35	22	13	1	EA	\$1,649.20	\$1,649													\$1,649									\$1,649
D3050	Throughout Building	9546084	HVAC System, Ductwork, Medium Density, Replace	30	22	8	5468	SF	\$4.71	\$25,765										\$25,765												\$25,765
D5040	Throughout Building	9546095	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures, Replace	20	17	3	5468	SF	\$5.30	\$28,986				\$28,986																		\$28,986
D6020	Throughout Building	9546093	Low Voltage System, Phone & Data Lines, Replace	20	17	3	5468	SF	\$1.77	\$9,662				\$9,662																		\$9,662
D6060	Throughout Building	9546108	Intercom/PA System, Public Address Upgrade, Facility-Wide, Replace	20	17	3	5468	SF	\$1.94	\$10,628				\$10,628																		\$10,628
D7030	Throughout Building	9546085	Security/Surveillance System, Full System Upgrade, Average Density, Replace	15	12	3	5468	SF	\$2.36	\$12,883				\$12,883																	\$12,883	\$25,765
D7050	Throughout Building	9546107	Fire Alarm System, Full System Upgrade, Standard Addressable, Upgrade/Install	20	17	3	5468	SF	\$3.53	\$19,324				\$19,324																		\$19,324
E2010	Classrooms General	9546082	Casework, Cabinetry, Standard, Replace	20	17	3	40	LF	\$353.40	\$14,136				\$14,136																		\$14,136
Totals, Unescalated											\$0	\$0	\$42,087	\$168,051	\$0	\$0	\$0	\$0	\$102,924	\$24,889	\$0	\$0	\$42,087	\$49,403	\$0	\$0	\$0	\$113,696	\$0	\$0	\$543,137	
Totals, Escalated (3.0% inflation, compounded annually)											\$0	\$0	\$44,650	\$183,634	\$0	\$0	\$0	\$0	\$130,381	\$32,474	\$0	\$0	\$60,006	\$72,550	\$0	\$0	\$0	\$193,560	\$0	\$0	\$717,255	

Replacement Reserves Report



7/25/2025

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
D3030	Building Exterior	9546392	Heat Pump, Packaged & Wall-Mounted, Replace	20	8	12	2	EA	\$4,712.00	\$9,424												\$9,424									\$9,424	
D5040	Throughout Building	9546396	Emergency & Exit Lighting System, Full Interior Upgrade, LED, Replace	10	8	2	3361	SF	\$0.77	\$2,574			\$2,574										\$2,574								\$5,147	
D5040	Throughout Building	9546386	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures, Replace	20	8	12	3361	SF	\$5.30	\$17,817													\$17,817								\$17,817	
D5040	Building Exterior	9546391	Exterior Light, any type, w/ LED Replacement, Replace	20	8	12	6	EA	\$471.20	\$2,827													\$2,827								\$2,827	
D6020	Classrooms General	9546367	Low Voltage System, Phone & Data Lines, Replace	20	8	12	3361	SF	\$1.77	\$5,939													\$5,939								\$5,939	
D6060	Throughout Building	9546377	Intercom/PA System, Public Address Upgrade, Facility-Wide, Replace	20	8	12	3361	SF	\$1.94	\$6,533													\$6,533								\$6,533	
D7030	Throughout Building	9546382	Security/Surveillance System, Full System Upgrade, Average Density, Replace	15	8	7	3361	SF	\$2.36	\$7,919								\$7,919													\$7,919	
D7050	Throughout Building	9546385	Fire Alarm System, Full System Upgrade, Standard Addressable, Upgrade/Install	20	8	12	3361	SF	\$3.53	\$11,878													\$11,878								\$11,878	
E1040	Classrooms General	9546372	Healthcare Equipment, Defibrillator (AED), Cabinet-Mounted, Replace	10	8	2	1	EA	\$1,767.00	\$1,767			\$1,767										\$1,767								\$3,534	
E2010	Classrooms General	9546388	Casework, Cabinetry, Standard, Replace	20	8	12	14	LF	\$353.40	\$4,948													\$4,948								\$4,948	
Totals, Unescalated											\$0	\$0	\$33,849	\$0	\$0	\$0	\$0	\$12,042	\$0	\$0	\$0	\$0	\$99,281	\$0	\$0	\$0	\$14,018	\$0	\$0	\$0	\$159,190	
Totals, Escalated (3.0% inflation, compounded annually)											\$0	\$0	\$35,911	\$0	\$0	\$0	\$0	\$14,810	\$0	\$0	\$0	\$0	\$141,551	\$0	\$0	\$0	\$23,170	\$0	\$0	\$0	\$215,441	

Glen View Elementary School / Glen View 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	Site General	9546414	Drinking Fountain, Exterior/Site, Metal Pedestal, Replace	15	12	3	1	EA	\$1,767.00	\$1,767				\$1,767															\$1,767		\$3,534	
D2010	Site General	9546415	Drinking Fountain, Wall-Mounted, Single-Level, Replace	15	10	5	3	EA	\$1,413.60	\$4,241					\$4,241															\$4,241	\$8,482	
D5010	Site	9546413	Solar Power, Inverter, 4.0 KW, Replace	15	1	14	5	EA	\$3,675.36	\$18,377														\$18,377							\$18,377	
D5010	Site	9546410	Solar Power, Residential Carport Cover, Grade/Single-Story, Replace	15	1	14	2	EA	\$11,426.60	\$22,853														\$22,853							\$22,853	
D5010	Parking lot	9548914	Solar Power, Photovoltaic (PV) Panels by SF, Replace	20	1	19	4700	SF	\$82.46	\$387,562																		\$387,562		\$387,562		
G2020	Site Parking Areas	9546403	Parking Lots, Pavement, Asphalt, Mill & Overlay	25	24	1	19000	SF	\$4.12	\$78,337	\$78,337																				\$78,337	
G2020	Site Parking Areas	9546416	Parking Lots, Pavement, Asphalt, Seal & Stripe	5	4	1	19000	SF	\$0.53	\$10,072	\$10,072				\$10,072						\$10,072					\$10,072					\$40,288	
G2030	Site Parking Areas	9546412	Sidewalk, Concrete, Large Areas, Replace	50	35	15	17000	SF	\$10.60	\$180,234															\$180,234						\$180,234	
G2050	Site Playground Areas	9546409	Sports Apparatus, Baseball, Backstop Chain-Link, Replace	20	16	4	1	EA	\$5,890.00	\$5,890				\$5,890																	\$5,890	
G2050	Site General	9546422	Sports Apparatus, Basketball, Backboard/Rim/Pole, Replace	25	18	7	4	EA	\$5,595.50	\$22,382							\$22,382														\$22,382	
G2050	Site Playground Areas	9546411	Playground Surfaces, Chips Wood, 6" Depth, Replace	5	1	4	3100	SF	\$2.36	\$7,304				\$7,304					\$7,304					\$7,304				\$7,304		\$7,304		
G2050	Site Playground Areas	9546404	Play Structure, Multipurpose, Medium, Replace	20	3	17	1	EA	\$23,560.00	\$23,560																\$23,560					\$23,560	
G2050	Site Playground Areas	9546408	Play Structure, Multipurpose, Small, Replace	20	1	19	1	EA	\$11,780.00	\$11,780																		\$11,780		\$11,780		
G2050	Site Playground Areas	9546401	Play Structure, Multipurpose, Small, Replace	20	1	19	1	EA	\$11,780.00	\$11,780																		\$11,780		\$11,780		
G2050	Site Playground Areas	9546400	Playfield Surfaces, Rubber, Poured-in-Place, Replace	20	1	19	5600	SF	\$30.63	\$171,517																\$171,517				\$171,517		
G2060	Site General	9546405	Bike Rack, Fixed 6-10 Bikes, Replace	20	10	10	1	EA	\$942.40	\$942										\$942											\$942	
G2060	Site General	9546425	Picnic Table, Metal Powder-Coated, Replace	20	10	10	40	EA	\$824.60	\$32,984										\$32,984											\$32,984	
G2060	Site General	9546399	Fences & Gates, Fence, Metal Tube 6", Replace	40	20	20	750	LF	\$47.12	\$35,340																		\$35,340		\$35,340		
G2060	Site General	9546420	Fences & Gates, Fence, Chain Link 8", Replace	40	20	20	2600	LF	\$29.45	\$76,570																		\$76,570		\$76,570		
G2060	Site General	9546424	Signage, Property, Building-Mounted Individual Letters, Replace/Install	20	8	12	1	EA	\$176.70	\$177												\$177									\$177	
G2060	Site General	9546417	Flagpole, Metal, Replace	30	10	20	1	EA	\$2,945.00	\$2,945																		\$2,945		\$2,945		
G2060	Site	9546398	Dumpster Enclosure, Gates, Wood/Metal, Replace/Install	20	10	10	1	EA	\$2,002.60	\$2,003										\$2,003											\$2,003	
G2080	Site General	9546423	Irrigation System, Controllers & Valves, Repairs & Adjustments, Repair	10	5	5	28000	SF	\$0.47	\$13,194				\$13,194											\$13,194					\$13,194		
G3060	Site General	9546418	Piping & Valves, Piping Copper, Site Fuel, Replace/Install	40	20	20	10	LF	\$1,022.50	\$10,225																		\$10,225		\$10,225		
Totals, Unescalated											\$0	\$88,409	\$0	\$1,767	\$13,194	\$17,434	\$10,072	\$22,382	\$0	\$7,304	\$35,929	\$10,072	\$177	\$0	\$48,534	\$193,428	\$10,072	\$23,560	\$1,767	\$589,942	\$129,321	\$1,203,362
Totals, Escalated (3.0% inflation, compounded annually)											\$0	\$91,061	\$0	\$1,931	\$14,850	\$20,211	\$12,026	\$27,527	\$0	\$9,530	\$48,286	\$13,942	\$252	\$0	\$73,411	\$301,354	\$16,162	\$38,941	\$3,008	\$1,034,468	\$233,568	\$1,940,528

* Markup has been included in unit costs.