

# FACILITY CONDITION ASSESSMENT



*prepared for*

**Gilroy Unified School District**  
7810 Arroyo Circle  
Gilroy, CA 95020



Las Animas Elementary School  
6550 Cimino Street  
Gilroy, CA 95020

**PREPARED BY:**

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*July 15, 2025*

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# 1. Executive Summary

## Campus Overview and Assessment Details

General Information	
<b>Property Type</b>	Elementary School
<b>Number of Buildings</b>	9
<b>Main Address</b>	6550 Cimino Street, Gilroy, CA 95020
<b>Site Developed</b>	2006 Renovated 2010
<b>Outside Occupants / Leased Spaces</b>	None
<b>Date(s) of Visit</b>	July 15, 2025
<b>Management Point of Contact</b>	AEDIS Architects Joe Vela, Associate Principal 4083005160 <a href="mailto:Jvela@aedisarchitects.com">Jvela@aedisarchitects.com</a>
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<b>AssetCalc Link</b>	Full dataset for this assessment can be found at: <a href="https://www.assetcalc.net/">https://www.assetcalc.net/</a>



## Campus Findings and Deficiencies

### Historical Summary

Las Animas Elementary School was originally constructed in 2006 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 2010s. The campus comprises administration offices, classrooms, a commercial kitchen, a multipurpose area, and a library.

### Architectural

The buildings exhibit a consistent construction style, characterized by a wood paneling façade, steel doors, asphalt, and TPO roofing. The portables 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 vinyl 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, however there was no access to the roofs. The electrical distribution panels and a couple switchboards which were 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 most of the major 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 lots are in adequate condition. Lighting is adequate around the buildings and the parking lots.

### Recommended Additional Studies

No additional studies recommended at this time.

## Facility Condition Index (FCI)

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

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

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

Facility	Cost/SF	Total SF	Replacement Value	Current	3-Year	5-Year	10-Year
Las Animas Elementary School - Administration Building A	\$550	7,769	\$4,272,950	0%	7.5%	11.3%	12.4%
Las Animas Elementary School - Building B	\$550	8,218	\$4,519,900	0%	6.5%	10.8%	13.2%
Las Animas Elementary School - Building C	\$550	33,000	\$18,150,000	0%	5.8%	7.9%	8.9%
Las Animas Elementary School - Building D	\$550	7,551	\$4,153,050	0%	5.2%	6.2%	7.2%
Las Animas Elementary School - Building E	\$550	3,495	\$1,922,250	0%	8.1%	8.1%	9.0%
Las Animas Elementary School - Building F	\$550	12,500	\$6,875,000	0%	6.3%	7.0%	7.9%

Facility	Cost/SF	Total SF	Replacement Value	Current	3-Year	5-Year	10-Year
Las Animas Elementary School - Portable 3	\$350	1,150	\$402,500	0%	11.2%	11.2%	12.7%
Las Animas Elementary School - Portable 4	\$350	1,327	\$464,450	0%	10.1%	10.1%	11.5%
Las Animas Elementary School - Portable 5	\$350	1,207	\$422,450	0%	10.7%	10.7%	12.1%
Las Animas Elementary School - Site	\$0	76,000	\$0	%	%	%	%
Las Animas Elementary School	\$0	76,000	\$0	%	%	%	%

## Immediate Needs

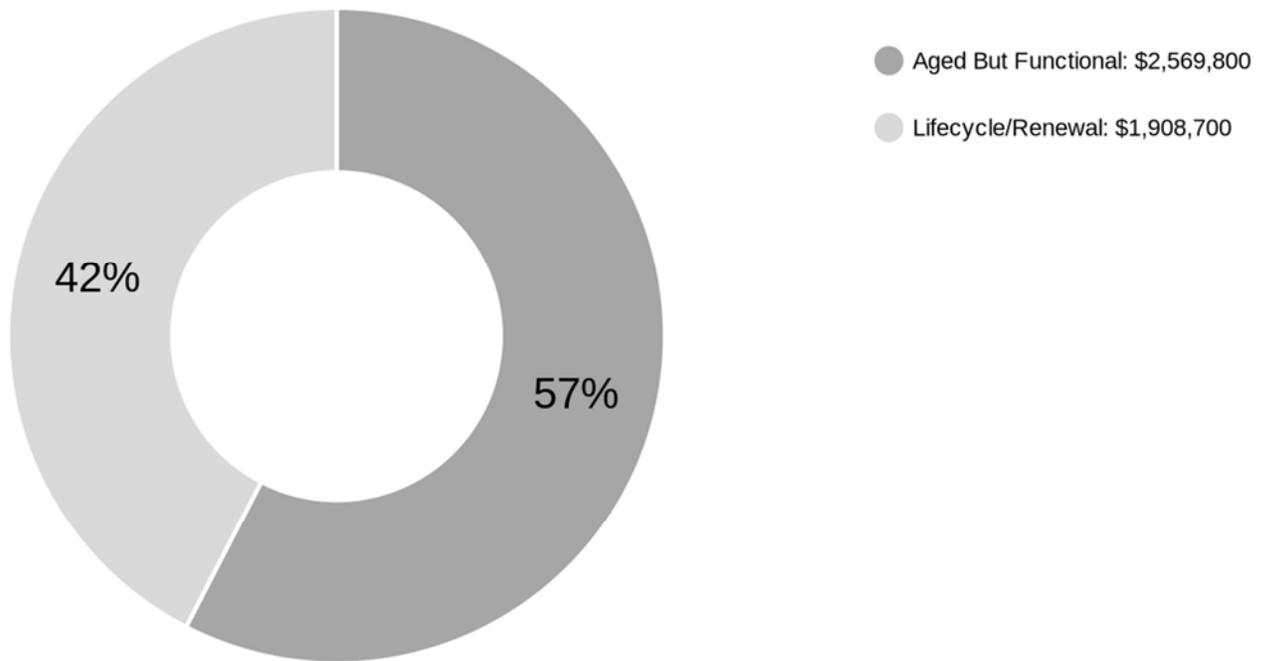
There are no immediate needs to report.

## 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 and Distribution

<b>Safety</b>	■	An observed or reported unsafe condition that if left unaddressed could result in injury; a system or component that presents potential liability risk.
<b>Performance/Integrity</b>	■	Component or system has failed, is almost failing, performs unreliably, does not perform as intended, and/or poses risk to overall system stability.
<b>Accessibility</b>	■	Does not meet ADA, UFAS, and/or other accessibility requirements.
<b>Environmental</b>	■	Improvements to air or water quality, including removal of hazardous materials from the building or site.
<b>Retrofit/Adaptation</b>	■	Components, systems, or spaces recommended for upgrades in in order to meet current standards, facility usage, or client/occupant needs.
<b>Aged But Functional</b>	■	Any component or system that has aged past its industry-average expected useful life (EUL) but is not currently deficient or problematic.
<b>Lifecycle/Renewal</b>	■	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: \$4,478,500**

## 2. Las Animas Elementary School - Administration Building A



### Las Animas Elementary School - Administration Building A: Building Systems Summary

<b>Address</b>	6550 Cimino Street, Gilroy, CA 95020	
<b>GPS Coordinates</b>	36.9902411, -121.5798776	
<b>Constructed/Renovated</b>	2006 Renovated 2010	
<b>Building Area</b>	7,769 SF	
<b>Number of Stories</b>	1 above grade	
<i>System</i>	<i>Description</i>	<i>Condition</i>
<b>Structure</b>	Conventional wood frame structure over concrete slab foundation	Fair
<b>Facade</b>	Primary Wall Finish: Wood siding Secondary Wall Finish: Cement board siding Windows: Aluminum	Fair
<b>Roof</b>	Primary: Flat construction with single-ply TPO/PVC membrane Secondary: Gable construction with asphalt shingles	Fair
<b>Interiors</b>	Walls: Painted gypsum board, ceramic tile Floors: Carpet, VCT, ceramic tile Ceilings: ACT	Fair
<b>Elevators</b>	None	n/a

## Las Animas Elementary School - Administration Building A: Building Systems Summary

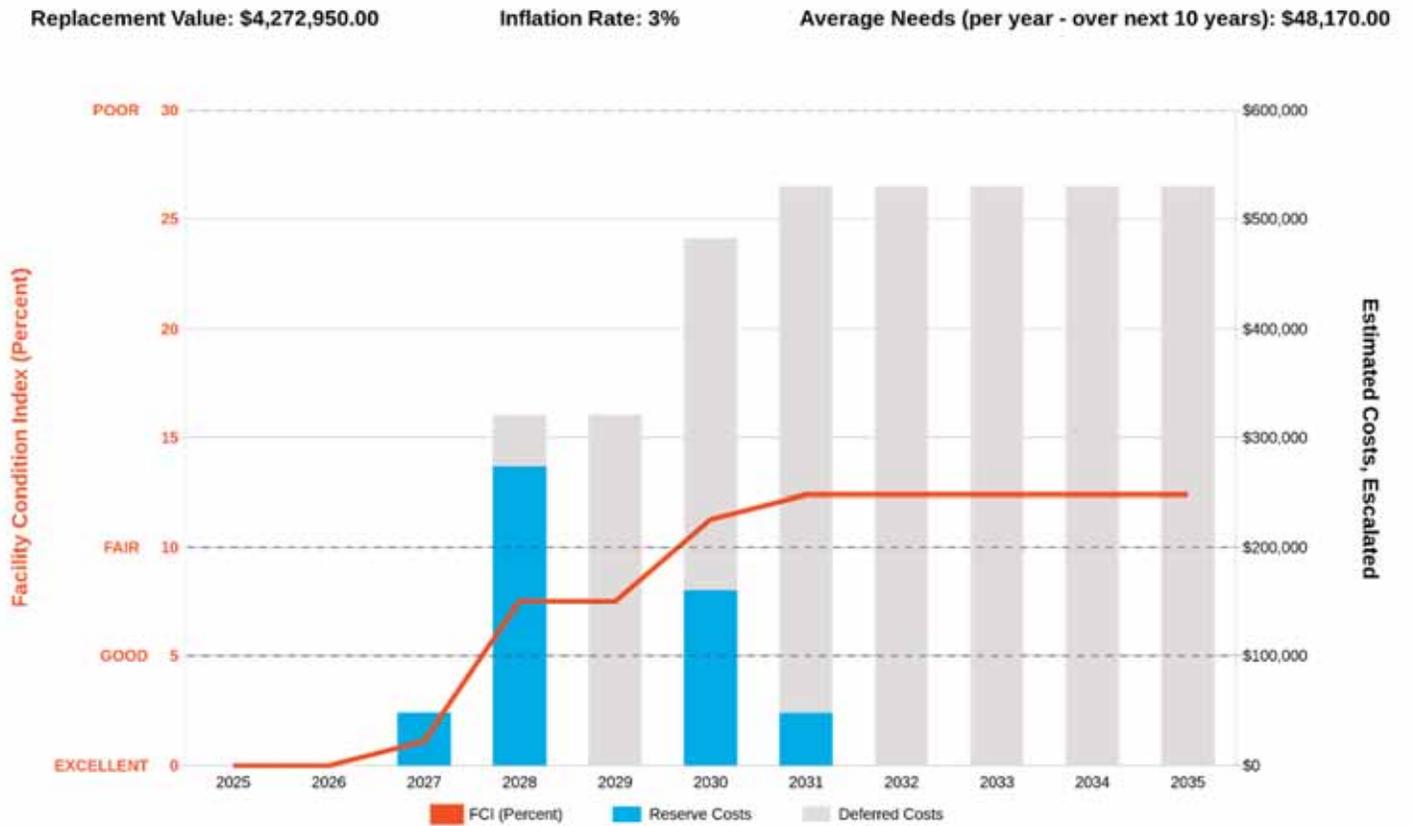
<b>Plumbing</b>	Distribution: Copper supply and cast-iron waste and venting Hot Water: None Fixtures: Toilets and sinks in restrooms	Fair
<b>HVAC</b>	No access	n/a
<b>Fire Suppression</b>	Wet-pipe sprinkler system and fire extinguishers	Fair
<b>Electrical</b>	Source and Distribution: Main panel with copper wiring Interior Lighting: LED Emergency Power: None	Fair
<b>Fire Alarm</b>	Alarm panel with smoke detectors, heat detectors, alarms, strobes, pull stations, back-up emergency lights, and exit signs	Fair
<b>Equipment/Special</b>	None	n/a
<b>Accessibility</b>	Presently it does not appear an accessibility study is needed for this building. See the appendix for associated photos and additional information.	
<b>Additional Studies</b>	No additional studies are currently recommended for the building.	
<b>Areas Observed</b>	Most of the interior spaces were observed to gain a clear understanding of the facility's overall condition. Other areas accessed and assessed included the exterior equipment and assets directly serving the building, the exterior walls of the facility, and the roof.	
<b>Key Spaces Not Observed</b>	Areas of note that were either inaccessible or not observed for other reasons are listed here: <ul style="list-style-type: none"> <li>▪ All exterior roofs; lack of ladder or other means of access</li> </ul>	

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

<b>Las Animas Elementary School - Administration Building A: System Expenditure Forecast</b>						
<b>System</b>	<b>Immediate</b>	<b>Short Term (1-2 yr)</b>	<b>Near Term (3-5 yr)</b>	<b>Med Term (6-10 yr)</b>	<b>Long Term (11-20 yr)</b>	<b>TOTAL</b>
<b>Facade</b>	\$0	\$0	\$0	\$0	\$194,206	\$194,206
<b>Roofing</b>	\$0	\$0	\$160,732	\$3,516	\$0	\$164,248
<b>Interiors</b>	\$0	\$47,802	\$38,872	\$32,491	\$118,687	\$237,852
<b>Plumbing</b>	\$0	\$0	\$0	\$0	\$18,588	\$18,588
<b>HVAC</b>	\$0	\$0	\$0	\$0	\$50,672	\$50,672
<b>Fire Protection</b>	\$0	\$0	\$0	\$11,692	\$0	\$11,692
<b>Electrical</b>	\$0	\$0	\$51,500	\$0	\$15,256	\$66,756
<b>Fire Alarm and Electronic Systems</b>	\$0	\$0	\$66,647	\$0	\$8,021	\$74,668
<b>Equipment and Furnishings</b>	\$0	\$0	\$116,619	\$0	\$0	\$116,619
<b>TOTALS</b>	<b>\$0</b>	<b>\$47,900</b>	<b>\$434,400</b>	<b>\$47,700</b>	<b>\$405,500</b>	<b>\$935,500</b>

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

### Needs by Year with Unaddressed FCI Over Time



## Immediate Needs

There are no immediate needs to report.

## Key Findings

There are no key findings to report.

### 3. Las Animas Elementary School - Building B



#### Las Animas Elementary School - Building B: Building Systems Summary

<b>Address</b>	6550 Cimino Street, Gilroy, CA 95020	
<b>GPS Coordinates</b>	36.9902411, -121.5798776	
<b>Constructed/Renovated</b>	2006 Renovated 2010	
<b>Building Area</b>	8,218 SF	
<b>Number of Stories</b>	1 above grade	
<i>System</i>	<i>Description</i>	<i>Condition</i>
<b>Structure</b>	Conventional wood frame structure over concrete slab foundation	Fair
<b>Facade</b>	Primary Wall Finish: Wood siding Secondary Wall Finish: Cement board siding Windows: Aluminum	Fair
<b>Roof</b>	Primary: Flat construction with single-ply TPO/PVC membrane Secondary: Gable construction with asphalt shingles	Fair
<b>Interiors</b>	Walls: Painted gypsum board Floors: VCT, faux wood plank LVT, ceramic tile Ceilings: Painted gypsum board and ACT	Fair
<b>Elevators</b>	Passenger: Wheelchair lifts	Fair

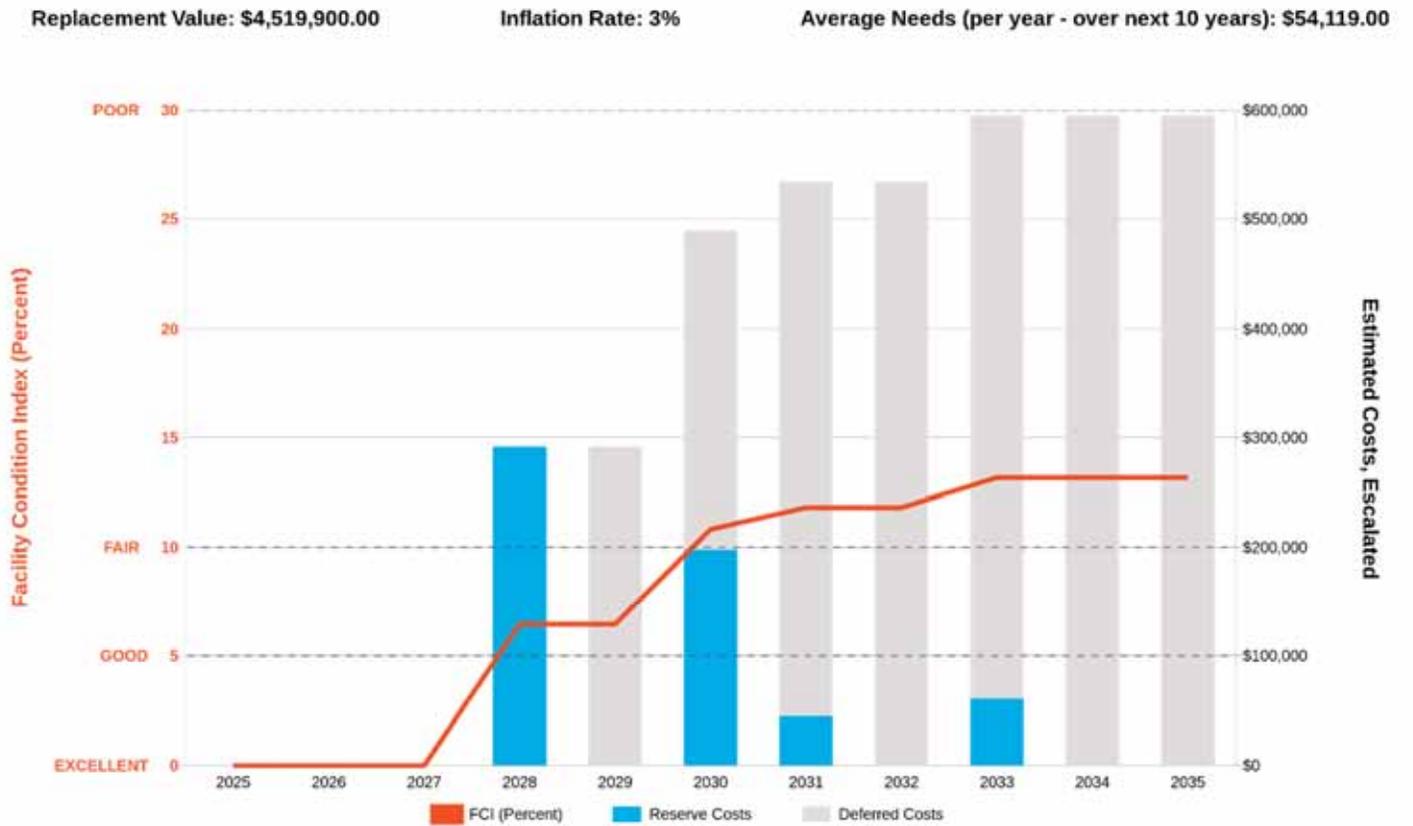
<b>Las Animas Elementary School - Building B: Building Systems Summary</b>		
<b>Plumbing</b>	Distribution: Copper supply and cast-iron waste and venting Hot Water: Electric water heaters with integral tanks Fixtures: Toilets, urinals, and sinks in restrooms	Fair
<b>HVAC</b>	No access	n/a
<b>Fire Suppression</b>	Wet-pipe sprinkler system and fire extinguishers	Fair
<b>Electrical</b>	Source and Distribution: Main panel with copper wiring Interior Lighting: LED Emergency Power: None	Fair
<b>Fire Alarm</b>	Alarm panel with smoke detectors, heat detectors, alarms, strobes, pull stations, back-up emergency lights, and exit signs	Fair
<b>Equipment/Special</b>	Commercial kitchen equipment	Fair
<b>Accessibility</b>	Presently it does not appear an accessibility study is needed for this building. See the appendix for associated photos and additional information.	
<b>Additional Studies</b>	No additional studies are currently recommended for the building.	
<b>Areas Observed</b>	Most of the interior spaces were observed to gain a clear understanding of the facility's overall condition. Other areas accessed and assessed included the exterior equipment and assets directly serving the building, the exterior walls of the facility, and the roof.	
<b>Key Spaces Not Observed</b>	Areas of note that were either inaccessible or not observed for other reasons are listed here: <ul style="list-style-type: none"> <li>All exterior roofs; lack of ladder or other means of access</li> </ul>	

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

<b>Las Animas Elementary School - Building B: System Expenditure Forecast</b>						
<b>System</b>	<b>Immediate</b>	<b>Short Term (1-2 yr)</b>	<b>Near Term (3-5 yr)</b>	<b>Med Term (6-10 yr)</b>	<b>Long Term (11-20 yr)</b>	<b>TOTAL</b>
<b>Facade</b>	\$0	\$0	\$0	\$0	\$43,863	\$43,863
<b>Roofing</b>	\$0	\$0	\$209,074	\$0	\$0	\$209,074
<b>Interiors</b>	\$0	\$0	\$69,314	\$32,491	\$122,021	\$223,826
<b>Plumbing</b>	\$0	\$0	\$2,636	\$0	\$52,496	\$55,132
<b>HVAC</b>	\$0	\$0	\$3,603	\$0	\$53,601	\$57,204
<b>Fire Protection</b>	\$0	\$0	\$0	\$12,367	\$0	\$12,367
<b>Electrical</b>	\$0	\$0	\$54,477	\$0	\$24,076	\$78,553
<b>Fire Alarm and Electronic Systems</b>	\$0	\$0	\$65,055	\$0	\$0	\$65,055
<b>Equipment and Furnishings</b>	\$0	\$0	\$53,237	\$60,880	\$90,180	\$204,297
<b>Accessibility</b>	\$0	\$0	\$32,180	\$0	\$0	\$32,180
<b>TOTALS</b>	<b>\$0</b>	<b>\$0</b>	<b>\$489,600</b>	<b>\$105,800</b>	<b>\$386,300</b>	<b>\$981,700</b>

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

### Needs by Year with Unaddressed FCI Over Time



## Immediate Needs

There are no immediate needs to report.

## Key Findings

There are no key findings to report.

## 4. Las Animas Elementary School - Building C



### Las Animas Elementary School - Building C: Building Systems Summary

<b>Address</b>	6550 Cimino Street, Gilroy, CA 95020	
<b>GPS Coordinates</b>	36.9902411, -121.5798776	
<b>Constructed/Renovated</b>	2006 Renovated 2010	
<b>Building Area</b>	33,000 SF	
<b>Number of Stories</b>	2 above grade	
<i>System</i>	<i>Description</i>	<i>Condition</i>
<b>Structure</b>	Conventional wood frame structure over concrete slab foundation	Fair
<b>Facade</b>	Primary Wall Finish: Wood siding Secondary Wall Finish: Cement board siding Windows: Aluminum	Fair
<b>Roof</b>	Primary: Flat construction with single-ply TPO/PVC membrane Secondary: Gable construction with asphalt shingles	Fair
<b>Interiors</b>	Walls: Vinyl, ceramic tile Floors: VCT, ceramic tile Ceilings: Painted gypsum board and ACT	Fair
<b>Elevators</b>	Passenger: Hydraulic cars serving all 2 floors	Fair

<b>Las Animas Elementary School - Building C: Building Systems Summary</b>		
<b>Plumbing</b>	Distribution: Copper supply and cast-iron waste and venting Hot Water: Gas water heaters with integral tanks Fixtures: Toilets, urinals, and sinks in restrooms	Fair
<b>HVAC</b>	No access	n/a
<b>Fire Suppression</b>	Wet-pipe sprinkler system and fire extinguishers	Fair
<b>Electrical</b>	Source and Distribution: Main switchboard and panel with copper wiring Interior Lighting: LED Emergency Power: None	Fair
<b>Fire Alarm</b>	Alarm panel with smoke detectors, heat detectors, alarms, strobes, pull stations, back-up emergency lights, and exit signs	Fair
<b>Equipment/Special</b>	None	n/a
<b>Accessibility</b>	Presently it does not appear an accessibility study is needed for this building. See the appendix for associated photos and additional information.	
<b>Additional Studies</b>	No additional studies are currently recommended for the building.	
<b>Areas Observed</b>	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.	
<b>Key Spaces Not Observed</b>	Areas of note that were either inaccessible or not observed for other reasons are listed here: <ul style="list-style-type: none"> <li>All exterior roofs; lack of ladder or other means of access</li> </ul>	

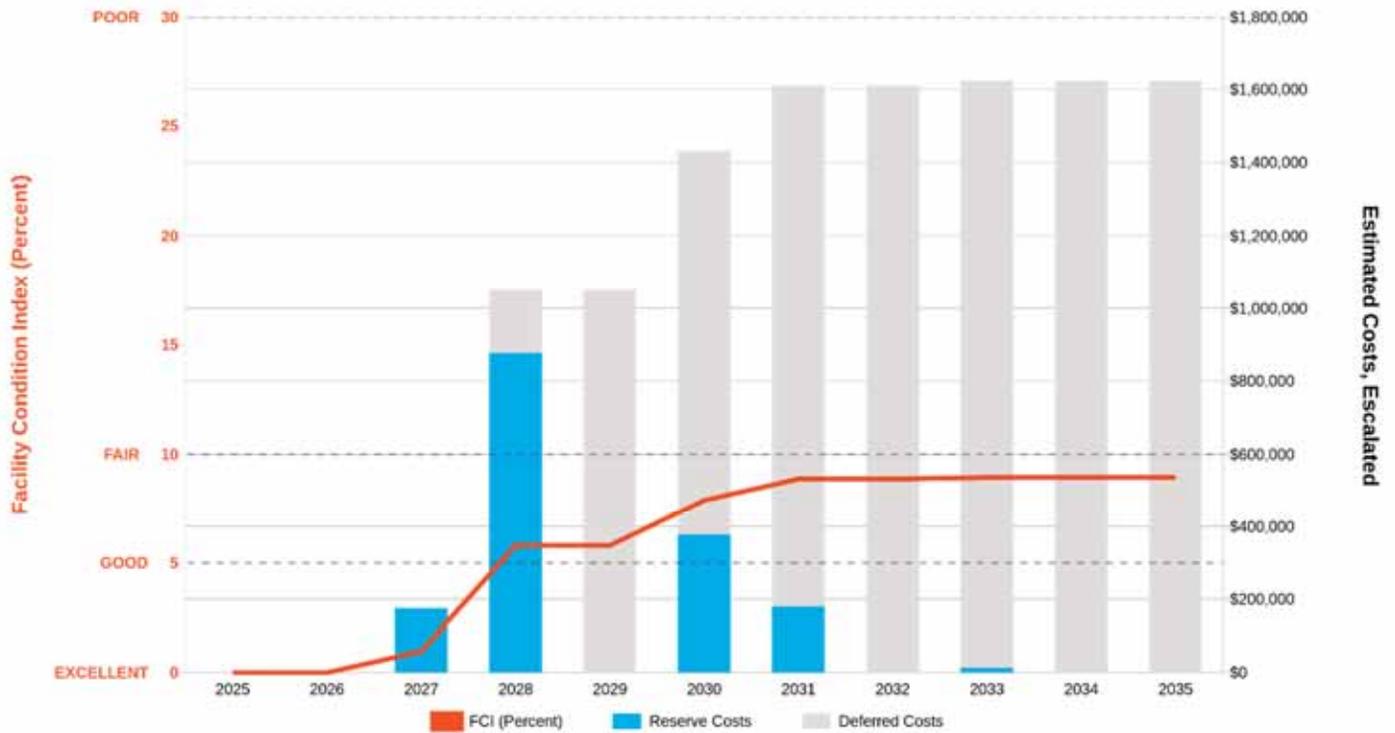
The table below shows the anticipated costs by trade or building system over the next 20 years.

<b>Las Animas Elementary School - Building C: System Expenditure Forecast</b>						
<b>System</b>	<b>Immediate</b>	<b>Short Term (1-2 yr)</b>	<b>Near Term (3-5 yr)</b>	<b>Med Term (6-10 yr)</b>	<b>Long Term (11-20 yr)</b>	<b>TOTAL</b>
<b>Facade</b>	\$0	\$0	\$0	\$0	\$456,412	\$456,412
<b>Roofing</b>	\$0	\$0	\$378,550	\$0	\$0	\$378,550
<b>Interiors</b>	\$0	\$175,275	\$200,419	\$129,969	\$560,628	\$1,066,291
<b>Conveying</b>	\$0	\$0	\$18,021	\$0	\$107,733	\$125,754
<b>Plumbing</b>	\$0	\$0	\$7,723	\$0	\$173,515	\$181,238
<b>HVAC</b>	\$0	\$0	\$11,327	\$13,131	\$248,111	\$272,569
<b>Fire Protection</b>	\$0	\$0	\$0	\$49,666	\$0	\$49,666
<b>Electrical</b>	\$0	\$0	\$218,765	\$0	\$52,106	\$270,871
<b>Fire Alarm and Electronic Systems</b>	\$0	\$0	\$266,391	\$0	\$8,021	\$274,412
<b>Equipment and Furnishings</b>	\$0	\$0	\$154,467	\$0	\$0	\$154,467
<b>TOTALS</b>	<b>\$0</b>	<b>\$175,300</b>	<b>\$1,255,700</b>	<b>\$192,800</b>	<b>\$1,606,600</b>	<b>\$3,230,400</b>

**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: \$18,150,000.00      Inflation Rate: 3%      Average Needs (per year - over next 10 years): \$147,609.00



## Immediate Needs

There are no immediate needs to report.

## Key Findings

There are no key findings to report.

## 5. Las Animas Elementary School - Building D



### Las Animas Elementary School - Building D: Building Systems Summary

<b>Address</b>	6550 Cimino Street, Gilroy, CA 95020	
<b>GPS Coordinates</b>	36.9902411, -121.5798776	
<b>Constructed/Renovated</b>	2006 Renovated 2010	
<b>Building Area</b>	7,551 SF	
<b>Number of Stories</b>	1 above grade	
<i>System</i>	<i>Description</i>	<i>Condition</i>
<b>Structure</b>	Conventional wood frame structure over concrete slab foundation	Fair
<b>Facade</b>	Primary Wall Finish: Wood siding Secondary Wall Finish: Cement board siding Windows: Aluminum	Fair
<b>Roof</b>	Primary: Gable construction with asphalt shingles	Fair
<b>Interiors</b>	Walls: Painted gypsum board Floors: Carpet, VCT, ceramic tile Ceilings: Painted gypsum board and ACT	Fair
<b>Elevators</b>	None	n/a
<b>Plumbing</b>	Distribution: Copper supply and cast-iron waste and venting Hot Water: None Fixtures: Toilets and sinks in restrooms	Fair

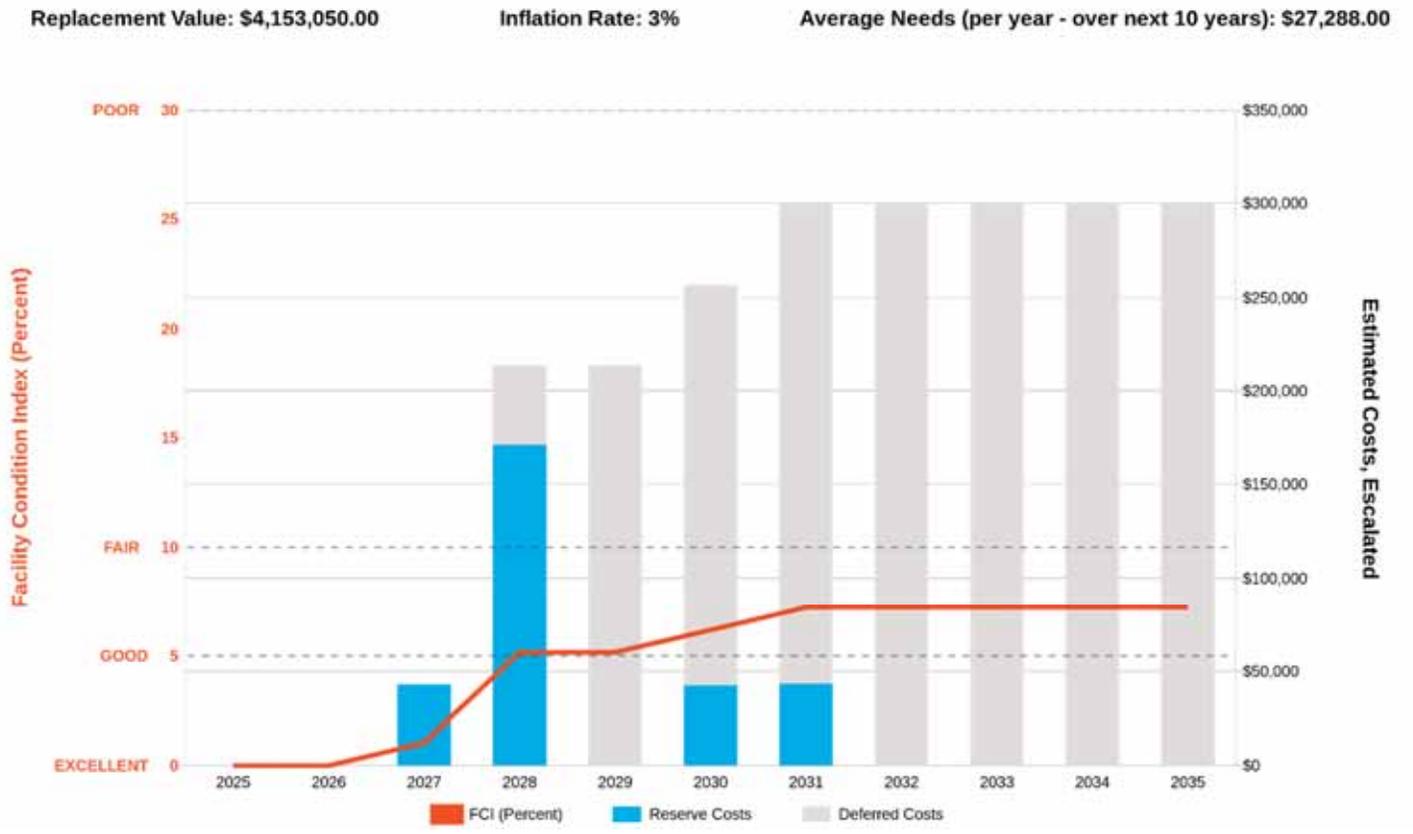
Las Animas Elementary School - Building D: Building Systems Summary		
<b>HVAC</b>	No access	n/a
<b>Fire Suppression</b>	Wet-pipe sprinkler system and fire extinguishers	Fair
<b>Electrical</b>	Source and Distribution: Main panel with copper wiring Interior Lighting: LED Emergency Power: None	Fair
<b>Fire Alarm</b>	Alarm panel with smoke detectors, heat detectors, alarms, strobes, pull stations, back-up emergency lights, and exit signs	Fair
<b>Equipment/Special</b>	None	n/a
<b>Accessibility</b>	Presently it does not appear an accessibility study is needed for this building. See the appendix for associated photos and additional information.	
<b>Additional Studies</b>	No additional studies are currently recommended for the building.	
<b>Areas Observed</b>	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.	
<b>Key Spaces Not Observed</b>	<p>Areas of note that were either inaccessible or not observed for other reasons are listed here:</p> <ul style="list-style-type: none"> <li>All exterior roofs; lack of ladder or other means of access</li> </ul>	

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

<b>Las Animas Elementary School - Building D: System Expenditure Forecast</b>						
<b>System</b>	<b>Immediate</b>	<b>Short Term (1-2 yr)</b>	<b>Near Term (3-5 yr)</b>	<b>Med Term (6-10 yr)</b>	<b>Long Term (11-20 yr)</b>	<b>TOTAL</b>
<b>Facade</b>	\$0	\$0	\$0	\$0	\$151,484	\$151,484
<b>Roofing</b>	\$0	\$0	\$44,790	\$0	\$0	\$44,790
<b>Interiors</b>	\$0	\$43,116	\$39,773	\$31,999	\$114,012	\$228,900
<b>Plumbing</b>	\$0	\$0	\$3,861	\$0	\$30,798	\$34,659
<b>HVAC</b>	\$0	\$0	\$0	\$0	\$52,022	\$52,022
<b>Fire Protection</b>	\$0	\$0	\$0	\$11,363	\$0	\$11,363
<b>Electrical</b>	\$0	\$0	\$50,055	\$0	\$21,533	\$71,588
<b>Fire Alarm and Electronic Systems</b>	\$0	\$0	\$59,774	\$0	\$0	\$59,774
<b>Equipment and Furnishings</b>	\$0	\$0	\$15,446	\$0	\$0	\$15,446
<b>TOTALS</b>	<b>\$0</b>	<b>\$43,200</b>	<b>\$213,700</b>	<b>\$43,400</b>	<b>\$369,900</b>	<b>\$670,200</b>

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

**Needs by Year with Unaddressed FCI Over Time**



## Immediate Needs

There are no immediate needs to report.

## Key Findings

There are no key findings to report.

## 6. Las Animas Elementary School - Building E



### Las Animas Elementary School - Building E: Building Systems Summary

<b>Address</b>	6550 Cimino Street, Gilroy, CA 95020	
<b>GPS Coordinates</b>	36.9902411, -121.5798776	
<b>Constructed/Renovated</b>	2006 Renovated 2010	
<b>Building Area</b>	3,495 SF	
<b>Number of Stories</b>	1 above grade	
<i>System</i>	<i>Description</i>	<i>Condition</i>
<b>Structure</b>	Conventional wood frame structure over concrete slab foundation	Fair
<b>Facade</b>	Primary Wall Finish: Wood siding Secondary Wall Finish: Cement board siding Windows: Aluminum	Fair
<b>Roof</b>	Primary: Flat construction with metal finish	Fair
<b>Interiors</b>	Walls: Vinyl, FRP Floors: Carpet, vinyl sheeting Ceilings: ACT	Fair
<b>Elevators</b>	None	n/a
<b>Plumbing</b>	Distribution: Copper supply and cast-iron waste and venting Hot Water: None Fixtures: Toilets and sinks in restrooms	Fair

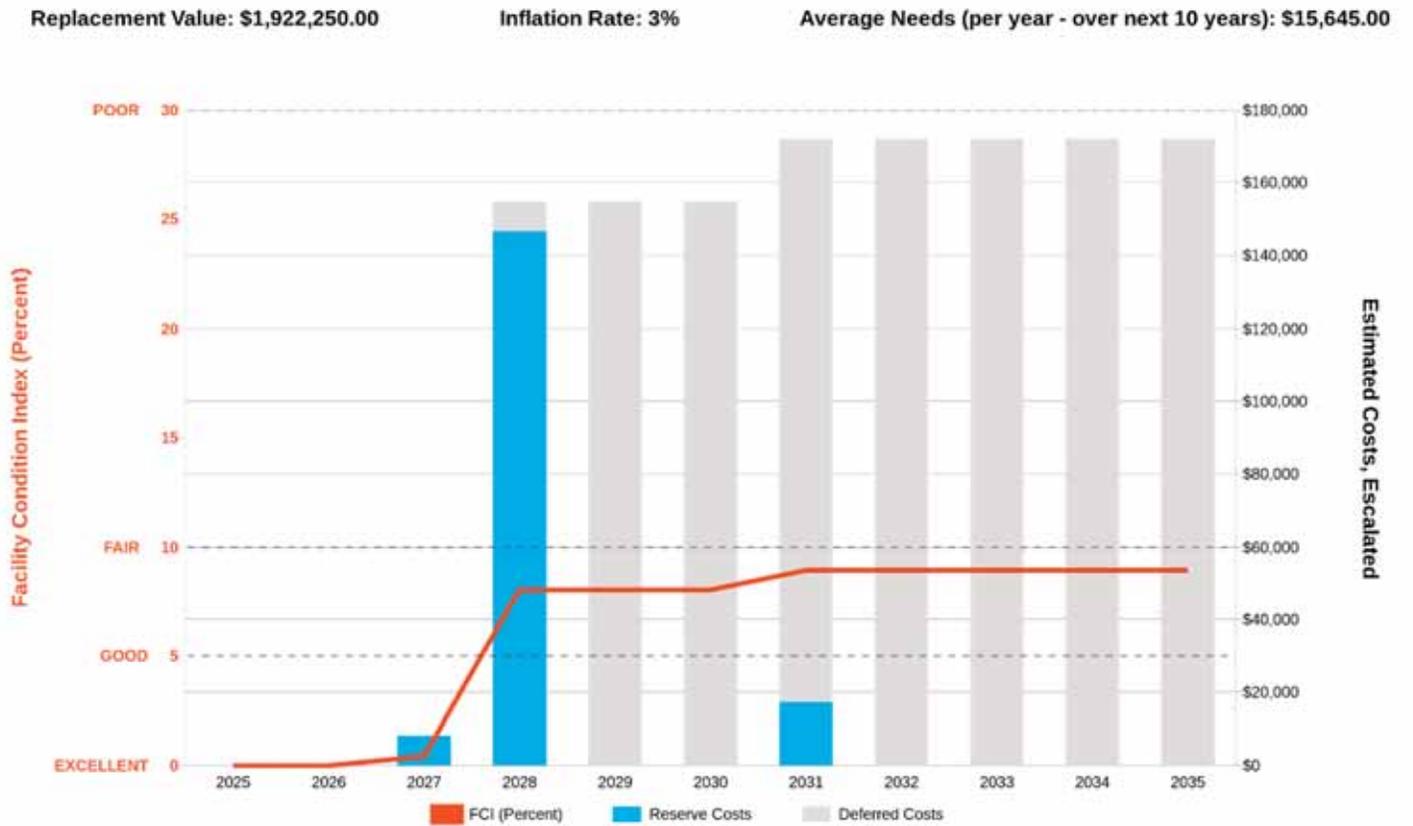
<b>Las Animas Elementary School - Building E: Building Systems Summary</b>		
<b>HVAC</b>	Non-Central System: Packaged units	Fair
<b>Fire Suppression</b>	Fire extinguishers only	Fair
<b>Electrical</b>	Source and Distribution: Main panel with copper wiring Interior Lighting: LED Emergency Power: None	Fair
<b>Fire Alarm</b>	Alarm panel with smoke detectors, heat detectors, alarms, strobes, pull stations, back-up emergency lights, and exit signs	Good
<b>Equipment/Special</b>	None	n/a
<b>Accessibility</b>	Presently it does not appear an accessibility study is needed for this building. See the appendix for associated photos and additional information.	
<b>Additional Studies</b>	No additional studies are currently recommended for the building.	
<b>Areas Observed</b>	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.	
<b>Key Spaces Not Observed</b>	<p>Areas of note that were either inaccessible or not observed for other reasons are listed here:</p> <ul style="list-style-type: none"> <li>All exterior roofs; lack of ladder or other means of access</li> </ul>	

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

<b>Las Animas Elementary School - Building E: System Expenditure Forecast</b>						
<b>System</b>	<b>Immediate</b>	<b>Short Term (1-2 yr)</b>	<b>Near Term (3-5 yr)</b>	<b>Med Term (6-10 yr)</b>	<b>Long Term (11-20 yr)</b>	<b>TOTAL</b>
<b>Facade</b>	\$0	\$8,247	\$0	\$0	\$109,735	\$117,982
<b>Roofing</b>	\$0	\$0	\$3,732	\$0	\$0	\$3,732
<b>Interiors</b>	\$0	\$0	\$51,486	\$17,230	\$100,004	\$168,720
<b>Plumbing</b>	\$0	\$0	\$0	\$0	\$16,793	\$16,793
<b>HVAC</b>	\$0	\$0	\$11,327	\$0	\$22,795	\$34,122
<b>Electrical</b>	\$0	\$0	\$20,243	\$0	\$9,783	\$30,026
<b>Fire Alarm and Electronic Systems</b>	\$0	\$0	\$36,662	\$0	\$14,017	\$50,679
<b>Equipment and Furnishings</b>	\$0	\$0	\$23,170	\$0	\$0	\$23,170
<b>TOTALS</b>	<b>\$0</b>	<b>\$8,300</b>	<b>\$146,700</b>	<b>\$17,300</b>	<b>\$273,200</b>	<b>\$445,500</b>

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

### Needs by Year with Unaddressed FCI Over Time



## Immediate Needs

There are no immediate needs to report.

## Key Findings

There are no key findings to report.

## 7. Las Animas Elementary School - Building F



### Las Animas Elementary School - Building F: Building Systems Summary

<b>Address</b>	6550 Cimino Street, Gilroy, CA 95020	
<b>GPS Coordinates</b>	36.9902411, -121.5798776	
<b>Constructed/Renovated</b>	2006 Renovated 2010	
<b>Building Area</b>	12,500 SF	
<b>Number of Stories</b>	2 above grade	
<i>System</i>	<i>Description</i>	<i>Condition</i>
<b>Structure</b>	Conventional wood frame structure over concrete slab foundation	Fair
<b>Facade</b>	Primary Wall Finish: Wood siding Secondary Wall Finish: Cement board siding Windows: Aluminum	Fair
<b>Roof</b>	Primary: Gable construction with asphalt shingles Secondary: Flat construction with single-ply TPO/PVC membrane	Fair
<b>Interiors</b>	Walls: Vinyl, ceramic tile Floors: Carpet, VCT, ceramic tile Ceilings: Painted gypsum board and ACT	Fair
<b>Elevators</b>	Passenger: 1 hydraulic car serving all 2 floors	Fair

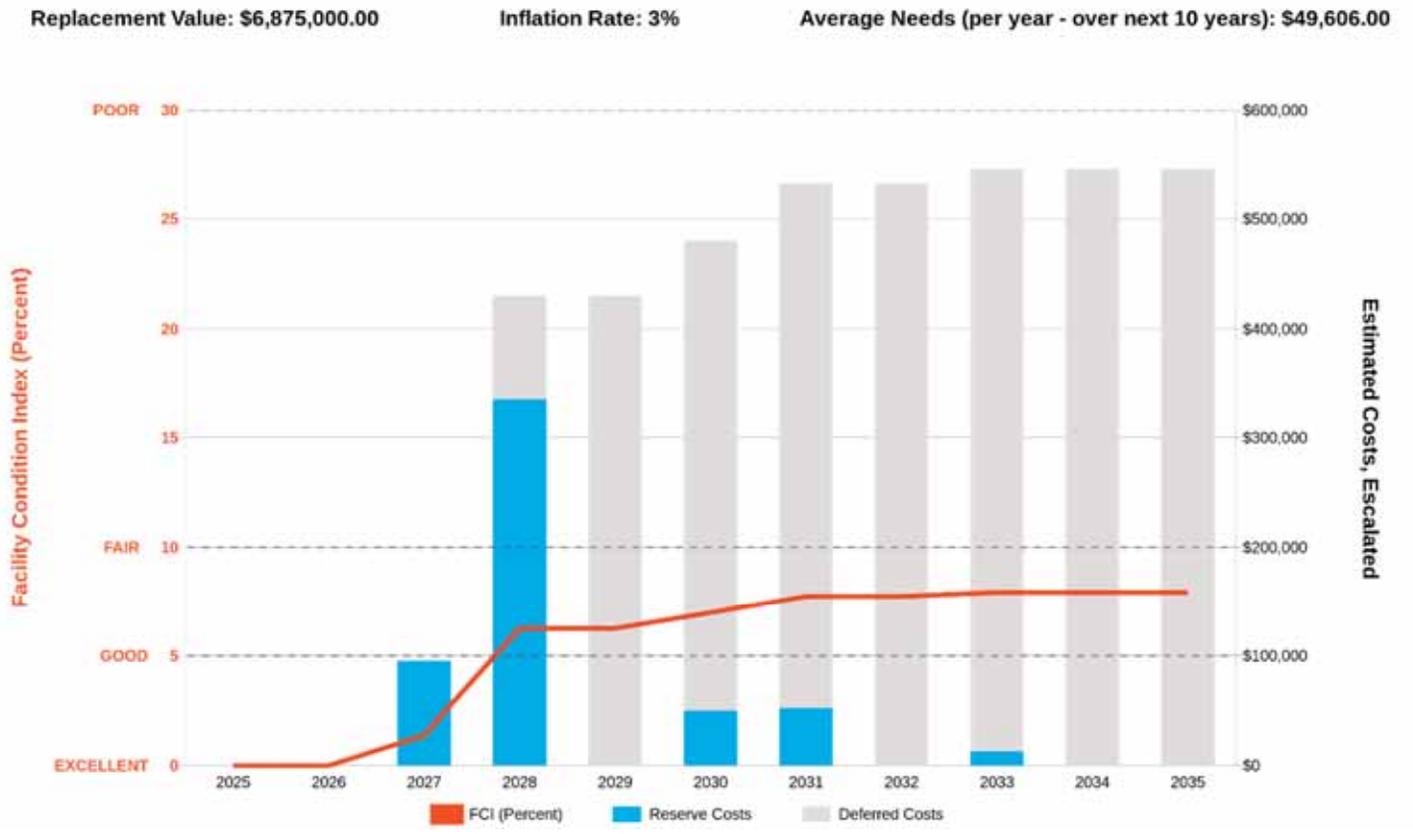
<b>Las Animas Elementary School - Building F: Building Systems Summary</b>		
<b>Plumbing</b>	Distribution: Copper supply and cast-iron waste and venting Hot Water: None Fixtures: Toilets, urinals, and sinks in restrooms	Fair
<b>HVAC</b>	No access	n/a
<b>Fire Suppression</b>	Fire extinguishers only	Fair
<b>Electrical</b>	Source and Distribution: Main switchboard and panel with copper wiring Interior Lighting: LED Emergency Power: None	Fair
<b>Fire Alarm</b>	Alarm panel with smoke detectors, heat detectors, alarms, strobes, pull stations, back-up emergency lights, and exit signs	Fair
<b>Equipment/Special</b>	None	n/a
<b>Accessibility</b>	Presently it does not appear an accessibility study is needed for this building. See the appendix for associated photos and additional information.	
<b>Additional Studies</b>	No additional studies are currently recommended for the building.	
<b>Areas Observed</b>	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.	
<b>Key Spaces Not Observed</b>	Areas of note that were either inaccessible or not observed for other reasons are listed here: <ul style="list-style-type: none"> <li>All exterior roofs; lack of ladder or other means of access</li> </ul>	

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

<b>Las Animas Elementary School - Building F: System Expenditure Forecast</b>						
<b>System</b>	<b>Immediate</b>	<b>Short Term (1-2 yr)</b>	<b>Near Term (3-5 yr)</b>	<b>Med Term (6-10 yr)</b>	<b>Long Term (11-20 yr)</b>	<b>TOTAL</b>
<b>Facade</b>	\$0	\$0	\$0	\$0	\$167,300	\$167,300
<b>Roofing</b>	\$0	\$7,260	\$49,706	\$0	\$0	\$56,966
<b>Interiors</b>	\$0	\$88,106	\$85,663	\$52,183	\$244,806	\$470,758
<b>Conveying</b>	\$0	\$0	\$6,436	\$0	\$89,684	\$96,120
<b>Plumbing</b>	\$0	\$0	\$0	\$0	\$35,140	\$35,140
<b>HVAC</b>	\$0	\$0	\$20,337	\$13,131	\$128,438	\$161,906
<b>Fire Protection</b>	\$0	\$0	\$0	\$0	\$0	\$0
<b>Electrical</b>	\$0	\$0	\$72,406	\$0	\$18,584	\$90,990
<b>Fire Alarm and Electronic Systems</b>	\$0	\$0	\$104,102	\$0	\$8,021	\$112,123
<b>Equipment and Furnishings</b>	\$0	\$0	\$46,340	\$0	\$0	\$46,340
<b>TOTALS</b>	<b>\$0</b>	<b>\$95,400</b>	<b>\$385,000</b>	<b>\$65,400</b>	<b>\$692,000</b>	<b>\$1,237,800</b>

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

**Needs by Year with Unaddressed FCI Over Time**



## Immediate Needs

There are no immediate needs to report.

## Key Findings

There are no key findings to report.

## 8. Las Animas Elementary School - Portable 3



### Las Animas Elementary School - Portable 3: Building Systems Summary

<b>Address</b>	6550 Cimino Street, Gilroy, CA 95020	
<b>GPS Coordinates</b>	36.9902411, -121.5798776	
<b>Constructed/Renovated</b>	2006 Renovated 2010	
<b>Building Area</b>	1,150 SF	
<b>Number of Stories</b>	1 above grade	
<i>System</i>	<i>Description</i>	<i>Condition</i>
<b>Structure</b>	Conventional wood frame structure over concrete slab foundation	Fair
<b>Facade</b>	Primary Wall Finish: Wood siding Windows: Aluminum	Fair
<b>Roof</b>	Primary: Flat construction with metal finish	Fair
<b>Interiors</b>	Walls: Vinyl Floors: Carpet Ceilings: ACT	Fair
<b>Elevators</b>	None	n/a
<b>Plumbing</b>	None	n/a

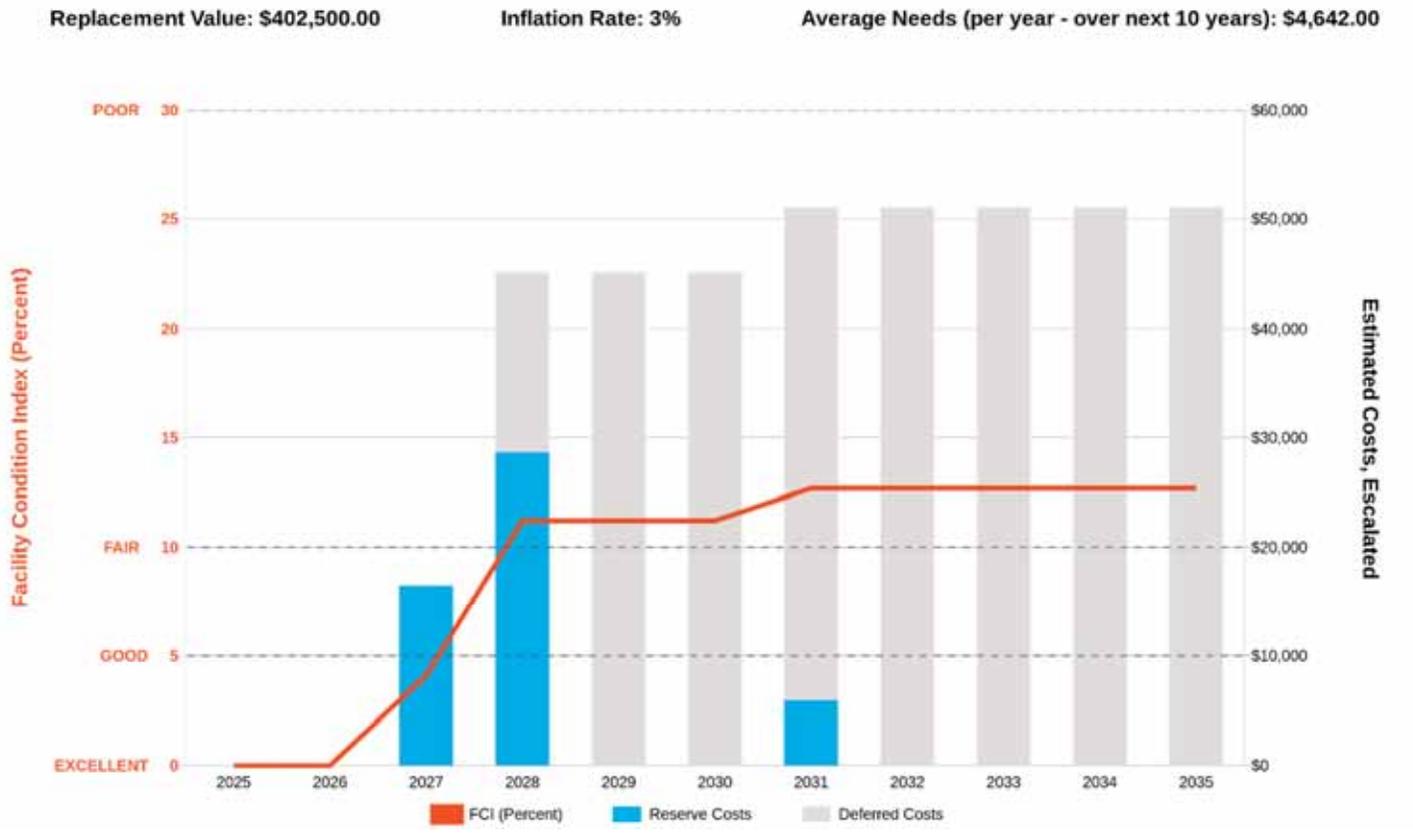
<b>Las Animas Elementary School - Portable 3: Building Systems Summary</b>		
<b>HVAC</b>	Non-Central System: Packaged units	Fair
<b>Fire Suppression</b>	Fire extinguishers only	Fair
<b>Electrical</b>	Source and Distribution: Main panel with copper wiring Interior Lighting: LED Emergency Power: None	Fair
<b>Fire Alarm</b>	Smoke detectors with pull stations	Fair
<b>Equipment/Special</b>	None	n/a
<b>Accessibility</b>	Presently it does not appear an accessibility study is needed for this building. See the appendix for associated photos and additional information.	
<b>Additional Studies</b>	No additional studies are currently recommended for the building.	
<b>Areas Observed</b>	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.	
<b>Key Spaces Not Observed</b>	<p>Areas of note that were either inaccessible or not observed for other reasons are listed here:</p> <ul style="list-style-type: none"> <li>All exterior roofs; lack of ladder or other means of access</li> </ul>	

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

<b>Las Animas Elementary School - Portable 3: System Expenditure Forecast</b>						
<b>System</b>	<b>Immediate</b>	<b>Short Term (1-2 yr)</b>	<b>Near Term (3-5 yr)</b>	<b>Med Term (6-10 yr)</b>	<b>Long Term (11-20 yr)</b>	<b>TOTAL</b>
<b>Facade</b>	\$0	\$5,248	\$0	\$0	\$56,786	\$62,034
<b>Roofing</b>	\$0	\$0	\$2,799	\$0	\$0	\$2,799
<b>Interiors</b>	\$0	\$11,247	\$4,440	\$5,906	\$21,083	\$42,676
<b>HVAC</b>	\$0	\$0	\$5,663	\$0	\$7,499	\$13,162
<b>Electrical</b>	\$0	\$0	\$6,661	\$0	\$3,261	\$9,922
<b>Fire Alarm and Electronic Systems</b>	\$0	\$0	\$9,102	\$0	\$0	\$9,102
<b>TOTALS</b>	<b>\$0</b>	<b>\$16,500</b>	<b>\$28,700</b>	<b>\$6,000</b>	<b>\$88,700</b>	<b>\$139,900</b>

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

**Needs by Year with Unaddressed FCI Over Time**



### Immediate Needs

There are no immediate needs to report.

### Key Findings

There are no key findings to report.

## 9. Las Animas Elementary School - Portable 4



### Las Animas Elementary School - Portable 4: Building Systems Summary

<b>Address</b>	6550 Cimino Street, Gilroy, CA 95020	
<b>GPS Coordinates</b>	36.9902411, -121.5798776	
<b>Constructed/Renovated</b>	2006 Renovated 2010	
<b>Building Area</b>	1,327 SF	
<b>Number of Stories</b>	1 above grade	
<i>System</i>	<i>Description</i>	<i>Condition</i>
<b>Structure</b>	Conventional wood frame structure over concrete slab foundation	Fair
<b>Facade</b>	Primary Wall Finish: Wood siding Windows: Aluminum	Fair
<b>Roof</b>	Primary: Flat construction with metal finish	Fair
<b>Interiors</b>	Walls: Vinyl Floors: Carpet Ceilings: ACT	Fair
<b>Elevators</b>	None	n/a
<b>Plumbing</b>	None	n/a

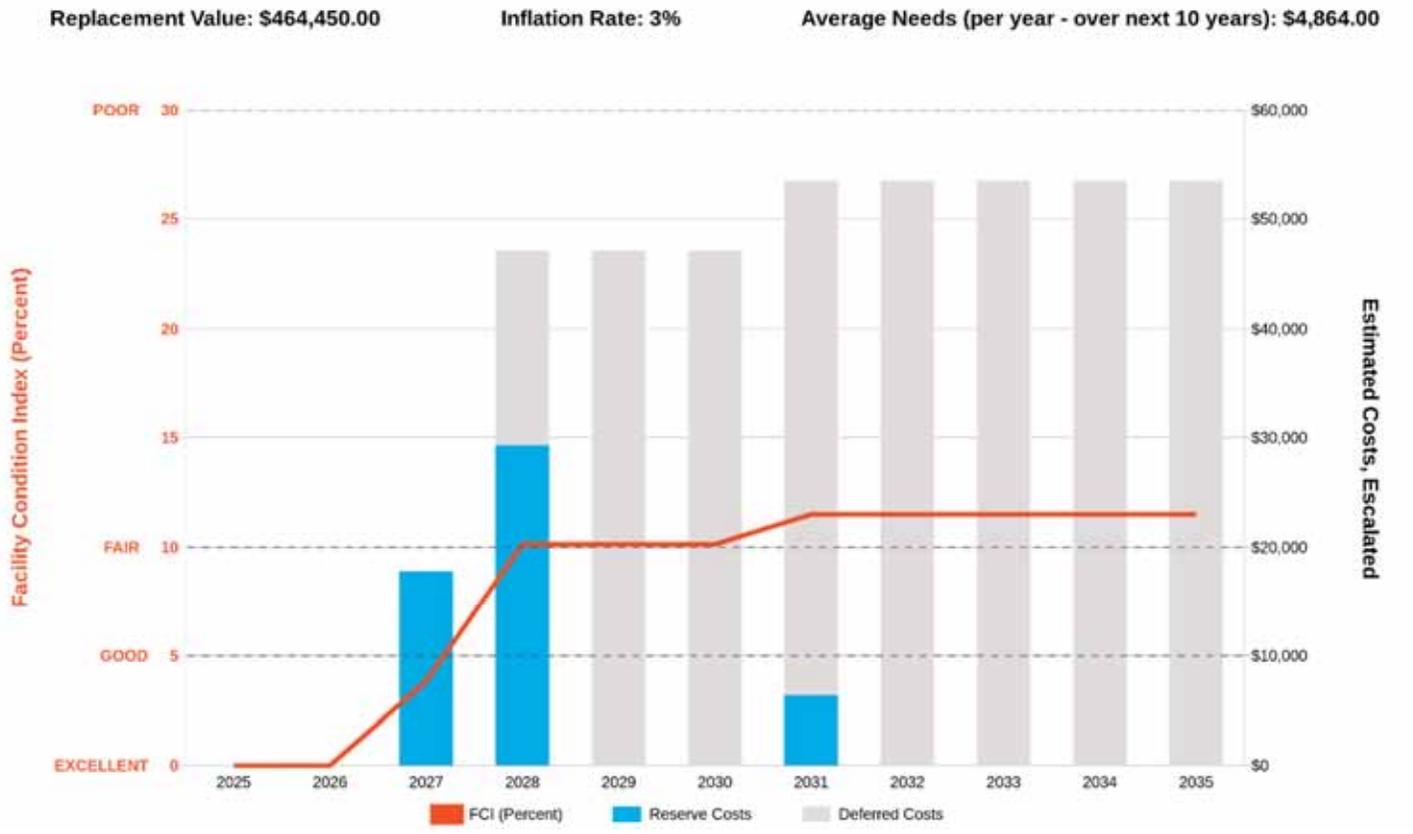
<b>Las Animas Elementary School - Portable 4: Building Systems Summary</b>		
<b>HVAC</b>	Non-Central System: Packaged units	Fair
<b>Fire Suppression</b>	Fire extinguishers only	Fair
<b>Electrical</b>	Source and Distribution: Main panel with copper wiring Interior Lighting: LED Emergency Power: None	Fair
<b>Fire Alarm</b>	Smoke detectors with alarms, pull stations	Fair
<b>Equipment/Special</b>	None	n/a
<b>Accessibility</b>	Presently it does not appear an accessibility study is needed for this building. See the appendix for associated photos and additional information.	
<b>Additional Studies</b>	No additional studies are currently recommended for the building.	
<b>Areas Observed</b>	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.	
<b>Key Spaces Not Observed</b>	<p>Areas of note that were either inaccessible or not observed for other reasons are listed here:</p> <ul style="list-style-type: none"> <li>All exterior roofs: lack of ladder or other means of access</li> </ul>	

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

<b>Las Animas Elementary School - Portable 4: System Expenditure Forecast</b>						
<b>System</b>	<b>Immediate</b>	<b>Short Term (1-2 yr)</b>	<b>Near Term (3-5 yr)</b>	<b>Med Term (6-10 yr)</b>	<b>Long Term (11-20 yr)</b>	<b>TOTAL</b>
<b>Facade</b>	\$0	\$5,623	\$0	\$0	\$58,921	\$64,544
<b>Roofing</b>	\$0	\$0	\$2,799	\$0	\$0	\$2,799
<b>Interiors</b>	\$0	\$12,184	\$5,212	\$6,398	\$23,378	\$47,172
<b>HVAC</b>	\$0	\$0	\$5,663	\$0	\$8,654	\$14,317
<b>Electrical</b>	\$0	\$0	\$7,686	\$0	\$3,261	\$10,947
<b>Fire Alarm and Electronic Systems</b>	\$0	\$0	\$7,941	\$0	\$0	\$7,941
<b>TOTALS</b>	<b>\$0</b>	<b>\$17,900</b>	<b>\$29,400</b>	<b>\$6,400</b>	<b>\$94,300</b>	<b>\$148,000</b>

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

**Needs by Year with Unaddressed FCI Over Time**



## Immediate Needs

There are no immediate needs to report.

## Key Findings

There are no key findings to report.

## 10. Las Animas Elementary School - Portable 5



### Las Animas Elementary School - Portable 5: Building Systems Summary

<b>Address</b>	6550 Cimino Street, Gilroy, CA 95020	
<b>GPS Coordinates</b>	36.9902411, -121.5798776	
<b>Constructed/Renovated</b>	2006 Renovated 2010	
<b>Building Area</b>	1,207 SF	
<b>Number of Stories</b>	1 above grade	
<i>System</i>	<i>Description</i>	<i>Condition</i>
<b>Structure</b>	Conventional wood frame structure over concrete slab foundation	Fair
<b>Facade</b>	Primary Wall Finish: Wood siding Windows: Aluminum	Fair
<b>Roof</b>	Primary: Flat construction with metal finish	Fair
<b>Interiors</b>	Walls: Vinyl Floors: Carpet Ceilings: ACT	Fair
<b>Elevators</b>	None	n/a
<b>Plumbing</b>	None	n/a

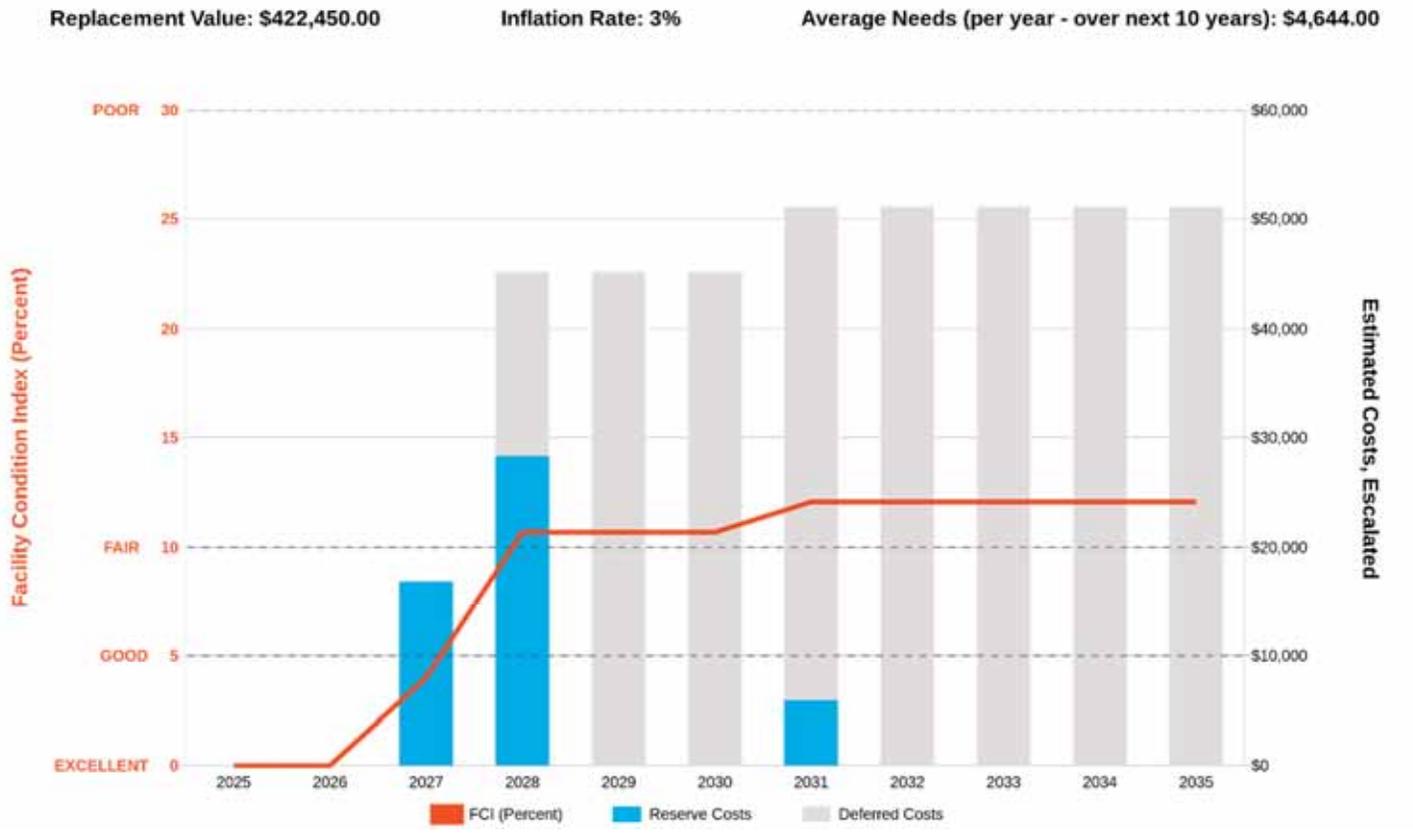
<b>Las Animas Elementary School - Portable 5: Building Systems Summary</b>		
<b>HVAC</b>	Non-Central System: Packaged units	Fair
<b>Fire Suppression</b>	Fire extinguishers only	Fair
<b>Electrical</b>	Source and Distribution: Main panel with copper wiring Interior Lighting: LED Emergency Power: None	Fair
<b>Fire Alarm</b>	Smoke detectors with alarms and pull stations	Fair
<b>Equipment/Special</b>	None	n/a
<b>Accessibility</b>	Presently it does not appear an accessibility study is needed for this building. See the appendix for associated photos and additional information.	
<b>Additional Studies</b>	No additional studies are currently recommended for the building.	
<b>Areas Observed</b>	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.	
<b>Key Spaces Not Observed</b>	<p>Areas of note that were either inaccessible or not observed for other reasons are listed here:</p> <ul style="list-style-type: none"> <li>All exterior roofs; lack of ladder or other means of access</li> </ul>	

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

<b>Las Animas Elementary School - Portable 5: System Expenditure Forecast</b>						
<b>System</b>	<b>Immediate</b>	<b>Short Term (1-2 yr)</b>	<b>Near Term (3-5 yr)</b>	<b>Med Term (6-10 yr)</b>	<b>Long Term (11-20 yr)</b>	<b>TOTAL</b>
<b>Facade</b>	\$0	\$5,623	\$0	\$0	\$58,921	\$64,544
<b>Roofing</b>	\$0	\$0	\$2,799	\$0	\$0	\$2,799
<b>Interiors</b>	\$0	\$11,247	\$4,633	\$5,906	\$21,341	\$43,127
<b>HVAC</b>	\$0	\$0	\$5,663	\$0	\$7,872	\$13,535
<b>Electrical</b>	\$0	\$0	\$8,000	\$0	\$4,617	\$12,617
<b>Fire Alarm and Electronic Systems</b>	\$0	\$0	\$7,223	\$0	\$0	\$7,223
<b>TOTALS</b>	<b>\$0</b>	<b>\$16,900</b>	<b>\$28,400</b>	<b>\$6,000</b>	<b>\$92,800</b>	<b>\$144,100</b>

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

**Needs by Year with Unaddressed FCI Over Time**



## Immediate Needs

There are no immediate needs to report.

## Key Findings

There are no key findings to report.

## 11. Las Animas Elementary School - Site



### Las Animas Elementary School - Site: Site Information

<b>Site Area</b>	8.2 acres	
<b>Parking Spaces</b>	104 total spaces all in open lots; 4 of which are accessible.	
<i>System</i>	<i>Description</i>	<i>Condition</i>
<b>Site Pavement</b>	Asphalt lots with limited areas of concrete aprons and pavement and adjacent concrete sidewalks, curbs, ramps, and stairs	Fair
<b>Site Development</b>	Property entrance signage; chain link fencing; CMU dumpster enclosures Playgrounds and sports fields and courts Limited park benches, picnic tables, trash receptacles	Fair
<b>Landscaping and Topography</b>	Limited landscaping features including lawns, trees, bushes, and planters Irrigation present Low to moderate site slopes throughout	Fair
<b>Utilities</b>	Municipal water and sewer Local utility-provided electric and natural gas	Fair
<b>Site Lighting</b>	Pole-mounted: LED Building-mounted: LED	Fair
<b>Ancillary Structures</b>	Carports and Storage sheds	Fair

## Las Animas Elementary School - Site: Site Information

<b>Site Accessibility</b>	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.
<b>Site Additional Studies</b>	No additional studies are currently recommended for the site areas
<b>Site Areas Observed</b>	The exterior areas within the property boundaries were observed to gain a clear understanding of the site's overall condition.
<b>Site Key Spaces Not Observed</b>	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.

<b>Las Animas Elementary School - Site: System Expenditure Forecast</b>						
<b>System</b>	<b>Immediate</b>	<b>Short Term (1-2 yr)</b>	<b>Near Term (3-5 yr)</b>	<b>Med Term (6-10 yr)</b>	<b>Long Term (11-20 yr)</b>	<b>TOTAL</b>
<b>Plumbing</b>	\$0	\$0	\$2,048	\$0	\$6,924	\$8,972
<b>HVAC</b>	\$0	\$0	\$0	\$0	\$2,119	\$2,119
<b>Special Construction and Demo</b>	\$0	\$0	\$0	\$56,992	\$0	\$56,992
<b>Sitework</b>	\$0	\$77,605	\$40,547	\$378,814	\$280,823	\$777,789
<b>TOTALS</b>	<b>\$0</b>	<b>\$77,700</b>	<b>\$42,600</b>	<b>\$435,900</b>	<b>\$289,900</b>	<b>\$846,100</b>

## Immediate Needs

There are no immediate needs to report.

## Key Findings

There are no key findings to report.

## 12. 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:

<b>Accessibility Summary</b>			
<i>Facility</i>	<i>Year Built/ Renovated</i>	<i>Prior Study Provided?</i>	<i>Major/Moderate Issues Observed?</i>
General Site	2006	No	No
Las Animas Elementary School	2006 / 2010	No	No
Las Animas Elementary School - Administration Building A	2006 / 2010	No	No
Las Animas Elementary School - Building B	2006 / 2010	No	No
Las Animas Elementary School - Building C	2006 / 2010	No	No
Las Animas Elementary School - Building D	2006 / 2010	No	No
Las Animas Elementary School - Building E	2006 / 2010	No	No
Las Animas Elementary School - Building F	2006 / 2010	No	No
Las Animas Elementary School - Portable 3	2006 / 2010	No	No
Las Animas Elementary School - Portable 4	2006 / 2010	No	No
Las Animas Elementary School - Portable 5	2006 / 2010	No	No
Las Animas Elementary School - Site	2006 / 2010	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.

## 13. Purpose and Scope

### Purpose

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

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

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

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

## Scope

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

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

## 14. Opinions of Probable Costs

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

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

### Methodology

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

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

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

## Definitions

### Immediate Needs

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

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

### Replacement Reserves

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

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

Replacement costs are solicited from ownership/property management, Bureau Veritas's discussions with service companies, manufacturers' representatives, and previous experience in preparing such schedules for other similar facilities. Costs for work performed by the ownership's or property management's maintenance staff are also considered.

Bureau Veritas's reserve methodology involves identification and quantification of those systems or components requiring capital reserve funds within the assessment period. The assessment period is defined as the effective age plus the reserve term. Additional information concerning system or component replacement costs (in today's dollars), typical expected useful lives, and remaining useful lives were estimated so that a funding schedule could be prepared. The Replacement Reserves Schedule presupposes that all required remedial work has been performed or that monies for remediation have been budgeted for items defined as Immediate Needs.

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

### Key Findings

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

## 15. Certification

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Gilroy Unified School District (the Client) retained Bureau Veritas to perform this Facility Condition Assessment in connection with its continued operation of Las Animas Elementary School, 6550 Cimino 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.

**Prepared by:** Nam Nguyen  
Project Assessor

**Reviewed by:**



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Technical Report Reviewer  
for  
Gregg Young  
Program Manager  
979.270.0024  
[Gregg.Young@bureauveritas.com](mailto:Gregg.Young@bureauveritas.com)

## 16. Appendices

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- Appendix A: Photographic Record
- 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 Record

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### Photographic Overview



1 - BUILDING D



2 - BUILDING C



3 - BUILDING F



4 - TYPICAL PORTABLE ELEVATION



5 - INTERIOR VIEW OF CLASSROOM



6 - INTERIOR VIEW OF CLASSROOM



### Photographic Overview



7 - INTERIOR VIEW OF MULTIPURPOSE AREA



8 - INTERIOR VIEW OF LIBRARY



9 - INTERIOR VIEW OF CLASSROOM



10 - INTERIOR VIEW OF CLASSROOM



11 - INTERIOR VIEW OF HALLWAY IN BUILDING C



12 - RESTROOM OVERVIEW

### Photographic Overview



13 - ELEVATOR



14 - WALL MOUNTED HEAT PUMP



15 - INTERIOR LIGHTING SYSTEM



16 - PLUMBING SYSTEM



17 - DRINKING FOUNTAIN



18 - FIRE ALARM SYSTEM



### Photographic Overview



19 - FRONT ENTRANCE



20 - LAWN VIEW



21 - PARKING LOTS



22 - SHADE STRUCTURE



23 - PLAY STRUCTURE



24 - ROOFING



## Appendix B:

Site Plan(s)

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# Site Plan



BUREAU  
VERITAS

## Project Number

171004.25R000-004.017

## Source

Google

## Site Name

Las Animas Elementary School

## On-Site Date

July 15, 2025



## Appendix C:

### Pre-Survey Questionnaire(s)

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# BV Facility Condition Assessment: Pre-Survey Questionnaire

**Building / Facility Name:** Las Animas Elementary School  
**Name of person completing form:** Paul Nadeau  
**Title / Association with property:** Director of Facilities Planning & Management  
**Length of time associated w/ property:** 7 Years  
**Date Completed:** 7/15/2025  
**Phone Number:** 408.726.1686  
**Method of Completion:** PRIOR: fully completed by client in advance

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

Data Overview		Response		
1	Year/s constructed / renovated	2006 / 2010 (2 story building),		
2	Building size in SF	69,743		
3	Major Renovation/Rehabilitation		Year	Additional Detail
		Façade	2006	
		Roof	2006 / 2010	
		Interiors	Ongoing	
		HVAC	Ongoing	
		Electrical		
		Site Pavement		Ongoing asphalt & concrete repairs
		Accessibility		No active work
Question		Response		
4	List other significant capital improvements (focus on recent years; provide approximate date).	2024, Upgraded ADA path of travel, installed 3 shade structures		
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?		<b>X</b>			
8	Are there any wall, window, basement or roof leaks?		<b>X</b>			
9	Has any part of the facility ever contained visible suspect mold growth, or have there been any indoor air quality or mold related complaints from occupants?		<b>X</b>			
10	Are your elevators unreliable, with frequent service calls?		<b>X</b>			
11	Are there any plumbing leaks, water pressure, or clogging/back-up problems?		<b>X</b>			
12	Have there been any leaks or pressure problems with natural gas, HVAC supply/return lines, or steam service?		<b>X</b>			
13	Are any areas of the facility inadequately heated, cooled or ventilated? Any poorly insulated areas?		<b>X</b>			
14	Is the electrical service outdated, undersized, or otherwise problematic?		<b>X</b>			
15	Are there any problems or inadequacies with exterior lighting?		<b>X</b>			
16	Is site/parking drainage inadequate, with excessive ponding or other problems?		<b>X</b>			
17	Are there any other unresolved construction defects or significant issues/hazards at the property that have not yet been identified above?		<b>X</b>			
18	ADA: Has an accessibility study been performed at the site? If so, indicate when.		<b>X</b>			
19	ADA: If a study has occurred, have the associated recommendations been addressed? In full or in part?					
20	ADA: Have there been regular complaints about accessibility issues, or associated previous or pending litigation?		<b>X</b>			

## **Appendix D:** Accessibility Review and Photos

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## Visual Survey - 2010 ADA Standards for Accessible Design

Property Name: Las Animas Elementary School

BV Project Number: 171004.25R000-004.017

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			2024 new path of travel
3	Has building management reported any accessibility-based complaints or litigation?		X		

Las Animas Elementary School: Accessibility Issues				
Category	Major Issues (ADA study recommended)	Moderate Issues (ADA study recommended)	Minor Issues	None*
<b>Parking</b>				X
<b>Exterior Accessible Route</b>				X
<b>Building Entrances</b>				X
<b>Interior Accessible Route</b>				X
<b>Elevators</b>	NA			X
<b>Public Restrooms</b>				X
<b>Kitchens/Kitchenettes</b>				X
<b>Playgrounds &amp; Swimming Pools</b>				X
<b>Other</b>	NA			

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

# Las Animas Elementary School: Photographic Overview



OVERVIEW OF ACCESSIBLE PARKING AREA



CLOSE-UP OF STALL



ACCESSIBLE PATH



ACCESSIBLE RAMP



ACCESSIBLE ENTRANCE



DOOR HARDWARE

# Las Animas Elementary School: Photographic Overview



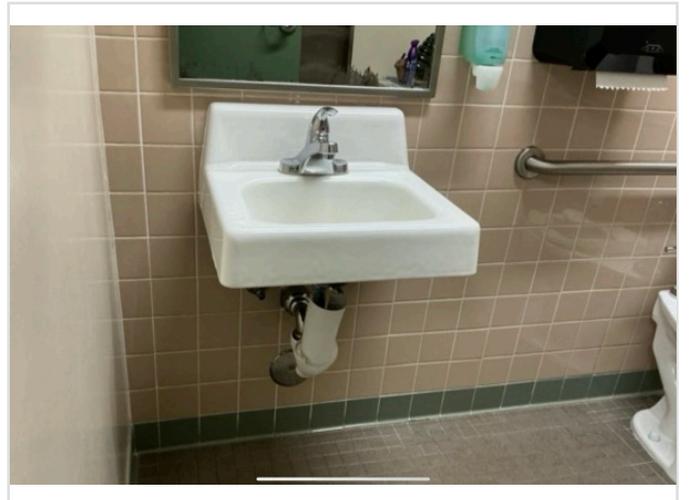
ACCESSIBLE INTERIOR PATH



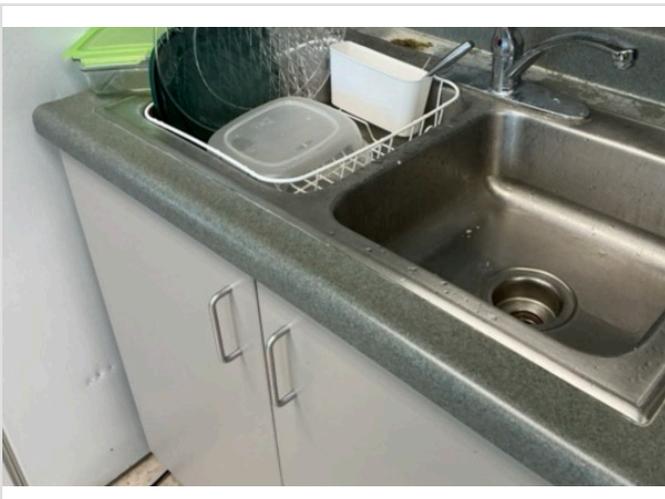
DOOR HARDWARE



TOILET STALL OVERVIEW



SINK, FAUCET HANDLES AND ACCESSORIES



KITCHEN CABINETS



KITCHEN ACCESSORIES

## Las Animas Elementary School: Photographic Overview



OVERVIEW OF PLAYGROUND



OVERVIEW OF PLAYGROUND

## Appendix E:

### Component Condition Report

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**Component Condition Report | Las Animas Elementary School / Las Animas Elementary School - Administration Building A**

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
<b>Facade</b>						
B2010	Building Exterior	Good	Exterior Walls, Fiber Cement Siding	3,800 SF	26	9554742
B2010	Building exterior	Fair	Exterior Walls, Fiber Cement Siding	1,000 SF	26	9562100
B2020	Building Exterior	Fair	Glazing, any type by SF	2,000 SF	11	9554765
B2050	Building Exterior	Fair	Exterior Door, Aluminum-Framed & Glazed, Standard Swing	7	11	9554748
B2050	Building Exterior	Fair	Exterior Door, Steel, Commercial	1	21	9554744
<b>Roofing</b>						
B3010	Roof	Fair	Roofing, Single-Ply Membrane, TPO/PVC	6,700 SF	5	9554768
B3010	Roof	Fair	Roofing, Asphalt Shingle, 20-Year Standard	1,000 SF	5	9554767
B3080	Building Exterior	Fair	Soffit/Fascia, Metal	500 SF	6	9554764
<b>Interiors</b>						
C1030	Throughout Building	Fair	Interior Door, Steel, Standard	8	21	9554747
C1030	Throughout Building	Fair	Interior Door, Aluminum-Framed & Glazed, Standard Swing	13	21	9554758
C1070	Classrooms General	Fair	Suspended Ceilings, Acoustical Tile (ACT)	6,600 SF	6	9554739
C2010	Restrooms	Fair	Wall Finishes, Ceramic Tile	2,300 SF	21	9554745
C2010	Classrooms General	Fair	Wall Finishes, any surface, Prep & Paint	13,200 SF	3	9554750
C2030	Restrooms	Fair	Flooring, Ceramic Tile	1,200 SF	21	9554762
C2030	Classrooms General	Fair	Flooring, Carpet, Commercial Standard	5,100 SF	2	9554763
C2030	Classrooms General	Fair	Flooring, Vinyl Tile (VCT)	1,600 SF	3	9554753
C2050	Throughout Building	Fair	Ceiling Finishes, any flat surface, Prep & Paint	1,200 SF	3	9554759
<b>Plumbing</b>						
D2010	Restrooms	Fair	Sink/Lavatory, Trough Style	3	11	9554770
D2010	Restrooms	Fair	Toilet, Commercial Water Closet	3	11	9554752
D2010	Throughout Building	Fair	Plumbing System, Supply & Sanitary, Low Density (excludes fixtures)	7,769 SF	21	9554751

**Component Condition Report | Las Animas Elementary School / Las Animas Elementary School - Administration Building A**

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
<b>HVAC</b>						
D3050	Throughout Building	Fair	HVAC System, Ductwork, Medium Density	7,769 SF	11	9554757
<b>Fire Protection</b>						
D4010	Throughout Building	Fair	Fire Suppression System, Existing Sprinkler Heads, by SF	7,769 SF	6	9554746
<b>Electrical</b>						
D5020	Electrical Room	Fair	Distribution Panel, 120/208 V	1	11	9554737
D5020	Electrical Room	Fair	Distribution Panel, 120/208 V	1	11	9554738
D5030	Throughout Building	Fair	Electrical System, Wiring & Switches, Average or Low Density/Complexity	7,769 SF	21	9554756
D5040	Throughout Building	Fair	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures	7,769 SF	3	9554766
D5040	Throughout Building	Fair	Emergency & Exit Lighting System, Full Interior Upgrade, LED	7,769 SF	3	9554760
<b>Fire Alarm &amp; Electronic Systems</b>						
D6020	Electrical Room	Fair	Low Voltage System, Phone & Data Lines	7,769 SF	3	9554769
D6060	Throughout Building	Fair	Intercom/PA System, Public Address Upgrade, Facility-Wide	7,769 SF	3	9554761
D7050	Throughout Building	Fair	Fire Alarm System, Full System Upgrade, Standard Addressable, Upgrade/Install	7,769 SF	3	9554755
D7050	Electrical Room	Fair	Fire Alarm Panel, Multiplex	1	3	9554754
<b>Equipment &amp; Furnishings</b>						
E2010	Library	Fair	Casework, Cabinetry, Standard	24 LF	3	9554749
E2010	Library	Fair	Library Shelving, Single-Faced, up to 90" Height	120 LF	3	9554741
E2010	Classrooms General	Fair	Casework, Cabinetry, Standard	50 LF	3	9554743
E2010	Library	Fair	Library Shelving, Double-Faced, up to 90" Height	60 LF	3	9554740

**Component Condition Report | Las Animas Elementary School / Las Animas Elementary School - Building B**

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
<b>Facade</b>						
B2010	Building Exterior	Fair	Exterior Walls, Fiber Cement Siding	9,200 SF	26	9554926

**Component Condition Report | Las Animas Elementary School / Las Animas Elementary School - Building B**

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
B2010	Building exterior	Fair	Exterior Walls, Fiber Cement Siding	1,000 SF	26	9562101
B2020	Building Exterior	Fair	Glazing, any type by SF	300 SF	11	9554936
B2050	Building Exterior	Fair	Exterior Door, Aluminum-Framed & Glazed, Standard Swing	8	11	9554965
B2050	Building Exterior	Fair	Exterior Door, Steel, Commercial	9	21	9554945
<b>Roofing</b>						
B3010	Roof	Fair	Roofing, Single-Ply Membrane, TPO/PVC	8,300 SF	5	9554956
B3010	Roof	Fair	Roofing, Asphalt Shingle, 20-Year Standard	1,000 SF	5	9554940
B3080	Building Exterior	Fair	Soffit/Fascia, Wood	600 SF	3	9554954
<b>Interiors</b>						
C1030	Classrooms General	Fair	Interior Door, Steel, Standard	6	21	9554963
C1070	Classrooms General	Fair	Suspended Ceilings, Acoustical Tile (ACT)	6,600 SF	6	9554938
C1090	Restrooms	Fair	Toilet Partitions, Plastic/Laminate	6	3	9554923
C2010	Classrooms General	Fair	Wall Finishes, any surface, Prep & Paint	13,100 SF	3	9554968
C2010	Restrooms	Fair	Wall Finishes, Ceramic Tile	3,300 SF	21	9554933
C2030	Restrooms	Fair	Flooring, Ceramic Tile	1,600 SF	21	9554958
C2030	Multi-Purpose Room	Fair	Flooring, Wood, Strip	1,200 SF	11	9554966
C2030	Throughout Building	Fair	Flooring, Vinyl Tile (VCT)	5,300 SF	3	9554947
C2050	Restrooms	Fair	Ceiling Finishes, any flat surface, Prep & Paint	1,600 SF	3	9554959
<b>Plumbing</b>						
D2010	Commercial Kitchen	Fair	Sink/Lavatory, Service Sink, Wall-Hung	1	16	9554952
D2010	Restrooms	Fair	Sink/Lavatory, Wall-Hung	8	11	9554942
D2010	Utility Rooms/Areas	Fair	Water Heater, Electric, Residential	1	3	9554955
D2010	Throughout Building	Fair	Plumbing System, Supply & Sanitary, Low Density (excludes fixtures)	8,218 SF	21	9554932
D2010	Utility Rooms/Areas	Fair	Sink/Lavatory, Service Sink, Floor	1	16	9554944
D2010	Restrooms	Fair	Urinal, Standard	2	11	9554949

## Component Condition Report | Las Animas Elementary School / Las Animas Elementary School - Building B

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D2010	Utility Rooms/Areas	Fair	Sink/Lavatory, Service Sink, Floor	1	16	9554953
D2010	Restrooms	Fair	Toilet, Commercial Water Closet	8	11	9554928
D2010	Building Exterior	Fair	Drinking Fountain, Wall-Mounted, Bi-Level	1	3	9554927
<b>HVAC</b>						
D3050	Throughout Building	Fair	HVAC System, Ductwork, Medium Density	8,218 SF	11	9554960
D3060	Hallways & Common Areas	Fair	Supplemental Components, Air Curtain, 5' Wide Heated	1	3	9554961
<b>Fire Protection</b>						
D4010	Throughout Building	Fair	Fire Suppression System, Existing Sprinkler Heads, by SF	8,218 SF	6	9554962
<b>Electrical</b>						
D5020	Electrical Room	Fair	Distribution Panel, 120/208 V	1	11	9554934
D5020	Electrical Room	Fair	Distribution Panel, 120/208 V	1	11	9554937
D5020	Commercial Kitchen	Fair	Distribution Panel, 120/240 V, Residential Style	1	11	9554950
D5030	Throughout Building	Fair	Electrical System, Wiring & Switches, Average or Low Density/Complexity	8,218 SF	21	9554929
D5040	Throughout Building	Fair	Emergency & Exit Lighting System, Full Interior Upgrade, LED	8,218 SF	3	9554924
D5040	Throughout Building	Fair	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures	8,218 SF	3	9554931
<b>Fire Alarm &amp; Electronic Systems</b>						
D6020	Electrical Room	Fair	Low Voltage System, Phone & Data Lines	8,218 SF	3	9554943
D6060	Throughout Building	Fair	Intercom/PA System, Public Address Upgrade, Facility-Wide	8,218 SF	3	9554941
D7050	Throughout Building	Fair	Fire Alarm System, Full System Upgrade, Standard Addressable, Upgrade/Install	8,218 SF	3	9554957
<b>Equipment &amp; Furnishings</b>						
E1030	Kitchen	Good	Foodservice Equipment, Refrigerator, 2-Door Reach-In	1	12	9554925
E1030	Kitchen	Fair	Foodservice Equipment, Food Warmer, Proofing Cabinet on Wheels	2	8	9554935
E1030	Kitchen	Fair	Foodservice Equipment, Range/Oven, 6-Burner	1	3	9554946
E1030	Commercial Kitchen	Fair	Foodservice Equipment, Dairy Cooler/Wells	4	8	9554951
E1030	Kitchen	Fair	Foodservice Equipment, Convection Oven, Double	2	3	9554967

**Component Condition Report | Las Animas Elementary School / Las Animas Elementary School - Building B**

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
E1030	Kitchen	Fair	Foodservice Equipment, Refrigerator, 2-Door Reach-In	2	8	9554930
E1030	Kitchen	Fair	Foodservice Equipment, Refrigerator, 2-Door Reach-In	3	8	9554969
E1030	Commercial Kitchen	Fair	Foodservice Equipment, Prep Table Refrigerated, Salad/Sandwich	4	3	9554948
E1030	Commercial Kitchen	Fair	Foodservice Equipment, Commercial Kitchen, 3-Bowl	1	11	9554964
<b>Accessibility</b>						
Y1040	Multi-Purpose Room	Fair	ADA Elevators, Wheelchair Lift, Up to One Floor, Install	1	3	9554939

**Component Condition Report | Las Animas Elementary School / Las Animas Elementary School - Building C**

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
<b>Facade</b>						
B2010	Building Exterior	Fair	Exterior Walls, Fiber Cement Siding	9,400 SF	26	9554890
B2010	Building exterior	Fair	Exterior Walls, Fiber Cement Siding	1,000 SF	26	9562102
B2020	Building Exterior	Fair	Glazing, any type by SF	4,900 SF	11	9554891
B2050	Building Exterior	Fair	Exterior Door, Aluminum-Framed & Glazed, Standard Swing	8	11	9554894
<b>Roofing</b>						
B3010	Roof	Fair	Roofing, Asphalt Shingle, 20-Year Standard	250 SF	5	9554892
B3010	Roof	Fair	Roofing, Single-Ply Membrane, TPO/PVC	16,250 SF	5	9554912
<b>Interiors</b>						
C1030	Throughout Building	Fair	Interior Door, Aluminum-Framed & Glazed, Standard Swing	1	21	9554902
C1030	Throughout Building	Fair	Interior Door, Steel, Standard	40	21	9554879
C1070	Classrooms General	Fair	Suspended Ceilings, Acoustical Tile (ACT)	26,400 SF	6	9554911
C1090	Restrooms	Fair	Toilet Partitions, Plastic/Laminate	14	3	9554899
C2010	Classrooms General	Fair	Wall Finishes, Vinyl	56,100 SF	2	9554906
C2010	Restrooms	Fair	Wall Finishes, Ceramic Tile	9,900 SF	21	9554888
C2030	Classrooms General	Fair	Flooring, Vinyl Tile (VCT)	26,400 SF	3	9554897

## Component Condition Report | Las Animas Elementary School / Las Animas Elementary School - Building C

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
C2030	Restrooms	Fair	Flooring, Ceramic Tile	6,600 SF	21	9554898
C2050	Restrooms	Fair	Ceiling Finishes, any flat surface, Prep & Paint	6,600 SF	3	9554896
<b>Conveying</b>						
D1010	Elevator Shafts/Utility	Fair	Elevator Controls, Automatic, 1 Car	1	3	9554887
D1010	Utility Rooms/Areas	Fair	Passenger Elevator, Hydraulic, 2 Floors, Renovate	1	11	9554908
D1010	Elevator Shafts/Utility	Fair	Elevator Cab Finishes, Standard	1	3	9554878
<b>Plumbing</b>						
D2010	Throughout Building	Fair	Plumbing System, Supply & Sanitary, Low Density (excludes fixtures)	33,000 SF	21	9554875
D2010	Restrooms	Fair	Toilet, Commercial Water Closet	16	11	9554905
D2010	Utility Rooms/Areas	Fair	Sink/Lavatory, Service Sink, Floor	1	16	9554893
D2010	Restrooms	Fair	Sink/Lavatory, Wall-Hung	14	11	9554880
D2010	Restrooms	Fair	Urinal, Standard	6	11	9554907
D2010	Utility Rooms/Areas	Good	Water Heater, Gas, Commercial (125 MBH)	1	19	9554895
D2010	Hallways & Common Areas	Fair	Drinking Fountain, Wall-Mounted, Bi-Level	4	3	9554910
D2010	Classrooms General	Fair	Sink/Lavatory, Vanity Top, Stainless Steel	26	11	9554903
<b>HVAC</b>						
D3050	Throughout Building	Fair	HVAC System, Ductwork, Medium Density	33,000 SF	11	9554877
D3060	Classrooms General	Fair	Supplemental Components, Air Purifier, Electrostatic	1	3	9554909
<b>Fire Protection</b>						
D4010	Throughout Building	Fair	Fire Suppression System, Existing Sprinkler Heads, by SF	33,000 SF	6	9554885
<b>Electrical</b>						
D5020	Electrical Room	Fair	Switchboard, 120/208 V	1	21	9554901
D5020	Electrical Room	Fair	Supplemental Components, Circuit Breaker/Disconnect	1	11	9554886
D5020	Electrical Room	Fair	Distribution Panel, 120/208 V	3	11	9554881
D5030	Throughout Building	Fair	Electrical System, Wiring & Switches, Average or Low Density/Complexity	33,000 SF	21	9554876

## Component Condition Report | Las Animas Elementary School / Las Animas Elementary School - Building C

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D5040	Throughout Building	Fair	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures	33,000 SF	3	9554874
D5040	Throughout Building	Fair	Emergency & Exit Lighting System, Full Interior Upgrade, LED	33,000 SF	3	9554884
<b>Fire Alarm &amp; Electronic Systems</b>						
D6020	Electrical Room	Fair	Low Voltage System, Phone & Data Lines	33,000 SF	3	9554904
D6060	Throughout Building	Fair	Intercom/PA System, Public Address Upgrade, Facility-Wide	33,000 SF	3	9554882
D7050	Electrical Room	Fair	Fire Alarm Panel, Multiplex	1	3	9554883
D7050	Throughout Building	Fair	Fire Alarm System, Full System Upgrade, Standard Addressable, Upgrade/Install	33,000 SF	3	9554889
<b>Equipment &amp; Furnishings</b>						
E2010	Classrooms General	Fair	Casework, Cabinetry, Standard	400 LF	3	9554900

## Component Condition Report | Las Animas Elementary School / Las Animas Elementary School - Building D

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
<b>Facade</b>						
B2010	Building Exterior	Fair	Exterior Walls, Fiber Cement Siding	1,000 SF	26	9562103
B2010	Building Exterior	Fair	Exterior Walls, Fiber Cement Siding	11,800 SF	26	9554785
B2020	Building Exterior	Fair	Glazing, any type by SF	1,500 SF	11	9554796
B2050	Building Exterior	Fair	Exterior Door, Aluminum-Framed & Glazed, Standard Swing	8	11	9554777
<b>Roofing</b>						
B3010	Roof	Fair	Roofing, Asphalt Shingle, 20-Year Standard	8,200 SF	5	9554798
B3080	Building Exterior	Fair	Soffit/Fascia, Wood	120 SF	3	9554773
<b>Interiors</b>						
C1030	Throughout Building	Fair	Interior Door, Aluminum-Framed & Glazed, Standard Swing	10	21	9554792
C1030	Classrooms General	Fair	Interior Door, Steel, Standard	5	21	9554776
C1070	Classrooms General	Fair	Suspended Ceilings, Acoustical Tile (ACT)	6,500 SF	6	9554780
C2010	Restrooms	Fair	Wall Finishes, Ceramic Tile	2,300 SF	21	9554791

**Component Condition Report | Las Animas Elementary School / Las Animas Elementary School - Building D**

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
C2010	Classrooms General	Fair	Wall Finishes, any surface, Prep & Paint	12,800 SF	3	9554790
C2030	Classrooms General	Fair	Flooring, Carpet, Commercial Standard	4,600 SF	2	9554775
C2030	Restrooms	Fair	Flooring, Ceramic Tile	1,100 SF	21	9554783
C2030	Throughout Building	Fair	Flooring, Vinyl Tile (VCT)	1,900 SF	3	9554795
C2050	Classrooms General	Fair	Ceiling Finishes, any flat surface, Prep & Paint	1,100 SF	3	9554800
<b>Plumbing</b>						
D2010	Hallways & Common Areas	Fair	Drinking Fountain, Wall-Mounted, Bi-Level	2	3	9554772
D2010	Throughout Building	Fair	Plumbing System, Supply & Sanitary, Low Density (excludes fixtures)	7,551 SF	21	9554797
D2010	Classrooms General	Fair	Sink/Lavatory, Vanity Top, Stainless Steel	4	11	9554788
D2010	Restrooms	Fair	Sink/Lavatory, Wall-Hung	4	11	9554802
D2010	Restrooms	Fair	Toilet, Child-Sized	4	11	9554779
<b>HVAC</b>						
D3010	Building Exterior	Fair	Meter, w/ Digital Pulser, Natural Gas	1	11	9554774
D3050	Throughout Building	Fair	HVAC System, Ductwork, Medium Density	7,551 SF	11	9554781
<b>Fire Protection</b>						
D4010	Throughout Building	Fair	Fire Suppression System, Existing Sprinkler Heads, by SF	7,551 SF	6	9554784
<b>Electrical</b>						
D5020	Electrical Room	Fair	Distribution Panel, 120/208 V	1	11	9554789
D5020	Electrical Room	Fair	Distribution Panel, 120/208 V	1	11	9554778
D5030	Throughout Building	Fair	Electrical System, Wiring & Switches, Average or Low Density/Complexity	7,551 SF	21	9554799
D5040	Throughout Building	Fair	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures	7,551 SF	3	9554801
D5040	Throughout Building	Fair	Emergency & Exit Lighting System, Full Interior Upgrade, LED	7,551 SF	3	9554793
<b>Fire Alarm &amp; Electronic Systems</b>						
D6020	Electrical Room	Fair	Low Voltage System, Phone & Data Lines	7,551 SF	3	9554794
D6060	Throughout Building	Fair	Intercom/PA System, Public Address Upgrade, Facility-Wide	7,551 SF	3	9554787

**Component Condition Report | Las Animas Elementary School / Las Animas Elementary School - Building D**

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	7,551 SF	3	9554786

**Equipment & Furnishings**

E2010	Classrooms General	Fair	Casework, Cabinetry, Standard	40 LF	3	9554782
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**Component Condition Report | Las Animas Elementary School / Las Animas Elementary School - Building E**

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

B2010	Building Exterior	Fair	Exterior Walls, any painted surface, Prep & Paint	2,200 SF	2	9562105
B2010	Building Exterior	Fair	Exterior Walls, Wood Siding	2,200 SF	11	9554824
B2020	Building Exterior	Fair	Glazing, any type by SF	700 SF	11	9554811
B2050	Building Exterior	Fair	Exterior Door, Steel, Commercial	4	21	9554821

**Roofing**

B3010	Roof	Fair	Roofing, Metal	3,700 SF	25	9554817
B3080	Building Exterior	Fair	Soffit/Fascia, Wood	200 SF	3	9554814

**Interiors**

C1030	Classrooms General	Fair	Interior Door, Wood, Solid-Core	4	21	9554812
C1070	Classrooms General	Fair	Suspended Ceilings, Acoustical Tile (ACT)	3,500 SF	6	9554807
C1090	Restrooms	Fair	Toilet Partitions, Plastic/Laminate	4	3	9554825
C2010	Restrooms	Fair	Wall Finishes, Laminated Paneling (FRP)	1,100 SF	11	9554827
C2010	Classrooms General	Fair	Wall Finishes, Vinyl	6,000 SF	3	9554803
C2030	Classrooms General	Fair	Flooring, Carpet, Commercial Standard	1,400 SF	3	9554805
C2030	Restrooms	Fair	Flooring, Vinyl Sheeting	500 SF	3	9554820
C2030	Classrooms General	Fair	Flooring, Vinyl Tile (VCT)	1,600 SF	3	9554816

**Plumbing**

D2010	Restrooms	Fair	Sink/Lavatory, Wall-Hung	3	11	9554810
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**Component Condition Report | Las Animas Elementary School / Las Animas Elementary School - Building E**

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D2010	Restrooms	Fair	Toilet, Commercial Water Closet	4	11	9554828
D2010	Throughout Building	Fair	Plumbing System, Supply & Sanitary, Low Density (excludes fixtures)	3,495 SF	21	9554818
<b>HVAC</b>						
D3030	Building Exterior	Fair	Heat Pump, Packaged & Wall-Mounted	2	3	9554804
D3050	Throughout Building	Fair	HVAC System, Ductwork, Medium Density	3,495 SF	11	9554813
<b>Electrical</b>						
D5020	Building Exterior	Fair	Distribution Panel, 120/208 V	1	11	9554809
D5020	Building Exterior	Fair	Distribution Panel, 120/208 V	2	11	9554806
D5030	Throughout Building	Fair	Electrical System, Wiring & Switches, Average or Low Density/Complexity	3,495 SF	21	9554815
D5040	Throughout Building	Fair	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures	3,495 SF	3	9554829
<b>Fire Alarm &amp; Electronic Systems</b>						
D6020	Classrooms General	Fair	Low Voltage System, Phone & Data Lines	3,495 SF	3	9554819
D6060	Throughout Building	Fair	Intercom/PA System, Public Address Upgrade, Facility-Wide	3,495 SF	3	9554823
D7030	Building Exterior	Fair	Security/Surveillance System, Full System Upgrade, Average Density	3,495 SF	3	9554826
D7050	Throughout Building	Fair	Fire Alarm System, Full System Upgrade, Standard Addressable, Upgrade/Install	3,495 SF	3	9554808
<b>Equipment &amp; Furnishings</b>						
E2010	Classrooms General	Fair	Casework, Cabinetry, Standard	60 LF	3	9554822

**Component Condition Report | Las Animas Elementary School / Las Animas Elementary School - Building F**

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
<b>Facade</b>						
B2010	Building Exterior	Fair	Exterior Walls, Fiber Cement Siding	20,000 SF	26	9554864
B2010	Building exterior	Fair	Exterior Walls, Fiber Cement Siding	1,000 SF	26	9562104
B2020	Building Exterior	Fair	Glazing, any type by SF	1,700 SF	11	9554852
B2050	Building Exterior	Fair	Exterior Door, Aluminum-Framed & Glazed, Standard Swing	7	11	9554866

## Component Condition Report | Las Animas Elementary School / Las Animas Elementary School - Building F

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
B2050	Building Exterior	Fair	Exterior Door, Steel, Commercial	7	21	9554868
<b>Roofing</b>						
B3010	Roof	Fair	Roofing, Single-Ply Membrane, TPO/PVC	800 SF	5	9554845
B3010	Roof	Fair	Roofing, Asphalt Shingle, 20-Year Standard	6,000 SF	5	9554842
B3080	Building Exterior	Fair	Soffit/Fascia, Gypsum Board	700 SF	2	9554872
<b>Interiors</b>						
C1030	Throughout Building	Fair	Interior Door, Steel, Standard	4	21	9554835
C1070	Classrooms General	Fair	Suspended Ceilings, Acoustical Tile (ACT)	10,600 SF	6	9554838
C1090	Restrooms	Fair	Toilet Partitions, Plastic/Laminate	4	3	9554857
C2010	Classrooms General	Fair	Wall Finishes, Vinyl	21,300 SF	3	9554867
C2010	Restrooms	Fair	Wall Finishes, Ceramic Tile	3,800 SF	21	9554869
C2030	Classrooms General	Fair	Flooring, Vinyl Tile (VCT)	1,300 SF	3	9554871
C2030	Restrooms	Fair	Flooring, Ceramic Tile	1,900 SF	21	9554846
C2030	Classrooms General	Fair	Flooring, Carpet, Commercial Standard	9,400 SF	2	9554848
C2050	Restrooms	Fair	Ceiling Finishes, any flat surface, Prep & Paint	1,900 SF	3	9554855
<b>Conveying</b>						
D1010	Elevator Shafts/Utility	Fair	Elevator Controls, Automatic, 1 Car	1	3	9554854
D1010	Building Exterior	Fair	Passenger Elevator, Hydraulic, 2 Floors, Renovate	1	11	9554833
<b>Plumbing</b>						
D2010	Utility Rooms/Areas	Fair	Sink/Lavatory, Service Sink, Floor	1	16	9554841
D2010	Restrooms	Fair	Toilet, Commercial Water Closet	4	11	9554860
D2010	Restrooms	Fair	Sink/Lavatory, Wall-Hung	3	11	9554847
D2010	Utility Rooms/Areas	Fair	Sink/Lavatory, Service Sink, Floor	1	16	9554837
D2010	Restrooms	Fair	Urinal, Standard	2	11	9554853
D2010	Classrooms General	Fair	Sink/Lavatory, Vanity Top, Stainless Steel	6	11	9554851

## Component Condition Report | Las Animas Elementary School / Las Animas Elementary School - Building F

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D2010	Throughout Building	Fair	Plumbing System, Supply & Sanitary, Low Density (excludes fixtures)	12,500 SF	21	9554856
<b>HVAC</b>						
D3030	Electrical Room	Fair	Split System Ductless, Single Zone	1	3	9554873
D3030	Electrical Room	Fair	Split System Ductless, Single Zone	1	3	9554849
D3050	Throughout Building	Fair	HVAC System, Ductwork, Medium Density	12,500 SF	11	9554840
D3060	Classrooms General	Fair	Supplemental Components, Air Purifier, Electrostatic	1	3	9554865
<b>Fire Protection</b>						
D4010	Hallways & Common Areas	Fair	Supplemental Components, Fire Riser, Wet	1	21	9554850
<b>Electrical</b>						
D5020	Electrical Room	Fair	Distribution Panel, 120/208 V	1	11	9554863
D5020	Electrical Room	Fair	Distribution Panel, 120/208 V	1	11	9554832
D5020	Electrical Room	Fair	Distribution Panel, 120/240 V, Residential Style	1	11	9554831
D5020	Electrical Room	Fair	Distribution Panel, 120/208 V	1	11	9554870
D5020	Electrical Room	Fair	Distribution Panel, 120/240 V, Residential Style	1	11	9554844
D5020	Electrical Room	Fair	Supplemental Components, Circuit Breaker/Disconnect	1	11	9554843
D5020	Electrical Room	Fair	Switchboard, 120/208 V	1	21	9554839
D5030	Throughout Building	Fair	Electrical System, Wiring & Switches, Average or Low Density/Complexity	12,500 SF	21	9554861
D5040	Throughout Building	Fair	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures	12,500 SF	3	9554836
<b>Fire Alarm &amp; Electronic Systems</b>						
D6020	Elevator Shafts/Utility	Fair	Low Voltage System, Phone & Data Lines	12,500 SF	3	9554862
D6060	Throughout Building	Fair	Intercom/PA System, Public Address Upgrade, Facility-Wide	12,500 SF	3	9554830
D7050	Throughout Building	Fair	Fire Alarm System, Full System Upgrade, Standard Addressable, Upgrade/Install	12,500 SF	3	9554834
D7050	Electrical Room	Fair	Fire Alarm Panel, Multiplex	1	3	9554858
<b>Equipment &amp; Furnishings</b>						
E2010	Classrooms General	Fair	Casework, Cabinetry, Standard	120 LF	3	9554859

**Component Condition Report | Las Animas Elementary School / Las Animas Elementary School - Portable 3**

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
<b>Facade</b>						
B2010	Building exterior	Fair	Exterior Walls, any painted surface, Prep & Paint	1,400 SF	2	9562106
B2010	Building Exterior	Fair	Exterior Walls, Wood Siding	1,400 SF	11	9556431
B2020	Building Exterior	Fair	Glazing, any type by SF	300 SF	11	9556429
B2050	Building Exterior	Fair	Exterior Door, Steel, Commercial	1	21	9556437
<b>Roofing</b>						
B3010	Roof	Fair	Roofing, Metal	1,300 SF	25	9556436
B3080	Building Exterior	Fair	Soffit/Fascia, Wood	150 SF	3	9556440
<b>Interiors</b>						
C1070	Classrooms General	Fair	Suspended Ceilings, Acoustical Tile (ACT)	1,200 SF	6	9556438
C2010	Classrooms General	Fair	Wall Finishes, any surface, Prep & Paint	2,300 SF	3	9556425
C2030	Classrooms General	Fair	Flooring, Carpet, Commercial Standard	1,200 SF	2	9556433
<b>HVAC</b>						
D3030	Building Exterior	Fair	Heat Pump, Packaged & Wall-Mounted	1	3	9556434
D3050	Throughout Building	Fair	HVAC System, Ductwork, Medium Density	1,150 SF	11	9556439
<b>Electrical</b>						
D5020	Building Exterior	Fair	Distribution Panel, 120/208 V	1	11	9556426
D5030	Throughout Building	Fair	Electrical System, Wiring & Switches, Average or Low Density/Complexity	1,150 SF	21	9556428
D5040	Throughout Building	Fair	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures	1,150 SF	3	9556427
<b>Fire Alarm &amp; Electronic Systems</b>						
D6020	Classrooms General	Fair	Low Voltage System, Phone & Data Lines	1,150 SF	3	9556435
D6060	Throughout Building	Fair	Intercom/PA System, Public Address Upgrade, Facility-Wide	1,150 SF	3	9556432
D7050	Throughout Building	Fair	Fire Alarm System, Full System Upgrade, Standard Addressable, Upgrade/Install	1,150 SF	3	9556430

**Component Condition Report | Las Animas Elementary School / Las Animas Elementary School - Portable 4**

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
<b>Facade</b>						
B2010	Building exterior	Fair	Exterior Walls, any painted surface, Prep & Paint	1,500 SF	2	9562107
B2010	Building Exterior	Fair	Exterior Walls, Wood Siding	1,500 SF	11	9556450
B2020	Building Exterior	Fair	Glazing, any type by SF	300 SF	11	9556455
B2050	Building Exterior	Fair	Exterior Door, Steel, Commercial	1	21	9556446
<b>Roofing</b>						
B3010	Roof	Fair	Roofing, Metal	1,500 SF	25	9556448
B3080	Building Exterior	Fair	Soffit/Fascia, Wood	150 SF	3	9556445
<b>Interiors</b>						
C1070	Classrooms General	Fair	Suspended Ceilings, Acoustical Tile (ACT)	1,300 SF	6	9556443
C2010	Classrooms General	Fair	Wall Finishes, any surface, Prep & Paint	2,700 SF	3	9556452
C2030	Classrooms General	Fair	Flooring, Carpet, Commercial Standard	1,300 SF	2	9556444
<b>HVAC</b>						
D3030	Building Exterior	Fair	Heat Pump, Packaged & Wall-Mounted	1	3	9556449
D3050	Throughout Building	Fair	HVAC System, Ductwork, Medium Density	1,327 SF	11	9556453
<b>Electrical</b>						
D5020	Building Exterior	Fair	Distribution Panel, 120/208 V	1	11	9556454
D5030	Throughout Building	Fair	Electrical System, Wiring & Switches, Average or Low Density/Complexity	1,327 SF	21	9556442
D5040	Throughout Building	Fair	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures	1,327 SF	3	9556441
<b>Fire Alarm &amp; Electronic Systems</b>						
D6060	Throughout Building	Fair	Intercom/PA System, Public Address Upgrade, Facility-Wide	1,327 SF	3	9556447
D7050	Throughout Building	Fair	Fire Alarm System, Full System Upgrade, Standard Addressable, Upgrade/Install	1,327 SF	3	9556451

**Component Condition Report | Las Animas Elementary School / Las Animas Elementary School - Portable 5**

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
<b>Facade</b>						
B2010	Building Exterior	Fair	Exterior Walls, Wood Siding	1,500 SF	11	9556463
B2010	Building exterior	Fair	Exterior Walls, any painted surface, Prep & Paint	1,500 SF	2	9562108
B2020	Building Exterior	Fair	Glazing, any type by SF	300 SF	11	9556457
B2050	Building Exterior	Fair	Exterior Door, Steel, Commercial	1	21	9556469
<b>Roofing</b>						
B3010	Roof	Fair	Roofing, Metal	1,350 SF	25	9556468
B3080	Building Exterior	Fair	Soffit/Fascia, Wood	150 SF	3	9556461
<b>Interiors</b>						
C1070	Classrooms General	Fair	Suspended Ceilings, Acoustical Tile (ACT)	1,200 SF	6	9556465
C2010	Classrooms General	Fair	Wall Finishes, any surface, Prep & Paint	2,400 SF	3	9556462
C2030	Classrooms General	Fair	Flooring, Carpet, Commercial Standard	1,200 SF	2	9556467
<b>HVAC</b>						
D3030	Building Exterior	Fair	Heat Pump, Packaged & Wall-Mounted	1	3	9556458
D3050	Throughout Building	Fair	HVAC System, Ductwork, Medium Density	1,207 SF	11	9556459
<b>Electrical</b>						
D5020	Building Exterior	Fair	Distribution Panel, 120/208 V	1	11	9556456
D5030	Throughout Building	Fair	Electrical System, Wiring & Switches, Average or Low Density/Complexity	1,207 SF	21	9556466
D5040	Throughout Building	Fair	Emergency & Exit Lighting System, Full Interior Upgrade, LED	1,207 SF	3	9556464
D5040	Throughout Building	Fair	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures	1,207 SF	3	9556460
<b>Fire Alarm &amp; Electronic Systems</b>						
D6060	Throughout Building	Fair	Intercom/PA System, Public Address Upgrade, Facility-Wide	1,207 SF	3	9556471
D7050	Throughout Building	Fair	Fire Alarm System, Full System Upgrade, Standard Addressable, Upgrade/Install	1,207 SF	3	9556470

## Component Condition Report | Las Animas Elementary School / Las Animas Elementary School - Site

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
<b>Plumbing</b>						
D2010	Site General	Fair	Drinking Fountain, Exterior/Site, Metal Pedestal	1	5	9556538
D2010	Site General	Fair	Piping & Valves, Ball Valve, Domestic Water, 6 IN	1	11	9556546
<b>HVAC</b>						
D3010	Site	Fair	Meter, w/ Digital Pulser, Natural Gas	1	11	9556554
<b>Special Construction &amp; Demo</b>						
F1020	Site	Good	Shed/Gazebo/Shade Structure, Wood or Metal-Framed, Basic/Minimal	2,300 SF	29	9556547
F1020	Site	Fair	Ancillary Building, Wood-Framed or CMU, Basic/Minimal	200 SF	10	9556543
F1020	Site	Fair	Ancillary Building, Wood-Framed or CMU, Basic/Minimal	400 SF	10	9556556
<b>Pedestrian Plazas &amp; Walkways</b>						
G2020	Site Parking Areas	Fair	Parking Lots, Pavement, Asphalt, Mill & Overlay	44,000 SF	6	9556555
G2020	Site Parking Areas	Fair	Parking Lots, Pavement, Asphalt, Seal & Stripe	46,000 SF	2	9556557
G2030	Site Parking Areas	Fair	Sidewalk, Concrete, Large Areas	11,000 SF	31	9556545
<b>Athletic, Recreational &amp; Playfield Areas</b>						
G2050	Site	Fair	Play Structure, Multipurpose, Small	1	2	9556550
G2050	Site Sports Fields & Courts	Fair	Athletic Surfaces & Courts, Basketball/General, Asphalt Pavement, Seal & Stripe	70,000 SF	3	9556553
G2050	Playground	Fair	Playground Surfaces, Chips Wood, 6" Depth	5,700 SF	2	9556541
G2050	Playground	Fair	Play Structure, Multipurpose, Medium	1	2	9556544
<b>Sitework</b>						
G2060	Site General	Fair	Signage, Property, Monument	1	6	9556551
G2060	Site	Fair	Picnic Table, Metal Powder-Coated	35	7	9556540
G2060	Site General	Fair	Flagpole, Metal	1	12	9556542
G2060	Site General	Fair	Fences & Gates, Fence, Metal Tube 6'	500 LF	20	9556552
G2080	Site General	Fair	Irrigation System, Pop-Up Spray Heads, Commercial, Replace/Install	20,000 SF	7	9556548
G4050	Parking lot	Fair	Site Light Pole, 20' Height, w/o Base or Fixtures	1	21	9556549

## Appendix F:

### Replacement Reserves

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Replacement Reserves Report



8/1/2025

Location	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	Total Escalated Estimate	
Las Animas Elementary School	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
Las Animas Elementary School / Las Animas Elementary School - Administration Building A	\$0	\$0	\$47,803	\$273,652	\$0	\$160,734	\$47,702	\$0	\$0	\$0	\$0	\$269,993	\$64,243	\$47,140	\$0	\$0	\$0	\$0	\$24,066	\$0	\$0		\$935,332
Las Animas Elementary School / Las Animas Elementary School - Building B	\$0	\$0	\$0	\$291,717	\$0	\$197,879	\$44,861	\$0	\$60,884	\$0	\$0	\$188,455	\$7,726	\$77,417	\$0	\$0	\$5,671	\$0	\$106,992	\$0	\$0		\$981,602
Las Animas Elementary School / Las Animas Elementary School - Building C	\$0	\$0	\$175,276	\$877,120	\$0	\$378,551	\$179,636	\$0	\$13,132	\$0	\$0	\$910,705	\$0	\$75,166	\$0	\$0	\$1,512	\$273,074	\$320,473	\$25,614	\$0		\$3,230,260
Las Animas Elementary School / Las Animas Elementary School - Building D	\$0	\$0	\$43,116	\$171,159	\$0	\$42,553	\$43,365	\$0	\$0	\$0	\$0	\$241,339	\$57,944	\$45,511	\$0	\$0	\$0	\$0	\$25,068	\$0	\$0		\$670,056
Las Animas Elementary School / Las Animas Elementary School - Building E	\$0	\$0	\$8,248	\$146,631	\$0	\$0	\$17,231	\$0	\$0	\$0	\$0	\$176,727	\$11,085	\$18,164	\$0	\$0	\$0	\$0	\$67,163	\$0	\$0		\$445,250
Las Animas Elementary School / Las Animas Elementary School - Building F	\$0	\$0	\$95,368	\$335,292	\$0	\$49,709	\$52,185	\$0	\$13,132	\$0	\$0	\$389,231	\$118,408	\$21,797	\$0	\$0	\$3,025	\$0	\$159,535	\$0	\$0		\$1,237,680
Las Animas Elementary School / Las Animas Elementary School - Portable 3	\$0	\$0	\$16,497	\$28,670	\$0	\$0	\$5,908	\$0	\$0	\$0	\$0	\$60,496	\$22,170	\$5,968	\$0	\$0	\$0	\$0	\$0	\$0	\$0		\$139,709
Las Animas Elementary School / Las Animas Elementary School - Portable 4	\$0	\$0	\$17,809	\$29,306	\$0	\$0	\$6,400	\$0	\$0	\$0	\$0	\$63,281	\$23,934	\$7,006	\$0	\$0	\$0	\$0	\$0	\$0	\$0		\$147,736
Las Animas Elementary School / Las Animas Elementary School - Portable 5	\$0	\$0	\$16,871	\$28,324	\$0	\$0	\$5,908	\$0	\$0	\$0	\$0	\$62,499	\$22,674	\$7,585	\$0	\$0	\$0	\$0	\$0	\$0	\$0		\$143,860
Las Animas Elementary School / Las Animas Elementary School - Site	\$0	\$0	\$77,609	\$40,548	\$0	\$2,048	\$220,835	\$110,977	\$47,006	\$0	\$56,993	\$5,854	\$58,112	\$54,493	\$0	\$0	\$0	\$62,500	\$63,172	\$0	\$45,743		\$845,892
<b>Grand Total</b>	<b>\$0</b>	<b>\$0</b>	<b>\$498,596</b>	<b>\$2,222,419</b>	<b>\$0</b>	<b>\$831,474</b>	<b>\$624,029</b>	<b>\$110,977</b>	<b>\$134,154</b>	<b>\$0</b>	<b>\$56,993</b>	<b>\$2,368,581</b>	<b>\$386,296</b>	<b>\$360,249</b>	<b>\$0</b>	<b>\$0</b>	<b>\$10,208</b>	<b>\$335,575</b>	<b>\$766,469</b>	<b>\$25,614</b>	<b>\$45,743</b>		<b>\$8,777,377</b>

Las Animas Elementary School

Las Animas Elementary School / Las Animas Elementary School - Administration Building A

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
B2020	Building Exterior	9554765	Glazing, any type by SF, Replace	30	19	11	2000	SF	\$64.79	\$129,580												\$129,580									\$129,580	
B2050	Building Exterior	9554748	Exterior Door, Aluminum-Framed & Glazed, Standard Swing, Replace	30	19	11	7	EA	\$1,531.40	\$10,720												\$10,720									\$10,720	
B3010	Roof	9554767	Roofing, Asphalt Shingle, 20-Year Standard, Replace	20	15	5	1000	SF	\$4.48	\$4,476						\$4,476															\$4,476	
B3010	Roof	9554768	Roofing, Single-Ply Membrane, TPO/PVC, Replace	20	15	5	6700	SF	\$20.03	\$134,174						\$134,174															\$134,174	
B3080	Building Exterior	9554764	Soffit/Fascia, Metal, Replace	25	19	6	500	SF	\$5.89	\$2,945						\$2,945															\$2,945	
C1070	Classrooms General	9554739	Suspended Ceilings, Acoustical Tile (ACT), Replace	25	19	6	6600	SF	\$4.12	\$27,212						\$27,212															\$27,212	
C2010	Classrooms General	9554750	Wall Finishes, any surface, Prep & Paint	10	7	3	13200	SF	\$1.77	\$23,324				\$23,324								\$23,324									\$46,649	
C2030	Classrooms General	9554753	Flooring, Vinyl Tile (VCT), Replace	15	12	3	1600	SF	\$5.89	\$9,424				\$9,424														\$9,424			\$18,848	
C2030	Classrooms General	9554763	Flooring, Carpet, Commercial Standard, Replace	10	8	2	5100	SF	\$8.84	\$45,059			\$45,059									\$45,059									\$90,117	
C2050	Throughout Building	9554759	Ceiling Finishes, any flat surface, Prep & Paint	10	7	3	1200	SF	\$2.36	\$2,827				\$2,827									\$2,827								\$5,654	
D2010	Restrooms	9554770	Sink/Lavatory, Trough Style, Replace	30	19	11	3	EA	\$2,945.00	\$8,835												\$8,835									\$8,835	
D2010	Restrooms	9554752	Toilet, Commercial Water Closet, Replace	30	19	11	3	EA	\$1,531.40	\$4,594												\$4,594									\$4,594	
D3050	Throughout Building	9554757	HVAC System, Ductwork, Medium Density, Replace	30	19	11	7769	SF	\$4.71	\$36,608												\$36,608									\$36,608	
D4010	Throughout Building	9554746	Fire Suppression System, Existing Sprinkler Heads, by SF, Replace	25	19	6	7769	SF	\$1.26	\$9,793						\$9,793															\$9,793	
D5020	Electrical Room	9554737	Distribution Panel, 120/208 V, Replace	30	19	11	1	EA	\$2,356.00	\$2,356												\$2,356									\$2,356	
D5020	Electrical Room	9554738	Distribution Panel, 120/208 V, Replace	30	19	11	1	EA	\$2,356.00	\$2,356												\$2,356									\$2,356	
D5040	Throughout Building	9554766	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures, Replace	20	17	3	7769	SF	\$5.30	\$41,183				\$41,183																	\$41,183	
D5040	Throughout Building	9554760	Emergency & Exit Lighting System, Full Interior Upgrade, LED, Replace	10	7	3	7769	SF	\$0.77	\$5,949				\$5,949								\$5,949									\$11,897	
D6020	Electrical Room	9554769	Low Voltage System, Phone & Data Lines, Replace	20	17	3	7769	SF	\$1.77	\$13,728				\$13,728																	\$13,728	
D6060	Throughout Building	9554761	Intercom/PA System, Public Address Upgrade, Facility-Wide, Replace	20	17	3	7769	SF	\$1.94	\$15,101				\$15,101																	\$15,101	
D7050	Throughout Building	9554755	Fire Alarm System, Full System Upgrade, Standard Addressable, Upgrade/Install	20	17	3	7769	SF	\$3.53	\$27,456				\$27,456																	\$27,456	
D7050	Electrical Room	9554754	Fire Alarm Panel, Multiplex, Replace	15	12	3	1	EA	\$4,712.00	\$4,712				\$4,712													\$4,712				\$9,424	
E2010	Library	9554749	Casework, Cabinetry, Standard, Replace	20	17	3	24	LF	\$353.40	\$8,482				\$8,482																	\$8,482	
E2010	Library	9554741	Library Shelving, Single-Faced, up to 90" Height, Replace	20	17	3	120	LF	\$388.74	\$46,649				\$46,649																	\$46,649	
E2010	Classrooms General	9554743	Casework, Cabinetry, Standard, Replace	20	17	3	50	LF	\$353.40	\$17,670				\$17,670																	\$17,670	
E2010	Library	9554740	Library Shelving, Double-Faced, up to 90" Height, Replace	20	17	3	60	LF	\$565.44	\$33,926				\$33,926																	\$33,926	
<b>Totals, Unescalated</b>											<b>\$0</b>	<b>\$0</b>	<b>\$45,059</b>	<b>\$250,431</b>	<b>\$0</b>	<b>\$138,651</b>	<b>\$39,949</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$195,049</b>	<b>\$45,059</b>	<b>\$32,100</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$14,136</b>	<b>\$0</b>	<b>\$0</b>	<b>\$760,432</b>
<b>Totals, Escalated (3.0% inflation, compounded annually)</b>											<b>\$0</b>	<b>\$0</b>	<b>\$47,803</b>	<b>\$273,652</b>	<b>\$0</b>	<b>\$160,734</b>	<b>\$47,702</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$269,993</b>	<b>\$64,243</b>	<b>\$47,140</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$24,066</b>	<b>\$0</b>	<b>\$0</b>	<b>\$935,332</b>

Las Animas Elementary School / Las Animas Elementary School - Building B











Replacement Reserves Report



8/1/2025

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
G2050	Site Sports Fields & Courts	9556553	Athletic Surfaces & Courts, Basketball/General, Asphalt Pavement, Seal & Stripe	5	2	3	70000	SF	\$0.53	\$37,107				\$37,107					\$37,107					\$37,107								\$148,428
G2050	Site	9556550	Play Structure, Multipurpose, Small, Replace	20	18	2	1	EA	\$11,780.00	\$11,780			\$11,780																			\$11,780
G2050	Playground	9556541	Playground Surfaces, Chips Wood, 6" Depth, Replace	5	3	2	5700	SF	\$2.36	\$13,429			\$13,429					\$13,429				\$13,429										\$53,717
G2050	Playground	9556544	Play Structure, Multipurpose, Medium, Replace	20	18	2	1	EA	\$23,560.00	\$23,560			\$23,560																			\$23,560
G2060	Site	9556540	Picnic Table, Metal Powder-Coated, Replace	20	13	7	35	EA	\$824.60	\$28,861								\$28,861														\$28,861
G2060	Site General	9556552	Fences & Gates, Fence, Metal Tube 6', Replace	40	20	20	500	LF	\$47.12	\$23,560																			\$23,560		\$23,560	
G2060	Site General	9556551	Signage, Property, Monument, Replace	20	14	6	1	EA	\$3,534.00	\$3,534						\$3,534																\$3,534
G2060	Site General	9556542	Flagpole, Metal, Replace	30	18	12	1	EA	\$2,945.00	\$2,945												\$2,945										\$2,945
G2080	Site General	9556548	Irrigation System, Pop-Up Spray Heads, Commercial, Replace/Install	20	13	7	20000	SF	\$1.18	\$23,560								\$23,560														\$23,560
<b>Totals, Unescalated</b>											\$0	\$0	\$73,154	\$37,107	\$0	\$1,767	\$184,946	\$90,235	\$37,107	\$0	\$42,408	\$4,229	\$40,759	\$37,107	\$0	\$0	\$0	\$37,814	\$37,107	\$0	\$25,327	\$649,066
<b>Totals, Escalated (3.0% inflation, compounded annually)</b>											\$0	\$0	\$77,609	\$40,548	\$0	\$2,048	\$220,835	\$110,977	\$47,006	\$0	\$56,993	\$5,854	\$58,112	\$54,493	\$0	\$0	\$0	\$62,500	\$63,172	\$0	\$45,743	\$845,892

\* Markup has been included in unit costs.