



**BUREAU  
VERITAS**

# FACILITY CONDITION ASSESSMENT

*prepared for*

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



Gilroy Prep School  
277 loof Avenue  
Gilroy, CA 95020

**PREPARED BY:**

*Bureau Veritas  
6021 University Boulevard, Suite 200  
Ellicott City, MD 21043  
800.733.0660  
[www.bvna.com](http://www.bvna.com)*

**BV CONTACT:**

*Gregg Young  
Program Manager  
979.270.0024  
[Gregg.Young@bureauveritas.com](mailto:Gregg.Young@bureauveritas.com)*

**BV PROJECT #:**

*171004.25R000-008.017*

**DATE OF REPORT:**

*August 8, 2025*

**ON SITE DATE:**

*July 22, 2025*

**Bureau Veritas**

# TABLE OF CONTENTS

- 1. Executive Summary ..... 1**
  - Campus Overview and Assessment Details ..... 1
  - Campus Findings and Deficiencies ..... 2
  - Facility Condition Index (FCI) ..... 3
  - Immediate Needs ..... 4
  - Plan Types ..... 5
- 2. Multi-Purpose Building ..... 6**
- 3. Site ..... 13**
- 4. ADA Accessibility ..... 19**
- 5. Purpose and Scope ..... 21**
- 6. Opinions of Probable Costs ..... 23**
  - Methodology ..... 23
  - Definitions ..... 24
- 7. Certification ..... 25**
- 8. Appendices ..... 26**



# 1. Executive Summary

## Campus Overview and Assessment Details

General Information	
<b>Property Type</b>	School
<b>Number of Buildings</b>	1
<b>Main Address</b>	277 I.O.O.F. Avenue, Gilroy, CA 95020
<b>Site Developed</b>	2006 Renovated 2024
<b>Outside Occupants / Leased Spaces</b>	This school is a Charter School, the entire site is leased to Navigator Schools.
<b>Date(s) of Visit</b>	July 22, 2025
<b>Management Point of Contact</b>	AEDIS Architects Joe Vela, Associate Principal 4083005160 <a href="mailto:Jvela@aedisarchitects.com">Jvela@aedisarchitects.com</a>
<b>On-site Point of Contact (POC)</b>	NA
<b>Assessment &amp; Report Prepared By</b>	Kay van der Have
<b>Reviewed By</b>	Sean Luxem <i>for</i> , Gregg Young Program Manager 979.270.0024 <a href="mailto:Gregg.Young@bureauveritas.com">Gregg.Young@bureauveritas.com</a>
<b>AssetCalc Link</b>	Full dataset for this assessment can be found at: <a href="https://www.assetcalc.net/">https://www.assetcalc.net/</a>

## Campus Findings and Deficiencies

### Historical Summary

The site was first developed as a school in 2006, enlarged in 2008, 2016 and again in 2024. It currently serves as a TK-8 charter school.

### Architectural

Classrooms, administration and restrooms are all housed in portable structures. These structures are sheathed with T1-11 and have various ages and interior finishes. The Multi-Use Building was built in 2008. In 2024 it received a new roof and some new interior finishes. Throughout the campus, lifecycle replacement has been scheduled and budgeted.

### Mechanical, Electrical, Plumbing and Fire (MEPF)

Package systems condition the interior space throughout. The wall mounted units at the portables are replaced as needed. The roof mounted units at the Multi-Use Building are original to the to the building, short term replacement has been scheduled and budgeted. All structures at the campus are protected by fire sprinkler and fire alarm systems. Lifecycle replacement has been budgeted for all remaining systems.

### Site

Much of the site work; parking lot, playgrounds and walkways and ramps date from the 2024 renovation, lifecycle replacement has been budgeted.

### 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	
<b>0 – 5%</b>	In new or well-maintained condition, with little visual evidence of wear or deficiencies.
<b>5 – 10%</b>	Subjected to wear but is still in a serviceable and functioning condition.
<b>10 – 30%</b>	Subjected to hard or long-term wear. Nearing the end of its useful or serviceable life.
<b>30% and above</b>	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
<b>Multi-Purpose Building</b>	\$550	9,360	\$5,148,000	0%	4.2%	4.4%	10.3%
<b>Site</b>	\$0	0	\$0	%	%	%	%
<b>Gilroy Prep School</b>	\$0	27,342	\$0	%	%	%	%

## Immediate Needs

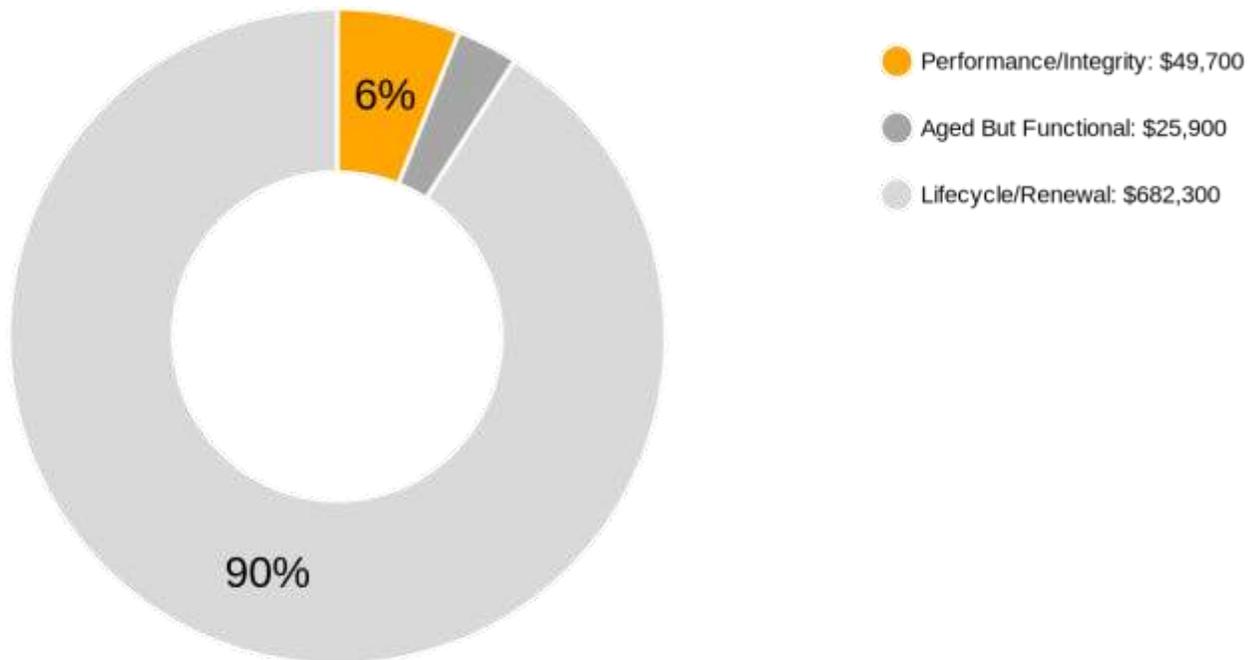
Facility/Building	Total Items	Total Cost
Gilroy Prep School / Site	2	\$48,900
<b>TOTAL</b>	<b>2</b>	<b>\$48,900</b>

## Plan Types

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

### Plan Type Descriptions & Distribution

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



**10-Year Total: \$757,900**

## 2. Multi-Purpose Building



### Multi-Purpose Building: Building Systems Summary

<b>Address</b>	277 I.O.O.F. Avenue, Gilroy, CA 95020	
<b>GPS Coordinates</b>	37.0140131, -121.5701811	
<b>Constructed/Renovated</b>	2008	
<b>Building Area</b>	9,360 SF	
<b>Number of Stories</b>	1 above grade	
<i>System</i>	<i>Description</i>	<i>Condition</i>
<b>Structure</b>	Masonry bearing walls with wood roof deck supported by curved, laminated beams and concrete strip/wall footing foundation system	Fair
<b>Facade</b>	Primary Wall Finish: Stucco Windows: Aluminum	Fair
<b>Roof</b>	Primary: Flat construction with single-ply TPO/PVC membrane Secondary: Shed construction with asphalt shingles	Good
<b>Interiors</b>	Walls: Painted gypsum board, ceramic tile, FRP Floors: VCT, ceramic tile, quarry tile, sealed concrete Ceilings: Painted exposed framing, painted gypsum board and ACT	Good
<b>Elevators</b>	None	n/a

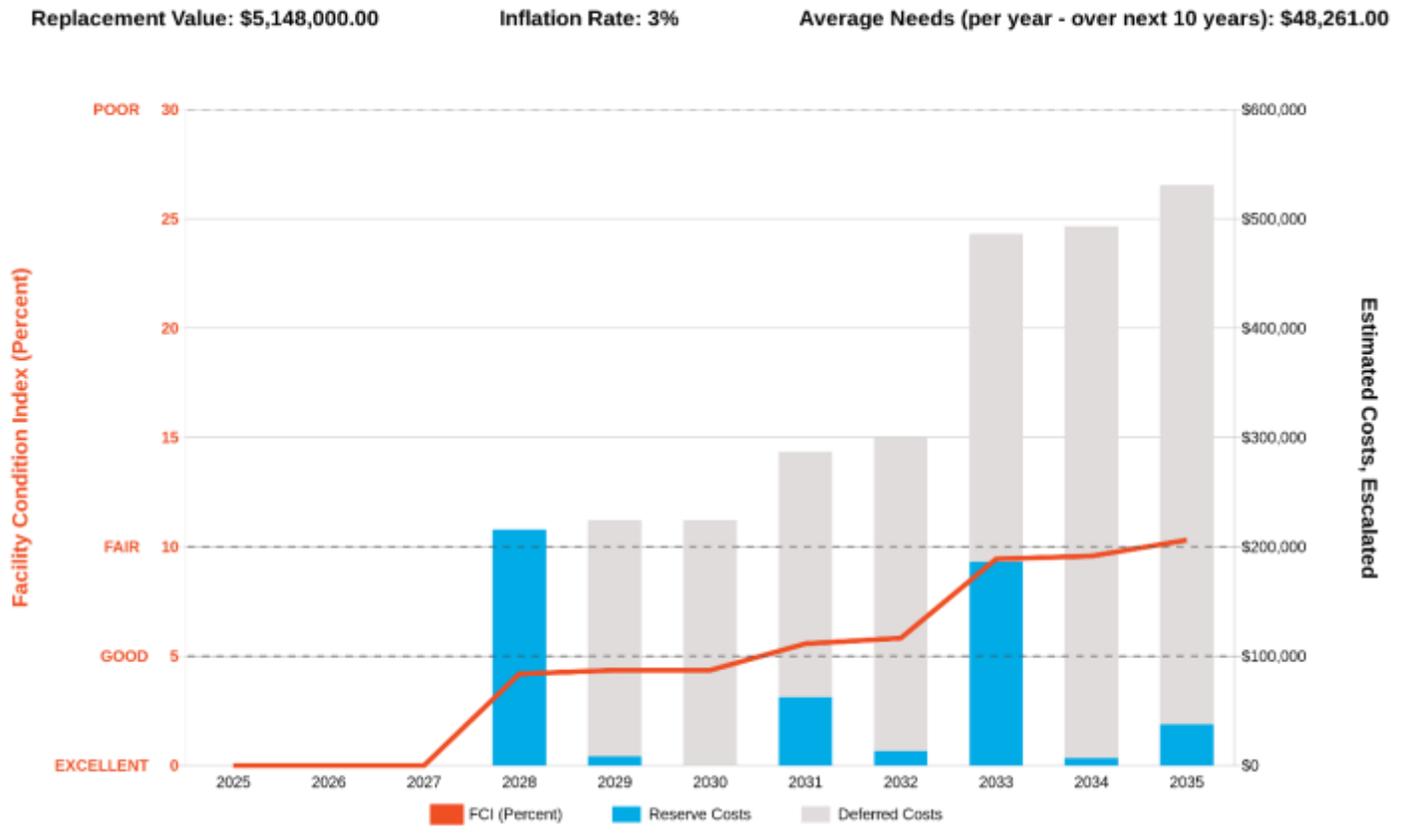
<b>Multi-Purpose Building: Building Systems Summary</b>		
<b>Plumbing</b>	Distribution: Copper supply and cast iron waste & venting Hot Water: Electric water heater with integral tank Fixtures: Toilets, urinals, and sinks in restrooms	Fair
<b>HVAC</b>	Non-Central System: Packaged units	Fair
<b>Fire Suppression</b>	Wet-pipe sprinkler system and fire extinguishers	Fair
<b>Electrical</b>	Source & Distribution: Main panel with copper wiring Interior Lighting: LED Emergency Power: None	Fair
<b>Fire Alarm</b>	Alarm panel with smoke detectors, alarms, strobes, pull stations, back-up emergency lights, and exit signs	Fair
<b>Equipment/Special</b>	Commercial kitchen equipment	Good
<b>Accessibility</b>	Presently it does not appear an accessibility study is needed for this building. See the appendix for associated photos and additional information.	
<b>Additional Studies</b>	No additional studies are currently recommended for the building.	
<b>Areas Observed</b>	The interior spaces were observed to gain a clear understanding of the facility's overall condition. Other areas accessed and assessed included the exterior equipment and assets directly serving the building, the exterior walls of the facility, and the roof.	
<b>Key Spaces Not Observed</b>	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.

<b>Multi-Purpose Building: System Expenditure Forecast</b>						
<b>System</b>	<b>Immediate</b>	<b>Short Term (1-2 yr)</b>	<b>Near Term (3-5 yr)</b>	<b>Med Term (6-10 yr)</b>	<b>Long Term (11-20 yr)</b>	<b>TOTAL</b>
<b>Facade</b>	\$0	\$0	\$0	\$33,758	\$56,723	\$90,481
<b>Roofing</b>	\$0	\$0	\$0	\$0	\$318,072	\$318,072
<b>Interiors</b>	\$0	\$0	\$2,252	\$181,929	\$270,288	\$454,469
<b>Plumbing</b>	\$0	\$0	\$0	\$3,375	\$45,980	\$49,355
<b>HVAC</b>	\$0	\$0	\$101,807	\$2,088	\$43,787	\$147,682
<b>Fire Protection</b>	\$0	\$0	\$0	\$15,595	\$876	\$16,471
<b>Electrical</b>	\$0	\$0	\$2,265	\$2,704	\$108,682	\$113,651
<b>Fire Alarm &amp; Electronic Systems</b>	\$0	\$0	\$111,477	\$0	\$30,081	\$141,558
<b>Equipment &amp; Furnishings</b>	\$0	\$0	\$6,563	\$29,467	\$53,601	\$89,631
<b>Sitework</b>	\$0	\$0	\$0	\$37,598	\$8,909	\$46,507
<b>TOTALS</b>	<b>\$0</b>	<b>\$0</b>	<b>\$224,400</b>	<b>\$306,600</b>	<b>\$937,000</b>	<b>\$1,468,000</b>

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

### Needs by Year with Unaddressed FCI Over Time



## Immediate Needs

There are no immediate needs to report.

## Key Findings

There are no key findings to report.

### Multi-Purpose Building: Photographic Overview



1 – MULTI-USE BUILDING FRONT ELEVAT



2 – MULTI-USE BUILDING LEFT ELEVAT



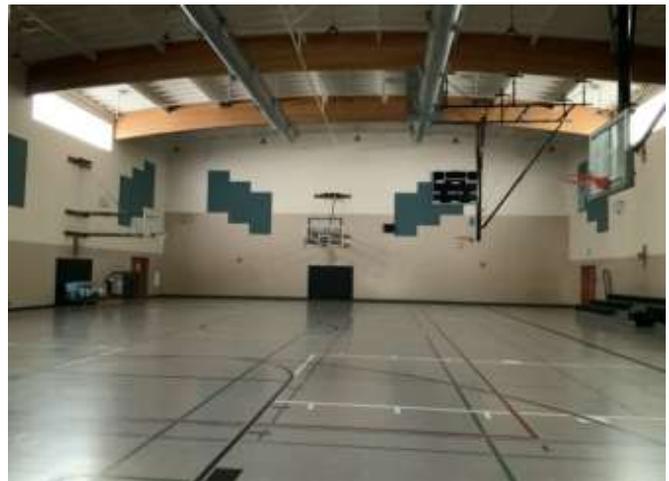
3 – MULTI-USE BUILDING RIGHT ELEVAT



4 – MULTI-USE BUILDING ROOF



5 – MULTI-USE BUILDING LOBBY



6 – MULTI-USE BUILDING INTERIOR



7 – MULTI-USE BUILDING KITCHEN



8 – MULTI-USE BUILDING RESTROOM



9 – MULTI-USE BUILDING RTU



10 – MULTI-USE BUILDING FACP

### 3. Site



Site: Site Information		
<b>Site Area</b>	8.2 acres	
<b>Parking Spaces</b>	110 total spaces all in open lots; six of which are accessible.	
<i>System</i>	<i>Description</i>	<i>Condition</i>
<b>Site Pavement</b>	Asphalt lots with areas of concrete aprons and pavement and adjacent concrete sidewalks, curbs, ramps, and stairs	Good
<b>Site Development</b>	No property entrance signage; chain link fencing; No dumpster enclosures Playgrounds and sports field Moderately furnished with picnic tables, trash receptacles	Fair
<b>Landscaping &amp; Topography</b>	Limited landscaping features including lawns, trees, bushes Irrigation present Concrete retaining walls Low to moderate site slopes throughout	Good
<b>Utilities</b>	Municipal water and sewer Local utility-provided electric and natural gas	Fair
<b>Site Lighting</b>	Pole-mounted: LED Building-mounted: LED Pedestrian walkway accent lighting	Good
<b>Ancillary Structures</b>	Storage sheds, prefabricated modular buildings	Fair

<b>Site: Site Information</b>	
<b>Site Accessibility</b>	Presently it does not appear an accessibility study is needed for the exterior and site areas. See the appendix for associated photos and additional information.
<b>Site Additional Studies</b>	No additional studies are currently recommended for the site areas.
<b>Site Areas Observed</b>	The exterior areas within the property boundaries were observed to gain a clear understanding of the site's overall condition.
<b>Site Key Spaces Not Observed</b>	Areas of note that were either inaccessible or not observed for other reasons are listed here: Concession Stand; locked area and slated for demolition

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

<b>Site: System Expenditure Forecast</b>						
<b>System</b>	<b>Immediate</b>	<b>Short Term (1-2 yr)</b>	<b>Near Term (3-5 yr)</b>	<b>Med Term (6-10 yr)</b>	<b>Long Term (11-20 yr)</b>	<b>TOTAL</b>
<b>Plumbing</b>	\$0	\$848	\$0	\$15,512	\$31,352	\$47,712
<b>Fire Protection</b>	\$0	\$0	\$0	\$0	\$37,951	\$37,951
<b>Electrical</b>	\$0	\$0	\$0	\$0	\$0	\$0
<b>Fire Alarm &amp; Electronic Systems</b>	\$0	\$0	\$20,484	\$0	\$31,913	\$52,397
<b>Equipment &amp; Furnishings</b>	\$0	\$0	\$0	\$0	\$0	\$0
<b>Special Construction &amp; Demo</b>	\$3,534	\$0	\$0	\$0	\$9,344,991	\$9,348,525
<b>Sitework</b>	\$45,353	\$0	\$71,247	\$70,026	\$600,523	\$787,149
<b>TOTALS</b>	<b>\$48,900</b>	<b>\$900</b>	<b>\$91,800</b>	<b>\$85,600</b>	<b>\$10,046,800</b>	<b>\$10,274,000</b>

## Immediate Needs

Location	UF Code	Description	Condition	Plan Type	Cost
Gilroy Prep School / Site	F1024	Shed/Gazebo/Shade Structure, Wood or Metal-Framed, Basic/Minimal, Replace	Poor	Performance/Integrity	\$3,500
Gilroy Prep School / Site	G2021	Parking Lots, Pavement, Asphalt, Cut & Patch	Poor	Performance/Integrity	\$45,400
<b>TOTAL (2 items)</b>					<b>\$48,900</b>



## Key Findings



### Parking Lots in Poor condition.

Pavement, Asphalt  
 Site  
 West side of Site

Uniformat Code: G2020  
 Recommendation: **Cut & Patch in 2025**

Plan Type:  
 Performance/Integrity

Cost Estimate: \$45,400

Significant alligator cracking - AssetCALC ID: 9548680



### Drinking Fountain in Poor condition.

Exterior/Site, Economy Pedestal  
 Site  
 Site Sports Fields & Courts

Uniformat Code: D2010  
 Recommendation: **Replace in 2026**

Plan Type:  
 Performance/Integrity

Cost Estimate: \$800

It leaks and it is inaccessible, according to ADA - AssetCALC ID: 9548696



### Shed/Gazebo/Shade Structure in Poor condition.

Wood or Metal-Framed, Basic/Minimal  
 Site  
 Site Sports Fields & Courts

Uniformat Code: F1020  
 Recommendation: **Replace in 2025**

Plan Type:  
 Performance/Integrity

Cost Estimate: \$3,500

Locked inaccessible, condemned slated to be removed - AssetCALC ID: 9548659

Site: Photographic Overview



1 – PORTABLE CLASSROOMS



2 – REAR ELEVATION



3 – PLAYGROUND SURFACE



4 – PLAY STRUCTURE

## 4. ADA Accessibility

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

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

However, this does not:

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

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

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

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

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

<b>Accessibility Summary</b>			
<i>Facility</i>	<i>Year Built/ Renovated</i>	<i>Prior Study Provided?</i>	<i>Major/Moderate Issues Observed?</i>
General Site	2006 / 2024	No	No
Gilroy Prep School	2006 / 2024	No	No
Multi-Purpose Building	2008 / 0	No	No
Site	2006 / 2024	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.

## 5. Purpose and Scope

### Purpose

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

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

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

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

## Scope

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

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

## 6. 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.

## 7. Certification

---

AEDIS Gilroy (the Client) retained Bureau Veritas to perform this Facility Condition Assessment in connection with its continued operation of Gilroy Prep School, 277 I.O.O.F. 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.

**Prepared by:** Kay van der Have  
Project Assessor

**Reviewed by:**



---

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

## 8. 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)

---

### Photographic Overview



1 - MULTI-USE BUILDING FRONT ELEVATION



2 - MULTI-USE BUILDING LEFT ELEVATION



3 - MULTI-USE BUILDING RIGHT ELEVATION



4 - MULTI-USE BUILDING ROOF



5 - MULTI-USE BUILDING LOBBY



6 - MULTI-USE BUILDING INTERIOR



### Photographic Overview



7 - MULTI-USE BUILDING KITCHEN



8 - MULTI-USE BUILDING RESTROOM



9 - MULTI-USE BUILDING RTU



10 - MULTI-USE BUILDING FACP



11 - MULTI-USE BUILDING ELECTRICAL ROOM



12 - PORTABLE CLASSROOMS

### Photographic Overview



13 - REAR ELEVATION



14 - SITE



15 - PLAY STRUCTURE



16 - PLAY STRUCTURE



17 - PLAYGROUND SURFACES



18 - PARKING LOT



## **Appendix B:** Pre-Survey Questionnaire(s)

---

# BV FACILITY CONDITION ASSESSMENT: PRE-SURVEY QUESTIONNAIRE

**Building / Facility Name:** Gilroy Prep School

**Name of person completing form:** G Carrillo

**Title / Association w/ property:** Maintenance, operations, assistant manager

**Length of time associated w/ property:** 6 years

**Date Completed:** 7/21/2025

**Phone Number:** \_\_\_\_\_

**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 2006	Renovated 2024	Five portables added, roof at multi use bldg, significant landscaping
2	Building size in SF	50,000 <b>SF</b>		
3	Major Renovation/Rehabilitation		Year	Additional Detail
		Facade	2024	Exterior paint throughout
		Roof	2024	Multi use bldg
		Interiors		
		HVAC		
		Electrical		
		Site Pavement	2024	
		Accessibility	2024	
4	List other significant capital improvements (focus on recent years; provide approximate date).			
5	List any major capital expenditures planned/requested for the next few years. Have they been budgeted?	No requests		
6	Describe any on-going extremely problematic, historically chronic, or immediate facility needs.	None		

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

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

Signature of Assessor

Signature of POC

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

---

## Visual Survey - 2010 ADA Standards for Accessible Design

**Property Name:** Gilroy Prep School

**BV Project Number:** 171004.25R000-008.017

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

Gilroy Prep School: Accessibility Issues				
Category	Major Issues (ADA study recommended)	Moderate Issues (ADA study recommended)	Minor Issues	None*
Parking				X
Exterior Accessible Route				X
Building Entrances				X
Interior Accessible Route				X
Elevators	NA			
Public Restrooms				X
Kitchens/Kitchenettes	NA			
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*

# Gilroy Prep School: Photographic Overview



OVERVIEW OF ACCESSIBLE PARKING AREA



2ND AREA OF ACCESSIBLE PARKING



ACCESSIBLE PATH



ACCESSIBLE RAMP



ACCESSIBLE ENTRANCE



DOOR HARDWARE

# Gilroy Prep School: Photographic Overview



ACCESSIBLE INTERIOR PATH



DOOR HARDWARE



TOILET STALL OVERVIEW



SINK, FAUCET HANDLES AND ACCESSORIES



OVERVIEW OF PLAYGROUND



ACCESSIBLE ROUTE TO PLAYGROUND

## Appendix D:

### Component Condition Report

---

**Component Condition Report | Gilroy Prep School / Multi-Purpose Building**

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
<b>Facade</b>						
B2010	Building Exterior	Fair	Exterior Walls, any painted surface, 1-2 Story Building, Prep & Paint	8,000 SF	6	9572696
B2020	Lobby	Fair	Screens & Shutters, Rolling Security Shutter, 10 to 50 SF	1	12	9548899
B2050	Building Exterior	Fair	Exterior Door, Steel, Commercial	2	25	9548860
B2050	Building Exterior	Fair	Exterior Door, Steel, Standard	9	13	9548891
<b>Roofing</b>						
B3010	Roof	Good	Roofing, Single-Ply Membrane, TPO/PVC	9,120 SF	18	9548862
B3010	Roof	Good	Roofing, Asphalt Shingle, 20-Year Standard	330 SF	18	9548884
B3020	Roof	Good	Roof Appurtenances, Roof Access Ladder, Steel	20 LF	38	9548904
B3060	Roof	Fair	Roof Hatch, Metal	2	14	9548889
<b>Interiors</b>						
C1030	Throughout Building	Fair	Interior Door, Wood, Solid-Core	7	23	9548886
C1070	Lobby	Fair	Suspended Ceilings, Hard Tile, Replacement w/ ACT	500 SF	3	9548901
C1090	Restrooms	Good	Toilet Partitions, Plastic/Laminate	8	18	9548911
C2010	Throughout	Fair	Wall Finishes, Laminated Paneling (FRP)	800 SF	15	9548854
C2010	Gymnasium	Good	Wall Finishes, Acoustical Tile (ACT), Fabric-Faced	200 SF	23	9548893
C2010	Throughout Building	Good	Wall Finishes, any surface, Prep & Paint	7,800 SF	8	9548894
C2010	Restrooms	Fair	Wall Finishes, Ceramic Tile	500 SF	23	9548881
C2030	Kitchen	Fair	Flooring, Quarry Tile	500 SF	33	9548878
C2030	Gymnasium	Good	Flooring, any surface, w/ Epoxy Coating, Prep & Paint	7,010 SF	8	9548872
C2030	Restrooms	Fair	Flooring, Ceramic Tile	500 SF	23	9548861
C2030	Lobby	Fair	Flooring, Vinyl Tile (VCT)	1,000 SF	7	9548875
C2050	Throughout Building	Fair	Ceiling Finishes, any flat surface, Prep & Paint	1,800 SF	7	9548873
C2050	Gymnasium	Good	Ceiling Finishes, exposed irregular elements, Prep & Paint	7,100 SF	8	9548907

## Component Condition Report | Gilroy Prep School / Multi-Purpose Building

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
<b>Plumbing</b>						
D2010	Restrooms	Fair	Sink/Lavatory, Wall-Hung, Enameled Steel	5	13	9548859
D2010	Utility Rooms/Areas	Good	Water Heater, Electric, Residential	1	14	9548855
D2010	Utility Rooms/Areas	Fair	Sink/Lavatory, Service Sink, Floor	1	18	9548883
D2010	Lobby	Fair	Drinking Fountain, Wall-Mounted, Single-Level	2	6	9548896
D2010	Restrooms	Fair	Urinal, Standard	2	13	9548890
D2010	Restrooms	Fair	Toilet, Commercial Water Closet	9	20	9548902
D2010	Throughout Building	Fair	Plumbing System, Supply & Sanitary, Low Density (excludes fixtures)	9,360 SF	23	9588308
<b>HVAC</b>						
D3050	Throughout Building	Fair	HVAC System, Ductwork, Low Density	9,360 SF	13	9548864
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted	1	3	9548865
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted	2	3	9548903
D3060	Roof	Fair	Exhaust Fan, Centrifugal, 12" Damper	1	8	9548885
D3060	Restrooms	Fair	Supplemental Components, Hand Dryer, Restroom	4	4	9548871
D3060	Kitchen	Fair	Supplemental Components, Air Curtain, 5' Wide Non-Heated	1	3	9548905
<b>Fire Protection</b>						
D4010	Utility Rooms/Areas	Fair	Fire Riser, Wet Standpipe, 4 IN	1	23	9548882
D4010	Throughout Building	Fair	Fire Suppression System, Existing Sprinkler Heads, by SF	9,360 SF	8	9548892
D4030	Throughout Building	Fair	Fire Extinguisher, Type ABC, up to 20 LB	3	7	9548858
<b>Electrical</b>						
D5020	Throughout Building	Fair	Electrical System, Full System Renovation/Upgrade, Low Density/Complexity	9,360 SF	23	9588307
D5020	Electrical Room	Fair	Distribution Panel, 120/208 V	1	13	9548869
D5040	Gymnasium	Good	High Intensity Discharge (HID) Fixtures, Metal Halide	24	18	9572695
D5040	Non gym areas	Fair	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures	1,700 SF	12	9548908
D5040	Throughout Building	Good	Emergency & Exit Lighting, Emergency Light Pack, 2 Light w/ Battery	8	9	9548867

## Component Condition Report | Gilroy Prep School / Multi-Purpose Building

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D5040	Building Exterior	Good	Exterior Light, any type, w/ LED Replacement	6	18	9548863
D5040	Electrical Room	Fair	Lighting Controls, Dimming Panel, Standard	1	3	9548874
<b>Fire Alarm &amp; Electronic Systems</b>						
D6060	Throughout Building	Fair	Intercom/PA System, Public Address Upgrade, Facility-Wide	9,360 SF	3	9548870
D7050	Throughout Building	Fair	Fire Alarm System, Full System Upgrade, Standard Addressable, Upgrade/Install	9,360 SF	3	9548910
D7050	Throughout Building	Fair	Fire Alarm System, Full System Upgrade, Standard Addressable, Install	9,360 SF	3	9588310
D7050	Electrical Room	Fair	Fire Alarm Panel, Fully Addressable	1	3	9548909
<b>Equipment &amp; Furnishings</b>						
E1030	Kitchen	Good	Foodservice Equipment, Refrigerator, 2-Door Reach-In	2	14	9548887
E1030	Kitchen	Good	Foodservice Equipment, Freezer, 2-Door Reach-In	1	14	9548900
E1030	Kitchen	Fair	Foodservice Equipment, Food Warmer, Proofing Cabinet on Wheels	1	3	9548897
E1030	Gymnasium	Fair	Foodservice Equipment, Refrigerator, 1-Door Reach-In	1	9	9548856
E1030	Kitchen	Fair	Foodservice Equipment, Food Warmer, Proofing Cabinet on Wheels	2	3	9548866
E1030	Kitchen	Fair	Foodservice Equipment, Commercial Kitchen, 1-Bowl	1	16	9548876
E1030	Kitchen	Good	Foodservice Equipment, Freezer, 1-Door Reach-In	1	14	9548879
E1030	Kitchen	Good	Foodservice Equipment, Dairy Cooler/Wells	1	14	9548857
E1070	Gymnasium	Fair	Gym Scoreboard, Electronic Basic	1	13	9548880
E2010	Gymnasium	Fair	Bleachers, Telescoping Manual, up to 15 Tier (per Seat)	60	6	9548888
<b>Athletic, Recreational &amp; Playfield Areas</b>						
G2050	Gymnasium	Fair	Sports Apparatus, Basketball, Backboard/Rim/Pole	5	10	9548868
<b>Sitework</b>						
G2080	Electrical Room	Good	Irrigation System, Control Panel	1	14	9548898

## Component Condition Report | Gilroy Prep School / Site

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
<b>Plumbing</b>						
D2010	Site Playground Areas	Good	Drinking Fountain, Exterior/Site, Metal Pedestal	2	14	9548639
D2010	Site General	Fair	Drinking Fountain, Wall-Mounted, Bi-Level	2	11	9548654
D2010	Site Parking Areas	Fair	Backflow Preventer, Domestic Water	1	12	9548664
D2010	Site Parking Areas	Fair	Backflow Preventer, Domestic Water	1	10	9548652
D2010	SE Corner of Site	Fair	Backflow Preventer, Domestic Water	1	20	9548675
D2010	Adjacent to multipurpose room	Fair	Backflow Preventer, Domestic Water	1	10	9548674
D2010	Site Sports Fields & Courts	Poor	Drinking Fountain, Exterior/Site, Economy Pedestal	1	1	9548696
<b>Fire Protection</b>						
D4010	SW Corner of Site	Fair	Backflow Preventer, Fire Suppression	1	12	9548691
D4010	Site General	Fair	Supplemental Components, Fire Department Connection, Double	2	20	9548668
D4010	SW Corner of Site	Fair	Supplemental Components, Fire Department Connection, Double	1	12	9548697
<b>Electrical</b>						
D5020	Site Parking Areas	Fair	Switchboard, 120/208 V	1	28	9548684
<b>Fire Alarm &amp; Electronic Systems</b>						
D7050	GPS 14	Fair	Fire Alarm Panel, Fully Addressable	1	5	9548665
<b>Equipment &amp; Furnishings</b>						
E1070	Site	Good	Backboard, Wall-Mounted, Fixed	1	28	9548683
<b>Special Construction &amp; Demo</b>						
F1020	1	Fair	Ancillary Building, Classroom/Office Module, Standard/Permanent	902 SF	17	9548704
F1020	Site Sports Fields & Courts	Poor	Shed/Gazebo/Shade Structure, Wood or Metal-Framed, Basic/Minimal	120 SF	0	9548659
F1020	GPS 24	Good	Ancillary Building, Classroom/Office Module, Standard/Permanent	1,344 SF	34	9548653
F1020	Rest Room 2	Good	Restroom/Comfort Station, Permanent, w/ Plumbing (per Fixture)	7	35	9548700
F1020	GPS 14	Fair	Ancillary Building, Classroom/Office Module, Standard/Permanent	902 SF	17	9548690
F1020	1	Fair	Ancillary Building, Classroom/Office Module, Standard/Permanent	902 SF	16	9548651

**Component Condition Report | Gilroy Prep School / Site**

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
F1020	GPS 20	Fair	Ancillary Building, Classroom/Office Module, Standard/Permanent	902 SF	17	9548688
F1020	NW Corner of Site	Fair	Shed/Gazebo/Shade Structure, Wood or Metal-Framed, Basic/Minimal	120 SF	18	9548692
F1020	Special Needs Office	Fair	Ancillary Building, Classroom/Office Module, Standard/Permanent	1,794 SF	17	9548643
F1020	1	Fair	Ancillary Building, Classroom/Office Module, Standard/Permanent	902 SF	17	9548672
F1020	GPS 18	Fair	Ancillary Building, Classroom/Office Module, Standard/Permanent	902 SF	17	9548682
F1020	Changing room	Good	Ancillary Building, Classroom/Office Module, Standard/Permanent	450 SF	34	9548670
F1020	1	Fair	Ancillary Building, Classroom/Office Module, Standard/Permanent	902 SF	17	9548681
F1020	1	Fair	Ancillary Building, Classroom/Office Module, Standard/Permanent	902 SF	17	9548658
F1020	1	Fair	Ancillary Building, Classroom/Office Module, Standard/Permanent	902 SF	17	9548656
F1020	Office	Good	Ancillary Building, Classroom/Office Module, Standard/Permanent	840 SF	34	9548676
F1020	GPS 19	Fair	Ancillary Building, Classroom/Office Module, Standard/Permanent	902 SF	17	9548703
F1020	GPS 16	Fair	Ancillary Building, Classroom/Office Module, Standard/Permanent	902 SF	17	9548645
F1020	GPS 22	Good	Ancillary Building, Classroom/Office Module, Standard/Permanent	1,344 SF	34	9548694
F1020	1	Fair	Ancillary Building, Classroom/Office Module, Standard/Permanent	902 SF	17	9548662
F1020	1	Fair	Ancillary Building, Classroom/Office Module, Standard/Permanent	902 SF	17	9548673
F1020	Courtyard	Fair	Shed/Gazebo/Shade Structure, Wood or Metal-Framed, Standard	977 SF	13	9548650
F1020	1	Fair	Ancillary Building, Classroom/Office Module, Standard/Permanent	902 SF	17	9548657
F1020	1	Fair	Ancillary Building, Classroom/Office Module, Standard/Permanent	902 SF	17	9548705
F1020	1	Fair	Ancillary Building, Classroom/Office Module, Standard/Permanent	902 SF	17	9548708
F1020	1	Fair	Ancillary Building, Classroom/Office Module, Standard/Permanent	902 SF	17	9548709
F1020	1	Fair	Ancillary Building, Classroom/Office Module, Standard/Permanent	1,350 SF	17	9548711
F1020	NW Corner of Site	Fair	Shed/Gazebo/Shade Structure, Wood or Metal-Framed, Basic/Minimal	120 SF	20	9548712
F1020	GPS 23	Good	Ancillary Building, Classroom/Office Module, Standard/Permanent	1,344 SF	34	9548648
F1020	Between 10 and 11	Fair	Restroom/Comfort Station, Permanent, w/ Plumbing (per Fixture)	23	20	9548687
F1020	1	Fair	Ancillary Building, Classroom/Office Module, Standard/Permanent	902 SF	17	9548641

## Component Condition Report | Gilroy Prep School / Site

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
F1020	NW Corner of Site	Fair	Shed/Gazebo/Shade Structure, Wood or Metal-Framed, Basic/Minimal	120 SF	15	9548701
F1020	GPS 21	Good	Ancillary Building, Classroom/Office Module, Standard/Permanent	1,344 SF	34	9548666
F1020	GPS 13	Fair	Ancillary Building, Classroom/Office Module, Standard/Permanent	902 SF	17	9548667
<b>Pedestrian Plazas &amp; Walkways</b>						
G2020	Site	Fair	Parking Lots, Pavement, Asphalt, Seal & Stripe	43,000 SF	3	9548710
G2020	West side of Site	Poor	Parking Lots, Pavement, Asphalt, Cut & Patch	7,000 SF	0	9548680
G2030	Site	Good	Sidewalk, Concrete, Large Areas	12,500 SF	48	9548706
<b>Athletic, Recreational &amp; Playfield Areas</b>						
G2050	Site	Good	Athletic Surfaces & Courts, Playground , Multi-Color Surface, Seal & Stripe	9,000 SF	8	9588289
G2050	Site	Good	Playfield Surfaces, Artificial Play Turf	1,500 SF	14	9548686
G2050	Site	Good	Play Structure, Multipurpose, Very Small	6	19	9548699
G2050	Site	Good	Sports Apparatus, Horseshoes, Boxed Pit w/ Sand	3	13	9548685
G2050	Site	Good	Play Structure, Multipurpose, Small	2	19	9548713
G2050	Site	Fair	Athletic Surfaces & Courts, Track Surface, Rubber	7,200 SF	3	9548689
G2050	Site	Good	Playfield Surfaces, Rubber, Poured-in-Place	1,500 SF	19	9548642
G2050	Site	Good	Sports Apparatus, Basketball, Backboard/Rim/Pole	2	24	9548707
G2050	Site	Fair	Sports Apparatus, Football, Goal Post	1	10	9548644
G2050	Site	Good	Play Structure, Multipurpose, Medium	1	19	9548698
<b>Sitework</b>						
G2060	Site	Good	Fences & Gates, Fence, Chain Link 4'	340 LF	38	9548695
G2060	Site	Good	Flagpole, Metal	1	29	9548637
G2060	Site	Fair	Fences & Gates, Fence, Chain Link 6'	700 LF	28	9588291
G2060	Playground	Good	Retaining Wall, Concrete Cast-in-Place	400 SF	49	9588297
G2060	Site	Good	Dumpster Enclosure, Gates, Wood/Metal, Replace/Install	3	18	9548646
G2060	Site	Good	Fences & Gates, Pedestrian Gate, Aluminized Steel	5	23	9548679

## Component Condition Report | Gilroy Prep School / Site

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
G2060	Site	Good	Fences & Gates, Pedestrian Gate, Aluminized Steel	4	23	9588290
G2060	Site	Good	Picnic Table, Metal Powder-Coated	15	19	9548660
G2060	Site	Good	Fences & Gates, Fence, Metal Tube 6'	200 LF	35	9548636
G2060	Site	Good	Fences & Gates, Fence, Chain Link 6'	340 LF	38	9548640
G2060	Site	Good	Dumpster Enclosure, Wood/Vinyl Walls, 8' High (per LF), Replace/Install	80 LF	18	9548678
G2080	Site	Good	Irrigation System, Pop-Up Spray Heads, Commercial, Replace/Install	7,500 SF	18	9548702
G4050	Site	Good	Pole Light Fixture w/ Lamps, any type 20' High, w/ LED Replacement, Replace/Install	6	18	9548693
G4050	Site	Fair	Walkway Lighting, Bollard Style, Metal/Resin, Replace/Install	6	8	9548663
<b>Utilities</b>						
G3010	Site General	Fair	Piping & Valves, Post Indicator Valve (PIV), Site Water, Replace/Install	2	15	9548669
G3010	Site General	Fair	Hydrant, Fire, Replace/Install	2	17	9548655

## Appendix E:

### Replacement Reserves

---

Replacement Reserves Report



8/7/2025

Location	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	Total Escalated Estimate	
Gilroy Prep School	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
Gilroy Prep School / Multi-Purpose Building	\$0	\$0	\$0	\$215,887	\$8,485	\$0	\$62,453	\$13,112	\$186,510	\$6,855	\$37,599	\$0	\$14,864	\$73,557	\$63,344	\$23,492	\$48,393	\$7,886	\$676,973	\$3,636	\$24,893		\$1,467,937
Gilroy Prep School / Site	\$48,887	\$849	\$0	\$71,248	\$0	\$20,484	\$0	\$0	\$62,115	\$0	\$23,430	\$4,892	\$41,837	\$181,816	\$58,800	\$19,858	\$342,341	\$7,700,328	\$160,086	\$259,237	\$1,277,581		\$10,273,791
<b>Grand Total</b>	<b>\$48,887</b>	<b>\$849</b>	<b>\$0</b>	<b>\$287,135</b>	<b>\$8,485</b>	<b>\$20,484</b>	<b>\$62,453</b>	<b>\$13,112</b>	<b>\$248,625</b>	<b>\$6,855</b>	<b>\$61,030</b>	<b>\$4,892</b>	<b>\$56,701</b>	<b>\$255,373</b>	<b>\$122,144</b>	<b>\$43,349</b>	<b>\$390,734</b>	<b>\$7,708,214</b>	<b>\$837,060</b>	<b>\$262,872</b>	<b>\$1,302,474</b>		<b>\$11,741,728</b>

Gilroy Prep School

Gilroy Prep School / Multi-Purpose Building

Uniformat Code	Location	Description	ID	Cost Description	Lifespan (EUL)	EA	Age	RUL	Quantity	Unit	Unit Cost*	Subtotal	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	Deficiency Repair Estimate		
B2010	Building Exterior	9572696	Exterior Walls, any painted surface, 1-2 Story Building, Prep & Paint		10		4	6	8000	SF	\$3.53	\$28,272									\$28,272													\$56,544		
B2020	Lobby	9548899	Screens & Shutters, Rolling Security Shutter, 10 to 50 SF, Replace		20		8	12	1	EA	\$1,413.60	\$1,414																\$1,414						\$1,414		
B2050	Building Exterior	9548891	Exterior Door, Steel, Standard, Replace		30		17	13	9	EA	\$706.80	\$6,361																\$6,361						\$6,361		
B3010	Roof	9548884	Roofing, Asphalt Shingle, 20-Year Standard, Replace		20		2	18	330	SF	\$4.48	\$1,477																			\$1,477			\$1,477		
B3010	Roof	9548862	Roofing, Single-Ply Membrane, TPO/PVC, Replace		20		2	18	9120	SF	\$20.03	\$182,637																			\$182,637			\$182,637		
B3060	Roof	9548889	Roof Hatch, Metal, Replace		30		16	14	2	EA	\$1,531.40	\$3,063															\$3,063							\$3,063		
C1070	Lobby	9548901	Suspended Ceilings, Hard Tile, Replacement w/ ACT, Replace		25		22	3	500	SF	\$4.12	\$2,062			\$2,062																			\$2,062		
C1090	Restrooms	9548911	Toilet Partitions, Plastic/Laminate, Replace		20		2	18	8	EA	\$883.50	\$7,068																				\$7,068			\$7,068	
C2010	Throughout	9548854	Wall Finishes, Laminated Paneling (FRP), Replace		30		15	15	800	SF	\$18.85	\$15,078																\$15,078						\$15,078		
C2010	Throughout Building	9548894	Wall Finishes, any surface, Prep & Paint		10		2	8	7800	SF	\$1.77	\$13,783																			\$13,783			\$13,783		
C2030	Gymnasium	9548872	Flooring, any surface, w/ Epoxy Coating, Prep & Paint		10		2	8	7010	SF	\$14.14	\$99,093																				\$99,093			\$99,093	
C2030	Lobby	9548875	Flooring, Vinyl Tile (VCT), Replace		15		8	7	1000	SF	\$5.89	\$5,890																						\$5,890		
C2050	Throughout Building	9548873	Ceiling Finishes, any flat surface, Prep & Paint		10		3	7	1800	SF	\$2.36	\$4,241																						\$4,241		
C2050	Gymnasium	9548907	Ceiling Finishes, exposed irregular elements, Prep & Paint		10		2	8	7100	SF	\$2.95	\$20,910																					\$20,910			\$20,910
D2010	Utility Rooms/Areas	9548855	Water Heater, Electric, Residential, Replace		15		1	14	1	EA	\$647.90	\$648																				\$648			\$648	
D2010	Lobby	9548896	Drinking Fountain, Wall-Mounted, Single-Level, Replace		15		9	6	2	EA	\$1,413.60	\$2,827																							\$2,827	
D2010	Restrooms	9548859	Sink/Lavatory, Wall-Hung, Enameled Steel, Replace		30		17	13	5	EA	\$2,002.60	\$10,013																							\$10,013	
D2010	Restrooms	9548890	Urinal, Standard, Replace		30		17	13	2	EA	\$1,295.80	\$2,592																							\$2,592	
D2010	Utility Rooms/Areas	9548883	Sink/Lavatory, Service Sink, Floor, Replace		35		17	18	1	EA	\$942.40	\$942																							\$942	
D2010	Restrooms	9548902	Toilet, Commercial Water Closet, Replace		30		10	20	9	EA	\$1,531.40	\$13,783																							\$13,783	
D3050	Roof	9548865	Packaged Unit, RTU, Pad or Roof-Mounted, Replace		20		17	3	1	EA	\$12,958.00	\$12,958																							\$12,958	
D3050	Roof	9548903	Packaged Unit, RTU, Pad or Roof-Mounted, Replace		20		17	3	2	EA	\$35,340.00	\$70,680																							\$70,680	
D3050	Throughout Building	9548864	HVAC System, Ductwork, Low Density, Replace		30		17	13	9360	SF	\$2.36	\$22,052																							\$22,052	
D3060	Roof	9548885	Exhaust Fan, Centrifugal, 12" Damper, Replace		25		17	8	1	EA	\$1,649.20	\$1,649																							\$1,649	
D3060	Kitchen	9548905	Supplemental Components, Air Curtain, 5' Wide Non-Heated, Replace		20		17	3	1	EA	\$1,767.00	\$1,767																							\$1,767	
D3060	Restrooms	9548871	Supplemental Components, Hand Dryer, Restroom, Replace		10		6	4	4	EA	\$1,884.80	\$7,539																							\$7,539	
D4010	Throughout Building	9548892	Fire Suppression System, Existing Sprinkler Heads, by SF, Replace		25		17	8	9360	SF	\$1.26	\$11,798																							\$11,798	
D4030	Throughout Building	9548858	Fire Extinguisher, Type ABC, up to 20 LB, Replace		10		3	7	3	EA	\$176.70	\$530																							\$530	
D5020	Electrical Room	9548869	Distribution Panel, 120/208 V, Replace		30		17	13	1	EA	\$7,068.00	\$7,068																							\$7,068	
D5040	Electrical Room	9548874	Lighting Controls, Dimming Panel, Standard, Replace		20		17	3	1	EA	\$2,073.28	\$2,073																							\$2,073	
D5040	Throughout Building	9548867	Emergency & Exit Lighting, Emergency Light Pack, 2 Light w/ Battery, Replace		10		1	9	8	EA	\$259.16	\$2,073																							\$2,073	
D5040	Non gym areas	9548908	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures, Replace		20		8	12	1700	SF	\$5.30	\$9,012																							\$9,012	
D5040	Gymnasium	9572695	High Intensity Discharge (HID) Fixtures, Metal Halide, Replace		20		2	18	24	EA	\$1,767.00	\$42,408																							\$42,408	
D5040	Building Exterior	9548863	Exterior Light, any type, w/ LED Replacement, Replace		20		2	18	6	EA	\$942.40	\$5,654																							\$5,654	
D6060	Throughout Building	9548870	Intercom/PA System, Public Address Upgrade, Facility-Wide, Replace		20		17	3	9360	SF	\$1.94	\$18,193																							\$18,193	
D7050	Throughout Building	9548910	Fire Alarm System, Full System Upgrade, Standard Addressable, Upgrade/Install		20		17	3	9360	SF	\$3.53	\$33,078																							\$33,078	
D7050	Throughout Building	9588310	Fire Alarm System, Full System Upgrade, Standard Addressable, Install		20		17	3	9360	SF	\$3.53	\$33,078																							\$33,078	
D7050	Electrical Room	9548909	Fire Alarm Panel, Fully Addressable, Replace		15		12	3	1	EA	\$17,670.00	\$17,670																							\$17,670	
E1030	Kitchen	9548897	Foodservice Equipment, Food Warmer, Proofing Cabinet on Wheels, Replace		15		12	3	1	EA	\$2,002.60	\$2,003																							\$2,003	
E1030	Kitchen	9548866	Foodservice Equipment, Food Warmer, Proofing Cabinet on Wheels, Replace		15		12	3	2	EA	\$2,002.60	\$4,005																							\$4,005	
E1030	Gymnasium	9548856	Foodservice Equipment, Refrigerator, 1-Door Reach-In, Replace		15		6	9	1	EA	\$3,180.60	\$3,181																							\$3,181	
E1030	Kitchen	9548887	Foodservice Equipment, Refrigerator, 2-Door Reach-In, Replace		15		1	14	2	EA	\$5,418.																									



Replacement Reserves Report



8/7/2025

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
G2020	West side of Site	9548680	Parking Lots, Pavement, Asphalt, Cut & Patch	0	25	0	7000	SF	\$6.48	\$45,353	\$45,353																					\$45,353
G2020	Site	9548710	Parking Lots, Pavement, Asphalt, Seal & Stripe	5	2	3	43000	SF	\$0.53	\$22,794				\$22,794				\$22,794						\$22,794				\$22,794				\$91,177
G2050	Site	9548689	Athletic Surfaces & Courts, Track Surface, Rubber, Replace	10	7	3	7200	SF	\$5.89	\$42,408				\$42,408										\$42,408								\$84,816
G2050	Site	9588289	Athletic Surfaces & Courts, Playground , Multi-Color Surface, Seal & Stripe	10	2	8	9000	SF	\$2.21	\$19,879								\$19,879									\$19,879					\$39,758
G2050	Site	9548644	Sports Apparatus, Football, Goal Post, Replace	25	15	10	1	EA	\$5,890.00	\$5,890											\$5,890											\$5,890
G2050	Site	9548685	Sports Apparatus, Horseshoes, Boxed Pit w/ Sand, Replace	15	2	13	3	EA	\$353.40	\$1,060														\$1,060								\$1,060
G2050	Site	9548686	Playfield Surfaces, Artificial Play Turf, Replace	15	1	14	1500	SF	\$23.56	\$35,340															\$35,340							\$35,340
G2050	Site	9548699	Play Structure, Multipurpose, Very Small, Replace	20	1	19	6	EA	\$7,068.00	\$42,408																			\$42,408			\$42,408
G2050	Site	9548713	Play Structure, Multipurpose, Small, Replace	20	1	19	2	EA	\$11,780.00	\$23,560																			\$23,560			\$23,560
G2050	Site	9548642	Playfield Surfaces, Rubber, Poured-in-Place, Replace	20	1	19	1500	SF	\$30.63	\$45,942																			\$45,942			\$45,942
G2050	Site	9548698	Play Structure, Multipurpose, Medium, Replace	20	1	19	1	EA	\$23,560.00	\$23,560																			\$23,560			\$23,560
G2060	Site	9548660	Picnic Table, Metal Powder-Coated, Replace	20	1	19	15	EA	\$824.60	\$12,369																			\$12,369			\$12,369
G2060	Site	9548646	Dumpster Enclosure, Gates, Wood/Metal, Replace/Install	20	2	18	3	EA	\$2,002.60	\$6,008																			\$6,008			\$6,008
G2060	Site	9548678	Dumpster Enclosure, Wood/Vinyl Walls, 8' High (per LF), Replace/Install	20	2	18	80	LF	\$41.23	\$3,298																			\$3,298			\$3,298
G2080	Site	9548702	Irrigation System, Pop-Up Spray Heads, Commercial, Replace/Install	20	2	18	7500	SF	\$1.18	\$8,835																			\$8,835			\$8,835
G3010	Site General	9548669	Piping & Valves, Post Indicator Valve (PIV), Site Water, Replace/Install	30	15	15	2	EA	\$4,605.98	\$9,212																\$9,212						\$9,212
G3010	Site General	9548655	Hydrant, Fire, Replace/Install	30	13	17	2	EA	\$6,691.04	\$13,382																		\$13,382				\$13,382
G4050	Site	9548663	Walkway Lighting, Bollard Style, Metal/Resin, Replace/Install	20	12	8	6	EA	\$1,060.20	\$6,361									\$6,361													\$6,361
G4050	Site	9548693	Pole Light Fixture w/ Lamps, any type 20' High, w/ LED Replacement, Replace/Install	20	2	18	6	EA	\$4,947.60	\$29,686																		\$29,686				\$29,686
<b>Totals, Unescalated</b>											<b>\$48,887</b>	<b>\$825</b>	<b>\$0</b>	<b>\$65,202</b>	<b>\$0</b>	<b>\$17,670</b>	<b>\$0</b>	<b>\$0</b>	<b>\$49,034</b>	<b>\$0</b>	<b>\$17,434</b>	<b>\$3,534</b>	<b>\$29,344</b>	<b>\$123,808</b>	<b>\$38,874</b>	<b>\$12,746</b>	<b>\$213,336</b>	<b>\$4,658,825</b>	<b>\$94,034</b>	<b>\$147,839</b>	<b>\$707,365</b>	<b>\$6,228,757</b>
<b>Totals, Escalated (3.0% inflation, compounded annually)</b>											<b>\$48,887</b>	<b>\$849</b>	<b>\$0</b>	<b>\$71,248</b>	<b>\$0</b>	<b>\$20,484</b>	<b>\$0</b>	<b>\$0</b>	<b>\$62,115</b>	<b>\$0</b>	<b>\$23,430</b>	<b>\$4,892</b>	<b>\$41,837</b>	<b>\$181,816</b>	<b>\$58,800</b>	<b>\$19,858</b>	<b>\$342,341</b>	<b>\$7,700,328</b>	<b>\$160,086</b>	<b>\$259,237</b>	<b>\$1,277,581</b>	<b>\$10,273,791</b>

\* Markup has been included in unit costs.