

FACILITY CONDITION ASSESSMENT



prepared for

Gilroy Unified School District
7810 Arroyo Circle
Gilroy, CA 95020



Rucker Elementary School
325 Santa Clara Avenue
Gilroy, CA 95020

PREPARED BY:

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BV PROJECT #:

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DATE OF REPORT:

August 21, 2025

ON SITE DATE:

August 11, 2025

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1. Executive Summary

Campus Overview and Assessment Details

General Information	
Property Type	Elementary School
Number of Buildings	18
Main Address	325 Santa Clara Avenue, Gilroy, CA 95020
Site Developed	1955 Renovated 2014
Outside Occupants / Leased Spaces	None
Date(s) of Visit	August 11, 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 and Report Prepared By	Arezou Masoumi
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

Rucker Elementary School, originally built in 1955, has undergone multiple modernizations with major additions in 1992, 2002, and 2014. The campus includes 6 buildings and 13 portables.

Architectural

Overall, buildings are functional with no major deficiencies noted, though materials are of mixed age. Older wings (200–400) may require future upgrades such as roof renewal, glazing improvements, and finish replacements to maintain long-term performance.

Mechanical, Electrical, Plumbing and Fire (MEPF)

The MEPF systems and infrastructure vary significantly in age. While some components were replaced during the 2014 renovations, many remain original to their construction dates. The electrical infrastructure is aged but functional, with the most notable deficiency being the lack of emergency power. Installation of an emergency generator is recommended and reported to be in process. Except for Buildings 500 and 600, the remainder of the campus requires upgrades to the fire alarm systems and installation of fire suppression systems, currently lacking.

Site

The site is generally serviceable with adequate parking and lighting; however, portions of the sidewalk and asphalt pathways are uneven and present potential safety concerns. Landscaping requires enhanced maintenance, and upgrades to the irrigation system are recommended to improve long-term sustainability. Recent improvements include the installation of new lunch shade structures (2024), with a new TK/K playground scheduled for completion in 2025.

Recommended Additional Studies

No additional studies recommended at this time.

Facility Condition Index (FCI)

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

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

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

Facility	Cost/SF	Total SF	Replacement Value	Current	3-Year	5-Year	10-Year
Building 100	\$550	8,061	\$4,433,550	0%	0%	458.7%	469.3%
Building 110	\$550	960	\$528,000	0%	2.4%	12.3%	13.2%
Building 120	\$350	960	\$336,000	0%	0%	19.6%	21.0%
Building 130	\$350	960	\$336,000	0%	0%	20.8%	22.2%
Building 140	\$350	960	\$336,000	0%	0%	19.6%	21.0%
Building 150	\$350	960	\$336,000	0%	0%	19.6%	21.0%
Building 160	\$350	960	\$336,000	0%	0%	19.6%	21.0%
Building 170	\$350	960	\$336,000	0%	0%	19.4%	20.8%
Building 180	\$350	960	\$336,000	0%	0%	19.4%	20.8%
Building 200	\$550	2,880	\$1,584,000	0%	1.2%	22.0%	22.1%

Facility	Cost/SF	Total SF	Replacement Value	Current	3-Year	5-Year	10-Year
Building 210	\$350	1,920	\$672,000	0%	2.0%	21.1%	22.6%
Building 240	\$350	960	\$336,000	0%	0%	11.6%	20.5%
Building 250	\$350	960	\$336,000	0%	0%	11.7%	20.5%
Building 260	\$350	960	\$336,000	0%	0%	11.7%	20.5%
Building 300	\$550	4,800	\$2,640,000	0%	0%	21.6%	22.7%
Building 400	\$550	4,800	\$2,640,000	0%	0.0%	23.1%	24.2%
Building 500	\$550	8,000	\$4,400,000	0%	0%	10.1%	14.7%
Building 600	\$550	11,505	\$6,327,750	0%	0%	4.8%	13.9%
Site	\$0	0	\$0	%	%	%	%
Rucker Elementary School	\$0	52,559	\$0	%	%	%	%

Immediate Needs

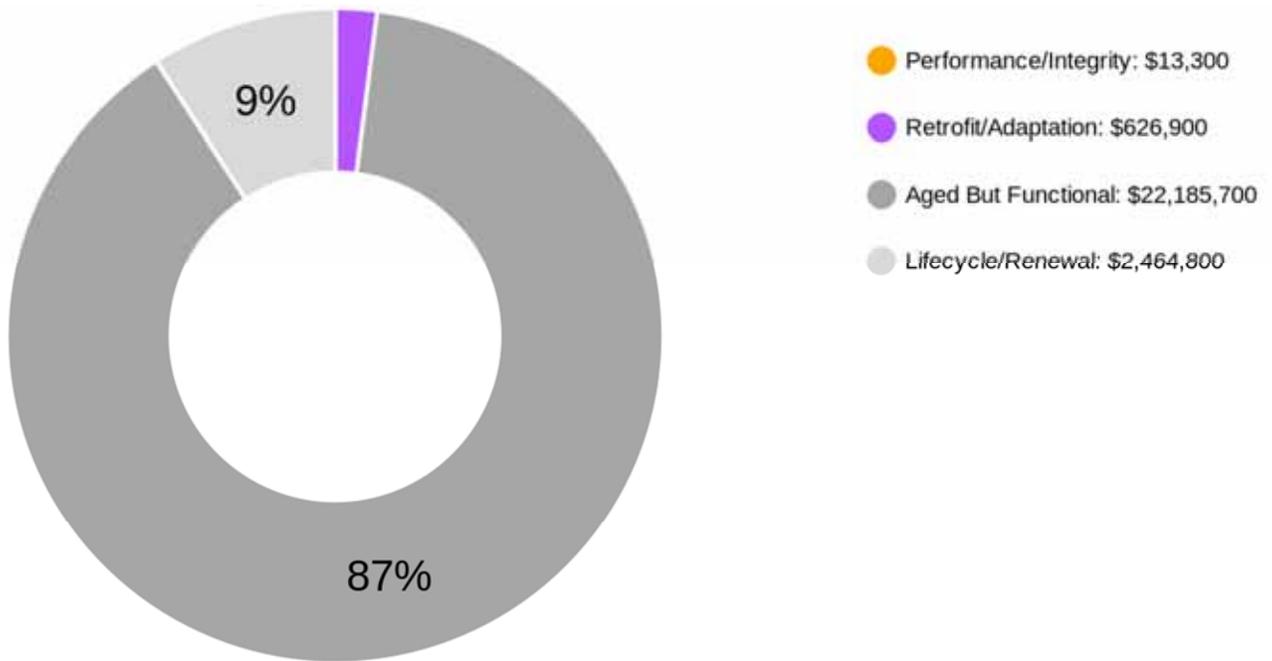
There are no immediate needs to report.

Plan Types

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

Plan Type Descriptions and Distribution

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



10-Year Total: \$25,290,800

2. Building 100



Building 100: Building Systems Summary

Address	325 Santa Clara Avenue, Gilroy, CA 95020	
GPS Coordinates	37.3326639, -121.8918364	
Constructed/Renovated	1992 Renovated 2014	
Building Area	8,061 SF	
Number of Stories	1 above grade	
<i>System</i>	<i>Description</i>	<i>Condition</i>
Structure	Concrete tilt-up bearing walls with wood roof deck supported by wood joists and concrete strip/wall footing foundation system	Good
Facade	Wall Finish: Stucco Windows: Vinyl	Fair
Roof	Primary: Gable construction with asphalt shingles Secondary: Flat construction with single-ply TPO/PVC membrane	Fair
Interiors	Walls: Painted and Laminated Paneling (FRP) Floors: Carpet, VCT, ceramic tile and coated concrete Ceilings: Painted and ACT	Fair
Elevators	None	n/a

Building 100: Building Systems Summary		
Plumbing	Distribution: Copper supply and cast-iron waste and venting Hot Water: Gas water heaters with integral tanks Fixtures: Toilets, urinals, and sinks in restrooms	Fair
HVAC	Packaged units	Fair
Fire Suppression	Fire extinguishers only	Fair
Electrical	Source and Distribution: Main switchboard with copper wiring Interior Lighting: LED, linear fluorescent, and CFL	Fair
Fire Alarm	Smoke detectors, heat detectors, alarms, strobes, pull stations, 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	Most of the interior spaces were observed to gain a clear understanding of the facility's overall condition. Other areas accessed and assessed included the exterior equipment and assets directly serving the building, the exterior walls of the facility, and the roof. The flat roof was not accessible at the time of assessment.	
Key Spaces Not Observed	All key areas of the facility were accessible and observed.	

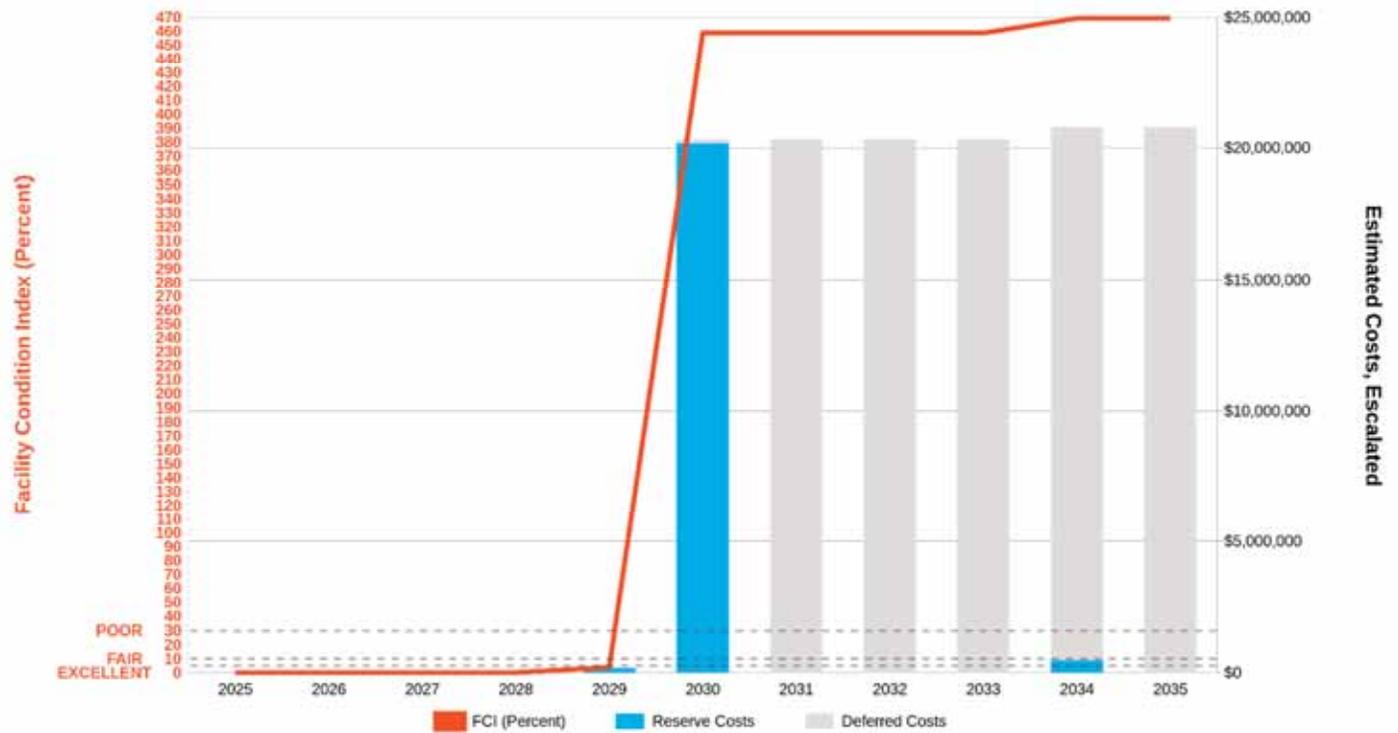
The table below shows the anticipated costs by trade or building system over the next 20 years.

Building 100: System Expenditure Forecast						
System	Immediate	Short Term (1-2 yr)	Near Term (3-5 yr)	Med Term (6-10 yr)	Long Term (11-20 yr)	TOTAL
Facade	\$0	\$0	\$20,073	\$0	\$253,988	\$274,061
Roofing	\$0	\$0	\$0	\$90,806	\$0	\$90,806
Interiors	\$0	\$0	\$107,656	\$136,026	\$225,892	\$469,574
Plumbing	\$0	\$0	\$1,723	\$0	\$52,255	\$53,978
HVAC	\$0	\$0	\$0	\$55,332	\$66,603	\$121,935
Fire Protection	\$0	\$0	\$149,627	\$0	\$0	\$149,627
Electrical	\$0	\$0	\$0	\$58,212	\$0	\$58,212
Fire Alarm and Electronic Systems	\$0	\$0	\$20,056,482	\$57,612	\$26,958,811	\$47,072,905
Equipment and Furnishings	\$0	\$0	\$1,656	\$70,086	\$2,581	\$74,323
TOTALS	\$0	\$0	\$20,337,300	\$468,100	\$27,560,200	\$48,365,600

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: \$4,433,550.00 Inflation Rate: 3% Average Needs (per year - over next 10 years): \$1,891,390.00



Immediate Needs

There are no immediate needs to report.

Key Findings



Fire Suppression System

Full System Install/Retrofit, Medium Density/Complexity
Building 100
Throughout Building

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

Plan Type:
Retrofit/Adaptation

Cost Estimate: \$132,900

The building lacks a fire suppression system and the school is likely "grandfathered" based on code at the time of original construction. A comprehensive building renovation would likely trigger full compliance to current codes, and a budgetary cost for a full fire suppression retrofit is included in the initial five-year plan. - AssetCALC ID: 9629438

Building 100: Photographic Overview



1 – FRONT ELEVATION



2 – LEFT ELEVATION



3 – REAR ELEVATION



4 – RIGHT ELEVATION



5 – BUILDING INTERIOR



6 – WATER HEATER

3. Building 110



Building 110: Building Systems Summary

Address	325 Santa Clara Avenue, Gilroy, CA 95020	
GPS Coordinates	37.3326639, -121.8918364	
Constructed/Renovated	2007	
Building Area	960 SF	
Number of Stories	1 above grade	
<i>System</i>	<i>Description</i>	<i>Condition</i>
Structure	Conventional wood frame structure over concrete pier foundation	Fair
Facade	Wall Finish: Wood siding Windows: Aluminum	Fair
Roof	Primary: Flat construction with metal finish	Fair
Interiors	Walls: Tackable panel Floors: Carpet and VCT Ceilings: ACT	Fair
Elevators	None	n/a
Plumbing	Distribution: Copper supply and cast-iron waste and venting Hot Water: None Fixtures: Sinks	Fair

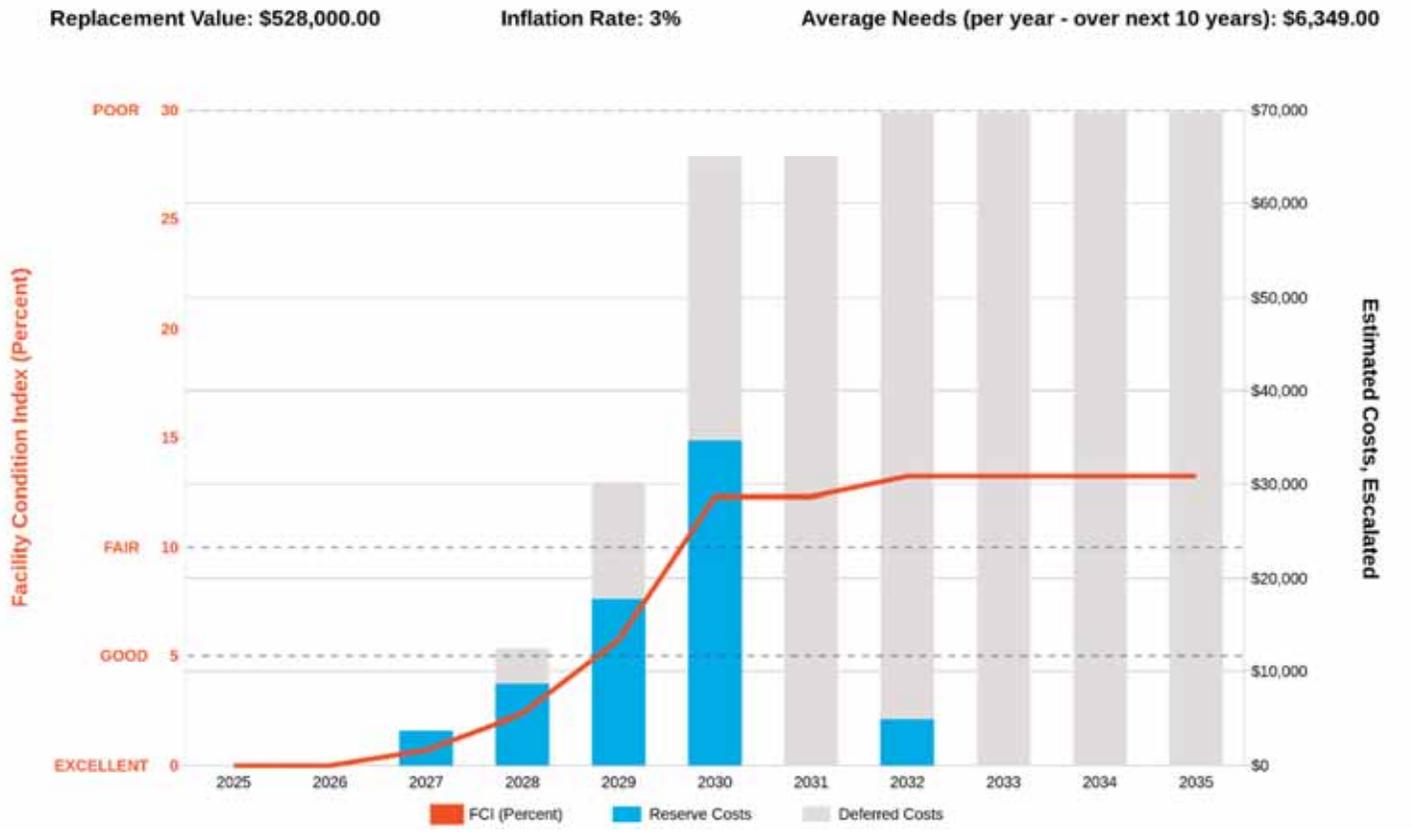
Building 110: Building Systems Summary		
HVAC	Wall mounted Heat pump	Fair
Fire Suppression	Fire extinguisher	Fair
Electrical	Source and Distribution: Main panel with copper wiring Interior Lighting: LED and linear fluorescent	Fair
Fire Alarm	Smoke detectors, alarms, strobes, and pull stations	Fair
Equipment/Special	None	n/a
Accessibility	Presently it does not appear an accessibility study is needed for this building. See the appendix for associated photos and additional information.	
Additional Studies	No additional studies are currently recommended for the building.	
Areas Observed	Most of the interior spaces were observed to gain a clear understanding of the facility's overall condition. Other areas accessed and assessed included the exterior equipment and assets directly serving the building, the exterior walls of the facility, and the roof.	
Key Spaces Not Observed	All key areas of the facility were accessible and observed.	

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

Building 110: System Expenditure Forecast						
System	Immediate	Short Term (1-2 yr)	Near Term (3-5 yr)	Med Term (6-10 yr)	Long Term (11-20 yr)	TOTAL
Facade	\$0	\$0	\$4,506	\$0	\$24,530	\$29,036
Roofing	\$0	\$0	\$614	\$0	\$0	\$614
Interiors	\$0	\$0	\$13,876	\$4,867	\$19,759	\$38,502
Plumbing	\$0	\$0	\$0	\$0	\$2,014	\$2,014
HVAC	\$0	\$0	\$7,510	\$0	\$6,448	\$13,958
Fire Protection	\$0	\$0	\$17,819	\$0	\$0	\$17,819
Electrical	\$0	\$0	\$8,192	\$0	\$0	\$8,192
Fire Alarm and Electronic Systems	\$0	\$0	\$8,715	\$0	\$4,083	\$12,798
Equipment and Furnishings	\$0	\$3,749	\$0	\$0	\$0	\$3,749
TOTALS	\$0	\$3,800	\$61,300	\$4,900	\$56,900	\$126,900

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



Immediate Needs

There are no immediate needs to report.

Key Findings



Fire Suppression System

Full System Install/Retrofit, Medium Density/Complexity
Building 110
Throughout Building

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

Plan Type:
Retrofit/Adaptation

Cost Estimate: \$15,800

The building lacks a fire suppression system and the school is likely "grandfathered" based on code at the time of original construction. A comprehensive building renovation would likely trigger full compliance to current codes, and a budgetary cost for a full fire suppression retrofit is included in the initial five-year plan. - AssetCALC ID: 9627186

Building 110: Photographic Overview



1 – FRONT ELEVATION



2 – LEFT ELEVATION



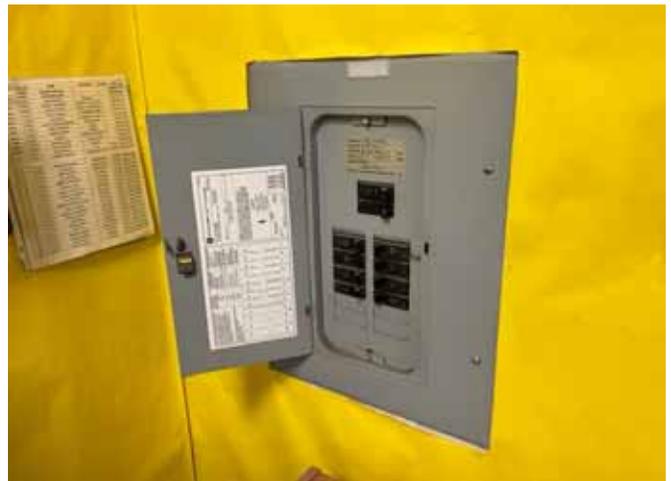
3 – REAR ELEVATION



4 – BUILDING RAMP



5 – BUILDING INTERIOR



6 – BREAKER

4. Building 120



Building 120: Building Systems Summary

Address	325 Santa Clara Avenue, Gilroy, CA 95020	
GPS Coordinates	37.3326639, -121.8918364	
Constructed/Renovated	2007	
Building Area	960 SF	
Number of Stories	1 above grade	
<i>System</i>	<i>Description</i>	<i>Condition</i>
Structure	Conventional wood frame structure over concrete pier foundation	Fair
Facade	Wall Finish: Wood siding Windows: Aluminum	Fair
Roof	Primary: Flat construction with metal finish	Fair
Interiors	Walls: Tackable panel Floors: Carpet Ceilings: ACT	Fair
Elevators	None	n/a
Plumbing	Distribution: Copper supply and cast-iron waste and venting Hot Water: None Fixtures: Sinks	Fair

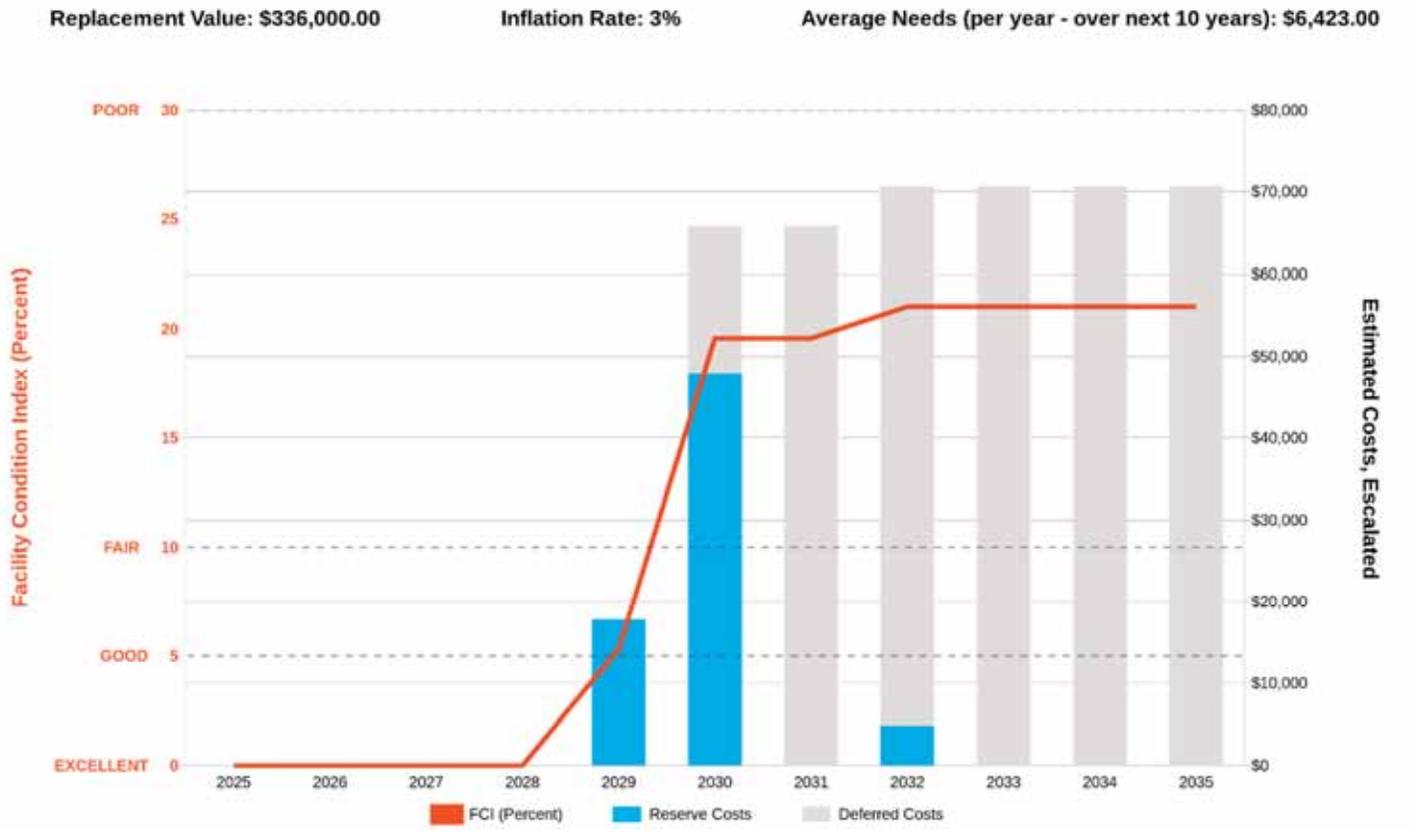
Building 120: Building Systems Summary		
HVAC	Wall mounted Heat pump	Fair
Fire Suppression	Fire extinguisher	Fair
Electrical	Source and Distribution: Main panel with copper wiring Interior Lighting: LED and linear fluorescent	Fair
Fire Alarm	Smoke detectors, alarms, strobes, and pull stations	Fair
Equipment/Special	None	n/a
Accessibility	Presently it does not appear an accessibility study is needed for this building. See the appendix for associated photos and additional information.	
Additional Studies	No additional studies are currently recommended for the building.	
Areas Observed	Most of the interior spaces were observed to gain a clear understanding of the facility's overall condition. Other areas accessed and assessed included the exterior equipment and assets directly serving the building, the exterior walls of the facility, and the roof.	
Key Spaces Not Observed	All key areas of the facility were accessible and observed.	

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

Building 120: System Expenditure Forecast						
System	Immediate	Short Term (1-2 yr)	Near Term (3-5 yr)	Med Term (6-10 yr)	Long Term (11-20 yr)	TOTAL
Facade	\$0	\$0	\$4,506	\$0	\$24,530	\$29,036
Roofing	\$0	\$0	\$614	\$0	\$0	\$614
Interiors	\$0	\$0	\$14,337	\$4,867	\$20,233	\$39,437
Plumbing	\$0	\$0	\$0	\$0	\$2,014	\$2,014
HVAC	\$0	\$0	\$7,510	\$0	\$6,448	\$13,958
Fire Protection	\$0	\$0	\$17,819	\$0	\$0	\$17,819
Electrical	\$0	\$0	\$8,192	\$0	\$0	\$8,192
Fire Alarm and Electronic Systems	\$0	\$0	\$8,715	\$0	\$4,083	\$12,798
Equipment and Furnishings	\$0	\$0	\$4,096	\$0	\$0	\$4,096
TOTALS	\$0	\$0	\$65,800	\$4,900	\$57,400	\$128,100

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

Needs by Year with Unaddressed FCI Over Time



Immediate Needs

There are no immediate needs to report.

Key Findings

There are no key findings to report.

Building 120: Photographic Overview



1 – FRONT ELEVATION



2 – REAR ELEVATION



3 – BUILDING RAMP



4 – WINDOW



5 – BUILDING INTERIOR



6 – HEAT PUMP

5. Building 130



Building 130: Building Systems Summary

Address	325 Santa Clara Avenue, Gilroy, CA 95020	
GPS Coordinates	37.3326639, -121.8918364	
Constructed/Renovated	2007	
Building Area	960 SF	
Number of Stories	1 above grade	
<i>System</i>	<i>Description</i>	<i>Condition</i>
Structure	Conventional wood frame structure over concrete pier foundation	Fair
Facade	Wall Finish: Wood siding Windows: Aluminum	Fair
Roof	Primary: Flat construction with metal finish	Fair
Interiors	Walls: Tackable panel Floors: Carpet Ceilings: ACT	Fair
Elevators	None	n/a
Plumbing	Distribution: Copper supply and cast-iron waste and venting Hot Water: None Fixtures: Sinks	Fair

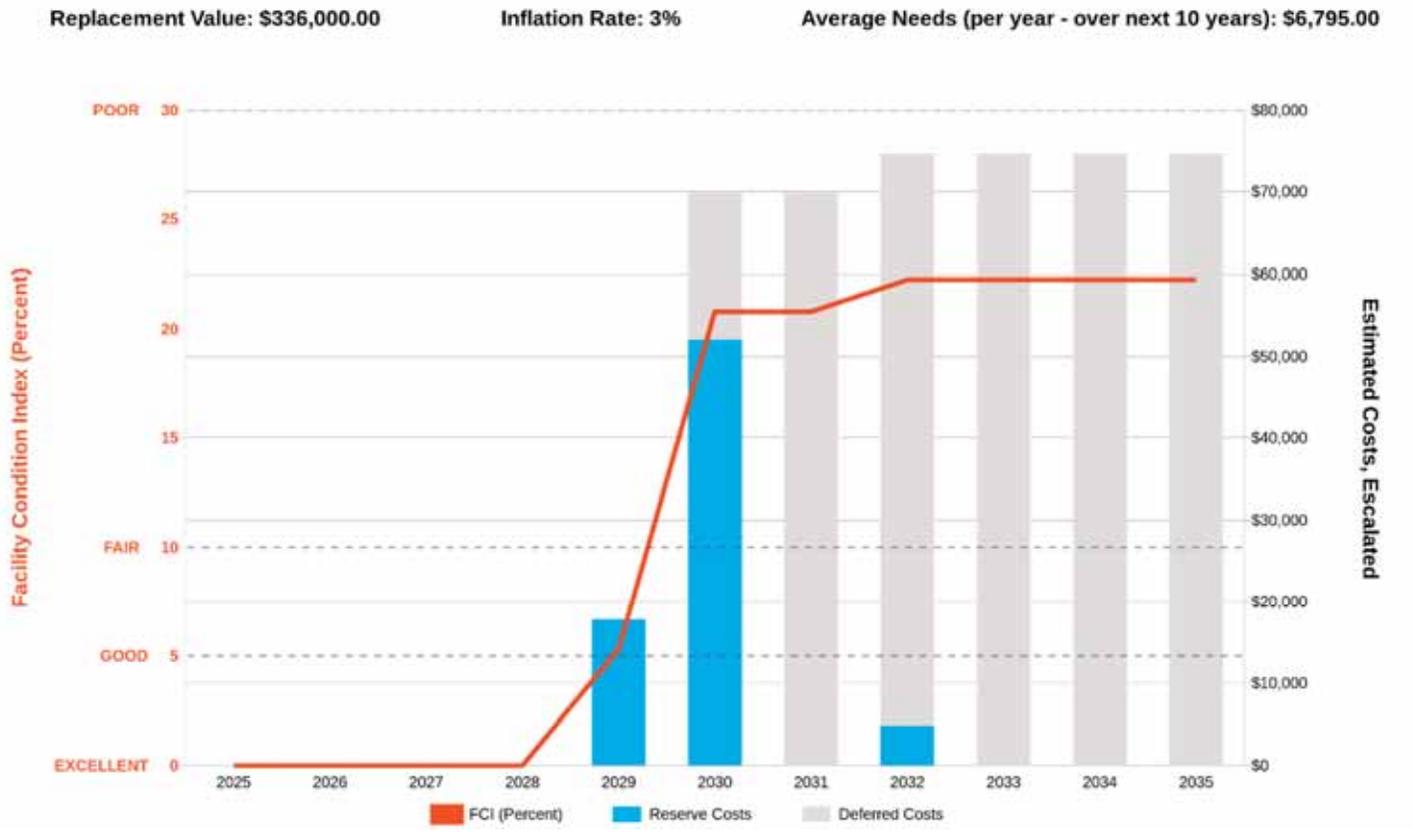
Building 130: Building Systems Summary		
HVAC	Wall mounted Heat pump	Fair
Fire Suppression	Fire extinguisher	Fair
Electrical	Source and Distribution: Main panel with copper wiring Interior Lighting: LED and linear fluorescent	Fair
Fire Alarm	Smoke detectors, alarms, strobes, and pull stations	Fair
Equipment/Special	None	n/a
Accessibility	Presently it does not appear an accessibility study is needed for this building. See the appendix for associated photos and additional information.	
Additional Studies	No additional studies are currently recommended for the building.	
Areas Observed	Most of the interior spaces were observed to gain a clear understanding of the facility's overall condition. Other areas accessed and assessed included the exterior equipment and assets directly serving the building, the exterior walls of the facility, and the roof.	
Key Spaces Not Observed	All key areas of the facility were accessible and observed.	

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

Building 130: System Expenditure Forecast						
System	Immediate	Short Term (1-2 yr)	Near Term (3-5 yr)	Med Term (6-10 yr)	Long Term (11-20 yr)	TOTAL
Facade	\$0	\$0	\$4,506	\$0	\$24,530	\$29,036
Roofing	\$0	\$0	\$614	\$0	\$0	\$614
Interiors	\$0	\$0	\$14,337	\$4,867	\$20,233	\$39,437
Plumbing	\$0	\$0	\$0	\$0	\$2,014	\$2,014
HVAC	\$0	\$0	\$7,510	\$0	\$6,448	\$13,958
Fire Protection	\$0	\$0	\$17,819	\$0	\$0	\$17,819
Electrical	\$0	\$0	\$8,192	\$0	\$0	\$8,192
Fire Alarm and Electronic Systems	\$0	\$0	\$8,715	\$0	\$4,083	\$12,798
Equipment and Furnishings	\$0	\$0	\$8,193	\$0	\$0	\$8,193
TOTALS	\$0	\$0	\$69,900	\$4,900	\$57,400	\$132,200

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

Needs by Year with Unaddressed FCI Over Time



Immediate Needs

There are no immediate needs to report.

Key Findings



Fire Suppression System

Full System Install/Retrofit, Medium Density/Complexity
Building 130
Throughout Building

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

Plan Type:
Retrofit/Adaptation

Cost Estimate: \$15,800

The building lacks a fire suppression system and the school is likely "grandfathered" based on code at the time of original construction. A comprehensive building renovation would likely trigger full compliance to current codes, and a budgetary cost for a full fire suppression retrofit is included in the initial five-year plan. - AssetCALC ID: 9627232

Building 130: Photographic Overview



1 – FRONT ELEVATION



2 – LEFT ELEVATION



3 – REAR ELEVATION



4 – RIGHT ELEVATION



5 – FIRE SUPPRESSION SYSTEM



6 – HEAT PUMP

6. Building 140



Building 140: Building Systems Summary

Address	325 Santa Clara Avenue, Gilroy, CA 95020	
GPS Coordinates	37.3326639, -121.8918364	
Constructed/Renovated	2007	
Building Area	960 SF	
Number of Stories	1 above grade	
<i>System</i>	<i>Description</i>	<i>Condition</i>
Structure	Conventional wood frame structure over concrete pier foundation	Fair
Facade	Wall Finish: Wood siding Windows: Aluminum	Fair
Roof	Primary: Flat construction with metal finish	Fair
Interiors	Walls: Tackable panel Floors: Carpet and VCT Ceilings: ACT	Fair
Elevators	None	n/a
Plumbing	Distribution: Copper supply and cast-iron waste and venting Hot Water: None Fixtures: Sinks	Fair

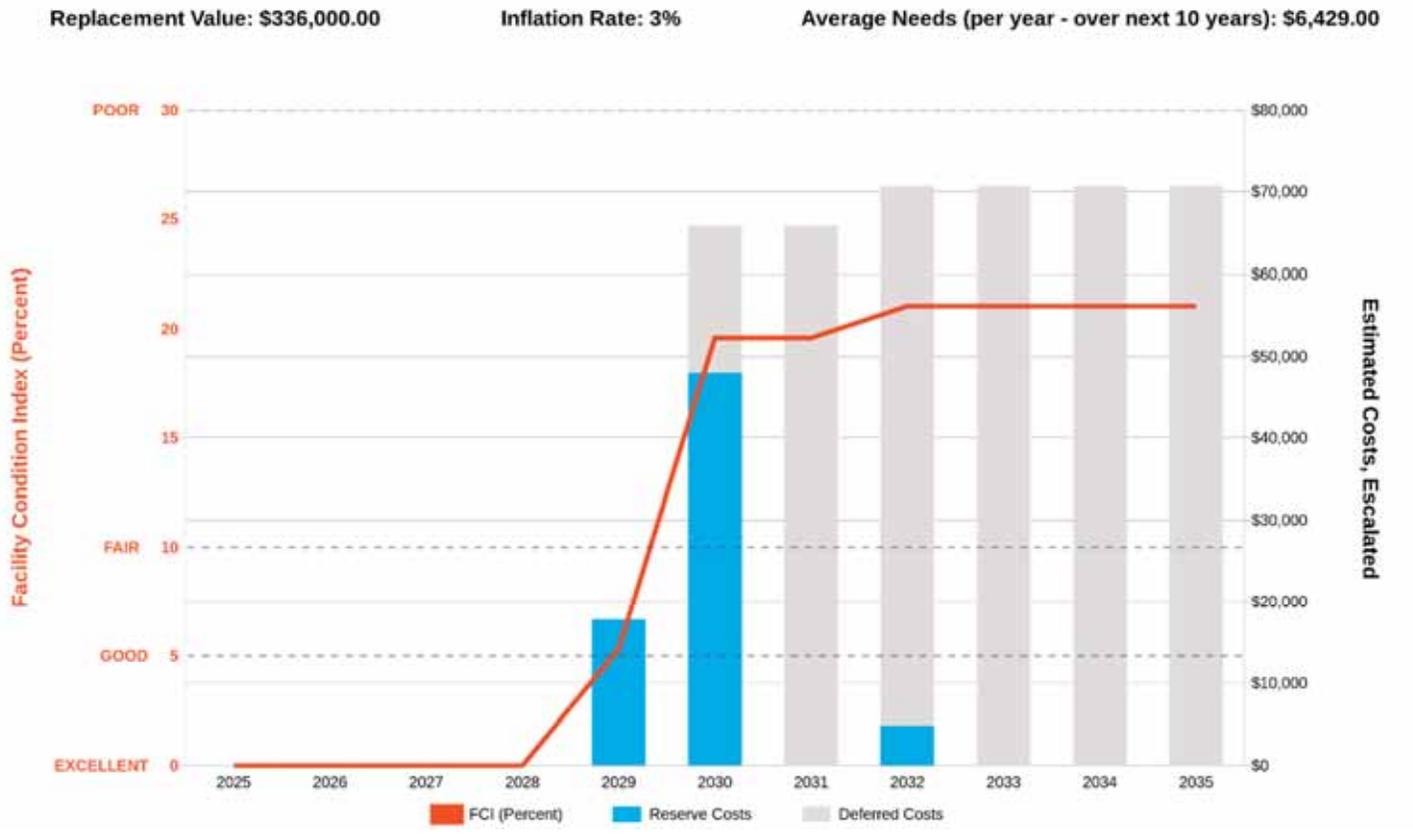
Building 140: Building Systems Summary		
HVAC	Wall mounted Heat pump	Fair
Fire Suppression	Fire extinguisher	Fair
Electrical	Source and Distribution: Main panel with copper wiring Interior Lighting: LED and linear fluorescent	Fair
Fire Alarm	Smoke detectors, alarms, strobes, and pull stations	Fair
Equipment/Special	None	n/a
Accessibility	Presently it does not appear an accessibility study is needed for this building. See the appendix for associated photos and additional information.	
Additional Studies	No additional studies are currently recommended for the building.	
Areas Observed	Most of the interior spaces were observed to gain a clear understanding of the facility's overall condition. Other areas accessed and assessed included the exterior equipment and assets directly serving the building, the exterior walls of the facility, and the roof.	
Key Spaces Not Observed	All key areas of the facility were accessible and observed.	

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

Building 140: System Expenditure Forecast						
System	Immediate	Short Term (1-2 yr)	Near Term (3-5 yr)	Med Term (6-10 yr)	Long Term (11-20 yr)	TOTAL
Facade	\$0	\$0	\$4,506	\$0	\$24,530	\$29,036
Roofing	\$0	\$0	\$614	\$0	\$0	\$614
Interiors	\$0	\$0	\$14,405	\$4,867	\$20,470	\$39,742
Plumbing	\$0	\$0	\$0	\$0	\$2,014	\$2,014
HVAC	\$0	\$0	\$7,510	\$0	\$6,448	\$13,958
Fire Protection	\$0	\$0	\$17,819	\$0	\$0	\$17,819
Electrical	\$0	\$0	\$8,192	\$0	\$0	\$8,192
Fire Alarm and Electronic Systems	\$0	\$0	\$8,715	\$0	\$4,083	\$12,798
Equipment and Furnishings	\$0	\$0	\$4,096	\$0	\$0	\$4,096
TOTALS	\$0	\$0	\$65,900	\$4,900	\$57,600	\$128,400

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

Needs by Year with Unaddressed FCI Over Time



Immediate Needs

There are no immediate needs to report.

Key Findings



Fire Suppression System

Full System Install/Retrofit, Medium Density/Complexity
Building 140
Throughout Building

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

Plan Type:
Retrofit/Adaptation

Cost Estimate: \$15,800

The building lacks a fire suppression system and the school is likely "grandfathered" based on code at the time of original construction. A comprehensive building renovation would likely trigger full compliance to current codes, and a budgetary cost for a full fire suppression retrofit is included in the initial five-year plan. - AssetCALC ID: 9627252

Building 140: Photographic Overview



1 – FRONT ELEVATION



2 – LEFT ELEVATION



3 – REAR ELEVATION



4 – RIGHT ELEVATION



5 – BUILDING INTERIOR



6 – HEAT PUMP

7. Building 150



Building 150: Building Systems Summary

Address	325 Santa Clara Avenue, Gilroy, CA 95020	
GPS Coordinates	37.3326639, -121.8918364	
Constructed/Renovated	2007	
Building Area	960 SF	
Number of Stories	1 above grade	
<i>System</i>	<i>Description</i>	<i>Condition</i>
Structure	Conventional wood frame structure over concrete pier foundation	Fair
Facade	Wall Finish: Wood siding Windows: Aluminum	Fair
Roof	Primary: Flat construction with metal finish	Fair
Interiors	Walls: Tackable panel Floors: Carpet Ceilings: ACT	Fair
Elevators	None	n/a
Plumbing	Distribution: Copper supply and cast-iron waste and venting Hot Water: None Fixtures: Sinks	Fair

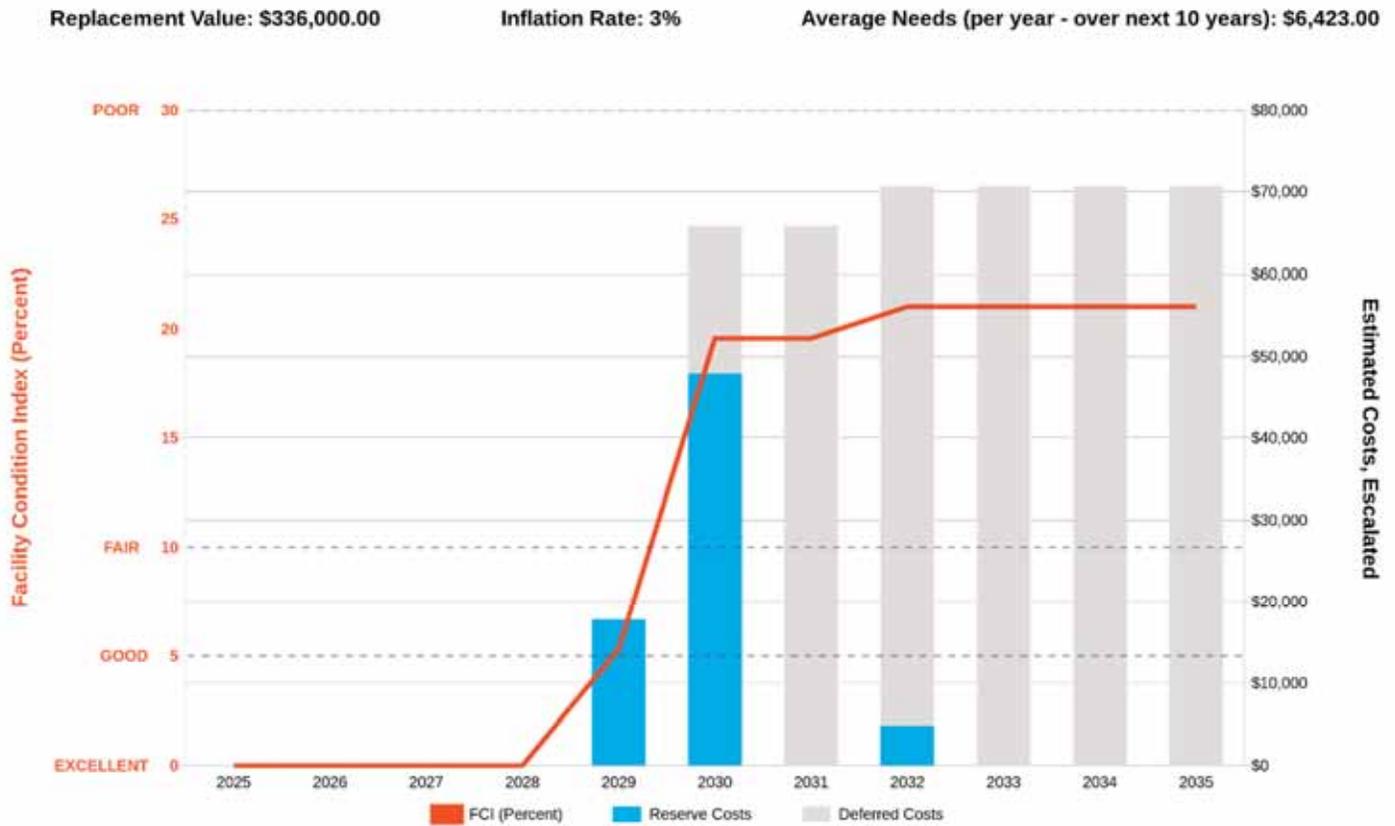
Building 150: Building Systems Summary		
HVAC	Wall mounted Heat pump	Fair
Fire Suppression	Fire extinguisher	Fair
Electrical	Source and Distribution: Main panel with copper wiring Interior Lighting: LED and linear fluorescent	Fair
Fire Alarm	Smoke detectors, alarms, strobes, and pull stations	Fair
Equipment/Special	None	n/a
Accessibility	Presently it does not appear an accessibility study is needed for this building. See the appendix for associated photos and additional information.	
Additional Studies	No additional studies are currently recommended for the building.	
Areas Observed	Most of the interior spaces were observed to gain a clear understanding of the facility's overall condition. Other areas accessed and assessed included the exterior equipment and assets directly serving the building, the exterior walls of the facility, and the roof.	
Key Spaces Not Observed	All key areas of the facility were accessible and observed.	

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

Building 150: System Expenditure Forecast						
System	Immediate	Short Term (1-2 yr)	Near Term (3-5 yr)	Med Term (6-10 yr)	Long Term (11-20 yr)	TOTAL
Facade	\$0	\$0	\$4,506	\$0	\$24,530	\$29,036
Roofing	\$0	\$0	\$614	\$0	\$0	\$614
Interiors	\$0	\$0	\$14,337	\$4,867	\$20,233	\$39,437
Plumbing	\$0	\$0	\$0	\$0	\$2,014	\$2,014
HVAC	\$0	\$0	\$7,510	\$0	\$6,448	\$13,958
Fire Protection	\$0	\$0	\$17,819	\$0	\$0	\$17,819
Electrical	\$0	\$0	\$8,192	\$0	\$0	\$8,192
Fire Alarm and Electronic Systems	\$0	\$0	\$8,715	\$0	\$4,083	\$12,798
Equipment and Furnishings	\$0	\$0	\$4,096	\$0	\$0	\$4,096
TOTALS	\$0	\$0	\$65,800	\$4,900	\$57,400	\$128,100

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

Needs by Year with Unaddressed FCI Over Time



Immediate Needs

There are no immediate needs to report.

Key Findings



Fire Suppression System

Full System Install/Retrofit, Medium Density/Complexity
Building 150
Throughout Building

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

Plan Type:
Retrofit/Adaptation

Cost Estimate: \$15,800

The building lacks a fire suppression system and the school is likely "grandfathered" based on code at the time of original construction. A comprehensive building renovation would likely trigger full compliance to current codes, and a budgetary cost for a full fire suppression retrofit is included in the initial five-year plan. - AssetCALC ID: 9627274

Building 150: Photographic Overview



1 – FRONT ELEVATION



2 – REAR ELEVATION



3 – LEFT ELEVATION



4 – BUILDING RAMP



5 – BUILDING INTERIOR



6 – HEAT PUMP

8. Building 160



Building 160: Building Systems Summary

Address	325 Santa Clara Avenue, Gilroy, CA 95020	
GPS Coordinates	37.3326639, -121.8918364	
Constructed/Renovated	2007	
Building Area	960 SF	
Number of Stories	1 above grade	
<i>System</i>	<i>Description</i>	<i>Condition</i>
Structure	Conventional wood frame structure over concrete pier foundation	Fair
Facade	Wall Finish: Wood siding Windows: Aluminum	Fair
Roof	Primary: Flat construction with metal finish	Fair
Interiors	Walls: Tackable panel Floors: Carpet and VCT Ceilings: ACT	Fair
Elevators	None	n/a
Plumbing	Distribution: Copper supply and cast-iron waste and venting Hot Water: None Fixtures: Sinks	Fair

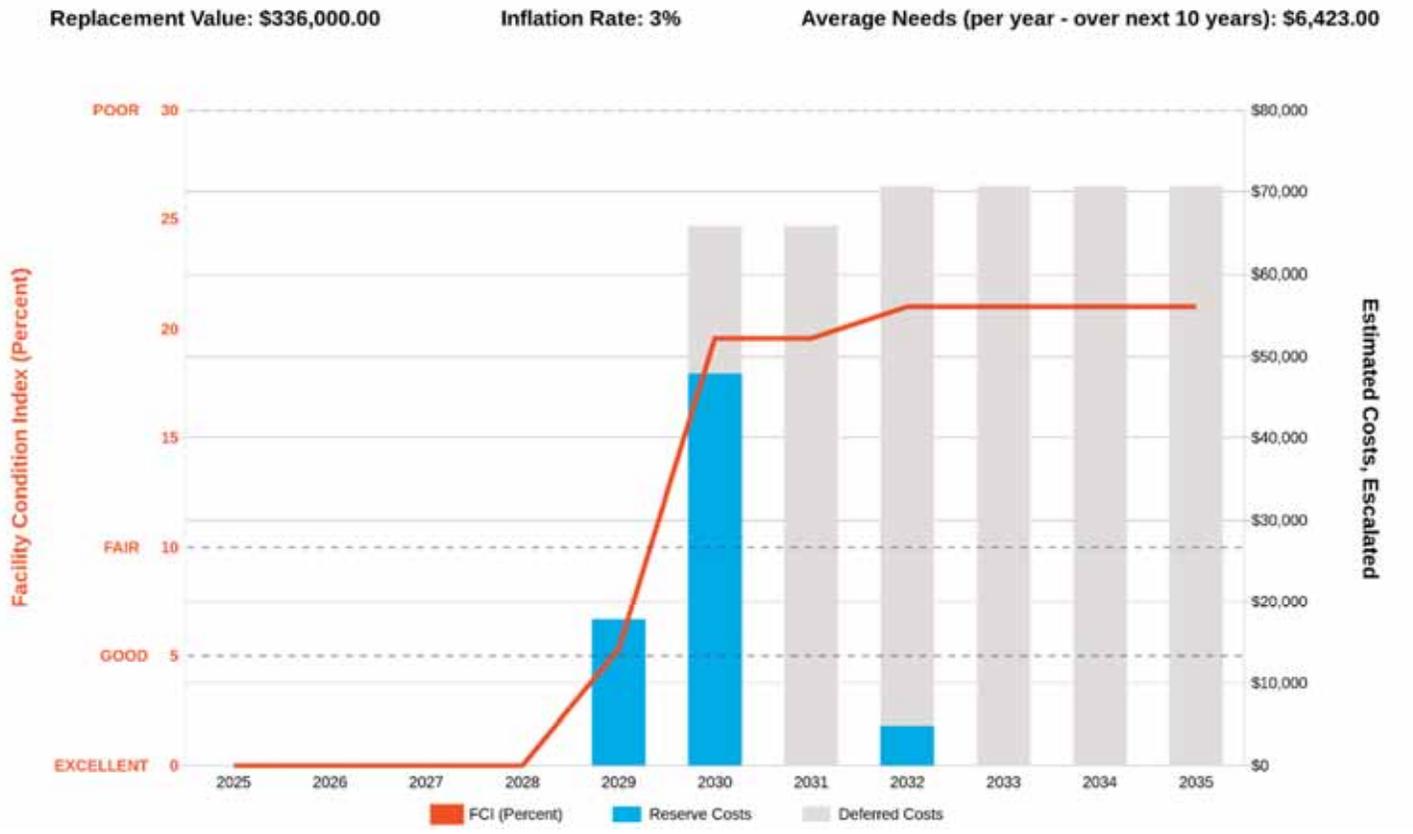
Building 160: Building Systems Summary		
HVAC	Wall mounted Heat pump	Fair
Fire Suppression	Fire extinguisher	Fair
Electrical	Source and Distribution: Main panel with copper wiring Interior Lighting: LED and linear fluorescent	Fair
Fire Alarm	Smoke detectors, alarms, strobes, and pull stations	Fair
Equipment/Special	None	n/a
Accessibility	Presently it does not appear an accessibility study is needed for this building. See the appendix for associated photos and additional information.	
Additional Studies	No additional studies are currently recommended for the building.	
Areas Observed	Most of the interior spaces were observed to gain a clear understanding of the facility's overall condition. Other areas accessed and assessed included the exterior equipment and assets directly serving the building, the exterior walls of the facility, and the roof.	
Key Spaces Not Observed	All key areas of the facility were accessible and observed.	

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

Building 160: System Expenditure Forecast						
System	Immediate	Short Term (1-2 yr)	Near Term (3-5 yr)	Med Term (6-10 yr)	Long Term (11-20 yr)	TOTAL
Facade	\$0	\$0	\$4,506	\$0	\$24,530	\$29,036
Roofing	\$0	\$0	\$614	\$0	\$0	\$614
Interiors	\$0	\$0	\$14,337	\$4,867	\$20,233	\$39,437
Plumbing	\$0	\$0	\$0	\$0	\$2,014	\$2,014
HVAC	\$0	\$0	\$7,510	\$0	\$6,448	\$13,958
Fire Protection	\$0	\$0	\$17,819	\$0	\$0	\$17,819
Electrical	\$0	\$0	\$8,192	\$0	\$0	\$8,192
Fire Alarm and Electronic Systems	\$0	\$0	\$8,715	\$0	\$4,083	\$12,798
Equipment and Furnishings	\$0	\$0	\$4,096	\$0	\$0	\$4,096
TOTALS	\$0	\$0	\$65,800	\$4,900	\$57,400	\$128,100

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

Needs by Year with Unaddressed FCI Over Time



Immediate Needs

There are no immediate needs to report.

Key Findings



Fire Suppression System

Full System Install/Retrofit, Medium
Density/Complexity
Building 160
Throughout Building

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

Plan Type:
Retrofit/Adaptation

Cost Estimate: \$15,800

The building lacks a fire suppression system and the school is likely "grandfathered" based on code at the time of original construction. A comprehensive building renovation would likely trigger full compliance to current codes, and a budgetary cost for a full fire suppression retrofit is included in the initial five-year plan. -
AssetCALC ID: 9627290

Building 160: Photographic Overview



1 – FRONT ELEVATION



2 – REAR ELEVATION



3 – RIGHT ELEVATION



4 – BUILDING RAMP



5 – BUILDING INTERIOR



6 – HEAT PUMP

9. Building 170



Building 170: Building Systems Summary

Address	325 Santa Clara Avenue, Gilroy, CA 95020	
GPS Coordinates	37.3326639, -121.8918364	
Constructed/Renovated	2007	
Building Area	960 SF	
Number of Stories	1 above grade	
<i>System</i>	<i>Description</i>	<i>Condition</i>
Structure	Conventional wood frame structure over concrete pier foundation	Fair
Facade	Wall Finish: Wood siding Windows: Aluminum	Fair
Roof	Primary: Flat construction with metal finish	Fair
Interiors	Walls: Tackable panel Floors: Carpet and VCT Ceilings: ACT	Fair
Elevators	None	n/a
Plumbing	Distribution: Copper supply and cast-iron waste and venting Hot Water: None Fixtures: Sinks	Fair

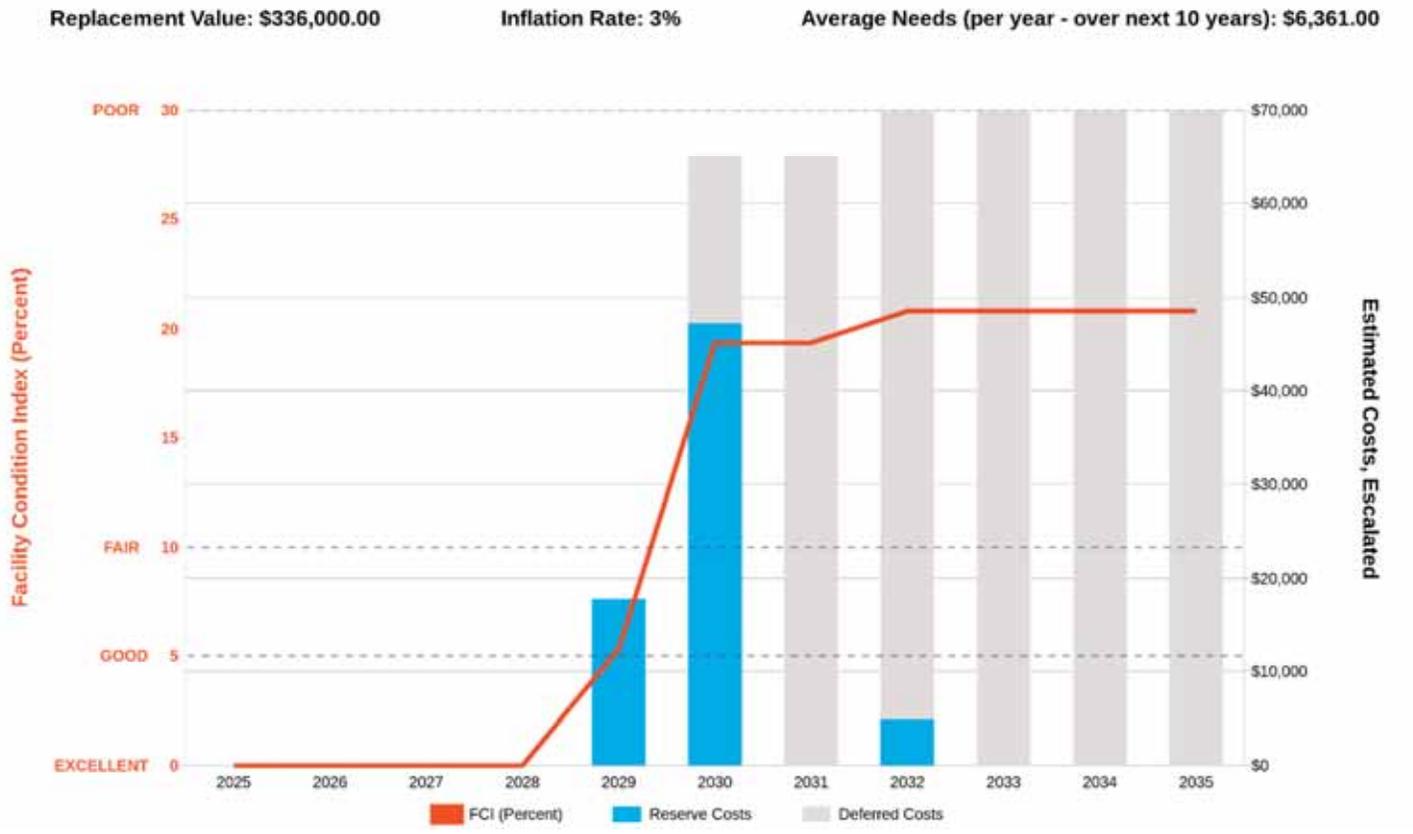
Building 170: Building Systems Summary		
HVAC	Wall mounted Heat pump	Fair
Fire Suppression	Fire extinguisher	Fair
Electrical	Source and Distribution: Main panel with copper wiring Interior Lighting: LED and linear fluorescent	Fair
Fire Alarm	Smoke detectors, alarms, strobes, and pull stations	Fair
Equipment/Special	None	n/a
Accessibility	Presently it does not appear an accessibility study is needed for this building. See the appendix for associated photos and additional information.	
Additional Studies	No additional studies are currently recommended for the building.	
Areas Observed	Most of the interior spaces were observed to gain a clear understanding of the facility's overall condition. Other areas accessed and assessed included the exterior equipment and assets directly serving the building, the exterior walls of the facility, and the roof.	
Key Spaces Not Observed	All key areas of the facility were accessible and observed.	

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

Building 170: System Expenditure Forecast						
System	Immediate	Short Term (1-2 yr)	Near Term (3-5 yr)	Med Term (6-10 yr)	Long Term (11-20 yr)	TOTAL
Facade	\$0	\$0	\$4,506	\$0	\$24,530	\$29,036
Roofing	\$0	\$0	\$614	\$0	\$0	\$614
Interiors	\$0	\$0	\$13,654	\$4,867	\$19,607	\$38,128
Plumbing	\$0	\$0	\$0	\$0	\$2,014	\$2,014
HVAC	\$0	\$0	\$7,510	\$0	\$6,448	\$13,958
Fire Protection	\$0	\$0	\$17,819	\$0	\$0	\$17,819
Electrical	\$0	\$0	\$8,192	\$0	\$0	\$8,192
Fire Alarm and Electronic Systems	\$0	\$0	\$8,715	\$0	\$4,083	\$12,798
Equipment and Furnishings	\$0	\$0	\$4,096	\$0	\$0	\$4,096
TOTALS	\$0	\$0	\$65,200	\$4,900	\$56,700	\$126,800

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

Needs by Year with Unaddressed FCI Over Time



Immediate Needs

There are no immediate needs to report.

Key Findings



Fire Suppression System

Full System Install/Retrofit, Medium Density/Complexity
Building 170
Throughout Building

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

Plan Type:
Retrofit/Adaptation

Cost Estimate: \$15,800

The building lacks a fire suppression system and the school is likely "grandfathered" based on code at the time of original construction. A comprehensive building renovation would likely trigger full compliance to current codes, and a budgetary cost for a full fire suppression retrofit is included in the initial five-year plan. - AssetCALC ID: 9627310

Building 170: Photographic Overview



1 – FRONT ELEVATION



2 – REAR ELEVATION



3 – WINDOW



4 – BUILDING RAMP



5 – BUILDING INTERIOR



6 – HEAT PUMP

10. Building 180



Building 180: Building Systems Summary

Address	325 Santa Clara Avenue, Gilroy, CA 95020	
GPS Coordinates	37.3326639, -121.8918364	
Constructed/Renovated	2007	
Building Area	960 SF	
Number of Stories	1 above grade	
<i>System</i>	<i>Description</i>	<i>Condition</i>
Structure	Conventional wood frame structure over concrete pier foundation	Fair
Facade	Wall Finish: Wood siding Windows: Aluminum	Fair
Roof	Primary: Flat construction with metal finish	Fair
Interiors	Walls: Tackable panel Floors: Carpet and VCT Ceilings: ACT	Fair
Elevators	None	n/a
Plumbing	Distribution: Copper supply and cast-iron waste and venting Hot Water: None Fixtures: Sinks	Fair

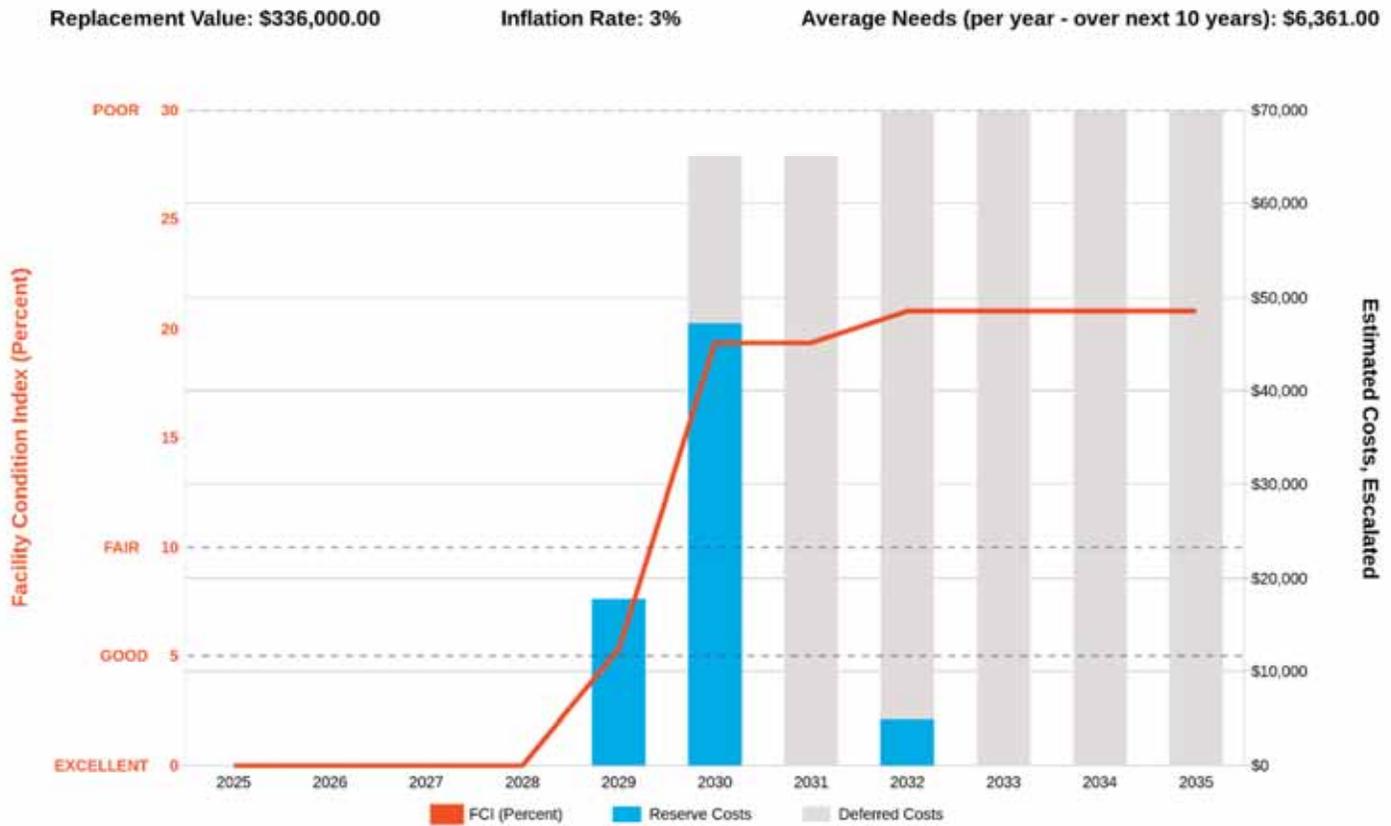
Building 180: Building Systems Summary		
HVAC	Wall mounted Heat pump	Fair
Fire Suppression	Fire extinguisher	Fair
Electrical	Source and Distribution: Main panel with copper wiring Interior Lighting: LED and linear fluorescent	Fair
Fire Alarm	Smoke detectors, alarms, strobes, and pull stations	Fair
Equipment/Special	None	n/a
Accessibility	Presently it does not appear an accessibility study is needed for this building. See the appendix for associated photos and additional information.	
Additional Studies	No additional studies are currently recommended for the building.	
Areas Observed	Most of the interior spaces were observed to gain a clear understanding of the facility's overall condition. Other areas accessed and assessed included the exterior equipment and assets directly serving the building, the exterior walls of the facility, and the roof.	
Key Spaces Not Observed	All key areas of the facility were accessible and observed.	

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

Building 180: System Expenditure Forecast						
System	Immediate	Short Term (1-2 yr)	Near Term (3-5 yr)	Med Term (6-10 yr)	Long Term (11-20 yr)	TOTAL
Facade	\$0	\$0	\$4,506	\$0	\$24,530	\$29,036
Roofing	\$0	\$0	\$614	\$0	\$0	\$614
Interiors	\$0	\$0	\$13,654	\$4,867	\$19,607	\$38,128
Plumbing	\$0	\$0	\$0	\$0	\$2,014	\$2,014
HVAC	\$0	\$0	\$7,510	\$0	\$6,448	\$13,958
Fire Protection	\$0	\$0	\$17,819	\$0	\$0	\$17,819
Electrical	\$0	\$0	\$8,192	\$0	\$0	\$8,192
Fire Alarm and Electronic Systems	\$0	\$0	\$8,715	\$0	\$4,083	\$12,798
Equipment and Furnishings	\$0	\$0	\$4,096	\$0	\$0	\$4,096
TOTALS	\$0	\$0	\$65,200	\$4,900	\$56,700	\$126,800

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

Needs by Year with Unaddressed FCI Over Time



Immediate Needs

There are no immediate needs to report.

Key Findings



Fire Suppression System

Full System Install/Retrofit, Medium Density/Complexity
Building 180
Throughout Building

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

Plan Type:
Retrofit/Adaptation

Cost Estimate: \$15,800

The building lacks a fire suppression system and the school is likely "grandfathered" based on code at the time of original construction. A comprehensive building renovation would likely trigger full compliance to current codes, and a budgetary cost for a full fire suppression retrofit is included in the initial five-year plan. - AssetCALC ID: 9627452

Building 180: Photographic Overview



1 – FRONT ELEVATION



2 – REAR ELEVATION



3 – RIGHT ELEVATION



4 – BUILDING RAMP



5 – BUILDING INTERIOR



6 – HEAT PUMP

11. Building 200



Building 200: Building Systems Summary

Address	325 Santa Clara Avenue, Gilroy, CA 95020	
GPS Coordinates	37.3326639, -121.8918364	
Constructed/Renovated	1997	
Building Area	2,880 SF	
Number of Stories	1 above grade	
<i>System</i>	<i>Description</i>	<i>Condition</i>
Structure	Conventional wood frame structure over concrete slab foundation	Fair
Facade	Wall Finish: Stucco Windows: Aluminum	Fair
Roof	Gable construction with metal finish	Fair
Interiors	Walls: Painted Floors: Carpet, and VCT Ceilings: Painted and ACT	Fair
Elevators	None	n/a
Plumbing	Distribution: Copper supply and cast-iron waste and venting Hot Water: None Fixtures: Sinks	Fair

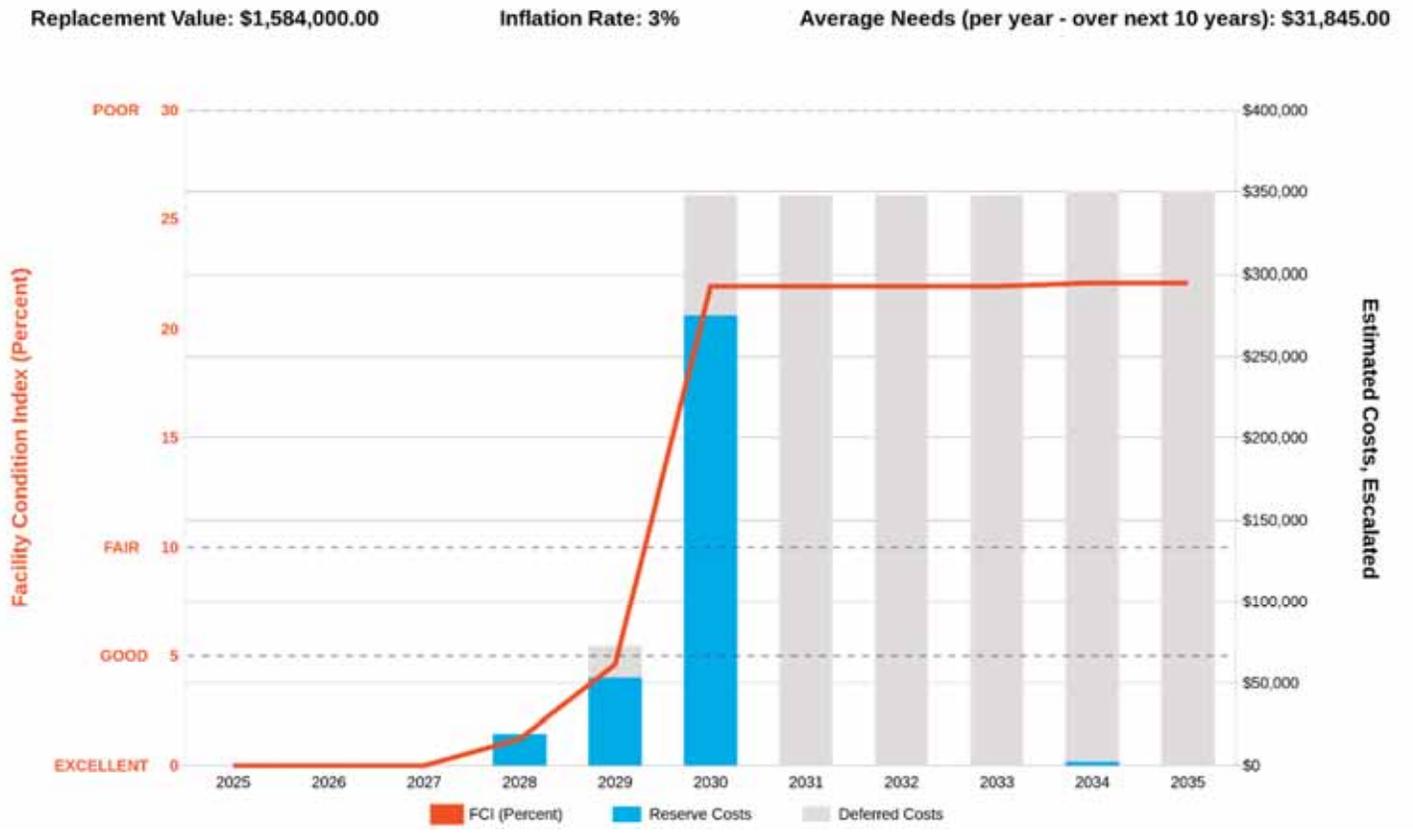
Building 200: Building Systems Summary		
HVAC	Wall mounted heat pumps	Fair
Fire Suppression	Fire extinguishers only	Fair
Electrical	Source and Distribution: Main panel with copper wiring Interior Lighting: LED, linear fluorescent and CFL	Fair
Fire Alarm	Smoke detectors, heat detectors, alarms, strobes, pull stations, 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	Most of the interior spaces were observed to gain a clear understanding of the facility's overall condition. Other areas accessed and assessed included the exterior equipment and assets directly serving the building, the exterior walls of the facility, and the roof.	
Key Spaces Not Observed	All key areas of the facility were accessible and observed.	

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

Building 200: System Expenditure Forecast						
System	Immediate	Short Term (1-2 yr)	Near Term (3-5 yr)	Med Term (6-10 yr)	Long Term (11-20 yr)	TOTAL
Facade	\$0	\$0	\$62,407	\$0	\$9,910	\$72,317
Roofing	\$0	\$0	\$51,128	\$0	\$0	\$51,128
Interiors	\$0	\$0	\$52,203	\$0	\$58,494	\$110,697
Plumbing	\$0	\$0	\$22,941	\$0	\$0	\$22,941
HVAC	\$0	\$0	\$30,752	\$0	\$0	\$30,752
Fire Protection	\$0	\$0	\$53,457	\$0	\$0	\$53,457
Electrical	\$0	\$0	\$29,495	\$2,458	\$0	\$31,953
Fire Alarm and Electronic Systems	\$0	\$0	\$26,150	\$0	\$12,254	\$38,404
Equipment and Furnishings	\$0	\$0	\$19,308	\$0	\$0	\$19,308
TOTALS	\$0	\$0	\$347,900	\$2,500	\$80,700	\$431,100

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

Needs by Year with Unaddressed FCI Over Time



Immediate Needs

There are no immediate needs to report.

Key Findings



Fire Suppression System

Full System Install/Retrofit, Medium Density/Complexity
Building 200
Throughout Building

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

Plan Type:
Retrofit/Adaptation

Cost Estimate: \$47,500

The building lacks a fire suppression system and the school is likely "grandfathered" based on code at the time of original construction. A comprehensive building renovation would likely trigger full compliance to current codes, and a budgetary cost for a full fire suppression retrofit is included in the initial five-year plan. - AssetCALC ID: 9584883

Building 200: Photographic Overview



1 – FRONT ELEVATION



2 – LEFT ELEVATION



3 – REAR ELEVATION



4 – RIGHT ELEVATION



5 – BUILDING INTERIOR



6 – HEAT PUMP

12. Building 210



Building 210: Building Systems Summary

Address	325 Santa Clara Avenue, Gilroy, CA 95020	
GPS Coordinates	37.3326639, -121.8918364	
Constructed/Renovated	2007	
Building Area	1,920 SF	
Number of Stories	1 above grade	
<i>System</i>	<i>Description</i>	<i>Condition</i>
Structure	Conventional wood frame structure over concrete pier foundation	Fair
Facade	Wall Finish: Wood siding Windows: Aluminum	Fair
Roof	Primary: Flat construction with metal finish	Fair
Interiors	Walls: Tackable panel Floors: Carpet Ceilings: ACT	Fair
Elevators	None	n/a
Plumbing	None	-

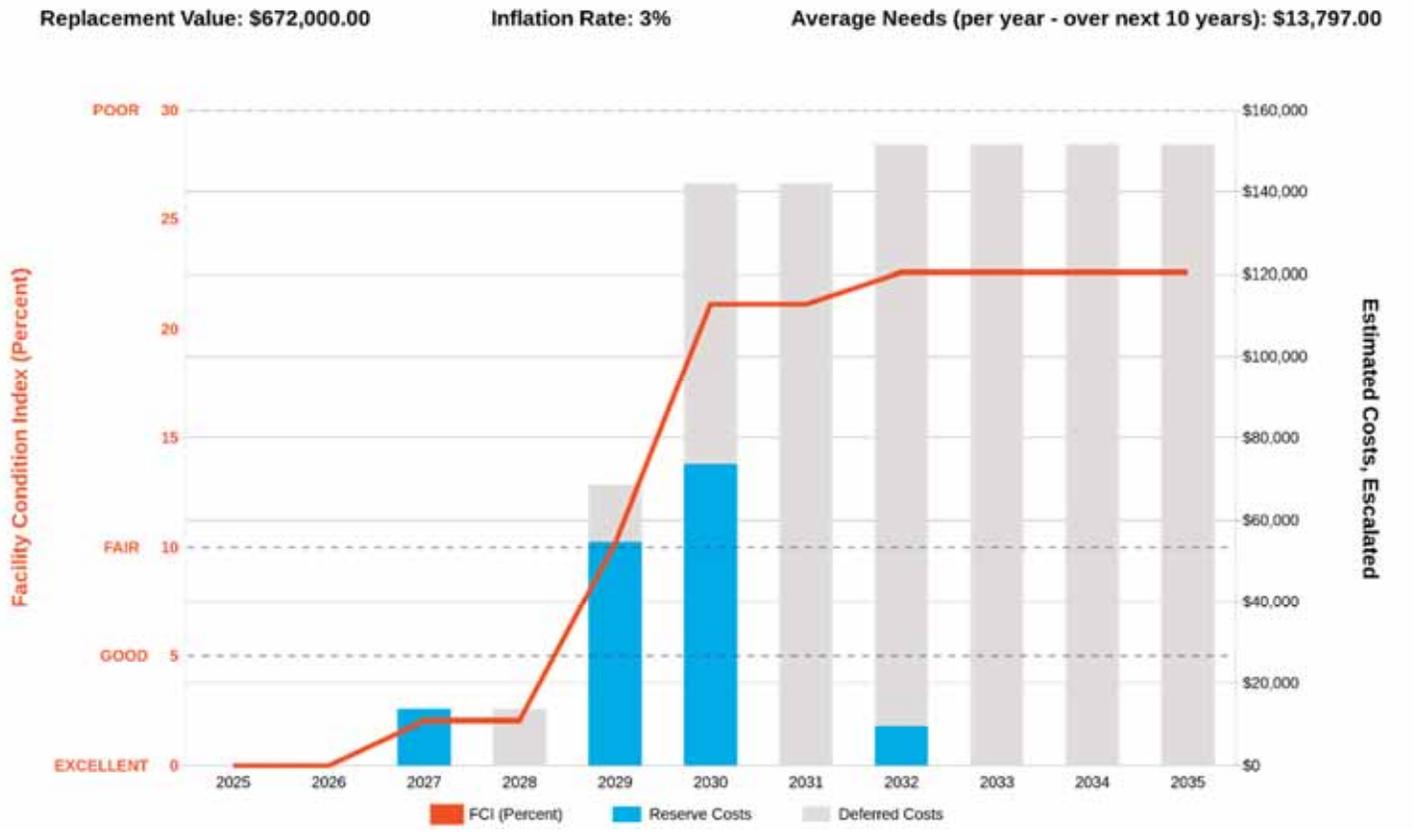
Building 210: Building Systems Summary		
HVAC	Wall mounted Heat pump	Fair
Fire Suppression	Fire extinguisher	Fair
Electrical	Source and Distribution: Main panel with copper wiring Interior Lighting: LED and linear fluorescent	Fair
Fire Alarm	Smoke detectors, alarms, strobes, and pull stations	Fair
Equipment/Special	None	n/a
Accessibility	Presently it does not appear an accessibility study is needed for this building. See the appendix for associated photos and additional information.	
Additional Studies	No additional studies are currently recommended for the building.	
Areas Observed	Most of the interior spaces were observed to gain a clear understanding of the facility's overall condition. Other areas accessed and assessed included the exterior equipment and assets directly serving the building, the exterior walls of the facility, and the roof.	
Key Spaces Not Observed	All key areas of the facility were accessible and observed.	

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

Building 210: System Expenditure Forecast						
System	Immediate	Short Term (1-2 yr)	Near Term (3-5 yr)	Med Term (6-10 yr)	Long Term (11-20 yr)	TOTAL
Facade	\$0	\$0	\$9,012	\$0	\$49,061	\$58,073
Roofing	\$0	\$0	\$1,228	\$0	\$0	\$1,228
Interiors	\$0	\$0	\$28,104	\$9,735	\$39,698	\$77,537
HVAC	\$0	\$13,747	\$0	\$0	\$12,898	\$26,645
Fire Protection	\$0	\$0	\$35,638	\$0	\$0	\$35,638
Electrical	\$0	\$0	\$16,386	\$0	\$0	\$16,386
Fire Alarm and Electronic Systems	\$0	\$0	\$17,433	\$0	\$8,169	\$25,602
Equipment and Furnishings	\$0	\$0	\$20,484	\$0	\$0	\$20,484
TOTALS	\$0	\$13,800	\$128,300	\$9,800	\$109,900	\$261,800

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

Needs by Year with Unaddressed FCI Over Time



Immediate Needs

There are no immediate needs to report.

Key Findings



Fire Suppression System

Full System Install/Retrofit, Medium
Density/Complexity
Building 210
Throughout Building

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

Plan Type:
Retrofit/Adaptation

Cost Estimate: \$31,700

The building lacks a fire suppression system and the school is likely "grandfathered" based on code at the time of original construction. A comprehensive building renovation would likely trigger full compliance to current codes, and a budgetary cost for a full fire suppression retrofit is included in the initial five-year plan. -
AssetCALC ID: 9627468

Building 210: Photographic Overview



1 – FRONT ELEVATION



2 – REAR ELEVATION



3 – RIGHT ELEVATION



4 – BUILDING RAMP



5 – BUILDING INTERIOR



6 – HEAT PUMP

13. Building 240



Building 240: Building Systems Summary

Address 325 Santa Clara Avenue, Gilroy, CA 95020

GPS Coordinates 37.3326639, -121.8918364

Constructed/Renovated 2014

Building Area 960 SF

Number of Stories 1 above grade

<i>System</i>	<i>Description</i>	<i>Condition</i>
Structure	Conventional wood frame structure over concrete pier foundation	Fair
Facade	Wall Finish: Wood siding Windows: Aluminum	Fair
Roof	Primary: Flat construction with metal finish	Fair
Interiors	Walls: Tackable panel Floors: Carpet Ceilings: ACT	Fair
Elevators	None	n/a
Plumbing	Distribution: Copper supply and cast-iron waste and venting Hot Water: None Fixtures: Sinks	Fair

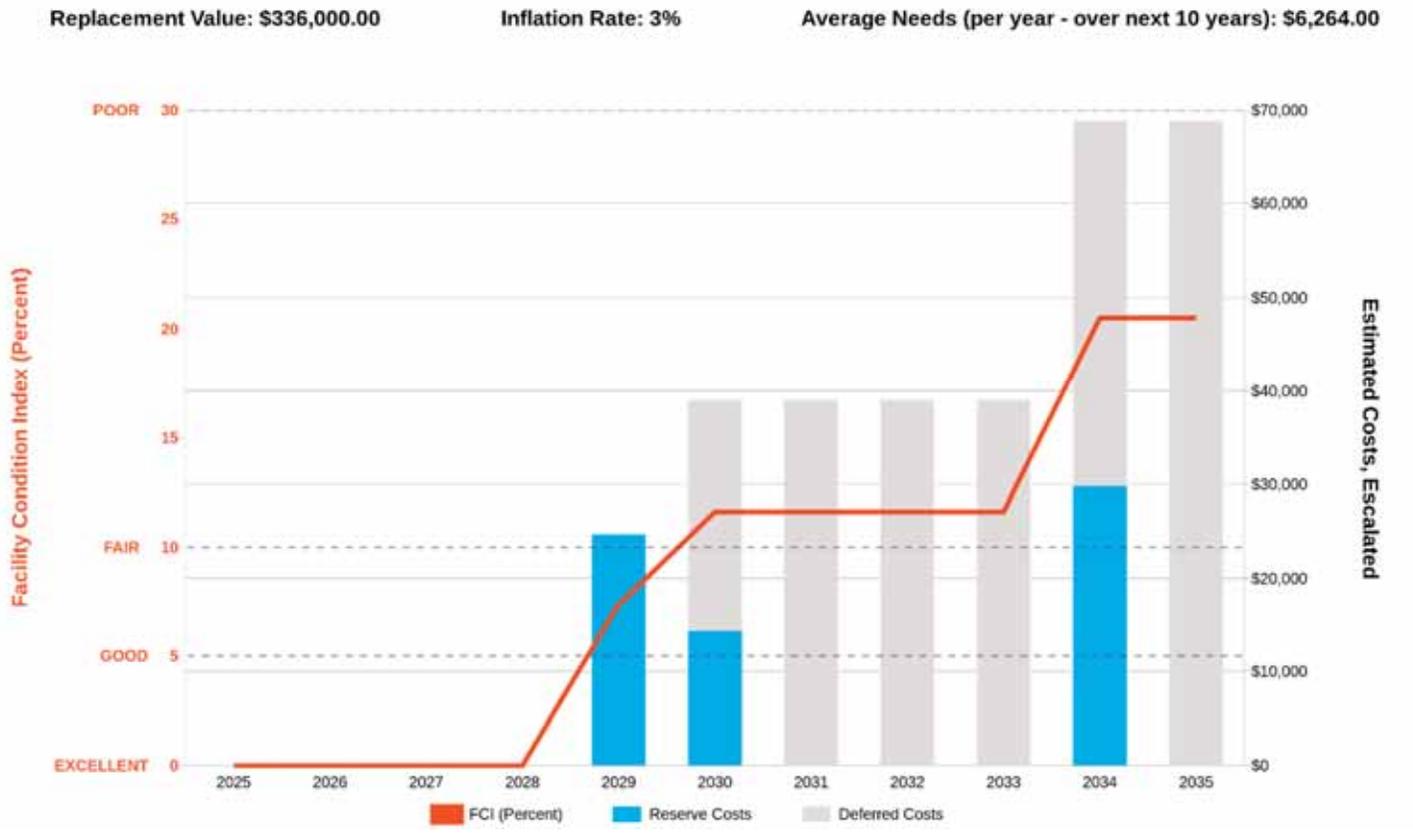
Building 240: Building Systems Summary		
HVAC	Wall mounted Heat pump	Fair
Fire Suppression	Fire extinguisher	Fair
Electrical	Source and Distribution: Main panel with copper wiring Interior Lighting: LED and linear fluorescent	Fair
Fire Alarm	Smoke detectors, alarms, strobes, and pull stations	Fair
Equipment/Special	None	n/a
Accessibility	Presently it does not appear an accessibility study is needed for this building. See the appendix for associated photos and additional information.	
Additional Studies	No additional studies are currently recommended for the building.	
Areas Observed	Most of the interior spaces were observed to gain a clear understanding of the facility's overall condition. Other areas accessed and assessed included the exterior equipment and assets directly serving the building, the exterior walls of the facility, and the roof.	
Key Spaces Not Observed	All key areas of the facility were accessible and observed.	

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

Building 240: System Expenditure Forecast						
System	Immediate	Short Term (1-2 yr)	Near Term (3-5 yr)	Med Term (6-10 yr)	Long Term (11-20 yr)	TOTAL
Facade	\$0	\$0	\$4,506	\$0	\$28,776	\$33,282
Roofing	\$0	\$0	\$0	\$691	\$0	\$691
Interiors	\$0	\$0	\$14,205	\$0	\$26,014	\$40,219
Plumbing	\$0	\$0	\$0	\$0	\$2,477	\$2,477
HVAC	\$0	\$0	\$0	\$8,453	\$7,931	\$16,384
Fire Protection	\$0	\$0	\$17,819	\$0	\$0	\$17,819
Electrical	\$0	\$0	\$0	\$9,220	\$0	\$9,220
Fire Alarm and Electronic Systems	\$0	\$0	\$2,544	\$6,858	\$3,964	\$13,366
Equipment and Furnishings	\$0	\$0	\$0	\$4,611	\$0	\$4,611
TOTALS	\$0	\$0	\$39,100	\$29,900	\$69,200	\$138,200

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

Needs by Year with Unaddressed FCI Over Time



Immediate Needs

There are no immediate needs to report.

Key Findings



Fire Suppression System

Full System Install/Retrofit, Medium Density/Complexity
Building 240
Throughout Building

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

Plan Type:
Retrofit/Adaptation

Cost Estimate: \$15,800

The building lacks a fire suppression system and the school is likely "grandfathered" based on code at the time of original construction. A comprehensive building renovation would likely trigger full compliance to current codes, and a budgetary cost for a full fire suppression retrofit is included in the initial five-year plan. - AssetCALC ID: 9627486

Building 240: Photographic Overview



1 – FRONT ELEVATION



2 – RIGHT ELEVATION



3 – REAR ELEVATION



4 – EXTERIOR WINDOW



5 – BUILDING RAMP



6 – BUILDING INTERIOR

14. Building 250



Building 250: Building Systems Summary

Address	325 Santa Clara Avenue, Gilroy, CA 95020	
GPS Coordinates	37.3326639, -121.8918364	
Constructed/Renovated	2014	
Building Area	960 SF	
Number of Stories	1 above grade	
<i>System</i>	<i>Description</i>	<i>Condition</i>
Structure	Conventional wood frame structure over concrete pier foundation	Fair
Facade	Wall Finish: Wood siding Windows: Aluminum	Fair
Roof	Primary: Flat construction with metal finish	Fair
Interiors	Walls: Tackable panel Floors: Carpet Ceilings: ACT	Fair
Elevators	None	n/a
Plumbing	Distribution: Copper supply and cast-iron waste and venting Hot Water: None Fixtures: Sinks	Fair

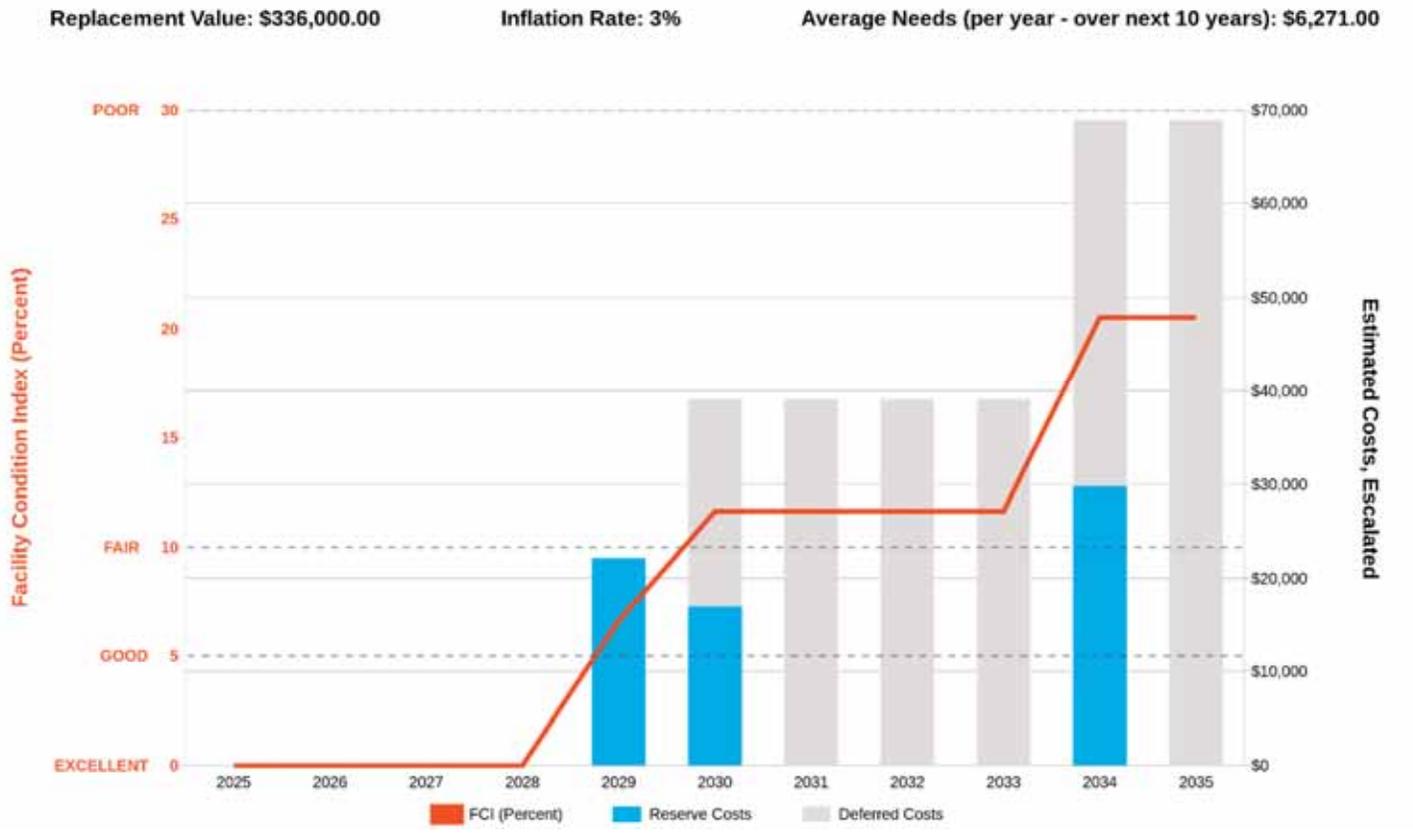
Building 250: Building Systems Summary		
HVAC	Wall mounted Heat pump	Fair
Fire Suppression	Fire extinguisher	Fair
Electrical	Source and Distribution: Main panel with copper wiring Interior Lighting: LED and linear fluorescent	Fair
Fire Alarm	Smoke detectors, alarms, strobes, and pull stations	Fair
Equipment/Special	None	n/a
Accessibility	Presently it does not appear an accessibility study is needed for this building. See the appendix for associated photos and additional information.	
Additional Studies	No additional studies are currently recommended for the building.	
Areas Observed	Most of the interior spaces were observed to gain a clear understanding of the facility's overall condition. Other areas accessed and assessed included the exterior equipment and assets directly serving the building, the exterior walls of the facility, and the roof.	
Key Spaces Not Observed	All key areas of the facility were accessible and observed.	

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

Building 250: System Expenditure Forecast						
System	Immediate	Short Term (1-2 yr)	Near Term (3-5 yr)	Med Term (6-10 yr)	Long Term (11-20 yr)	TOTAL
Facade	\$0	\$0	\$4,506	\$0	\$28,776	\$33,282
Roofing	\$0	\$0	\$0	\$691	\$0	\$691
Interiors	\$0	\$0	\$14,205	\$0	\$26,014	\$40,219
Plumbing	\$0	\$0	\$0	\$0	\$2,477	\$2,477
HVAC	\$0	\$0	\$0	\$8,453	\$7,931	\$16,384
Fire Protection	\$0	\$0	\$17,819	\$0	\$0	\$17,819
Electrical	\$0	\$0	\$0	\$9,220	\$0	\$9,220
Fire Alarm and Electronic Systems	\$0	\$0	\$2,621	\$6,858	\$4,083	\$13,562
Equipment and Furnishings	\$0	\$0	\$0	\$4,611	\$0	\$4,611
TOTALS	\$0	\$0	\$39,200	\$29,900	\$69,300	\$138,400

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

Needs by Year with Unaddressed FCI Over Time



Immediate Needs

There are no immediate needs to report.

Key Findings



Fire Suppression System

Full System Install/Retrofit, Medium Density/Complexity
Building 250
Throughout Building

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

Plan Type:
Retrofit/Adaptation

Cost Estimate: \$15,800

The building lacks a fire suppression system and the school is likely "grandfathered" based on code at the time of original construction. A comprehensive building renovation would likely trigger full compliance to current codes, and a budgetary cost for a full fire suppression retrofit is included in the initial five-year plan. - AssetCALC ID: 9627531

Building 250: Photographic Overview



1 – FRONT ELEVATION



2 – REAR ELEVATION



3 – RIGHT ELEVATION



4 – BUILDING RAMP



5 – EXTERIOR WINDOW



6 – BUILDING INTERIOR

15. Building 260



Building 260: Building Systems Summary

Address 325 Santa Clara Avenue, Gilroy, CA 95020

GPS Coordinates 37.3326639, -121.8918364

Constructed/Renovated 2014

Building Area 960 SF

Number of Stories 1 above grade

<i>System</i>	<i>Description</i>	<i>Condition</i>
Structure	Conventional wood frame structure over concrete pier foundation	Fair
Facade	Wall Finish: Wood siding Windows: Aluminum	Fair
Roof	Primary: Flat construction with metal finish	Fair
Interiors	Walls: Tackable panel Floors: Carpet Ceilings: ACT	Fair
Elevators	None	n/a
Plumbing	Distribution: Copper supply and cast-iron waste and venting Hot Water: None Fixtures: Sinks	Fair

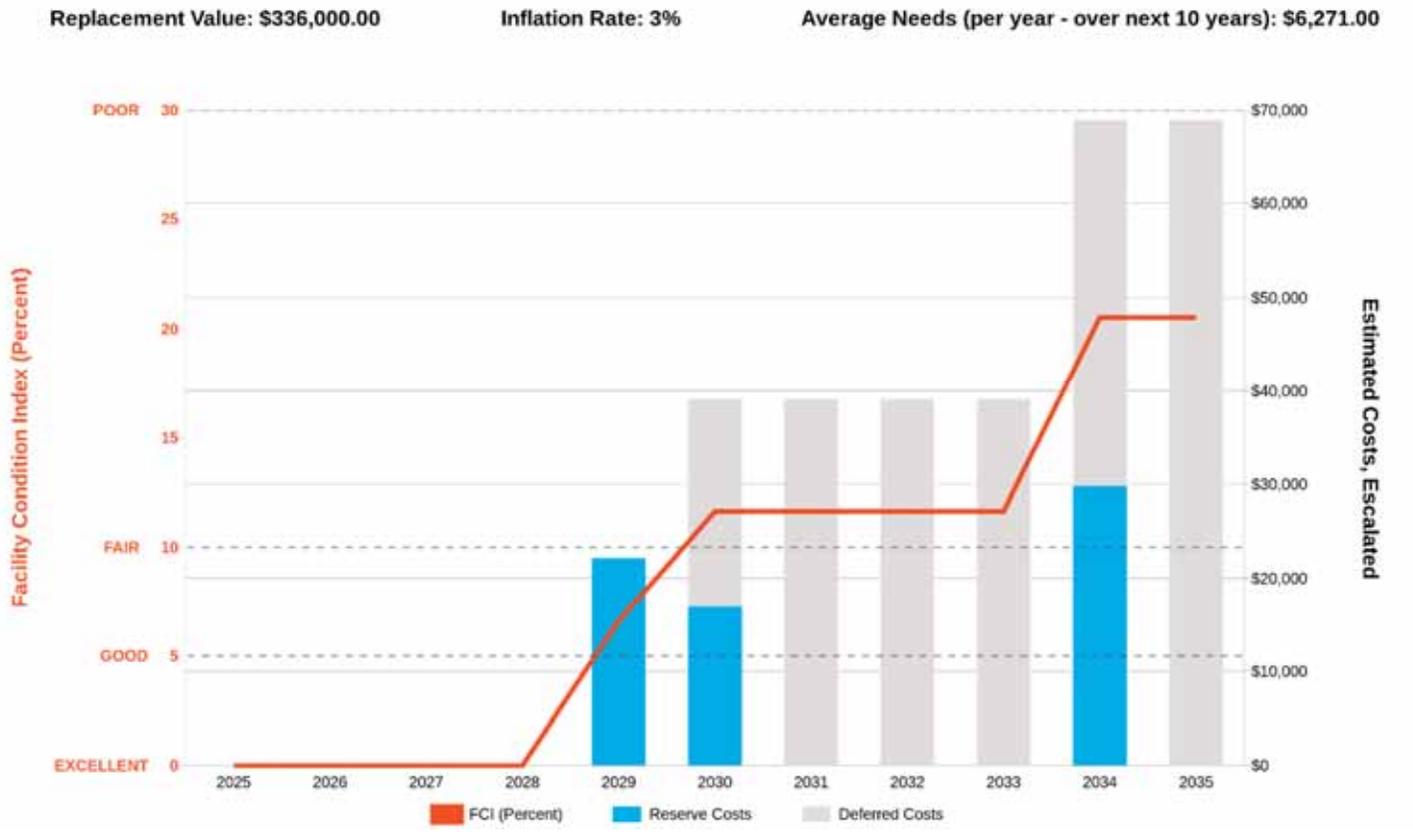
Building 260: Building Systems Summary		
HVAC	Wall mounted Heat pump	Fair
Fire Suppression	Fire extinguisher	Fair
Electrical	Source and Distribution: Main panel with copper wiring Interior Lighting: LED and linear fluorescent	Fair
Fire Alarm	Smoke detectors, alarms, strobes, and pull stations	Fair
Equipment/Special	None	n/a
Accessibility	Presently it does not appear an accessibility study is needed for this building. See the appendix for associated photos and additional information.	
Additional Studies	No additional studies are currently recommended for the building.	
Areas Observed	Most of the interior spaces were observed to gain a clear understanding of the facility's overall condition. Other areas accessed and assessed included the exterior equipment and assets directly serving the building, the exterior walls of the facility, and the roof.	
Key Spaces Not Observed	All key areas of the facility were accessible and observed.	

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

Building 260: System Expenditure Forecast						
System	Immediate	Short Term (1-2 yr)	Near Term (3-5 yr)	Med Term (6-10 yr)	Long Term (11-20 yr)	TOTAL
Facade	\$0	\$0	\$4,506	\$0	\$28,776	\$33,282
Roofing	\$0	\$0	\$0	\$691	\$0	\$691
Interiors	\$0	\$0	\$14,205	\$0	\$26,014	\$40,219
Plumbing	\$0	\$0	\$0	\$0	\$2,477	\$2,477
HVAC	\$0	\$0	\$0	\$8,453	\$7,931	\$16,384
Fire Protection	\$0	\$0	\$17,819	\$0	\$0	\$17,819
Electrical	\$0	\$0	\$0	\$9,220	\$0	\$9,220
Fire Alarm and Electronic Systems	\$0	\$0	\$2,621	\$6,858	\$4,083	\$13,562
Equipment and Furnishings	\$0	\$0	\$0	\$4,611	\$0	\$4,611
TOTALS	\$0	\$0	\$39,200	\$29,900	\$69,300	\$138,400

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

Needs by Year with Unaddressed FCI Over Time



Immediate Needs

There are no immediate needs to report.

Key Findings



Fire Suppression System

Full System Install/Retrofit, Medium Density/Complexity
Building 260
Throughout Building

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

Plan Type:
Retrofit/Adaptation

Cost Estimate: \$15,800

The building lacks a fire suppression system and the school is likely "grandfathered" based on code at the time of original construction. A comprehensive building renovation would likely trigger full compliance to current codes, and a budgetary cost for a full fire suppression retrofit is included in the initial five-year plan. - AssetCALC ID: 9629411

Building 260: Photographic Overview



1 – FRONT ELEVATION



2 – LEFT ELEVATION



3 – REAR ELEVATION



4 – BUILDING RAMP



5 – BUILDING INTERIOR



6 – HEAT PUMP

16. Building 300



Building 300: Building Systems Summary

Address	325 Santa Clara Avenue, Gilroy, CA 95020	
GPS Coordinates	37.3326639, -121.8918364	
Constructed/Renovated	1955	
Building Area	4,800 SF	
Number of Stories	1 above grade	
<i>System</i>	<i>Description</i>	<i>Condition</i>
Structure	Conventional wood frame structure over concrete slab foundation	Fair
Facade	Wall Finish: Stucco Windows: Aluminum	Fair
Roof	Gable construction with metal finish	Fair
Interiors	Walls: Painted Floors: Carpet, ceramic tiles and VCT Ceilings: Painted and ACT	Fair
Elevators	None	n/a
Plumbing	Distribution: Copper supply and cast-iron waste and venting Hot Water: None Fixtures: Toilets, urinal and Sinks	Fair

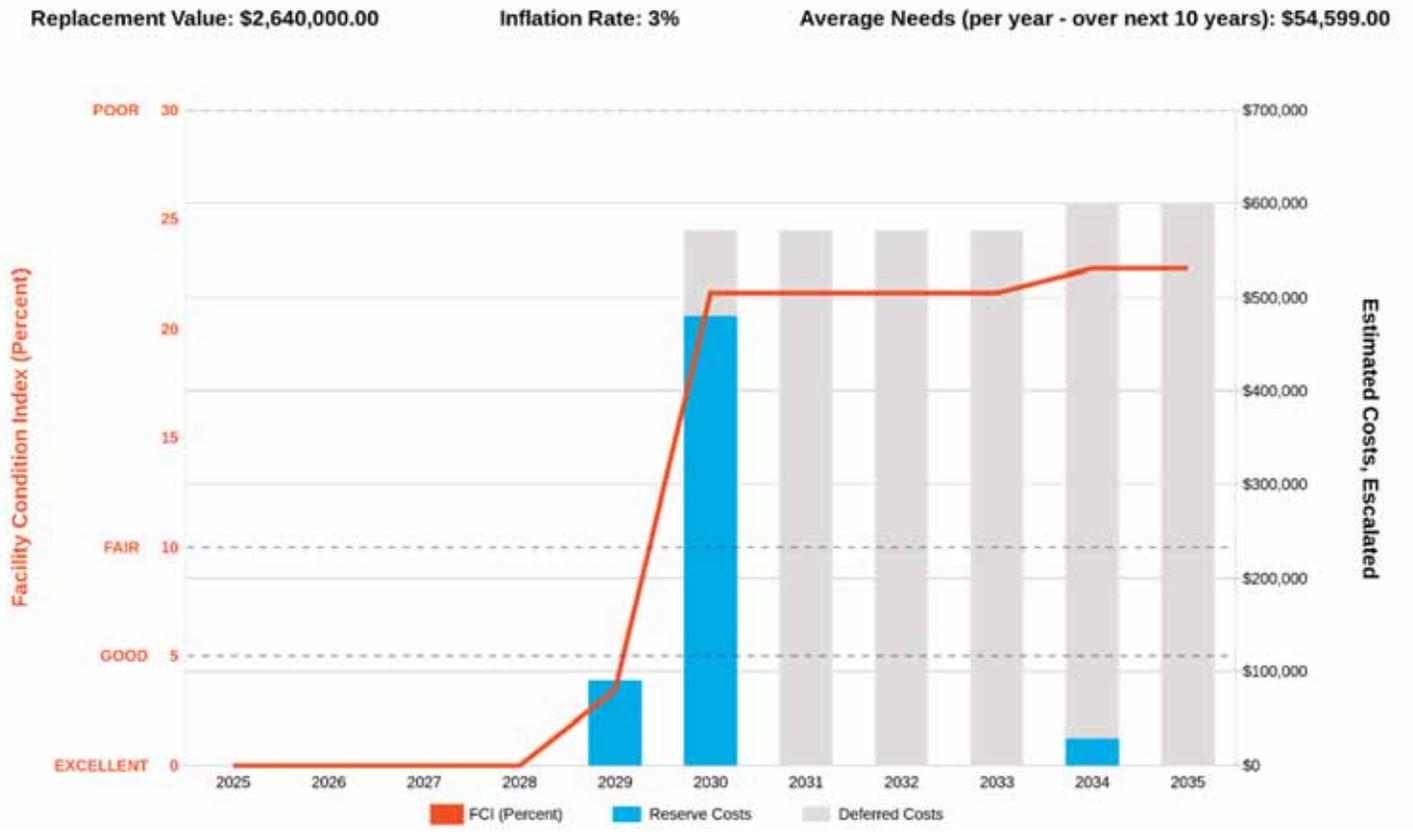
Building 300: Building Systems Summary		
HVAC	Wall mounted heat pumps	Fair
Fire Suppression	Fire extinguishers only	Fair
Electrical	Source and Distribution: Main panel with copper wiring Interior Lighting: LED, linear fluorescent and CFL	Fair
Fire Alarm	Smoke detectors, heat detectors, alarms, strobes, pull stations, 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	Most of the interior spaces were observed to gain a clear understanding of the facility's overall condition. Other areas accessed and assessed included the exterior equipment and assets directly serving the building, the exterior walls of the facility, and the roof.	
Key Spaces Not Observed	All key areas of the facility were accessible and observed.	

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

Building 300: System Expenditure Forecast						
System	Immediate	Short Term (1-2 yr)	Near Term (3-5 yr)	Med Term (6-10 yr)	Long Term (11-20 yr)	TOTAL
Facade	\$0	\$0	\$96,548	\$0	\$14,314	\$110,862
Roofing	\$0	\$0	\$85,214	\$0	\$0	\$85,214
Interiors	\$0	\$0	\$118,940	\$0	\$87,831	\$206,771
Plumbing	\$0	\$0	\$52,161	\$0	\$3,191	\$55,352
HVAC	\$0	\$0	\$26,656	\$29,049	\$0	\$55,705
Fire Protection	\$0	\$0	\$90,580	\$0	\$0	\$90,580
Electrical	\$0	\$0	\$49,980	\$0	\$0	\$49,980
Fire Alarm and Electronic Systems	\$0	\$0	\$30,986	\$0	\$0	\$30,986
Equipment and Furnishings	\$0	\$0	\$20,484	\$0	\$0	\$20,484
TOTALS	\$0	\$0	\$571,600	\$29,100	\$105,400	\$706,100

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

Needs by Year with Unaddressed FCI Over Time



Immediate Needs

There are no immediate needs to report.

Key Findings



Fire Suppression System

Full System Install/Retrofit, Medium Density/Complexity
Building 300
Throughout Building

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

Plan Type:
Retrofit/Adaptation

Cost Estimate: \$80,500

The building lacks a fire suppression system and the school is likely "grandfathered" based on code at the time of original construction. A comprehensive building renovation would likely trigger full compliance to current codes, and a budgetary cost for a full fire suppression retrofit is included in the initial five-year plan. - AssetCALC ID: 9588323

Building 300: Photographic Overview



1 – FRONT ELEVATION



2 – LEFT ELEVATION



3 – REAR ELEVATION



4 – RIGHT ELEVATION



5 – BUILDING INTERIOR



6 – HEAT PUMPS

17. Building 400



Building 400: Building Systems Summary

Address	325 Santa Clara Avenue, Gilroy, CA 95020	
GPS Coordinates	37.3326639, -121.8918364	
Constructed/Renovated	1955	
Building Area	4,800 SF	
Number of Stories	1 above grade	
<i>System</i>	<i>Description</i>	<i>Condition</i>
Structure	Conventional wood frame structure over concrete slab foundation	Fair
Facade	Wall Finish: Stucco Windows: Aluminum	Fair
Roof	Gable construction with metal finish	Fair
Interiors	Walls: Painted Floors: Carpet, ceramic tiles and VCT Ceilings: Painted and ACT	Fair
Elevators	None	n/a
Plumbing	Distribution: Copper supply and cast-iron waste and venting Hot Water: Electric water heaters with integral tanks Fixtures: Toilets, urinal and Sinks	Fair

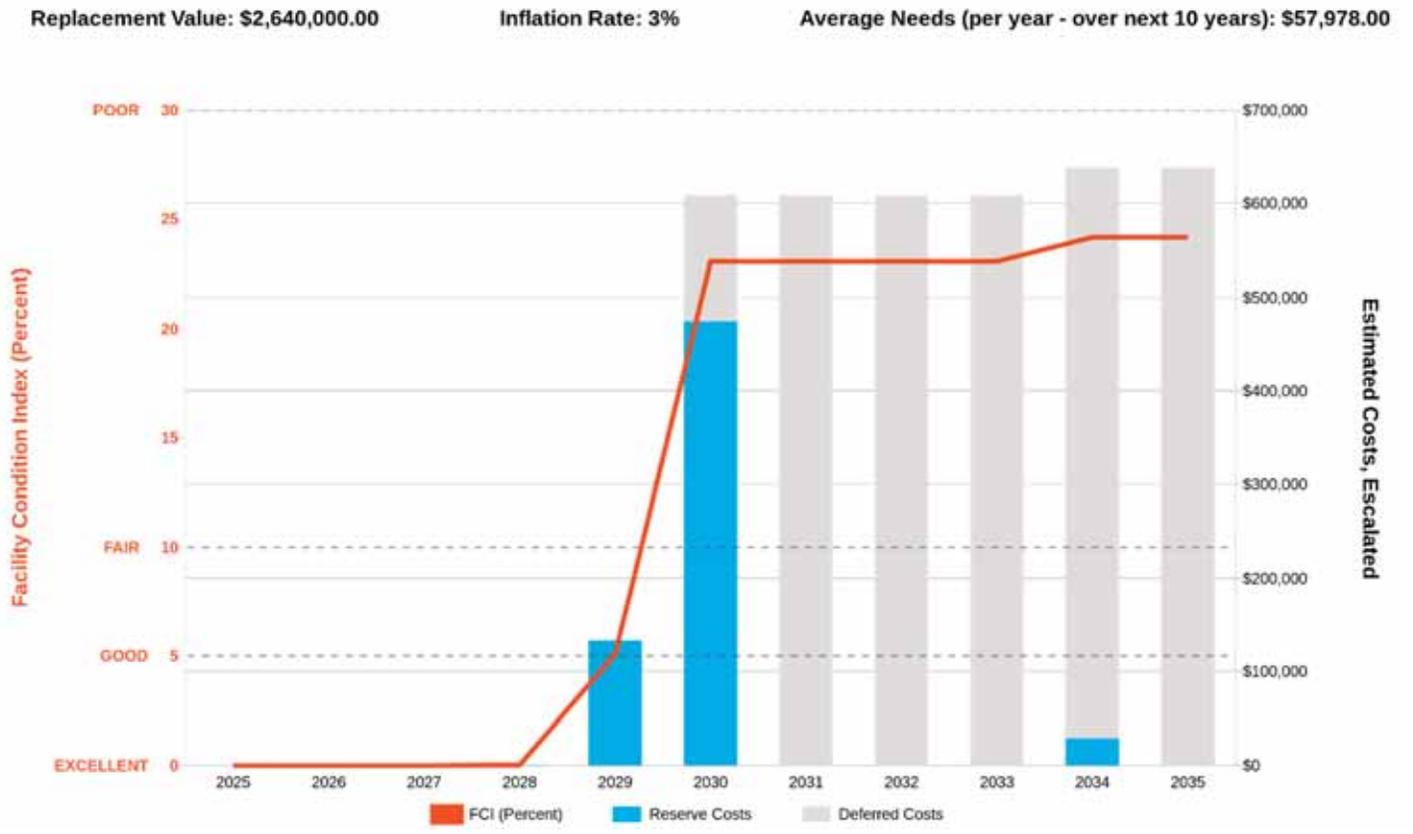
Building 400: Building Systems Summary		
HVAC	Wall mounted heat pumps	Fair
Fire Suppression	Fire extinguishers only	Fair
Electrical	Source and Distribution: Main panel with copper wiring Interior Lighting: LED, linear fluorescent and CFL	Fair
Fire Alarm	Smoke detectors, heat detectors, alarms, strobes, pull stations, 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	Most of the interior spaces were observed to gain a clear understanding of the facility's overall condition. Other areas accessed and assessed included the exterior equipment and assets directly serving the building, the exterior walls of the facility, and the roof.	
Key Spaces Not Observed	All key areas of the facility were accessible and observed.	

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

Building 400: System Expenditure Forecast						
System	Immediate	Short Term (1-2 yr)	Near Term (3-5 yr)	Med Term (6-10 yr)	Long Term (11-20 yr)	TOTAL
Facade	\$0	\$0	\$139,183	\$0	\$13,764	\$152,947
Roofing	\$0	\$0	\$87,671	\$0	\$0	\$87,671
Interiors	\$0	\$0	\$84,991	\$0	\$89,113	\$174,104
Plumbing	\$0	\$0	\$43,172	\$0	\$3,653	\$46,825
HVAC	\$0	\$0	\$26,219	\$29,049	\$0	\$55,268
Fire Protection	\$0	\$0	\$89,096	\$0	\$0	\$89,096
Electrical	\$0	\$0	\$51,345	\$0	\$0	\$51,345
Fire Alarm and Electronic Systems	\$0	\$0	\$46,071	\$0	\$23,761	\$69,832
Equipment and Furnishings	\$0	\$0	\$40,968	\$0	\$0	\$40,968
TOTALS	\$0	\$0	\$608,800	\$29,100	\$130,300	\$768,200

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

Needs by Year with Unaddressed FCI Over Time



Immediate Needs

There are no immediate needs to report.

Key Findings



Fire Suppression System

Full System Install/Retrofit, Medium Density/Complexity
Building 400
Throughout Building

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

Plan Type:
Retrofit/Adaptation

Cost Estimate: \$79,200

The building lacks a fire suppression system and the school is likely "grandfathered" based on code at the time of original construction. A comprehensive building renovation would likely trigger full compliance to current codes, and a budgetary cost for a full fire suppression retrofit is included in the initial five-year plan. - AssetCALC ID: 9588347

Building 400: Photographic Overview



1 – FRONT ELEVATION



2 – LEFT ELEVATION



3 – REAR ELEVATION



4 – RIGHT ELEVATION



5 – BUILDING INTERIOR



6 – HEAT PUMP

18. Building 500



Building 500: Building Systems Summary

Address	325 Santa Clara Avenue, Gilroy, CA 95020	
GPS Coordinates	37.3326639, -121.8918364	
Constructed/Renovated	2004	
Building Area	8,000 SF	
Number of Stories	1 above grade	
<i>System</i>	<i>Description</i>	<i>Condition</i>
Structure	Conventional wood frame structure over concrete slab foundation	Fair
Facade	Wall Finish: Stucco Windows: Aluminum	Fair
Roof	Gable construction with metal finish	Fair
Interiors	Walls: Painted and Laminated Paneling (FRP) Floors: Carpet, Vinyl Sheeting, and VCT Ceilings: Painted and ACT	Fair
Elevators	None	n/a
Plumbing	Distribution: Copper supply and cast-iron waste and venting Hot Water: None Fixtures: Toilets, urinal and Sinks	Fair

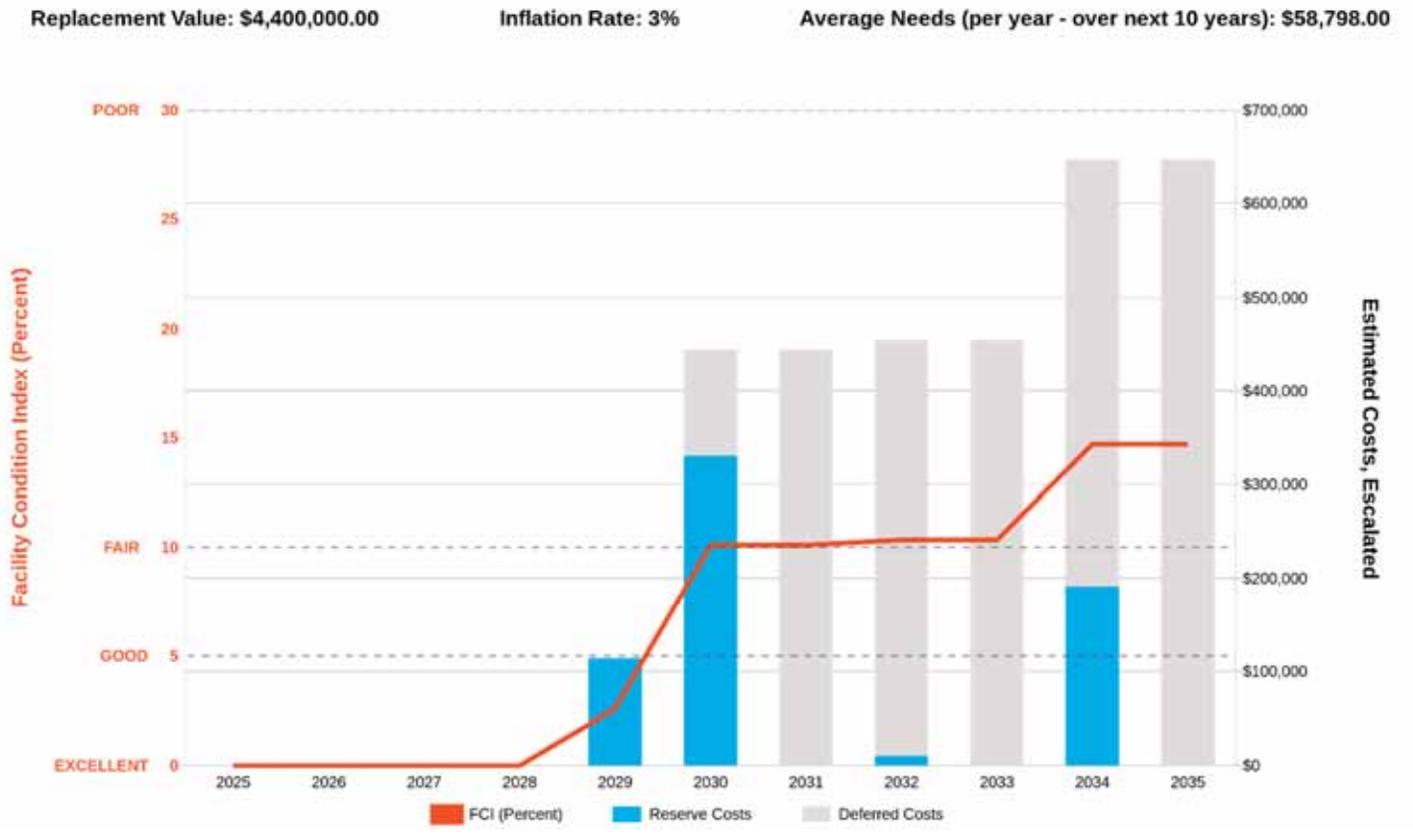
Building 500: Building Systems Summary		
HVAC	Wall mounted heat pumps	Fair
Fire Suppression	Wet-pipe sprinkler system and fire extinguishers	Fair
Electrical	Source and Distribution: Main panel with copper wiring Interior Lighting: LED, linear fluorescent and CFL	Fair
Fire Alarm	Alarm panel with smoke detectors, heat detectors, alarms, strobes, pull stations, 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	Most of the interior spaces were observed to gain a clear understanding of the facility's overall condition. Other areas accessed and assessed included the exterior equipment and assets directly serving the building, the exterior walls of the facility, and the roof.	
Key Spaces Not Observed	All key areas of the facility were accessible and observed.	

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

Building 500: System Expenditure Forecast						
System	Immediate	Short Term (1-2 yr)	Near Term (3-5 yr)	Med Term (6-10 yr)	Long Term (11-20 yr)	TOTAL
Facade	\$0	\$0	\$18,435	\$59,175	\$108,639	\$186,249
Roofing	\$0	\$0	\$2,457	\$0	\$236,307	\$238,764
Interiors	\$0	\$0	\$165,705	\$33,198	\$172,598	\$371,501
Plumbing	\$0	\$0	\$0	\$60,379	\$82,625	\$143,004
HVAC	\$0	\$0	\$51,620	\$49,184	\$0	\$100,804
Fire Protection	\$0	\$0	\$11,348	\$0	\$0	\$11,348
Electrical	\$0	\$0	\$61,178	\$0	\$41,312	\$102,490
Fire Alarm and Electronic Systems	\$0	\$0	\$93,132	\$0	\$65,954	\$159,086
Equipment and Furnishings	\$0	\$0	\$40,968	\$0	\$0	\$40,968
TOTALS	\$0	\$0	\$444,900	\$202,000	\$707,500	\$1,354,400

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

Needs by Year with Unaddressed FCI Over Time



Immediate Needs

There are no immediate needs to report.

Key Findings

There are no key findings to report.

Building 500: Photographic Overview



1 – FRONT ELEVATION



2 – LEFT ELEVATION



3 – RIGHT ELEVATION



4 – REAR ELEVATION



5 – INTERIOR LIGHTING SYSTEM



6 – HEAT PUMP

19. Building 600



Building 600: Building Systems Summary		
Address	325 Santa Clara Avenue, Gilroy, CA 95020	
GPS Coordinates	37.3326639, -121.8918364	
Constructed/Renovated	2014	
Building Area	11,505 SF	
Number of Stories	1 above grade	
<i>System</i>	<i>Description</i>	<i>Condition</i>
Structure	Concrete tilt-up bearing walls with wood roof deck supported by wood joists and concrete strip/wall footing foundation system	Good
Facade	Wall Finish: Stucco Windows: Vinyl	Fair
Roof	Primary: Gable construction with asphalt shingles Secondary: Flat construction with single-ply TPO/PVC membrane	Fair
Interiors	Walls: Painted and ceramic tile Floors: VCT, ceramic tile, and coated concrete Ceilings: Painted and ACT	Fair
Elevators	Wheelchair Lift	Fair

Building 600: Building Systems Summary		
Plumbing	Distribution: Copper supply and cast-iron waste and venting Hot Water: Gas water heaters with integral tanks Fixtures: Toilets, urinals, and sinks in restrooms	Fair
HVAC	Packaged units	Fair
Fire Suppression	Wet-pipe sprinkler system and fire extinguishers, and kitchen hood system	Fair
Electrical	Source and Distribution: Main panel with copper wiring Interior Lighting: LED, linear fluorescent, CFL	Fair
Fire Alarm	Alarm panel with smoke detectors, heat detectors, alarms, strobes, pull stations, back-up emergency lights, and exit signs	Fair
Equipment/Special	Commercial kitchen equipment	Fair
Accessibility	Presently it does not appear an accessibility study is needed for this building. See the appendix for associated photos and additional information.	
Additional Studies	No additional studies are currently recommended for the building.	
Areas Observed	Most of the interior spaces were observed to gain a clear understanding of the facility's overall condition. Other areas accessed and assessed included the exterior equipment and assets directly serving the building, the exterior walls of the facility, and the roof. The flat roof was not accessible at the time of assessment.	
Key Spaces Not Observed	All key areas of the facility were accessible and observed.	

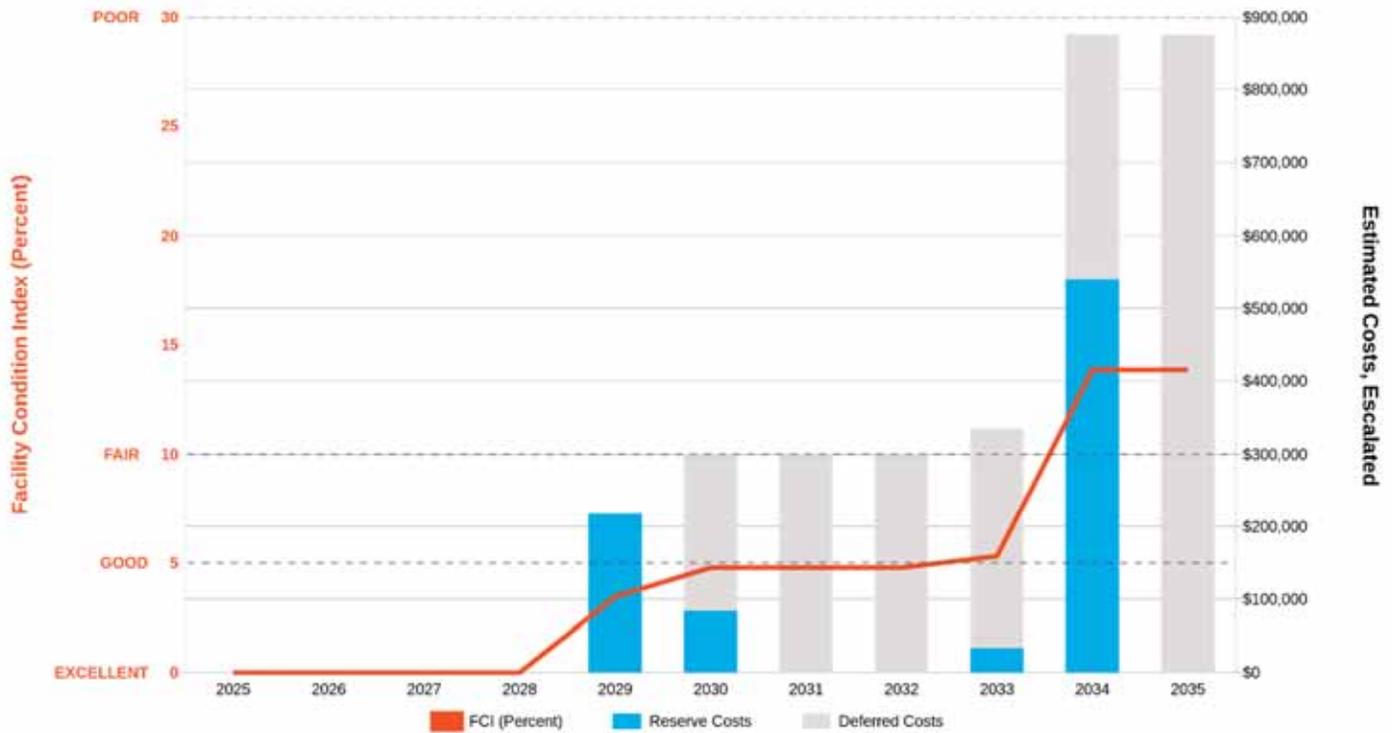
The table below shows the anticipated costs by trade or building system over the next 20 years.

Building 600: System Expenditure Forecast						
System	Immediate	Short Term (1-2 yr)	Near Term (3-5 yr)	Med Term (6-10 yr)	Long Term (11-20 yr)	TOTAL
Facade	\$0	\$0	\$42,558	\$0	\$72,687	\$115,245
Roofing	\$0	\$0	\$0	\$152,702	\$0	\$152,702
Interiors	\$0	\$0	\$134,668	\$9,222	\$275,277	\$419,167
Conveying	\$0	\$0	\$0	\$0	\$30,291	\$30,291
Plumbing	\$0	\$0	\$1,988	\$25,513	\$43,993	\$71,494
HVAC	\$0	\$0	\$0	\$127,791	\$95,059	\$222,850
Fire Protection	\$0	\$0	\$0	\$0	\$21,934	\$21,934
Electrical	\$0	\$0	\$0	\$111,662	\$16,525	\$128,187
Fire Alarm and Electronic Systems	\$0	\$0	\$32,990	\$93,753	\$50,866	\$177,609
Equipment and Furnishings	\$0	\$0	\$89,962	\$53,795	\$147,233	\$290,990
TOTALS	\$0	\$0	\$302,200	\$574,500	\$753,900	\$1,630,600

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: \$6,327,750.00 Inflation Rate: 3% Average Needs (per year - over next 10 years): \$79,691.00



Immediate Needs

There are no immediate needs to report.

Key Findings

There are no key findings to report.

Building 600: Photographic Overview



1 – FRONT ELEVATION



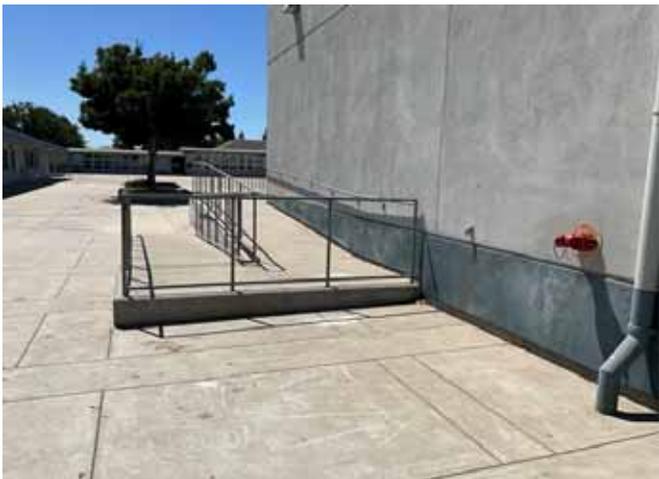
2 – LEFT ELEVATION



3 – REAR ELEVATION



4 – RIGHT ELEVATION



5 – BUILDING RAMP



6 – WHEELCHAIR LIFT



7 – LOBBY



8 – MULTIPURPOSE ROOM



9 – COMMERCIAL KITCHEN



10 – COMBINATION FREEZER AND REFRIGERATOR



11 – WATER HEATER



12 – AIR CURTAIN

20. Site



Site: Site Information		
Site Area	3.7 acres	
Parking Spaces	88 total spaces all in open lots; 6 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	Poor
Site Development	Building-mounted signage; chain link and wrought iron fencing; CMU wall fence dumpster enclosures Playgrounds and sports fields and courts and site lights Moderate Park benches, picnic tables, trash receptacles	Fair
Landscaping and Topography	Moderate landscaping features including lawns, trees, bushes, and planters Irrigation present Low to moderate site slopes throughout	Fair
Utilities	On-site wells and septic Local utility-provided electric and natural gas	Fair
Site Lighting	Pole-mounted: LED Building-mounted: LED and CFL	Fair
Ancillary Structures	Storage sheds and prefabricated modular buildings	Fair

Site: 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	Most of the exterior areas within the property boundaries were observed to gain a clear understanding of the site's overall condition.
Site Key Spaces Not Observed	All key areas of the exterior site were accessible and observed.

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

Site: System Expenditure Forecast						
System	Immediate	Short Term (1-2 yr)	Near Term (3-5 yr)	Med Term (6-10 yr)	Long Term (11-20 yr)	TOTAL
Plumbing	\$0	\$0	\$20,210	\$10,447	\$64,252	\$94,909
Special Construction and Demo	\$0	\$0	\$9,559	\$0	\$172,993	\$182,552
Sitework	\$0	\$50,838	\$247,395	\$109,126	\$352,575	\$759,934
TOTALS	\$0	\$50,900	\$277,200	\$119,600	\$589,900	\$1,037,600

Immediate Needs

There are no immediate needs to report.

Key Findings



Sidewalk in Poor condition.

Asphalt
Site
Throughout Site

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

Plan Type:
Performance/Integrity

Cost Estimate: \$13,000

Asphalt path is uneven and deteriorated, creating trip hazers for students; replacement is recommended. -
AssetCALC ID: 9629975

Site: Photographic Overview



1 – PLAYGROUND



2 – BASKETBALL COURT



3 – SIDEWALKS



4 – LANDSCAPING



5 – ANCILLARY BUILDING



6 – PARKING

21. 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	1955 / 2014	No	No
Building 100	1992 / 2014	No	No
Building 110	2007	No	No
Building 120	2007	No	No
Building 130	2007	No	No
Building 140	2007	No	No
Building 150	2007	No	No
Building 160	2007	No	No
Building 170	2007	No	No
Building 180	2007	No	No
Building 200	1997	No	No
Building 210	2007	No	No
Building 240	2014	No	No
Building 250	2014	No	No
Building 260	2014	No	No
Building 300	1955	No	No
Building 400	1955	No	No
Building 500	2004	No	No
Building 600	2014	No	No
Rucker Elementary School	1955 / 2014	No	No
Site	1955 / 2014	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.

22. 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.

23. Opinions of Probable Costs

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

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

Methodology

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

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

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

Definitions

Immediate Needs

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

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

Replacement Reserves

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

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

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

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

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

Key Findings

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

24. Certification

Gilroy Unified School District (the Client) retained Bureau Veritas to perform this Facility Condition Assessment in connection with its continued operation of Rucker Elementary School, 325 Santa Clara Avenue, Gilroy, CA 95020, the "Property". It is our understanding that the primary interest of the Client is to locate and evaluate materials and building system defects that might significantly affect the value of the property and to determine if the present Property has conditions that will have a significant impact on its continued operations.

The conclusions and recommendations presented in this report are based on the brief review of the plans and records made available to our Project Manager during the site visit, interviews of available property management personnel and maintenance contractors familiar with the Property, appropriate inquiry of municipal authorities, our Project Manager's walk-through observations during the site visit, and our experience with similar properties.

No testing, exploratory probing, dismantling or operating of equipment or in-depth studies were performed unless specifically required under the *Purpose and Scope* section of this report. This assessment did not include engineering calculations to determine the adequacy of the Property's original design or existing systems. Although walk-through observations were performed, not all areas may have been observed (see Section 1 for specific details). There may be defects in the Property, which were in areas not observed or readily accessible, may not have been visible, or were not disclosed by management personnel when questioned. The report describes property conditions at the time that the observations and research were conducted.

This report has been prepared for and is exclusively for the use and benefit of the Client identified on the cover page of this report. The purpose for which this report shall be used shall be limited to the use as stated in the contract between the client and Bureau Veritas.

This report, or any of the information contained therein, is not for the use or benefit of, nor may it be relied upon by any other person or entity, for any purpose without the advance written consent of Bureau Veritas. Any reuse or distribution without such consent shall be at the client's or recipient's sole risk, without liability to Bureau Veritas.

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25. Appendices

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



Appendix A:

Site Plan(s)



Site Plan



 BUREAU VERITAS	Project Number	Project Name	 N
	171004.25R000-007.017	Rucker Elementary School	
	Source	On-Site Date	
	Google	August 1, 2025	

Appendix B: Pre-Survey Questionnaire(s)

BV FACILITY CONDITION ASSESSMENT: PRE-SURVEY QUESTIONNAIRE

Building / Facility Name: Rucker 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: 7/31/2025

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	Renovated	
2	Building size in SF	60,000	SF	
3	Major Renovation/Rehabilitation		Year	Additional Detail
		Facade		
		Roof		
		Interiors		
		HVAC		
		Electrical		
		Site Pavement		
		Accessibility		
4	List other significant capital improvements (focus on recent years; provide approximate date).	TK/K playground 2025 Shade structures 2024 New picnic tables		
5	List any major capital expenditures planned/requested for the next few years. Have they been budgeted?	Asphalt resealing not budgeted		
6	Describe any on-going extremely problematic, historically chronic, or immediate facility needs.	Generator needed for power outages to use water pump		

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				Inadequate
16	Is site/parking drainage inadequate, with excessive ponding or other problems?		X			
17	Are there any other unresolved construction defects or significant issues/hazards at the property that have not yet been identified above?	X				Uneven field, ground squirrels make 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			
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: Rucker Elementary School

BV Project Number: 171004.25R000-007.017

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

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

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

Rucker Elementary School: Photographic Overview



OVERVIEW OF ACCESSIBLE PARKING AREA



CLOSE-UP OF STALL



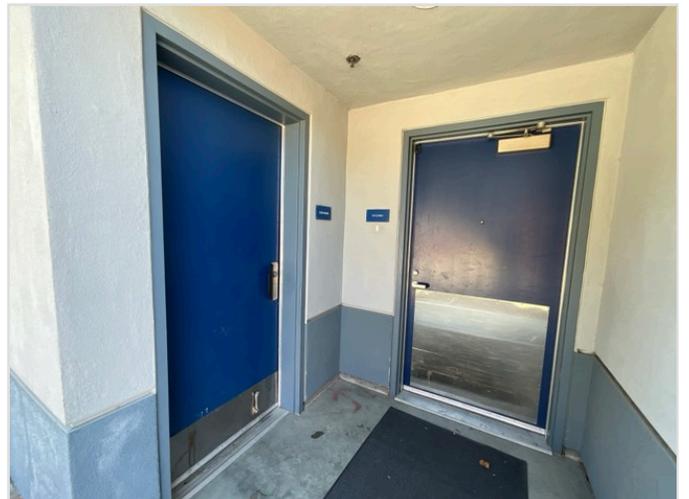
ACCESSIBLE RAMP



2ND PATHWAY



ACCESSIBLE ENTRANCE



ADDITIONAL ENTRANCE

Rucker Elementary School: Photographic Overview



ACCESSIBLE INTERIOR PATH



DOOR HARDWARE



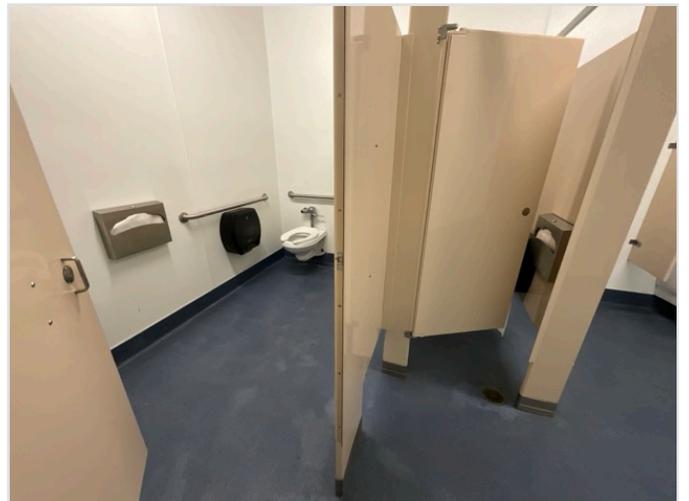
LOBBY LOOKING AT CABS



IN-CAB CONTROLS



SINK, FAUCET HANDLES AND ACCESSORIES



TOILET STALL OVERVIEW

Rucker Elementary School: Photographic Overview



KITCHEN ACCESSORIES



KITCHEN PATH OF TRAVEL



OVERVIEW OF PLAYGROUND



ACCESSIBLE ROUTE TO PLAYGROUND

Appendix D:

Component Condition Report

Component Condition Report | Rucker Elementary School / Building 100

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Facade						
B2010	Building Exterior	Fair	Exterior Walls, any painted surface, 1-2 Story Building, Prep & Paint	4,900 SF	5	9584699
B2020	Building Exterior	Fair	Glazing, any type by SF	1,700 SF	19	9584710
B2050	Building Exterior	Fair	Exterior Door, Aluminum-Framed & Glazed, Standard Swing	8	19	9584705
B2050	Building Exterior	Fair	Exterior Door, Steel, Standard	10	19	9584726
Roofing						
B3010	Roof	Fair	Roofing, Single-Ply Membrane, TPO/PVC	2,000 SF	9	9584695
B3010	Roof	Fair	Roofing, Asphalt Shingle, 20-Year Standard	6,600 SF	9	9629437
Interiors						
C1030	Throughout Building	Good	Interior Door, Wood, Solid-Core	16	29	9584703
C1070	Throughout Building	Fair	Suspended Ceilings, Acoustical Tile (ACT)	7,700 SF	14	9584692
C1090	Restrooms	Fair	Toilet Partitions, Plastic/Laminate	118	9	9584724
C2010	Restrooms	Fair	Wall Finishes, Laminated Paneling (FRP)	1,000 SF	19	9584701
C2010	Throughout Building	Fair	Wall Finishes, any surface, Prep & Paint	14,000 SF	5	9584713
C2030	Throughout Building	Fair	Flooring, any surface, w/ Elastomeric Coating, Prep & Paint	200 SF	5	9584719
C2030	Throughout Building	Fair	Flooring, Carpet, Commercial Standard	7,300 SF	5	9584717
C2030	Throughout Building	Fair	Flooring, Vinyl Tile (VCT)	100 SF	4	9584711
C2030	Restrooms	Good	Flooring, Ceramic Tile	500 SF	29	9584700
C2050	Throughout Building	Fair	Ceiling Finishes, any flat surface, Prep & Paint	400 SF	5	9584698
Plumbing						
D2010	Teacher lounge	Fair	Sink/Lavatory, Vanity Top, Stainless Steel	1	19	9584712
D2010	Throughout Building	Good	Plumbing System, Supply & Sanitary, Low Density (excludes fixtures)	8,061 SF	29	9584725
D2010	Restrooms	Fair	Toilet, Commercial Water Closet	15	19	9584696
D2010	Throughout Building	Good	Sink/Lavatory, Service Sink, Floor	2	24	9584720

Component Condition Report | Rucker Elementary School / Building 100

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D2010	Restrooms	Fair	Urinal, Standard	3	19	9584707
D2010	Custodial room	Fair	Water Heater, Gas, Residential	1	4	9584697
D2010	Restrooms	Good	Sink/Lavatory, Service Sink, Wall-Hung	6	24	9584721
HVAC						
D3050	Throughout Building	Fair	HVAC System, Ductwork, Medium Density	8,061 SF	19	9584714
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted, 4 TON	4	9	9629439
Fire Protection						
D4010	Throughout Building	NA	Fire Suppression System, Full System Install/Retrofit, Medium Density/Complexity, Renovate	8,061 SF	4	9629438
Electrical						
D5020	Site General	Good	Switchboard, 120/208 V	1	29	9584702
D5030	Throughout Building	Good	Electrical System, Wiring & Switches, Average or Low Density/Complexity	8,061 SF	29	9584715
D5040	Throughout Building	Fair	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures	8,061 SF	9	9584727
D5040	Building Exterior	Fair	Exterior Light, any type, w/ LED Replacement	4	9	9584718
Fire Alarm & Electronic Systems						
D6060	Throughout Building	Fair	Intercom/PA System, Public Address Upgrade, Facility-Wide	8,061 SF	9	9584693
D7030	Throughout Building	Fair	Surveillance Components, Fiberoptic Receiver Rack Mount & Power Supply, Closed Circuit	8,061	5	9584722
D7030	Throughout Building	Fair	Security/Surveillance System, Full System Upgrade, Average Density	8,061 SF	4	9584709
D7050	Throughout Building	Fair	Fire Alarm System, Full System Upgrade, Standard Addressable, Upgrade/Install	8,061 SF	9	9584723
Equipment & Furnishings						
E2010	Teacher lounge	Fair	Casework, Countertop, Plastic Laminate	25 LF	4	9584728
E2010	Library	Fair	Library Shelving, Single-Faced, up to 90" Height	20 LF	9	9584704
E2010	Library	Fair	Library Shelving, Double-Faced, up to 90" Height	50 LF	9	9584708
E2010	Teacher lounge	Fair	Casework, Cabinetry, Standard	50 LF	9	9584694

Component Condition Report | Rucker Elementary School / Building 110

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Facade						
B2010	Building Exterior	Fair	Exterior Walls, any painted surface, Prep & Paint	1,100 SF	5	9627184
B2020	Building Exterior	Fair	Glazing, any type by SF	200 SF	12	9627181
B2050	Building Exterior	Fair	Exterior Door, Steel, Commercial	1	22	9627189
Roofing						
B3010	Roof	Fair	Roofing, Metal	1,000 SF	22	9627174
B3020	Roof	Fair	Roof Appurtenances, Gutters & Downspouts, Aluminum w/ Fittings	50 LF	5	9627177
Interiors						
C1070	Throughout Building	Fair	Suspended Ceilings, Acoustical Tile (ACT)	960 SF	7	9627172
C2010	Throughout Building	Fair	Wall Finishes, Tackable panel	1,500 SF	5	9627180
C2030	Throughout Building	Fair	Flooring, Carpet, Commercial Standard	900 SF	3	9627182
C2030	Throughout Building	Fair	Flooring, Vinyl Tile (VCT)	100 SF	5	9627175
Plumbing						
D2010	Throughout Building	Fair	Sink/Lavatory, Vanity Top, Stainless Steel	1	12	9627191
D2010	Throughout Building	Fair	Plumbing System, Supply & Sanitary, Low Density (excludes fixtures)	960 SF	22	9627183
HVAC						
D3030	Building Exterior	Fair	Heat Pump, Packaged & Wall-Mounted, 3.5 to 4 TON	1	5	9627179
D3050	Throughout Building	Fair	HVAC System, Ductwork, Medium Density	960 SF	12	9627190
Fire Protection						
D4010	Throughout Building	NA	Fire Suppression System, Full System Install/Retrofit, Medium Density/Complexity, Renovate	960 SF	4	9627186
Electrical						
D5030	Throughout Building	Fair	Electrical System, Wiring & Switches, Average or Low Density/Complexity	960 SF	22	9627188
D5040	Throughout Building	Fair	Interior Lighting System, Full Upgrade, High Density & Standard Fixtures	960 SF	5	9627185
D5040	Building Exterior	Fair	Exterior Light, any type, w/ LED Replacement	3	5	9627178
Fire Alarm & Electronic Systems						

Component Condition Report | Rucker Elementary School / Building 110

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D6060	Throughout Building	Fair	Intercom/PA System, Public Address Upgrade, Facility-Wide	960 SF	5	9627192
D7030	Throughout Building	Fair	Security/Surveillance System, Full System Upgrade, Average Density	960 SF	5	9627173
D7050	Throughout Building	Fair	Fire Alarm System, Full System Upgrade, Standard Addressable, Upgrade/Install	960 SF	5	9627176
Equipment & Furnishings						
E2010	Throughout Building	Fair	Casework, Cabinetry, Standard	10 LF	2	9627187

Component Condition Report | Rucker Elementary School / Building 120

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Facade						
B2010	Building Exterior	Fair	Exterior Walls, any painted surface, Prep & Paint	1,100 SF	5	9627200
B2020	Building Exterior	Fair	Glazing, any type by SF	200 SF	12	9627207
B2050	Building Exterior	Fair	Exterior Door, Steel, Commercial	1	22	9627211
Roofing						
B3010	Roof	Fair	Roofing, Metal	1,000 SF	22	9627199
B3020	Roof	Fair	Roof Appurtenances, Gutters & Downspouts, Aluminum w/ Fittings	50 LF	5	9627195
Interiors						
C1070	Throughout Building	Fair	Suspended Ceilings, Acoustical Tile (ACT)	960 SF	7	9627209
C2010	Throughout Building	Fair	Wall Finishes, Tackable panel	1,500 SF	5	9627214
C2030	Throughout Building	Fair	Flooring, Carpet, Commercial Standard	960 SF	5	9627196
Plumbing						
D2010	Throughout Building	Fair	Sink/Lavatory, Vanity Top, Stainless Steel	1	12	9627201
D2010	Throughout Building	Fair	Plumbing System, Supply & Sanitary, Low Density (excludes fixtures)	960 SF	22	9627205
HVAC						
D3030	Building Exterior	Fair	Heat Pump, Packaged & Wall-Mounted, 3.5 to 4 TON	1	5	9627212
D3050	Throughout Building	Fair	HVAC System, Ductwork, Medium Density	960 SF	12	9627204

Component Condition Report | Rucker Elementary School / Building 120

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Fire Protection						
D4010	Throughout Building	NA	Fire Suppression System, Full System Install/Retrofit, Medium Density/Complexity, Renovate	960 SF	4	9627202
Electrical						
D5030	Throughout Building	Fair	Electrical System, Wiring & Switches, Average or Low Density/Complexity	960 SF	22	9627208
D5040	Building Exterior	Fair	Exterior Light, any type, w/ LED Replacement	3	5	9627203
D5040	Throughout Building	Fair	Interior Lighting System, Full Upgrade, High Density & Standard Fixtures	960 SF	5	9627206
Fire Alarm & Electronic Systems						
D6060	Throughout Building	Fair	Intercom/PA System, Public Address Upgrade, Facility-Wide	960 SF	5	9627197
D7030	Throughout Building	Fair	Security/Surveillance System, Full System Upgrade, Average Density	960 SF	5	9627198
D7050	Throughout Building	Fair	Fire Alarm System, Full System Upgrade, Standard Addressable, Upgrade/Install	960 SF	5	9627213
Equipment & Furnishings						
E2010	Throughout Building	Fair	Casework, Cabinetry, Standard	10 LF	5	9627194

Component Condition Report | Rucker Elementary School / Building 130

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Facade						
B2010	Building Exterior	Fair	Exterior Walls, any painted surface, Prep & Paint	1,100 SF	5	9627218
B2020	Building Exterior	Fair	Glazing, any type by SF	200 SF	12	9627226
B2050	Building Exterior	Fair	Exterior Door, Steel, Commercial	1	22	9627219
Roofing						
B3010	Roof	Fair	Roofing, Metal	1,000 SF	22	9627228
B3020	Roof	Fair	Roof Appurtenances, Gutters & Downspouts, Aluminum w/ Fittings	50 LF	5	9627233
Interiors						
C1070	Throughout Building	Fair	Suspended Ceilings, Acoustical Tile (ACT)	960 SF	7	9627225
C2010	Throughout Building	Fair	Wall Finishes, Tackable panel	1,500 SF	5	9627216

Component Condition Report | Rucker Elementary School / Building 130

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
C2030	Throughout Building	Fair	Flooring, Carpet, Commercial Standard	960 SF	5	9627234
Plumbing						
D2010	Throughout Building	Fair	Sink/Lavatory, Vanity Top, Stainless Steel	1	12	9627235
D2010	Throughout Building	Fair	Plumbing System, Supply & Sanitary, Low Density (excludes fixtures)	960 SF	22	9627231
HVAC						
D3030	Building Exterior	Fair	Heat Pump, Packaged & Wall-Mounted, 3.5 to 4 TON	1	5	9627227
D3050	Throughout Building	Fair	HVAC System, Ductwork, Medium Density	960 SF	12	9627230
Fire Protection						
D4010	Throughout Building	NA	Fire Suppression System, Full System Install/Retrofit, Medium Density/Complexity, Renovate	960 SF	4	9627232
Electrical						
D5030	Throughout Building	Fair	Electrical System, Wiring & Switches, Average or Low Density/Complexity	960 SF	22	9627224
D5040	Building Exterior	Fair	Exterior Light, any type, w/ LED Replacement	3	5	9627222
D5040	Throughout Building	Fair	Interior Lighting System, Full Upgrade, High Density & Standard Fixtures	960 SF	5	9627229
Fire Alarm & Electronic Systems						
D6060	Throughout Building	Fair	Intercom/PA System, Public Address Upgrade, Facility-Wide	960 SF	5	9627215
D7030	Throughout Building	Fair	Security/Surveillance System, Full System Upgrade, Average Density	960 SF	5	9627217
D7050	Throughout Building	Fair	Fire Alarm System, Full System Upgrade, Standard Addressable, Upgrade/Install	960 SF	5	9627223
Equipment & Furnishings						
E2010	Throughout Building	Fair	Casework, Cabinetry, Standard	20 LF	5	9627221

Component Condition Report | Rucker Elementary School / Building 140

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Facade						
B2010	Building Exterior	Fair	Exterior Walls, any painted surface, Prep & Paint	1,100 SF	5	9627255
B2020	Building Exterior	Fair	Glazing, any type by SF	200 SF	12	9627246

Component Condition Report | Rucker Elementary School / Building 140

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
B2050	Building Exterior	Fair	Exterior Door, Steel, Commercial	1	22	9627245
Roofing						
B3010	Roof	Fair	Roofing, Metal	1,000 SF	22	9627240
B3020	Roof	Fair	Roof Appurtenances, Gutters & Downspouts, Aluminum w/ Fittings	50 LF	5	9627256
Interiors						
C1070	Throughout Building	Fair	Suspended Ceilings, Acoustical Tile (ACT)	960 SF	7	9627242
C2010	Throughout Building	Fair	Wall Finishes, Tackable panel	1,500 SF	5	9627251
C2030	Throughout Building	Fair	Flooring, Carpet, Commercial Standard	900 SF	5	9627253
C2030	Throughout Building	Fair	Flooring, Vinyl Tile (VCT)	100 SF	5	9627254
Plumbing						
D2010	Throughout Building	Fair	Plumbing System, Supply & Sanitary, Low Density (excludes fixtures)	960 SF	22	9627247
D2010	Throughout Building	Fair	Sink/Lavatory, Vanity Top, Stainless Steel	1	12	9627239
HVAC						
D3030	Building Exterior	Fair	Heat Pump, Packaged & Wall-Mounted, 3.5 to 4 TON	1	5	9627237
D3050	Throughout Building	Fair	HVAC System, Ductwork, Medium Density	960 SF	12	9627238
Fire Protection						
D4010	Throughout Building	NA	Fire Suppression System, Full System Install/Retrofit, Medium Density/Complexity, Renovate	960 SF	4	9627252
Electrical						
D5030	Throughout Building	Fair	Electrical System, Wiring & Switches, Average or Low Density/Complexity	960 SF	22	9627243
D5040	Throughout Building	Fair	Interior Lighting System, Full Upgrade, High Density & Standard Fixtures	960 SF	5	9627236
D5040	Building Exterior	Fair	Exterior Light, any type, w/ LED Replacement	3	5	9627241
Fire Alarm & Electronic Systems						
D6060	Throughout Building	Fair	Intercom/PA System, Public Address Upgrade, Facility-Wide	960 SF	5	9627248
D7030	Throughout Building	Fair	Security/Surveillance System, Full System Upgrade, Average Density	960 SF	5	9627250
D7050	Throughout Building	Fair	Fire Alarm System, Full System Upgrade, Standard Addressable, Upgrade/Install	960 SF	5	9627244

Component Condition Report | Rucker Elementary School / Building 140

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Equipment & Furnishings						
E2010	Throughout Building	Fair	Casework, Cabinetry, Standard	10 LF	5	9627249

Component Condition Report | Rucker Elementary School / Building 150

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Facade						
B2010	Building Exterior	Fair	Exterior Walls, any painted surface, Prep & Paint	1,100 SF	5	9627277
B2020	Building Exterior	Fair	Glazing, any type by SF	200 SF	12	9627261
B2050	Building Exterior	Fair	Exterior Door, Steel, Commercial	1	22	9627265
Roofing						
B3010	Roof	Fair	Roofing, Metal	1,000 SF	22	9627257
B3020	Roof	Fair	Roof Appurtenances, Gutters & Downspouts, Aluminum w/ Fittings	50 LF	5	9627260
Interiors						
C1070	Throughout Building	Fair	Suspended Ceilings, Acoustical Tile (ACT)	960 SF	7	9627271
C2010	Throughout Building	Fair	Wall Finishes, Tackable panel	1,500 SF	5	9627267
C2030	Throughout Building	Fair	Flooring, Carpet, Commercial Standard	960 SF	5	9627263
Plumbing						
D2010	Throughout Building	Fair	Plumbing System, Supply & Sanitary, Low Density (excludes fixtures)	960 SF	22	9627273
D2010	Throughout Building	Fair	Sink/Lavatory, Vanity Top, Stainless Steel	1	12	9627262
HVAC						
D3030	Building Exterior	Fair	Heat Pump, Packaged & Wall-Mounted, 3.5 to 4 TON	1	5	9627264
D3050	Throughout Building	Fair	HVAC System, Ductwork, Medium Density	960 SF	12	9627272
Fire Protection						
D4010	Throughout Building	NA	Fire Suppression System, Full System Install/Retrofit, Medium Density/Complexity, Renovate	960 SF	4	9627274
Electrical						

Component Condition Report | Rucker Elementary School / Building 150

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D5030	Throughout Building	Fair	Electrical System, Wiring & Switches, Average or Low Density/Complexity	960 SF	22	9627270
D5040	Building Exterior	Fair	Exterior Light, any type, w/ LED Replacement	3	5	9627266
D5040	Throughout Building	Fair	Interior Lighting System, Full Upgrade, High Density & Standard Fixtures	960 SF	5	9627268
Fire Alarm & Electronic Systems						
D6060	Throughout Building	Fair	Intercom/PA System, Public Address Upgrade, Facility-Wide	960 SF	5	9627258
D7030	Throughout Building	Fair	Security/Surveillance System, Full System Upgrade, Average Density	960 SF	5	9627259
D7050	Throughout Building	Fair	Fire Alarm System, Full System Upgrade, Standard Addressable, Upgrade/Install	960 SF	5	9627269
Equipment & Furnishings						
E2010	Throughout Building	Fair	Casework, Cabinetry, Standard	10 LF	5	9627276

Component Condition Report | Rucker Elementary School / Building 160

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Facade						
B2010	Building Exterior	Fair	Exterior Walls, any painted surface, Prep & Paint	1,100 SF	5	9627296
B2020	Building Exterior	Fair	Glazing, any type by SF	200 SF	12	9627292
B2050	Building Exterior	Fair	Exterior Door, Steel, Commercial	1	22	9627286
Roofing						
B3010	Roof	Fair	Roofing, Metal	1,000 SF	22	9627280
B3020	Roof	Fair	Roof Appurtenances, Gutters & Downspouts, Aluminum w/ Fittings	50 LF	5	9627288
Interiors						
C1070	Throughout Building	Fair	Suspended Ceilings, Acoustical Tile (ACT)	960 SF	7	9627279
C2010	Throughout Building	Fair	Wall Finishes, Tackable panel	1,500 SF	5	9627298
C2030	Throughout Building	Fair	Flooring, Carpet, Commercial Standard	960 SF	5	9627283
Plumbing						
D2010	Throughout Building	Fair	Plumbing System, Supply & Sanitary, Low Density (excludes fixtures)	960 SF	21	9627293

Component Condition Report | Rucker Elementary School / Building 160

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D2010	Throughout Building	Fair	Sink/Lavatory, Vanity Top, Stainless Steel	1	12	9627284
HVAC						
D3030	Building Exterior	Fair	Heat Pump, Packaged & Wall-Mounted, 3.5 to 4 TON	1	5	9627282
D3050	Throughout Building	Fair	HVAC System, Ductwork, Medium Density	960 SF	12	9627278
Fire Protection						
D4010	Throughout Building	NA	Fire Suppression System, Full System Install/Retrofit, Medium Density/Complexity, Renovate	960 SF	4	9627290
Electrical						
D5030	Throughout Building	Fair	Electrical System, Wiring & Switches, Average or Low Density/Complexity	960 SF	22	9627285
D5040	Throughout Building	Fair	Interior Lighting System, Full Upgrade, High Density & Standard Fixtures	960 SF	5	9627297
D5040	Building Exterior	Fair	Exterior Light, any type, w/ LED Replacement	3	5	9627294
Fire Alarm & Electronic Systems						
D6060	Throughout Building	Fair	Intercom/PA System, Public Address Upgrade, Facility-Wide	960 SF	5	9627281
D7030	Throughout Building	Fair	Security/Surveillance System, Full System Upgrade, Average Density	960 SF	5	9627291
D7050	Throughout Building	Fair	Fire Alarm System, Full System Upgrade, Standard Addressable, Upgrade/Install	960 SF	5	9627295
Equipment & Furnishings						
E2010	Throughout Building	Fair	Casework, Cabinetry, Standard	10 LF	5	9627289

Component Condition Report | Rucker Elementary School / Building 170

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Facade						
B2010	Building Exterior	Fair	Exterior Walls, any painted surface, Prep & Paint	1,100 SF	5	9627317
B2020	Building Exterior	Fair	Glazing, any type by SF	200 SF	12	9627314
B2050	Building Exterior	Fair	Exterior Door, Steel, Commercial	1	22	9627304
Roofing						
B3010	Roof	Fair	Roofing, Metal	1,000 SF	22	9627306

Component Condition Report | Rucker Elementary School / Building 170

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
B3020	Roof	Fair	Roof Appurtenances, Gutters & Downspouts, Aluminum w/ Fittings	50 LF	5	9627308
Interiors						
C1070	Throughout Building	Fair	Suspended Ceilings, Acoustical Tile (ACT)	960 SF	7	9627318
C2010	Throughout Building	Fair	Wall Finishes, Tackable panel	1,500 SF	5	9627301
C2030	Throughout Building	Fair	Flooring, Vinyl Tile (VCT)	200 SF	5	9627303
C2030	Throughout Building	Fair	Flooring, Carpet, Commercial Standard	760 SF	5	9627299
Plumbing						
D2010	Throughout Building	Fair	Sink/Lavatory, Vanity Top, Stainless Steel	1	12	9627319
D2010	Throughout Building	Fair	Plumbing System, Supply & Sanitary, Low Density (excludes fixtures)	960 SF	22	9627316
HVAC						
D3030	Building Exterior	Fair	Heat Pump, Packaged & Wall-Mounted, 3.5 to 4 TON	1	5	9627300
D3050	Throughout Building	Fair	HVAC System, Ductwork, Medium Density	960 SF	12	9627309
Fire Protection						
D4010	Throughout Building	NA	Fire Suppression System, Full System Install/Retrofit, Medium Density/Complexity, Renovate	960 SF	4	9627310
Electrical						
D5030	Throughout Building	Fair	Electrical System, Wiring & Switches, Average or Low Density/Complexity	960 SF	22	9627315
D5040	Building Exterior	Fair	Exterior Light, any type, w/ LED Replacement	3	5	9627312
D5040	Throughout Building	Fair	Interior Lighting System, Full Upgrade, High Density & Standard Fixtures	960 SF	5	9627307
Fire Alarm & Electronic Systems						
D6060	Throughout Building	Fair	Intercom/PA System, Public Address Upgrade, Facility-Wide	960 SF	5	9627313
D7030	Throughout Building	Fair	Security/Surveillance System, Full System Upgrade, Average Density	960 SF	5	9627302
D7050	Throughout Building	Fair	Fire Alarm System, Full System Upgrade, Standard Addressable, Upgrade/Install	960 SF	5	9627311
Equipment & Furnishings						
E2010	Throughout Building	Fair	Casework, Cabinetry, Standard	10 LF	5	9627305

Component Condition Report | Rucker Elementary School / Building 180

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Facade						
B2010	Building Exterior	Fair	Exterior Walls, any painted surface, Prep & Paint	1,100 SF	5	9627455
B2020	Building Exterior	Fair	Glazing, any type by SF	200 SF	12	9627445
B2050	Building Exterior	Fair	Exterior Door, Steel, Commercial	1	22	9627463
Roofing						
B3010	Roof	Fair	Roofing, Metal	1,000 SF	22	9627461
B3020	Roof	Fair	Roof Appurtenances, Gutters & Downspouts, Aluminum w/ Fittings	50 LF	5	9627447
Interiors						
C1070	Throughout Building	Fair	Suspended Ceilings, Acoustical Tile (ACT)	960 SF	7	9627444
C2010	Throughout Building	Fair	Wall Finishes, Tackable panel	1,500 SF	5	9627458
C2030	Throughout Building	Fair	Flooring, Carpet, Commercial Standard	760 SF	5	9627449
C2030	Throughout Building	Fair	Flooring, Vinyl Tile (VCT)	200 SF	5	9627462
Plumbing						
D2010	Throughout Building	Fair	Sink/Lavatory, Vanity Top, Stainless Steel	1	12	9627460
D2010	Throughout Building	Fair	Plumbing System, Supply & Sanitary, Low Density (excludes fixtures)	960 SF	22	9627459
HVAC						
D3030	Building Exterior	Fair	Heat Pump, Packaged & Wall-Mounted, 3.5 to 4 TON	1	5	9627446
D3050	Throughout Building	Fair	HVAC System, Ductwork, Medium Density	960 SF	12	9627450
Fire Protection						
D4010	Throughout Building	NA	Fire Suppression System, Full System Install/Retrofit, Medium Density/Complexity, Renovate	960 SF	4	9627452
Electrical						
D5030	Throughout Building	Fair	Electrical System, Wiring & Switches, Average or Low Density/Complexity	960 SF	22	9627443
D5040	Throughout Building	Fair	Interior Lighting System, Full Upgrade, High Density & Standard Fixtures	960 SF	5	9627457
D5040	Building Exterior	Fair	Exterior Light, any type, w/ LED Replacement	3	5	9627454
Fire Alarm & Electronic Systems						

Component Condition Report | Rucker Elementary School / Building 180

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D6060	Throughout Building	Fair	Intercom/PA System, Public Address Upgrade, Facility-Wide	960 SF	5	9627448
D7030	Throughout Building	Fair	Security/Surveillance System, Full System Upgrade, Average Density	960 SF	5	9627456
D7050	Throughout Building	Fair	Fire Alarm System, Full System Upgrade, Standard Addressable, Upgrade/Install	960 SF	5	9627453
Equipment & Furnishings						
E2010	Throughout Building	Fair	Casework, Cabinetry, Standard	10 LF	5	9627451

Component Condition Report | Rucker Elementary School / Building 200

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Facade						
B2010	Building Exterior	Fair	Exterior Walls, any painted surface, 1-2 Story Building, Prep & Paint	1,800 SF	5	9584891
B2020	Building Exterior	Fair	Glazing, any type by SF	700 SF	5	9584881
B2050	Throughout Building	Fair	Exterior Door, Steel, Standard	3	5	9584892
Roofing						
B3010	Roof	Fair	Roofing, Metal	2,880 SF	5	9584890
Interiors						
C1030	Throughout Building	Fair	Interior Door, Wood, Solid-Core	5	5	9584886
C1070	Throughout Building	Fair	Suspended Ceilings, Acoustical Tile (ACT)	880 SF	5	9629627
C2010	Throughout Building	Fair	Wall Finishes, any surface, Prep & Paint	4,500 SF	5	9584882
C2030	Throughout Building	Fair	Flooring, Carpet, Commercial Standard	2,600 SF	5	9584878
C2030	Throughout Building	Fair	Flooring, Vinyl Tile (VCT)	280 SF	5	9584880
C2050	Throughout Building	Fair	Ceiling Finishes, any flat surface, Prep & Paint	2,000 SF	5	9584894
Plumbing						
D2010	Throughout Building	Fair	Sink/Lavatory, Vanity Top, Stainless Steel	2	5	9584875
D2010	Throughout Building	Fair	Plumbing System, Supply & Sanitary, Low Density (excludes fixtures)	2,880 SF	5	9584876
HVAC						

Component Condition Report | Rucker Elementary School / Building 200

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D3030	Building Exterior	Fair	Heat Pump, Packaged & Wall-Mounted	2	5	9584888
D3050	Throughout Building	Fair	HVAC System, Ductwork, Medium Density	2,880 SF	5	9584893
Fire Protection						
D4010	Throughout Building	NA	Fire Suppression System, Full System Install/Retrofit, Medium Density/Complexity, Renovate	2,880 SF	4	9584883
Electrical						
D5030	Throughout Building	Fair	Electrical System, Wiring & Switches, Average or Low Density/Complexity	2,880 SF	5	9584885
D5040	Throughout Building	Fair	Interior Lighting System, Full Upgrade, High Density & Standard Fixtures	2,880 SF	5	9584884
D5040	Building Exterior	Fair	Exterior Light, any type, w/ LED Replacement	4	9	9629625
Fire Alarm & Electronic Systems						
D6060	Throughout Building	Fair	Intercom/PA System, Public Address Upgrade, Facility-Wide	2,880 SF	5	9584874
D7030	Throughout Building	Fair	Security/Surveillance System, Full System Upgrade, Average Density	2,880 SF	5	9584877
D7050	Throughout Building	Fair	Fire Alarm System, Full System Upgrade, Standard Addressable, Upgrade/Install	2,880 SF	5	9584889
Equipment & Furnishings						
E2010	Throughout Building	Fair	Casework, Cabinetry, Standard	50 LF	3	9584887

Component Condition Report | Rucker Elementary School / Building 210

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Facade						
B2010	Building Exterior	Fair	Exterior Walls, any painted surface, Prep & Paint	2,200 SF	5	9627469
B2020	Building Exterior	Fair	Glazing, any type by SF	400 SF	12	9627466
B2050	Building Exterior	Fair	Exterior Door, Steel, Commercial	2	22	9627471
Roofing						
B3010	Roof	Fair	Roofing, Metal	2,000 SF	22	9627476
B3020	Roof	Fair	Roof Appurtenances, Gutters & Downspouts, Aluminum w/ Fittings	100 LF	5	9627484
Interiors						

Component Condition Report | Rucker Elementary School / Building 210

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
C1070	Throughout Building	Fair	Suspended Ceilings, Acoustical Tile (ACT)	1,920 SF	7	9627477
C2010	Throughout Building	Fair	Wall Finishes, Tackable panel	3,000 SF	5	9627470
C2030	Throughout Building	Fair	Flooring, Carpet, Commercial Standard	1,920 SF	4	9627481
HVAC						
D3030	Building Exterior	Fair	Heat Pump, Packaged & Wall-Mounted, 3.5 to 4 TON	2	2	9627473
D3050	Throughout Building	Fair	HVAC System, Ductwork, Medium Density	1,920 SF	12	9627472
Fire Protection						
D4010	Throughout Building	NA	Fire Suppression System, Full System Install/Retrofit, Medium Density/Complexity, Renovate	1,920 SF	4	9627468
Electrical						
D5030	Throughout Building	Fair	Electrical System, Wiring & Switches, Average or Low Density/Complexity	1,920 SF	22	9627478
D5040	Building Exterior	Fair	Exterior Light, any type, w/ LED Replacement	6	5	9627465
D5040	Throughout Building	Fair	Interior Lighting System, Full Upgrade, High Density & Standard Fixtures	1,920 SF	5	9627475
Fire Alarm & Electronic Systems						
D6060	Throughout Building	Fair	Intercom/PA System, Public Address Upgrade, Facility-Wide	1,920 SF	5	9627483
D7030	Throughout Building	Fair	Security/Surveillance System, Full System Upgrade, Average Density	1,920 SF	5	9627467
D7050	Throughout Building	Fair	Fire Alarm System, Full System Upgrade, Standard Addressable, Upgrade/Install	1,920 SF	5	9627479
Equipment & Furnishings						
E2010	Throughout Building	Fair	Casework, Cabinetry, Standard	50 LF	5	9627464

Component Condition Report | Rucker Elementary School / Building 240

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Facade						
B2010	Building Exterior	Fair	Exterior Walls, any painted surface, Prep & Paint	1,100 SF	5	9627503
B2020	Building Exterior	Fair	Glazing, any type by SF	200 SF	19	9627495
B2050	Building Exterior	Fair	Exterior Door, Steel, Commercial	1	29	9627501

Component Condition Report | Rucker Elementary School / Building 240

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Roofing						
B3010	Roof	Fair	Roofing, Metal	1,000 SF	29	9627498
B3020	Roof	Fair	Roof Appurtenances, Gutters & Downspouts, Aluminum w/ Fittings	50 LF	9	9627492
Interiors						
C1070	Throughout Building	Fair	Suspended Ceilings, Acoustical Tile (ACT)	960 SF	14	9627485
C2010	Throughout Building	Fair	Wall Finishes, Tackable panel	1,500 SF	4	9627497
C2030	Throughout Building	Fair	Flooring, Carpet, Commercial Standard	960 SF	5	9627504
Plumbing						
D2010	Throughout Building	Fair	Plumbing System, Supply & Sanitary, Low Density (excludes fixtures)	960 SF	29	9627487
D2010	Throughout Building	Fair	Sink/Lavatory, Vanity Top, Stainless Steel	1	19	9627493
HVAC						
D3030	Building Exterior	Fair	Heat Pump, Packaged & Wall-Mounted, 3.5 to 4 TON	1	9	9627490
D3050	Throughout Building	Fair	HVAC System, Ductwork, Medium Density	960 SF	19	9627499
Fire Protection						
D4010	Throughout Building	NA	Fire Suppression System, Full System Install/Retrofit, Medium Density/Complexity, Renovate	960 SF	4	9627486
Electrical						
D5030	Throughout Building	Fair	Electrical System, Wiring & Switches, Average or Low Density/Complexity	960 SF	29	9627489
D5040	Building Exterior	Fair	Exterior Light, any type, w/ LED Replacement	3	9	9627491
D5040	Throughout Building	Fair	Interior Lighting System, Full Upgrade, High Density & Standard Fixtures	960 SF	9	9627500
Fire Alarm & Electronic Systems						
D6060	Throughout Building	Fair	Intercom/PA System, Public Address Upgrade, Facility-Wide	960 SF	9	9627496
D7030	Throughout Building	Fair	Security/Surveillance System, Full System Upgrade, Average Density	960 SF	4	9627502
D7050	Throughout Building	Fair	Fire Alarm System, Full System Upgrade, Standard Addressable, Upgrade/Install	960 SF	9	9627488
Equipment & Furnishings						
E2010	Throughout Building	Fair	Casework, Cabinetry, Standard	10 LF	9	9627505

Component Condition Report | Rucker Elementary School / Building 250

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Facade						
B2010	Building Exterior	Fair	Exterior Walls, any painted surface, Prep & Paint	1,100 SF	5	9627519
B2020	Building Exterior	Fair	Glazing, any type by SF	200 SF	19	9627508
B2050	Building Exterior	Good	Exterior Door, Steel, Commercial	1	29	9627532
Roofing						
B3010	Roof	Good	Roofing, Metal	1,000 SF	29	9627520
B3020	Roof	Fair	Roof Appurtenances, Gutters & Downspouts, Aluminum w/ Fittings	50 LF	9	9627509
Interiors						
C1070	Throughout Building	Fair	Suspended Ceilings, Acoustical Tile (ACT)	960 SF	14	9627516
C2010	Throughout Building	Fair	Wall Finishes, Tackable panel	1,500 SF	4	9627510
C2030	Throughout Building	Fair	Flooring, Carpet, Commercial Standard	960 SF	5	9627515
Plumbing						
D2010	Throughout Building	Good	Plumbing System, Supply & Sanitary, Low Density (excludes fixtures)	960 SF	29	9627530
D2010	Throughout Building	Fair	Sink/Lavatory, Vanity Top, Stainless Steel	1	19	9627524
HVAC						
D3030	Building Exterior	Fair	Heat Pump, Packaged & Wall-Mounted, 3.5 to 4 TON	1	9	9627511
D3050	Throughout Building	Fair	HVAC System, Ductwork, Medium Density	960 SF	19	9627522
Fire Protection						
D4010	Throughout Building	NA	Fire Suppression System, Full System Install/Retrofit, Medium Density/Complexity, Renovate	960 SF	4	9627531
Electrical						
D5030	Throughout Building	Good	Electrical System, Wiring & Switches, Average or Low Density/Complexity	960 SF	29	9627526
D5040	Throughout Building	Fair	Interior Lighting System, Full Upgrade, High Density & Standard Fixtures	960 SF	9	9627512
D5040	Building Exterior	Fair	Exterior Light, any type, w/ LED Replacement	3	9	9627521
Fire Alarm & Electronic Systems						
D6060	Throughout Building	Fair	Intercom/PA System, Public Address Upgrade, Facility-Wide	960 SF	9	9627533

Component Condition Report | Rucker Elementary School / Building 250

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D7030	Throughout Building	Fair	Security/Surveillance System, Full System Upgrade, Average Density	960 SF	5	9627517
D7050	Throughout Building	Fair	Fire Alarm System, Full System Upgrade, Standard Addressable, Upgrade/Install	960 SF	9	9627525
Equipment & Furnishings						
E2010	Throughout Building	Fair	Casework, Cabinetry, Standard	10 LF	9	9627507

Component Condition Report | Rucker Elementary School / Building 260

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Facade						
B2010	Building Exterior	Fair	Exterior Walls, any painted surface, Prep & Paint	1,100 SF	5	9629422
B2020	Building Exterior	Fair	Glazing, any type by SF	200 SF	19	9629425
B2050	Building Exterior	Good	Exterior Door, Steel, Commercial	1	29	9629429
Roofing						
B3010	Roof	Good	Roofing, Metal	1,000 SF	29	9629430
B3020	Roof	Fair	Roof Appurtenances, Gutters & Downspouts, Aluminum w/ Fittings	50 LF	9	9629414
Interiors						
C1070	Throughout Building	Fair	Suspended Ceilings, Acoustical Tile (ACT)	960 SF	14	9629423
C2010	Throughout Building	Fair	Wall Finishes, Tackable panel	1,500 SF	4	9629412
C2030	Throughout Building	Fair	Flooring, Carpet, Commercial Standard	960 SF	5	9629421
Plumbing						
D2010	Throughout Building	Good	Plumbing System, Supply & Sanitary, Low Density (excludes fixtures)	960 SF	29	9629427
D2010	Throughout Building	Fair	Sink/Lavatory, Vanity Top, Stainless Steel	1	19	9629424
HVAC						
D3030	Building Exterior	Fair	Heat Pump, Packaged & Wall-Mounted, 3.5 to 4 TON	1	9	9629416
D3050	Throughout Building	Fair	HVAC System, Ductwork, Medium Density	960 SF	19	9629426
Fire Protection						

Component Condition Report | Rucker Elementary School / Building 260

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D4010	Throughout Building	NA	Fire Suppression System, Full System Install/Retrofit, Medium Density/Complexity, Renovate	960 SF	4	9629411
Electrical						
D5030	Throughout Building	Good	Electrical System, Wiring & Switches, Average or Low Density/Complexity	960 SF	29	9629428
D5040	Building Exterior	Fair	Exterior Light, any type, w/ LED Replacement	3	9	9629417
D5040	Throughout Building	Fair	Interior Lighting System, Full Upgrade, High Density & Standard Fixtures	960 SF	9	9629418
Fire Alarm & Electronic Systems						
D6060	Throughout Building	Fair	Intercom/PA System, Public Address Upgrade, Facility-Wide	960 SF	9	9629415
D7030	Throughout Building	Fair	Security/Surveillance System, Full System Upgrade, Average Density	960 SF	5	9629413
D7050	Throughout Building	Fair	Fire Alarm System, Full System Upgrade, Standard Addressable, Upgrade/Install	960 SF	9	9629420
Equipment & Furnishings						
E2010	Throughout Building	Fair	Casework, Cabinetry, Standard	10 LF	9	9629419

Component Condition Report | Rucker Elementary School / Building 300

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Facade						
B2010	Throughout Building	Fair	Exterior Walls, any painted surface, 1-2 Story Building, Prep & Paint	2,600 SF	5	9588334
B2020	Building Exterior	Fair	Glazing, any type by SF	1,100 SF	5	9588325
B2050	Building Exterior	Fair	Exterior Door, Steel, Standard	4	5	9588320
Roofing						
B3010	Roof	Fair	Roofing, Metal Standing Seam	4,800 SF	5	9629630
Interiors						
C1070	Throughout Building	Fair	Suspended Ceilings, Acoustical Tile (ACT)	2,000 SF	5	9588337
C2010	Restrooms	Fair	Wall Finishes, any surface, Prep & Paint	8,400 SF	5	9629629
C2010	Restrooms	Fair	Wall Finishes, Ceramic Tile	1,000 SF	5	9588332
C2030	Restrooms	Fair	Flooring, Ceramic Tile	800 SF	5	9588335

Component Condition Report | Rucker Elementary School / Building 300

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
C2030	Restrooms	Fair	Flooring, Vinyl Tile (VCT)	200 SF	5	9629628
C2030	Throughout Building	Fair	Flooring, Carpet, Commercial Standard	3,800 SF	5	9588328
C2050	Restrooms	Fair	Ceiling Finishes, any flat surface, Prep & Paint	2,800 SF	5	9588315
Plumbing						
D2010	Building Exterior	Fair	Drinking Fountain, Wall-Mounted, Bi-Level	1	5	9588331
D2010	Restrooms	Fair	Toilet, Child-Sized	1	5	9588327
D2010	Restrooms	Fair	Urinal, Standard	1	5	9588330
D2010	Throughout Building	Fair	Plumbing System, Supply & Sanitary, Low Density (excludes fixtures)	4,880 SF	5	9588324
D2010	Restrooms	Fair	Toilet, Child-Sized	3	5	9588326
D2010	Restrooms	Fair	Sink/Lavatory, Service Sink, Wall-Hung	2	5	9588329
D2010	Throughout Building	Fair	Sink/Lavatory, Vanity Top, Stainless Steel	4	5	9588322
HVAC						
D3030	Building Exterior	Fair	Heat Pump, Packaged & Wall-Mounted	3	9	9588318
D3050	Throughout Building	Fair	HVAC System, Ductwork, Medium Density	4,880 SF	5	9588321
Fire Protection						
D4010	Throughout Building	NA	Fire Suppression System, Full System Install/Retrofit, Medium Density/Complexity, Renovate	4,880 SF	4	9588323
Electrical						
D5030	Throughout Building	Fair	Electrical System, Wiring & Switches, Average or Low Density/Complexity	4,880 SF	5	9588333
D5040	Throughout Building	Fair	Interior Lighting System, Full Upgrade, High Density & Standard Fixtures	4,880 SF	5	9588336
Fire Alarm & Electronic Systems						
D6060	Throughout Building	Fair	Intercom/PA System, Public Address Upgrade, Facility-Wide	4,880 SF	5	9588317
D7050	Throughout Building	Fair	Fire Alarm System, Full System Upgrade, Standard Addressable, Upgrade/Install	4,880 SF	5	9588319
Equipment & Furnishings						
E2010	Throughout Building	Fair	Casework, Cabinetry, Standard	50 LF	5	9588316

Component Condition Report | Rucker Elementary School / Building 400

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Facade						
B2010	Building Exterior	Fair	Exterior Walls, any painted surface, 1-2 Story Building, Prep & Paint	2,500 SF	5	9588354
B2020	Throughout Building	Fair	Glazing, any type by SF	1,200 SF	5	9588361
B2050		Fair	Exterior Door, Steel, Commercial	7	5	9629809
Roofing						
B3010	Roof	Fair	Roofing, Metal	4,800 SF	5	9588360
B3020	Roof	Fair	Roof Appurtenances, Gutters & Downspouts, Aluminum w/ Fittings	200 LF	5	9588350
Interiors						
C1070	Throughout Building	Fair	Suspended Ceilings, Acoustical Tile (ACT)	4,000 SF	5	9588349
C2010	Throughout Building	Fair	Wall Finishes, any surface, Prep & Paint	8,400 SF	5	9588343
C2030	Throughout Building	Fair	Flooring, Vinyl Tile (VCT)	400 SF	5	9588351
C2030	Throughout Building	Fair	Flooring, Carpet, Commercial Standard	4,400 SF	4	9588357
C2050	Throughout Building	Fair	Ceiling Finishes, any flat surface, Prep & Paint	800 SF	5	9629808
Plumbing						
D2010	Building Exterior	Fair	Drinking Fountain, Wall-Mounted, Single-Level	1	5	9588355
D2010	Restroom	Fair	Toilet, Child-Sized	1	5	9588346
D2010	Restroom	Fair	Sink/Lavatory, Service Sink, Wall-Hung	1	5	9588353
D2010	Restroom	Fair	Water Heater, Electric, Residential	1	3	9588345
D2010	Throughout Building	Fair	Plumbing System, Supply & Sanitary, Low Density (excludes fixtures)	4,800 SF	5	9588348
D2010	Throughout Building	Fair	Sink/Lavatory, Vanity Top, Stainless Steel	3	5	9588362
HVAC						
D3030	Building Exterior	Fair	Heat Pump, Packaged & Wall-Mounted	3	9	9588359
D3050	Throughout Building	Fair	HVAC System, Ductwork, Medium Density	4,800 SF	5	9588364
Fire Protection						
D4010	Throughout Building	NA	Fire Suppression System, Full System Install/Retrofit, Medium Density/Complexity, Renovate	4,800 SF	4	9588347

Component Condition Report | Rucker Elementary School / Building 400

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	4,800 SF	5	9588358
D5040	Throughout Building	Fair	Interior Lighting System, Full Upgrade, High Density & Standard Fixtures	4,800 SF	5	9588365
D5040	Building Exterior	Fair	Exterior Light, any type, w/ LED Replacement	4	5	9588344
Fire Alarm & Electronic Systems						
D6060	Throughout Building	Fair	Intercom/PA System, Public Address Upgrade, Facility-Wide	4,800 SF	5	9588363
D7030	Restroom	Fair	Surveillance Components, Fiberoptic Receiver Rack Mount & Power Supply, Closed Circuit	1	5	9588356
D7030	Throughout Building	Fair	Security/Surveillance System, Full System Upgrade, Average Density	4,800 SF	5	9588342
D7050	Throughout Building	Fair	Fire Alarm System, Full System Upgrade, Standard Addressable, Upgrade/Install	4,800 SF	5	9588352
Equipment & Furnishings						
E2010	Throughout	Fair	Casework, Cabinetry, Standard	100 LF	5	9629810

Component Condition Report | Rucker Elementary School / Building 500

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Facade						
B2010	Building Exterior	Fair	Exterior Walls, any painted surface, 1-2 Story Building, Prep & Paint	4,500 SF	5	9588428
B2020	Building Exterior	Fair	Glazing, any type by SF	700 SF	9	9588439
B2050	Building Exterior	Fair	Exterior Door, Steel, Commercial	10	19	9588429
Roofing						
B3010	Roof	Fair	Roofing, Metal Standing Seam	8,800 SF	19	9629686
B3020	Roof	Fair	Roof Appurtenances, Gutters & Downspouts, Aluminum w/ Fittings	200 LF	5	9629748
Interiors						
C1030	Throughout	Fair	Door Hardware, School, per Door	14	9	9629747
C1030		Fair	Interior Door, Wood, Solid-Core Commercial	4	19	9629682
C1070	Throughout Building	Fair	Suspended Ceilings, Acoustical Tile (ACT)	8,000 SF	4	9588433

Component Condition Report | Rucker Elementary School / Building 500

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
C1090	Restrooms	Fair	Toilet Partitions, Plastic/Laminate	10	5	9588440
C2010	Throughout	Fair	Wall Finishes, any surface, Prep & Paint	8,000 SF	5	9629688
C2010	Restrooms	Fair	Wall Finishes, Laminated Paneling (FRP)	1,000 SF	9	9588436
C2010	Throughout	Fair	Wall Finishes, Tackable Panel	8,000 SF	5	9629687
C2030	Throughout	Fair	Flooring, Vinyl Sheeting	1,000 SF	5	9629685
C2030	Throughout Building	Fair	Flooring, Carpet, Commercial Standard	6,600 SF	4	9588427
C2030	Throughout	Fair	Flooring, Vinyl Tile (VCT)	400 SF	5	9588443
Plumbing						
D2010	Restrooms	Fair	Sink/Lavatory, Drop-In Style, Stainless Steel	6	7	9588424
D2010	Restrooms	Fair	Sink/Lavatory, Wall-Hung	8	9	9588422
D2010	Throughout Building	Fair	Plumbing System, Supply & Sanitary, Low Density (excludes fixtures)	8,000 SF	19	9588426
D2010	Restrooms	Fair	Urinal, Standard	3	9	9588430
D2010	Restrooms	Fair	Toilet, Commercial Water Closet	12	9	9588434
HVAC						
D3030	Throughout	Fair	Heat Pump, Packaged & Wall-Mounted	6	5	9588438
D3050	Throughout Building	Fair	HVAC System, Ductwork, Medium Density	8,000 SF	9	9588441
Fire Protection						
D4010	Throughout Building	Fair	Fire Suppression System, Existing Sprinkler Heads, by SF	8,000 SF	4	9588432
Electrical						
D5030	Throughout Building	Fair	Electrical System, Wiring & Switches, Average or Low Density/Complexity	8,000 SF	19	9588423
D5040	Building Exterior	Fair	Exterior Light, any type, w/ LED Replacement	12	5	9588442
D5040	Throughout Building	Fair	Interior Lighting System, Full Upgrade, High Density & Standard Fixtures	8,000 SF	5	9588425
Fire Alarm & Electronic Systems						
D6060	Throughout Building	Fair	Intercom/PA System, Public Address Upgrade, Facility-Wide	8,000 SF	5	9588431
D7030	Throughout Building	Fair	Security/Surveillance System, Full System Upgrade, Average Density	8,000 SF	5	9588435

Component Condition Report | Rucker Elementary School / Building 500

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	8,000 SF	5	9588437
D7050	Electrical room	Fair	Fire Alarm Panel, Fully Addressable	1	5	9629683
Equipment & Furnishings						
E2010	Throughout	Fair	Casework, Cabinetry, Standard	100 LF	5	9629684

Component Condition Report | Rucker Elementary School / Building 600

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Facade						
B2010	Building exterior	Fair	Exterior Walls, any painted surface, Prep & Paint	10,700 SF	4	9629656
B2050	Building exterior	Good	Exterior Door, Steel, Commercial	8	29	9629658
B2050	Building exterior	Fair	Overhead/Dock Door, Aluminum, 20'x14' (280 SF)	1	19	9629659
Roofing						
B3010	Roof	Fair	Roofing, Single-Ply Membrane, TPO/PVC	4,000 SF	9	9629655
B3010	Roof	Fair	Roofing, Asphalt Shingle, 20-Year Standard	8,250 SF	9	9629654
Interiors						
C1020	Building exterior	Good	Interior Glazing, any type by SF	500 SF	29	9629657
C1030	Throughout	Good	Interior Door, Wood, Solid-Core Commercial	10	29	9629660
C1070	Throughout	Fair	Suspended Ceilings, Acoustical Tile (ACT)	8,000 SF	14	9629651
C1090	Restrooms	Fair	Toilet Partitions, Plastic/Laminate	8	9	9588459
C2010	Throughout Building	Good	Wall Finishes, Ceramic Tile	500 SF	29	9588448
C2010	Restrooms	Fair	Wall Finishes, Laminated Paneling (FRP)	1,000 SF	19	9588449
C2010	Throughout Building	Fair	Wall Finishes, any surface, Prep & Paint	20,150 SF	5	9588462
C2030	Restrooms	Fair	Flooring, any surface, w/ Elastomeric Coating, Prep & Paint	2,505 SF	5	9588463
C2030	Auditorium	Fair	Flooring, Vinyl Tile (VCT), w/ Asbestos Abatement	5,000 SF	4	9588456
C2030	Kitchen	Good	Flooring, Ceramic Tile	4,000 SF	29	9588465

Component Condition Report | Rucker Elementary School / Building 600

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
C2050	Throughout	Fair	Ceiling Finishes, any flat surface, Prep & Paint	3,505 SF	5	9629652
Conveying						
D1010	Next to the stage	Fair	Vertical Lift, Wheelchair, 5' Rise, Renovate	1	14	9588458
Plumbing						
D2010	Restrooms	Fair	Sink/Lavatory, Wall-Hung	5	19	9588461
D2010	Multipurpose room	Fair	Drinking Fountain, Wall-Mounted, Bi-Level	1	4	9588447
D2010	Custodial room	Fair	Water Heater, Gas, Commercial (150 MBH)	1	9	9588450
D2010	Restrooms	Fair	Toilet, Commercial Water Closet	7	19	9588451
D2010	Restrooms	Fair	Urinal, Standard	2	19	9588469
D2010	Throughout Building	Good	Plumbing System, Supply & Sanitary, Low Density (excludes fixtures)	11,505 SF	29	9588464
HVAC						
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted, 20 TON [AC-2.3]	1	9	9629677
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted, 5 TON [AC-2.5]	1	9	9629653
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted,2 TON [AC3.4]	1	9	9629681
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted, 7.5 TON [AC-2.2]	1	8	9629678
D3050	Throughout Building	Fair	HVAC System, Ductwork, Medium Density	11,505 SF	19	9629663
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted,3 TON [AC-2.4]	1	8	9629680
D3060	Kitchen	Fair	Supplemental Components, Air Curtain, 5' Wide Heated	1	9	9588455
Fire Protection						
D4010	Throughout Building	Fair	Fire Suppression System, Existing Sprinkler Heads, by SF	11,505 SF	14	9588468
Electrical						
D5020	Electrical Room	Fair	Distribution Panel, 120/208 V	1	19	9588466
D5030	Throughout Building	Good	Electrical System, Wiring & Switches, Average or Low Density/Complexity	11,505 SF	29	9588467
D5040	Throughout	Fair	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures	11,000 SF	9	9629662
D5040	Auditorium	Fair	Stage Lighting System, Full Upgrade, Specialty Fixtures	505 SF	9	9588446

Component Condition Report | Rucker Elementary School / Building 600

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D5040	Building exterior	Fair	Exterior Light, Building-Mounted, Higher-Lumen for Large Areas	10	9	9629665
Fire Alarm & Electronic Systems						
D6030	Auditorium	Fair	Sound System, Theater/Auditorium/Church	5,000 SF	9	9588457
D6060	Throughout Building	Fair	Intercom/PA System, Public Address Upgrade, Facility-Wide	11,505 SF	9	9588445
D7030	Throughout Building	Fair	Security/Surveillance System, Full System Upgrade, Average Density	11,505 SF	4	9588452
D7030	Server room	Fair	Surveillance Components, Fiberoptic Receiver Rack Mount & Power Supply, Closed Circuit	1	5	9629664
D7050	Throughout Building	Fair	Fire Alarm System, Full System Upgrade, Standard Addressable, Upgrade/Install	11,505 SF	9	9588454
Equipment & Furnishings						
E1030	Kitchen	Fair	Foodservice Equipment, Convection Oven, Double	2	4	9629673
E1030	Kitchen	Fair	Foodservice Equipment, Prep Table Refrigerated, Salad/Sandwich	1	4	9629676
E1030	Kitchen	Fair	Foodservice Equipment, Sink, 1-Bowl	2	19	9629671
E1030	Kitchen	Fair	Foodservice Equipment, Sink, 3-Bowl	1	19	9629670
E1030	Kitchen	Fair	Foodservice Equipment, Food Warmer, Tabletop Drawers (Set of 4)	1	4	9629675
E1030	Kitchen	Fair	Foodservice Equipment, Walk-In, Evaporator for Refrigerator/Freezer	1	4	9629668
E1030	Kitchen	Fair	Foodservice Equipment, Food Warmer, Proofing Cabinet on Wheels	1	4	9629674
E1030	Kitchen	Fair	Foodservice Equipment, Freezer, 2-Door Reach-In	2	4	9629666
E1030	Kitchen	Fair	Foodservice Equipment, Walk-In, Combination Freezer/Refrigerator	1	9	9629667
E1030	Kitchen	Fair	Foodservice Equipment, Exhaust Hood, 3 to 6 LF	1	4	9629672
E1030	Stage	Fair	Foodservice Equipment, Freezer, Chest	1	4	9588444
E1030	Roof	Fair	Foodservice Equipment, Walk-In, Condenser for Refrigerator/Freezer	1	4	9629669
E1070	Auditorium	Fair	Theater & Stage Equipment, Flameproof Curtain, Medium Weight Velour	1,000 SF	4	9588470

Component Condition Report | Rucker Elementary School / Site

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

Component Condition Report | Rucker Elementary School / Site

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D2010	Site	Fair	Storage Tank, Domestic Water, 1001 to 2500 GAL	3	17	9629980
D2010	Site	Fair	Backflow Preventer, Domestic Water, 4 IN	1	10	9629977
D2010	Site	Fair	Irrigation Storage Tank, Irrigation Water, 80 to 150 GAL	1	5	9629978
D2010	Site	Fair	Water Heater, Electric, Commercial (12 kW), 30 to 80 GAL	1	5	9629979
Special Construction & Demo						
F1020	Site Playground Areas	Good	Shed/Gazebo/Shade Structure, Wood or Metal-Framed, Standard	2,500 SF	29	9627547
F1020	Site	Fair	Ancillary Building, Wood-Framed or CMU, Standard	1,000 SF	13	9629993
F1020	Site	Fair	Ancillary Building, Greenhouse, Truss Frame w/ Plastic Walls & Roof	200 SF	5	9629997
Pedestrian Plazas & Walkways						
G2030	Throughout Site	Poor	Sidewalk, Asphalt	2,000 SF	1	9629975
Athletic, Recreational & Playfield Areas						
G2050	Site	Good	Play Structure, Multipurpose, Medium	1	18	9629974
G2050	Site Playground Areas	Fair	Sports Apparatus, Basketball, Backboard w/ Pole	4	5	9627551
G2050	Site Playground Areas	Fair	Athletic Surfaces & Courts, Basketball/General, Asphalt Pavement, Seal & Stripe	8,000 SF	3	9629995
G2050	Site Playground Areas	Good	Playground Surfaces, Rubber, Poured-in-Place	4,000 SF	19	9627553
G2050	Site	Fair	Sports Apparatus, Baseball, Batting Cage	1	5	9630000
G2050	Site Playground Areas	Fair	Athletic Surfaces & Courts, Basketball/General, Asphalt Pavement, Mill & Overlay	8,000 SF	4	9627552
G2050	Site Playground Areas	Good	Play Structure, Swing Set, 4 Seats	1	19	9627554
G2050		Fair	Playground Surfaces, Engineered Wood Fiber Chips, 3" Depth	2,000 SF	3	9629998
G2050	Site	Fair	Sports Apparatus, Soccer, Regulation Goal	2	5	9630001
G2050	Site Playground Areas	Good	Play Structure, Multipurpose, Small	1	19	9627549
Sitework						
G2060	Site	Fair	Bollard, Concrete or Metal	30	6	9630002
G2060	Site	Fair	Picnic Table, Precast Concrete	100	5	9629996
G2060	Throughout	Fair	Fences & Gates, Fence, Chain Link 4'	1,000 LF	15	9629990

Component Condition Report | Rucker Elementary School / Site

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
G2060	Throughout	Fair	Dumpster Enclosure, Gates, Wood/Metal	2	10	9629989
G2060	Site	Fair	Fences & Gates, Pedestrian Gate, Wrought Iron	4	5	9629999
G2060	Front entrance	Fair	Fences & Gates, Fence, Wrought Iron 4'	200 LF	15	9629992
G2080	Throughout Site	Fair	Irrigation System, Pop-Up Spray Heads, Commercial	30,000 SF	2	9629976
G4050	Site	Fair	Pole Light Fixture w/ Lamps, any type 20' High, w/ LED Replacement, 300 W	8	10	9629991

Appendix E:

Replacement Reserves

Replacement Reserves Report



8/21/2025

Uniformat Code	Location Description	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost*	Subtotal	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	Deficiency Repair Estimate		
D7030	Throughout Building	9584709	Security/Surveillance System, Full System Upgrade, Average Density, Replace	15	11	4	8061	SF	\$2.36	\$18,992					\$18,992																\$18,992	\$37,983		
D7030	Throughout Building	9584722	Surveillance Components, Fiberoptic Receiver Rack Mount & Power Supply, Closed Circuit, Replace	10	5	5	8061	EA	\$2,143.96	\$17,282,462					\$17,282,462																	\$17,282,462	\$34,564,923	
D7050	Throughout Building	9584723	Fire Alarm System, Full System Upgrade, Standard Addressable, Upgrade/Install	20	11	9	8061	SF	\$3.53	\$28,488										\$28,488												\$28,488	\$28,488	
E2010	Teacher lounge	9584728	Casework, Countertop, Plastic Laminate, Replace	15	11	4	25	LF	\$58.90	\$1,473					\$1,473																	\$1,473	\$2,945	
E2010	Library	9584704	Library Shelving, Single-Faced, up to 90" Height, Replace	20	11	9	20	LF	\$388.74	\$7,775										\$7,775													\$7,775	\$7,775
E2010	Library	9584708	Library Shelving, Double-Faced, up to 90" Height, Replace	20	11	9	50	LF	\$565.44	\$28,272										\$28,272													\$28,272	\$28,272
E2010	Teacher lounge	9584694	Casework, Cabinetry, Standard, Replace	20	11	9	50	LF	\$353.40	\$17,670										\$17,670													\$17,670	\$17,670
Totals, Unescalated											\$0	\$0	\$0	\$0	\$155,527	\$17,392,074	\$0	\$0	\$0	\$358,746	\$0	\$0	\$0	\$0	\$31,747	\$17,392,074	\$0	\$0	\$0	\$237,150	\$0	\$35,567,319		
Totals, Escalated (3.0% inflation, compounded annually)											\$0	\$0	\$0	\$0	\$175,047	\$20,162,181	\$0	\$0	\$0	\$468,082	\$0	\$0	\$0	\$0	\$48,020	\$27,096,285	\$0	\$0	\$0	\$415,844	\$0	\$48,365,460		

Rucker Elementary School / Building 110

Uniformat Code	Location Description	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost*	Subtotal	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	Deficiency Repair Estimate			
B2010	Building Exterior	9627184	Exterior Walls, any painted surface, Prep & Paint	10	5	5	1100	SF	\$3.53	\$3,887						\$3,887																	\$3,887	\$7,775	
B2020	Building Exterior	9627181	Glazing, any type by SF, Replace	30	18	12	200	SF	\$64.79	\$12,958												\$12,958												\$12,958	\$12,958
B3020	Roof	9627177	Roof Appurtenances, Gutters & Downspouts, Aluminum w/ Fittings, Replace	20	15	5	50	LF	\$10.60	\$530						\$530																		\$530	\$530
C1070	Throughout Building	9627172	Suspended Ceilings, Acoustical Tile (ACT), Replace	25	18	7	960	SF	\$4.12	\$3,958								\$3,958																\$3,958	\$3,958
C2010	Throughout Building	9627180	Wall Finishes, Tackable panel, Replace	15	10	5	1500	SF	\$2.59	\$3,887																							\$3,887	\$7,775	
C2030	Throughout Building	9627175	Flooring, Vinyl Tile (VCT), Replace	15	10	5	100	SF	\$5.89	\$589						\$589																	\$589	\$1,178	
C2030	Throughout Building	9627182	Flooring, Carpet, Commercial Standard, Replace	10	7	3	900	SF	\$8.84	\$7,952				\$7,952										\$7,952										\$7,952	\$15,903
D2010	Throughout Building	9627191	Sink/Lavatory, Vanity Top, Stainless Steel, Replace	30	18	12	1	EA	\$1,413.60	\$1,414													\$1,414											\$1,414	\$1,414
D3030	Building Exterior	9627179	Heat Pump, Packaged & Wall-Mounted, 3.5 to 4 TON, Replace	20	15	5	1	EA	\$6,479.00	\$6,479						\$6,479																		\$6,479	\$6,479
D3050	Throughout Building	9627190	HVAC System, Ductwork, Medium Density, Replace	30	18	12	960	SF	\$4.71	\$4,524													\$4,524											\$4,524	\$4,524
D4010	Throughout Building	9627186	Fire Suppression System, Full System Install/Retrofit, Medium Density/Complexity, Renovate	40	36	4	960	SF	\$16.49	\$15,832					\$15,832																			\$15,832	\$15,832
D5040	Throughout Building	9627185	Interior Lighting System, Full Upgrade, High Density & Standard Fixtures, Replace	20	15	5	960	SF	\$5.89	\$5,654						\$5,654																		\$5,654	\$5,654
D5040	Building Exterior	9627178	Exterior Light, any type, w/ LED Replacement, Replace	20	15	5	3	EA	\$471.20	\$1,414						\$1,414																		\$1,414	\$1,414
D6060	Throughout Building	9627192	Intercom/PA System, Public Address Upgrade, Facility-Wide, Replace	20	15	5	960	SF	\$1.94	\$1,866						\$1,866																		\$1,866	\$1,866
D7030	Throughout Building	9627173	Security/Surveillance System, Full System Upgrade, Average Density, Replace	15	10	5	960	SF	\$2.36	\$2,262						\$2,262																		\$2,262	\$4,524
D7050	Throughout Building	9627176	Fire Alarm System, Full System Upgrade, Standard Addressable, Upgrade/Install	20	15	5	960	SF	\$3.53	\$3,393						\$3,393																		\$3,393	\$3,393
E2010	Throughout Building	9627187	Casework, Cabinetry, Standard, Replace	20	18	2	10	LF	\$353.40	\$3,534			\$3,534																					\$3,534	\$3,534
Totals, Unescalated											\$0	\$0	\$3,534	\$7,952	\$15,832	\$29,961	\$0	\$3,958	\$0	\$0	\$0	\$0	\$18,895	\$7,952	\$0	\$3,887	\$0	\$0	\$0	\$0	\$6,738	\$98,709			
Totals, Escalated (3.0% inflation, compounded annually)											\$0	\$0	\$3,749	\$8,689	\$17,819	\$34,733	\$0	\$4,868	\$0	\$0	\$0	\$0	\$26,940	\$11,677	\$0	\$6,056	\$0	\$0	\$0	\$0	\$12,170	\$126,702			

Rucker Elementary School / Building 120

Uniformat Code	Location Description	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost*	Subtotal	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	Deficiency Repair Estimate				
B2010	Building Exterior	9627200	Exterior Walls, any painted surface, Prep & Paint	10	5	5	1100	SF	\$3.53	\$3,887						\$3,887																		\$3,887	\$7,775	
B2020	Building Exterior	9627207	Glazing, any type by SF, Replace	30	18	12	200	SF	\$64.79	\$12,958												\$12,958													\$12,958	\$12,958
B3020	Roof	9627195	Roof Appurtenances, Gutters & Downspouts, Aluminum w/ Fittings, Replace	20	15	5	50	LF	\$10.60	\$530						\$530																			\$530	\$530
C1070	Throughout Building	9627209	Suspended Ceilings, Acoustical Tile (ACT), Replace	25	18	7	960	SF	\$4.12	\$3,958								\$3,958																	\$3,958	\$3,958
C2010	Throughout Building	9627214	Wall Finishes, Tackable panel, Replace	15	10	5	1500	SF	\$2.59	\$3,887						\$3,887																		\$3,887	\$7,775	
C2030	Throughout Building	9627196	Flooring, Carpet, Commercial Standard, Replace	10	5	5	960	SF	\$8.84	\$8,482						\$8,482											\$8,482								\$8,482	\$16,963
D2010	Throughout Building	9627201	Sink/Lavatory, Vanity Top, Stainless Steel, Replace	30	18	12	1	EA	\$1,413.60	\$1,414													\$1,414												\$1,414	\$1,414
D3030	Building Exterior	9627212	Heat Pump, Packaged & Wall-Mounted, 3.5 to 4 TON, Replace	20	15	5	1	EA	\$6,479.00	\$6,479						\$6,479																			\$6,479	\$6,479
D3050	Throughout Building	9627204	HVAC System, Ductwork, Medium Density, Replace	30	18	12	960	SF	\$4.71	\$4,524													\$4,524												\$4,524	\$4,524
D4010	Throughout Building	9627202	Fire Suppression System, Full System Install/Retrofit, Medium Density/Complexity, Renovate	40	36	4	960	SF	\$16.49	\$15,832					\$15,832																				\$15,832	\$15,832
D5040	Building Exterior	9627203	Exterior Light, any type, w/ LED Replacement, Replace	20	15	5	3	EA	\$471.20	\$1,414						\$1,414																			\$1,414	\$1,414
D5040	Throughout Building	9627206	Interior Lighting System, Full Upgrade, High Density & Standard Fixtures, Replace	20	15	5	960	SF	\$5.89	\$5,654						\$5,654																			\$5,654	\$5,654
D6060	Throughout Building	9627197	Intercom/PA System, Public Address Upgrade, Facility-Wide, Replace	20	15	5	960	SF	\$1.94	\$1,866						\$1,866																			\$1,866	\$1,866
D7030	Throughout Building	9627198	Security/Surveillance System, Full System Upgrade, Average Density, Replace	15	10	5	960	SF	\$2.36	\$2,262						\$2,262																			\$2,262	\$4,524
D7050	Throughout Building	9627213	Fire Alarm System, Full System Upgrade, Standard Addressable, Upgrade/Install	20	15	5	960	SF	\$3.53	\$3,393						\$3,393																				

Replacement Reserves Report



8/21/2025

Uniformat Code	Location Description	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost*	Subtotal	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	Deficiency Repair Estimate
E2010	Throughout Building	9627194	Casework, Cabinetry, Standard, Replace	20	15	5	10	LF	\$353.40	\$3,534						\$3,534																\$3,534
Totals, Unescalated											\$0	\$0	\$0	\$0	\$15,832	\$41,388	\$0	\$3,958	\$0	\$0	\$0	\$0	\$18,895	\$0	\$0	\$12,369	\$0	\$0	\$0	\$0	\$6,149	\$98,592
Totals, Escalated (3.0% inflation, compounded annually)											\$0	\$0	\$0	\$0	\$17,819	\$47,980	\$0	\$4,868	\$0	\$0	\$0	\$0	\$26,940	\$0	\$0	\$19,270	\$0	\$0	\$0	\$0	\$11,106	\$127,984

Rucker Elementary School / Building 130

Uniformat Code	Location Description	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost*	Subtotal	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	Deficiency Repair Estimate
B2010	Building Exterior	9627218	Exterior Walls, any painted surface, Prep & Paint	10	5	5	1100	SF	\$3.53	\$3,887						\$3,887										\$3,887						\$7,775
B2020	Building Exterior	9627226	Glazing, any type by SF, Replace	30	18	12	200	SF	\$64.79	\$12,958												\$12,958										\$12,958
B3020	Roof	9627233	Roof Appurtenances, Gutters & Downspouts, Aluminum w/ Fittings, Replace	20	15	5	50	LF	\$10.60	\$530						\$530																\$530
C1070	Throughout Building	9627225	Suspended Ceilings, Acoustical Tile (ACT), Replace	25	18	7	960	SF	\$4.12	\$3,958							\$3,958															\$3,958
C2010	Throughout Building	9627216	Wall Finishes, Tackable panel, Replace	15	10	5	1500	SF	\$2.59	\$3,887						\$3,887																\$3,887
C2030	Throughout Building	9627234	Flooring, Carpet, Commercial Standard, Replace	10	5	5	960	SF	\$8.84	\$8,482						\$8,482										\$8,482						\$16,963
D2010	Throughout Building	9627235	Sink/Lavatory, Vanity Top, Stainless Steel, Replace	30	18	12	1	EA	\$1,413.60	\$1,414												\$1,414										\$1,414
D3030	Building Exterior	9627227	Heat Pump, Packaged & Wall-Mounted, 3.5 to 4 TON, Replace	20	15	5	1	EA	\$6,479.00	\$6,479						\$6,479																\$6,479
D3050	Throughout Building	9627230	HVAC System, Ductwork, Medium Density, Replace	30	18	12	960	SF	\$4.71	\$4,524												\$4,524										\$4,524
D4010	Throughout Building	9627232	Fire Suppression System, Full System Install/Retrofit, Medium Density/Complexity, Renovate	40	36	4	960	SF	\$16.49	\$15,832					\$15,832																	\$15,832
D5040	Building Exterior	9627222	Exterior Light, any type, w/ LED Replacement, Replace	20	15	5	3	EA	\$471.20	\$1,414						\$1,414																\$1,414
D5040	Throughout Building	9627229	Interior Lighting System, Full Upgrade, High Density & Standard Fixtures, Replace	20	15	5	960	SF	\$5.89	\$5,654						\$5,654																\$5,654
D6060	Throughout Building	9627215	Intercom/PA System, Public Address Upgrade, Facility-Wide, Replace	20	15	5	960	SF	\$1.94	\$1,866						\$1,866																\$1,866
D7030	Throughout Building	9627217	Security/Surveillance System, Full System Upgrade, Average Density, Replace	15	10	5	960	SF	\$2.36	\$2,262						\$2,262														\$2,262		\$4,524
D7050	Throughout Building	9627223	Fire Alarm System, Full System Upgrade, Standard Addressable, Upgrade/Install	20	15	5	960	SF	\$3.53	\$3,393						\$3,393																\$3,393
E2010	Throughout Building	9627221	Casework, Cabinetry, Standard, Replace	20	15	5	20	LF	\$353.40	\$7,068						\$7,068																\$7,068
Totals, Unescalated											\$0	\$0	\$0	\$0	\$15,832	\$44,922	\$0	\$3,958	\$0	\$0	\$0	\$0	\$18,895	\$0	\$0	\$12,369	\$0	\$0	\$0	\$0	\$6,149	\$102,126
Totals, Escalated (3.0% inflation, compounded annually)											\$0	\$0	\$0	\$0	\$17,819	\$52,077	\$0	\$4,868	\$0	\$0	\$0	\$0	\$26,940	\$0	\$0	\$19,270	\$0	\$0	\$0	\$0	\$11,106	\$132,081

Rucker Elementary School / Building 140

Uniformat Code	Location Description	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost*	Subtotal	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	Deficiency Repair Estimate
B2010	Building Exterior	9627255	Exterior Walls, any painted surface, Prep & Paint	10	5	5	1100	SF	\$3.53	\$3,887						\$3,887										\$3,887						\$7,775
B2020	Building Exterior	9627246	Glazing, any type by SF, Replace	30	18	12	200	SF	\$64.79	\$12,958												\$12,958										\$12,958
B3020	Roof	9627256	Roof Appurtenances, Gutters & Downspouts, Aluminum w/ Fittings, Replace	20	15	5	50	LF	\$10.60	\$530						\$530																\$530
C1070	Throughout Building	9627242	Suspended Ceilings, Acoustical Tile (ACT), Replace	25	18	7	960	SF	\$4.12	\$3,958							\$3,958															\$3,958
C2010	Throughout Building	9627251	Wall Finishes, Tackable panel, Replace	15	10	5	1500	SF	\$2.59	\$3,887						\$3,887																\$3,887
C2030	Throughout Building	9627254	Flooring, Vinyl Tile (VCT), Replace	15	10	5	100	SF	\$5.89	\$589						\$589																\$589
C2030	Throughout Building	9627253	Flooring, Carpet, Commercial Standard, Replace	10	5	5	900	SF	\$8.84	\$7,952						\$7,952										\$7,952						\$15,903
D2010	Throughout Building	9627239	Sink/Lavatory, Vanity Top, Stainless Steel, Replace	30	18	12	1	EA	\$1,413.60	\$1,414												\$1,414										\$1,414
D3030	Building Exterior	9627237	Heat Pump, Packaged & Wall-Mounted, 3.5 to 4 TON, Replace	20	15	5	1	EA	\$6,479.00	\$6,479						\$6,479																\$6,479
D3050	Throughout Building	9627238	HVAC System, Ductwork, Medium Density, Replace	30	18	12	960	SF	\$4.71	\$4,524												\$4,524										\$4,524
D4010	Throughout Building	9627252	Fire Suppression System, Full System Install/Retrofit, Medium Density/Complexity, Renovate	40	36	4	960	SF	\$16.49	\$15,832					\$15,832																	\$15,832
D5040	Throughout Building	9627236	Interior Lighting System, Full Upgrade, High Density & Standard Fixtures, Replace	20	15	5	960	SF	\$5.89	\$5,654						\$5,654																\$5,654
D5040	Building Exterior	9627241	Exterior Light, any type, w/ LED Replacement, Replace	20	15	5	3	EA	\$471.20	\$1,414						\$1,414																\$1,414
D6060	Throughout Building	9627248	Intercom/PA System, Public Address Upgrade, Facility-Wide, Replace	20	15	5	960	SF	\$1.94	\$1,866						\$1,866																\$1,866
D7030	Throughout Building	9627250	Security/Surveillance System, Full System Upgrade, Average Density, Replace	15	10	5	960	SF	\$2.36	\$2,262						\$2,262														\$2,262		\$4,524
D7050	Throughout Building	9627244	Fire Alarm System, Full System Upgrade, Standard Addressable, Upgrade/Install	20	15	5	960	SF	\$3.53	\$3,393						\$3,393																\$3,393
E2010	Throughout Building	9627249	Casework, Cabinetry, Standard, Replace	20	15	5	10	LF	\$353.40	\$3,534						\$3,534																\$3,534
Totals, Unescalated											\$0	\$0	\$0	\$0	\$15,832	\$41,447	\$0	\$3,958	\$0	\$0	\$0	\$0	\$18,895	\$0	\$0	\$11,839	\$0	\$0	\$0	\$0	\$6,738	\$98,709
Totals, Escalated (3.0% inflation, compounded annually)											\$0	\$0	\$0	\$0	\$17,819	\$48,048	\$0	\$4,868	\$0	\$0	\$0	\$0	\$26,940	\$0	\$0	\$18,445	\$0	\$0	\$0	\$0	\$12,170	\$128,290

Rucker Elementary School / Building 150

Replacement Reserves Report



8/21/2025

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													
D4010	Throughout Building	9584883	Fire Suppression System, Full System Install/Retrofit, Medium Density/Complexity, Renovate	40	36	4	2880	SF	\$16.49	\$47,497				\$47,497																	\$47,497													
D5030	Throughout Building	9584885	Electrical System, Wiring & Switches, Average or Low Density/Complexity, Replace	40	35	5	2880	SF	\$2.95	\$8,482					\$8,482																\$8,482													
D5040	Throughout Building	9584884	Interior Lighting System, Full Upgrade, High Density & Standard Fixtures, Replace	20	15	5	2880	SF	\$5.89	\$16,963					\$16,963																\$16,963													
D5040	Building Exterior	9629625	Exterior Light, any type, w/ LED Replacement, Replace	20	11	9	4	EA	\$471.20	\$1,885									\$1,885												\$1,885													
D6060	Throughout Building	9584874	Intercom/PA System, Public Address Upgrade, Facility-Wide, Replace	20	15	5	2880	SF	\$1.94	\$5,598					\$5,598																\$5,598													
D7030	Throughout Building	9584877	Security/Surveillance System, Full System Upgrade, Average Density, Replace	15	10	5	2880	SF	\$2.36	\$6,785					\$6,785																\$6,785													
D7050	Throughout Building	9584889	Fire Alarm System, Full System Upgrade, Standard Addressable, Upgrade/Install	20	15	5	2880	SF	\$3.53	\$10,178					\$10,178																\$10,178													
E2010	Throughout Building	9584887	Casework, Cabinetry, Standard, Replace	20	17	3	50	LF	\$353.40	\$17,670				\$17,670																	\$17,670													
Totals, Unescalated											\$0	\$0	\$0	\$17,670	\$47,497	\$237,299	\$0	\$0	\$0	\$1,885	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$8,434	\$354,781			
Totals, Escalated (3.0% inflation, compounded annually)											\$0	\$0	\$0	\$19,308	\$53,458	\$275,094	\$0	\$0	\$0	\$2,459	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$15,234	\$430,982

Rucker Elementary School / Building 210

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	9627469	Exterior Walls, any painted surface, Prep & Paint	10	5	5	2200	SF	\$3.53	\$7,775					\$7,775																	\$7,775											
B2020	Building Exterior	9627466	Glazing, any type by SF, Replace	30	18	12	400	SF	\$64.79	\$25,916											\$25,916											\$25,916											
B3020	Roof	9627484	Roof Appurtenances, Gutters & Downspouts, Aluminum w/ Fittings, Replace	20	15	5	100	LF	\$10.60	\$1,060					\$1,060																	\$1,060											
C1070	Throughout Building	9627477	Suspended Ceilings, Acoustical Tile (ACT), Replace	25	18	7	1920	SF	\$4.12	\$7,916						\$7,916																\$7,916											
C2010	Throughout Building	9627470	Wall Finishes, Tackable panel, Replace	15	10	5	3000	SF	\$2.59	\$7,775					\$7,775																	\$7,775											
C2030	Throughout Building	9627481	Flooring, Carpet, Commercial Standard, Replace	10	6	4	1920	SF	\$8.84	\$16,963				\$16,963									\$16,963									\$16,963											
D3030	Building Exterior	9627473	Heat Pump, Packaged & Wall-Mounted, 3.5 to 4 TON, Replace	20	18	2	2	EA	\$6,479.00	\$12,958		\$12,958																				\$12,958											
D3050	Throughout Building	9627472	HVAC System, Ductwork, Medium Density, Replace	30	18	12	1920	SF	\$4.71	\$9,047											\$9,047											\$9,047											
D4010	Throughout Building	9627468	Fire Suppression System, Full System Install/Retrofit, Medium Density/Complexity, Renovate	40	36	4	1920	SF	\$16.49	\$31,665				\$31,665																		\$31,665											
D5040	Building Exterior	9627465	Exterior Light, any type, w/ LED Replacement, Replace	20	15	5	6	EA	\$471.20	\$2,827					\$2,827																	\$2,827											
D5040	Throughout Building	9627475	Interior Lighting System, Full Upgrade, High Density & Standard Fixtures, Replace	20	15	5	1920	SF	\$5.89	\$11,309					\$11,309																	\$11,309											
D6060	Throughout Building	9627483	Intercom/PA System, Public Address Upgrade, Facility-Wide, Replace	20	15	5	1920	SF	\$1.94	\$3,732					\$3,732																	\$3,732											
D7030	Throughout Building	9627467	Security/Surveillance System, Full System Upgrade, Average Density, Replace	15	10	5	1920	SF	\$2.36	\$4,524					\$4,524																	\$4,524											
D7050	Throughout Building	9627479	Fire Alarm System, Full System Upgrade, Standard Addressable, Upgrade/Install	20	15	5	1920	SF	\$3.53	\$6,785					\$6,785																	\$6,785											
E2010	Throughout Building	9627464	Casework, Cabinetry, Standard, Replace	20	15	5	50	LF	\$353.40	\$17,670					\$17,670																	\$17,670											
Totals, Unescalated											\$0	\$0	\$12,958	\$0	\$48,628	\$63,457	\$0	\$7,916	\$0	\$0	\$0	\$0	\$0	\$0	\$34,963	\$0	\$16,963	\$7,775	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$12,298	\$204,958			
Totals, Escalated (3.0% inflation, compounded annually)											\$0	\$0	\$13,747	\$0	\$54,731	\$73,563	\$0	\$9,736	\$0	\$0	\$0	\$0	\$0	\$0	\$49,849	\$0	\$25,658	\$12,113	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$22,212	\$261,610

Rucker Elementary School / Building 240

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	9627503	Exterior Walls, any painted surface, Prep & Paint	10	5	5	1100	SF	\$3.53	\$3,887					\$3,887																	\$3,887											
B2020	Building Exterior	9627495	Glazing, any type by SF, Replace	30	11	19	200	SF	\$64.79	\$12,958																						\$12,958											
B3020	Roof	9627492	Roof Appurtenances, Gutters & Downspouts, Aluminum w/ Fittings, Replace	20	11	9	50	LF	\$10.60	\$530									\$530													\$530											
C1070	Throughout Building	9627485	Suspended Ceilings, Acoustical Tile (ACT), Replace	25	11	14	960	SF	\$4.12	\$3,958													\$3,958									\$3,958											
C2010	Throughout Building	9627497	Wall Finishes, Tackable panel, Replace	15	11	4	1500	SF	\$2.59	\$3,887				\$3,887																		\$3,887											
C2030	Throughout Building	9627504	Flooring, Carpet, Commercial Standard, Replace	10	5	5	960	SF	\$8.84	\$8,482					\$8,482																	\$8,482											
D2010	Throughout Building	9627493	Sink/Lavatory, Vanity Top, Stainless Steel, Replace	30	11	19	1	EA	\$1,413.60	\$1,414																						\$1,414											
D3030	Building Exterior	9627490	Heat Pump, Packaged & Wall-Mounted, 3.5 to 4 TON, Replace	20	11	9	1	EA	\$6,479.00	\$6,479																						\$6,479											
D3050	Throughout Building	9627499	HVAC System, Ductwork, Medium Density, Replace	30	11	19	960	SF	\$4.71	\$4,524																						\$4,524											
D4010	Throughout Building	9627486	Fire Suppression System, Full System Install/Retrofit, Medium Density/Complexity, Renovate	40	36	4	960	SF	\$16.49	\$15,832				\$15,832																		\$15,832											
D5040	Building Exterior	9627491	Exterior Light, any type, w/ LED Replacement, Replace	20	11	9	3	EA	\$471.20	\$1,414																						\$1,414											
D5040	Throughout Building	9627500	Interior Lighting System, Full Upgrade, High Density & Standard Fixtures, Replace	20	11	9	960	SF	\$5.89	\$5,654																						\$5,654											
D6060	Throughout Building	9627496	Intercom/PA System, Public Address Upgrade, Facility-Wide, Replace	20	11	9	960	SF	\$1.94	\$1,866																						\$1,866											
D7030	Throughout Building	9627502	Security/Surveillance System, Full System Upgrade, Average Density, Replace	15	11	4	960	SF	\$2.36	\$2,262				\$2,262																		\$2,262											
D7050	Throughout Building	9627488	Fire Alarm System, Full System Upgrade, Standard Addressable, Upgrade/Install	20	11	9	960	SF	\$3.53	\$3,393																						\$3,393											
E2010	Throughout Building	9627505	Casework, Cabinetry, Standard, Replace	20	11	9	10	LF	\$353.40	\$3,534																						\$3,534											
Totals, Unescalated											\$0	\$0	\$0	\$0	\$21,981	\$12,369	\$0	\$0	\$0	\$22,870	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$25,044	\$98,592

Replacement Reserves Report



8/21/2025

Uniformat Code	Location Description	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost*	Subtotal 2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	Deficiency Repair Estimate	
C1070	Throughout	9629651	Suspended Ceilings, Acoustical Tile (ACT), Replace	25	11	14	8000	SF	\$4.12	\$32,984														\$32,984							\$32,984	
C1090	Restrooms	9588459	Toilet Partitions, Plastic/Laminate, Replace	20	11	9	8	EA	\$883.50	\$7,068									\$7,068												\$7,068	
C2010	Restrooms	9588449	Wall Finishes, Laminated Paneling (FRP), Replace	30	11	19	1000	SF	\$18.85	\$18,848																		\$18,848			\$18,848	
C2010	Throughout Building	9588462	Wall Finishes, any surface, Prep & Paint	10	5	5	20150	SF	\$1.77	\$35,605					\$35,605										\$35,605						\$71,210	
C2030	Restrooms	9588463	Flooring, any surface, w/ Elastomeric Coating, Prep & Paint	10	5	5	2505	SF	\$10.60	\$26,558					\$26,558										\$26,558						\$53,116	
C2030	Auditorium	9588456	Flooring, Vinyl Tile (VCT), w/ Asbestos Abatement, Replace	15	11	4	5000	SF	\$9.42	\$47,120				\$47,120														\$47,120			\$94,240	
C2050	Throughout	9629652	Ceiling Finishes, any flat surface, Prep & Paint	10	5	5	3505	SF	\$2.36	\$8,258					\$8,258										\$8,258						\$16,516	
D1010	Next to the stage	9588458	Vertical Lift, Wheelchair, 5' Rise, Renovate	25	11	14	1	EA	\$20,026.00	\$20,026														\$20,026							\$20,026	
D2010	Custodial room	9588450	Water Heater, Gas, Commercial (150 MBH), Replace	20	11	9	1	EA	\$19,554.80	\$19,555									\$19,555												\$19,555	
D2010	Multipurpose room	9588447	Drinking Fountain, Wall-Mounted, Bi-Level, Replace	15	11	4	1	EA	\$1,767.00	\$1,767				\$1,767														\$1,767			\$3,534	
D2010	Restrooms	9588461	Sink/Lavatory, Wall-Hung, Replace	30	11	19	5	EA	\$2,002.60	\$10,013																	\$10,013			\$10,013		
D2010	Restrooms	9588451	Toilet, Commercial Water Closet, Replace	30	11	19	7	EA	\$1,531.40	\$10,720																	\$10,720			\$10,720		
D2010	Restrooms	9588469	Urinal, Standard, Replace	30	11	19	2	EA	\$1,295.80	\$2,592																	\$2,592			\$2,592		
D3050	Roof	9629678	Packaged Unit, RTU, Pad or Roof-Mounted, 7.5 TON, Replace	20	12	8	1	EA	\$17,670.00	\$17,670								\$17,670													\$17,670	
D3050	Roof	9629680	Packaged Unit, RTU, Pad or Roof-Mounted, 3 TON, Replace	20	12	8	1	EA	\$8,835.00	\$8,835								\$8,835													\$8,835	
D3050	Roof	9629677	Packaged Unit, RTU, Pad or Roof-Mounted, 20 TON, Replace	20	11	9	1	EA	\$47,120.00	\$47,120									\$47,120												\$47,120	
D3050	Roof	9629653	Packaged Unit, RTU, Pad or Roof-Mounted, 5 TON, Replace	20	11	9	1	EA	\$12,958.00	\$12,958									\$12,958												\$12,958	
D3050	Roof	9629681	Packaged Unit, RTU, Pad or Roof-Mounted, 2 TON, Replace	20	11	9	1	EA	\$8,835.00	\$8,835									\$8,835												\$8,835	
D3050	Throughout Building	9629663	HVAC System, Ductwork, Medium Density, Replace	30	11	19	11505	SF	\$4.71	\$54,212																	\$54,212			\$54,212		
D3060	Kitchen	9588455	Supplemental Components, Air Curtain, 5' Wide Heated, Replace	20	11	9	1	EA	\$3,298.40	\$3,298									\$3,298												\$3,298	
D4010	Throughout Building	9588468	Fire Suppression System, Existing Sprinkler Heads, by SF, Replace	25	11	14	11505	SF	\$1.26	\$14,502														\$14,502							\$14,502	
D5020	Electrical Room	9588466	Distribution Panel, 120/208 V, Replace	30	11	19	1	EA	\$9,424.00	\$9,424																	\$9,424			\$9,424		
D5040	Throughout	9629662	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures, Replace	20	11	9	11000	SF	\$5.30	\$58,311									\$58,311												\$58,311	
D5040	Auditorium	9588446	Stage Lighting System, Full Upgrade, Specialty Fixtures, Replace	20	11	9	505	SF	\$35.34	\$17,847									\$17,847												\$17,847	
D5040	Building exterior	9629665	Exterior Light, Building-Mounted, Higher-Lumen for Large Areas, Replace	20	11	9	10	EA	\$942.40	\$9,424									\$9,424												\$9,424	
D6030	Auditorium	9588457	Sound System, Theater/Auditorium/Church, Replace	20	11	9	5000	SF	\$1.77	\$8,835									\$8,835												\$8,835	
D6060	Throughout Building	9588445	Intercom/PA System, Public Address Upgrade, Facility-Wide, Replace	20	11	9	11505	SF	\$1.94	\$22,362									\$22,362												\$22,362	
D7030	Throughout Building	9588452	Security/Surveillance System, Full System Upgrade, Average Density, Replace	15	11	4	11505	SF	\$2.36	\$27,106				\$27,106														\$27,106			\$54,212	
D7030	Server room	9629664	Surveillance Components, Fiberoptic Receiver Rack Mount & Power Supply, Closed Circuit, Replace	10	5	5	1	EA	\$2,143.96	\$2,144					\$2,144										\$2,144						\$4,288	
D7050	Throughout Building	9588454	Fire Alarm System, Full System Upgrade, Standard Addressable, Upgrade/Install	20	11	9	11505	SF	\$3.53	\$40,659									\$40,659												\$40,659	
E1030	Kitchen	9629673	Foodservice Equipment, Convection Oven, Double, Replace	10	6	4	2	EA	\$9,753.84	\$19,508				\$19,508										\$19,508							\$39,015	
E1030	Kitchen	9629676	Foodservice Equipment, Prep Table Refrigerated, Salad/Sandwich, Replace	15	11	4	1	EA	\$5,536.60	\$5,537				\$5,537														\$5,537			\$11,073	
E1030	Kitchen	9629675	Foodservice Equipment, Food Warmer, Tabletop Drawers (Set of 4), Replace	15	11	4	1	EA	\$6,714.60	\$6,715				\$6,715														\$6,715			\$13,429	
E1030	Kitchen	9629668	Foodservice Equipment, Walk-In, Evaporator for Refrigerator/Freezer, Replace	15	11	4	1	EA	\$5,418.80	\$5,419				\$5,419														\$5,419			\$10,838	
E1030	Kitchen	9629674	Foodservice Equipment, Food Warmer, Proofing Cabinet on Wheels, Replace	15	11	4	1	EA	\$2,002.60	\$2,003				\$2,003														\$2,003			\$4,005	
E1030	Kitchen	9629666	Foodservice Equipment, Freezer, 2-Door Reach-In, Replace	15	11	4	2	EA	\$6,007.80	\$12,016				\$12,016														\$12,016			\$24,031	
E1030	Kitchen	9629672	Foodservice Equipment, Exhaust Hood, 3 to 6 LF, Replace	15	11	4	1	EA	\$3,887.40	\$3,887				\$3,887														\$3,887			\$7,775	
E1030	Stage	9588444	Foodservice Equipment, Freezer, Chest, Replace	15	11	4	1	EA	\$2,120.40	\$2,120				\$2,120														\$2,120			\$4,241	
E1030	Roof	9629669	Foodservice Equipment, Walk-In, Condenser for Refrigerator/Freezer, Replace	15	11	4	1	EA	\$7,421.40	\$7,421				\$7,421														\$7,421			\$14,843	
E1030	Kitchen	9629667	Foodservice Equipment, Walk-In, Combination Freezer/Refrigerator, Replace	20	11	9	1	EA	\$41,230.00	\$41,230									\$41,230													\$41,230
E1030	Kitchen	9629671	Foodservice Equipment, Sink, 1-Bowl, Replace	30	11	19	2	EA	\$1,884.80	\$3,770																		\$3,770			\$3,770	
E1030	Kitchen	9629670	Foodservice Equipment, Sink, 3-Bowl, Replace	30	11	19	1	EA	\$2,945.00	\$2,945																		\$2,945			\$2,945	
E1070	Auditorium	9588470	Theater & Stage Equipment, Flameproof Curtain, Medium Weight Velour, Replace	15	11	4	1000	SF	\$15.31	\$15,314				\$15,314														\$15,314			\$30,628	
Totals, Unescalated											\$0	\$0	\$0	\$0	\$193,746	\$72,565	\$0	\$0	\$26,505	\$414,536	\$0	\$0	\$0	\$0	\$124,833	\$72,565	\$0	\$0	\$0	\$257,782	\$0	\$1,162,531
Totals, Escalated (3.0% inflation, compounded annually)											\$0	\$0	\$0	\$0	\$218,062	\$84,122	\$0	\$0	\$33,576	\$540,876	\$0	\$0	\$0	\$0	\$188,821	\$113,054	\$0	\$0	\$0	\$452,022	\$0	\$1,630,533

Rucker Elementary School / Site

Uniformat Code	Location Description	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost*	Subtotal 2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	Deficiency Repair Estimate	
D2010	Site	9629978	Irrigation Storage Tank, Irrigation Water, 80 to 150 GAL, Replace	30	25	5	1	EA	\$2,827.20	\$2,827					\$2,827																	\$2,827
D2010	Site	9629980	Storage Tank, Domestic Water, 1001 to 2500 GAL, Replace	30	13	17	3	EA	\$12,958.00	\$38,874																	\$38,874				\$38,874	

Replacement Reserves Report



8/21/2025

Uniformat Code	Location Description	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost*	Subtotal	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	Deficiency Repair Estimate
D2010	Site	9629979	Water Heater, Electric, Commercial (12 kW), 30 to 80 GAL, Replace	20	15	5	1	EA	\$14,607.20	\$14,607						\$14,607																\$14,607
D2010	Site	9629977	Backflow Preventer, Domestic Water, 4 IN, Replace	30	20	10	1	EA	\$7,774.80	\$7,775											\$7,775											\$7,775
F1020	Site	9629997	Ancillary Building, Greenhouse, Truss Frame w/ Plastic Walls & Roof, Replace	30	25	5	200	SF	\$41.23	\$8,246						\$8,246																\$8,246
F1020	Site	9629993	Ancillary Building, Wood-Framed or CMU, Standard, Replace	35	22	13	1000	SF	\$117.80	\$117,800														\$117,800								\$117,800
G2030	Throughout Site	9629975	Sidewalk, Asphalt, Replace	25	24	1	2000	SF	\$6.48	\$12,958		\$12,958																				\$12,958
G2050	Site Playground Areas	9629995	Athletic Surfaces & Courts, Basketball/General, Asphalt Pavement, Seal & Stripe	5	2	3	8000	SF	\$0.53	\$4,241				\$4,241				\$4,241					\$4,241					\$4,241				\$16,963
G2050	Site Playground Areas	9627552	Athletic Surfaces & Courts, Basketball/General, Asphalt Pavement, Mill & Overlay	25	21	4	8000	SF	\$4.12	\$32,984					\$32,984																	\$32,984
G2050	Site Playground Areas	9627551	Sports Apparatus, Basketball, Backboard w/ Pole, Replace	25	20	5	4	EA	\$5,595.50	\$22,382						\$22,382																\$22,382
G2050	Site	9630000	Sports Apparatus, Baseball, Batting Cage, Replace	15	10	5	1	EA	\$1,767.00	\$1,767						\$1,767														\$1,767		\$3,534
G2050	Site	9630001	Sports Apparatus, Soccer, Regulation Goal, Replace	20	15	5	2	EA	\$2,945.00	\$5,890						\$5,890																\$5,890
G2050	Site	9629998	Playground Surfaces, Engineered Wood Fiber Chips, 3" Depth, Replace	5	2	3	2000	SF	\$1.18	\$2,356				\$2,356				\$2,356					\$2,356					\$2,356				\$9,424
G2050	Site	9629974	Play Structure, Multipurpose, Medium, Replace	20	2	18	1	EA	\$23,560.00	\$23,560																		\$23,560				\$23,560
G2050	Site Playground Areas	9627553	Playground Surfaces, Rubber, Poured-in-Place, Replace	20	1	19	4000	SF	\$30.63	\$122,512																			\$122,512			\$122,512
G2050	Site Playground Areas	9627554	Play Structure, Swing Set, 4 Seats, Replace	20	1	19	1	EA	\$2,945.00	\$2,945																			\$2,945			\$2,945
G2050	Site Playground Areas	9627549	Play Structure, Multipurpose, Small, Replace	20	1	19	1	EA	\$11,780.00	\$11,780																		\$11,780				\$11,780
G2060	Site	9629996	Picnic Table, Precast Concrete, Replace	25	20	5	100	EA	\$1,413.60	\$141,360						\$141,360																\$141,360
G2060	Site	9629999	Fences & Gates, Pedestrian Gate, Wrought Iron, Replace	25	20	5	4	EA	\$942.40	\$3,770						\$3,770																\$3,770
G2060	Throughout	9629990	Fences & Gates, Fence, Chain Link 4', Replace	40	25	15	1000	LF	\$21.20	\$21,204																\$21,204						\$21,204
G2060	Front entrance	9629992	Fences & Gates, Fence, Wrought Iron 4', Replace	50	35	15	200	LF	\$47.12	\$9,424																\$9,424						\$9,424
G2060	Site	9630002	Bollard, Concrete or Metal, Replace	30	24	6	30	EA	\$1,178.00	\$35,340						\$35,340																\$35,340
G2060	Throughout	9629989	Dumpster Enclosure, Gates, Wood/Metal, Replace	20	10	10	2	EA	\$2,002.60	\$4,005											\$4,005											\$4,005
G2080	Throughout Site	9629976	Irrigation System, Pop-Up Spray Heads, Commercial, Replace	20	18	2	30000	SF	\$1.18	\$35,340			\$35,340																			\$35,340
G4050	Site	9629991	Pole Light Fixture w/ Lamps, any type 20' High, w/ LED Replacement, 300 W, Replace	20	10	10	8	EA	\$4,947.60	\$39,581											\$39,581											\$39,581
Totals, Unescalated											\$0	\$12,958	\$35,340	\$6,597	\$32,984	\$200,849	\$35,340	\$0	\$6,597	\$0	\$51,361	\$0	\$0	\$124,397	\$0	\$30,628	\$0	\$38,874	\$30,157	\$137,237	\$1,767	\$745,085
Totals, Escalated (3.0% inflation, compounded annually)											\$0	\$13,347	\$37,492	\$7,209	\$37,124	\$232,839	\$42,198	\$0	\$8,357	\$0	\$69,025	\$0	\$0	\$182,681	\$0	\$47,717	\$0	\$64,253	\$51,340	\$240,646	\$3,191	\$1,037,418

* Markup has been included in unit costs.