



**BUREAU
VERITAS**

FACILITY CONDITION ASSESSMENT

prepared for

Gilroy Unified School District
7810 Arroyo Circle
Gilroy, CA 95020



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BV PROJECT #:

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DATE OF REPORT:

August 11, 2025

ON SITE DATE:

July 31, 2025

Luigi Aprea Elementary School
9225 Calle del Rey
Gilroy, CA 95020

Bureau Veritas

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1. Executive Summary

Campus Overview and Assessment Details

General Information	
Property Type	Elementary School
Number of Buildings	20
Main Address	9225 Calle del Rey, Gilroy, CA 95020
Site Developed	1996 Renovated 2000
Outside Occupants / Leased Spaces	None
Date(s) of Visit	July 31, 2025
Management Point of Contact	AEDIS Architects Joe Vela, Associate Principal 4083005160 Jvela@aedisarchitects.com
On-site Point of Contact (POC)	Marissa Van Patten
Assessment & Report Prepared By	Nam Nguyen
Reviewed By	Sean Luxem <i>for</i> , Gregg Young Program Manager 979.270.0024 Gregg.Young@bureauveritas.com
AssetCalc Link	Full dataset for this assessment can be found at: https://www.assetcalc.net/

Campus Findings and Deficiencies

Historical Summary

Luigi Aprea Elementary School was originally constructed in 1996 and is currently occupied by the Gilroy School District. Since its construction, there have been renovations to the original buildings. New portables have been added throughout the years in 1997 and the kitchen is ongoing remodeling now.

Architectural

The buildings exhibit a consistent construction style, characterized by a stucco façade, steel doors, asphalt, clay tile and TPO roofing. The portables, on the other hand, have a wood façade, vinyl 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 vinyl sheeting with walls and ceilings primarily finished with painted gypsum board and acoustic tiles. Typical lifecycle interior and exterior finish replacements are budgeted and anticipated.

Mechanical, Electrical, Plumbing and Fire (MEPF)

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

Site

The site is comprised of concrete and asphalt pavement, play surfaces, and playground area. Asphalt parking lots serve the facility on the southeast end of campus. The parking condition is adequate, and resurfacing should take place in the coming years. Lighting is limited and the parking and portable areas are very dimly lit.

Recommended Additional Studies

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

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
Luigi Aprea Elementary School - Building A	\$550	10,930	\$6,011,500	0%	10.2%	10.5%	10.7%
Luigi Aprea Elementary School - Building B	\$550	10,929	\$6,010,950	0%	7.0%	7.2%	7.4%
Luigi Aprea Elementary School - Building C	\$550	6,814	\$3,747,700	0%	10.0%	10.4%	10.4%
Luigi Aprea Elementary School - Building D	\$550	4,393	\$2,416,150	0%	10.1%	10.5%	10.5%
Luigi Aprea Elementary School - Building E	\$550	7,921	\$4,356,550	0%	11.3%	11.6%	11.6%
Luigi Aprea Elementary School - Building F	\$550	5,098	\$2,803,900	0%	18.2%	18.6%	18.6%

Facility	Cost/SF	Total SF	Replacement Value	Current	3-Year	5-Year	10-Year
Luigi Aprea Elementary School - Building G	\$550	8,884	\$4,886,200	0%	10.2%	10.9%	10.9%
Luigi Aprea Elementary School - Building H	\$550	8,884	\$4,886,200	0%	8.1%	8.3%	8.3%
Luigi Aprea Elementary School - Portable 22	\$350	1,124	\$393,400	0%	24.2%	25.6%	25.6%
Luigi Aprea Elementary School - Portable 23	\$350	1,100	\$385,000	0%	24.4%	25.7%	25.7%
Luigi Aprea Elementary School - Portable 24	\$350	1,185	\$414,750	0%	19.9%	21.1%	21.1%
Luigi Aprea Elementary School - Portable 25	\$350	1,188	\$415,800	0%	20.8%	22.0%	22.0%
Luigi Aprea Elementary School - Portable 26	\$350	1,112	\$389,200	0%	20.4%	21.8%	21.8%
Luigi Aprea Elementary School - Portable 27	\$350	1,140	\$399,000	0%	20.7%	22.0%	22.0%
Luigi Aprea Elementary School - Portable 28	\$350	1,198	\$419,300	0%	19.4%	20.6%	20.6%
Luigi Aprea Elementary School - Portable 29	\$350	1,200	\$420,000	0%	17.0%	18.3%	18.3%
Luigi Aprea Elementary School - Portable PS1-PS2	\$350	2,230	\$780,500	0%	22.1%	23.1%	23.1%
Luigi Aprea Elementary School - Portable TK1	\$350	1,150	\$402,500	0%	22.1%	23.5%	23.5%
Luigi Aprea Elementary School - Portable TK2	\$350	1,150	\$402,500	0%	21.8%	23.2%	23.2%

Facility	Cost/SF	Total SF	Replacement Value	Current	3-Year	5-Year	10-Year
Luigi Aprea Elementary School - Portable TK3	\$350	1,150	\$402,500	0%	24.3%	25.6%	25.6%
Luigi Aprea Elementary School - Site	\$0	61,000	\$0	%	%	%	%
Luigi Aprea Elementary School	\$0	61,000	\$0	%	%	%	%

Immediate Needs

Facility/Building	Total Items	Total Cost
Luigi Aprea Elementary School / Luigi Aprea Elementary School - Site	1	\$8,200
TOTAL	1	\$8,200

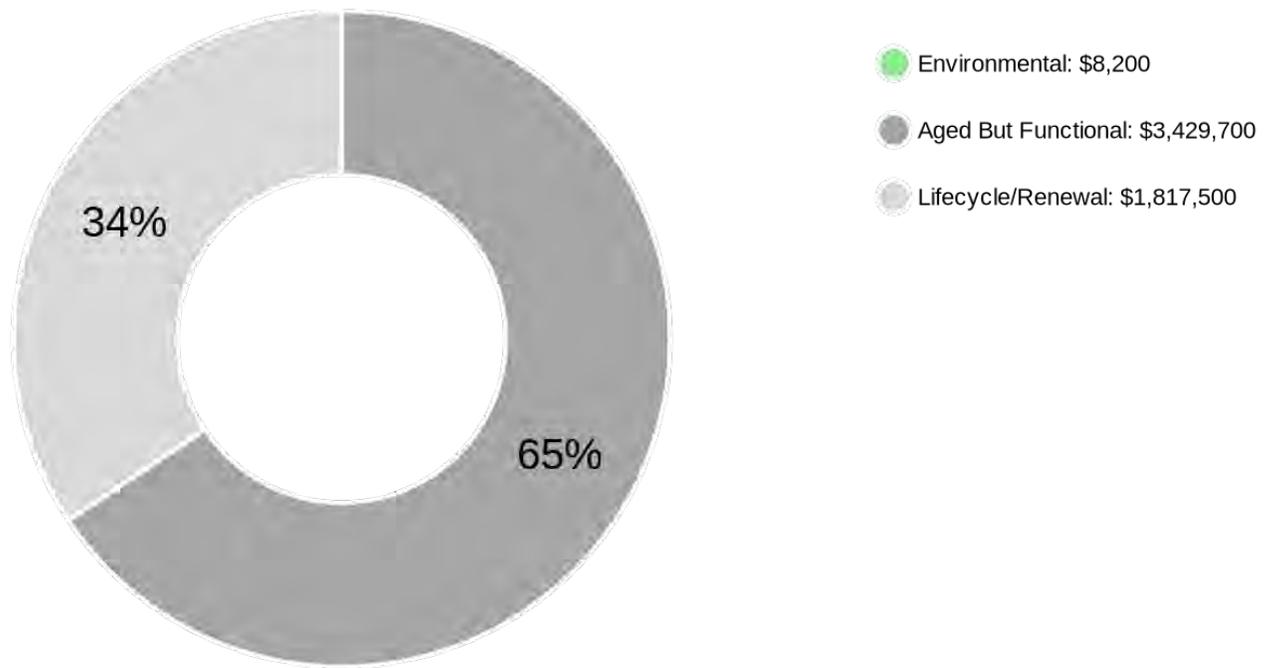


Plan Types

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

Plan Type Descriptions & Distribution

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



10-Year Total: \$5,255,400

2. Luigi Aprea Elementary School - Building A



Luigi Aprea Elementary School - Building A: Building Systems Summary

Address	9225 Calle del Rey, Gilroy, CA 95020	
GPS Coordinates	37.0252475, -121.6055393	
Constructed/Renovated	1996 Renovated 2000	
Building Area	10,930 SF	
Number of Stories	1 above grade	
<i>System</i>	<i>Description</i>	<i>Condition</i>
Structure	Conventional wood frame structure over concrete slab foundation	Fair
Facade	Primary Wall Finish: Stucco Windows: Vinyl	Fair
Roof	Primary: Gable construction with clay/concrete tiles Secondary: single-ply TPO/PVC membrane	Fair
Interiors	Walls: Painted gypsum board Floors: Carpet, VCT Ceilings: ACT	Fair
Elevators	None	n/a
Plumbing	Distribution: Copper supply and cast iron waste & venting Hot Water: None Fixtures: sinks	Fair

Luigi Aprea Elementary School - Building A: Building Systems Summary		
HVAC	Non-Central System: Packaged units	n/a
Fire Suppression	Fire extinguishers only	Fair
Electrical	Source & Distribution: Main panel with copper wiring Interior Lighting: LED Emergency Power: None	Fair
Fire Alarm	Smoke detectors with pull stations, and exit signs	Fair
Equipment/Special	None	n/a
Accessibility	Potential moderate/major issues have been identified at this building and a detailed accessibility study is recommended. See the appendix for associated photos and additional information.	
Additional Studies	No additional studies are currently recommended for the building.	
Areas Observed	The interior spaces were observed to gain a clear understanding of the facility's overall condition. Other areas accessed and assessed included the exterior equipment and assets directly serving the building, the exterior walls of the facility, and the roof.	
Key Spaces Not Observed	Areas of note that were either inaccessible or not observed for other reasons are listed here: <ul style="list-style-type: none"> ▪ Exterior roofs; instructed not to enter 	

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

Luigi Aprea Elementary School - Building A: System Expenditure Forecast						
System	Immediate	Short Term (1-2 yr)	Near Term (3-5 yr)	Med Term (6-10 yr)	Long Term (11-20 yr)	TOTAL
Facade	\$0	\$109,977	\$18,693	\$0	\$78,084	\$206,754
Roofing	\$0	\$0	\$55,813	\$0	\$0	\$55,813
Interiors	\$0	\$71,235	\$112,631	\$0	\$185,651	\$369,517
Plumbing	\$0	\$9,622	\$0	\$0	\$89,112	\$98,734
HVAC	\$0	\$65,635	\$0	\$12,748	\$31,912	\$110,295
Electrical	\$0	\$0	\$74,637	\$0	\$44,555	\$119,192
Fire Alarm & Electronic Systems	\$0	\$0	\$93,558	\$0	\$43,839	\$137,397
Equipment & Furnishings	\$0	\$0	\$17,377	\$0	\$0	\$17,377
TOTALS	\$0	\$256,500	\$372,800	\$12,800	\$473,200	\$1,115,300

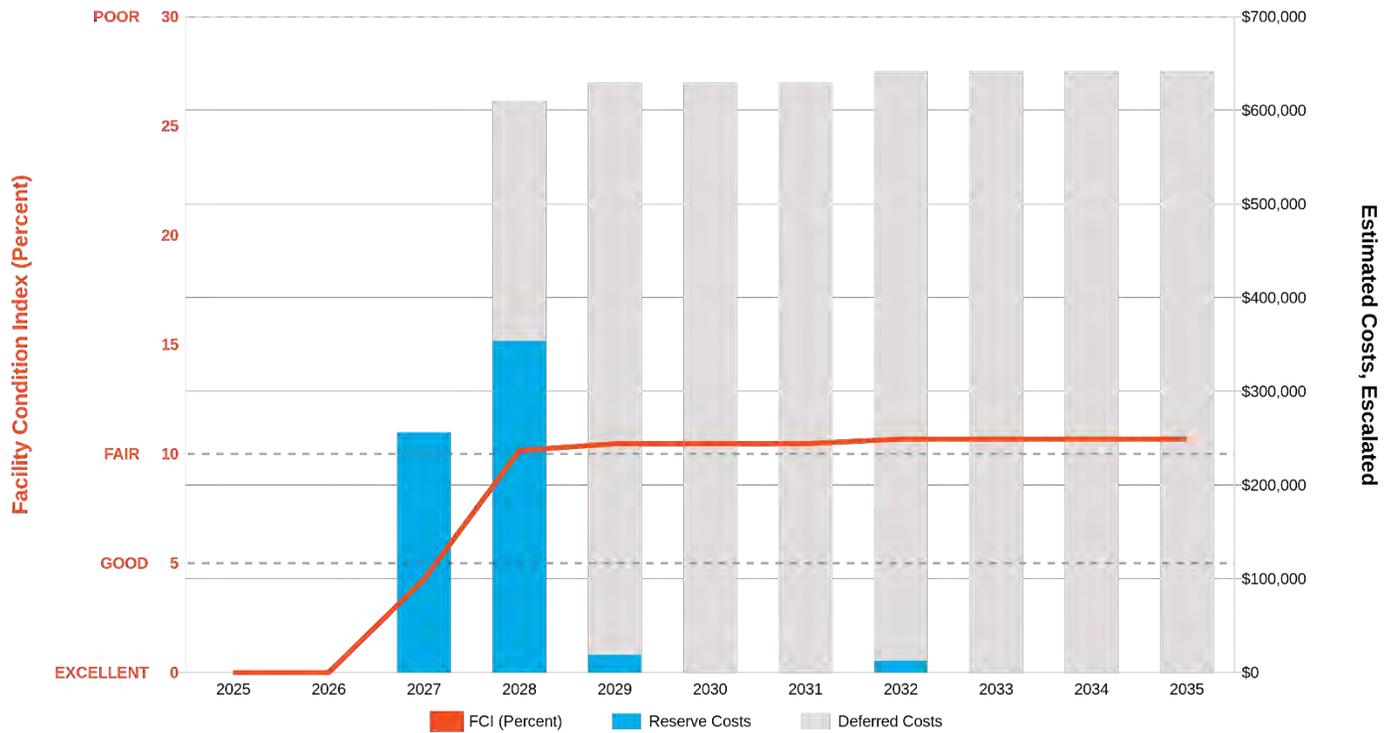
NEEDS OVER TIME: The vertical blue bars in the graphic below represent the year-by-year needs identified for the facility. The orange line forecasts what would happen to the FCI (left Y axis) over time, assuming zero capital expenditures over the next ten years. The dollar amounts allocated for each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

Needs by Year with Unaddressed FCI Over Time

Replacement Value: \$6,011,500.00

Inflation Rate: 3%

Average Needs (per year - over next 10 years): \$58,356.00



Immediate Needs

There are no immediate needs to report.

Key Findings

There are no key findings to report.

Luigi Aprea Elementary School - Building A: Photographic Overview



1 – BUILDING A PERSPECTIVE



2 – BUILDING A PERSPECTIVE



3 – INTERIOR VIEW OF CLASSROOM



4 – INTERIOR VIEW OF CLASSROOM



5 – PLUMBING SYSTEM



6 – DISTRIBUTION PANEL

3. Luigi Aprea Elementary School - Building B



Luigi Aprea Elementary School - Building B: Building Systems Summary

Address	9225 Calle del Rey, Gilroy, CA 95020	
GPS Coordinates	37.0252475, -121.6055393	
Constructed/Renovated	1996 Renovated 2000	
Building Area	10,929 SF	
Number of Stories	1 above grade	
<i>System</i>	<i>Description</i>	<i>Condition</i>
Structure	Conventional wood frame structure over concrete slab foundation	Fair
Facade	Primary Wall Finish: Stucco Windows: Vinyl	Fair
Roof	Primary: Gable construction with clay/concrete tiles Secondary: Flat construction with single-ply TPO/PVC membrane	Fair
Interiors	Walls: Painted gypsum board, ceramic tile Floors: Carpet, VCT, ceramic tile Ceilings: Painted gypsum board and ACT	Fair
Elevators	None	n/a

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

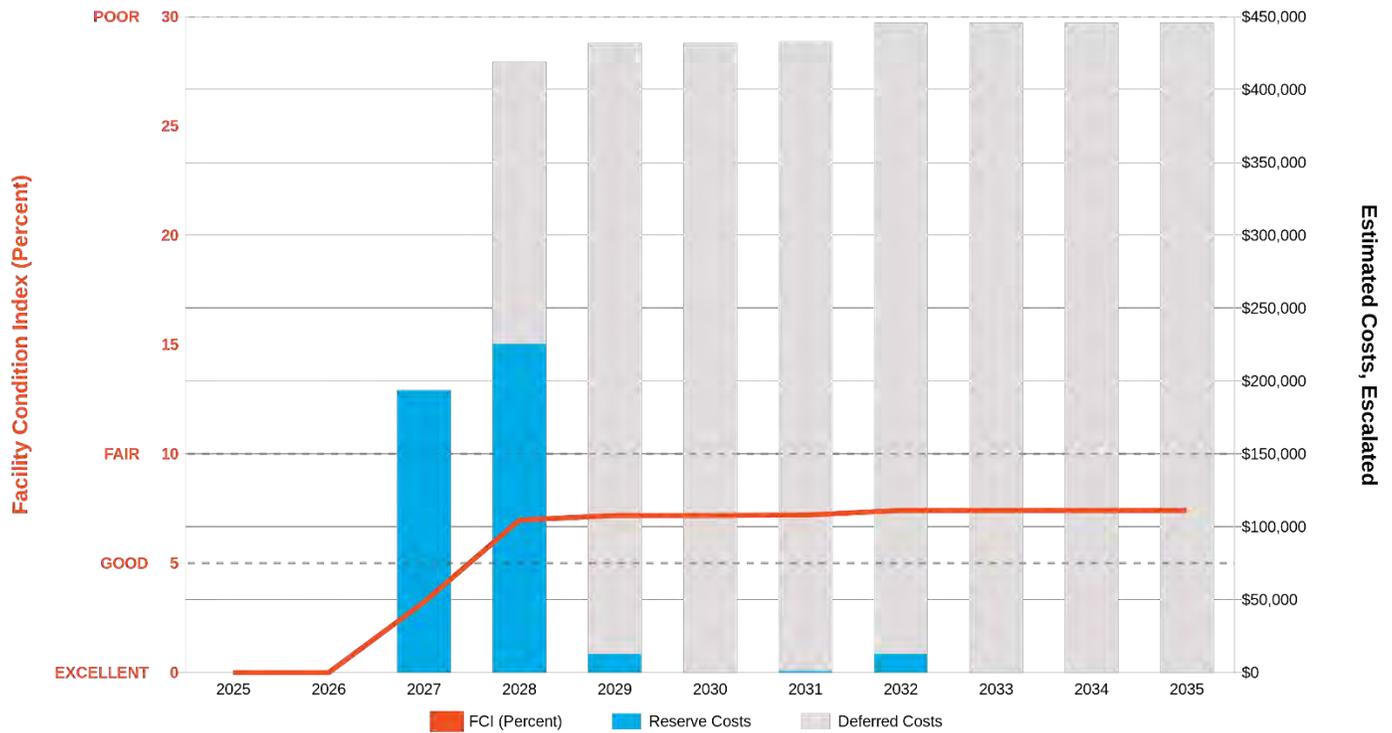
The table below shows the anticipated costs by trade or building system over the next 20 years.

Luigi Aprea Elementary School - Building B: System Expenditure Forecast						
System	Immediate	Short Term (1-2 yr)	Near Term (3-5 yr)	Med Term (6-10 yr)	Long Term (11-20 yr)	TOTAL
Facade	\$0	\$75,609	\$12,727	\$0	\$56,825	\$145,161
Roofing	\$0	\$0	\$35,089	\$0	\$0	\$35,089
Interiors	\$0	\$35,617	\$60,496	\$0	\$177,310	\$273,423
Plumbing	\$0	\$39,362	\$19,050	\$1,124	\$57,170	\$116,706
HVAC	\$0	\$43,099	\$0	\$12,748	\$31,912	\$87,759
Electrical	\$0	\$0	\$40,417	\$0	\$26,178	\$66,595
Fire Alarm & Electronic Systems	\$0	\$0	\$54,970	\$0	\$25,757	\$80,727
Equipment & Furnishings	\$0	\$0	\$15,446	\$0	\$0	\$15,446
TOTALS	\$0	\$193,700	\$238,200	\$13,900	\$375,200	\$821,000

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

Needs by Year with Unaddressed FCI Over Time

Replacement Value: \$6,010,950.00 Inflation Rate: 3% Average Needs (per year - over next 10 years): \$40,523.00



Immediate Needs

There are no immediate needs to report.

Key Findings

There are no key findings to report.

Luigi Aprea Elementary School - Building B: Photographic Overview



1 – BUILDING B PERSPECTIVE VIEW



2 – FACADE OVERVIEW



3 – INTERIOR VIEW OF CLASSROOM



4 – INTERIOR VIEW OF CLASSROOM

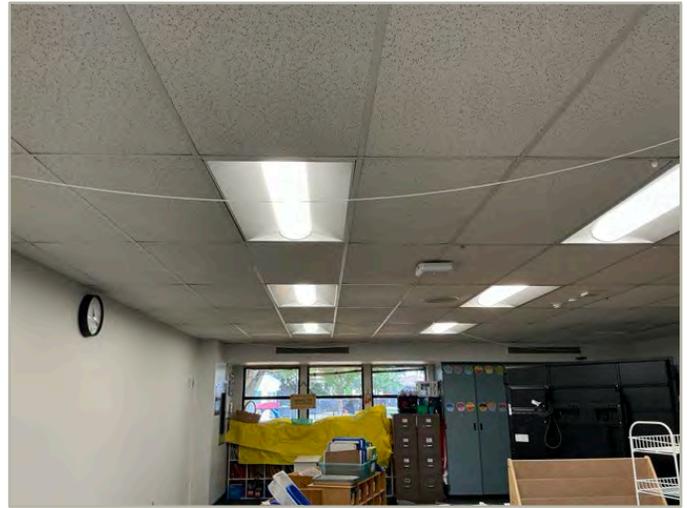


5 – ELECTRICAL SYSTEM



6 – PLUMBING SYSTEM

4. Luigi Aprea Elementary School - Building C



Luigi Aprea Elementary School - Building C: Building Systems Summary

Address	9225 Calle del Rey, Gilroy, CA 95020	
GPS Coordinates	37.0252475, -121.6055393	
Constructed/Renovated	1996 Renovated 2000	
Building Area	6,814 SF	
Number of Stories	1 above grade	
<i>System</i>	<i>Description</i>	<i>Condition</i>
Structure	Conventional wood frame structure over concrete slab foundation	Fair
Facade	Primary Wall Finish: Stucco Windows: Vinyl	Fair
Roof	Primary: Gable construction with clay/concrete tiles Secondary: Flat construction with clay/concrete tiles	Fair
Interiors	Walls: Painted gypsum board Floors: Carpet, VCT Ceilings: ACT	Fair
Elevators	None	n/a
Plumbing	Distribution: Copper supply and cast iron waste & venting Hot Water: None Fixtures: sinks	Fair

Luigi Aprea Elementary School - Building C: Building Systems Summary		
HVAC	Non-Central System: Packaged units	Missing
Fire Suppression	Fire extinguishers only	Fair
Electrical	Source & Distribution: Main panel with copper wiring Interior Lighting: LED Emergency Power: None	Fair
Fire Alarm	Smoke detectors with alarms, strobes, pull stations, back-up emergency lights, and exit signs	Fair
Equipment/Special	None	n/a
Accessibility	Presently it does not appear an accessibility study is needed for this building. See the appendix for associated photos and additional information.	
Additional Studies	No additional studies are currently recommended for the building.	
Areas Observed	The interior spaces were observed to gain a clear understanding of the facility's overall condition. Other areas accessed and assessed included the exterior equipment and assets directly serving the building, the exterior walls of the facility, and the roof.	
Key Spaces Not Observed	<p>Areas of note that were either inaccessible or not observed for other reasons are listed here:</p> <ul style="list-style-type: none"> ▪ Exterior roofs; instructed not to enter 	

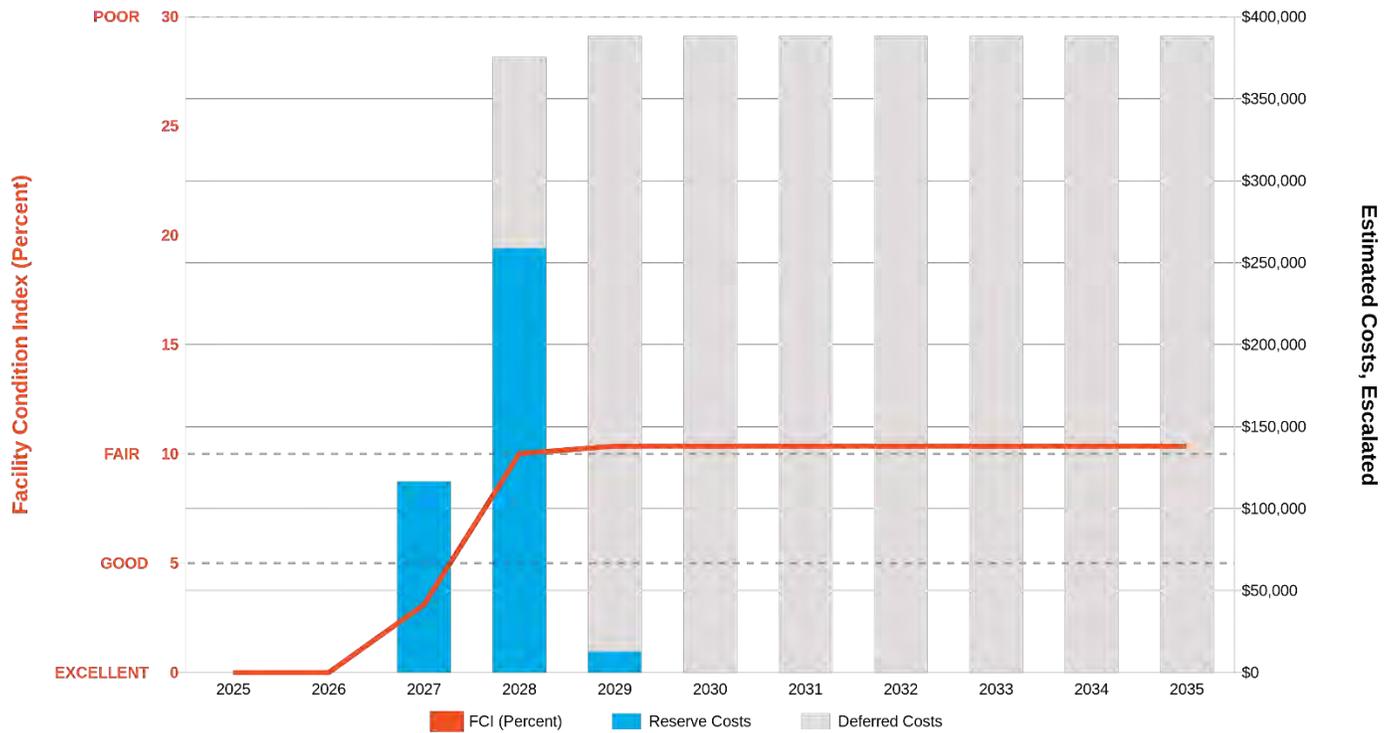
The table below shows the anticipated costs by trade or building system over the next 20 years.

Luigi Aprea Elementary School - Building C: System Expenditure Forecast						
System	Immediate	Short Term (1-2 yr)	Near Term (3-5 yr)	Med Term (6-10 yr)	Long Term (11-20 yr)	TOTAL
Facade	\$0	\$75,609	\$12,727	\$0	\$50,205	\$138,541
Roofing	\$0	\$0	\$34,445	\$0	\$0	\$34,445
Interiors	\$0	\$0	\$116,106	\$0	\$117,621	\$233,727
Plumbing	\$0	\$6,873	\$0	\$0	\$55,554	\$62,427
HVAC	\$0	\$34,062	\$0	\$0	\$0	\$34,062
Electrical	\$0	\$0	\$44,359	\$0	\$27,777	\$72,136
Fire Alarm & Electronic Systems	\$0	\$0	\$40,784	\$0	\$0	\$40,784
Equipment & Furnishings	\$0	\$0	\$23,170	\$0	\$0	\$23,170
TOTALS	\$0	\$116,600	\$271,600	\$0	\$251,200	\$639,400

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

Needs by Year with Unaddressed FCI Over Time

Replacement Value: \$3,747,700.00 Inflation Rate: 3% Average Needs (per year - over next 10 years): \$35,285.00



Immediate Needs

There are no immediate needs to report.

Key Findings

There are no key findings to report.

Luigi Aprea Elementary School - Building C: Photographic Overview



1 – BUILDING C PERSPECTIVE VIEW



2 – BUILDING C PERSPECTIVE VIEW



3 – INTERIOR VIEW OF CLASSROOM



4 – INTERIOR VIEW OF CLASSROOM



5 – PLUMBING SYSTEM



6 – ELECTRICAL SYSTEM

5. Luigi Aprea Elementary School - Building D



Luigi Aprea Elementary School - Building D: Building Systems Summary

Address	9225 Calle del Rey, Gilroy, CA 95020	
GPS Coordinates	37.0252475, -121.6055393	
Constructed/Renovated	1996 Renovated 2000	
Building Area	4,393 SF	
Number of Stories	1 above grade	
<i>System</i>	<i>Description</i>	<i>Condition</i>
Structure	Conventional wood frame structure over concrete slab foundation	Fair
Facade	Primary Wall Finish: Stucco Windows: Vinyl	Fair
Roof	Primary: Gable construction with clay/concrete tiles	Fair
Interiors	Walls: Painted gypsum board, ceramic tile Floors: Carpet, VCT Ceilings: ACT	Fair
Elevators	None	n/a
Plumbing	Distribution: Copper supply and cast iron waste & venting Hot Water: Electric water heaters with integral tanks Fixtures: Toilets and sinks in restrooms	Fair

Luigi Aprea Elementary School - Building D: Building Systems Summary		
HVAC	Non-Central System: Packaged units	Missing
Fire Suppression	Fire extinguishers only	Fair
Electrical	Source & Distribution: Main panel with copper wiring Interior Lighting: LED Emergency Power: None	Fair
Fire Alarm	Smoke detectors with alarms, strobes, pull stations, back-up emergency lights, and exit signs	Fair
Equipment/Special	None	n/a
Accessibility	Presently it does not appear an accessibility study is needed for this building. See the appendix for associated photos and additional information.	
Additional Studies	No additional studies are currently recommended for the building.	
Areas Observed	The interior spaces were observed to gain a clear understanding of the facility's overall condition. Other areas accessed and assessed included the exterior equipment and assets directly serving the building, the exterior walls of the facility, and the roof.	
Key Spaces Not Observed	<p>Areas of note that were either inaccessible or not observed for other reasons are listed here:</p> <ul style="list-style-type: none"> ▪ Exterior roofs; instructed not to enter 	

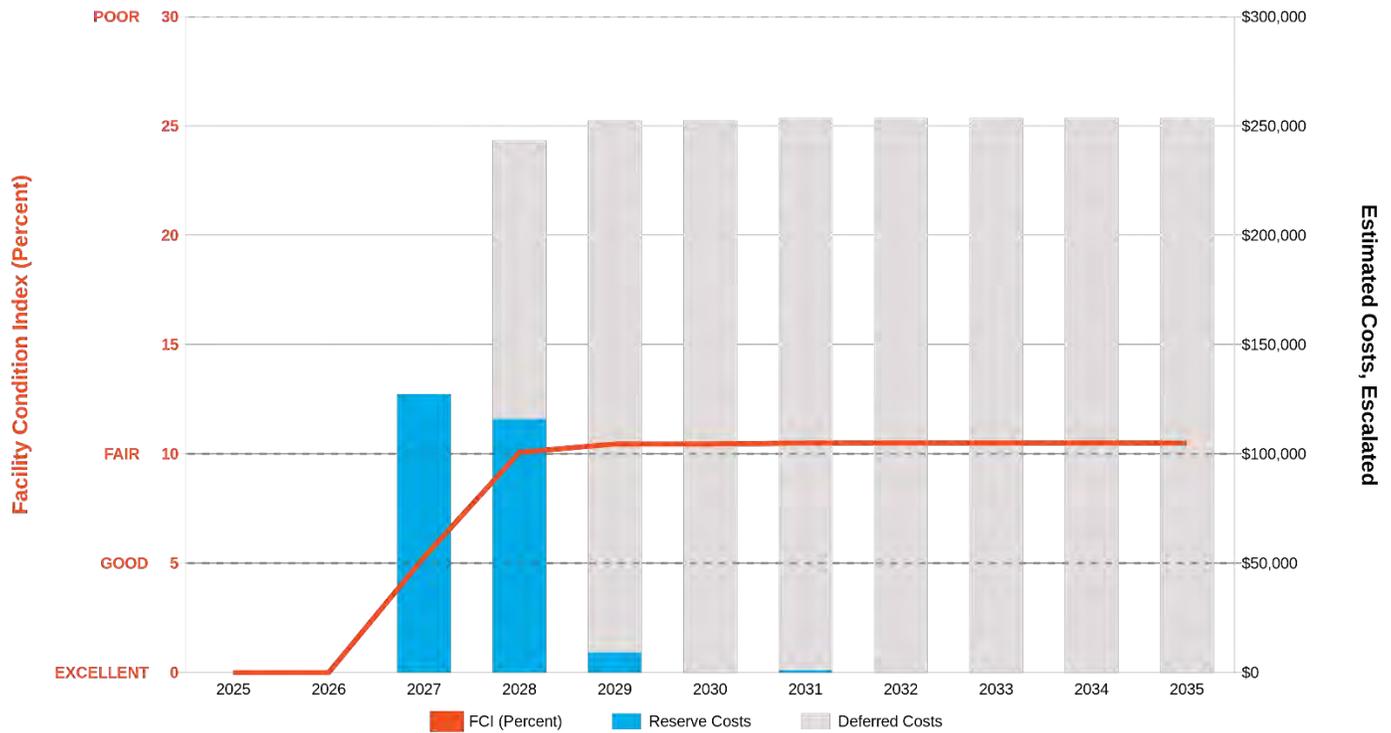
The table below shows the anticipated costs by trade or building system over the next 20 years.

Luigi Aprea Elementary School - Building D: System Expenditure Forecast						
System	Immediate	Short Term (1-2 yr)	Near Term (3-5 yr)	Med Term (6-10 yr)	Long Term (11-20 yr)	TOTAL
Facade	\$0	\$68,735	\$9,148	\$0	\$45,395	\$123,278
Roofing	\$0	\$0	\$16,552	\$0	\$0	\$16,552
Interiors	\$0	\$31,491	\$7,529	\$0	\$91,509	\$130,529
Plumbing	\$0	\$5,246	\$15,961	\$1,124	\$35,815	\$58,146
HVAC	\$0	\$21,959	\$0	\$0	\$0	\$21,959
Electrical	\$0	\$0	\$34,198	\$0	\$17,907	\$52,105
Fire Alarm & Electronic Systems	\$0	\$0	\$26,292	\$0	\$0	\$26,292
Equipment & Furnishings	\$0	\$0	\$15,446	\$0	\$0	\$15,446
TOTALS	\$0	\$127,500	\$125,200	\$1,200	\$190,700	\$444,600

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

Needs by Year with Unaddressed FCI Over Time

Replacement Value: \$2,416,150.00 Inflation Rate: 3% Average Needs (per year - over next 10 years): \$23,061.00



Immediate Needs

There are no immediate needs to report.

Key Findings

There are no key findings to report.

Luigi Aprea Elementary School - Building D: Photographic Overview



1 – WATER HEATER



2 – ROOFING SYSTEM



3 – BUILDING D PERSPECTIVE VIEW



4 – BUILDING D PERSPECTIVE VIEW



5 – INTERIOR VIEW OF CLASSROOM



6 – INTERIOR VIEW OF CLASSROOM

6. Luigi Aprea Elementary School - Building E



Luigi Aprea Elementary School - Building E: Building Systems Summary

Address	9225 Calle del Rey, Gilroy, CA 95020	
GPS Coordinates	37.0252475, -121.6055393	
Constructed/Renovated	1996 Renovated 2000	
Building Area	7,921 SF	
Number of Stories	1 above grade	
<i>System</i>	<i>Description</i>	<i>Condition</i>
Structure	Conventional wood frame structure over concrete slab foundation	Fair
Facade	Primary Wall Finish: Stucco Windows: Vinyl	Fair
Roof	Primary: Gable construction with clay/concrete tiles	Fair
Interiors	Walls: Painted gypsum board Floors: Carpet, VCT Ceilings: Painted gypsum board and ACT	Fair
Elevators	None	n/a
Plumbing	Distribution: Copper supply and cast iron waste & venting Hot Water: None Fixtures: sinks	Fair

Luigi Aprea Elementary School - Building E: Building Systems Summary		
HVAC	Non-Central System: Packaged units	Missing
Fire Suppression	Fire extinguishers only	Fair
Electrical	Source & Distribution: Main panel with copper wiring Interior Lighting: LED Emergency Power: None	Fair
Fire Alarm	Smoke detectors with alarms, strobes, pull stations, back-up emergency lights, and exit signs	Fair
Equipment/Special	None	n/a
Accessibility	Presently it does not appear an accessibility study is needed for this building. See the appendix for associated photos and additional information.	
Additional Studies	No additional studies are currently recommended for the building.	
Areas Observed	The interior spaces were observed to gain a clear understanding of the facility's overall condition. Other areas accessed and assessed included the exterior equipment and assets directly serving the building, the exterior walls of the facility, and the roof.	
Key Spaces Not Observed	<p>Areas of note that were either inaccessible or not observed for other reasons are listed here:</p> <ul style="list-style-type: none"> ▪ Exterior roofs; instructed not to enter 	

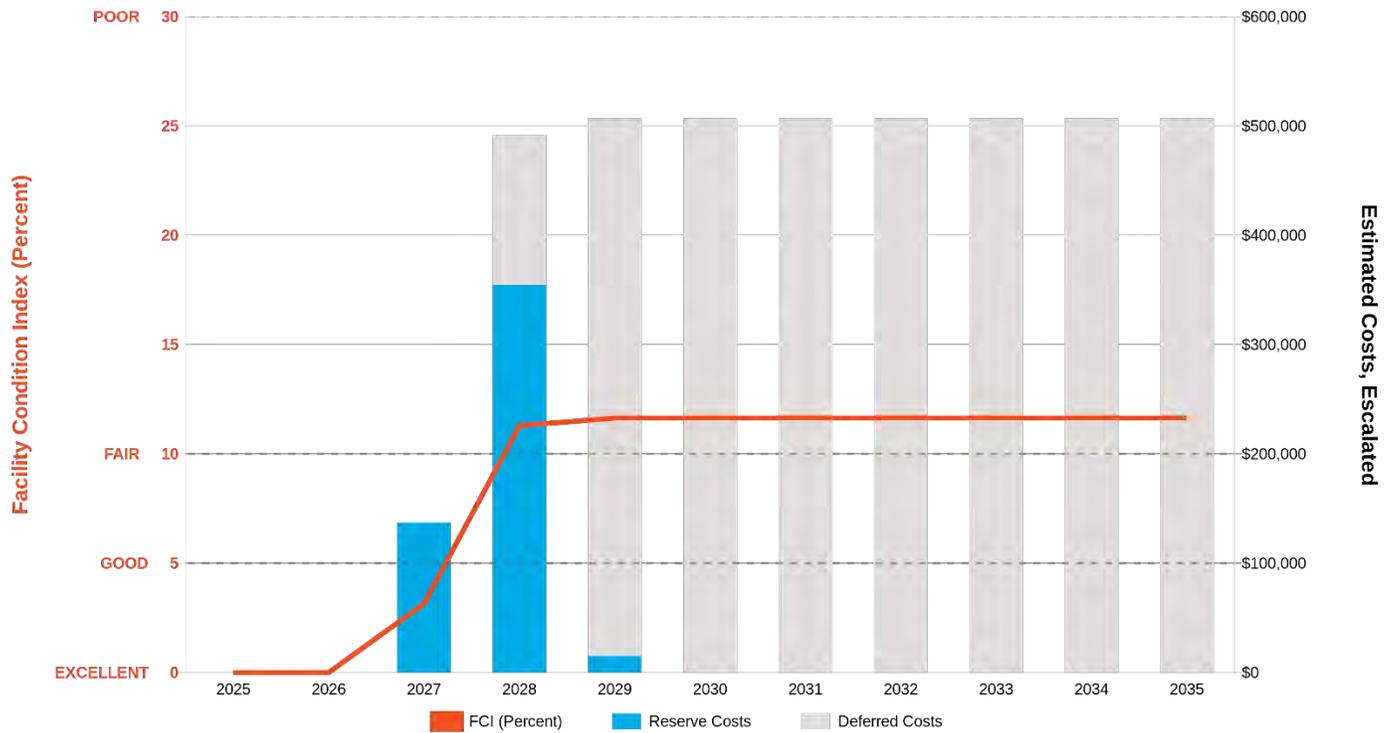
The table below shows the anticipated costs by trade or building system over the next 20 years.

Luigi Aprea Elementary School - Building E: System Expenditure Forecast						
System	Immediate	Short Term (1-2 yr)	Near Term (3-5 yr)	Med Term (6-10 yr)	Long Term (11-20 yr)	TOTAL
Facade	\$0	\$89,356	\$15,114	\$0	\$60,033	\$164,503
Roofing	\$0	\$0	\$57,152	\$0	\$0	\$57,152
Interiors	\$0	\$0	\$132,323	\$0	\$141,712	\$274,035
Plumbing	\$0	\$8,247	\$0	\$0	\$64,580	\$72,827
HVAC	\$0	\$39,595	\$0	\$0	\$0	\$39,595
Electrical	\$0	\$0	\$55,149	\$0	\$32,290	\$87,439
Fire Alarm & Electronic Systems	\$0	\$0	\$83,094	\$0	\$31,769	\$114,863
Equipment & Furnishings	\$0	\$0	\$27,031	\$0	\$0	\$27,031
TOTALS	\$0	\$137,200	\$369,900	\$0	\$330,400	\$837,500

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

Needs by Year with Unaddressed FCI Over Time

Replacement Value: \$4,356,550.00 Inflation Rate: 3% Average Needs (per year - over next 10 years): \$46,096.00



Immediate Needs

There are no immediate needs to report.

Key Findings

There are no key findings to report.

Luigi Aprea Elementary School - Building E: Photographic Overview



1 – PLUMBING SYSTEM



2 – ELECTRICAL SYSTEM



3 – BUILDING E PERSPECTIVE VIEW



4 – BUILDING E PERSPECTIVE VIEW



5 – INTERIOR VIEW OF CLASSROOMS



6 – INTERIOR VIEW OF CLASSROOMS

7. Luigi Aprea Elementary School - Building F



Luigi Aprea Elementary School - Building F: Building Systems Summary

Address	9225 Calle del Rey, Gilroy, CA 95020	
GPS Coordinates	37.0252475, -121.6055393	
Constructed/Renovated	1996 Renovated 2000	
Building Area	5,098 SF	
Number of Stories	1 above grade	
<i>System</i>	<i>Description</i>	<i>Condition</i>
Structure	Conventional wood frame structure over concrete slab foundation	Fair
Facade	Primary Wall Finish: Stucco Windows: Vinyl	Fair
Roof	Primary: Gable construction with clay/concrete tiles Secondary: Flat construction with single-ply TPO/PVC membrane	Fair
Interiors	Walls: Painted gypsum board, ceramic tile Floors: Carpet, VCT, ceramic tile Ceilings: Painted gypsum board and ACT	Fair
Elevators	None	n/a

Luigi Aprea Elementary School - Building F: Building Systems Summary		
Plumbing	Distribution: Copper supply and cast iron waste & venting Hot Water: Electric water heaters with integral tanks Fixtures: Toilets, urinals, and sinks in restrooms	Fair
HVAC	Non-Central System: Packaged units	Missing
Fire Suppression	Fire extinguishers only	Fair
Electrical	Source & Distribution: Main panel with copper wiring Interior Lighting: LED Emergency Power: None	Fair
Fire Alarm	Smoke detectors with alarms, strobes, pull stations, back-up emergency lights, and exit signs	Fair
Equipment/Special	None	n/a
Accessibility	Presently it does not appear an accessibility study is needed for this building. See the appendix for associated photos and additional information.	
Additional Studies	No additional studies are currently recommended for the building.	
Areas Observed	The interior spaces were observed to gain a clear understanding of the facility's overall condition. Other areas accessed and assessed included the exterior equipment and assets directly serving the building, the exterior walls of the facility, and the roof.	
Key Spaces Not Observed	Areas of note that were either inaccessible or not observed for other reasons are listed here: <ul style="list-style-type: none"> ▪ Exterior roofs; instructed not to enter 	

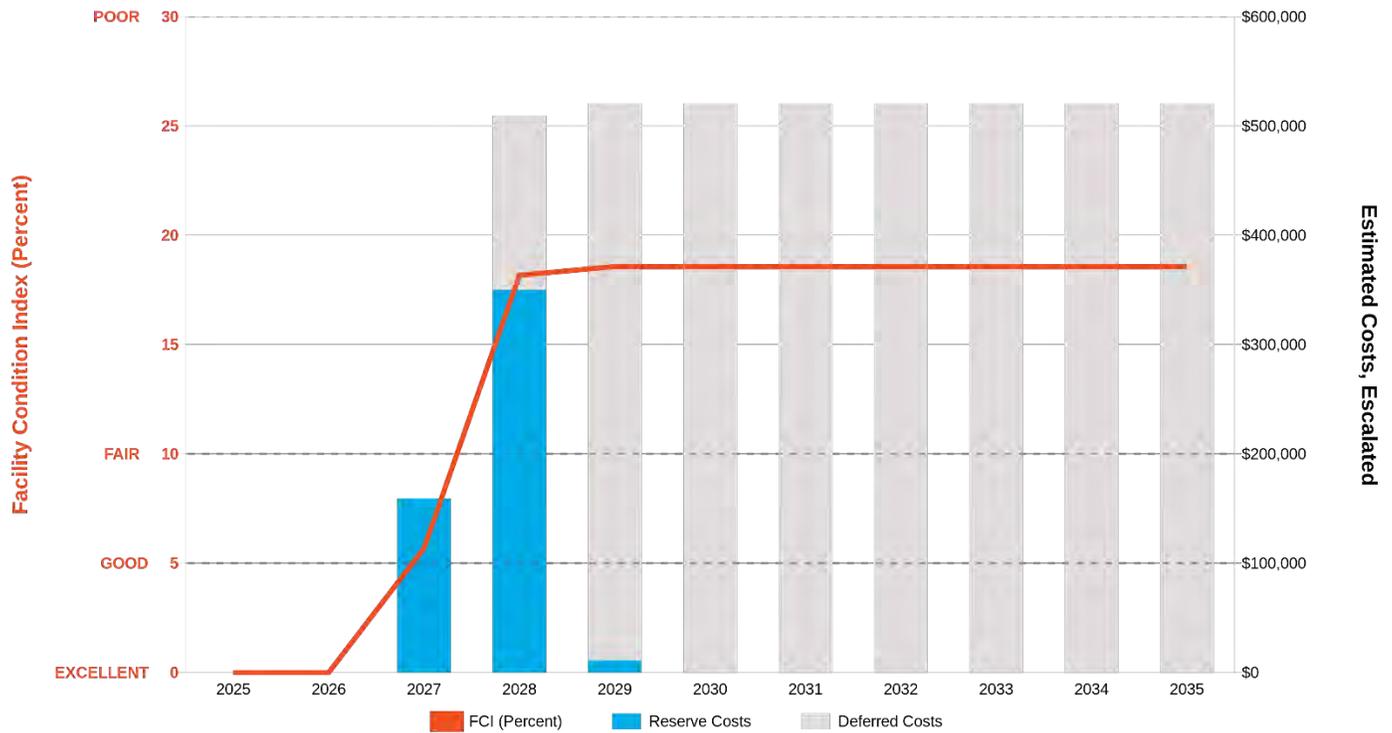
The table below shows the anticipated costs by trade or building system over the next 20 years.

Luigi Aprea Elementary School - Building F: System Expenditure Forecast						
System	Immediate	Short Term (1-2 yr)	Near Term (3-5 yr)	Med Term (6-10 yr)	Long Term (11-20 yr)	TOTAL
Facade	\$0	\$65,110	\$11,136	\$0	\$74,549	\$150,795
Roofing	\$0	\$0	\$62,120	\$0	\$0	\$62,120
Interiors	\$0	\$15,933	\$76,520	\$0	\$150,666	\$243,119
Plumbing	\$0	\$52,860	\$15,961	\$0	\$0	\$68,821
HVAC	\$0	\$25,483	\$0	\$0	\$0	\$25,483
Electrical	\$0	\$0	\$33,793	\$0	\$26,512	\$60,305
Fire Alarm & Electronic Systems	\$0	\$0	\$43,635	\$0	\$20,446	\$64,081
Equipment & Furnishings	\$0	\$0	\$118,165	\$0	\$0	\$118,165
TOTALS	\$0	\$159,400	\$361,400	\$0	\$272,200	\$793,000

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

Needs by Year with Unaddressed FCI Over Time

Replacement Value: \$2,803,900.00 Inflation Rate: 3% Average Needs (per year - over next 10 years): \$47,337.00



Immediate Needs

There are no immediate needs to report.

Key Findings

There are no key findings to report.

Luigi Aprea Elementary School - Building F: Photographic Overview



1 – BUILDING F PERSPECTIVE VIEW



2 – BUILDING F ENTRANCE



3 – INTERIOR VIEW OF LIBRARY



4 – INTERIOR VIEW OF LIBRARY



5 – RESTROOM OVERVIEW



6 – ELECTRICAL SYSTEM

8. Luigi Aprea Elementary School - Building G



Luigi Aprea Elementary School - Building G: Building Systems Summary

Address	9225 Calle del Rey, Gilroy, CA 95020	
GPS Coordinates	37.0252475, -121.6055393	
Constructed/Renovated	1996 Renovated 2000	
Building Area	8,884 SF	
Number of Stories	1 above grade	
<i>System</i>	<i>Description</i>	<i>Condition</i>
Structure	Conventional wood frame structure over concrete slab foundation	Fair
Facade	Primary Wall Finish: Stucco Windows: Vinyl	Fair
Roof	Primary: Gable construction with clay/concrete tiles Secondary: Flat construction with single-ply TPO/PVC membrane	Fair
Interiors	Walls: Painted gypsum board, ceramic tile Floors: VCT, ceramic tile Ceilings: Painted gypsum board and ACT	Fair
Elevators	None	n/a

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

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

Luigi Aprea Elementary School - Building G: System Expenditure Forecast						
System	Immediate	Short Term (1-2 yr)	Near Term (3-5 yr)	Med Term (6-10 yr)	Long Term (11-20 yr)	TOTAL
Facade	\$0	\$40,865	\$36,546	\$0	\$139,724	\$217,135
Roofing	\$0	\$0	\$7,349	\$0	\$0	\$7,349
Interiors	\$0	\$0	\$116,617	\$0	\$245,276	\$361,893
Plumbing	\$0	\$8,869	\$1,930	\$1,968	\$75,439	\$88,206
HVAC	\$0	\$44,410	\$92,680	\$0	\$0	\$137,090
Fire Protection	\$0	\$0	\$12,235	\$0	\$16,306	\$28,541
Electrical	\$0	\$0	\$59,183	\$0	\$36,215	\$95,398
Fire Alarm & Electronic Systems	\$0	\$0	\$53,175	\$0	\$0	\$53,175
Equipment & Furnishings	\$0	\$3,124	\$22,264	\$0	\$34,689	\$60,077
Accessibility	\$0	\$0	\$32,180	\$0	\$0	\$32,180
TOTALS	\$0	\$97,300	\$434,200	\$2,000	\$547,700	\$1,081,200

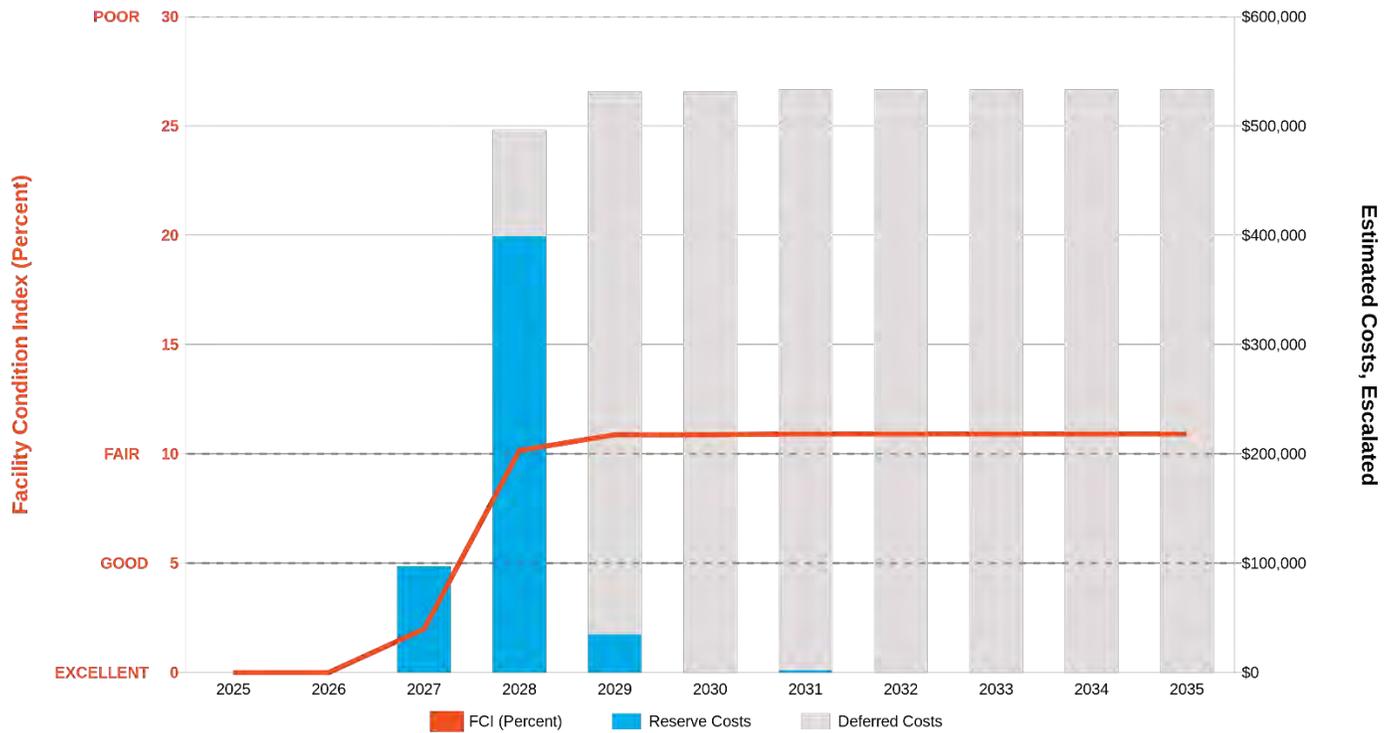
NEEDS OVER TIME: The vertical blue bars in the graphic below represent the year-by-year needs identified for the facility. The orange line forecasts what would happen to the FCI (left Y axis) over time, assuming zero capital expenditures over the next ten years. The dollar amounts allocated for each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

Needs by Year with Unaddressed FCI Over Time

Replacement Value: \$4,886,200.00

Inflation Rate: 3%

Average Needs (per year - over next 10 years): \$48,490.00



Immediate Needs

There are no immediate needs to report.

Key Findings

There are no key findings to report.



Luigi Aprea Elementary School - Building G: Photographic Overview



1 – BUILDING G PERSPECTIVE VIEW



2 – BUILDING G PERSPECTIVE VIEW



3 – INTERIOR VIEW OF MULTIPURPOSE



4 – VCT FLOORING



5 – HVAC SYSTEM



6 – INTERIOR LIGHTING SYSTEM

9. Luigi Aprea Elementary School - Building H



Luigi Aprea Elementary School - Building H: Building Systems Summary		
Address	9225 Calle del Rey, Gilroy, CA 95020	
GPS Coordinates	37.0252475, -121.6055393	
Constructed/Renovated	1996 Renovated 2000	
Building Area	8,884 SF	
Number of Stories	1 above grade	
<i>System</i>	<i>Description</i>	<i>Condition</i>
Structure	Conventional wood frame structure over concrete slab foundation	Fair
Facade	Primary Wall Finish: Stucco Windows: Vinyl	Fair
Roof	Primary: Gable construction with clay/concrete tiles Secondary: Flat construction with single-ply TPO/PVC membrane	Fair
Interiors	Walls: Painted gypsum board Floors: Carpet, VCT, ceramic tile Ceilings: Painted gypsum board and ACT	Fair
Elevators	None	n/a

Luigi Aprea Elementary School - Building H: Building Systems Summary		
Plumbing	Distribution: Copper supply and cast iron waste & venting Hot Water: None Fixtures: Toilets, urinals, and sinks in restrooms	Fair
HVAC	Non-Central System: Packaged units	Missing
Fire Suppression	Fire extinguishers only	Fair
Electrical	Source & Distribution: Main panel with copper wiring Interior Lighting: LED Emergency Power: None	Fair
Fire Alarm	Alarm panel with smoke detectors, heat detectors, alarms, strobes, pull stations, back-up emergency lights, and exit signs	Fair
Equipment/Special	None	n/a
Accessibility	Presently it does not appear an accessibility study is needed for this building. See the appendix for associated photos and additional information.	
Additional Studies	No additional studies are currently recommended for the building.	
Areas Observed	The interior spaces were observed to gain a clear understanding of the facility's overall condition. Other areas accessed and assessed included the exterior equipment and assets directly serving the building, the exterior walls of the facility, and the roof.	
Key Spaces Not Observed	Areas of note that were either inaccessible or not observed for other reasons are listed here: <ul style="list-style-type: none"> Exterior roofs; instructed not to enter 	

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

Luigi Aprea Elementary School - Building H: System Expenditure Forecast						
System	Immediate	Short Term (1-2 yr)	Near Term (3-5 yr)	Med Term (6-10 yr)	Long Term (11-20 yr)	TOTAL
Facade	\$0	\$71,983	\$11,534	\$0	\$48,602	\$132,119
Roofing	\$0	\$449	\$4,826	\$0	\$0	\$5,275
Interiors	\$0	\$54,297	\$50,844	\$0	\$135,130	\$240,271
Plumbing	\$0	\$19,492	\$0	\$0	\$53,207	\$72,699
HVAC	\$0	\$32,622	\$0	\$0	\$0	\$32,622
Electrical	\$0	\$49,498	\$0	\$0	\$33,726	\$83,224
Fire Alarm & Electronic Systems	\$0	\$81,899	\$0	\$0	\$48,776	\$130,675
Equipment & Furnishings	\$0	\$28,493	\$1,930	\$0	\$2,594	\$33,017
TOTALS	\$0	\$338,800	\$69,200	\$0	\$322,100	\$730,100

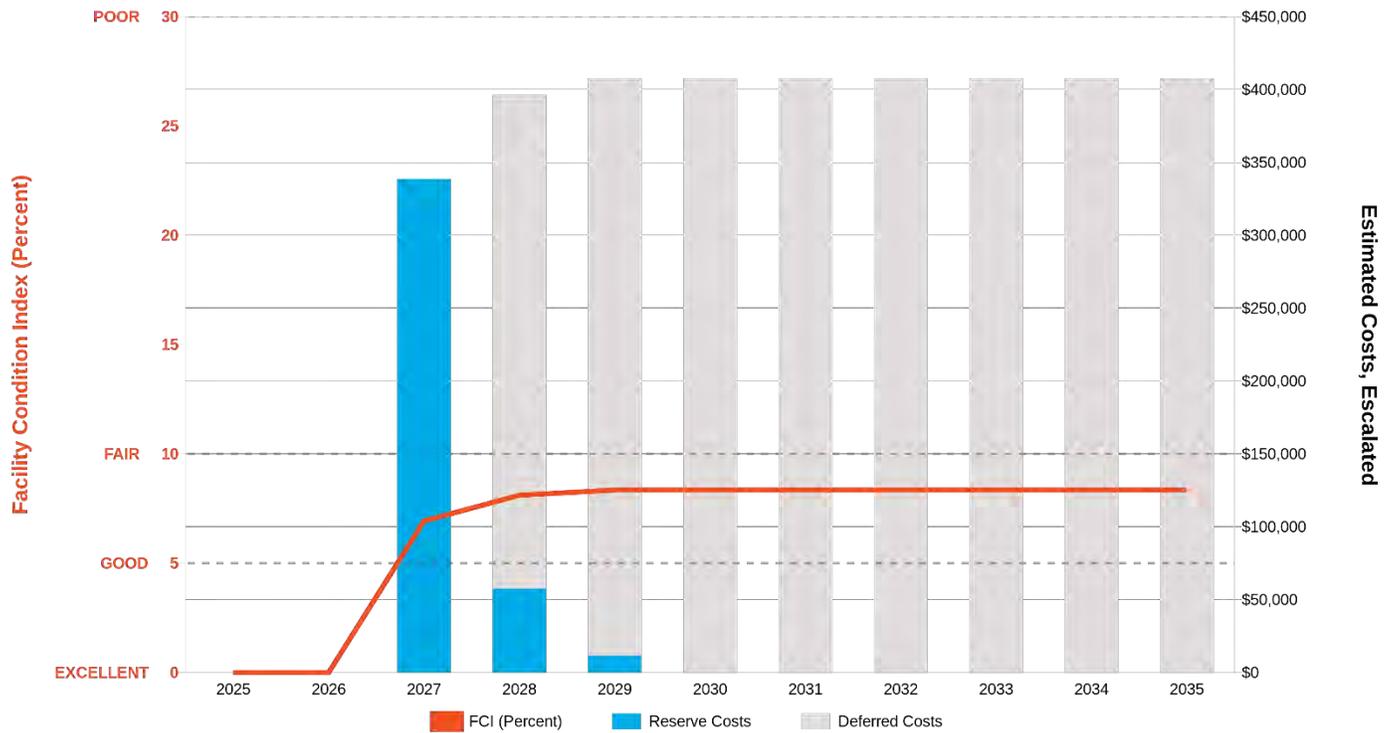
NEEDS OVER TIME: The vertical blue bars in the graphic below represent the year-by-year needs identified for the facility. The orange line forecasts what would happen to the FCI (left Y axis) over time, assuming zero capital expenditures over the next ten years. The dollar amounts allocated for each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

Needs by Year with Unaddressed FCI Over Time

Replacement Value: \$4,886,200.00

Inflation Rate: 3%

Average Needs (per year - over next 10 years): \$37,078.00



Immediate Needs

There are no immediate needs to report.

Key Findings

There are no key findings to report.

Luigi Aprea Elementary School - Building H: Photographic Overview



1 – ADMINISTRATION ENTRANCE VIEW



2 – EXTERIOR FACADE CLOSE UP



3 – INTERIOR VIEW OF ADMINISTRATION



4 – INTERIOR VIEW OF BREAK ROOM



5 – PLUMBING SYSTEM



6 – FIRE ALARM SYSTEM

10. Luigi Aprea Elementary School - Portable 22



Luigi Aprea Elementary School - Portable 22: Building Systems Summary

Address	9225 Calle del Rey, Gilroy, CA 95020	
GPS Coordinates	37.0252475, -121.6055393	
Constructed/Renovated	1997	
Building Area	1,124 SF	
Number of Stories	1 above grade	
<i>System</i>	<i>Description</i>	<i>Condition</i>
Structure	Conventional wood frame structure over concrete slab foundation	Fair
Facade	Primary Wall Finish: Wood siding Windows: Vinyl	Fair
Roof	Primary: Flat construction with metal finish	
Interiors	Walls: vinyl Floors: Carpet, VCT Ceilings: ACT	Fair
Elevators	None	n/a
Plumbing	None	n/a

Luigi Aprea Elementary School - Portable 22: Building Systems Summary		
HVAC	Non-Central System: Packaged units	Fair
Fire Suppression	Fire extinguishers only	Fair
Electrical	Source & Distribution: Main panel with copper wiring Interior Lighting: LED Emergency Power: None	Fair
Fire Alarm	Smoke detectors with alarms, strobes, pull stations	Fair
Equipment/Special	None	n/a
Accessibility	Presently it does not appear an accessibility study is needed for this building. See the appendix for associated photos and additional information.	
Additional Studies	No additional studies are currently recommended for the building.	
Areas Observed	The interior spaces were observed to gain a clear understanding of the facility's overall condition. Other areas accessed and assessed included the exterior equipment and assets directly serving the building, the exterior walls of the facility, and the roof.	
Key Spaces Not Observed	Areas of note that were either inaccessible or not observed for other reasons are listed here: <ul style="list-style-type: none"> ▪ Exterior roofs; instructed not to enter 	

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

Luigi Aprea Elementary School - Portable 22: System Expenditure Forecast						
System	Immediate	Short Term (1-2 yr)	Near Term (3-5 yr)	Med Term (6-10 yr)	Long Term (11-20 yr)	TOTAL
Facade	\$0	\$27,494	\$5,170	\$0	\$13,765	\$46,429
Roofing	\$0	\$0	\$643	\$0	\$25,946	\$26,589
Interiors	\$0	\$0	\$22,009	\$0	\$24,711	\$46,720
HVAC	\$0	\$11,116	\$0	\$0	\$0	\$11,116
Electrical	\$0	\$7,693	\$0	\$0	\$4,581	\$12,274
Fire Alarm & Electronic Systems	\$0	\$11,445	\$0	\$0	\$4,376	\$15,821
Equipment & Furnishings	\$0	\$14,996	\$0	\$0	\$0	\$14,996
TOTALS	\$0	\$72,800	\$27,900	\$0	\$73,400	\$174,100

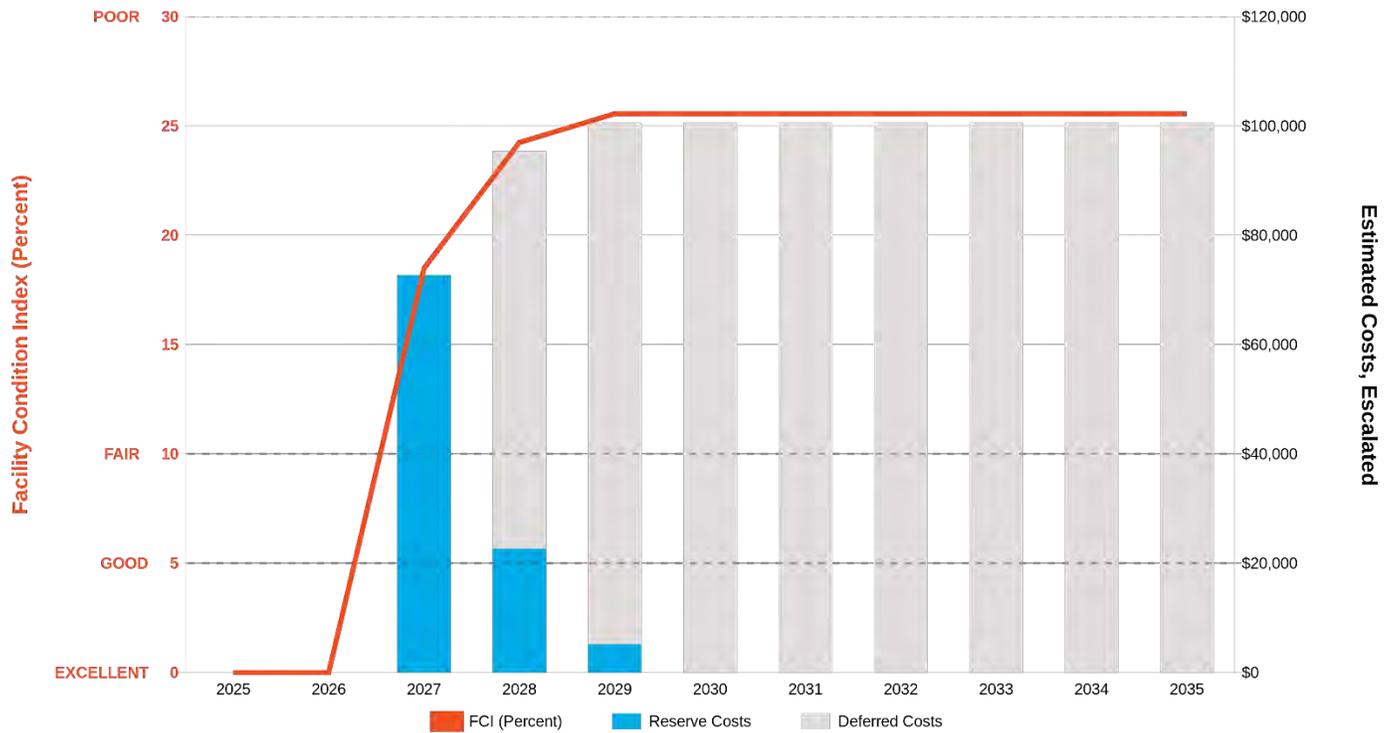
NEEDS OVER TIME: The vertical blue bars in the graphic below represent the year-by-year needs identified for the facility. The orange line forecasts what would happen to the FCI (left Y axis) over time, assuming zero capital expenditures over the next ten years. The dollar amounts allocated for each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

Needs by Year with Unaddressed FCI Over Time

Replacement Value: \$393,400.00

Inflation Rate: 3%

Average Needs (per year - over next 10 years): \$9,142.00



Immediate Needs

There are no immediate needs to report.



Key Findings

There are no key findings to report.

Luigi Aprea Elementary School - Portable 22: Photographic Overview



1 – PORTABLE 22 PERSPECTIVE VIEW



2 – PORTABLE 22 PERSPECTIVE VIEW



3 – INTERIOR VIEW OF CLASSROOM



4 – INTERIOR VIEW OF CLASSROOM



5 – LIGHTING SYSTEM



6 – ELECTRICAL SYSTEM

11. Luigi Aprea Elementary School - Portable 23



Luigi Aprea Elementary School - Portable 23: Building Systems Summary

Address	9225 Calle del Rey, Gilroy, CA 95020	
GPS Coordinates	37.0252475, -121.6055393	
Constructed/Renovated	1997	
Building Area	1,100 SF	
Number of Stories	1 above grade	
<i>System</i>	<i>Description</i>	<i>Condition</i>
Structure	Conventional wood frame structure over concrete slab foundation	Fair
Facade	Primary Wall Finish: Wood siding Windows: Vinyl	Fair
Roof	Primary: Flat construction with metal finish	Fair
Interiors	Walls: vinyl Floors: Carpet Ceilings: ACT	Fair
Elevators	None	n/a
Plumbing	None	Fair

Luigi Aprea Elementary School - Portable 23: Building Systems Summary		
HVAC	Non-Central System: Packaged units	Fair
Fire Suppression	Fire extinguishers only	Fair
Electrical	Source & Distribution: Main panel with copper wiring Interior Lighting: LED Emergency Power: None	Fair
Fire Alarm	Smoke detectors with alarms, strobes, pull stations	Fair
Equipment/Special	None	n/a
Accessibility	Presently it does not appear an accessibility study is needed for this building. See the appendix for associated photos and additional information.	
Additional Studies	No additional studies are currently recommended for the building.	
Areas Observed	The interior spaces were observed to gain a clear understanding of the facility's overall condition. Other areas accessed and assessed included the exterior equipment and assets directly serving the building, the exterior walls of the facility, and the roof.	
Key Spaces Not Observed	Areas of note that were either inaccessible or not observed for other reasons are listed here: <ul style="list-style-type: none"> ▪ Exterior roofs; instructed not to enter 	

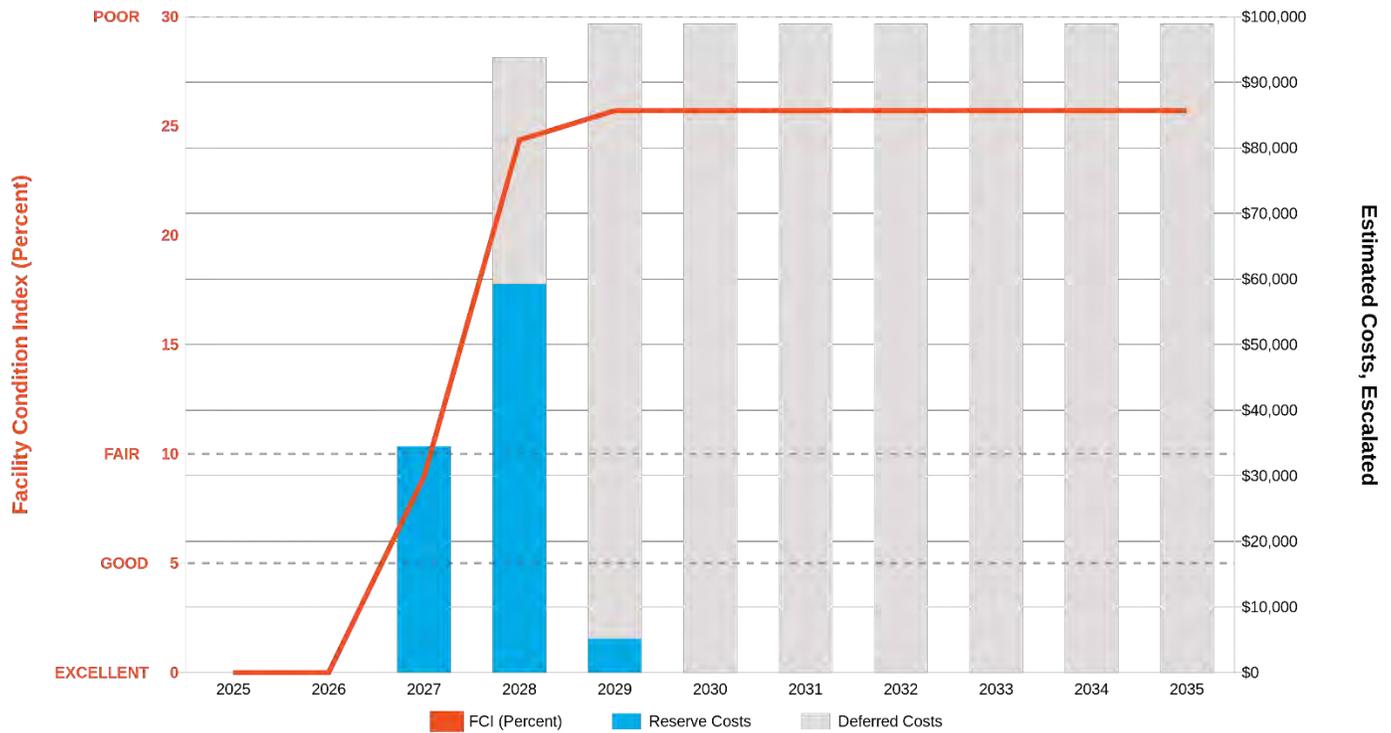
The table below shows the anticipated costs by trade or building system over the next 20 years.

Luigi Aprea Elementary School - Portable 23: System Expenditure Forecast						
System	Immediate	Short Term (1-2 yr)	Near Term (3-5 yr)	Med Term (6-10 yr)	Long Term (11-20 yr)	TOTAL
Facade	\$0	\$27,494	\$5,170	\$0	\$13,765	\$46,429
Roofing	\$0	\$0	\$643	\$0	\$26,199	\$26,842
Interiors	\$0	\$0	\$22,653	\$0	\$25,301	\$47,954
Plumbing	\$0	\$1,499	\$0	\$0	\$9,237	\$10,736
HVAC	\$0	\$5,498	\$5,663	\$0	\$0	\$11,161
Electrical	\$0	\$0	\$6,371	\$0	\$4,618	\$10,989
Fire Alarm & Electronic Systems	\$0	\$0	\$6,583	\$0	\$0	\$6,583
Equipment & Furnishings	\$0	\$0	\$17,377	\$0	\$0	\$17,377
TOTALS	\$0	\$34,500	\$64,500	\$0	\$79,200	\$178,200

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

Needs by Year with Unaddressed FCI Over Time

Replacement Value: \$385,000.00 Inflation Rate: 3% Average Needs (per year - over next 10 years): \$8,995.00



Immediate Needs

There are no immediate needs to report.

Key Findings

There are no key findings to report.

Luigi Aprea Elementary School - Portable 23: Photographic Overview



1 – PORTABLE 23 PERSPECTIVE VIEW



2 – PORTABLE 23 PERSPECTIVE VIEW



3 – INTERIOR VIEW OF CLASSROOM



4 – INTERIOR VIEW OF CLASSROOM



5 – WALL MOUNTED HEAT PUMP



6 – FIRE ALARM SYSTEM

12. Luigi Aprea Elementary School - Portable 24



Luigi Aprea Elementary School - Portable 24: Building Systems Summary

Address	9225 Calle del Rey, Gilroy, CA 95020	
GPS Coordinates	37.0252475, -121.6055393	
Constructed/Renovated	1997	
Building Area	1,185 SF	
Number of Stories	1 above grade	
<i>System</i>	<i>Description</i>	<i>Condition</i>
Structure	Conventional wood frame structure over concrete slab foundation	Fair
Facade	Primary Wall Finish: Wood siding Windows: Vinyl	Fair
Roof	Primary: Flat construction with metal finish	Fair
Interiors	Walls: vinyl Floors: Carpet, VCT Ceilings: ACT	Fair
Elevators	None	Fair
Plumbing	Source & Distribution: Main panel with copper wiring Interior Lighting: LED Emergency Power: None	Fair

Luigi Aprea Elementary School - Portable 24: Building Systems Summary		
HVAC	Non-Central System: Packaged units	Fair
Fire Suppression	Fire extinguishers only	Fair
Electrical	Source & Distribution: Main panel with copper wiring Interior Lighting: LED Emergency Power: None	Fair
Fire Alarm	Smoke detectors with alarms, strobes, pull stations	Fair
Equipment/Special	None	n/a
Accessibility	Presently it does not appear an accessibility study is needed for this building. See the appendix for associated photos and additional information.	
Additional Studies	No additional studies are currently recommended for the building.	
Areas Observed	The interior spaces were observed to gain a clear understanding of the facility's overall condition. Other areas accessed and assessed included the exterior equipment and assets directly serving the building, the exterior walls of the facility, and the roof.	
Key Spaces Not Observed	Areas of note that were either inaccessible or not observed for other reasons are listed here: <ul style="list-style-type: none"> ▪ Exterior roofs; instructed not to enter 	

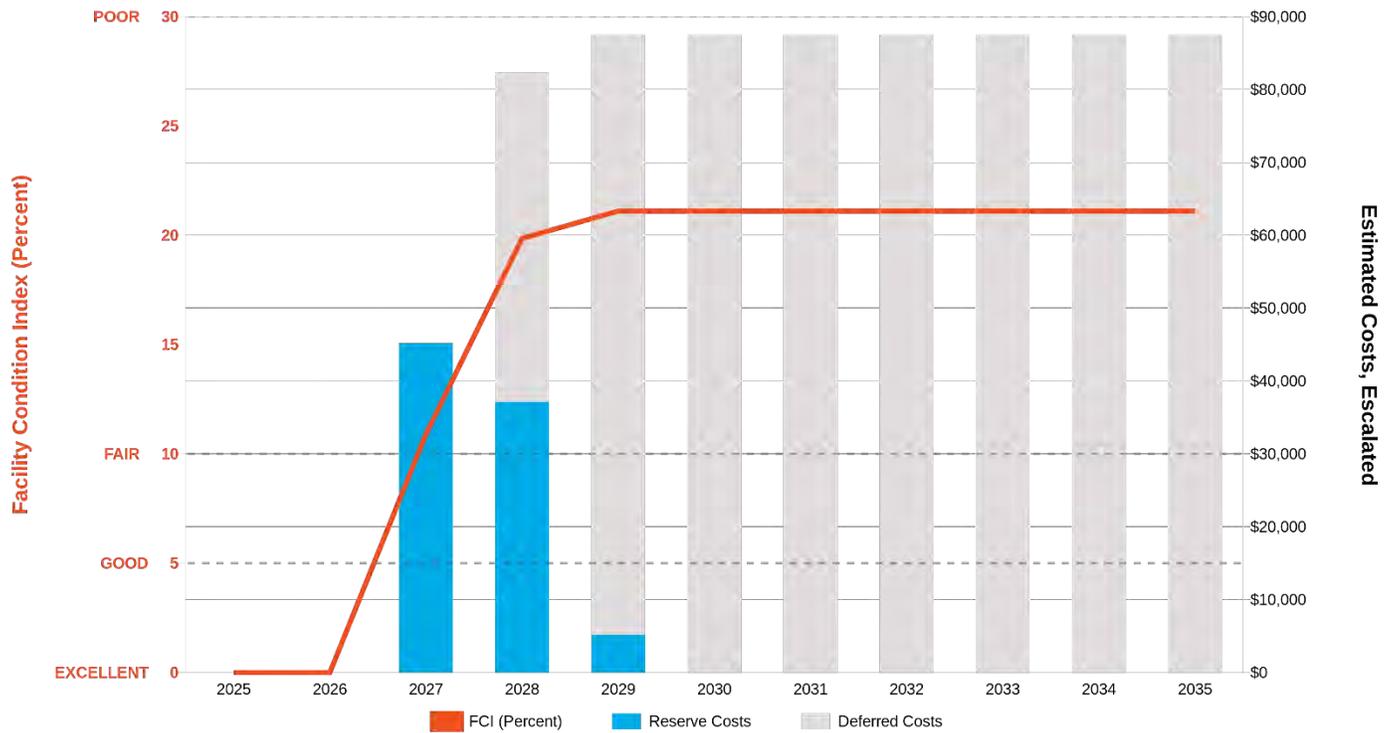
The table below shows the anticipated costs by trade or building system over the next 20 years.

Luigi Aprea Elementary School - Portable 24: System Expenditure Forecast						
System	Immediate	Short Term (1-2 yr)	Near Term (3-5 yr)	Med Term (6-10 yr)	Long Term (11-20 yr)	TOTAL
Facade	\$0	\$27,494	\$5,170	\$0	\$13,765	\$46,429
Roofing	\$0	\$0	\$643	\$0	\$28,100	\$28,743
Interiors	\$0	\$10,309	\$13,771	\$0	\$26,889	\$50,969
Plumbing	\$0	\$1,499	\$0	\$0	\$9,967	\$11,466
HVAC	\$0	\$5,933	\$5,663	\$0	\$0	\$11,596
Electrical	\$0	\$0	\$6,875	\$0	\$4,983	\$11,858
Fire Alarm & Electronic Systems	\$0	\$0	\$7,102	\$0	\$0	\$7,102
Equipment & Furnishings	\$0	\$0	\$3,089	\$0	\$0	\$3,089
TOTALS	\$0	\$45,300	\$42,400	\$0	\$83,800	\$171,500

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

Needs by Year with Unaddressed FCI Over Time

Replacement Value: \$414,750.00 Inflation Rate: 3% Average Needs (per year - over next 10 years): \$7,958.00



Immediate Needs

There are no immediate needs to report.

Key Findings

There are no key findings to report.

Luigi Aprea Elementary School - Portable 24: Photographic Overview



1 – PORTABLE 24 PERSPECTIVE VIEW



2 – PORTABLE 24 PERSPECTIVE VIEW



3 – INTERIOR VIEW OF CLASSROOM



4 – INTERIOR VIEW OF CLASSROOM



5 – LIGHTING SYSTEM



6 – WALL MOUNTED HEAT PUMP

13. Luigi Aprea Elementary School - Portable 25



Luigi Aprea Elementary School - Portable 25: Building Systems Summary

Address	9225 Calle del Rey, Gilroy, CA 95020	
GPS Coordinates	37.0252475, -121.6055393	
Constructed/Renovated	1997	
Building Area	1,188 SF	
Number of Stories	1 above grade	
<i>System</i>	<i>Description</i>	<i>Condition</i>
Structure	Conventional wood frame structure over concrete slab foundation	Fair
Facade	Primary Wall Finish: Wood siding Windows: Vinyl	Fair
Roof	Primary: Flat construction with metal finish	Fair
Interiors	Walls: vinyl Floors: Carpet Ceilings: ACT	Fair
Elevators	None	n/a
Plumbing	Source & Distribution: Main panel with copper wiring Interior Lighting: LED Emergency Power: None	Fair

Luigi Aprea Elementary School - Portable 25: Building Systems Summary		
HVAC	Non-Central System: Packaged units	Fair
Fire Suppression	Fire extinguishers only	Fair
Electrical	Source & Distribution: Main panel with copper wiring Interior Lighting: LED Emergency Power: None	Fair
Fire Alarm	Smoke detectors with alarms, strobes, pull stations	Fair
Equipment/Special	None	n/a
Accessibility	Presently it does not appear an accessibility study is needed for this building. See the appendix for associated photos and additional information.	
Additional Studies	No additional studies are currently recommended for the building.	
Areas Observed	The interior spaces were observed to gain a clear understanding of the facility's overall condition. Other areas accessed and assessed included the exterior equipment and assets directly serving the building, the exterior walls of the facility, and the roof.	
Key Spaces Not Observed	Areas of note that were either inaccessible or not observed for other reasons are listed here: <ul style="list-style-type: none"> ▪ Exterior roofs; instructed not to enter 	

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

Luigi Aprea Elementary School - Portable 25: System Expenditure Forecast						
System	Immediate	Short Term (1-2 yr)	Near Term (3-5 yr)	Med Term (6-10 yr)	Long Term (11-20 yr)	TOTAL
Facade	\$0	\$27,494	\$5,170	\$0	\$13,765	\$46,429
Roofing	\$0	\$0	\$643	\$0	\$28,121	\$28,764
Interiors	\$0	\$11,247	\$13,128	\$0	\$27,147	\$51,522
Plumbing	\$0	\$1,499	\$0	\$0	\$9,976	\$11,475
HVAC	\$0	\$0	\$11,778	\$0	\$0	\$11,778
Electrical	\$0	\$0	\$6,880	\$0	\$4,987	\$11,867
Fire Alarm & Electronic Systems	\$0	\$0	\$7,110	\$0	\$0	\$7,110
Equipment & Furnishings	\$0	\$0	\$6,563	\$0	\$5,413	\$11,976
TOTALS	\$0	\$40,300	\$51,300	\$0	\$89,500	\$181,100

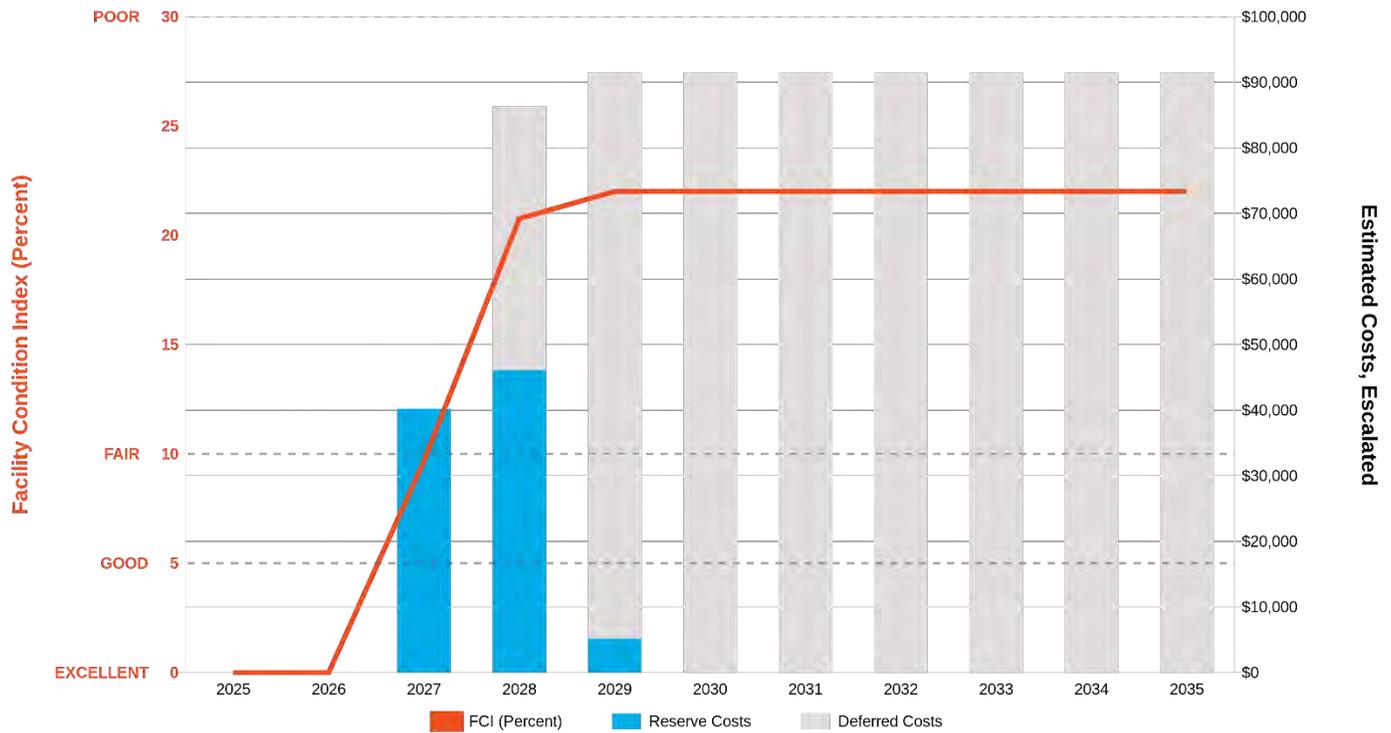
NEEDS OVER TIME: The vertical blue bars in the graphic below represent the year-by-year needs identified for the facility. The orange line forecasts what would happen to the FCI (left Y axis) over time, assuming zero capital expenditures over the next ten years. The dollar amounts allocated for each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

Needs by Year with Unaddressed FCI Over Time

Replacement Value: \$415,800.00

Inflation Rate: 3%

Average Needs (per year - over next 10 years): \$8,319.00



Immediate Needs

There are no immediate needs to report.

Key Findings

There are no key findings to report.

Luigi Aprea Elementary School - Portable 25: Photographic Overview



1 – PORTABLE 25 PERSPECTIVE VIEW



2 – PORTABLE 25 PERSPECTIVE VIEW



3 – INTERIOR VIEW OF CLASSROOM



4 – INTERIOR VIEW OF CLASSROOM



5 – PLUMBING SYSTEM



6 – WALL MOUNTED HEAT PUMP

14. Luigi Aprea Elementary School - Portable 26



Luigi Aprea Elementary School - Portable 26: Building Systems Summary

Address	9225 Calle del Rey, Gilroy, CA 95020	
GPS Coordinates	37.0252475, -121.6055393	
Constructed/Renovated	1997	
Building Area	1,112 SF	
Number of Stories	1 above grade	
<i>System</i>	<i>Description</i>	<i>Condition</i>
Structure	Conventional wood frame structure over concrete slab foundation	Fair
Facade	Primary Wall Finish: Wood siding Windows: Vinyl	Fair
Roof	Primary: Flat construction with metal finish	Fair
Interiors	Walls: vinyl Floors: Carpet Ceilings: ACT	Fair
Elevators	None	n/a
Plumbing	Distribution: Copper supply and cast iron waste & venting Hot Water: None Fixtures: sink	Fair

Luigi Aprea Elementary School - Portable 26: Building Systems Summary		
HVAC	Non-Central System: Packaged units	Fair
Fire Suppression	Fire extinguishers only	Fair
Electrical	Source & Distribution: Main panel with copper wiring Interior Lighting: LED Emergency Power: None	Fair
Fire Alarm	Smoke detectors with alarms, strobes, pull stations	Fair
Equipment/Special	None	n/a
Accessibility	Presently it does not appear an accessibility study is needed for this building. See the appendix for associated photos and additional information.	
Additional Studies	No additional studies are currently recommended for the building.	
Areas Observed	The interior spaces were observed to gain a clear understanding of the facility's overall condition. Other areas accessed and assessed included the exterior equipment and assets directly serving the building, the exterior walls of the facility, and the roof.	
Key Spaces Not Observed	Areas of note that were either inaccessible or not observed for other reasons are listed here: <ul style="list-style-type: none"> ▪ Exterior roofs; instructed not to enter 	

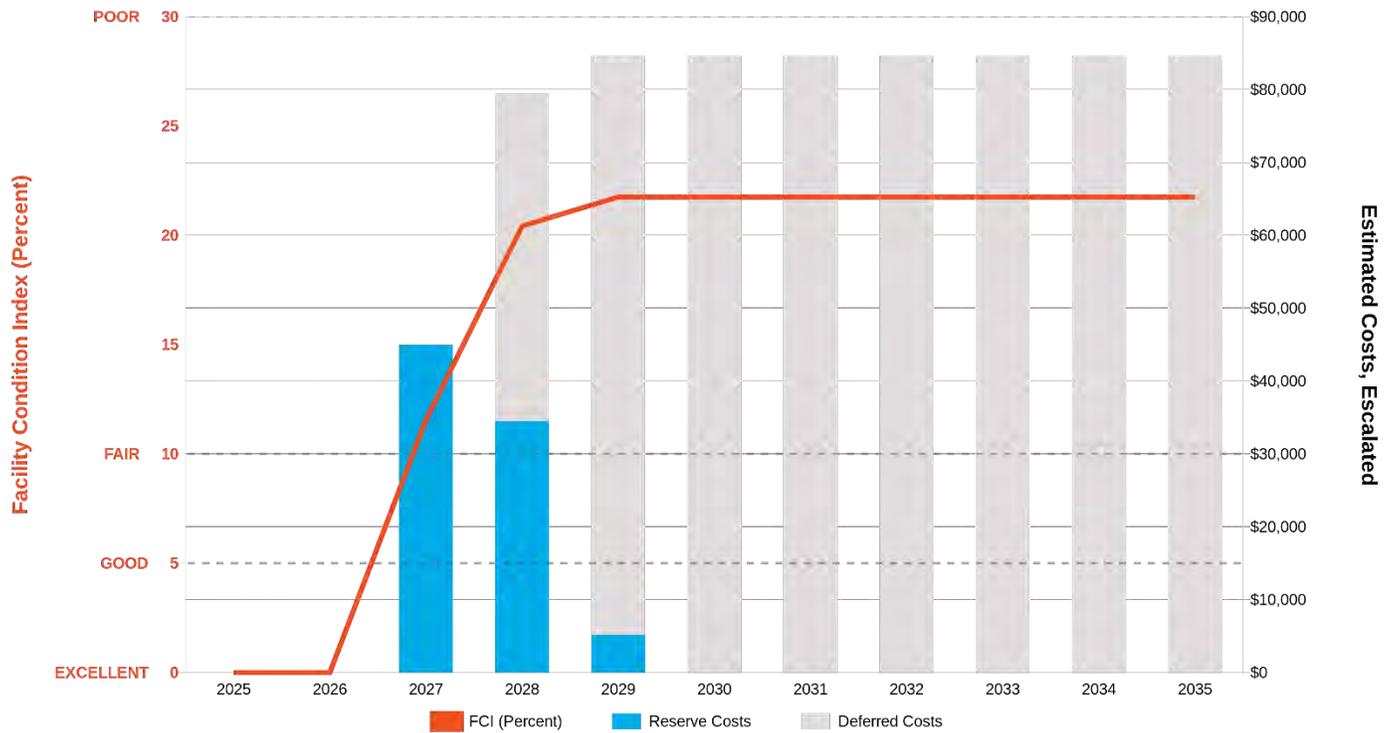
The table below shows the anticipated costs by trade or building system over the next 20 years.

Luigi Aprea Elementary School - Portable 26: System Expenditure Forecast						
System	Immediate	Short Term (1-2 yr)	Near Term (3-5 yr)	Med Term (6-10 yr)	Long Term (11-20 yr)	TOTAL
Facade	\$0	\$27,494	\$5,170	\$0	\$13,765	\$46,429
Roofing	\$0	\$0	\$643	\$0	\$26,462	\$27,105
Interiors	\$0	\$10,422	\$12,034	\$0	\$25,036	\$47,492
Plumbing	\$0	\$1,499	\$0	\$0	\$9,337	\$10,836
HVAC	\$0	\$5,558	\$5,663	\$0	\$0	\$11,221
Electrical	\$0	\$0	\$6,440	\$0	\$4,667	\$11,107
Fire Alarm & Electronic Systems	\$0	\$0	\$6,654	\$0	\$0	\$6,654
Equipment & Furnishings	\$0	\$0	\$3,089	\$0	\$0	\$3,089
TOTALS	\$0	\$45,000	\$39,700	\$0	\$79,300	\$164,000

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

Needs by Year with Unaddressed FCI Over Time

Replacement Value: \$389,200.00 Inflation Rate: 3% Average Needs (per year - over next 10 years): \$7,696.00



Immediate Needs

There are no immediate needs to report.

Key Findings

There are no key findings to report.

Luigi Aprea Elementary School - Portable 26: Photographic Overview



1 – PORTABLE 26 PERSPECTIVE VIEW



2 – PORTABLE 26 PERSPECTIVE VIEW



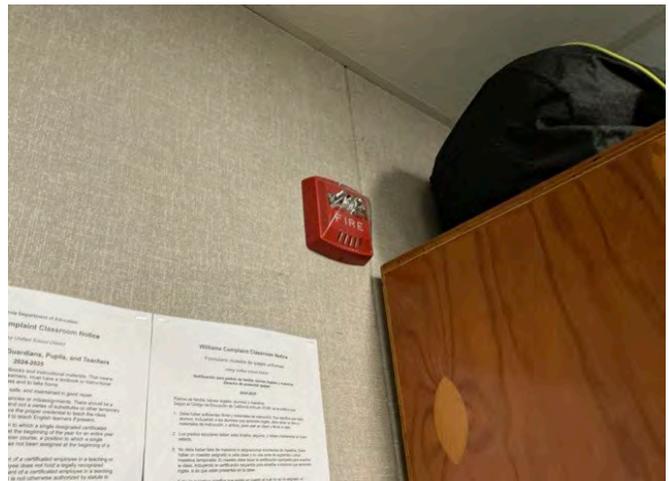
3 – INTERIOR VIEW OF CLASSROOM



4 – INTERIOR VIEW OF CLASSROOM



5 – LIGHTING SYSTEM



6 – FIRE ALARM SYSTEM

15. Luigi Aprea Elementary School - Portable 27



Luigi Aprea Elementary School - Portable 27: Building Systems Summary

Address	9225 Calle del Rey, Gilroy, CA 95020	
GPS Coordinates	37.0252475, -121.6055393	
Constructed/Renovated	1997	
Building Area	1,140 SF	
Number of Stories	1 above grade	
<i>System</i>	<i>Description</i>	<i>Condition</i>
Structure	Conventional wood frame structure over concrete slab foundation	Fair
Facade	Primary Wall Finish: Wood siding Windows: Vinyl	Fair
Roof	Primary: Flat construction with metal finish	Fair
Interiors	Walls: vinyl Floors: Carpet Ceilings: ACT	Fair
Elevators	None	n/a
Plumbing	Distribution: Copper supply and cast iron waste & venting Hot Water: None Fixtures: sink	Fair

Luigi Aprea Elementary School - Portable 27: Building Systems Summary		
HVAC	Non-Central System: Packaged units	Fair
Fire Suppression	Fire extinguishers only	Fair
Electrical	Source & Distribution: Main panel with copper wiring Interior Lighting: LED Emergency Power: None	Fair
Fire Alarm	Smoke detectors with alarms, strobes, pull stations	Fair
Equipment/Special	None	n/a
Accessibility	Presently it does not appear an accessibility study is needed for this building. See the appendix for associated photos and additional information.	
Additional Studies	No additional studies are currently recommended for the building.	
Areas Observed	The interior spaces were observed to gain a clear understanding of the facility's overall condition. Other areas accessed and assessed included the exterior equipment and assets directly serving the building, the exterior walls of the facility, and the roof.	
Key Spaces Not Observed	Areas of note that were either inaccessible or not observed for other reasons are listed here: <ul style="list-style-type: none"> ▪ Exterior roofs; instructed not to enter 	

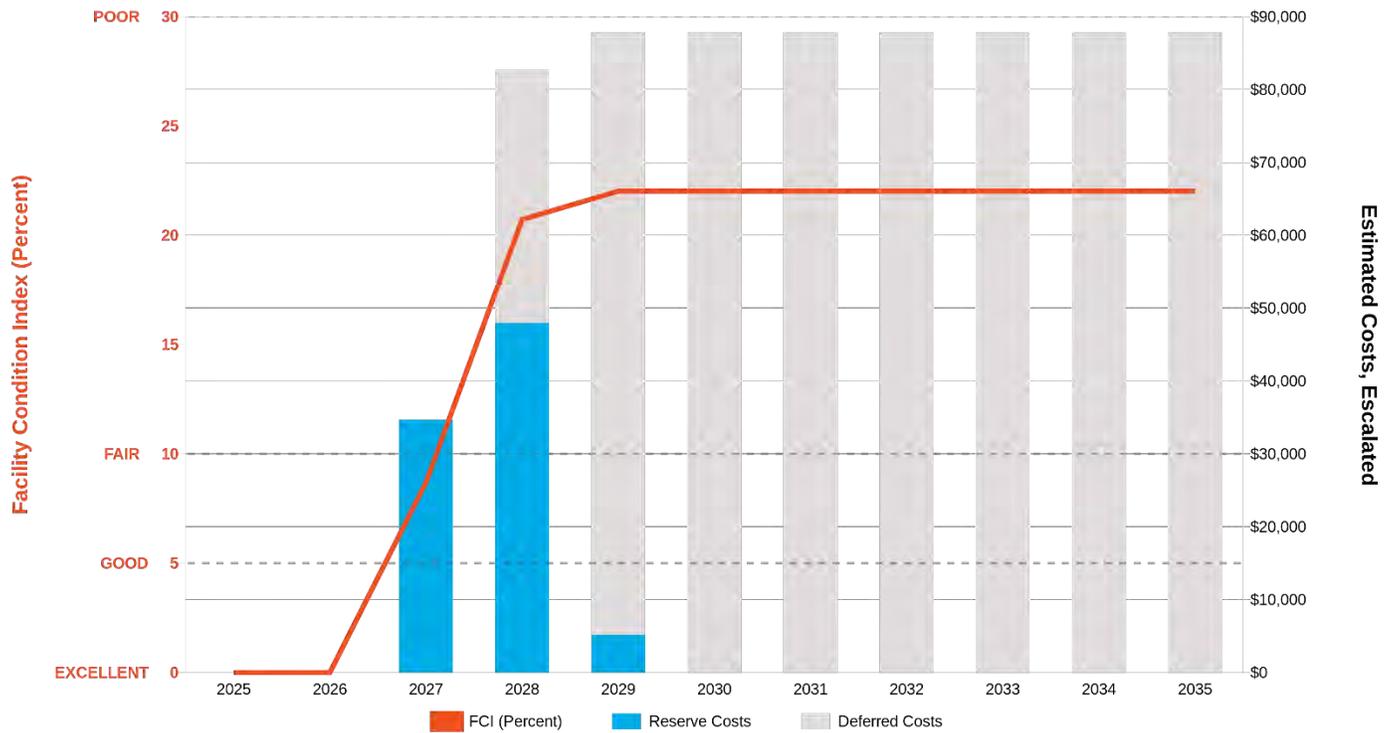
The table below shows the anticipated costs by trade or building system over the next 20 years.

Luigi Aprea Elementary School - Portable 27: System Expenditure Forecast						
System	Immediate	Short Term (1-2 yr)	Near Term (3-5 yr)	Med Term (6-10 yr)	Long Term (11-20 yr)	TOTAL
Facade	\$0	\$27,494	\$5,170	\$0	\$13,765	\$46,429
Roofing	\$0	\$0	\$643	\$0	\$27,073	\$27,716
Interiors	\$0	\$0	\$22,975	\$0	\$25,801	\$48,776
Plumbing	\$0	\$1,499	\$0	\$0	\$9,572	\$11,071
HVAC	\$0	\$5,698	\$5,663	\$0	\$0	\$11,361
Electrical	\$0	\$0	\$6,603	\$0	\$4,786	\$11,389
Fire Alarm & Electronic Systems	\$0	\$0	\$9,021	\$0	\$0	\$9,021
Equipment & Furnishings	\$0	\$0	\$3,089	\$0	\$0	\$3,089
TOTALS	\$0	\$34,700	\$53,200	\$0	\$81,000	\$168,900

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

Needs by Year with Unaddressed FCI Over Time

Replacement Value: \$399,000.00 Inflation Rate: 3% Average Needs (per year - over next 10 years): \$7,986.00



Immediate Needs

There are no immediate needs to report.

Key Findings

There are no key findings to report.

Luigi Aprea Elementary School - Portable 27: Photographic Overview



1 – PORTABLE 27 PERSPECTIVE VIEW



2 – PORTABLE 27 PERSPECTIVE VIEW



3 – INTERIOR VIEW OF CLASSROOM



4 – INTERIOR VIEW OF CLASSROOM



5 – LIGHTING SYSTEM



6 – PLUMBING SYSTEM

16. Luigi Aprea Elementary School - Portable 28



Luigi Aprea Elementary School - Portable 28: Building Systems Summary

Address	9225 Calle del Rey, Gilroy, CA 95020	
GPS Coordinates	37.0252475, -121.6055393	
Constructed/Renovated	1997	
Building Area	1,198 SF	
Number of Stories	1 above grade	
<i>System</i>	<i>Description</i>	<i>Condition</i>
Structure	Conventional wood frame structure over concrete slab foundation	Fair
Facade	Primary Wall Finish: Wood siding Windows: Vinyl	Fair
Roof	Primary: Flat construction with metal finish	Fair
Interiors	Walls: vinyl Floors: Carpet Ceilings: ACT	Fair
Elevators	None	n/a
Plumbing	Distribution: Copper supply and cast iron waste & venting Hot Water: None Fixtures: sink	Fair

Luigi Aprea Elementary School - Portable 28: Building Systems Summary		
HVAC	Non-Central System: Packaged units	Missing
Fire Suppression	Fire extinguishers only	Fair
Electrical	Source & Distribution: Main panel with copper wiring Interior Lighting: LED Emergency Power: None	Fair
Fire Alarm	Smoke detectors with alarms, strobes, pull stations	Fair
Equipment/Special	None	n/a
Accessibility	Presently it does not appear an accessibility study is needed for this building. See the appendix for associated photos and additional information.	
Additional Studies	No additional studies are currently recommended for the building.	
Areas Observed	The interior spaces were observed to gain a clear understanding of the facility's overall condition. Other areas accessed and assessed included the exterior equipment and assets directly serving the building, the exterior walls of the facility, and the roof.	
Key Spaces Not Observed	Areas of note that were either inaccessible or not observed for other reasons are listed here: <ul style="list-style-type: none"> ▪ Exterior roofs; instructed not to enter 	

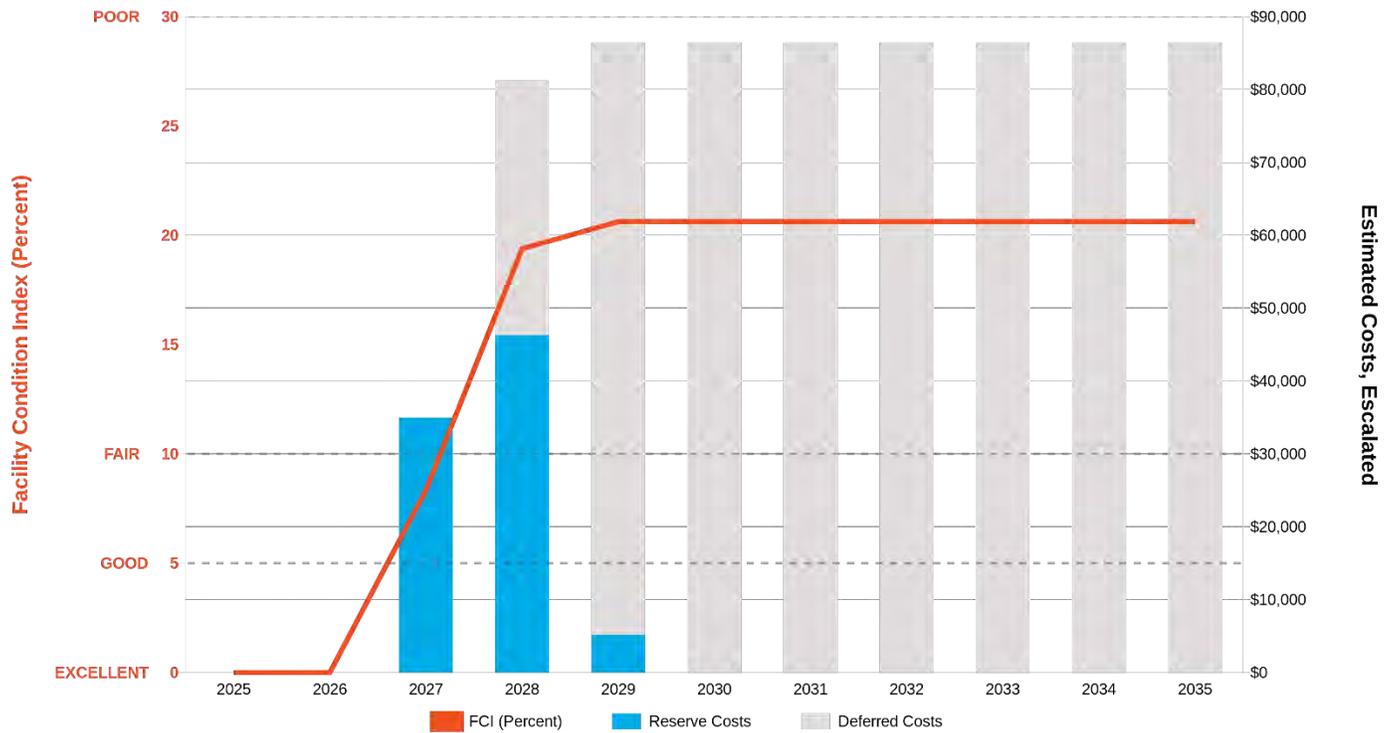
The table below shows the anticipated costs by trade or building system over the next 20 years.

Luigi Aprea Elementary School - Portable 28: System Expenditure Forecast						
System	Immediate	Short Term (1-2 yr)	Near Term (3-5 yr)	Med Term (6-10 yr)	Long Term (11-20 yr)	TOTAL
Facade	\$0	\$27,494	\$5,170	\$0	\$13,765	\$46,429
Roofing	\$0	\$0	\$643	\$0	\$28,384	\$29,027
Interiors	\$0	\$0	\$24,713	\$0	\$27,601	\$52,314
Plumbing	\$0	\$1,499	\$0	\$0	\$10,077	\$11,576
HVAC	\$0	\$5,998	\$5,663	\$0	\$0	\$11,661
Electrical	\$0	\$0	\$6,950	\$0	\$5,038	\$11,988
Fire Alarm & Electronic Systems	\$0	\$0	\$7,181	\$0	\$0	\$7,181
Equipment & Furnishings	\$0	\$0	\$1,158	\$0	\$0	\$1,158
TOTALS	\$0	\$35,000	\$51,500	\$0	\$84,900	\$171,400

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

Needs by Year with Unaddressed FCI Over Time

Replacement Value: \$419,300.00 Inflation Rate: 3% Average Needs (per year - over next 10 years): \$7,860.00



Immediate Needs

There are no immediate needs to report.

Key Findings

There are no key findings to report.

Luigi Aprea Elementary School - Portable 28: Photographic Overview



1 – PORTABLE 28 PERSPECTIVE VIEW



2 – PORTABLE 28 PERSPECTIVE VIEW



3 – INTERIOR VIEW OF CLASSROOM



4 – INTERIOR VIEW OF CLASSROOM



5 – PLUMBING SYSTEM



6 – WALL MOUNTED HEAT PUMP

17. Luigi Aprea Elementary School - Portable 29



Luigi Aprea Elementary School - Portable 29: Building Systems Summary

Address	9225 Calle del Rey, Gilroy, CA 95020	
GPS Coordinates	37.0252475, -121.6055393	
Constructed/Renovated	1997	
Building Area	1,200 SF	
Number of Stories	1 above grade	
<i>System</i>	<i>Description</i>	<i>Condition</i>
Structure	Conventional wood frame structure over concrete slab foundation	Fair
Facade	Primary Wall Finish: Wood siding Windows: Vinyl	Fair
Roof	Primary: Flat construction with metal finish	Fair
Interiors	Walls: vinyl Floors: Carpet Ceilings: ACT	Fair
Elevators	None	n/a
Plumbing	Distribution: Copper supply and cast iron waste & venting Hot Water: None Fixtures: sink	Fair

Luigi Aprea Elementary School - Portable 29: Building Systems Summary		
HVAC	Non-Central System: Packaged units	Missing
Fire Suppression	Fire extinguishers only	Fair
Electrical	Source & Distribution: Main panel with copper wiring Interior Lighting: LED Emergency Power: None	Fair
Fire Alarm	Smoke detectors with alarms, strobes, pull stations	Fair
Equipment/Special	None	n/a
Accessibility	Presently it does not appear an accessibility study is needed for this building. See the appendix for associated photos and additional information.	
Additional Studies	No additional studies are currently recommended for the building.	
Areas Observed	The interior spaces were observed to gain a clear understanding of the facility's overall condition. Other areas accessed and assessed included the exterior equipment and assets directly serving the building, the exterior walls of the facility, and the roof.	
Key Spaces Not Observed	Areas of note that were either inaccessible or not observed for other reasons are listed here: <ul style="list-style-type: none"> ▪ Exterior roofs; instructed not to enter 	

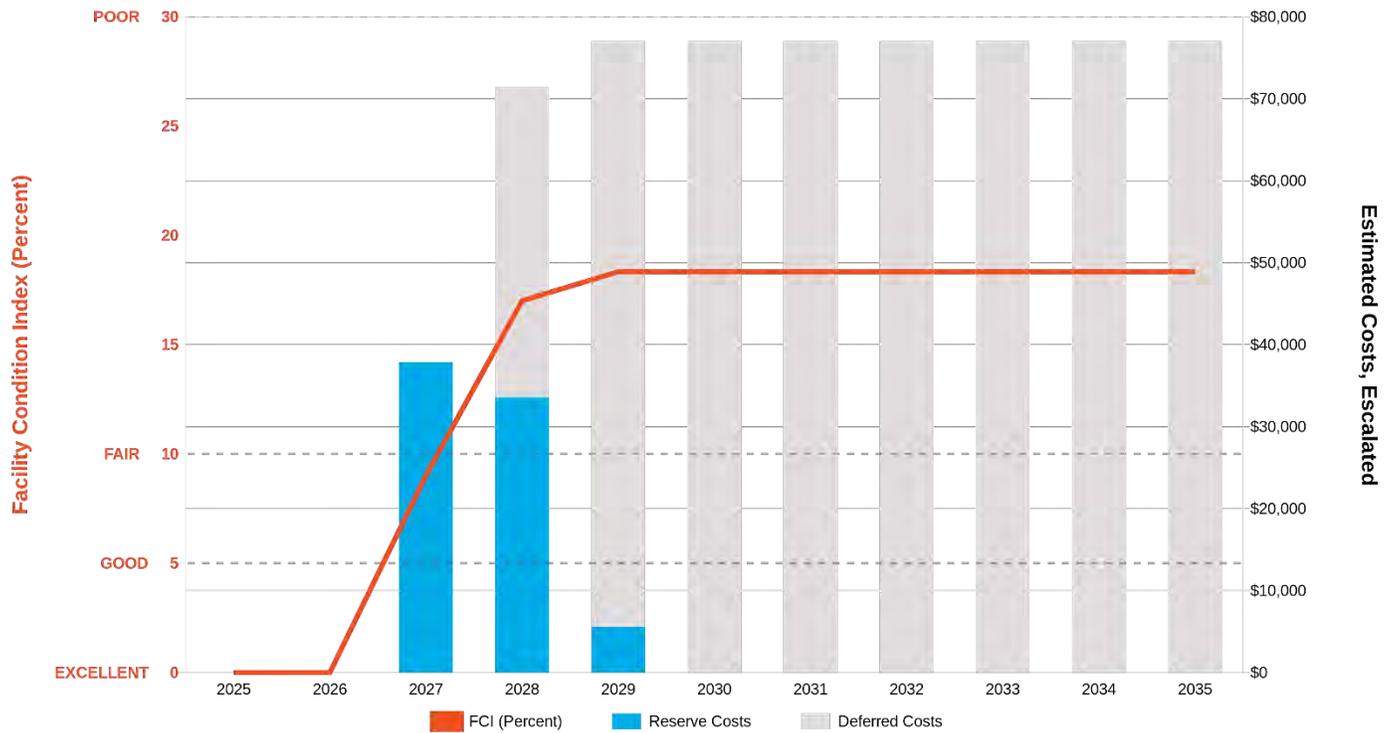
The table below shows the anticipated costs by trade or building system over the next 20 years.

Luigi Aprea Elementary School - Portable 29: System Expenditure Forecast						
System	Immediate	Short Term (1-2 yr)	Near Term (3-5 yr)	Med Term (6-10 yr)	Long Term (11-20 yr)	TOTAL
Facade	\$0	\$20,620	\$5,567	\$0	\$14,299	\$40,486
Roofing	\$0	\$0	\$643	\$0	\$28,384	\$29,027
Interiors	\$0	\$11,247	\$13,128	\$0	\$27,147	\$51,522
HVAC	\$0	\$5,998	\$5,663	\$0	\$0	\$11,661
Electrical	\$0	\$0	\$6,950	\$0	\$5,038	\$11,988
Fire Alarm & Electronic Systems	\$0	\$0	\$7,181	\$0	\$0	\$7,181
TOTALS	\$0	\$37,900	\$39,200	\$0	\$74,900	\$152,000

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

Needs by Year with Unaddressed FCI Over Time

Replacement Value: \$420,000.00 Inflation Rate: 3% Average Needs (per year - over next 10 years): \$6,999.00



Immediate Needs

There are no immediate needs to report.

Key Findings

There are no key findings to report.

Luigi Aprea Elementary School - Portable 29: Photographic Overview



1 – PORTABLE 29 PERSPECTIVE VIEW



2 – PORTABLE 29 PERSPECTIVE VIEW



3 – INTERIOR VIEW OF CLASSROOM



4 – INTERIOR VIEW OF CLASSROOM



5 – WALL MOUNTED HEAT PUMP



6 – INTERIOR LIGHTING SYSTEM

18. Luigi Aprea Elementary School - Portable PS1-PS2



Luigi Aprea Elementary School - Portable PS1-PS2: Building Systems Summary

Address	9225 Calle del Rey, Gilroy, CA 95020	
GPS Coordinates	37.0252475, -121.6055393	
Constructed/Renovated	1997	
Building Area	2,230 SF	
Number of Stories	1 above grade	
<i>System</i>	<i>Description</i>	<i>Condition</i>
Structure	Conventional wood frame structure over concrete slab foundation	Fair
Facade	Primary Wall Finish: Wood siding Windows: Vinyl	Fair
Roof	Primary: Flat construction with metal finish	Fair
Interiors	Walls: vinyl, FRP Floors: Carpet, wood strip, vinyl sheeting Ceilings: ACT	Fair
Elevators	None	n/a
Plumbing	Distribution: Copper supply and cast iron waste & venting Hot Water: None Fixtures: Toilets and sinks in restrooms	Fair

Luigi Aprea Elementary School - Portable PS1-PS2: Building Systems Summary		
HVAC	Non-Central System: Packaged units	Missing
Fire Suppression	Fire extinguishers only	Fair
Electrical	Source & Distribution: Main panel with copper wiring Interior Lighting: LED Emergency Power: None	Fair
Fire Alarm	Smoke detectors with alarms, strobes, pull stations	Fair
Equipment/Special	None	n/a
Accessibility	Presently it does not appear an accessibility study is needed for this building. See the appendix for associated photos and additional information.	
Additional Studies	No additional studies are currently recommended for the building.	
Areas Observed	The interior spaces were observed to gain a clear understanding of the facility's overall condition. Other areas accessed and assessed included the exterior equipment and assets directly serving the building, the exterior walls of the facility, and the roof.	
Key Spaces Not Observed	Areas of note that were either inaccessible or not observed for other reasons are listed here: <ul style="list-style-type: none"> ▪ Exterior roofs; instructed not to enter 	

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

Luigi Aprea Elementary School - Portable PS1-PS2: System Expenditure Forecast						
System	Immediate	Short Term (1-2 yr)	Near Term (3-5 yr)	Med Term (6-10 yr)	Long Term (11-20 yr)	TOTAL
Facade	\$0	\$20,620	\$7,955	\$0	\$24,327	\$52,902
Roofing	\$0	\$0	\$1,287	\$0	\$52,400	\$53,687
Interiors	\$0	\$23,619	\$42,539	\$0	\$41,720	\$107,878
Plumbing	\$0	\$12,245	\$1,930	\$0	\$21,733	\$35,908
HVAC	\$0	\$11,146	\$11,327	\$0	\$0	\$22,473
Electrical	\$0	\$1,373	\$12,917	\$0	\$9,362	\$23,652
Fire Alarm & Electronic Systems	\$0	\$0	\$18,063	\$0	\$8,021	\$26,084
Equipment & Furnishings	\$0	\$0	\$15,059	\$0	\$9,024	\$24,083
TOTALS	\$0	\$69,100	\$111,100	\$0	\$166,600	\$346,800

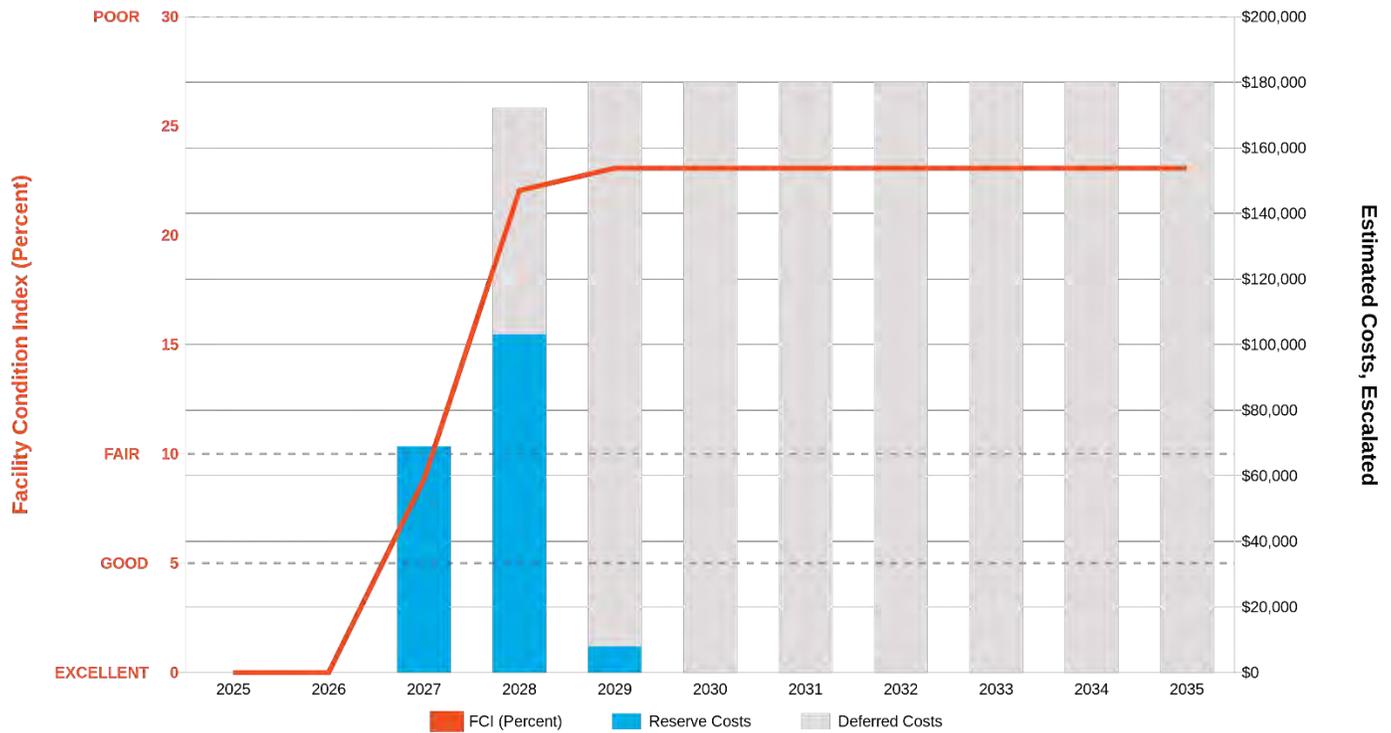
NEEDS OVER TIME: The vertical blue bars in the graphic below represent the year-by-year needs identified for the facility. The orange line forecasts what would happen to the FCI (left Y axis) over time, assuming zero capital expenditures over the next ten years. The dollar amounts allocated for each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

Needs by Year with Unaddressed FCI Over Time

Replacement Value: \$780,500.00

Inflation Rate: 3%

Average Needs (per year - over next 10 years): \$16,370.00



Immediate Needs

There are no immediate needs to report.

Key Findings

There are no key findings to report.

Luigi Aprea Elementary School - Portable PS1-PS2: Photographic Overview



1 – PORTABLE PS1-PS2 PERSPECTIVE



2 – PORTABLE PS1-PS2 PERSPECTIVE



3 – INTERIOR VIEW OF CLASSROOM



4 – RESTROOM OVERVIEW



5 – DISTRIBUTION PANEL



6 – WALL MOUNTED HEAT PUMP

19. Luigi Aprea Elementary School - Portable TK1



Luigi Aprea Elementary School - Portable TK1: Building Systems Summary

Address	9225 Calle del Rey, Gilroy, CA 95020	
GPS Coordinates	37.0252475, -121.6055393	
Constructed/Renovated	1997	
Building Area	1,150 SF	
Number of Stories	1 above grade	
<i>System</i>	<i>Description</i>	<i>Condition</i>
Structure	Conventional wood frame structure over concrete slab foundation	Fair
Facade	Primary Wall Finish: Wood siding Windows: Vinyl	Fair
Roof	Primary: Flat construction with metal finish	Fair
Interiors	Walls: vinyl, FRP Floors: VCT, vinyl sheeting Ceilings: ACT	Fair
Elevators	None	n/a
Plumbing	Distribution: Copper supply and cast iron waste & venting Hot Water: None Fixtures: Toilets and sinks in restrooms	Fair

Luigi Aprea Elementary School - Portable TK1: Building Systems Summary		
HVAC	Non-Central System: Packaged units	Fair
Fire Suppression	Fire extinguishers only	Fair
Electrical	Source & Distribution: Main panel with copper wiring Interior Lighting: LED Emergency Power: None	Fair
Fire Alarm	Smoke detectors with alarms, strobes, pull stations	Fair
Equipment/Special	None	n/a
Accessibility	Presently it does not appear an accessibility study is needed for this building. See the appendix for associated photos and additional information.	
Additional Studies	No additional studies are currently recommended for the building.	
Areas Observed	The interior spaces were observed to gain a clear understanding of the facility's overall condition. Other areas accessed and assessed included the exterior equipment and assets directly serving the building, the exterior walls of the facility, and the roof.	
Key Spaces Not Observed	Areas of note that were either inaccessible or not observed for other reasons are listed here: <ul style="list-style-type: none"> ▪ Exterior roofs; instructed not to enter 	

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

Luigi Aprea Elementary School - Portable TK1: System Expenditure Forecast						
System	Immediate	Short Term (1-2 yr)	Near Term (3-5 yr)	Med Term (6-10 yr)	Long Term (11-20 yr)	TOTAL
Facade	\$0	\$20,620	\$5,567	\$0	\$14,299	\$40,486
Roofing	\$0	\$0	\$643	\$0	\$27,291	\$27,934
Interiors	\$0	\$18,432	\$14,380	\$0	\$24,169	\$56,981
Plumbing	\$0	\$4,746	\$0	\$0	\$9,656	\$14,402
HVAC	\$0	\$5,747	\$5,663	\$0	\$0	\$11,410
Electrical	\$0	\$0	\$6,661	\$0	\$4,827	\$11,488
Fire Alarm & Electronic Systems	\$0	\$0	\$9,102	\$0	\$0	\$9,102
Equipment & Furnishings	\$0	\$0	\$3,089	\$0	\$0	\$3,089
TOTALS	\$0	\$49,600	\$45,200	\$0	\$80,300	\$175,100

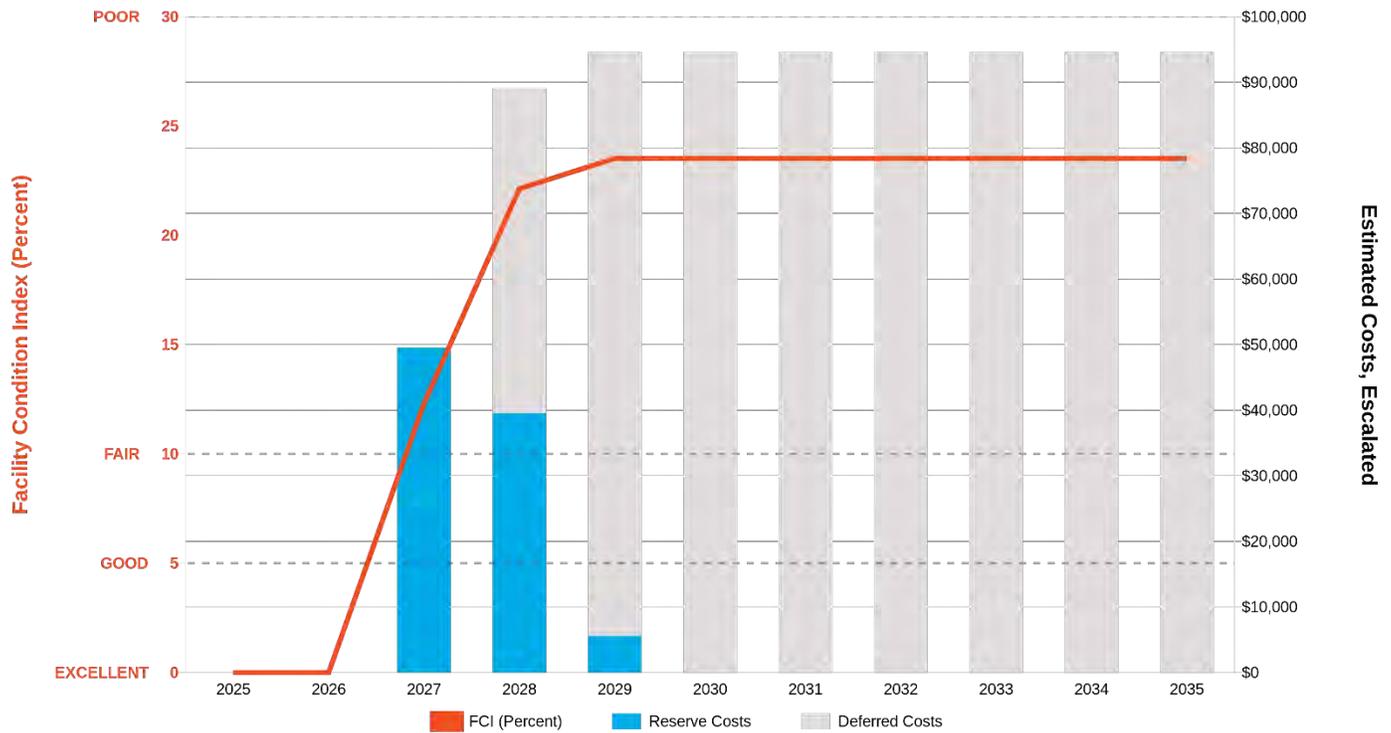
NEEDS OVER TIME: The vertical blue bars in the graphic below represent the year-by-year needs identified for the facility. The orange line forecasts what would happen to the FCI (left Y axis) over time, assuming zero capital expenditures over the next ten years. The dollar amounts allocated for each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

Needs by Year with Unaddressed FCI Over Time

Replacement Value: \$402,500.00

Inflation Rate: 3%

Average Needs (per year - over next 10 years): \$8,604.00



Immediate Needs

There are no immediate needs to report.

Key Findings

There are no key findings to report.

Luigi Aprea Elementary School - Portable TK1: Photographic Overview



1 – PORTABLE TK1 PERSPECTIVE VIEW



2 – PORTABLE TK1 PERSPECTIVE VIEW



3 – INTERIOR VIEW OF CLASSROOM



4 – INTERIOR VIEW OF CLASSROOM



5 – PLUMBING SYSTEM



6 – WALL MOUNTED HEAT PUMP

20. Luigi Aprea Elementary School - Portable TK2



Luigi Aprea Elementary School - Portable TK2: Building Systems Summary

Address	9225 Calle del Rey, Gilroy, CA 95020	
GPS Coordinates	37.0252475, -121.6055393	
Constructed/Renovated	1997	
Building Area	1,150 SF	
Number of Stories	1 above grade	
<i>System</i>	<i>Description</i>	<i>Condition</i>
Structure	Conventional wood frame structure over concrete slab foundation	Fair
Facade	Primary Wall Finish: Wood siding Windows: Vinyl	Fair
Roof	Primary: Flat construction with metal finish	Fair
Interiors	Walls: vinyl, FRP Floors: Carpet, VCT, vinyl sheeting Ceilings: ACT	Fair
Elevators	None	n/a
Plumbing	Distribution: Copper supply and cast iron waste & venting Hot Water: None Fixtures: Toilets and sinks in restrooms	Fair

Luigi Aprea Elementary School - Portable TK2: Building Systems Summary		
HVAC	Non-Central System: Packaged units	Fair
Fire Suppression	Fire extinguishers only	Fair
Electrical	Source & Distribution: Main panel with copper wiring Interior Lighting: LED Emergency Power: None	Fair
Fire Alarm	Smoke detectors with alarms, strobes, pull stations	Fair
Equipment/Special	None	n/a
Accessibility	Presently it does not appear an accessibility study is needed for this building. See the appendix for associated photos and additional information.	
Additional Studies	No additional studies are currently recommended for the building.	
Areas Observed	The interior spaces were observed to gain a clear understanding of the facility's overall condition. Other areas accessed and assessed included the exterior equipment and assets directly serving the building, the exterior walls of the facility, and the roof.	
Key Spaces Not Observed	Areas of note that were either inaccessible or not observed for other reasons are listed here: <ul style="list-style-type: none"> ▪ Exterior roofs; instructed not to enter 	

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

Luigi Aprea Elementary School - Portable TK2: System Expenditure Forecast						
System	Immediate	Short Term (1-2 yr)	Near Term (3-5 yr)	Med Term (6-10 yr)	Long Term (11-20 yr)	TOTAL
Facade	\$0	\$20,620	\$5,567	\$0	\$14,299	\$40,486
Roofing	\$0	\$0	\$643	\$0	\$27,291	\$27,934
Interiors	\$0	\$18,432	\$13,641	\$0	\$24,169	\$56,242
Plumbing	\$0	\$4,746	\$0	\$0	\$9,656	\$14,402
HVAC	\$0	\$5,747	\$5,663	\$0	\$0	\$11,410
Electrical	\$0	\$0	\$6,661	\$0	\$4,827	\$11,488
Fire Alarm & Electronic Systems	\$0	\$0	\$6,882	\$0	\$0	\$6,882
Equipment & Furnishings	\$0	\$0	\$4,633	\$0	\$0	\$4,633
TOTALS	\$0	\$49,600	\$43,700	\$0	\$80,300	\$173,600

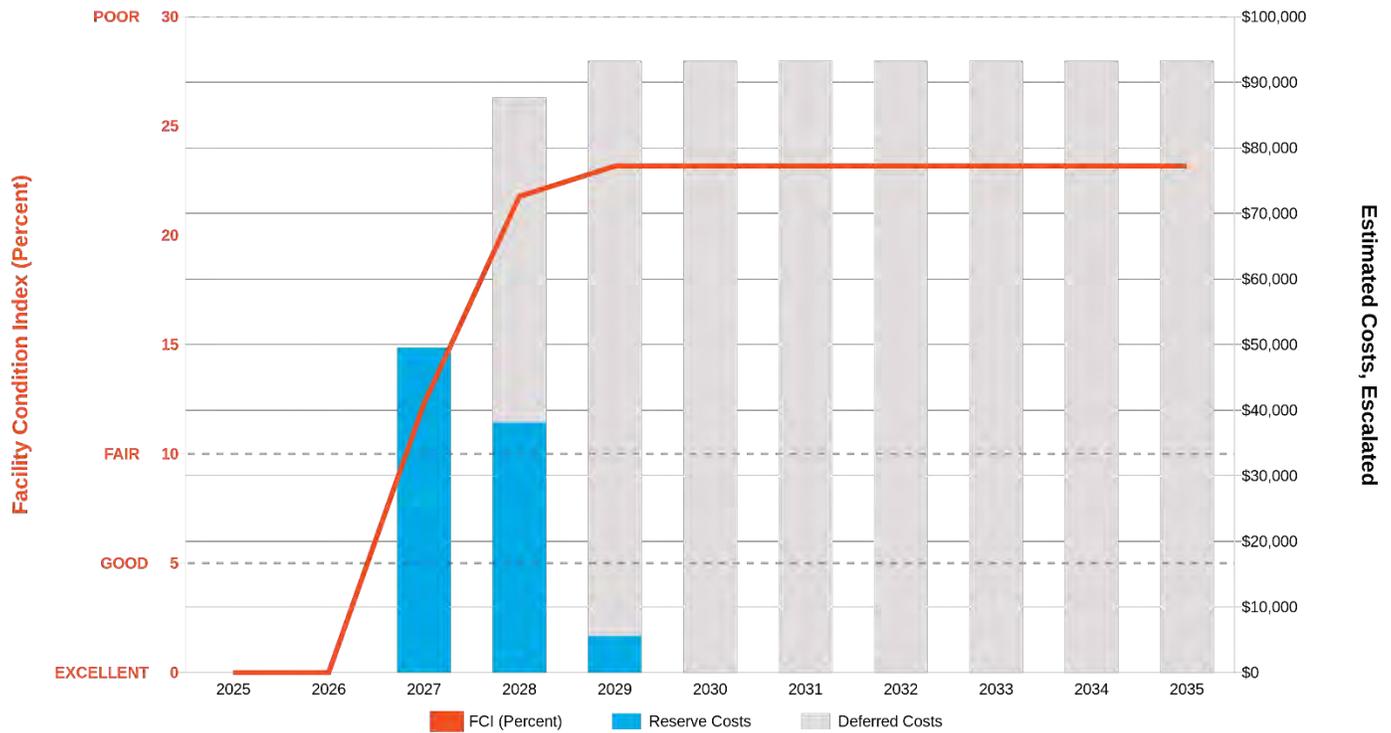
NEEDS OVER TIME: The vertical blue bars in the graphic below represent the year-by-year needs identified for the facility. The orange line forecasts what would happen to the FCI (left Y axis) over time, assuming zero capital expenditures over the next ten years. The dollar amounts allocated for each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

Needs by Year with Unaddressed FCI Over Time

Replacement Value: \$402,500.00

Inflation Rate: 3%

Average Needs (per year - over next 10 years): \$8,475.00



Immediate Needs

There are no immediate needs to report.

Key Findings

There are no key findings to report.

Luigi Aprea Elementary School - Portable TK2: Photographic Overview



1 – PORTABLE TK2 PERSPECTIVE VIEW



2 – PORTABLE TK2 PERSPECTIVE VIEW



3 – INTERIOR VIEW OF CLASSROOM



4 – RESTROOM OVERVIEW



5 – PLUMBING SYSTEM



6 – FIRE ALARM SYSTEM

21. Luigi Aprea Elementary School - Portable TK3



Luigi Aprea Elementary School - Portable TK3: Building Systems Summary

Address	9225 Calle del Rey, Gilroy, CA 95020	
GPS Coordinates	37.0252475, -121.6055393	
Constructed/Renovated	1997	
Building Area	1,150 SF	
Number of Stories	1 above grade	
<i>System</i>	<i>Description</i>	<i>Condition</i>
Structure	Conventional wood frame structure over concrete slab foundation	Fair
Facade	Primary Wall Finish: Wood siding Windows: Vinyl	Fair
Roof	Primary: Flat construction with metal finish	Fair
Interiors	Walls: vinyl, FRP Floors: Carpet, VCT, vinyl sheeting Ceilings: ACT	Fair
Elevators	None	n/a
Plumbing	Distribution: Copper supply and cast iron waste & venting Hot Water: None Fixtures: Toilets and sinks in restrooms	Fair

Luigi Aprea Elementary School - Portable TK3: Building Systems Summary		
HVAC	Non-Central System: Packaged units	Missing
Fire Suppression	Fire extinguishers only	Fair
Electrical	Source & Distribution: Main panel with copper wiring Interior Lighting: LED Emergency Power: None	Fair
Fire Alarm	Smoke detectors with alarms, strobes, pull stations	Fair
Equipment/Special	None	n/a
Accessibility	Presently it does not appear an accessibility study is needed for this building. See the appendix for associated photos and additional information.	
Additional Studies	No additional studies are currently recommended for the building.	
Areas Observed	The interior spaces were observed to gain a clear understanding of the facility's overall condition. Other areas accessed and assessed included the exterior equipment and assets directly serving the building, the exterior walls of the facility, and the roof.	
Key Spaces Not Observed	Areas of note that were either inaccessible or not observed for other reasons are listed here: <ul style="list-style-type: none"> ▪ Exterior roofs; instructed not to enter 	

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

Luigi Aprea Elementary School - Portable TK3: System Expenditure Forecast						
System	Immediate	Short Term (1-2 yr)	Near Term (3-5 yr)	Med Term (6-10 yr)	Long Term (11-20 yr)	TOTAL
Facade	\$0	\$27,494	\$5,170	\$0	\$13,765	\$46,429
Roofing	\$0	\$0	\$643	\$0	\$27,291	\$27,934
Interiors	\$0	\$9,997	\$22,329	\$0	\$24,509	\$56,835
Plumbing	\$0	\$4,746	\$0	\$0	\$9,656	\$14,402
HVAC	\$0	\$5,747	\$5,663	\$0	\$0	\$11,410
Electrical	\$0	\$0	\$6,661	\$0	\$4,827	\$11,488
Fire Alarm & Electronic Systems	\$0	\$0	\$9,842	\$0	\$4,611	\$14,453
Equipment & Furnishings	\$0	\$0	\$4,633	\$0	\$0	\$4,633
TOTALS	\$0	\$48,000	\$55,000	\$0	\$84,700	\$187,700

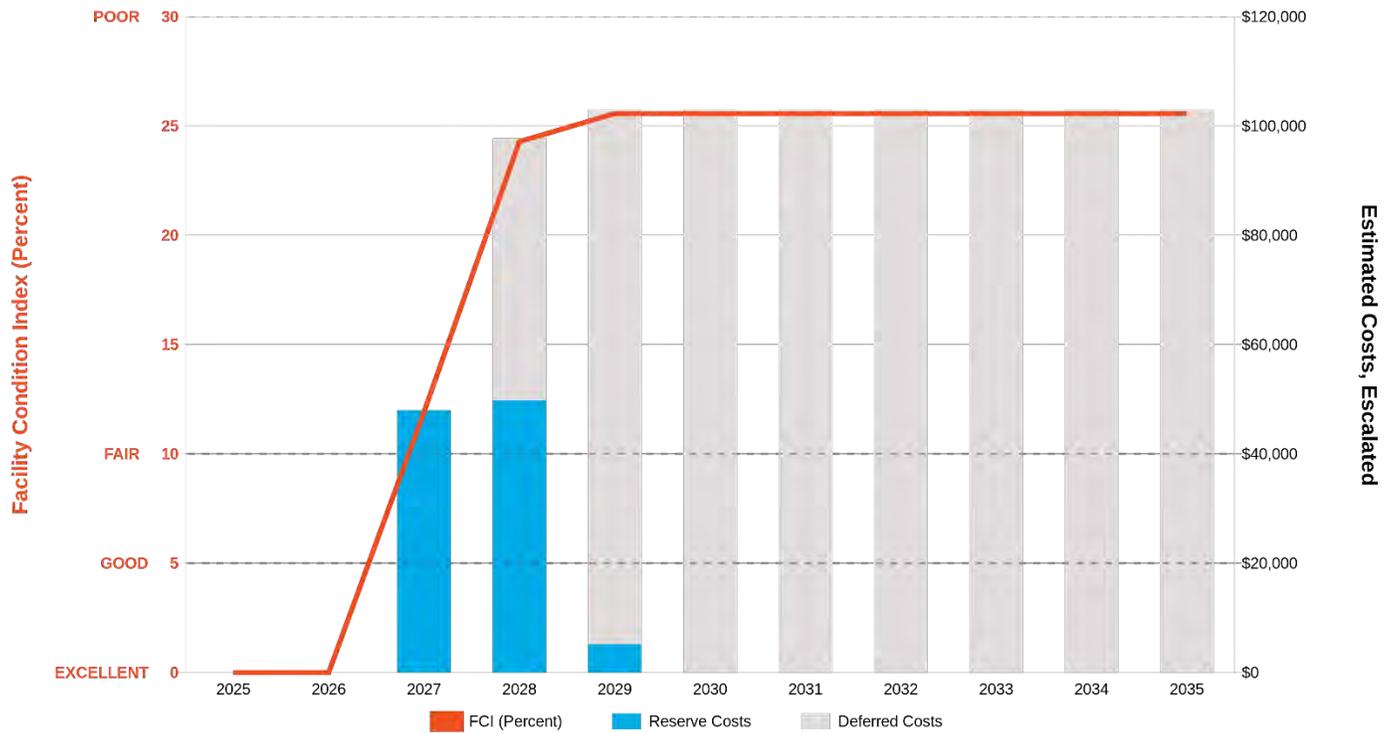
NEEDS OVER TIME: The vertical blue bars in the graphic below represent the year-by-year needs identified for the facility. The orange line forecasts what would happen to the FCI (left Y axis) over time, assuming zero capital expenditures over the next ten years. The dollar amounts allocated for each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

Needs by Year with Unaddressed FCI Over Time

Replacement Value: \$402,500.00

Inflation Rate: 3%

Average Needs (per year - over next 10 years): \$9,356.00



Immediate Needs

There are no immediate needs to report.

Key Findings

There are no key findings to report.

Luigi Aprea Elementary School - Portable TK3: Photographic Overview



1 – PORTABLE TK3 PERSPECTIVE VIEW



2 – PORTABLE TK3 PERSPECTIVE VIEW



3 – RESTROOM OVERVIEW



4 – INTERIOR VIEW OF CLASSROOM



5 – PLUMBING SYSTEM



6 – WALL MOUNTED HEAT PUMP

22. Luigi Aprea Elementary School - Site



Luigi Aprea Elementary School - Site: Site Information		
Site Area	9.08 acres	
Parking Spaces	50 total spaces all in open lots; 2 of which are accessible.	
<i>System</i>	<i>Description</i>	<i>Condition</i>
Site Pavement	Asphalt lots with limited areas of concrete aprons and pavement and adjacent concrete sidewalks, curbs, ramps, and stairs	Fair
Site Development	Property entrance signage; chain link fencing Playgrounds and sports fields and courts Limited park benches, picnic tables, trash receptacles	Fair
Landscaping & Topography	Limited landscaping features including lawns, trees, bushes, and planters Irrigation present CMU retaining walls Low to moderate site slopes throughout	Fair
Utilities	Municipal water and sewer Local utility-provided electric and natural gas	Fair
Site Lighting	Pole-mounted: LED Building-mounted: LED	Fair
Ancillary Structures	Storage shed	Fair

Luigi Aprea Elementary School - Site: Site Information

Site Accessibility	Presently it does not appear an accessibility study is needed for the exterior and site areas. See the appendix for associated photos and additional information.
Site Additional Studies	No additional studies are currently recommended for the site areas.
Site Areas Observed	The exterior areas within the property boundaries were observed to gain a clear understanding of the site's overall condition.
Site Key Spaces Not Observed	<p>Areas of note that were either inaccessible or not observed for other reasons are listed here:</p> <ul style="list-style-type: none"> ▪ Exterior Roofs; instructed not to enter

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

Luigi Aprea Elementary School - Site: System Expenditure Forecast						
System	Immediate	Short Term (1-2 yr)	Near Term (3-5 yr)	Med Term (6-10 yr)	Long Term (11-20 yr)	TOTAL
HVAC	\$0	\$1,624	\$0	\$0	\$0	\$1,624
Electrical	\$0	\$7,998	\$0	\$0	\$84,954	\$92,952
Special Construction & Demo	\$0	\$1,561	\$0	\$0	\$0	\$1,561
Sitework	\$0	\$3,124	\$322,242	\$26,657	\$106,003	\$458,026
Follow-up Studies	\$8,246	\$0	\$0	\$0	\$0	\$8,246
TOTALS	\$8,300	\$14,400	\$322,300	\$26,700	\$191,000	\$562,700

Immediate Needs

Location	UF Code	Description	Condition	Plan Type	Cost
Luigi Aprea Elementary School / Luigi Aprea Elementary School - Site	P2032	Engineering Study, Civil, Site Drainage, Evaluate/Report	NA	Environmental	\$8,200
TOTAL (1 items)					\$8,200



Key Findings



Recommended Follow-up Study:

Civil, Site Drainage
Luigi Aprea Elementary School - Site
Site General

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

Plan Type: Environmental

Cost Estimate: \$8,200

Drainage issues throughout site and movement has created trip hazards. - AssetCALC ID: 9606614

Luigi Aprea Elementary School - Site: Photographic Overview



1 – PROPERTY SIGNAGE



2 – ENTRANCE TO SCHOOL



3 – ACCESSIBLE ENTRANCE



4 – SIDEWALK



5 – PARKING LOTS



6 – ATHLETIC SURFACES AND COURTS

23. ADA Accessibility

Generally, Title II of the Americans with Disabilities Act (ADA) prohibits discrimination by entities to access and use of “areas of public accommodations” and “public facilities” on the basis of disability. Regardless of their age, these areas and facilities must be maintained and operated to comply with the Americans with Disabilities Act Accessibility Guidelines (ADAAG).

A public entity (i.e. city governments) shall operate each service, program, or activity so that the service, program, or activity, when viewed in its entirety, is readily accessible to and usable by individuals with disabilities.

However, this does not:

1. Necessarily require a public entity to make each of its existing facilities accessible to and usable by individuals with disabilities;
2. Require a public entity to take any action that would threaten or destroy the historic significance of an historic property; or
3. Require a public entity to take any action that it can demonstrate would result in a fundamental alteration in the nature of a service, program, or activity or in undue financial and administrative burdens. In those circumstances where personnel of the public entity believe that the proposed action would fundamentally alter the service, program, or activity or would result in undue financial and administrative burdens, a public entity has the burden of proving that compliance with 35.150(a) of this part would result in such alteration or burdens. The decision that compliance would result in such alteration or burdens must be made by the head of a public entity or his or her designee after considering all resources available for use in the funding and operation of the service, program, or activity, and must be accompanied by a written statement of the reasons for reaching that conclusion. If an action would result in such an alteration or such burdens, a public entity shall take any other action that would not result in such an alteration or such burdens but would nevertheless ensure that individuals with disabilities receive the benefits or services provided by the public entity.

Removal of barriers to accessibility should be addressed from a liability standpoint in order to comply with federal law, but the barriers may or may not be building code violations. The Americans with Disabilities Act Accessibility Guidelines are part of the ADA federal civil rights law pertaining to the disabled and are not a construction code. State and local jurisdictions have adopted the ADA Guidelines or have adopted other standards for accessibility as part of their construction codes.

During the FCA, Bureau Veritas performed a limited high-level accessibility review of the facility non-specific to any local regulations or codes. The scope of the visual observation was limited to the same areas observed while performing the FCA and the categories set forth in the material included in the appendix. It is understood by the Client that the limited observations described herein do not comprise a full ADA Compliance Survey, and that such a survey is beyond the scope of this assessment. A full measured ADA survey would be required to identify more specific potential accessibility issues. Additional clarifications of this limited survey:

- This survey was visual in nature and actual measurements were not taken to verify compliance
- Only a representative sample of areas was observed
- Two overview photos were taken for each subsection regardless of perceived compliance or non-compliance
- Itemized costs for individual non-compliant items are included in the dataset
- For any “none” boxes checked or reference to “no issues” identified, that alone does not guarantee full compliance

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

Accessibility Summary			
<i>Facility</i>	<i>Year Built/ Renovated</i>	<i>Prior Study Provided?</i>	<i>Major/Moderate Issues Observed?</i>
General Site	1996 / 2000	No	No
Luigi Aprea Elementary School	1996 / 2000	No	No
Luigi Aprea Elementary School - Building A	1996 / 2000	No	No
Luigi Aprea Elementary School - Building B	1996 / 2000	No	No
Luigi Aprea Elementary School - Building C	1996 / 2000	No	No
Luigi Aprea Elementary School - Building D	1996 / 2000	No	No
Luigi Aprea Elementary School - Building E	1996 / 2000	No	No
Luigi Aprea Elementary School - Building F	1996 / 2000	No	No
Luigi Aprea Elementary School - Building G	1996 / 2000	No	No
Luigi Aprea Elementary School - Building H	1996 / 2000	No	No
Luigi Aprea Elementary School - Portable 22	1997	No	No
Luigi Aprea Elementary School - Portable 23	1997	No	No
Luigi Aprea Elementary School - Portable 24	1997	No	No
Luigi Aprea Elementary School - Portable 25	1997	No	No
Luigi Aprea Elementary School - Portable 26	1997	No	No
Luigi Aprea Elementary School - Portable 27	1997	No	No
Luigi Aprea Elementary School - Portable 28	1997	No	No

Accessibility Summary

Luigi Aprea Elementary School - Portable 29	1997	No	No
Luigi Aprea Elementary School - Portable PS1-PS2	1997	No	No
Luigi Aprea Elementary School - Portable TK1	1997	No	No
Luigi Aprea Elementary School - Portable TK2	1997	No	No
Luigi Aprea Elementary School - Portable TK3	1997	No	No
Luigi Aprea Elementary School - Site	1996 / 2000	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.

24. Purpose and Scope

Purpose

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

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

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

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

Scope

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

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

25. Opinions of Probable Costs

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

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

Methodology

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

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

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

Definitions

Immediate Needs

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

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

Replacement Reserves

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

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

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

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

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

Key Findings

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

26. Certification

Gilroy Unified School District (the Client) retained Bureau Veritas to perform this Facility Condition Assessment in connection with its continued operation of Luigi Aprea Elementary School, 9225 Calle del Rey, 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
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Reviewed by:



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for
Gregg Young
Program Manager
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27. Appendices

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

Appendix A:

Site Plan(s)

Site Plan



 <p>BUREAU VERITAS</p>	Project Number	Site Name	 <p>N</p>
	171004.25R000-005.017	Luigi Aprea Elementary School	
	Source	On-Site Date	
	Google	August 31, 2025	

Appendix B: Pre-Survey Questionnaire(s)

BV FACILITY CONDITION ASSESSMENT: PRE-SURVEY QUESTIONNAIRE

Building / Facility Name: Luigi Aprea Elementary School

Name of person completing form: Marissa Van Patten

Title / Association w/ property: Project Manager

Length of time associated w/ property: 5 years

Date Completed: 7/30/2025

Phone Number: 408-612-2720

Method of Completion: INTERVIEW - verbally completed during interview

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

Data Overview		Response		
1	Year(s) constructed	Constructed 1996	Renovated 2019	
2	Building size in SF	60,000	SF	
3	Major Renovation/Rehabilitation		Year	Additional Detail
		Facade	2019	Exterior paint throughout
		Roof		
		Interiors		
		HVAC		
		Electrical	1997	Portables
		Site Pavement		Need
		Accessibility		
4	List other significant capital improvements (focus on recent years; provide approximate date).	New upper grade playground, kitchen remodel 2025, new walking freezer		
5	List any major capital expenditures planned/requested for the next few years. Have they been budgeted?	Asphalt recoated		
6	Describe any on-going extremely problematic, historically chronic, or immediate facility needs.	Drainage and trip hazards		

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

Question		Response				Comments
		Yes	No	Unk	NA	
7	Are there any problems with foundations or structures, like excessive settlement?		X			
8	Are there any wall, window, basement or roof leaks?		X			
9	Has any part of the facility ever contained visible suspect mold growth, or have there been any indoor air quality complaints?		X			
10	Are your elevators unreliable, with frequent service calls?		X			
11	Are there any plumbing leaks, water pressure, or clogging/backup issues?		X			
12	Have there been any leaks or pressure problems with natural gas, HVAC piping, or steam service?		X			
13	Are any areas of the facility inadequately heated, cooled or ventilated? Poorly insulated areas?		X			
14	Is the electrical service outdated, undersized, or problematic?		X			
15	Are there any problems or inadequacies with exterior lighting?	X				Parking and portable area is very dark
16	Is site/parking drainage inadequate, with excessive ponding or other problems?	X				Front parking lot, storm drains fixed in 2025
17	Are there any other unresolved construction defects or significant issues/hazards at the property that have not yet been identified above?	X				Asphalt trip hazards
18	ADA: Has an accessibility study been previously performed? If so, when?		X			
19	ADA: Have any ADA improvements been made to the property since original construction? Describe.	X				Ada ramps replaced on portable 22, 23, 24
20	ADA: Has building management reported any accessibility-based complaints or litigation?		X			
21	Are any areas of the property leased to outside occupants?		X			



Signature of Assessor



Signature of POC

Appendix C: Accessibility Review and Photos

Visual Survey - 2010 ADA Standards for Accessible Design

Property Name: Luigi Aprea Elementary School

BV Project Number: 171004.25R000-005.017

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			Ada ramps replaced on portable 22, 23, 24
3	Has building management reported any accessibility-based complaints or litigation?		X		

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

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

Luigi Aprea Elementary School: Photographic Overview



OVERVIEW OF ACCESSIBLE PARKING AREA



CLOSE-UP OF STALL



ACCESSIBLE PATH



CURB CUT



ACCESSIBLE ENTRANCE



DOOR HARDWARE

Luigi Aprea Elementary School: Photographic Overview



ACCESSIBLE INTERIOR PATH



DOOR HARDWARE



TOILET STALL OVERVIEW



SINK, FAUCET HANDLES AND ACCESSORIES



KITCHEN CABINETS



KITCHEN CABINETS

Luigi Aprea Elementary School: Photographic Overview



ACCESSIBLE ROUTE TO PLAYGROUND



OVERVIEW OF PLAYGROUND

Appendix D:

Component Condition Report

Component Condition Report | Luigi Aprea Elementary School / Luigi Aprea Elementary School - Building A

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Facade						
B2010	Building Exterior	Fair	Exterior Walls, any painted surface, Prep & Paint	4,700 SF	4	9605048
B2020	Building Exterior	Fair	Glazing, any type by SF	1,600 SF	2	9605053
B2050	Building Exterior	Fair	Exterior Door, Steel, Commercial	8	11	9605040
Roofing						
B3010	Roof	Fair	Roofing, Single-Ply Membrane, TPO/PVC	2,000 SF	3	9605056
B3010	Roof	Fair	Roofing, Clay/Concrete Tile	10,000 SF	21	9605045
B3020	Roof	Fair	Roof Appurtenances, Gutters & Downspouts, Aluminum w/ Fittings	40 LF	3	9605055
B3080	Building Exterior	Fair	Soffit/Fascia, Metal	1,800 SF	3	9605038
Interiors						
C1070	Classrooms General	Fair	Suspended Ceilings, Acoustical Tile (ACT)	10,900 SF	3	9605047
C2010	Classrooms General	Fair	Wall Finishes, any surface, Prep & Paint	21,900 SF	3	9605042
C2030	Classrooms General	Fair	Flooring, Carpet, Commercial Standard	7,600 SF	2	9605039
C2030	Classrooms General	Fair	Flooring, Vinyl Tile (VCT)	3,300 SF	3	9605035
Plumbing						
D2010	Throughout Building	Fair	Plumbing System, Supply & Sanitary, Low Density (excludes fixtures)	10,930 SF	11	9605041
D2010	Classrooms General	Fair	Sink/Lavatory, Vanity Top, Enameled Steel	7	2	9605046
HVAC						
D3050	Throughout Building	Fair	HVAC System, Ductwork, Medium Density	10,930 SF	2	9605054
D3060	Classrooms General	Fair	Supplemental Components, Air Purifier, Electrostatic	1	2	9605051
Electrical						
D5020	Electrical Room	Fair	Distribution Panel, 120/208 V	1	3	9605049
D5030	Throughout Building	Fair	Electrical System, Wiring & Switches, Average or Low Density/Complexity	10,930 SF	11	9605044
D5040	Throughout Building	Fair	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures	10,930 SF	3	9605043

Component Condition Report | Luigi Aprea Elementary School / Luigi Aprea Elementary School - Building A

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D5040	Building Exterior	Fair	Exterior Light, any type, w/ LED Replacement	7	3	9605057
Fire Alarm & Electronic Systems						
D6060	Throughout Building	Fair	Intercom/PA System, Public Address Upgrade, Facility-Wide	10,930 SF	3	9605052
D7030	Throughout Building	Fair	Security/Surveillance System, Full System Upgrade, Average Density	10,930 SF	3	9605050
D7050	Throughout Building	Fair	Fire Alarm System, Full System Upgrade, Standard Addressable, Upgrade/Install	10,930 SF	3	9605036
Equipment & Furnishings						
E2010	Classrooms General	Fair	Casework, Cabinetry, Standard	45 LF	3	9605037

Component Condition Report | Luigi Aprea Elementary School / Luigi Aprea Elementary School - Building B

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Facade						
B2010	Building Exterior	Fair	Exterior Walls, any painted surface, Prep & Paint	3,200 SF	4	9605058
B2020	Building Exterior	Fair	Glazing, any type by SF	1,100 SF	2	9605060
B2050	Building Exterior	Fair	Exterior Door, Steel, Commercial	6	11	9605061
Roofing						
B3010	Roof	Fair	Roofing, Single-Ply Membrane, TPO/PVC	1,200 SF	3	9605089
B3010	Roof	Fair	Roofing, Clay/Concrete Tile	5,800 SF	21	9605090
B3020	Roof	Fair	Roof Appurtenances, Gutters & Downspouts, Aluminum w/ Fittings	40 LF	3	9605062
B3080	Building Exterior	Fair	Soffit/Fascia, Metal	1,300 SF	3	9605086
Interiors						
C1070	Classrooms General	Fair	Suspended Ceilings, Acoustical Tile (ACT)	5,400 SF	3	9605067
C1090	Restrooms	Fair	Toilet Partitions, Plastic/Laminate	5	3	9605087
C2010	Classrooms General	Fair	Wall Finishes, any surface, Prep & Paint	10,900 SF	3	9605080
C2010	Restrooms	Fair	Wall Finishes, Ceramic Tile	1,900 SF	11	9605066
C2030	Classrooms General	Fair	Flooring, Vinyl Tile (VCT)	1,600 SF	3	9605075

Component Condition Report | Luigi Aprea Elementary School / Luigi Aprea Elementary School - Building B

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
C2030	Classrooms General	Fair	Flooring, Carpet, Commercial Standard	3,800 SF	2	9605070
C2030	Restrooms	Fair	Flooring, Ceramic Tile	1,000 SF	11	9605083
C2050	Throughout Building	Fair	Ceiling Finishes, Gypsum Board/Plaster	1,000 SF	21	9605082
Plumbing						
D2010	Utility Rooms/Areas	Fair	Sink/Lavatory, Service Sink, Floor	1	6	9605081
D2010	Restrooms	Fair	Sink/Lavatory, Wall-Hung	8	2	9605063
D2010	Building Exterior	Fair	Drinking Fountain, Wall-Mounted, Single-Level	2	3	9605059
D2010	Restrooms	Fair	Toilet, Commercial Water Closet	6	2	9605077
D2010	Classrooms General	Fair	Sink/Lavatory, Vanity Top, Enameled Steel	5	2	9605071
D2010	Restrooms	Fair	Urinal, Standard	2	2	9605085
D2010	Utility Rooms/Areas	Fair	Water Heater, Electric, Commercial (12 kW)	1	3	9605073
D2010	Throughout Building	Fair	Plumbing System, Supply & Sanitary, Low Density (excludes fixtures)	6,422 SF	11	9605065
D2010	Classrooms General	Fair	Sink/Lavatory, Vanity Top, Stainless Steel	2	2	9605064
HVAC						
D3050	Throughout Building	Fair	HVAC System, Ductwork, Medium Density	6,422 SF	2	9605069
D3060	Classrooms General	Fair	Supplemental Components, Air Purifier, Electrostatic	1	2	9605084
Electrical						
D5020	Electrical Room	Fair	Distribution Panel, 120/240 V	1	3	9605076
D5030	Throughout Building	Fair	Electrical System, Wiring & Switches, Average or Low Density/Complexity	6,422 SF	11	9605072
D5040	Throughout Building	Fair	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures	6,422 SF	3	9605079
Fire Alarm & Electronic Systems						
D6060	Throughout Building	Fair	Intercom/PA System, Public Address Upgrade, Facility-Wide	6,422 SF	3	9605078
D7030	Throughout Building	Fair	Security/Surveillance System, Full System Upgrade, Average Density	6,422 SF	3	9605074
D7050	Throughout Building	Fair	Fire Alarm System, Full System Upgrade, Standard Addressable, Upgrade/Install	6,422 SF	3	9605068
Equipment & Furnishings						

Component Condition Report | Luigi Aprea Elementary School / Luigi Aprea Elementary School - Building B

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
E2010	Classrooms General	Fair	Casework, Cabinetry, Standard	40 LF	3	9605088

Component Condition Report | Luigi Aprea Elementary School / Luigi Aprea Elementary School - Building C

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Facade						
B2010	Building Exterior	Fair	Exterior Walls, any painted surface, Prep & Paint	3,200 SF	4	9606991
B2020	Building Exterior	Fair	Glazing, any type by SF	1,100 SF	2	9607005
B2050	Building Exterior	Fair	Exterior Door, Steel, Commercial	5	11	9607007
Roofing						
B3010	Roof	Fair	Roofing, Single-Ply Membrane, TPO/PVC	1,200 SF	3	9606996
B3010	Roof	Fair	Roofing, Clay/Concrete Tile	6,100 SF	21	9607001
B3020	Roof	Fair	Roof Appurtenances, Gutters & Downspouts, Aluminum w/ Fittings	40 LF	3	9606994
B3080	Building Exterior	Fair	Soffit/Fascia, Metal	1,200 SF	3	9607006
Interiors						
C1070	Classrooms General	Fair	Suspended Ceilings, Acoustical Tile (ACT)	6,800 SF	3	9607000
C2010	Classrooms General	Fair	Wall Finishes, any surface, Prep & Paint	13,600 SF	3	9606998
C2030	Classrooms General	Fair	Flooring, Carpet, Commercial Standard	4,800 SF	3	9607009
C2030	Classrooms General	Fair	Flooring, Vinyl Tile (VCT)	2,000 SF	3	9606999
Plumbing						
D2010	Throughout Building	Fair	Plumbing System, Supply & Sanitary, Low Density (excludes fixtures)	6,814 SF	11	9606997
D2010	Classrooms General	Fair	Sink/Lavatory, Vanity Top, Enameled Steel	5	2	9607003
HVAC						
D3050	Throughout Building	Fair	HVAC System, Ductwork, Medium Density	6,814 SF	2	9607010
Electrical						
D5020	Electrical Room	Fair	Distribution Panel, 120/240 V, Residential Style	2	3	9607004

Component Condition Report | Luigi Aprea Elementary School / Luigi Aprea Elementary School - Building C

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D5030	Throughout Building	Fair	Electrical System, Wiring & Switches, Average or Low Density/Complexity	6,814 SF	11	9606993
D5040	Throughout Building	Fair	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures	6,814 SF	3	9606992
D5040	Building Exterior	Fair	Exterior Light, any type, w/ LED Replacement	4	3	9607002
Fire Alarm & Electronic Systems						
D6060	Throughout Building	Fair	Intercom/PA System, Public Address Upgrade, Facility-Wide	6,814 SF	3	9606990
D7050	Throughout Building	Fair	Fire Alarm System, Full System Upgrade, Standard Addressable, Upgrade/Install	6,814 SF	3	9607008
Equipment & Furnishings						
E2010	Throughout Building	Fair	Casework, Cabinetry, Standard	60 LF	3	9606995

Component Condition Report | Luigi Aprea Elementary School / Luigi Aprea Elementary School - Building D

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Facade						
B2010	Building Exterior	Fair	Exterior Walls, any painted surface, Prep & Paint	2,300 SF	4	9605236
B2020	Building Exterior	Fair	Glazing, any type by SF	1,000 SF	2	9605245
B2050	Building Exterior	Fair	Exterior Door, Steel, Commercial	5	11	9605233
Roofing						
B3010	Roof	Fair	Roofing, Single-Ply Membrane, TPO/PVC	500 SF	3	9605242
B3010	Roof	Fair	Roofing, Clay/Concrete Tile	3,900 SF	21	9605232
B3020	Roof	Fair	Roof Appurtenances, Gutters & Downspouts, Aluminum w/ Fittings	40 LF	3	9605253
B3080	Building Exterior	Fair	Soffit/Fascia, Metal	800 SF	3	9605255
Interiors						
C1070	Classrooms General	Fair	Suspended Ceilings, Acoustical Tile (ACT)	100 SF	3	9605241
C2010		Fair	Wall Finishes, any surface, Prep & Paint	3,800 SF	2	9607255
C2010	Restrooms	Fair	Wall Finishes, Ceramic Tile	1,300 SF	11	9605237
C2030	Classrooms General	Fair	Flooring, Vinyl Tile (VCT)	1,100 SF	3	9605250

Component Condition Report | Luigi Aprea Elementary School / Luigi Aprea Elementary School - Building D

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
C2030	Classrooms General	Fair	Flooring, Carpet, Commercial Standard	2,600 SF	2	9605229
Plumbing						
D2010	Utility Rooms/Areas	Fair	Water Heater, Electric, Commercial (12 kW)	1	3	9605230
D2010	Utility Rooms/Areas	Fair	Sink/Lavatory, Service Sink, Floor	1	6	9605251
D2010	Restrooms	Fair	Toilet, Commercial Water Closet	1	2	9605231
D2010	Throughout Building	Fair	Plumbing System, Supply & Sanitary, Low Density (excludes fixtures)	4,393 SF	11	9605225
D2010	Classrooms General	Fair	Sink/Lavatory, Vanity Top, Stainless Steel	1	2	9605227
D2010	Restrooms	Fair	Sink/Lavatory, Wall-Hung	1	2	9605252
HVAC						
D3050	Throughout Building	Fair	HVAC System, Ductwork, Medium Density	4,393 SF	2	9605243
Electrical						
D5020	Electrical Room	Fair	Distribution Panel, 120/208 V	1	3	9605244
D5030	Throughout Building	Fair	Electrical System, Wiring & Switches, Average or Low Density/Complexity	4,393 SF	11	9605240
D5040	Building Exterior	Fair	Exterior Light, any type, w/ LED Replacement	2	3	9605247
D5040	Throughout Building	Fair	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures	4,393 SF	3	9605224
Fire Alarm & Electronic Systems						
D6060	Throughout Building	Fair	Intercom/PA System, Public Address Upgrade, Facility-Wide	4,393 SF	3	9605235
D7050	Throughout Building	Fair	Fire Alarm System, Full System Upgrade, Standard Addressable, Upgrade/Install	4,393 SF	3	9605246
Equipment & Furnishings						
E2010	Throughout Building	Fair	Casework, Cabinetry, Standard	40 LF	3	9605249

Component Condition Report | Luigi Aprea Elementary School / Luigi Aprea Elementary School - Building E

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Facade						
B2010	Building Exterior	Fair	Exterior Walls, any painted surface, Prep & Paint	3,800 SF	4	9607107

Component Condition Report | Luigi Aprea Elementary School / Luigi Aprea Elementary School - Building E

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
B2020	Building Exterior	Fair	Glazing, any type by SF	1,300 SF	2	9607121
B2050	Building Exterior	Fair	Exterior Door, Steel, Commercial	6	11	9607117
Roofing						
B3010	Roof	Fair	Roofing, Clay/Concrete Tile	8,400 SF	21	9607101
B3010	Roof	Fair	Roofing, Single-Ply Membrane, TPO/PVC	2,200 SF	3	9607106
B3080	Building Exterior	Fair	Soffit/Fascia, Metal	1,400 SF	3	9607113
Interiors						
C1030	Classrooms General	Fair	Interior Door, Wood, Solid-Core Commercial	1	11	9607115
C1070	Classrooms General	Fair	Suspended Ceilings, Acoustical Tile (ACT)	6,700 SF	3	9607124
C2010	Classrooms General	Fair	Wall Finishes, any surface, Prep & Paint	15,800 SF	3	9607120
C2030	Classrooms General	Fair	Flooring, Vinyl Tile (VCT)	2,400 SF	3	9607104
C2030	Classrooms General	Fair	Flooring, Carpet, Commercial Standard	5,500 SF	3	9607102
C2050	Classrooms General	Fair	Ceiling Finishes, any flat surface, Prep & Paint	1,200 SF	3	9607108
Plumbing						
D2010	Throughout Building	Fair	Plumbing System, Supply & Sanitary, Low Density (excludes fixtures)	7,921 SF	11	9607112
D2010	Classrooms General	Fair	Sink/Lavatory, Vanity Top, Enameled Steel	6	2	9607118
HVAC						
D3050	Throughout Building	Fair	HVAC System, Ductwork, Medium Density	7,921 SF	2	9607105
Electrical						
D5020	Electrical Room	Fair	Distribution Panel, 120/208 V	1	3	9607122
D5030	Throughout Building	Fair	Electrical System, Wiring & Switches, Average or Low Density/Complexity	7,921 SF	11	9607114
D5040	Throughout Building	Fair	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures	7,921 SF	3	9607109
D5040	Building Exterior	Fair	Exterior Light, any type, w/ LED Replacement	3	3	9607103
Fire Alarm & Electronic Systems						
D6020	Utility Rooms/Areas	Fair	Low Voltage System, Phone & Data Lines	7,921 SF	3	9607119

Component Condition Report | Luigi Aprea Elementary School / Luigi Aprea Elementary School - Building E

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D6060	Throughout Building	Fair	Intercom/PA System, Public Address Upgrade, Facility-Wide	7,921 SF	3	9607111
D7030	Throughout Building	Fair	Security/Surveillance System, Full System Upgrade, Average Density	7,921 SF	3	9607110
D7050	Throughout Building	Fair	Fire Alarm System, Full System Upgrade, Standard Addressable, Upgrade/Install	7,921 SF	3	9607123
Equipment & Furnishings						
E2010	Throughout Building	Fair	Casework, Cabinetry, Standard	70 LF	3	9607116

Component Condition Report | Luigi Aprea Elementary School / Luigi Aprea Elementary School - Building F

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Facade						
B2010	Building Exterior	Fair	Exterior Walls, any painted surface, Prep & Paint	2,800 SF	4	9605295
B2020	Building Exterior	Fair	Glazing, any type by SF	900 SF	2	9605309
B2050	Building Exterior	Fair	Exterior Door, Aluminum-Framed & Glazed, Standard Swing	2	2	9605306
B2050	Building Exterior	Fair	Exterior Door, Steel, Commercial	9	11	9605311
Roofing						
B3010	Roof	Fair	Roofing, Single-Ply Membrane, TPO/PVC	1,200 SF	3	9605294
B3010	Roof	Fair	Roofing, Clay/Concrete Tile	5,500 SF	21	9605283
B3020	Roof	Fair	Roof Appurtenances, Gutters & Downspouts, Aluminum w/ Fittings	40 LF	3	9605290
B3080	Building Exterior	Fair	Soffit/Fascia, Metal	5,500 SF	3	9605286
Interiors						
C1030	Classrooms General	Fair	Interior Door, Wood, Solid-Core Commercial	4	11	9605304
C1070	Classrooms General	Fair	Suspended Ceilings, Acoustical Tile (ACT)	4,300 SF	3	9605293
C1090	Restrooms	Fair	Toilet Partitions, Plastic/Laminate	17	2	9605284
C2010	Classrooms General	Fair	Wall Finishes, any surface, Prep & Paint	8,700 SF	3	9605303
C2010	Restrooms	Fair	Wall Finishes, Ceramic Tile	1,500 SF	11	9605297
C2030	Classrooms General	Fair	Flooring, Vinyl Tile (VCT)	1,300 SF	3	9605299

Component Condition Report | Luigi Aprea Elementary School / Luigi Aprea Elementary School - Building F

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
C2030	Classrooms General	Fair	Flooring, Carpet, Commercial Standard	3,100 SF	3	9605296
C2030	Restrooms	Fair	Flooring, Ceramic Tile	800 SF	11	9605282
C2050	Classrooms General	Fair	Ceiling Finishes, any flat surface, Prep & Paint	800 SF	3	9605288
Plumbing						
D2010	Restrooms	Fair	Toilet, Commercial Water Closet	17	2	9605308
D2010	Restrooms	Fair	Urinal, Standard	6	2	9605300
D2010	Utility Rooms/Areas	Fair	Water Heater, Electric, Commercial (12 kW)	1	3	9605292
D2010	Restrooms	Fair	Sink/Lavatory, Wall-Hung	8	2	9605291
HVAC						
D3050	Throughout Building	Fair	HVAC System, Ductwork, Medium Density	5,098 SF	2	9605289
Electrical						
D5030	Throughout Building	Fair	Electrical System, Wiring & Switches, Average or Low Density/Complexity	5,098 SF	11	9605287
D5040	Throughout Building	Fair	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures	5,098 SF	3	9605302
D5040	Throughout Building	Fair	Emergency & Exit Lighting System, Full Interior Upgrade, LED	5,098 SF	3	9605310
Fire Alarm & Electronic Systems						
D6060	Throughout Building	Fair	Intercom/PA System, Public Address Upgrade, Facility-Wide	5,098 SF	3	9605285
D7030	Throughout Building	Fair	Security/Surveillance System, Full System Upgrade, Average Density	5,098 SF	3	9605305
D7050	Throughout Building	Fair	Fire Alarm System, Full System Upgrade, Standard Addressable, Upgrade/Install	5,098 SF	3	9605307
Equipment & Furnishings						
E2010	Library	Fair	Library Shelving, Double-Faced, up to 90" Height	90 LF	3	9605281
E2010	Library	Fair	Library Shelving, Single-Faced, up to 90" Height	120 LF	3	9605301
E2010	Library	Fair	Casework, Cabinetry, Standard	30 LF	3	9605298

Component Condition Report | Luigi Aprea Elementary School / Luigi Aprea Elementary School - Building G

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Facade						
B2010	Building Exterior	Fair	Exterior Walls, any painted surface, Prep & Paint	8,800 SF	4	9605325
B2020	Commercial Kitchen	Fair	Screens & Shutters, Rolling Security Shutter, 10 to 50 SF	1	3	9605322
B2020	Building Exterior	Fair	Glazing, any type by SF	500 SF	2	9605347
B2050	Building Exterior	Fair	Exterior Door, Steel, Commercial	14	11	9605321
B2050	Building Exterior	Fair	Exterior Door, Aluminum-Framed & Glazed, Standard Swing	4	2	9605335
Roofing						
B3010	Roof	Fair	Roofing, Clay/Concrete Tile	9,300 SF	21	9605352
B3020	Roof	Fair	Roof Appurtenances, Gutters & Downspouts, Aluminum w/ Fittings	40 LF	3	9605343
B3080	Building Exterior	Fair	Soffit/Fascia, Metal	1,070 SF	3	9605345
Interiors						
C1030	Classrooms General	Fair	Interior Door, Wood, Solid-Core Commercial	7	11	9605333
C1070	Classrooms General	Fair	Suspended Ceilings, Acoustical Tile (ACT)	7,600 SF	3	9605316
C1090	Restrooms	Fair	Toilet Partitions, Plastic/Laminate	1	3	9605342
C2010	Classrooms General	Fair	Wall Finishes, any surface, Prep & Paint	15,100 SF	3	9605339
C2010	Restrooms	Fair	Wall Finishes, Ceramic Tile	2,700 SF	11	9605319
C2030	Classrooms General	Fair	Flooring, Vinyl Tile (VCT)	7,600 SF	3	9605324
C2030	Restrooms	Fair	Flooring, Ceramic Tile	1,300 SF	11	9605332
C2050	Classrooms General	Fair	Ceiling Finishes, any flat surface, Prep & Paint	1,300 SF	3	9605341
Plumbing						
D2010	Restrooms	Fair	Sink/Lavatory, Wall-Hung	2	2	9605320
D2010		Fair	Drinking Fountain, Wall-Mounted, Bi-Level	1	3	9605337
D2010	Restrooms	Fair	Urinal, Standard	1	2	9605318
D2010	Restrooms	Fair	Toilet, Commercial Water Closet	2	2	9605344
D2010	Commercial Kitchen	Fair	Sink/Lavatory, Service Sink, Wall-Hung	1	6	9605334

Component Condition Report | Luigi Aprea Elementary School / Luigi Aprea Elementary School - Building G

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D2010	Throughout Building	Fair	Plumbing System, Supply & Sanitary, Low Density (excludes fixtures)	8,884 SF	11	9605314
HVAC						
D3030	Site General	Fair	Chiller, Air-Cooled	1	3	9605348
D3050	Throughout Building	Fair	HVAC System, Ductwork, Medium Density	8,884 SF	2	9605331
Fire Protection						
D4010	Utility Rooms/Areas	Fair	Supplemental Components, Fire Riser, Wet	1	11	9605328
D4010	Throughout Building	Fair	Fire Suppression System, Existing Sprinkler Heads, by SF	8,884 SF	3	9605330
Electrical						
D5020	Electrical Room	Fair	Distribution Panel, 120/208 V	1	3	9605315
D5030	Throughout Building	Fair	Electrical System, Wiring & Switches, Average or Low Density/Complexity	8,884 SF	11	9605340
D5040	Throughout Building	Fair	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures	8,884 SF	3	9605351
Fire Alarm & Electronic Systems						
D6060	Throughout Building	Fair	Intercom/PA System, Public Address Upgrade, Facility-Wide	8,884 SF	3	9605338
D7050	Throughout Building	Fair	Fire Alarm System, Full System Upgrade, Standard Addressable, Upgrade/Install	8,884 SF	3	9605350
Equipment & Furnishings						
E1030	Kitchen	Fair	Foodservice Equipment, Exhaust Hood, 3 to 6 LF	1	3	9605336
E1030	Kitchen	Fair	Foodservice Equipment, Food Warmer, Proofing Cabinet on Wheels	1	3	9605346
E1030	Kitchen	Fair	Foodservice Equipment, Dairy Cooler/Wells	2	3	9605317
E1030	Commercial Kitchen	Fair	Foodservice Equipment, Commercial Kitchen, 3-Bowl	1	2	9605329
E1030	Kitchen	Fair	Foodservice Equipment, Refrigerator, Undercounter 2-Door	1	3	9605323
E1030	Kitchen	Fair	Foodservice Equipment, Food Warmer, Proofing Cabinet on Wheels	2	3	9605349
Accessibility						
Y1040	Multi-Purpose Room	Fair	ADA Elevators, Wheelchair Lift, Up to One Floor, Install	1	3	9605326

Component Condition Report | Luigi Aprea Elementary School / Luigi Aprea Elementary School - Building H

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Facade						
B2010	Building Exterior	Fair	Exterior Walls, any painted surface, Prep & Paint	2,900 SF	4	9606064
B2020	Building Exterior	Fair	Glazing, any type by SF	1,000 SF	2	9606082
B2050	Building Exterior	Fair	Exterior Door, Aluminum-Framed & Glazed, Standard Swing	2	2	9606073
B2050	Building Exterior	Fair	Exterior Door, Steel, Commercial	5	11	9606075
Roofing						
B3010	Roof	Fair	Roofing, Clay/Concrete Tile	7,000 SF	21	9606072
B3020	Roof	Fair	Roof Appurtenances, Gutters & Downspouts, Aluminum w/ Fittings	40 LF	2	9606084
B3080	Building Exterior	Fair	Soffit/Fascia, Metal	750 SF	3	9606066
Interiors						
C1030	Classrooms General	Fair	Interior Door, Aluminum-Framed & Glazed, Standard Swing	1	11	9606057
C1030	Throughout Building	Fair	Interior Door, Wood, Solid-Core	4	11	9606063
C1070	Classrooms General	Fair	Suspended Ceilings, Acoustical Tile (ACT)	5,200 SF	2	9606071
C1090	Restrooms	Fair	Toilet Partitions, Plastic/Laminate	4	2	9606051
C2010	Classrooms General	Fair	Wall Finishes, any surface, Prep & Paint	13,100 SF	2	9606067
C2030	Classrooms General	Fair	Flooring, Vinyl Tile (VCT)	1,600 SF	3	9606054
C2030	Classrooms General	Fair	Flooring, Ceramic Tile	700 SF	11	9606053
C2030	Classrooms General	Fair	Flooring, Carpet, Commercial Standard	4,200 SF	3	9606083
C2050	Classrooms General	Fair	Ceiling Finishes, any flat surface, Prep & Paint	1,300 SF	2	9606077
Plumbing						
D2010	Restrooms	Fair	Toilet, Commercial Water Closet	5	2	9606070
D2010	Restrooms	Fair	Sink/Lavatory, Wall-Hung	4	2	9606074
D2010	Breakroom	Fair	Sink/Lavatory, Vanity Top, Stainless Steel	1	2	9606056
D2010	Throughout Building	Fair	Plumbing System, Supply & Sanitary, Low Density (excludes fixtures)	6,526 SF	11	9606078
D2010	Restrooms	Fair	Urinal, Standard	1	2	9606055

Component Condition Report | Luigi Aprea Elementary School / Luigi Aprea Elementary School - Building H

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
HVAC						
D3050	Throughout Building	Fair	HVAC System, Ductwork, Medium Density	6,526 SF	2	9606052
Electrical						
D5020	Electrical Room	Fair	Distribution Panel, 120/208 V, 400 AMP	1	2	9606076
D5030	Throughout Building	Fair	Electrical System, Wiring & Switches, Average or Low Density/Complexity	6,526 SF	11	9606081
D5040	Throughout Building	Fair	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures	6,526 SF	2	9606080
D5040	Throughout Building	Fair	Emergency & Exit Lighting System, Full Interior Upgrade, LED	6,526 SF	2	9606065
Fire Alarm & Electronic Systems						
D6020	Utility Rooms/Areas	Fair	Low Voltage System, Facility-Wide, Phone & Data Lines	6,526 SF	2	9606058
D6060	Office Areas	Fair	Clock System, Time Control Clock	1	2	9606079
D6060	Throughout Building	Fair	Intercom/PA System, Public Address Upgrade, Facility-Wide	6,526 SF	2	9606069
D7030	Throughout Building	Fair	Security/Surveillance System, Full System Upgrade, Average Density	6,526 SF	2	9606060
D7050	Throughout Building	Fair	Fire Alarm System, Full System Upgrade, Standard Addressable, Upgrade/Install	6,526 SF	2	9606061
D7050	Mechanical Room	Fair	Fire Alarm Panel, Multiplex	3	2	9606059
Equipment & Furnishings						
E1040	Office Areas	Fair	Healthcare Equipment, Defibrillator (AED), Cabinet-Mounted	1	3	9606062
E2010	Classrooms General	Fair	Casework, Cabinetry, Standard	76 LF	2	9606068

Component Condition Report | Luigi Aprea Elementary School / Luigi Aprea Elementary School - Portable 22

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Facade						
B2010	Building Exterior	Fair	Exterior Walls, any painted surface, Prep & Paint	1,300 SF	4	9606356
B2020	Building Exterior	Fair	Glazing, any type by SF	400 SF	2	9606357
B2050	Building Exterior	Fair	Exterior Door, Steel, Commercial	1	12	9606366
Roofing						

Component Condition Report | Luigi Aprea Elementary School / Luigi Aprea Elementary School - Portable 22

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
B3010	Roof	Fair	Roofing, Metal Standing Seam	1,224 SF	11	9606355
B3080	Building Exterior	Fair	Soffit/Fascia, Metal	100 SF	3	9606367
Interiors						
C1070	Classrooms General	Fair	Suspended Ceilings, Acoustical Tile (ACT)	1,100 SF	3	9606370
C2010	Classrooms General	Fair	Wall Finishes, Vinyl	2,200 SF	3	9606368
C2030	Classrooms General	Fair	Flooring, Carpet, Commercial Standard	900 SF	3	9606360
C2030	Classrooms General	Fair	Flooring, Vinyl Tile (VCT)	200 SF	3	9606362
HVAC						
D3030	Building Exterior	Fair	Heat Pump, Packaged & Wall-Mounted, 2.5 to 3 TON	1	2	9606358
D3050	Throughout Building	Fair	HVAC System, Ductwork, Medium Density	1,124 SF	2	9606361
Electrical						
D5020	Classrooms General	Fair	Distribution Panel, 120/240 V, Residential Style, 125 AMP	1	2	9606364
D5030	Throughout Building	Fair	Electrical System, Wiring & Switches, Average or Low Density/Complexity	1,124 SF	11	9606359
D5040	Throughout Building	Fair	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures	1,124 SF	2	9606365
Fire Alarm & Electronic Systems						
D6020	Classrooms General	Fair	Low Voltage System, Facility-Wide, Phone & Data Lines	1,124 SF	2	9606363
D6060	Throughout Building	Fair	Intercom/PA System, Public Address Upgrade, Facility-Wide	1,124 SF	2	9606354
D7030	Throughout Building	Fair	Security/Surveillance System, Full System Upgrade, Average Density	1,124 SF	2	9606353
D7050	Throughout Building	Fair	Fire Alarm System, Full System Upgrade, Standard Addressable, Upgrade/Install	1,124 SF	2	9606369
Equipment & Furnishings						
E2010	Classrooms General	Fair	Casework, Cabinetry, Standard	40 LF	2	9606352

Component Condition Report | Luigi Aprea Elementary School / Luigi Aprea Elementary School - Portable 23

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

Component Condition Report | Luigi Aprea Elementary School / Luigi Aprea Elementary School - Portable 23

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
B2010	Building Exterior	Fair	Exterior Walls, any painted surface, Prep & Paint	1,300 SF	4	9606385
B2020	Building Exterior	Fair	Glazing, any type by SF	400 SF	2	9606386
B2050	Building Exterior	Fair	Exterior Door, Steel, Commercial	1	12	9606371
Roofing						
B3010	Roof	Fair	Roofing, Metal	1,200 SF	12	9606382
B3080	Building Exterior	Fair	Soffit/Fascia, Metal	100 SF	3	9606381
Interiors						
C1070	Classrooms General	Fair	Suspended Ceilings, Acoustical Tile (ACT)	1,100 SF	3	9606380
C2010	Classrooms General	Fair	Wall Finishes, Vinyl	2,200 SF	3	9606387
C2030	Classrooms General	Fair	Flooring, Carpet, Commercial Standard	1,100 SF	3	9606379
Plumbing						
D2010	Throughout Building	Fair	Plumbing System, Supply & Sanitary, Low Density (excludes fixtures)	1,100 SF	12	9606377
D2010	Classrooms General	Fair	Sink/Lavatory, Vanity Top, Stainless Steel	1	2	9606384
HVAC						
D3030	Building Exterior	Fair	Heat Pump, Packaged & Wall-Mounted	1	3	9606374
D3050	Throughout Building	Fair	HVAC System, Ductwork, Medium Density	1,100 SF	2	9606378
Electrical						
D5030	Throughout Building	Fair	Electrical System, Wiring & Switches, Average or Low Density/Complexity	1,100 SF	12	9606372
D5040	Throughout Building	Fair	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures	1,100 SF	3	9606373
Fire Alarm & Electronic Systems						
D6060	Throughout Building	Fair	Intercom/PA System, Public Address Upgrade, Facility-Wide	1,100 SF	3	9606383
D7050	Throughout Building	Fair	Fire Alarm System, Full System Upgrade, Standard Addressable, Upgrade/Install	1,100 SF	3	9606376
Equipment & Furnishings						
E2010	Classrooms General	Fair	Casework, Cabinetry, Standard	45 LF	3	9606375

Component Condition Report | Luigi Aprea Elementary School / Luigi Aprea Elementary School - Portable 24

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Facade						
B2010	Building Exterior	Fair	Exterior Walls, any painted surface, Prep & Paint	1,300 SF	4	9606397
B2020	Building Exterior	Fair	Glazing, any type by SF	400 SF	2	9606389
B2050	Building Exterior	Fair	Exterior Door, Steel, Commercial	1	12	9606399
Roofing						
B3010	Roof	Fair	Roofing, Metal	1,287 SF	12	9606395
B3080	Building Exterior	Fair	Soffit/Fascia, Metal	100 SF	3	9606392
Interiors						
C1070	Classrooms General	Fair	Suspended Ceilings, Acoustical Tile (ACT)	1,200 SF	3	9606394
C2010	Classrooms General	Fair	Wall Finishes, Vinyl	2,400 SF	3	9606390
C2030	Classrooms General	Fair	Flooring, Vinyl Tile (VCT)	100 SF	3	9606398
C2030	Classrooms General	Fair	Flooring, Carpet, Commercial Standard	1,100 SF	2	9606405
Plumbing						
D2010	Classrooms General	Fair	Sink/Lavatory, Vanity Top, Stainless Steel	1	2	9606403
D2010	Throughout Building	Fair	Plumbing System, Supply & Sanitary, Low Density (excludes fixtures)	1,187 SF	12	9606402
HVAC						
D3030	Building Exterior	Fair	Heat Pump, Packaged & Wall-Mounted	1	3	9606401
D3050	Throughout Building	Fair	HVAC System, Ductwork, Medium Density	1,187 SF	2	9606393
Electrical						
D5030	Throughout Building	Fair	Electrical System, Wiring & Switches, Average or Low Density/Complexity	1,187 SF	12	9606396
D5040	Throughout Building	Fair	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures	1,187 SF	3	9606404
Fire Alarm & Electronic Systems						
D6060	Throughout Building	Fair	Intercom/PA System, Public Address Upgrade, Facility-Wide	1,187 SF	3	9606400
D7050	Throughout Building	Fair	Fire Alarm System, Full System Upgrade, Standard Addressable, Upgrade/Install	1,187 SF	3	9606391
Equipment & Furnishings						

Component Condition Report | Luigi Aprea Elementary School / Luigi Aprea Elementary School - Portable 24

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
E2010	Classrooms General	Fair	Casework, Cabinetry, Standard	8 LF	3	9606406

Component Condition Report | Luigi Aprea Elementary School / Luigi Aprea Elementary School - Portable 25

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Facade						
B2010	Building Exterior	Fair	Exterior Walls, any painted surface, Prep & Paint	1,300 SF	4	9606416
B2020	Building Exterior	Fair	Glazing, any type by SF	400 SF	2	9606422
B2050	Building Exterior	Fair	Exterior Door, Steel, Commercial	1	12	9606415
Roofing						
B3010	Roof	Fair	Roofing, Metal	1,288 SF	12	9606408
B3080	Building Exterior	Fair	Soffit/Fascia, Metal	100 SF	3	9606412
Interiors						
C1070	Classrooms General	Fair	Suspended Ceilings, Acoustical Tile (ACT)	1,200 SF	3	9606424
C2010	Classrooms General	Fair	Wall Finishes, Vinyl	2,400 SF	3	9606419
C2030	Classrooms General	Fair	Flooring, Carpet, Commercial Standard	1,200 SF	2	9606421
Plumbing						
D2010	Classrooms General	Fair	Sink/Lavatory, Vanity Top, Stainless Steel	1	2	9606411
D2010	Throughout Building	Fair	Plumbing System, Supply & Sanitary, Low Density (excludes fixtures)	1,188 SF	12	9606413
HVAC						
D3030	Building Exterior	Fair	Heat Pump, Packaged & Wall-Mounted	1	3	9606423
D3050	Throughout Building	Fair	HVAC System, Ductwork, Medium Density	1,188 SF	3	9606410
Electrical						
D5030	Throughout Building	Fair	Electrical System, Wiring & Switches, Average or Low Density/Complexity	1,188 SF	12	9606420
D5040	Throughout Building	Fair	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures	1,188 SF	3	9606409
Fire Alarm & Electronic Systems						

Component Condition Report | Luigi Aprea Elementary School / Luigi Aprea Elementary School - Portable 25

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D6060	Throughout Building	Fair	Intercom/PA System, Public Address Upgrade, Facility-Wide	1,188 SF	3	9606417
D7050	Throughout Building	Fair	Fire Alarm System, Full System Upgrade, Standard Addressable, Upgrade/Install	1,188 SF	3	9606418
Equipment & Furnishings						
E1030	Kitchen	Fair	Foodservice Equipment, Refrigerator, 1-Door Reach-In	1	3	9606407
E2010	Classrooms General	Fair	Casework, Cabinetry, Standard	8 LF	3	9606414

Component Condition Report | Luigi Aprea Elementary School / Luigi Aprea Elementary School - Portable 26

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Facade						
B2010	Building Exterior	Fair	Exterior Walls, any painted surface, Prep & Paint	1,300 SF	4	9606425
B2020	Building Exterior	Fair	Glazing, any type by SF	400 SF	2	9606439
B2050	Building Exterior	Fair	Exterior Door, Steel, Commercial	1	12	9606436
Roofing						
B3010	Roof	Fair	Roofing, Metal	1,212 SF	12	9606438
B3080	Building Exterior	Fair	Soffit/Fascia, Metal	100 SF	3	9606430
Interiors						
C1070	Classrooms General	Fair	Suspended Ceilings, Acoustical Tile (ACT)	1,100 SF	3	9606429
C2010	Classrooms General	Fair	Wall Finishes, Vinyl	2,200 SF	3	9606435
C2030	Classrooms General	Fair	Flooring, Carpet, Commercial Standard	1,112 SF	2	9606427
Plumbing						
D2010	Throughout Building	Fair	Plumbing System, Supply & Sanitary, Low Density (excludes fixtures)	1,112 SF	12	9606428
D2010	Classrooms General	Fair	Sink/Lavatory, Vanity Top, Stainless Steel	1	2	9606437
HVAC						
D3030	Building Exterior	Fair	Heat Pump, Packaged & Wall-Mounted	1	3	9606433
D3050	Throughout Building	Fair	HVAC System, Ductwork, Medium Density	1,112 SF	2	9606432

Component Condition Report | Luigi Aprea Elementary School / Luigi Aprea Elementary School - Portable 26

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Electrical						
D5030	Throughout Building	Fair	Electrical System, Wiring & Switches, Average or Low Density/Complexity	1,112 SF	12	9606426
D5040	Throughout Building	Fair	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures	1,112 SF	3	9606440
Fire Alarm & Electronic Systems						
D6060	Throughout Building	Fair	Intercom/PA System, Public Address Upgrade, Facility-Wide	1,112 SF	3	9606431
D7050	Throughout Building	Fair	Fire Alarm System, Full System Upgrade, Standard Addressable, Upgrade/Install	1,112 SF	3	9606441
Equipment & Furnishings						
E2010	Classrooms General	Fair	Casework, Cabinetry, Standard	8 LF	3	9606434

Component Condition Report | Luigi Aprea Elementary School / Luigi Aprea Elementary School - Portable 27

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Facade						
B2010	Building Exterior	Fair	Exterior Walls, any painted surface, Prep & Paint	1,300 SF	4	9606454
B2020	Building Exterior	Fair	Glazing, any type by SF	400 SF	2	9606451
B2050	Building Exterior	Fair	Exterior Door, Steel, Commercial	1	12	9606453
Roofing						
B3010	Roof	Fair	Roofing, Metal	1,240 SF	12	9606456
B3080	Building Exterior	Fair	Soffit/Fascia, Metal	100 SF	3	9606446
Interiors						
C1070	Classrooms General	Fair	Suspended Ceilings, Acoustical Tile (ACT)	1,100 SF	3	9606459
C2010	Classrooms General	Fair	Wall Finishes, Vinyl	2,300 SF	3	9606449
C2030	Classrooms General	Fair	Flooring, Carpet, Commercial Standard	1,100 SF	3	9606444
Plumbing						
D2010	Classrooms General	Fair	Sink/Lavatory, Vanity Top, Stainless Steel	1	2	9606457
D2010	Throughout Building	Fair	Plumbing System, Supply & Sanitary, Low Density (excludes fixtures)	1,140 SF	12	9606455

Component Condition Report | Luigi Aprea Elementary School / Luigi Aprea Elementary School - Portable 27

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
HVAC						
D3030	Building Exterior	Fair	Heat Pump, Packaged & Wall-Mounted	1	3	9606450
D3050	Throughout Building	Fair	HVAC System, Ductwork, Medium Density	1,140 SF	2	9606460
Electrical						
D5030	Throughout Building	Fair	Electrical System, Wiring & Switches, Average or Low Density/Complexity	1,140 SF	12	9606448
D5040	Throughout Building	Fair	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures	1,140 SF	3	9606458
Fire Alarm & Electronic Systems						
D6020	Classrooms General	Fair	Low Voltage System, Phone & Data Lines	1,140 SF	3	9606443
D6060	Throughout Building	Fair	Intercom/PA System, Public Address Upgrade, Facility-Wide	1,140 SF	3	9606447
D7050	Throughout Building	Fair	Fire Alarm System, Full System Upgrade, Standard Addressable, Upgrade/Install	1,140 SF	3	9606445
Equipment & Furnishings						
E2010	Classrooms General	Fair	Casework, Cabinetry, Standard	8 LF	3	9606452

Component Condition Report | Luigi Aprea Elementary School / Luigi Aprea Elementary School - Portable 28

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Facade						
B2010	Building Exterior	Fair	Exterior Walls, any painted surface, Prep & Paint	1,300 SF	4	9606470
B2020	Building Exterior	Fair	Glazing, any type by SF	400 SF	2	9606472
B2050	Building Exterior	Fair	Exterior Door, Steel, Commercial	1	12	9606475
Roofing						
B3010	Roof	Fair	Roofing, Metal	1,300 SF	12	9606468
B3080	Building Exterior	Fair	Soffit/Fascia, Metal	100 SF	3	9606462
Interiors						
C1070	Classrooms General	Fair	Suspended Ceilings, Acoustical Tile (ACT)	1,200 SF	3	9606466
C2010	Classrooms General	Fair	Wall Finishes, Vinyl	2,400 SF	3	9606467

Component Condition Report | Luigi Aprea Elementary School / Luigi Aprea Elementary School - Portable 28

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
C2030	Classrooms General	Fair	Flooring, Carpet, Commercial Standard	1,200 SF	3	9606473
Plumbing						
D2010	Classrooms General	Fair	Sink/Lavatory, Vanity Top, Stainless Steel	1	2	9606463
D2010	Throughout Building	Fair	Plumbing System, Supply & Sanitary, Low Density (excludes fixtures)	1,200 SF	12	9606474
HVAC						
D3030	Building Exterior	Fair	Heat Pump, Packaged & Wall-Mounted	1	3	9606469
D3050	Throughout Building	Fair	HVAC System, Ductwork, Medium Density	1,200 SF	2	9606461
Electrical						
D5030	Throughout Building	Fair	Electrical System, Wiring & Switches, Average or Low Density/Complexity	1,200 SF	12	9606476
D5040	Throughout Building	Fair	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures	1,200 SF	3	9606471
Fire Alarm & Electronic Systems						
D6060	Throughout Building	Fair	Intercom/PA System, Public Address Upgrade, Facility-Wide	1,200 SF	3	9606465
D7050	Throughout Building	Fair	Fire Alarm System, Full System Upgrade, Standard Addressable, Upgrade/Install	1,200 SF	3	9606477
Equipment & Furnishings						
E2010	Classrooms General	Fair	Casework, Cabinetry, Standard	3 LF	3	9606464

Component Condition Report | Luigi Aprea Elementary School / Luigi Aprea Elementary School - Portable 29

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Facade						
B2010	Building Exterior	Fair	Exterior Walls, any painted surface, Prep & Paint	1,400 SF	4	9606492
B2020	Building Exterior	Fair	Glazing, any type by SF	300 SF	2	9606482
B2050	Building Exterior	Fair	Exterior Door, Steel, Commercial	1	12	9606489
Roofing						
B3010	Roof	Fair	Roofing, Metal	1,300 SF	12	9606483
B3080	Building Exterior	Fair	Soffit/Fascia, Metal	100 SF	3	9606488

Component Condition Report | Luigi Aprea Elementary School / Luigi Aprea Elementary School - Portable 29

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Interiors						
C1070	Classrooms General	Fair	Suspended Ceilings, Acoustical Tile (ACT)	1,200 SF	3	9606481
C2010	Classrooms General	Fair	Wall Finishes, Vinyl	2,400 SF	3	9606479
C2030	Classrooms General	Fair	Flooring, Carpet, Commercial Standard	1,200 SF	2	9606486
HVAC						
D3030	Building Exterior	Fair	Heat Pump, Packaged & Wall-Mounted	1	3	9606487
D3050	Throughout Building	Fair	HVAC System, Ductwork, Medium Density	1,200 SF	2	9606480
Electrical						
D5030	Throughout Building	Fair	Electrical System, Wiring & Switches, Average or Low Density/Complexity	1,200 SF	12	9606485
D5040	Throughout Building	Fair	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures	1,200 SF	3	9606490
Fire Alarm & Electronic Systems						
D6060	Throughout Building	Fair	Intercom/PA System, Public Address Upgrade, Facility-Wide	1,200 SF	3	9606484
D7050	Throughout Building	Fair	Fire Alarm System, Full System Upgrade, Standard Addressable, Upgrade/Install	1,200 SF	3	9606491

Component Condition Report | Luigi Aprea Elementary School / Luigi Aprea Elementary School - Portable PS1-PS2

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Facade						
B2010	Building Exterior	Fair	Exterior Walls, any painted surface, Prep & Paint	2,000 SF	4	9606569
B2020	Building Exterior	Fair	Glazing, any type by SF	300 SF	2	9606591
B2050	Building Exterior	Fair	Exterior Door, Steel, Commercial	2	12	9606577
Roofing						
B3010	Roof	Fair	Roofing, Metal	2,400 SF	12	9606584
B3080	Building Exterior	Fair	Soffit/Fascia, Metal	200 SF	3	9606576
Interiors						
C1070	Classrooms General	Fair	Suspended Ceilings, Acoustical Tile (ACT)	2,200 SF	3	9606585

Component Condition Report | Luigi Aprea Elementary School / Luigi Aprea Elementary School - Portable PS1-PS2

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
C1090	Restrooms	Fair	Toilet Partitions, Plastic/Laminate	4	3	9606588
C2010	Classrooms General	Fair	Wall Finishes, Vinyl	3,600 SF	3	9606571
C2010	Restrooms	Fair	Wall Finishes, Laminated Paneling (FRP)	900 SF	2	9606566
C2030	Restrooms	Fair	Flooring, Vinyl Sheeting	300 SF	3	9606586
C2030	Classrooms General	Fair	Flooring, Carpet, Commercial Standard	1,500 SF	3	9606583
C2030	Restrooms	Fair	Flooring, Wood, Strip	300 SF	2	9606574
Plumbing						
D2010	Restrooms	Fair	Toilet, Commercial Water Closet	4	2	9606579
D2010	Throughout Building	Fair	Plumbing System, Supply & Sanitary, Low Density (excludes fixtures)	2,230 SF	12	9606581
D2010	Classrooms General	Fair	Drinking Fountain, Wall-Mounted, Bi-Level	1	3	9606573
D2010	Restrooms	Fair	Sink/Lavatory, Wall-Hung	2	2	9606565
D2010	Classrooms General	Fair	Sink/Lavatory, Vanity Top, Stainless Steel	1	2	9606578
HVAC						
D3030	Building Exterior	Fair	Heat Pump, Packaged & Wall-Mounted	2	3	9606587
D3050	Throughout Building	Fair	HVAC System, Ductwork, Medium Density	2,230 SF	2	9606572
Electrical						
D5020	Classrooms General	Fair	Distribution Panel, 120/240 V, Residential Style	1	2	9606582
D5030	Throughout Building	Fair	Electrical System, Wiring & Switches, Average or Low Density/Complexity	2,230 SF	12	9606589
D5040	Throughout Building	Fair	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures	2,230 SF	3	9606590
Fire Alarm & Electronic Systems						
D6020	Throughout Building	Fair	Low Voltage System, Phone & Data Lines	2,230 SF	3	9606580
D7050	Throughout Building	Fair	Fire Alarm System, Full System Upgrade, Standard Addressable, Upgrade/Install	2,230 SF	3	9606575
D7050	Classrooms General	Fair	Fire Alarm Panel, Multiplex	1	3	9606570
Equipment & Furnishings						
E1030	Classrooms General	Fair	Foodservice Equipment, Range/Oven, 4-Burner	1	3	9606568

Component Condition Report | Luigi Aprea Elementary School / Luigi Aprea Elementary School - Portable PS1-PS2

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
E2010	Commercial Kitchen	Fair	Casework, Cabinetry, Standard	24 LF	3	9606567

Component Condition Report | Luigi Aprea Elementary School / Luigi Aprea Elementary School - Portable TK1

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Facade						
B2010	Building Exterior	Fair	Exterior Walls, any painted surface, Prep & Paint	1,400 SF	4	9606506
B2020	Building Exterior	Fair	Glazing, any type by SF	300 SF	2	9606499
B2050	Building Exterior	Fair	Exterior Door, Steel, Commercial	1	12	9606512
Roofing						
B3010	Roof	Fair	Roofing, Metal	1,250 SF	12	9606498
B3080	Building Exterior	Fair	Soffit/Fascia, Metal	100 SF	3	9606508
Interiors						
C1070	Classrooms General	Fair	Suspended Ceilings, Acoustical Tile (ACT)	1,150 SF	3	9606497
C1090	Restrooms	Fair	Toilet Partitions, Plastic/Laminate	1	3	9606507
C2010	Restrooms	Fair	Wall Finishes, Laminated Paneling (FRP)	500 SF	2	9606504
C2010	Classrooms General	Fair	Wall Finishes, Vinyl	1,800 SF	3	9606510
C2030	Restrooms	Fair	Flooring, Vinyl Sheeting	200 SF	3	9606503
C2030	Classrooms General	Fair	Flooring, Vinyl Tile (VCT)	100 SF	3	9606496
C2030	Classrooms General	Fair	Flooring, Carpet, Commercial Standard	900 SF	2	9606501
Plumbing						
D2010	Throughout Building	Fair	Plumbing System, Supply & Sanitary, Low Density (excludes fixtures)	1,150 SF	12	9606500
D2010	Restrooms	Fair	Sink/Lavatory, Wall-Hung	1	2	9606505
D2010	Classrooms General	Fair	Sink/Lavatory, Vanity Top, Stainless Steel	1	2	9606509
D2010	Restrooms	Fair	Toilet, Child-Sized	1	2	9606493
HVAC						

Component Condition Report | Luigi Aprea Elementary School / Luigi Aprea Elementary School - Portable TK1

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D3030	Building Exterior	Fair	Heat Pump, Packaged & Wall-Mounted	1	3	9606515
D3050	Throughout Building	Fair	HVAC System, Ductwork, Medium Density	1,150 SF	2	9606511
Electrical						
D5030	Throughout Building	Fair	Electrical System, Wiring & Switches, Average or Low Density/Complexity	1,150 SF	12	9606513
D5040	Throughout Building	Fair	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures	1,150 SF	3	9606514
Fire Alarm & Electronic Systems						
D6020	Classrooms General	Fair	Low Voltage System, Phone & Data Lines	1,150 SF	3	9606494
D6060	Throughout Building	Fair	Intercom/PA System, Public Address Upgrade, Facility-Wide	1,150 SF	3	9606502
D7050	Throughout Building	Fair	Fire Alarm System, Full System Upgrade, Standard Addressable, Upgrade/Install	1,150 SF	3	9606516
Equipment & Furnishings						
E2010	Classrooms General	Fair	Casework, Cabinetry, Standard	8 LF	3	9606495

Component Condition Report | Luigi Aprea Elementary School / Luigi Aprea Elementary School - Portable TK2

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Facade						
B2010	Building Exterior	Fair	Exterior Walls, any painted surface, Prep & Paint	1,400 SF	4	9606540
B2020	Building Exterior	Fair	Glazing, any type by SF	300 SF	2	9606524
B2050	Building Exterior	Fair	Exterior Door, Steel, Commercial	1	12	9606520
Roofing						
B3010	Roof	Fair	Roofing, Metal	1,250 SF	12	9606526
B3080	Building Exterior	Fair	Soffit/Fascia, Metal	100 SF	3	9606529
Interiors						
C1070	Classrooms General	Fair	Suspended Ceilings, Acoustical Tile (ACT)	1,200 SF	3	9606537
C2010	Classrooms General	Fair	Wall Finishes, Vinyl	1,800 SF	3	9606519
C2010	Restrooms	Fair	Wall Finishes, Laminated Paneling (FRP)	500 SF	2	9606535

Component Condition Report | Luigi Aprea Elementary School / Luigi Aprea Elementary School - Portable TK2

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
C2030	Classrooms General	Fair	Flooring, Carpet, Commercial Standard	900 SF	2	9606539
C2030	Classrooms General	Fair	Flooring, Vinyl Tile (VCT)	100 SF	3	9606534
C2030	Restrooms	Fair	Flooring, Vinyl Sheeting	200 SF	3	9606525
Plumbing						
D2010	Classrooms General	Fair	Sink/Lavatory, Vanity Top, Stainless Steel	1	2	9606523
D2010	Throughout Building	Fair	Plumbing System, Supply & Sanitary, Low Density (excludes fixtures)	1,150 SF	12	9606538
D2010	Restrooms	Fair	Toilet, Child-Sized	1	2	9606536
D2010	Restrooms	Fair	Sink/Lavatory, Wall-Hung	1	2	9606532
HVAC						
D3030	Building Exterior	Fair	Heat Pump, Packaged & Wall-Mounted	1	3	9606528
D3050	Throughout Building	Fair	HVAC System, Ductwork, Medium Density	1,150 SF	2	9606531
Electrical						
D5030	Throughout Building	Fair	Electrical System, Wiring & Switches, Average or Low Density/Complexity	1,150 SF	12	9606527
D5040	Throughout Building	Fair	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures	1,150 SF	3	9606533
Fire Alarm & Electronic Systems						
D6060	Throughout Building	Fair	Intercom/PA System, Public Address Upgrade, Facility-Wide	1,150 SF	3	9606521
D7050	Throughout Building	Fair	Fire Alarm System, Full System Upgrade, Standard Addressable, Upgrade/Install	1,150 SF	3	9606530
Equipment & Furnishings						
E2010	Classrooms General	Fair	Casework, Cabinetry, Standard	12 LF	3	9606522

Component Condition Report | Luigi Aprea Elementary School / Luigi Aprea Elementary School - Portable TK3

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Facade						
B2010	Building Exterior	Fair	Exterior Walls, any painted surface, Prep & Paint	1,300 SF	4	9606544
B2020	Building Exterior	Fair	Glazing, any type by SF	400 SF	2	9606564

Component Condition Report | Luigi Aprea Elementary School / Luigi Aprea Elementary School - Portable TK3

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
B2050	Building Exterior	Fair	Exterior Door, Steel, Commercial	1	12	9606543
Roofing						
B3010	Roof	Fair	Roofing, Metal	1,250 SF	12	9606553
B3080	Building Exterior	Fair	Soffit/Fascia, Metal	100 SF	3	9606559
Interiors						
C1070	Classrooms General	Fair	Suspended Ceilings, Acoustical Tile (ACT)	1,200 SF	3	9606562
C2010	Classrooms General	Fair	Wall Finishes, Vinyl	1,800 SF	3	9606542
C2010	Restrooms	Fair	Wall Finishes, Laminated Paneling (FRP)	500 SF	2	9606563
C2030	Classrooms General	Fair	Flooring, Carpet, Commercial Standard	900 SF	3	9606557
C2030		Fair	Flooring, Vinyl Sheeting	200 SF	3	9606545
C2030	Restrooms	Fair	Flooring, Vinyl Tile (VCT)	100 SF	3	9606554
Plumbing						
D2010	Restrooms	Fair	Toilet, Child-Sized	1	2	9606551
D2010	Classrooms General	Fair	Sink/Lavatory, Vanity Top, Stainless Steel	1	2	9606552
D2010	Restrooms	Fair	Sink/Lavatory, Wall-Hung	1	2	9606561
D2010	Throughout Building	Fair	Plumbing System, Supply & Sanitary, Low Density (excludes fixtures)	1,150 SF	12	9606546
HVAC						
D3030	Building Exterior	Fair	Heat Pump, Packaged & Wall-Mounted	1	3	9606548
D3050	Throughout Building	Fair	HVAC System, Ductwork, Medium Density	1,150 SF	2	9606558
Electrical						
D5030	Throughout Building	Fair	Electrical System, Wiring & Switches, Average or Low Density/Complexity	1,150 SF	12	9606547
D5040	Throughout Building	Fair	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures	1,150 SF	3	9606555
Fire Alarm & Electronic Systems						
D6060	Throughout Building	Fair	Intercom/PA System, Public Address Upgrade, Facility-Wide	1,150 SF	3	9606556
D7030		Fair	Security/Surveillance System, Full System Upgrade, Average Density	1,150 SF	3	9606549

Component Condition Report | Luigi Aprea Elementary School / Luigi Aprea Elementary School - Portable TK3

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	1,150 SF	3	9606560

Equipment & Furnishings

E2010	Classrooms General	Fair	Casework, Cabinetry, Standard	12 LF	3	9606550
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Component Condition Report | Luigi Aprea Elementary School / Luigi Aprea Elementary School - Site

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

D3010	Site	Fair	Meter, w/ Digital Pulser, Natural Gas	1	2	9606613
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Electrical

D5020	Site General	Fair	Supplemental Components, Circuit Breaker/Disconnect	2	2	9606599
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D5020	Site General	Fair	Switchboard, 120/208 V	1	11	9606598
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Special Construction & Demo

F1020	Site General	Fair	Shed/Gazebo/Shade Structure, Wood or Metal-Framed, Basic/Minimal	50 SF	2	9606607
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Pedestrian Plazas & Walkways

G2020	Site Parking Areas	Fair	Parking Lots, Pavement, Asphalt, Mill & Overlay	23,200 SF	3	9606597
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G2020	Site Parking Areas	Fair	Parking Lots, Pavement, Asphalt, Seal & Stripe	23,200 SF	3	9606608
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G2030	Site Parking Areas	Fair	Sidewalk, Concrete, Large Areas	18,300 SF	21	9606610
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Athletic, Recreational & Playfield Areas

G2050	Site	Fair	Sports Apparatus, Baseball, Backstop Chain-Link	1	3	9606596
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G2050	Site Playground Areas	Fair	Sports Apparatus, Basketball, Backboard/Rim/Pole	6	3	9606606
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G2050	Site Sports Fields & Courts	Fair	Athletic Surfaces & Courts, Basketball/General, Asphalt Pavement, Seal & Stripe	16,500 SF	3	9606602
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G2050	Site Playground Areas	Fair	Play Structure, Multipurpose, Small	1	3	9606594
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G2050	Site	Good	Play Structure, Multipurpose, Medium	1	17	9606612
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Sitework

G2060	Site General	Good	Fences & Gates, Fence, Wrought Iron 6'	2,500 LF	43	9606595
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Component Condition Report | Luigi Aprea Elementary School / Luigi Aprea Elementary School - Site

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
G2060	Site	Fair	Retaining Wall, Concrete Masonry Unit (CMU), Repair	100 SF	3	9606600
G2060	Site General	Fair	Flagpole, Metal	1	2	9606611
G2060	Site General	Fair	Park Bench, Wood/Composite/Fiberglass	4	3	9606601
G2060	Site General	Fair	Signage, Property, Pylon Standard, Replace/Install	1	3	9606593
G2060	Site	Fair	Bike Rack, Fixed 6-10 Bikes	2	3	9606603
G2080	Site General	Fair	Landscaping, Mature Trees, Removal or Heavy Trimming, Repair	5	3	9606592
G2080	Site General	Fair	Irrigation System, Pop-Up Spray Heads, Commercial, Replace/Install	60,000 SF	3	9606604
G4050	Site Parking Areas	Fair	Pole Light Fixture w/ Lamps, any type 20' High, w/ LED Replacement, Replace/Install	6	3	9606605
Utilities						
G3010	Site General	Fair	Piping & Valves, Piping Copper, Site Water, 4 IN, Replace/Install	1 LF	11	9606609
Follow-up Studies						
P2030	Site General	NA	Engineering Study, Civil, Site Drainage, Evaluate/Report	1	0	9606614

Appendix E: Replacement Reserves

Replacement Reserves Report



8/11/2025

Uniformat Code	Location Description	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost*	Subtotal2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	Deficiency Repair Estimate			
C2010	Classrooms General	9606998	Wall Finishes, any surface, Prep & Paint	10	7	3	13600	SF	\$1.77	\$24,031			\$24,031									\$24,031									\$48,062			
C2030	Classrooms General	9606999	Flooring, Vinyl Tile (VCT), Replace	15	12	3	2000	SF	\$5.89	\$11,780			\$11,780														\$11,780			\$23,560				
C2030	Classrooms General	9607009	Flooring, Carpet, Commercial Standard, Replace	10	7	3	4800	SF	\$8.84	\$42,408			\$42,408									\$42,408								\$84,816				
D2010	Throughout Building	9606997	Plumbing System, Supply & Sanitary, Low Density (excludes fixtures), Replace	40	29	11	6814	SF	\$5.89	\$40,134											\$40,134									\$40,134				
D2010	Classrooms General	9607003	Sink/Lavatory, Vanity Top, Enameled Steel, Replace	30	28	2	5	EA	\$1,295.80	\$6,479		\$6,479																		\$6,479				
D3050	Throughout Building	9607010	HVAC System, Ductwork, Medium Density, Replace	30	28	2	6814	SF	\$4.71	\$32,108		\$32,108																		\$32,108				
D5020	Electrical Room	9607004	Distribution Panel, 120/240 V, Residential Style, Replace	30	27	3	2	EA	\$1,295.80	\$2,592			\$2,592																	\$2,592				
D5030	Throughout Building	9606993	Electrical System, Wiring & Switches, Average or Low Density/Complexity, Replace	40	29	11	6814	SF	\$2.95	\$20,067											\$20,067									\$20,067				
D5040	Throughout Building	9606992	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures, Replace	20	17	3	6814	SF	\$5.30	\$36,121			\$36,121																	\$36,121				
D5040	Building Exterior	9607002	Exterior Light, any type, w/ LED Replacement, Replace	20	17	3	4	EA	\$471.20	\$1,885			\$1,885																	\$1,885				
D6060	Throughout Building	9606990	Intercom/PA System, Public Address Upgrade, Facility-Wide, Replace	20	17	3	6814	SF	\$1.94	\$13,244			\$13,244																	\$13,244				
D7050	Throughout Building	9607008	Fire Alarm System, Full System Upgrade, Standard Addressable, Upgrade/Install	20	17	3	6814	SF	\$3.53	\$24,081			\$24,081																	\$24,081				
E2010	Throughout Building	9606995	Casework, Cabinetry, Standard, Replace	20	17	3	60	LF	\$353.40	\$21,204			\$21,204																	\$21,204				
Totals, Unescalated											\$0	\$0	\$109,856	\$236,905	\$11,309	\$0	\$0	\$0	\$0	\$0	\$0	\$84,115	\$0	\$66,439	\$11,309	\$0	\$0	\$0	\$11,780	\$0	\$0	\$0	\$0	\$531,713
Totals, Escalated (3.0% inflation, compounded annually)											\$0	\$0	\$116,546	\$258,873	\$12,728	\$0	\$0	\$0	\$0	\$0	\$0	\$116,435	\$0	\$97,568	\$17,106	\$0	\$0	\$0	\$20,055	\$0	\$0	\$0	\$0	\$639,310

Luigi Aprea Elementary School / Luigi Aprea Elementary School - Building D

Uniformat Code	Location Description	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost*	Subtotal2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	Deficiency Repair Estimate			
B2010	Building Exterior	9605236	Exterior Walls, any painted surface, Prep & Paint	10	6	4	2300	SF	\$3.53	\$8,128				\$8,128										\$8,128							\$16,256			
B2020	Building Exterior	9605245	Glazing, any type by SF, Replace	30	28	2	1000	SF	\$64.79	\$64,790		\$64,790																			\$64,790			
B2050	Building Exterior	9605233	Exterior Door, Steel, Commercial, Replace	40	29	11	5	EA	\$4,782.68	\$23,913											\$23,913										\$23,913			
B3010	Roof	9605242	Roofing, Single-Ply Membrane, TPO/PVC, Replace	20	17	3	500	SF	\$20.03	\$10,013			\$10,013																		\$10,013			
B3020	Roof	9605253	Roof Appurtenances, Gutters & Downspouts, Aluminum w/ Fittings, Replace	20	17	3	40	LF	\$10.60	\$424			\$424																		\$424			
B3080	Building Exterior	9605255	Soffit/Fascia, Metal, Replace	25	22	3	800	SF	\$5.89	\$4,712			\$4,712																		\$4,712			
C1070	Classrooms General	9605241	Suspended Ceilings, Acoustical Tile (ACT), Replace	25	22	3	100	SF	\$4.12	\$412			\$412																		\$412			
C2010	Restrooms	9605237	Wall Finishes, Ceramic Tile, Replace	40	29	11	1300	SF	\$21.20	\$27,565											\$27,565										\$27,565			
C2010	Luigi Aprea Elementary School - Building D	9607255	Wall Finishes, any surface, Prep & Paint	10	8	2	3800	SF	\$1.77	\$6,715		\$6,715										\$6,715									\$13,429			
C2030	Classrooms General	9605250	Flooring, Vinyl Tile (VCT), Replace	15	12	3	1100	SF	\$5.89	\$6,479			\$6,479														\$6,479				\$12,958			
C2030	Classrooms General	9605229	Flooring, Carpet, Commercial Standard, Replace	10	8	2	2600	SF	\$8.84	\$22,971			\$22,971									\$22,971									\$45,942			
D2010	Utility Rooms/Areas	9605230	Water Heater, Electric, Commercial (12 kW), Replace	20	17	3	1	EA	\$14,607.20	\$14,607			\$14,607																		\$14,607			
D2010	Throughout Building	9605225	Plumbing System, Supply & Sanitary, Low Density (excludes fixtures), Replace	40	29	11	4393	SF	\$5.89	\$25,875											\$25,875										\$25,875			
D2010	Restrooms	9605231	Toilet, Commercial Water Closet, Replace	30	28	2	1	EA	\$1,531.40	\$1,531			\$1,531																		\$1,531			
D2010	Classrooms General	9605227	Sink/Lavatory, Vanity Top, Stainless Steel, Replace	30	28	2	1	EA	\$1,413.60	\$1,414			\$1,414																		\$1,414			
D2010	Restrooms	9605252	Sink/Lavatory, Wall-Hung, Replace	30	28	2	1	EA	\$2,002.60	\$2,003			\$2,003																		\$2,003			
D2010	Utility Rooms/Areas	9605251	Sink/Lavatory, Service Sink, Floor, Replace	35	29	6	1	EA	\$942.40	\$942						\$942															\$942			
D3050	Throughout Building	9605243	HVAC System, Ductwork, Medium Density, Replace	30	28	2	4393	SF	\$4.71	\$20,700			\$20,700																		\$20,700			
D5020	Electrical Room	9605244	Distribution Panel, 120/208 V, Replace	30	27	3	1	EA	\$7,068.00	\$7,068			\$7,068																		\$7,068			
D5030	Throughout Building	9605240	Electrical System, Wiring & Switches, Average or Low Density/Complexity, Replace	40	29	11	4393	SF	\$2.95	\$12,937											\$12,937										\$12,937			
D5040	Building Exterior	9605247	Exterior Light, any type, w/ LED Replacement, Replace	20	17	3	2	EA	\$471.20	\$942			\$942																		\$942			
D5040	Throughout Building	9605224	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures, Replace	20	17	3	4393	SF	\$5.30	\$23,287			\$23,287																		\$23,287			
D6060	Throughout Building	9605235	Intercom/PA System, Public Address Upgrade, Facility-Wide, Replace	20	17	3	4393	SF	\$1.94	\$8,539			\$8,539																		\$8,539			
D7050	Throughout Building	9605246	Fire Alarm System, Full System Upgrade, Standard Addressable, Upgrade/Install	20	17	3	4393	SF	\$3.53	\$15,525			\$15,525																		\$15,525			
E2010	Throughout Building	9605249	Casework, Cabinetry, Standard, Replace	20	17	3	40	LF	\$353.40	\$14,136			\$14,136																		\$14,136			
Totals, Unescalated											\$0	\$0	\$120,123	\$106,145	\$8,128	\$0	\$942	\$0	\$0	\$0	\$0	\$90,291	\$29,686	\$0	\$8,128	\$0	\$0	\$0	\$6,479	\$0	\$0	\$0	\$0	\$369,922
Totals, Escalated (3.0% inflation, compounded annually)											\$0	\$0	\$127,439	\$115,987	\$9,148	\$0	\$1,125	\$0	\$0	\$0	\$0	\$124,984	\$42,325	\$0	\$12,295	\$0	\$0	\$0	\$11,030	\$0	\$0	\$0	\$0	\$444,332

Luigi Aprea Elementary School / Luigi Aprea Elementary School - Building E

Replacement Reserves Report



8/11/2025

Uniformat Code	Location Description	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost*	Subtotal2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	Deficiency Repair Estimate	
D5030	Throughout Building	9605287	Electrical System, Wiring & Switches, Average or Low Density/Complexity, Replace	40	29	11	5098	SF	\$2.95	\$15,014											\$15,014									\$15,014		
D5040	Throughout Building	9605302	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures, Replace	20	17	3	5098	SF	\$5.30	\$27,024			\$27,024																	\$27,024		
D5040	Throughout Building	9605310	Emergency & Exit Lighting System, Full Interior Upgrade, LED, Replace	10	7	3	5098	SF	\$0.77	\$3,904			\$3,904									\$3,904								\$7,807		
D6060	Throughout Building	9605285	Intercom/PA System, Public Address Upgrade, Facility-Wide, Replace	20	17	3	5098	SF	\$1.94	\$9,909			\$9,909																	\$9,909		
D7030	Throughout Building	9605305	Security/Surveillance System, Full System Upgrade, Average Density, Replace	15	12	3	5098	SF	\$2.36	\$12,011			\$12,011													\$12,011				\$24,022		
D7050	Throughout Building	9605307	Fire Alarm System, Full System Upgrade, Standard Addressable, Upgrade/Install	20	17	3	5098	SF	\$3.53	\$18,016			\$18,016																	\$18,016		
E2010	Library	9605281	Library Shelving, Double-Faced, up to 90" Height, Replace	20	17	3	90	LF	\$565.44	\$50,890			\$50,890																	\$50,890		
E2010	Library	9605301	Library Shelving, Single-Faced, up to 90" Height, Replace	20	17	3	120	LF	\$388.74	\$46,649			\$46,649																	\$46,649		
E2010	Library	9605298	Casework, Cabinetry, Standard, Replace	20	17	3	30	LF	\$353.40	\$10,602			\$10,602																	\$10,602		
Totals, Unescalated											\$0	\$0	\$150,244	\$320,494	\$9,895	\$0	\$0	\$0	\$0	\$0	\$0	\$110,125	\$0	\$48,550	\$9,895	\$0	\$0	\$0	\$19,668	\$0	\$0	\$668,872
Totals, Escalated (3.0% inflation, compounded annually)											\$0	\$0	\$159,394	\$350,213	\$11,137	\$0	\$0	\$0	\$0	\$0	\$0	\$152,439	\$0	\$71,297	\$14,967	\$0	\$0	\$0	\$33,483	\$0	\$0	\$792,931

Luigi Aprea Elementary School / Luigi Aprea Elementary School - Building G

Uniformat Code	Location Description	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost*	Subtotal2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	Deficiency Repair Estimate
B2010	Building Exterior	9605325	Exterior Walls, any painted surface, Prep & Paint	10	6	4	8800	SF	\$3.53	\$31,099				\$31,099																	\$62,198
B2020	Building Exterior	9605347	Glazing, any type by SF, Replace	30	28	2	500	SF	\$64.79	\$32,395		\$32,395																			\$32,395
B2020	Commercial Kitchen	9605322	Screens & Shutters, Rolling Security Shutter, 10 to 50 SF, Replace	20	17	3	1	EA	\$1,413.60	\$1,414			\$1,414																		\$1,414
B2050	Building Exterior	9605335	Exterior Door, Aluminum-Framed & Glazed, Standard Swing, Replace	30	28	2	4	EA	\$1,531.40	\$6,126		\$6,126																			\$6,126
B2050	Building Exterior	9605321	Exterior Door, Steel, Commercial, Replace	40	29	11	14	EA	\$4,782.68	\$66,958											\$66,958										\$66,958
B3020	Roof	9605343	Roof Appurtenances, Gutters & Downspouts, Aluminum w/ Fittings, Replace	20	17	3	40	LF	\$10.60	\$424			\$424																		\$424
B3080	Building Exterior	9605345	Soffit/Fascia, Metal, Replace	25	22	3	1070	SF	\$5.89	\$6,302			\$6,302																		\$6,302
C1030	Classrooms General	9605333	Interior Door, Wood, Solid-Core Commercial, Replace	40	29	11	7	EA	\$824.60	\$5,772												\$5,772									\$5,772
C1070	Classrooms General	9605316	Suspended Ceilings, Acoustical Tile (ACT), Replace	25	22	3	7600	SF	\$4.12	\$31,335			\$31,335																		\$31,335
C1090	Restrooms	9605342	Toilet Partitions, Plastic/Laminate, Replace	20	17	3	1	EA	\$883.50	\$884			\$884																		\$884
C2010	Restrooms	9605319	Wall Finishes, Ceramic Tile, Replace	40	29	11	2700	SF	\$21.20	\$57,251											\$57,251										\$57,251
C2010	Classrooms General	9605339	Wall Finishes, any surface, Prep & Paint	10	7	3	15100	SF	\$1.77	\$26,682			\$26,682										\$26,682								\$53,363
C2030	Restrooms	9605332	Flooring, Ceramic Tile, Replace	40	29	11	1300	SF	\$21.20	\$27,565											\$27,565										\$27,565
C2030	Classrooms General	9605324	Flooring, Vinyl Tile (VCT), Replace	15	12	3	7600	SF	\$5.89	\$44,764			\$44,764														\$44,764				\$89,528
C2050	Classrooms General	9605341	Ceiling Finishes, any flat surface, Prep & Paint	10	7	3	1300	SF	\$2.36	\$3,063			\$3,063										\$3,063								\$6,126
D2010	Throughout Building	9605314	Plumbing System, Supply & Sanitary, Low Density (excludes fixtures), Replace	40	29	11	8884	SF	\$5.89	\$52,327											\$52,327										\$52,327
D2010	Restrooms	9605320	Sink/Lavatory, Wall-Hung, Replace	30	28	2	2	EA	\$2,002.60	\$4,005		\$4,005																			\$4,005
D2010	Restrooms	9605318	Urinal, Standard, Replace	30	28	2	1	EA	\$1,295.80	\$1,296			\$1,296																		\$1,296
D2010	Restrooms	9605344	Toilet, Commercial Water Closet, Replace	30	28	2	2	EA	\$1,531.40	\$3,063			\$3,063																		\$3,063
D2010	Luigi Aprea Elementary School - Building G	9605337	Drinking Fountain, Wall-Mounted, Bi-Level, Replace	15	12	3	1	EA	\$1,767.00	\$1,767			\$1,767													\$1,767					\$3,534
D2010	Commercial Kitchen	9605334	Sink/Lavatory, Service Sink, Wall-Hung, Replace	35	29	6	1	EA	\$1,649.20	\$1,649						\$1,649															\$1,649
D3030	Site General	9605348	Chiller, Air-Cooled, Replace	25	22	3	1	EA	\$84,816.00	\$84,816			\$84,816																		\$84,816
D3050	Throughout Building	9605331	HVAC System, Ductwork, Medium Density, Replace	30	28	2	8884	SF	\$4.71	\$41,861		\$41,861																			\$41,861
D4010	Throughout Building	9605330	Fire Suppression System, Existing Sprinkler Heads, by SF, Replace	25	22	3	8884	SF	\$1.26	\$11,198			\$11,198																		\$11,198
D4010	Utility Rooms/Areas	9605328	Supplemental Components, Fire Riser, Wet, Replace	40	29	11	1	EA	\$11,780.00	\$11,780											\$11,780										\$11,780
D5020	Electrical Room	9605315	Distribution Panel, 120/208 V, Replace	30	27	3	1	EA	\$7,068.00	\$7,068			\$7,068																		\$7,068
D5030	Throughout Building	9605340	Electrical System, Wiring & Switches, Average or Low Density/Complexity, Replace	40	29	11	8884	SF	\$2.95	\$26,163											\$26,163										\$26,163
D5040	Throughout Building	9605351	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures, Replace	20	17	3	8884	SF	\$5.30	\$47,094			\$47,094																		\$47,094
D6060	Throughout Building	9605338	Intercom/PA System, Public Address Upgrade, Facility-Wide, Replace	20	17	3	8884	SF	\$1.94	\$17,268			\$17,268																		\$17,268
D7050	Throughout Building	9605350	Fire Alarm System, Full System Upgrade, Standard Addressable, Upgrade/Install	20	17	3	8884	SF	\$3.53	\$31,396			\$31,396																		\$31,396
E1030	Commercial Kitchen	9605329	Foodservice Equipment, Commercial Kitchen, 3-Bowl, Replace	30	28	2	1	EA	\$2,945.00	\$2,945		\$2,945																			\$2,945
E1030	Kitchen	9605336	Foodservice Equipment, Exhaust Hood, 3 to 6 LF, Replace	15	12	3	1	EA	\$3,887.40	\$3,887			\$3,887														\$3,887				\$7,775
E1030	Kitchen	9605346	Foodservice Equipment, Food Warmer, Proofing Cabinet on Wheels, Replace	15	12	3	1	EA	\$2,002.60	\$2,003			\$2,003														\$2,003				\$4,005
E1030	Kitchen	9605317	Foodservice Equipment, Dairy Cooler/Wells, Replace	15	12	3	2	EA	\$4,240.80	\$8,482			\$8,482															\$8,482			\$16,963
E1030	Kitchen	9605323	Foodservice Equipment, Refrigerator, Undercounter 2-Door, Replace	15	12	3	1	EA	\$2,002.60	\$2,003			\$2,003														\$2,003				\$4,005

Replacement Reserves Report



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Uniformat Code	Location Description	ID	Cost Description	Lifespan (EUL)	EA	Age	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								
B3080	Building Exterior	9606367	Soffit/Fascia, Metal, Replace	25	22	3	100	SF	\$5.89	\$589					\$589																		\$589								
C1070	Classrooms General	9606370	Suspended Ceilings, Acoustical Tile (ACT), Replace	25	22	3	1100	SF	\$4.12	\$4,535					\$4,535																		\$4,535								
C2010	Classrooms General	9606368	Wall Finishes, Vinyl, Replace	15	12	3	2200	SF	\$2.95	\$6,479					\$6,479																		\$6,479	\$12,958							
C2030	Classrooms General	9606362	Flooring, Vinyl Tile (VCT), Replace	15	12	3	200	SF	\$5.89	\$1,178					\$1,178																		\$1,178	\$2,356							
C2030	Classrooms General	9606360	Flooring, Carpet, Commercial Standard, Replace	10	7	3	900	SF	\$8.84	\$7,952					\$7,952										\$7,952									\$7,952	\$15,903						
D3030	Building Exterior	9606358	Heat Pump, Packaged & Wall-Mounted, 2.5 to 3 TON, Replace	20	18	2	1	EA	\$5,183.20	\$5,183			\$5,183																					\$5,183							
D3050	Throughout Building	9606361	HVAC System, Ductwork, Medium Density, Replace	30	28	2	1124	SF	\$4.71	\$5,296			\$5,296																					\$5,296							
D5020	Classrooms General	9606364	Distribution Panel, 120/240 V, Residential Style, 125 AMP, Replace	30	28	2	1	EA	\$1,295.80	\$1,296			\$1,296																					\$1,296							
D5030	Throughout Building	9606359	Electrical System, Wiring & Switches, Average or Low Density/Complexity, Replace	40	29	11	1124	SF	\$2.95	\$3,310													\$3,310											\$3,310							
D5040	Throughout Building	9606365	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures, Replace	20	18	2	1124	SF	\$5.30	\$5,958			\$5,958																					\$5,958							
D6020	Classrooms General	9606363	Low Voltage System, Facility-Wide, Phone & Data Lines, Replace	20	18	2	1124	SF	\$1.77	\$1,986			\$1,986																					\$1,986							
D6060	Throughout Building	9606354	Intercom/PA System, Public Address Upgrade, Facility-Wide, Replace	20	18	2	1124	SF	\$1.94	\$2,185			\$2,185																					\$2,185							
D7030	Throughout Building	9606353	Security/Surveillance System, Full System Upgrade, Average Density, Replace	15	13	2	1124	SF	\$2.36	\$2,648			\$2,648																					\$2,648							
D7050	Throughout Building	9606369	Fire Alarm System, Full System Upgrade, Standard Addressable, Upgrade/Install	20	18	2	1124	SF	\$3.53	\$3,972			\$3,972																					\$3,972							
E2010	Classrooms General	9606352	Casework, Cabinetry, Standard, Replace	20	18	2	40	LF	\$353.40	\$14,136			\$14,136																					\$14,136							
Totals, Unescalated												\$0	\$0	\$68,577	\$20,733	\$4,594	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$22,055	\$4,783	\$7,952	\$4,594	\$0	\$0	\$2,648	\$7,657	\$0	\$0							\$143,592	
Totals, Escalated (3.0% inflation, compounded annually)												\$0	\$0	\$72,753	\$22,655	\$5,171	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$30,529	\$6,819	\$11,677	\$6,949	\$0	\$0	\$4,377	\$13,036	\$0	\$0								\$173,965

Luigi Aprea Elementary School / Luigi Aprea Elementary School - Portable 23

Uniformat Code	Location Description	ID	Cost Description	Lifespan (EUL)	EA	Age	RUL	Quantity	Unit	Unit Cost*	Subtotal	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	Deficiency Repair Estimate									
B2010	Building Exterior	9606385	Exterior Walls, any painted surface, Prep & Paint	10	6	4	1300	SF	\$3.53	\$4,594					\$4,594																				\$4,594							
B2020	Building Exterior	9606386	Glazing, any type by SF, Replace	30	28	2	400	SF	\$64.79	\$25,916			\$25,916																							\$25,916						
B2050	Building Exterior	9606371	Exterior Door, Steel, Commercial, Replace	40	28	12	1	EA	\$4,782.68	\$4,783														\$4,783												\$4,783						
B3010	Roof	9606382	Roofing, Metal, Replace	40	28	12	1200	SF	\$15.31	\$18,377														\$18,377											\$18,377							
B3080	Building Exterior	9606381	Soffit/Fascia, Metal, Replace	25	22	3	100	SF	\$5.89	\$589					\$589																				\$589							
C1070	Classrooms General	9606380	Suspended Ceilings, Acoustical Tile (ACT), Replace	25	22	3	1100	SF	\$4.12	\$4,535					\$4,535																				\$4,535							
C2010	Classrooms General	9606387	Wall Finishes, Vinyl, Replace	15	12	3	2200	SF	\$2.95	\$6,479					\$6,479																				\$6,479							
C2030	Classrooms General	9606379	Flooring, Carpet, Commercial Standard, Replace	10	7	3	1100	SF	\$8.84	\$9,719					\$9,719											\$9,719									\$9,719							
D2010	Throughout Building	9606377	Plumbing System, Supply & Sanitary, Low Density (excludes fixtures), Replace	40	28	12	1100	SF	\$5.89	\$6,479														\$6,479											\$6,479							
D2010	Classrooms General	9606384	Sink/Lavatory, Vanity Top, Stainless Steel, Replace	30	28	2	1	EA	\$1,413.60	\$1,414			\$1,414																						\$1,414							
D3030	Building Exterior	9606374	Heat Pump, Packaged & Wall-Mounted, Replace	20	17	3	1	EA	\$5,183.20	\$5,183					\$5,183																				\$5,183							
D3050	Throughout Building	9606378	HVAC System, Ductwork, Medium Density, Replace	30	28	2	1100	SF	\$4.71	\$5,183			\$5,183																						\$5,183							
D5030	Throughout Building	9606372	Electrical System, Wiring & Switches, Average or Low Density/Complexity, Replace	40	28	12	1100	SF	\$2.95	\$3,240														\$3,240											\$3,240							
D5040	Throughout Building	9606373	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures, Replace	20	17	3	1100	SF	\$5.30	\$5,831					\$5,831																				\$5,831							
D6060	Throughout Building	9606383	Intercom/PA System, Public Address Upgrade, Facility-Wide, Replace	20	17	3	1100	SF	\$1.94	\$2,138					\$2,138																				\$2,138							
D7050	Throughout Building	9606376	Fire Alarm System, Full System Upgrade, Standard Addressable, Upgrade/Install	20	17	3	1100	SF	\$3.53	\$3,887					\$3,887																				\$3,887							
E2010	Classrooms General	9606375	Casework, Cabinetry, Standard, Replace	20	17	3	45	LF	\$353.40	\$15,903					\$15,903																				\$15,903							
Totals, Unescalated												\$0	\$0	\$32,513	\$54,265	\$4,594	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$32,878	\$9,719	\$4,594	\$0	\$0	\$0	\$6,479	\$0	\$0								\$145,041		
Totals, Escalated (3.0% inflation, compounded annually)												\$0	\$0	\$34,493	\$59,296	\$5,171	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$46,876	\$14,272	\$6,949	\$0	\$0	\$0	\$11,030	\$0	\$0										\$178,087

Luigi Aprea Elementary School / Luigi Aprea Elementary School - Portable 24

Uniformat Code	Location Description	ID	Cost Description	Lifespan (EUL)	EA	Age	RUL	Quantity	Unit	Unit Cost*	Subtotal	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	Deficiency Repair Estimate			
B2010	Building Exterior	9606397	Exterior Walls, any painted surface, Prep & Paint	10	6	4	1300	SF	\$3.53	\$4,594					\$4,594																				\$4,594	
B2020	Building Exterior	9606389	Glazing, any type by SF, Replace	30	28	2	400	SF	\$64.79	\$25,916			\$25,916																							\$25,916
B2050	Building Exterior	9606399	Exterior Door, Steel, Commercial, Replace	40	28	12	1	EA	\$4,782.68	\$4,783														\$4,783												\$4,783
B3010	Roof	9606395	Roofing, Metal, Replace	40	28	12	1287	SF	\$15.31	\$19,709														\$19,709											\$19,709	
B3080	Building Exterior	9606392	Soffit/Fascia, Metal, Replace	25	22	3	100	SF	\$5.89	\$589					\$589																					\$589
C1070	Classrooms General	9606394	Suspended Ceilings, Acoustical Tile (ACT), Replace	25	22	3	1200	SF	\$4.12	\$4,948					\$4,948																				\$4,948	
C2010	Classrooms General	9606390	Wall Finishes, Vinyl, Replace	15	12	3	2400	SF	\$2.95	\$7,068					\$7,068																				\$7,068	
C2030	Classrooms General	9606398	Flooring, Vinyl Tile (VCT),																																	

Replacement Reserves Report



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Luigi Aprea Elementary School / Luigi Aprea Elementary School - Portable 29

Uniformat Code	Location Description	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost*	Subtotal2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	Deficiency Repair Estimate			
B2010	Building Exterior	9606492	Exterior Walls, any painted surface, Prep & Paint	10	6	4	1400	SF	\$3.53	\$4,948				\$4,948										\$4,948							\$9,895			
B2020	Building Exterior	9606482	Glazing, any type by SF, Replace	30	28	2	300	SF	\$64.79	\$19,437		\$19,437																			\$19,437			
B2050	Building Exterior	9606489	Exterior Door, Steel, Commercial, Replace	40	28	12	1	EA	\$4,782.68	\$4,783												\$4,783									\$4,783			
B3010	Roof	9606483	Roofing, Metal, Replace	40	28	12	1300	SF	\$15.31	\$19,908												\$19,908									\$19,908			
B3080	Building Exterior	9606488	Soffit/Fascia, Metal, Replace	25	22	3	100	SF	\$5.89	\$589			\$589																		\$589			
C1070	Classrooms General	9606481	Suspended Ceilings, Acoustical Tile (ACT), Replace	25	22	3	1200	SF	\$4.12	\$4,948			\$4,948																		\$4,948			
C2010	Classrooms General	9606479	Wall Finishes, Vinyl, Replace	15	12	3	2400	SF	\$2.95	\$7,068			\$7,068														\$7,068				\$14,136			
C2030	Classrooms General	9606486	Flooring, Carpet, Commercial Standard, Replace	10	8	2	1200	SF	\$8.84	\$10,602		\$10,602										\$10,602									\$21,204			
D3030	Building Exterior	9606487	Heat Pump, Packaged & Wall-Mounted, Replace	20	17	3	1	EA	\$5,183.20	\$5,183			\$5,183																		\$5,183			
D3050	Throughout Building	9606480	HVAC System, Ductwork, Medium Density, Replace	30	28	2	1200	SF	\$4.71	\$5,654		\$5,654																			\$5,654			
D5030	Throughout Building	9606485	Electrical System, Wiring & Switches, Average or Low Density/Complexity, Replace	40	28	12	1200	SF	\$2.95	\$3,534												\$3,534									\$3,534			
D5040	Throughout Building	9606490	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures, Replace	20	17	3	1200	SF	\$5.30	\$6,361			\$6,361																		\$6,361			
D6060	Throughout Building	9606484	Intercom/PA System, Public Address Upgrade, Facility-Wide, Replace	20	17	3	1200	SF	\$1.94	\$2,332			\$2,332																		\$2,332			
D7050	Throughout Building	9606491	Fire Alarm System, Full System Upgrade, Standard Addressable, Upgrade/Install	20	17	3	1200	SF	\$3.53	\$4,241			\$4,241																		\$4,241			
Totals, Unescalated											\$0	\$0	\$35,693	\$30,722	\$4,948	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$38,827	\$0	\$4,948	\$0	\$0	\$0	\$7,068	\$0	\$0			\$122,206
Totals, Escalated (3.0% inflation, compounded annually)											\$0	\$0	\$37,867	\$33,571	\$5,569	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$55,358	\$0	\$7,484	\$0	\$0	\$0	\$12,033	\$0	\$0			\$151,881

Luigi Aprea Elementary School / Luigi Aprea Elementary School - Portable PS1-PS2

Uniformat Code	Location Description	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost*	Subtotal2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	Deficiency Repair Estimate			
B2010	Building Exterior	9606569	Exterior Walls, any painted surface, Prep & Paint	10	6	4	2000	SF	\$3.53	\$7,068				\$7,068										\$7,068								\$14,136		
B2020	Building Exterior	9606591	Glazing, any type by SF, Replace	30	28	2	300	SF	\$64.79	\$19,437		\$19,437																				\$19,437		
B2050	Building Exterior	9606577	Exterior Door, Steel, Commercial, Replace	40	28	12	2	EA	\$4,782.68	\$9,565												\$9,565										\$9,565		
B3010	Roof	9606584	Roofing, Metal, Replace	40	28	12	2400	SF	\$15.31	\$36,754												\$36,754										\$36,754		
B3080	Building Exterior	9606576	Soffit/Fascia, Metal, Replace	25	22	3	200	SF	\$5.89	\$1,178			\$1,178																			\$1,178		
C1070	Classrooms General	9606585	Suspended Ceilings, Acoustical Tile (ACT), Replace	25	22	3	2200	SF	\$4.12	\$9,071			\$9,071																			\$9,071		
C1090	Restrooms	9606588	Toilet Partitions, Plastic/Laminate, Replace	20	17	3	4	EA	\$883.50	\$3,534			\$3,534																			\$3,534		
C2010	Restrooms	9606566	Wall Finishes, Laminated Paneling (FRP), Replace	30	28	2	900	SF	\$18.85	\$16,963		\$16,963																				\$16,963		
C2010	Classrooms General	9606571	Wall Finishes, Vinyl, Replace	15	12	3	3600	SF	\$2.95	\$10,602			\$10,602														\$10,602					\$21,204		
C2030	Restrooms	9606574	Flooring, Wood, Strip, Replace	30	28	2	300	SF	\$17.67	\$5,301		\$5,301																				\$5,301		
C2030	Restrooms	9606586	Flooring, Vinyl Sheeting, Replace	15	12	3	300	SF	\$8.25	\$2,474			\$2,474														\$2,474					\$4,948		
C2030	Classrooms General	9606583	Flooring, Carpet, Commercial Standard, Replace	10	7	3	1500	SF	\$8.84	\$13,253			\$13,253									\$13,253										\$26,505		
D2010	Throughout Building	9606581	Plumbing System, Supply & Sanitary, Low Density (excludes fixtures), Replace	40	28	12	2230	SF	\$5.89	\$13,135												\$13,135										\$13,135		
D2010	Restrooms	9606579	Toilet, Commercial Water Closet, Replace	30	28	2	4	EA	\$1,531.40	\$6,126		\$6,126																				\$6,126		
D2010	Restrooms	9606565	Sink/Lavatory, Wall-Hung, Replace	30	28	2	2	EA	\$2,002.60	\$4,005		\$4,005																				\$4,005		
D2010	Classrooms General	9606578	Sink/Lavatory, Vanity Top, Stainless Steel, Replace	30	28	2	1	EA	\$1,413.60	\$1,414		\$1,414																				\$1,414		
D2010	Classrooms General	9606573	Drinking Fountain, Wall-Mounted, Bi-Level, Replace	15	12	3	1	EA	\$1,767.00	\$1,767			\$1,767														\$1,767					\$3,534		
D3030	Building Exterior	9606587	Heat Pump, Packaged & Wall-Mounted, Replace	20	17	3	2	EA	\$5,183.20	\$10,366			\$10,366																			\$10,366		
D3050	Throughout Building	9606572	HVAC System, Ductwork, Medium Density, Replace	30	28	2	2230	SF	\$4.71	\$10,508		\$10,508																				\$10,508		
D5020	Classrooms General	9606582	Distribution Panel, 120/240 V, Residential Style, Replace	30	28	2	1	EA	\$1,295.80	\$1,296		\$1,296																				\$1,296		
D5030	Throughout Building	9606589	Electrical System, Wiring & Switches, Average or Low Density/Complexity, Replace	40	28	12	2230	SF	\$2.95	\$6,567												\$6,567										\$6,567		
D5040	Throughout Building	9606590	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures, Replace	20	17	3	2230	SF	\$5.30	\$11,821			\$11,821																			\$11,821		
D6020	Throughout Building	9606580	Low Voltage System, Phone & Data Lines, Replace	20	17	3	2230	SF	\$1.77	\$3,940			\$3,940																			\$3,940		
D7050	Throughout Building	9606575	Fire Alarm System, Full System Upgrade, Standard Addressable, Upgrade/Install	20	17	3	2230	SF	\$3.53	\$7,881			\$7,881																			\$7,881		
D7050	Classrooms General	9606570	Fire Alarm Panel, Multiplex, Replace	15	12	3	1	EA	\$4,712.00	\$4,712			\$4,712														\$4,712					\$9,424		
E1030	Classrooms General	9606568	Foodservice Equipment, Range/Oven, 4-Burner, Replace	15	12	3	1	EA	\$5,301.00	\$5,301			\$5,301														\$5,301					\$10,602		
E2010	Commercial Kitchen	9606567	Casework, Cabinetry, Standard, Replace	20	17	3	24	LF	\$353.40	\$8,482			\$8,482																			\$8,482		
Totals, Unescalated											\$0	\$0	\$65,049	\$94,381	\$7,068	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$66,021	\$13,253	\$7,068	\$0	\$0	\$0	\$24,856	\$0	\$0			\$277,696
Totals, Escalated (3.0% inflation, compounded annually)											\$0	\$0	\$69,011	\$103,133	\$7,955	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$94,130	\$19,462	\$10,691	\$0	\$0	\$0	\$42,315	\$0	\$0			\$346,697

Replacement Reserves Report



8/11/2025

Uniformat Code	Location Description	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost*	Subtotal2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	Deficiency Repair Estimate
G2060	Site General	9606593	Signage, Property, Pylon Standard, Replace/Install	20	17	3	1	EA	\$11,191.00	\$11,191			\$11,191																	\$11,191	
G2060	Site	9606600	Retaining Wall, Concrete Masonry Unit (CMU), Repair	0	-3	3	100	SF	\$35.34	\$3,534			\$3,534																	\$3,534	
G2080	Site General	9606604	Irrigation System, Pop-Up Spray Heads, Commercial, Replace/Install	20	17	3	60000	SF	\$1.18	\$70,680			\$70,680																	\$70,680	
G2080	Site General	9606592	Landscaping, Mature Trees, Removal or Heavy Trimming, Repair	0	-3	3	5	EA	\$1,432.45	\$7,162			\$7,162																	\$7,162	
G3010	Site General	9606609	Piping & Valves, Piping Copper, Site Water, 4 IN, Replace/Install	40	29	11	1	LF	\$242.20	\$242										\$242										\$242	
G4050	Site Parking Areas	9606605	Pole Light Fixture w/ Lamps, any type 20' High, w/ LED Replacement, Replace/Install	20	17	3	6	EA	\$4,947.60	\$29,686			\$29,686																	\$29,686	
P2030	Site General	9606614	Engineering Study, Civil, Site Drainage, Evaluate/Report	0	0	0	1	EA	\$8,246.00	\$8,246	\$8,246																			\$8,246	
Totals, Unescalated										\$8,246	\$0	\$13,488	\$294,906	\$0	\$0	\$0	\$0	\$21,045	\$0	\$0	\$61,616	\$0	\$21,045	\$0	\$0	\$0	\$23,560	\$21,045	\$0	\$0	\$464,951
Totals, Escalated (3.0% inflation, compounded annually)										\$8,246	\$0	\$14,310	\$322,252	\$0	\$0	\$0	\$0	\$26,659	\$0	\$0	\$85,291	\$0	\$30,905	\$0	\$0	\$0	\$38,941	\$35,828	\$0	\$0	\$562,432

* Markup has been included in unit costs.