



**BUREAU
VERITAS**

FACILITY CONDITION ASSESSMENT

prepared for

Gilroy Unified School District
7810 Arroyo Circle
Gilroy, CA 95020



Ascencion Solorsano Middle School
7121 Grenache Way
Gilroy, CA 95020

PREPARED BY:

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BV PROJECT #:

171004.25R000-009.017

DATE OF REPORT:

August 14, 2025

ON SITE DATE:

July 3, 2025

Bureau Veritas

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1. Executive Summary

Campus Overview and Assessment Details

General Information	
Property Type	Middle School
Number of Buildings	10
Main Address	7121 Grenache Way, Gilroy, CA 95020
Site Developed	2003
Outside Occupants / Leased Spaces	The Gym is owned jointly by the City of Gilroy and the Gilroy Unified School District.
Date(s) of Visit	July 3, 2025
Management Point of Contact	AEDIS Architects Joe Vela, Associate Principal 4083005160 Jvela@aedisarchitects.com
On-site Point of Contact (POC)	Paul Nadeau
Assessment & Report Prepared By	Kay van der Have
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

Ascencion Solorsano was built as a middle school in 2003 and continues to serve in that capacity.

Architectural

Ascencion Solorsano appears well maintained. Some of the materials are ready for replacement, due largely to age of the buildings, 22 years. Most prominent among these items is the modified bitumen roofing on the Multi-Purpose Building and the M Building, significant wear was noted, short term replacement has been scheduled and budgeted. Because of the large overhangs other materials including the brick exterior siding and the windows can be expected to be in good serviceable condition well past their Expected Useful Life. Interior finishes are do not exhibit heavy wear. Lifecycle replacements have been scheduled and budgeted throughout.

The Gym is owned jointly by the City of Gilroy and the Gilroy Unified School District. The ownership agreement calls out that the City of Gilroy is responsible for capital improvements to the building while the Gilroy Unified School District is responsible for day-to-day maintenance. Gilroy Unified School District has no capital expenses related to this building and thus it has not been included in the assessment. It has been included in the total count of buildings on the campus.

Mechanical, Electrical, Plumbing and Fire (MEPF)

The HVAC and fire alarm equipment is original and has exceeded it's Expected Useful Life. Short term replacement should be anticipated and has been budgeted. Lifecycle replacements have been scheduled and budgeted for the remaining systems.

Site

The asphalt parking lots, concrete walkways and ancillary buildings are well maintained with no apparent problems. Lifecycle replacements have been scheduled and budgeted. The asphalt playground has weeds coming up through the cracks and generally looks forlorn. Short term overlay with seal & stripe 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	
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
Administration	\$550	6,460	\$3,553,000	0%	2.8%	3.0%	16.9%
B (Band) Building	\$550	5,500	\$3,025,000	0%	2.1%	3.3%	9.7%
C1 Classrooms	\$550	7,750	\$4,262,500	0%	2.1%	2.1%	10.9%
C2 Classrooms	\$550	7,350	\$4,042,500	0%	4.0%	5.2%	14.5%
C3 Classrooms	\$550	6,800	\$3,740,000	0%	3.1%	4.1%	13.3%
H Classrooms	\$550	5,390	\$2,964,500	0%	2.2%	2.5%	10.1%
Library	\$550	6,000	\$3,300,000	0%	3.3%	5.8%	10.7%
M Building	\$550	3,200	\$1,760,000	0%	4.8%	4.8%	11.8%
Multi-Purpose Room	\$550	8,260	\$4,543,000	0%	5.4%	7.7%	14.3%
S Classrooms	\$550	7,980	\$4,389,000	0%	3.6%	5.1%	9.0%



Facility	Cost/SF	Total SF	Replacement Value	Current	3-Year	5-Year	10-Year
Site	\$0	0	\$0	%	%	%	%
Ascencion Solorsano Middle School	\$0	74,020	\$0	%	%	%	%



Immediate Needs

Facility/Building	Total Items	Total Cost
Ascencion Solorsano Middle School / Site	1	\$2,400
TOTAL	1	\$2,400

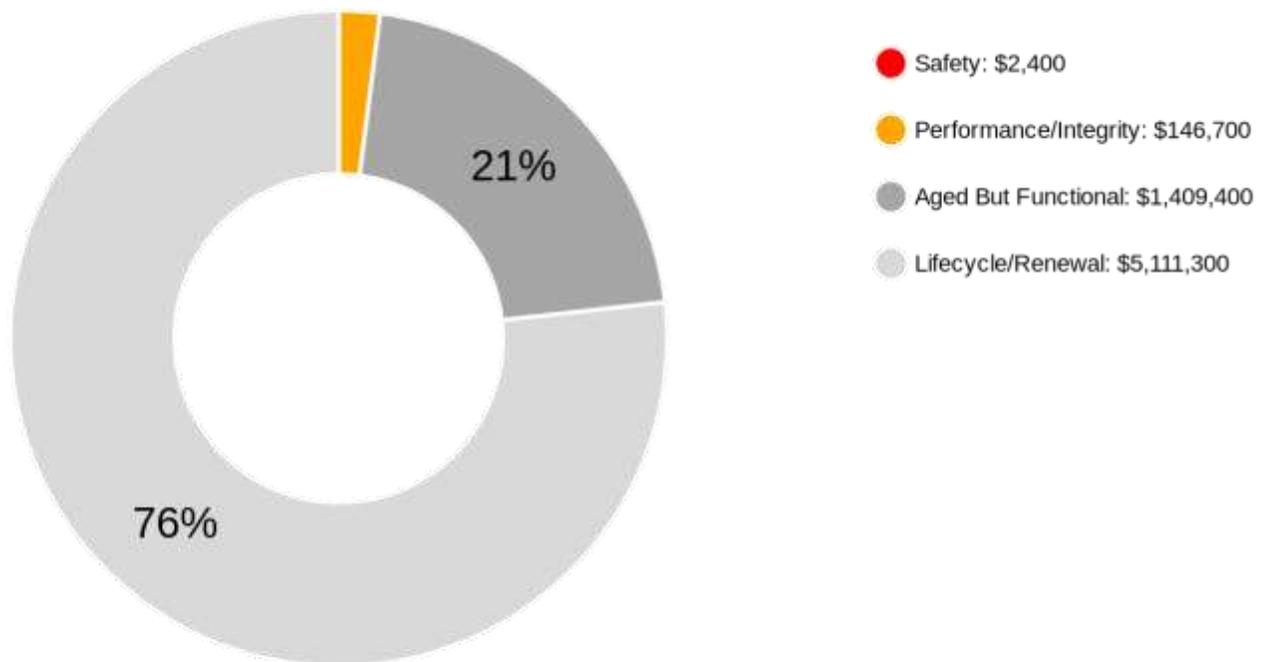


Plan Types

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

Plan Type Descriptions & Distribution

Safety	■	An observed or reported unsafe condition that if left unaddressed could result in injury; a system or component that presents potential liability risk.
Performance/Integrity	■	Component or system has failed, is almost failing, performs unreliably, does not perform as intended, and/or poses risk to overall system stability.
Accessibility	■	Does not meet ADA, UFAS, and/or other accessibility requirements.
Environmental	■	Improvements to air or water quality, including removal of hazardous materials from the building or site.
Retrofit/Adaptation	■	Components, systems, or spaces recommended for upgrades in 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: \$6,669,800

2. Administration



Administration: Building Systems Summary

Address	7121 Grenache Way, Gilroy, CA 95020	
GPS Coordinates	36.9994902, -121.5946568	
Constructed/Renovated	2003	
Building Area	6,460 SF	
Number of Stories	1 above grade	
<i>System</i>	<i>Description</i>	<i>Condition</i>
Structure	Conventional wood frame structure over concrete slab foundation	Fair
Facade	Primary Wall Finish: Brick veneer Secondary Wall Finish: Stucco Windows: Aluminum	Fair
Roof	Primary: Gable construction with metal finish	Fair
Interiors	Walls: Vinyl wallpaper Floors: Carpet, VCT, ceramic tile Ceilings: Painted gypsum board and ACT	Fair
Elevators	None	n/a
Plumbing	Distribution: Copper supply and PVC waste & venting Hot Water: Gas water heater with integral tank Fixtures: Toilets, urinals and sinks in restrooms	Fair

Administration: Building Systems Summary

HVAC	Non-Central System: Furnaces with split-system condensing units Supplemental components: Ductless split-system	Fair
Fire Suppression	Fire extinguishers only	Fair
Electrical	Source & Distribution: Main switchboard with copper wiring Interior Lighting: LED Emergency Power: None	Fair
Fire Alarm	Alarm panel with smoke detectors, heat detectors, alarms, strobes, pull stations, back-up emergency lights, and exit signs	Fair
Equipment/Special	None	n/a
Accessibility	Presently it does not appear an accessibility study is needed for this building. See the appendix for associated photos and additional information.	
Additional Studies	No additional studies are currently recommended for the building.	
Areas Observed	The interior spaces were observed to gain a clear understanding of the facility's overall condition. Other areas accessed and assessed included the exterior equipment and assets directly serving the building and the exterior walls of the facility.	
Key Spaces Not Observed	Areas of note that were either inaccessible or not observed for other reasons are listed here: Roof; safety concerns	



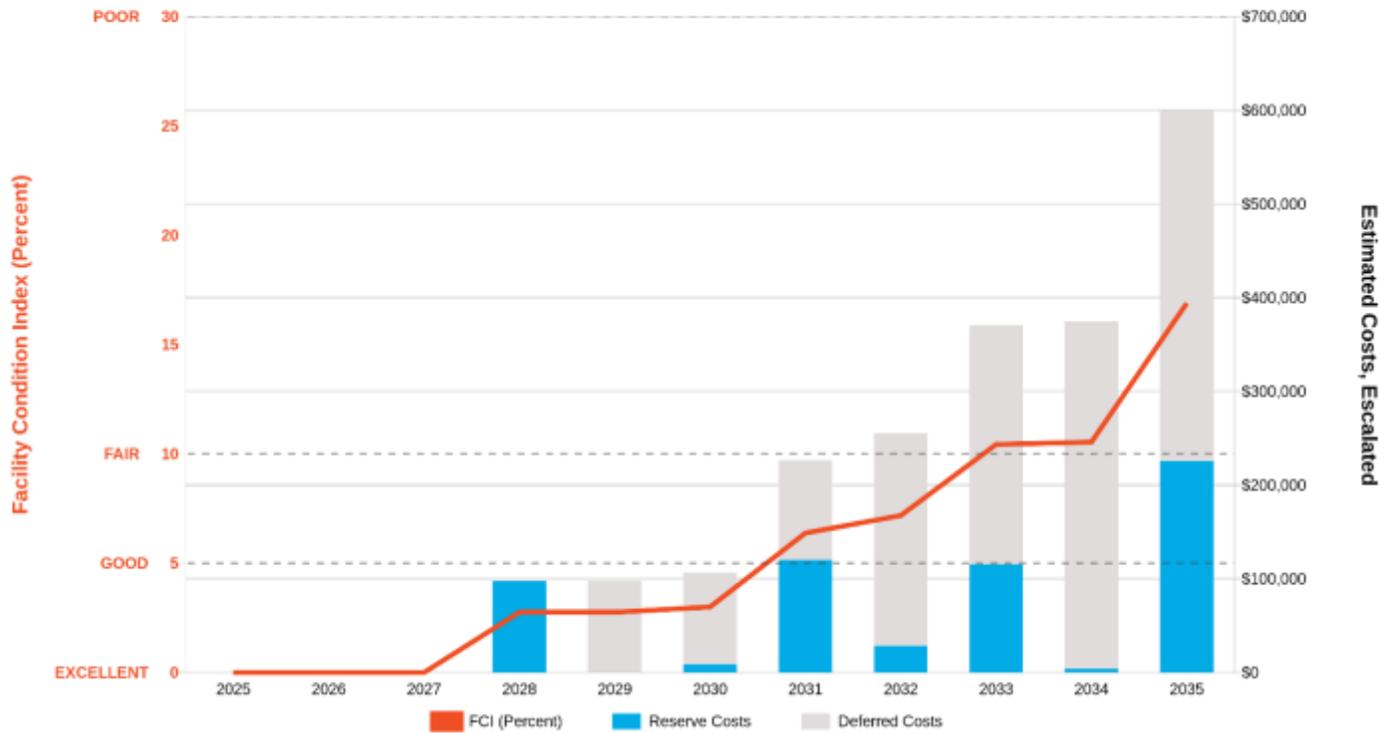
The table below shows the anticipated costs by trade or building system over the next 20 years.

Administration: System Expenditure Forecast						
System	Immediate	Short Term (1-2 yr)	Near Term (3-5 yr)	Med Term (6-10 yr)	Long Term (11-20 yr)	TOTAL
Facade	\$0	\$0	\$14,427	\$19,995	\$11,674	\$46,096
Roofing	\$0	\$0	\$0	\$0	\$172,068	\$172,068
Interiors	\$0	\$0	\$0	\$126,598	\$150,910	\$277,508
Plumbing	\$0	\$0	\$1,672	\$10,247	\$88,022	\$99,941
HVAC	\$0	\$0	\$32,433	\$87,473	\$49,650	\$169,556
Fire Protection	\$0	\$0	\$0	\$843	\$1,132	\$1,975
Electrical	\$0	\$0	\$0	\$92,280	\$32,387	\$124,667
Fire Alarm & Electronic Systems	\$0	\$0	\$57,973	\$61,331	\$30,081	\$149,385
Equipment & Furnishings	\$0	\$0	\$0	\$82,171	\$3,008	\$85,179
Sitework	\$0	\$0	\$0	\$12,821	\$6,881	\$19,702
TOTALS	\$0	\$0	\$106,600	\$493,800	\$545,900	\$1,146,300

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

Needs by Year with Unaddressed FCI Over Time

Replacement Value: \$3,553,000.00 Inflation Rate: 3% Average Needs (per year - over next 10 years): \$54,569.00



Immediate Needs

There are no immediate needs to report.

Key Findings

There are no key findings to report.

3. B (Band) Building



B (Band) Building: Building Systems Summary

Address	7121 Grenache Way, Gilroy, CA 95020	
GPS Coordinates	36.9994902, -121.5946568	
Constructed/Renovated	2003	
Building Area	5,500 SF	
Number of Stories	1 above grade	
<i>System</i>	<i>Description</i>	<i>Condition</i>
Structure	Conventional wood frame structure over concrete slab foundation	Fair
Facade	Primary Wall Finish: Brick veneer Secondary Wall Finish: Stucco Windows: Aluminum	Fair
Roof	Primary: Gable construction with metal finish	Fair
Interiors	Walls: Vinyl wallpaper, acoustic tile Floors: Carpet Ceilings: ACT	Fair
Elevators	None	n/a
Plumbing	Distribution: Copper supply and PVC waste & venting Hot Water: Gas water heater with integral tank	Fair

B (Band) Building: Building Systems Summary		
HVAC	Non-Central System: Furnaces with split-system condensing units	Fair
Fire Suppression	Fire extinguishers only	Fair
Electrical	Source & Distribution: Main panel with copper wiring Interior Lighting: LED Emergency Power: None	Fair
Fire Alarm	Smoke detectors, heat detectors, alarms, strobes, pull stations, back-up emergency lights, and exit signs, alarm panel is in Administration Building	Fair
Equipment/Special	None	n/a
Accessibility	Presently it does not appear an accessibility study is needed for this building. See the appendix for associated photos and additional information.	
Additional Studies	No additional studies are currently recommended for the building.	
Areas Observed	The interior spaces were observed to gain a clear understanding of the facility's overall condition. Other areas accessed and assessed included the exterior equipment and assets directly serving the building and the exterior walls of the facility.	
Key Spaces Not Observed	Areas of note that were either inaccessible or not observed for other reasons are listed here: Roof; safety concerns	

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

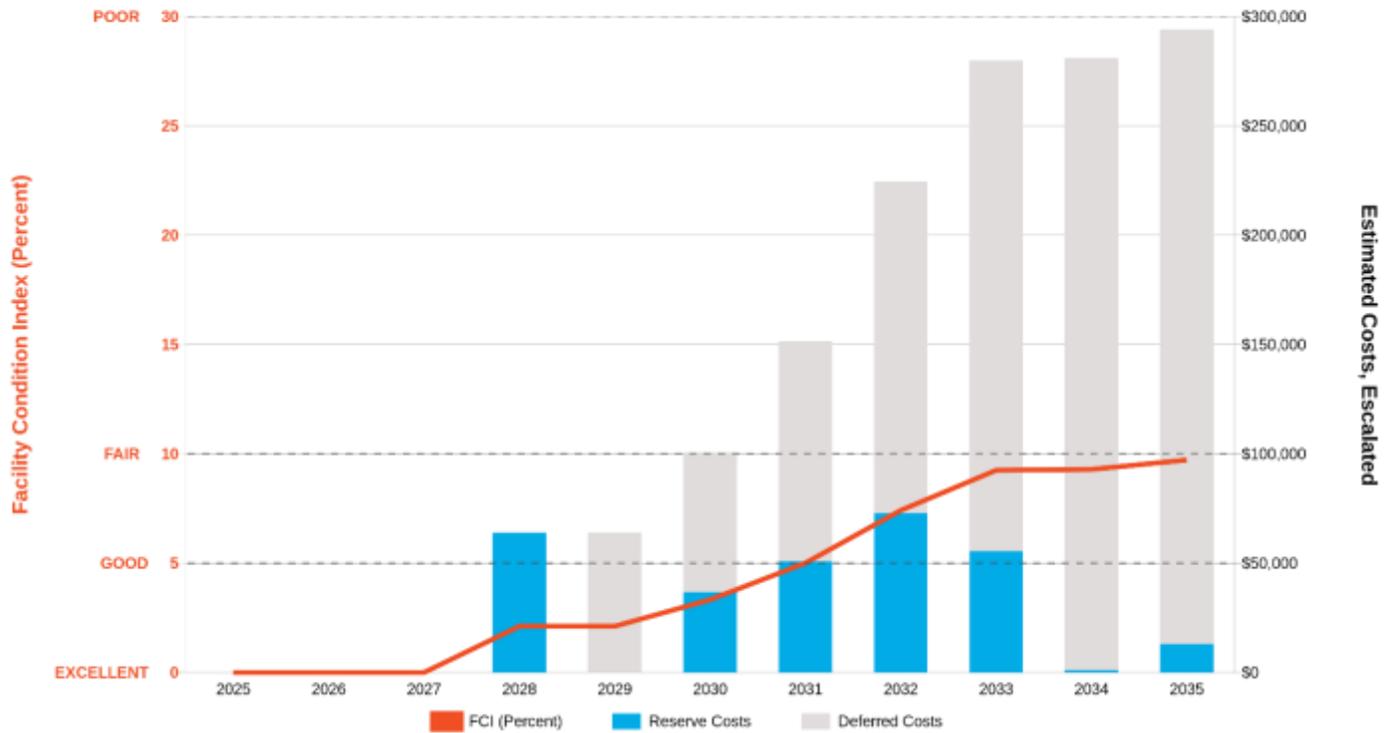
B (Band) Building: System Expenditure Forecast						
System	Immediate	Short Term (1-2 yr)	Near Term (3-5 yr)	Med Term (6-10 yr)	Long Term (11-20 yr)	TOTAL
Facade	\$0	\$0	\$6,178	\$0	\$59,038	\$65,216
Roofing	\$0	\$0	\$4,633	\$0	\$208,568	\$213,201
Interiors	\$0	\$0	\$36,700	\$64,191	\$200,172	\$301,063
Plumbing	\$0	\$0	\$0	\$1,939	\$15,842	\$17,781
HVAC	\$0	\$0	\$31,922	\$32,829	\$88,240	\$152,991
Electrical	\$0	\$0	\$0	\$11,787	\$77,566	\$89,353
Fire Alarm & Electronic Systems	\$0	\$0	\$21,239	\$72,624	\$3,359	\$97,222
Equipment & Furnishings	\$0	\$0	\$0	\$10,105	\$0	\$10,105
TOTALS	\$0	\$0	\$100,700	\$193,500	\$652,800	\$947,000



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

Needs by Year with Unaddressed FCI Over Time

Replacement Value: \$3,025,000.00 Inflation Rate: 3% Average Needs (per year - over next 10 years): \$26,740.00



Immediate Needs

There are no immediate needs to report.

Key Findings

There are no key findings to report.

4. C1 Classrooms



C1 Classrooms: Building Systems Summary

Address	7121 Grenache Way, Gilroy, CA 95020	
GPS Coordinates	36.9994902, -121.5946568	
Constructed/Renovated	2003	
Building Area	7,750 SF	
Number of Stories	1 above grade	
<i>System</i>	<i>Description</i>	<i>Condition</i>
Structure	Conventional wood frame structure over concrete slab foundation	Fair
Facade	Primary Wall Finish: Brick veneer Secondary Wall Finish: Stucco Windows: Aluminum	Fair
Roof	Primary: Gable construction with metal finish	Fair
Interiors	Walls: Vinyl wallpaper Floors: Carpet, VCT Ceilings: ACT	Fair
Elevators	None	n/a
Plumbing	Distribution: Copper supply and PVC waste & venting Hot Water: Electric water heater with integral tank	Fair

C1 Classrooms: Building Systems Summary		
HVAC	Non-Central System: Furnaces with split-system condensing units	Fair
Fire Suppression	Fire extinguishers only	Fair
Electrical	Source & Distribution: Main panel with copper wiring Interior Lighting: LED Emergency Power: None	Fair
Fire Alarm	Smoke detectors, heat detectors, alarms, strobes, pull stations, back-up emergency lights, and exit signs, alarm panel is in Administration Building	Fair
Equipment/Special	None	n/a
Accessibility	Presently it does not appear an accessibility study is needed for this building. See the appendix for associated photos and additional information.	
Additional Studies	No additional studies are currently recommended for the building.	
Areas Observed	The interior spaces were observed to gain a clear understanding of the facility's overall condition. Other areas accessed and assessed included the exterior equipment and assets directly serving the building and the exterior walls of the facility.	
Key Spaces Not Observed	Areas of note that were either inaccessible or not observed for other reasons are listed here: Roof; safety concerns	



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

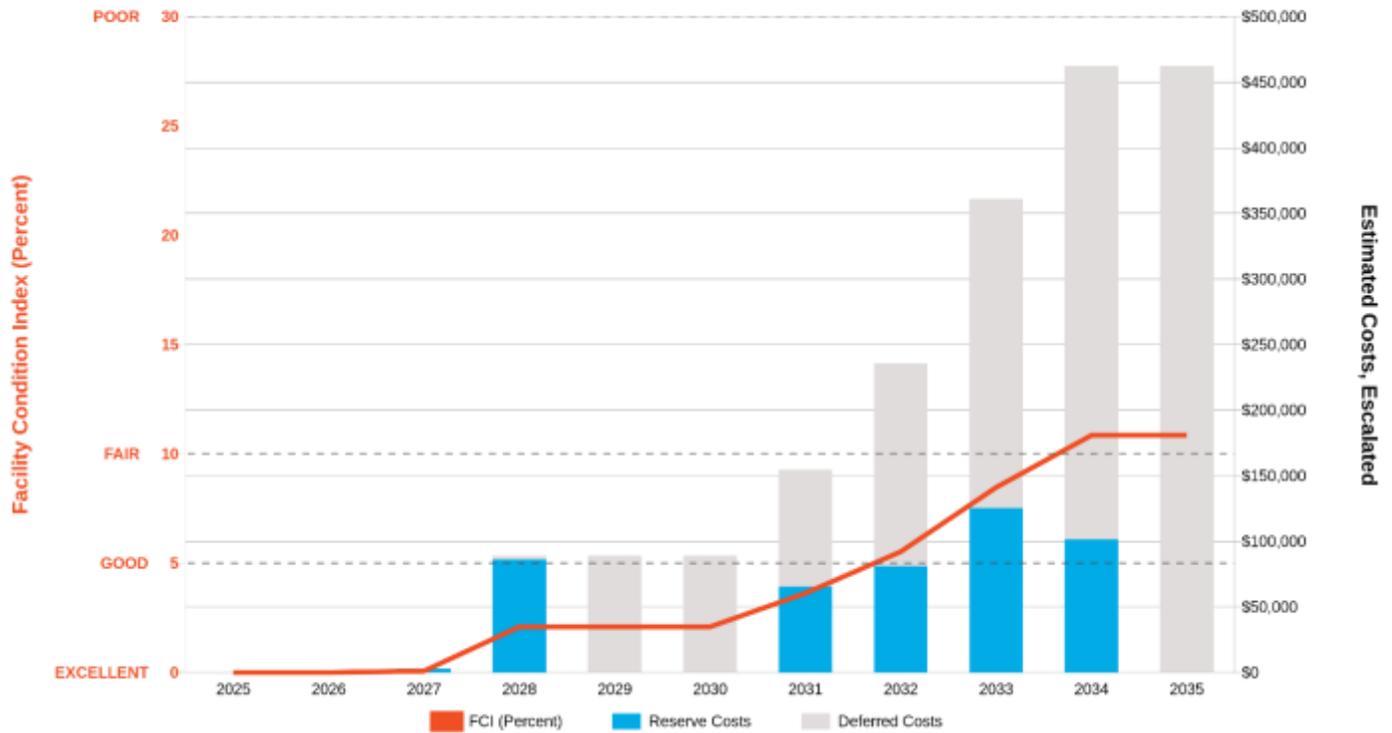
C1 Classrooms: System Expenditure Forecast						
System	Immediate	Short Term (1-2 yr)	Near Term (3-5 yr)	Med Term (6-10 yr)	Long Term (11-20 yr)	TOTAL
Facade	\$0	\$0	\$7,723	\$0	\$30,578	\$38,301
Roofing	\$0	\$0	\$5,212	\$3,878	\$286,781	\$295,871
Interiors	\$0	\$0	\$0	\$159,116	\$105,667	\$264,783
Plumbing	\$0	\$2,999	\$0	\$819	\$139,944	\$143,762
HVAC	\$0	\$0	\$43,250	\$55,809	\$137,172	\$236,231
Fire Protection	\$0	\$0	\$0	\$2,014	\$2,706	\$4,720
Electrical	\$0	\$0	\$0	\$22,382	\$65,924	\$88,306
Fire Alarm & Electronic Systems	\$0	\$0	\$29,927	\$106,298	\$10,379	\$146,604
Equipment & Furnishings	\$0	\$0	\$0	\$23,055	\$151,159	\$174,214
Sitework	\$0	\$0	\$0	\$0	\$8,397	\$8,397
Other (H0001)	\$0	\$0	\$0	\$0	\$0	\$0
TOTALS	\$0	\$3,000	\$86,200	\$373,400	\$938,800	\$1,401,400



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

Needs by Year with Unaddressed FCI Over Time

Replacement Value: \$4,262,500.00 Inflation Rate: 3% Average Needs (per year - over next 10 years): \$42,043.00



Immediate Needs

There are no immediate needs to report.

Key Findings



Drinking Fountain in Poor condition.

Wall-Mounted, Single-Level
C1 Classrooms
Building Exterior

Uniformat Code: D2010
Recommendation: **Replace in 2027**

Plan Type:
Performance/Integrity

Cost Estimate: \$2,800

The drinking fountain barely provides any water - AssetCALC ID: 9596150

5. C2 Classrooms



C2 Classrooms: Building Systems Summary

Address	7121 Grenache Way, Gilroy, CA 95020	
GPS Coordinates	36.9994902, -121.5946568	
Constructed/Renovated	2003	
Building Area	7,350 SF	
Number of Stories	1 above grade	
<i>System</i>	<i>Description</i>	<i>Condition</i>
Structure	Conventional wood frame structure over concrete slab foundation	Fair
Facade	Primary Wall Finish: Brick veneer Secondary Wall Finish: Stucco Windows: Aluminum	Fair
Roof	Primary: Gable construction with metal finish	Fair
Interiors	Walls: Vinyl wallpaper Floors: Carpet, VCT Ceilings: ACT	Fair
Elevators	None	n/a
Plumbing	Distribution: Copper supply and PVC waste & venting Hot Water: Electric water heater with integral tank	Fair

C2 Classrooms: Building Systems Summary		
HVAC	Non-Central System: Furnaces with split-system condensing units	Fair
Fire Suppression	Fire extinguishers only	Fair
Electrical	Source & Distribution: Main panel with copper wiring Interior Lighting: LED Emergency Power: None	Fair
Fire Alarm	Smoke detectors, heat detectors, alarms, strobes, pull stations, back-up emergency lights, and exit signs, alarm panel is in Administration Building	Fair
Equipment/Special	None	n/a
Accessibility	Presently it does not appear an accessibility study is needed for this building. See the appendix for associated photos and additional information.	
Additional Studies	No additional studies are currently recommended for the building.	
Areas Observed	The interior spaces were observed to gain a clear understanding of the facility's overall condition. Other areas accessed and assessed included the exterior equipment and assets directly serving the building and the exterior walls of the facility.	
Key Spaces Not Observed	Areas of note that were either inaccessible or not observed for other reasons are listed here: Roof; safety concerns	

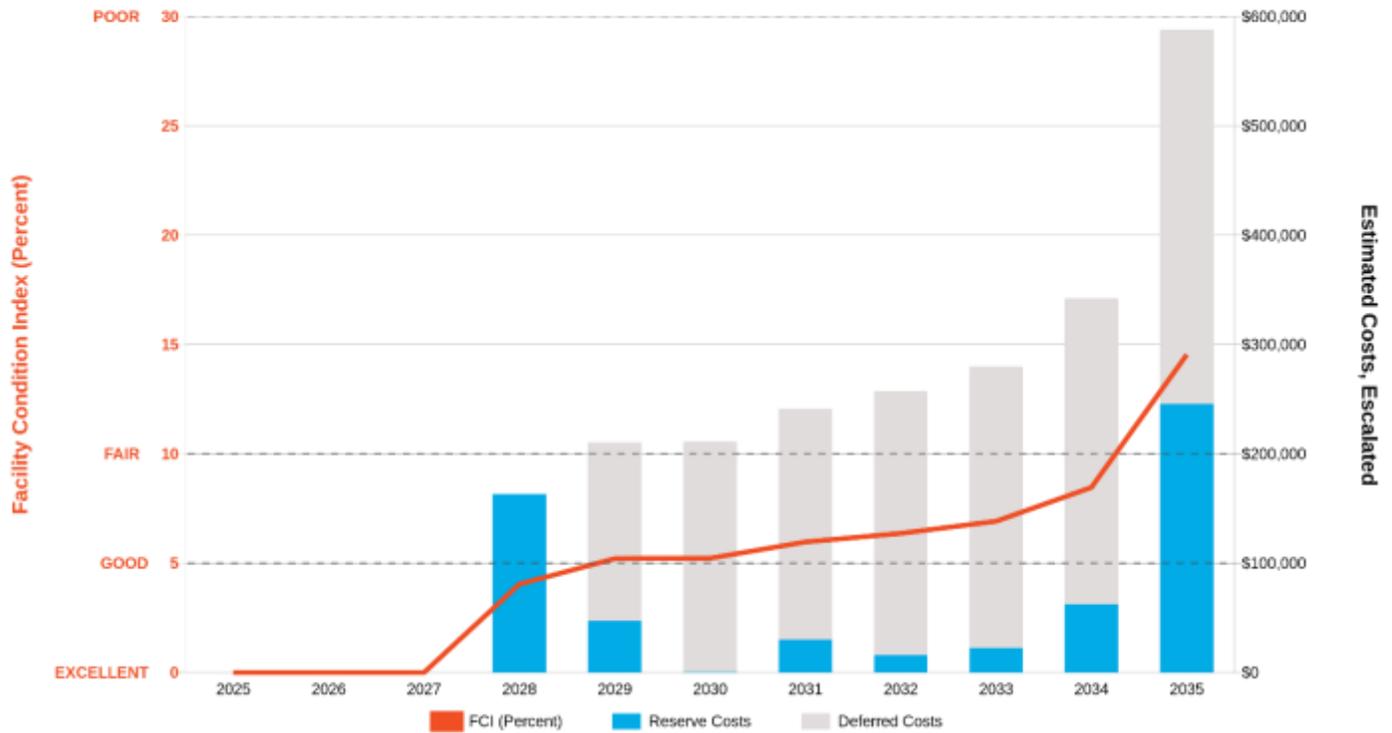
The table below shows the anticipated costs by trade or building system over the next 20 years.

C2 Classrooms: 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	\$44,567	\$10,599	\$74,002	\$129,168
Roofing	\$0	\$0	\$5,212	\$0	\$306,334	\$311,546
Interiors	\$0	\$0	\$30,794	\$99,667	\$162,943	\$293,404
Plumbing	\$0	\$0	\$750	\$3,799	\$123,968	\$128,517
HVAC	\$0	\$0	\$43,250	\$9,001	\$67,672	\$119,923
Fire Protection	\$0	\$0	\$1,590	\$0	\$2,137	\$3,727
Electrical	\$0	\$0	\$0	\$22,382	\$92,399	\$114,781
Fire Alarm & Electronic Systems	\$0	\$0	\$85,148	\$17,453	\$113,127	\$215,728
Equipment & Furnishings	\$0	\$0	\$0	\$213,723	\$0	\$213,723
TOTALS	\$0	\$0	\$211,400	\$376,700	\$942,600	\$1,530,700

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

Needs by Year with Unaddressed FCI Over Time

Replacement Value: \$4,042,500.00 Inflation Rate: 3% Average Needs (per year - over next 10 years): \$53,448.00



Immediate Needs

There are no immediate needs to report.

Key Findings

There are no key findings to report.

6. C3 Classrooms



C3 Classrooms: Building Systems Summary

Address	7121 Grenache Way, Gilroy, CA 95020	
GPS Coordinates	36.9994902, -121.5946568	
Constructed/Renovated	2003	
Building Area	6,800 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	Primary Wall Finish: Brick veneer Secondary Wall Finish: Stucco Windows: Aluminum	Fair
Roof	Primary: Gable construction with metal finish	Fair
Interiors	Walls: Vinyl wallpaper, ceramic tile Floors: Carpet, VCT, ceramic tile Ceilings: ACT	Fair
Elevators	None	n/a
Plumbing	Distribution: Copper supply and PVC waste & venting Hot Water: Electric water heater with integral tank	Fair

C3 Classrooms: Building Systems Summary		
HVAC	Non-Central System: Furnaces with split-system condensing units	Fair
Fire Suppression	Fire extinguishers only	Fair
Electrical	Source & Distribution: Main panel with copper wiring Interior Lighting: LED Emergency Power: None	Fair
Fire Alarm	Smoke detectors, heat detectors, alarms, strobes, pull stations, back-up emergency lights, and exit signs, alarm panel is in Administration Building	Fair
Equipment/Special	None	n/a
Accessibility	Presently it does not appear an accessibility study is needed for this building. See the appendix for associated photos and additional information.	
Additional Studies	No additional studies are currently recommended for the building.	
Areas Observed	The interior spaces were observed to gain a clear understanding of the facility's overall condition. Other areas accessed and assessed included the exterior equipment and assets directly serving the building and the exterior walls of the facility.	
Key Spaces Not Observed	Areas of note that were either inaccessible or not observed for other reasons are listed here: Roof; safety concerns	

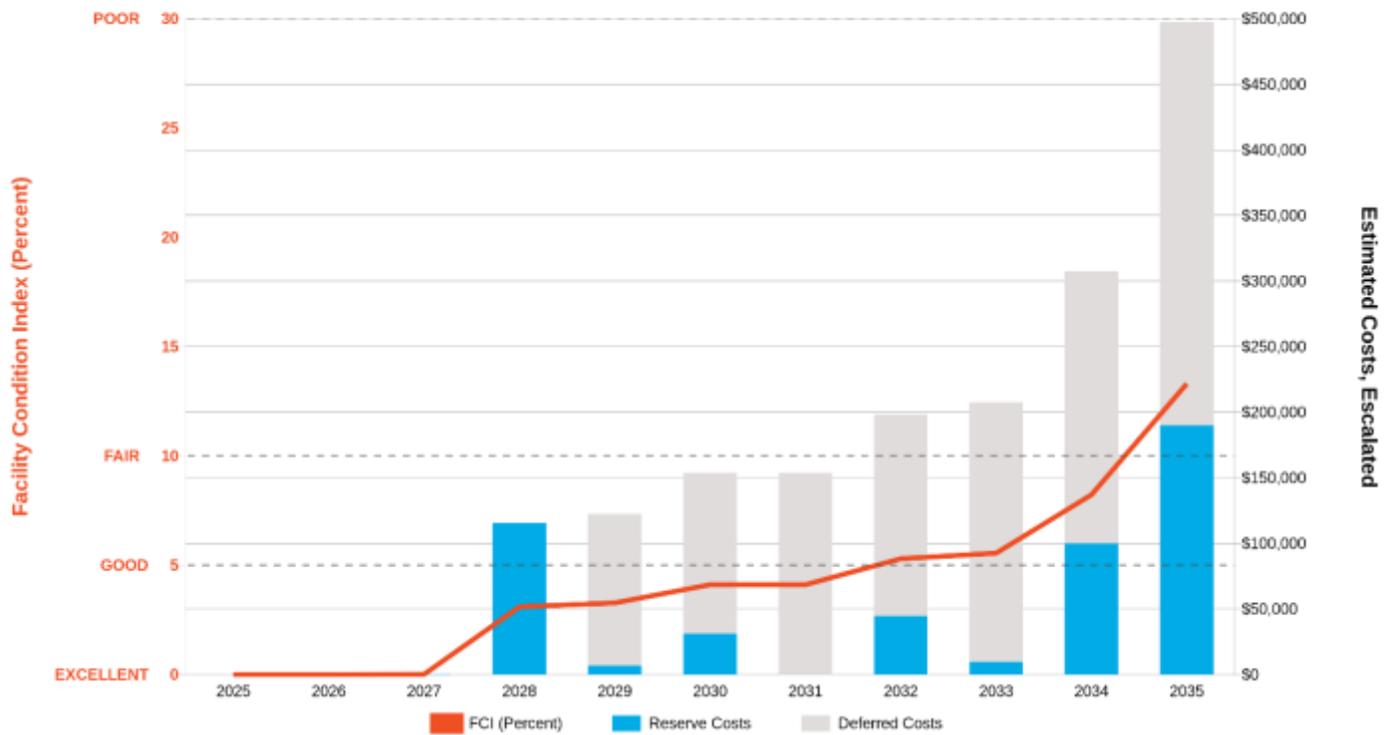
The table below shows the anticipated costs by trade or building system over the next 20 years.

C3 Classrooms: 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	\$6,760	\$0	\$165,425	\$172,185
Roofing	\$0	\$0	\$5,212	\$0	\$286,781	\$291,993
Interiors	\$0	\$311	\$0	\$50,115	\$212,952	\$263,378
Plumbing	\$0	\$0	\$3,277	\$0	\$125,926	\$129,203
HVAC	\$0	\$0	\$43,250	\$51,356	\$125,203	\$219,809
Fire Protection	\$0	\$0	\$0	\$1,737	\$2,335	\$4,072
Electrical	\$0	\$0	\$0	\$23,055	\$96,480	\$119,535
Fire Alarm & Electronic Systems	\$0	\$0	\$94,818	\$0	\$101,912	\$196,730
Equipment & Furnishings	\$0	\$0	\$0	\$217,642	\$0	\$217,642
Other (H0001)	\$0	\$0	\$0	\$0	\$0	\$0
TOTALS	\$0	\$400	\$153,400	\$344,000	\$1,117,100	\$1,614,900

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

Needs by Year with Unaddressed FCI Over Time

Replacement Value: \$3,740,000.00 Inflation Rate: 3% Average Needs (per year - over next 10 years): \$45,230.00



Immediate Needs

There are no immediate needs to report.

Key Findings



Flooring in Poor condition.

Vinyl Tile (VCT)
C3 Classrooms
C3.8

Uniformat Code: C2030
Recommendation: **Replace in 2027**

Plan Type:
Performance/Integrity

Cost Estimate: \$300

Water is coming into this classroom under the door. The exterior walkway looks to be higher than the threshold. - AssetCALC ID: 9592610

7. H Classrooms



H Classrooms: Building Systems Summary		
Address	7121 Grenache Way, Gilroy, CA 95020	
GPS Coordinates	36.9994902, -121.5946568	
Constructed/Renovated	2003	
Building Area	5,390 SF	
Number of Stories	1 above grade	
<i>System</i>	<i>Description</i>	<i>Condition</i>
Structure	Conventional wood frame structure over concrete slab foundation	Fair
Facade	Primary Wall Finish: Brick veneer Secondary Wall Finish: Stucco Windows: Aluminum	Fair
Roof	Primary: Gable construction with metal finish	Fair
Interiors	Walls: Vinyl wallpaper Floors: Carpet, VCT Ceilings: ACT	Fair
Elevators	None	n/a
Plumbing	Distribution: Copper supply and PVC waste & venting Hot Water: Gas water heater with integral tank	Fair

H Classrooms: Building Systems Summary		
HVAC	Non-Central System: Furnaces with split-system condensing units	Fair
Fire Suppression	Fire extinguishers only	Fair
Electrical	Source & Distribution: Main panel with copper wiring Interior Lighting: LED Emergency Power: None	Fair
Fire Alarm	Smoke detectors, heat detectors, alarms, strobes, pull stations, back-up emergency lights, and exit signs, alarm panel is in Administration Building	Fair
Equipment/Special	None	n/a
Accessibility	Presently it does not appear an accessibility study is needed for this building. See the appendix for associated photos and additional information.	
Additional Studies	No additional studies are currently recommended for the building.	
Areas Observed	The interior spaces were observed to gain a clear understanding of the facility's overall condition. Other areas accessed and assessed included the exterior equipment and assets directly serving the building and the exterior walls of the facility.	
Key Spaces Not Observed	Areas of note that were either inaccessible or not observed for other reasons are listed here: Roof; safety concerns	

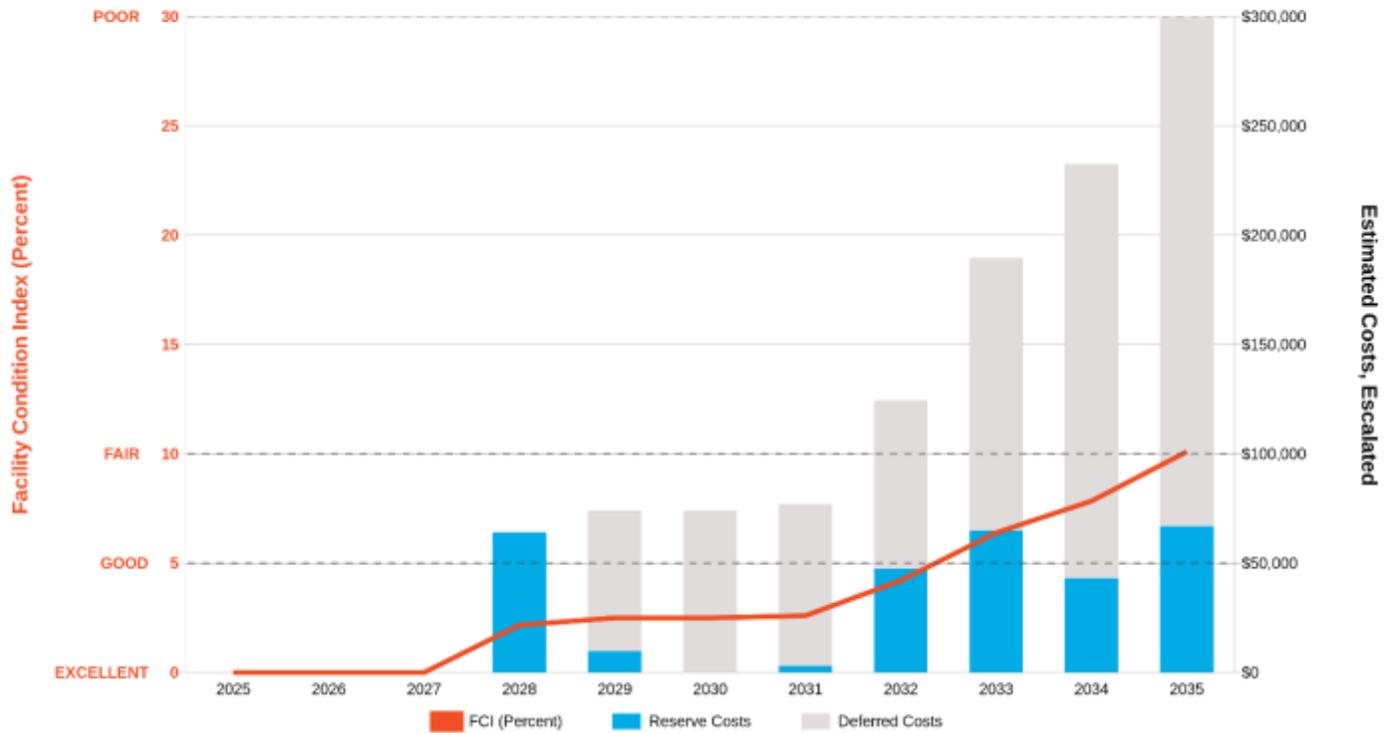
The table below shows the anticipated costs by trade or building system over the next 20 years.

H Classrooms: 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	\$4,772	\$16,431	\$37,596	\$58,799
Roofing	\$0	\$0	\$4,175	\$0	\$228,902	\$233,077
Interiors	\$0	\$0	\$0	\$96,879	\$94,944	\$191,823
Plumbing	\$0	\$0	\$0	\$1,882	\$87,176	\$89,058
HVAC	\$0	\$0	\$0	\$32,172	\$39,697	\$71,869
Fire Protection	\$0	\$0	\$0	\$1,265	\$1,700	\$2,965
Electrical	\$0	\$0	\$0	\$22,383	\$71,536	\$93,919
Fire Alarm & Electronic Systems	\$0	\$0	\$62,442	\$18,775	\$79,693	\$160,910
Equipment & Furnishings	\$0	\$0	\$2,662	\$35,567	\$134,766	\$172,995
TOTALS	\$0	\$0	\$74,100	\$225,400	\$776,100	\$1,075,600

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

Needs by Year with Unaddressed FCI Over Time

Replacement Value: \$2,964,500.00 Inflation Rate: 3% Average Needs (per year - over next 10 years): \$27,218.00



Immediate Needs

There are no immediate needs to report.

Key Findings

There are no key findings to report.

8. Library



Library: Building Systems Summary

Address	7121 Grenache Way, Gilroy, CA 95020	
GPS Coordinates	36.9994902, -121.5946568	
Constructed/Renovated	2003	
Building Area	6,000 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	Primary Wall Finish: Brick veneer Secondary Wall Finish: Stucco Windows: Aluminum	Fair
Roof	Primary: Gable construction with metal finish	Fair
Interiors	Walls: Vinyl wallpaper Floors: Carpet, VCT Ceilings: Painted gypsum board and ACT	Fair
Elevators	None	n/a
Plumbing	Distribution: Copper supply and PVC waste & venting Hot Water: Electric water heater with integral tank Fixtures: Toilets and sinks in restrooms	Fair

Library: Building Systems Summary

HVAC	Non-Central System: Furnaces with split-system condensing units Supplemental components: Ductless split-system	Fair
Fire Suppression	Fire extinguishers only	Fair
Electrical	Source & Distribution: Main switchboard with copper wiring Interior Lighting: LED Emergency Power: None	Fair
Fire Alarm	Smoke detectors, heat detectors, alarms, strobes, pull stations, back-up emergency lights, and exit signs, alarm panel is in Administration Building	Fair
Equipment/Special	None	n/a
Accessibility	Presently it does not appear an accessibility study is needed for this building. See the appendix for associated photos and additional information.	
Additional Studies	No additional studies are currently recommended for the building.	
Areas Observed	The interior spaces were observed to gain a clear understanding of the facility's overall condition. Other areas accessed and assessed included the exterior equipment and assets directly serving the building and the exterior walls of the facility.	
Key Spaces Not Observed	Areas of note that were either inaccessible or not observed for other reasons are listed here: Roof; safety concerns	



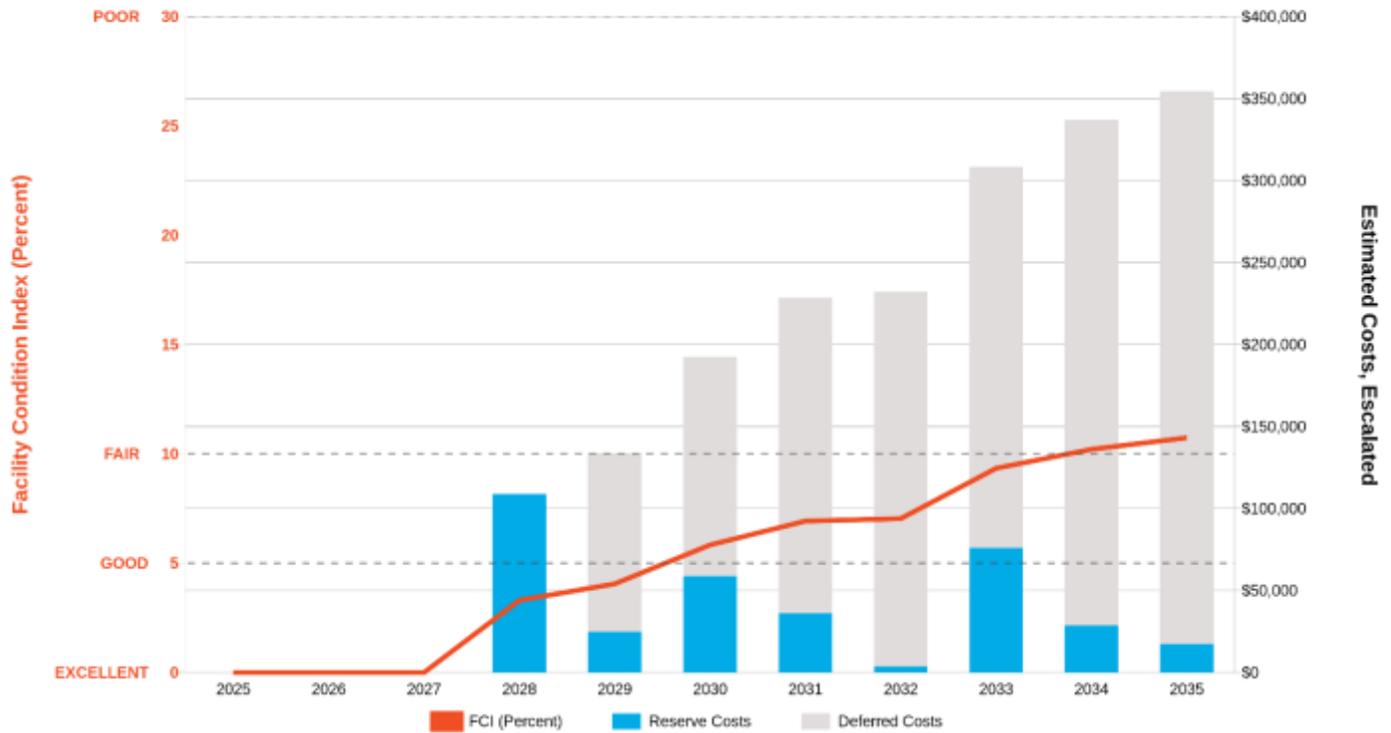
The table below shows the anticipated costs by trade or building system over the next 20 years.

Library: 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	\$13,014	\$14,773	\$6,226	\$34,013
Roofing	\$0	\$0	\$0	\$0	\$166,853	\$166,853
Interiors	\$0	\$0	\$40,627	\$34,261	\$85,839	\$160,727
Plumbing	\$0	\$0	\$1,228	\$0	\$71,322	\$72,550
HVAC	\$0	\$0	\$65,385	\$35,814	\$101,870	\$203,069
Fire Protection	\$0	\$0	\$0	\$1,085	\$1,459	\$2,544
Electrical	\$0	\$0	\$0	\$25,367	\$82,651	\$108,018
Fire Alarm & Electronic Systems	\$0	\$0	\$72,332	\$31,339	\$76,593	\$180,264
Equipment & Furnishings	\$0	\$0	\$0	\$15,472	\$127,734	\$143,206
Sitework	\$0	\$0	\$0	\$3,688	\$0	\$3,688
TOTALS	\$0	\$0	\$192,600	\$161,800	\$720,600	\$1,075,000

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

Needs by Year with Unaddressed FCI Over Time

Replacement Value: \$3,300,000.00 Inflation Rate: 3% Average Needs (per year - over next 10 years): \$32,216.00



Immediate Needs

There are no immediate needs to report.

Key Findings

There are no key findings to report.

9. M Building



M Building: Building Systems Summary		
Address	7121 Grenache Way, Gilroy, CA 95020	
GPS Coordinates	37.3326639, -121.8918364	
Constructed/Renovated	2003	
Building Area	3,200 SF	
Number of Stories	1 above grade	
<i>System</i>	<i>Description</i>	<i>Condition</i>
Structure	Conventional wood frame structure over concrete slab foundation	Fair
Facade	Primary Wall Finish: Brick veneer Secondary Wall Finish: Stucco Windows: Aluminum	Fair
Roof	Primary: Hip construction with metal finish Secondary: Flat construction with TPO	Fair
Interiors	Walls: Painted gypsum board, ceramic tile Floors: Ceramic tile Ceilings: Painted gypsum board	Fair
Elevators	None	n/a
Plumbing	Distribution: Copper supply and PVC waste & venting Hot Water: Gas water heaters with integral tanks	Fair

M Building: Building Systems Summary

HVAC	Non-Central System: Packaged unit	Fair
Fire Suppression	Fire extinguishers only	Fair
Electrical	Source & Distribution: Main panel with copper wiring Interior Lighting: LED Emergency Power: None	Fair
Fire Alarm	Smoke detectors, heat detectors, alarms, strobes, pull stations, back-up emergency lights, and exit signs, alarm panel is in Administration Building	Fair
Equipment/Special	None	n/a
Accessibility	Presently it does not appear an accessibility study is needed for this building. See the appendix for associated photos and additional information.	
Additional Studies	No additional studies are currently recommended for the building.	
Areas Observed	The interior spaces were observed to gain a clear understanding of the facility's overall condition. Other areas accessed and assessed included the exterior equipment and assets directly serving the building, the exterior walls of the facility and the flat roof.	
Key Spaces Not Observed	Areas of note that were either inaccessible or not observed for other reasons are listed here: Roof; safety concerns	



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

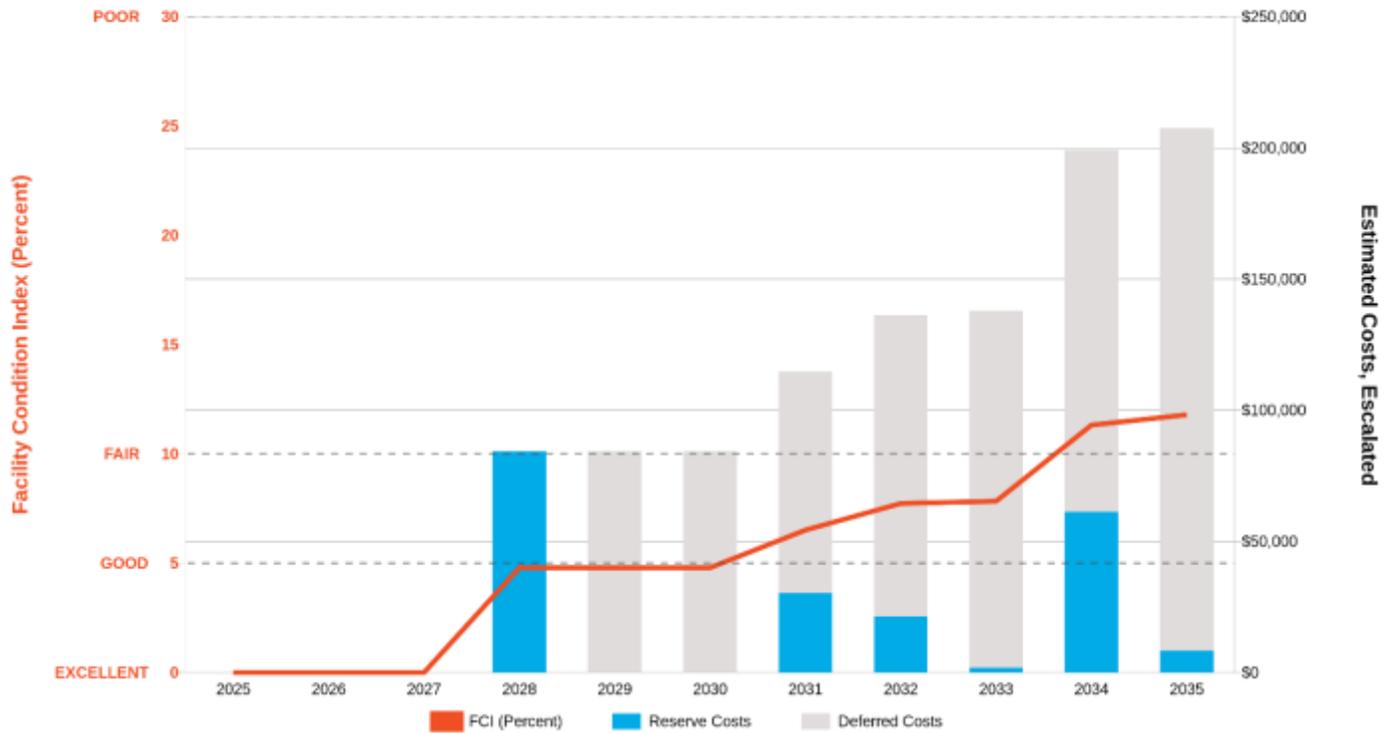
M Building: System Expenditure Forecast						
System	Immediate	Short Term (1-2 yr)	Near Term (3-5 yr)	Med Term (6-10 yr)	Long Term (11-20 yr)	TOTAL
Facade	\$0	\$0	\$2,702	\$4,446	\$11,692	\$18,840
Roofing	\$0	\$0	\$10,297	\$2,411	\$80,559	\$93,267
Interiors	\$0	\$0	\$0	\$27,089	\$129,033	\$156,122
Plumbing	\$0	\$0	\$42,735	\$6,042	\$48,997	\$97,774
HVAC	\$0	\$0	\$9,782	\$9,272	\$27,700	\$46,754
Fire Protection	\$0	\$0	\$0	\$1,265	\$1,700	\$2,965
Electrical	\$0	\$0	\$12,048	\$59,118	\$28,878	\$100,044
Fire Alarm & Electronic Systems	\$0	\$0	\$6,795	\$13,502	\$10,827	\$31,124
Other (H0001)	\$0	\$0	\$0	\$0	\$0	\$0
TOTALS	\$0	\$0	\$84,400	\$123,200	\$339,400	\$547,000



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

Needs by Year with Unaddressed FCI Over Time

Replacement Value: \$1,760,000.00 Inflation Rate: 3% Average Needs (per year - over next 10 years): \$18,864.00



Immediate Needs

There are no immediate needs to report.

Key Findings

There are no key findings to report.

10. Multi-Purpose Room



Multi-Purpose Room: Building Systems Summary

Address	7121 Grenache Way, Gilroy, CA 95020	
GPS Coordinates	36.9994902, -121.5946568	
Constructed/Renovated	2008	
Building Area	8,260 SF	
Number of Stories	1 above grade	
<i>System</i>	<i>Description</i>	<i>Condition</i>
Structure	Conventional wood frame structure over concrete slab foundation	Fair
Facade	Primary Wall Finish: Brick veneer Secondary Wall Finish: Stucco Windows: Aluminum	Fair
Roof	Primary: Hip construction with metal finish Secondary: Flat construction with modified bitumen	Fair
Interiors	Walls: FRP, painted gypsum board, acoustic panels Floors: VCT, coated concrete Ceilings: Painted gypsum board and ACT	Fair
Elevators	Wheelchair lift	Fair

Multi-Purpose Room: Building Systems Summary

Plumbing	Distribution: Copper supply and PVC waste & venting Hot Water: Gas water heater with integral tank Fixtures: Toilets and sink in restroom	Fair
HVAC	Non-Central System: Roof top package units, furnace with split-system condensing unit, evaporative units	Fair
Fire Suppression	Fire extinguishers only	Fair
Electrical	Source & Distribution: Fed from M Building with copper wiring Interior Lighting: LED Emergency Power: None	Fair
Fire Alarm	Smoke detectors, heat detectors, alarms, strobes, pull stations, back-up emergency lights, and exit signs, alarm panel is in Administration Building	Fair
Equipment/Special	Commercial kitchen	Fair
Accessibility	Presently it does not appear an accessibility study is needed for this building. See the appendix for associated photos and additional information.	
Additional Studies	No additional studies are currently recommended for the building.	
Areas Observed	The interior spaces were observed to gain a clear understanding of the facility's overall condition. Other areas accessed and assessed included the exterior equipment and assets directly serving the building, the exterior walls of the facility and the roofs	
Key Spaces Not Observed	None	



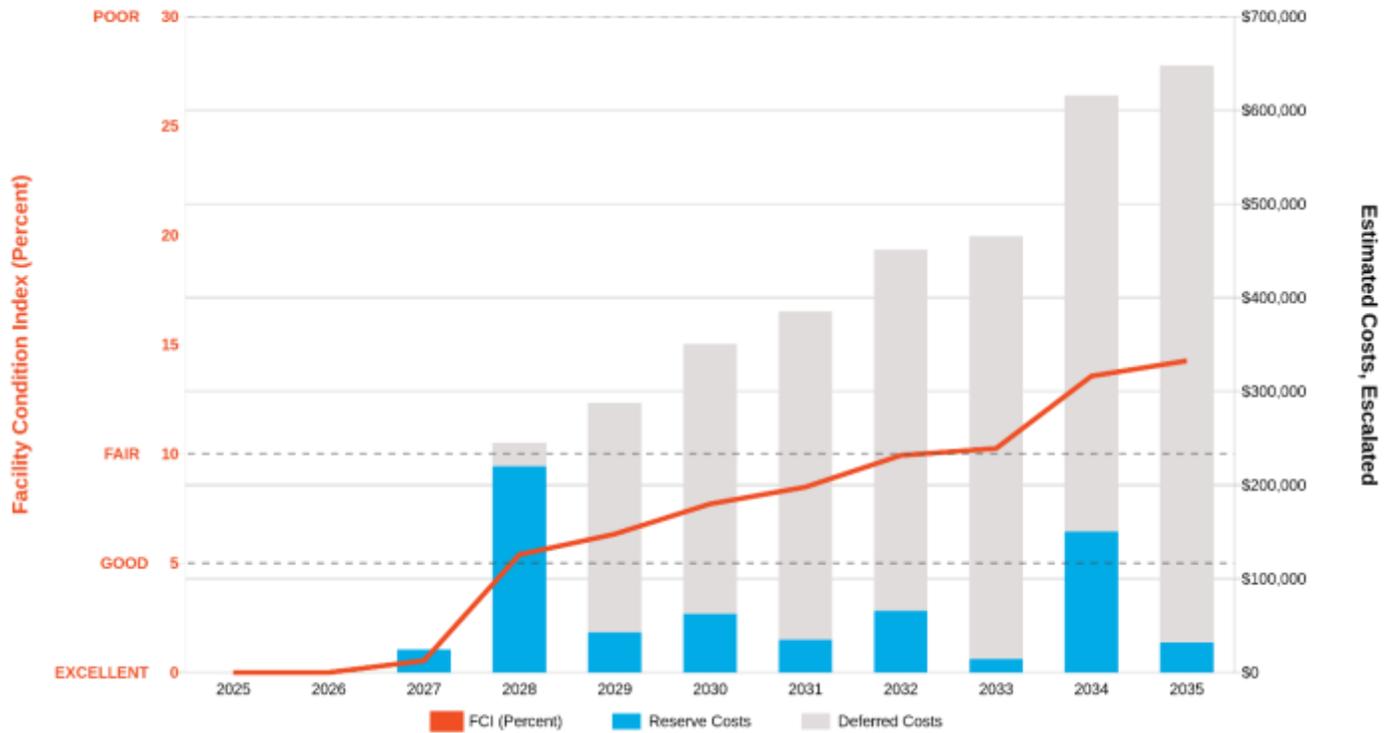
The table below shows the anticipated costs by trade or building system over the next 20 years.

Multi-Purpose Room: 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	\$28,083	\$5,062	\$121,199	\$154,344
Roofing	\$0	\$24,619	\$1,158	\$1,997	\$164,247	\$192,021
Interiors	\$0	\$0	\$39,603	\$136,327	\$269,118	\$445,048
Conveying	\$0	\$0	\$22,539	\$0	\$0	\$22,539
Plumbing	\$0	\$0	\$3,277	\$2,057	\$93,881	\$99,215
HVAC	\$0	\$0	\$110,530	\$25,390	\$46,391	\$182,311
Fire Protection	\$0	\$0	\$0	\$11,076	\$2,424	\$13,500
Electrical	\$0	\$0	\$4,783	\$9,222	\$42,654	\$56,659
Fire Alarm & Electronic Systems	\$0	\$0	\$31,896	\$19,744	\$29,457	\$81,097
Equipment & Furnishings	\$0	\$0	\$83,924	\$86,487	\$113,720	\$284,131
Sitework	\$0	\$0	\$0	\$0	\$5,671	\$5,671
TOTALS	\$0	\$24,700	\$325,800	\$297,400	\$888,800	\$1,536,700

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

Needs by Year with Unaddressed FCI Over Time

Replacement Value: \$4,543,000.00 Inflation Rate: 3% Average Needs (per year - over next 10 years): \$58,888.00



Immediate Needs

There are no immediate needs to report.

Key Findings



Roofing in Poor condition.

Modified Bitumen
Multi-Purpose Room
Roof

Uniformat Code: B3010
Recommendation: **Replace in 2027**

Plan Type:
Performance/Integrity

Cost Estimate: \$23,200

The fiberglass threads are visible in areas - AssetCALC ID: 9595413

11. S Classrooms



S Classrooms: Building Systems Summary		
Address	7121 Grenache Way, Gilroy, CA 95020	
GPS Coordinates	36.9994902, -121.5946568	
Constructed/Renovated	2003	
Building Area	7,980 SF	
Number of Stories	1 above grade	
<i>System</i>	<i>Description</i>	<i>Condition</i>
Structure	Conventional wood frame structure over concrete slab foundation	Fair
Facade	Primary Wall Finish: Brick veneer Secondary Wall Finish: Stucco Windows: Aluminum	Fair
Roof	Primary: Hip construction with metal finish	Fair
Interiors	Walls: Vinyl wallpaper Floors: Carpet, VCT Ceilings: ACT	Fair
Elevators	None	n/a
Plumbing	Distribution: Copper supply and PVC waste & venting	Fair

S Classrooms: Building Systems Summary		
HVAC	Non-Central System: Furnaces with split-system condensing units	Fair
Fire Suppression	Fire extinguishers only	Fair
Electrical	Source & Distribution: Main panel with copper wiring Interior Lighting: LED Emergency Power: None	Fair
Fire Alarm	Smoke detectors, heat detectors, alarms, strobes, pull stations, back-up emergency lights, and exit signs, alarm panel is in Administration Building	Fair
Equipment/Special	None	n/a
Accessibility	Presently it does not appear an accessibility study is needed for this building. See the appendix for associated photos and additional information.	
Additional Studies	No additional studies are currently recommended for the building.	
Areas Observed	The interior spaces were observed to gain a clear understanding of the facility's overall condition. Other areas accessed and assessed included the exterior equipment and assets directly serving the building and the exterior walls of the facility.	
Key Spaces Not Observed	Areas of note that were either inaccessible or not observed for other reasons are listed here: · Roof; safety concerns	

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

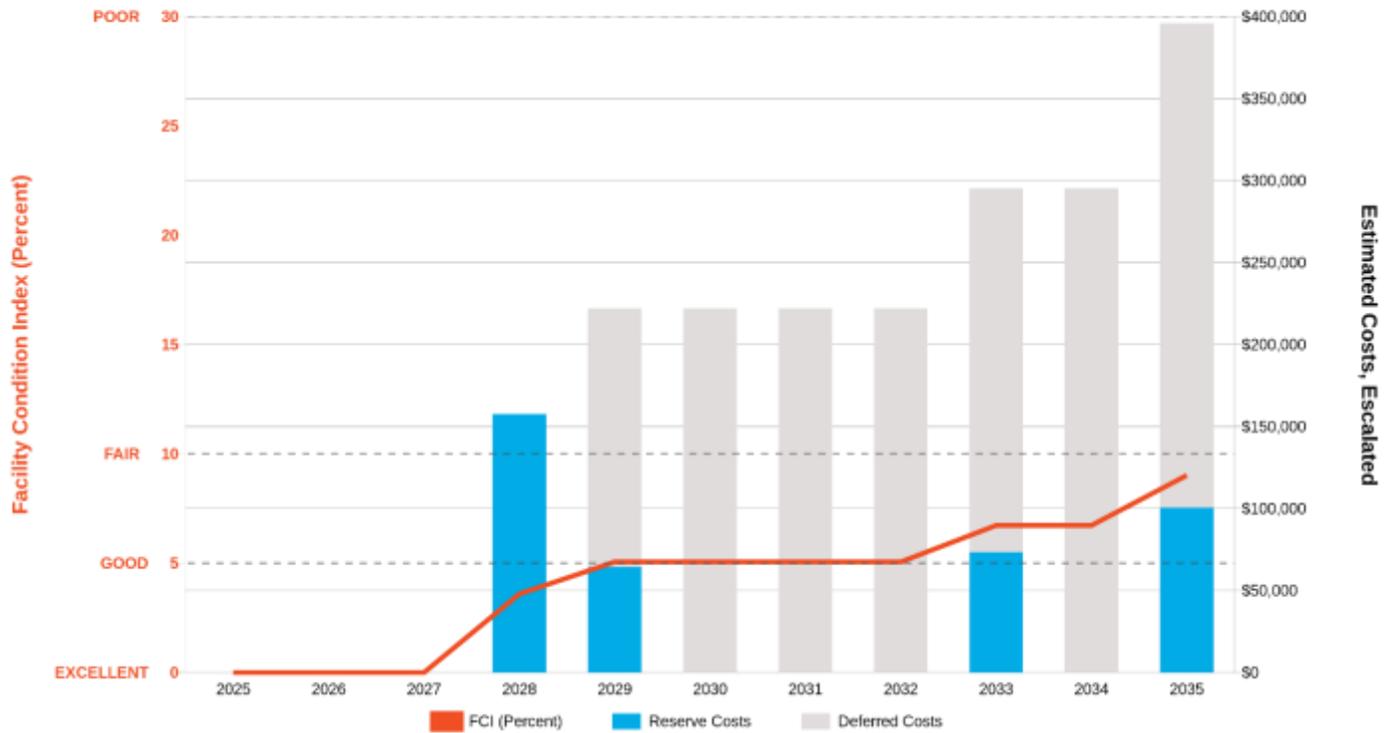
S Classrooms: System Expenditure Forecast						
System	Immediate	Short Term (1-2 yr)	Near Term (3-5 yr)	Med Term (6-10 yr)	Long Term (11-20 yr)	TOTAL
Facade	\$0	\$0	\$4,872	\$0	\$92,690	\$97,562
Roofing	\$0	\$0	\$1,389	\$0	\$211,174	\$212,563
Interiors	\$0	\$0	\$59,464	\$104,195	\$96,220	\$259,879
Plumbing	\$0	\$0	\$0	\$0	\$0	\$0
HVAC	\$0	\$0	\$63,845	\$47,631	\$131,868	\$243,344
Electrical	\$0	\$0	\$0	\$4,476	\$65,903	\$70,379
Fire Alarm & Electronic Systems	\$0	\$0	\$92,446	\$17,660	\$96,020	\$206,126
Equipment & Furnishings	\$0	\$0	\$0	\$0	\$288,656	\$288,656
TOTALS	\$0	\$0	\$222,100	\$174,000	\$982,600	\$1,378,700



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

Needs by Year with Unaddressed FCI Over Time

Replacement Value: \$4,389,000.00 Inflation Rate: 3% Average Needs (per year - over next 10 years): \$35,998.00



Immediate Needs

There are no immediate needs to report.

Key Findings

There are no key findings to report.

12. Site



Site: Site Information		
Site Area	17 acres	
Parking Spaces	144 total spaces all in open lots; eight of which are accessible.	
<i>System</i>	<i>Description</i>	<i>Condition</i>
Site Pavement	Asphalt lots with limited areas of concrete aprons and pavement and adjacent concrete sidewalks, curbs, ramps, and stairs	Fair
Site Development	Building-mounted and property entrance signage; chain link and hollow metal fencing; CMU wall dumpster enclosure Playgrounds and sports fields and courts with bleachers Heavily furnished with park benches, picnic tables, trash receptacles	Fair
Landscaping & Topography	Limited landscaping features including lawns, trees, bushes, and planters Irrigation present CMU and concrete retaining walls Low to moderate site slopes throughout	Fair
Utilities	Municipal water and sewer Local utility-provided electric and natural gas	Fair
Site Lighting	Pole-mounted: LED Building-mounted: LED Pedestrian walkway lighting	Fair
Ancillary Structures	Prefabricated portable 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	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	\$0	\$19,694	\$0	\$19,694
HVAC	\$0	\$0	\$337,624	\$0	\$526,016	\$863,640
Electrical	\$0	\$0	\$0	\$53,720	\$180,491	\$234,211
Equipment & Furnishings	\$0	\$0	\$0	\$0	\$39,640	\$39,640
Special Construction & Demo	\$0	\$0	\$0	\$1,236,993	\$2,393,477	\$3,630,470
Sitework	\$2,356	\$118,725	\$351,089	\$202,153	\$845,076	\$1,519,399
Other (H0001)	\$0	\$0	\$0	\$0	\$0	\$0
TOTALS	\$2,400	\$118,800	\$688,800	\$1,512,600	\$3,984,700	\$6,307,300

Immediate Needs

Location	UF Code	Description	Condition	Plan Type	Cost
Ascencion Solorsano Middle School / Site	G2031	Sidewalk, Concrete, Small Areas/Sections, Replace	Poor	Safety	\$2,400
TOTAL (1 items)					\$2,400

Key Findings



Sidewalk in Poor condition.

Concrete, Small Areas/Sections
Site
Site

Uniformat Code: G2030
Recommendation: **Replace in 2025**

Plan Type: Safety

Cost Estimate: \$2,400

The unevenness creates a hazardous situation - AssetCALC ID: 9486100



Playground in Poor condition.

Pavement, Asphalt
Site

Uniformat Code: G2010
Recommendation: **Overlay in 2027**

Plan Type:
Performance/Integrity

Cost Estimate: \$111,900

Weeds are coming up through the cracks - AssetCALC ID: 9600248

13. ADA Accessibility

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

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

However, this does not:

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

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

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

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

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

Accessibility Summary			
<i>Facility</i>	<i>Year Built/ Renovated</i>	<i>Prior Study Provided?</i>	<i>Major/Moderate Issues Observed?</i>
General Site	2003	No	No
Administration	2003	No	No
Ascencion Solorsano Middle School	2003	No	No
B (Band) Building	2003	No	No
C1 Classrooms	2003	No	No
C2 Classrooms	2003	No	No
C3 Classrooms	2003	No	No
H Classrooms	2003	No	No
Library	2003	No	No
M Building	2003	No	No
Multi-Purpose Room	2003	No	No
S Classrooms	2003	No	No
Site	2003	No	No

No detailed follow-up accessibility study is currently recommended since no major or moderate issues were identified at the subject site. Reference the appendix for specific data, photos, and tables or checklists associated with this limited accessibility survey.



14. Purpose and Scope

Purpose

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

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

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

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

Scope

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

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

15. Opinions of Probable Costs

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

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

Methodology

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

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

To account for differences in prices between locations, the base costs are modified by geographical location factors to adjust for 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.

16. Certification

AEDIS Gilroy (the Client) retained Bureau Veritas to perform this Facility Condition Assessment in connection with its continued operation of Ascencion Solorsano Middle School, 7121 Grenache Way, Gilroy, CA 95020, the "Property". It is our understanding that the primary interest of the Client is to locate and evaluate materials and building system defects that might significantly affect the value of the property and to determine if the present Property has conditions that will have a significant impact on its continued operations.

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

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

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

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

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17. Appendices

- Appendix A: 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 - FRONT ELEVATION



2 - SIDE ELEVATION



3 - SIDE ELEVATION



4 - REAR ELEVATION



5 - ROOFS



6 - ROOFS

Photographic Overview



7 - ADMINISTRATION INTERIOR



8 - CLASSROOM INTERIOR



9 - TEACHER PREP AREA



10 - LIBRARY



11 - MULTI-PURPOSE ROOM



12 - WATER HEATER



Photographic Overview



13 - SPLIT SYSTEM- EXTERIOR COMPONENTS



14 - SPLIT SYSTEM- INTERIOR COMPONENTS



15 - ROOFTOP HVAC EQUIPMENT



16 - ELECTRICAL ROOM



17 - SWITCHBOARD



18 - FIRE ALARM CONTROL PANEL

Photographic Overview



19 - PORTABLES FRONT ELEVATION



20 - PORTABLES SIDE ELEVATION



21 - PORTABLES REAR ELEVATION



22 - PORTABLES INTERIOR



23 - PORTABLES INTERIOR



24 - SITE



Photographic Overview



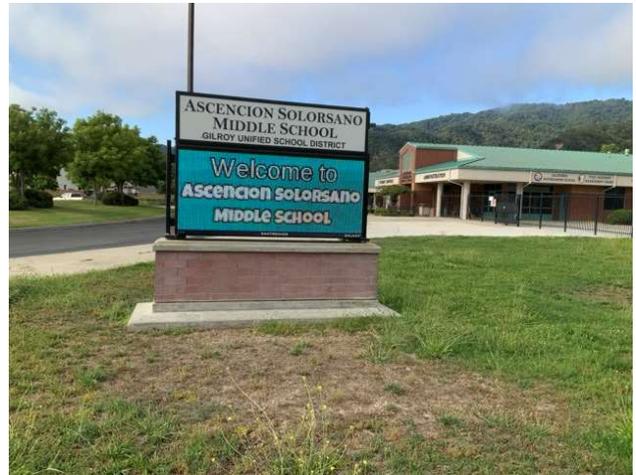
25 - SITE



26 - PLAYGROUND



27 - PARKING



28 - SIGNAGE



Appendix B: Pre-Survey Questionnaire(s)

BV Facility Condition Assessment: Pre-Survey Questionnaire

Building / Facility Name: Ascencion Solorsano Middle School

Name of person completing form: Paul Nadeau

Title / Association with property: Director of Facilities Planning & Management

Length of time associated w/ property: 7 Years

Date Completed: July 1, 2025

Phone Number: 408.726.1686

Method of Completion: PRIOR: fully completed by client in advance

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

Data Overview		Response		
1	Year/s constructed / renovated	2003		
2	Building size in SF	113,672 (includes Gym – which was not assessed)		
3	Major Renovation/Rehabilitation		Year	Additional Detail
		Façade	2003	
		Roof	2003	
		Interiors	Ongoing	
		HVAC	Ongoing	
		Electrical	2024	Installed Solar array and modified some electrical Solar owned & maintained by others
		Site Pavement	2003	Ongoing asphalt & concrete repairs
		Accessibility		No active work
Question		Response		
4	List other significant capital improvements (focus on recent years; provide approximate date).	none		
5	List any major capital expenditures planned/requested for the next few years. Have they been budgeted?	none		
6	Describe any on-going extremely problematic, historically chronic, or immediate facility needs.	none		

Mark the column corresponding to the appropriate response. Please provide additional details in the Comments column, or backup documentation for any Yes responses. (NA indicates "Not Applicable", Unk indicates "Unknown")						
Question		Response				Comments
		Yes	No	Unk	NA	
7	Are there any problems with foundations or structures, like excessive settlement?		X			
8	Are there any wall, window, basement or roof leaks?		X			
9	Has any part of the facility ever contained visible suspect mold growth, or have there been any indoor air quality or mold related complaints from occupants?		X			
10	Are your elevators unreliable, with frequent service calls?		X			
11	Are there any plumbing leaks, water pressure, or clogging/back-up problems?		X			
12	Have there been any leaks or pressure problems with natural gas, HVAC supply/return lines, or steam service?		X			
13	Are any areas of the facility inadequately heated, cooled or ventilated? Any poorly insulated areas?		X			
14	Is the electrical service outdated, undersized, or otherwise 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 performed at the site? If so, indicate when.		X			
19	ADA: If a study has occurred, have the associated recommendations been addressed? In full or in part?					
20	ADA: Have there been regular complaints about accessibility issues, or associated previous or pending litigation?		X			

Appendix C: Accessibility Review and Photos

Visual Survey - 2010 ADA Standards for Accessible Design

Property Name: Ascencion Solorsano Middle School

BV Project Number: 171004.25R000-009.017

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		

Ascencion Solorsano Middle 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			No insulation on pipes	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*

Ascencion Solorsano Middle School: Photographic Overview



OVERVIEW OF ACCESSIBLE PARKING AREA



2ND AREA OF ACCESSIBLE PARKING



ACCESSIBLE PATH



CURB CUT



ACCESSIBLE ENTRANCE



DOOR HARDWARE

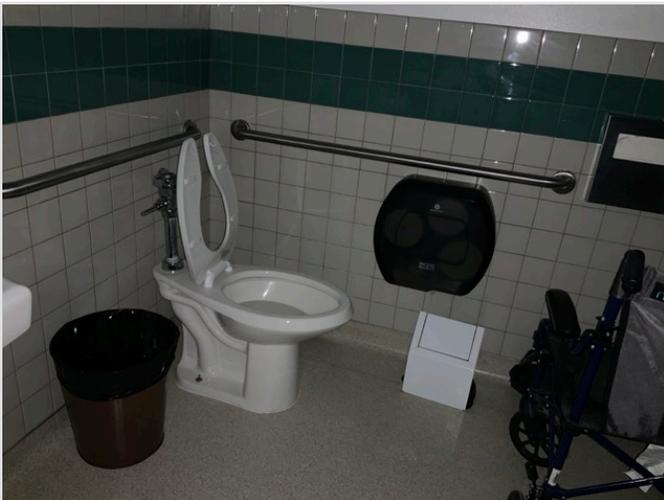
Ascencion Solorsano Middle School: Photographic Overview



ACCESSIBLE INTERIOR PATH



DOOR HARDWARE



TOILET STALL OVERVIEW



SINK, FAUCET HANDLES AND ACCESSORIES



SINK CLEARANCE



OVEN WITH CONTROLS

Ascencion Solorsano Middle School: Photographic Overview



OVERVIEW OF PLAYGROUND



ACCESSIBLE ROUTE TO PLAYGROUND

Appendix D: Component Condition Report

Component Condition Report | Ascencion Solorsano Middle School / Administration

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Facade						
B2010	Building Exterior	Fair	Exterior Walls, Brick/Masonry/Stone, Clean & Seal	3,400 SF	5	9486152
B2010	Building Exterior	Fair	Exterior Walls, any painted surface, 1-2 Story Building, Prep & Paint	1,500 SF	3	9486150
B2020	Building Exterior	Fair	Glazing, any type by SF	200 SF	8	9486146
B2050	Building Exterior	Fair	Exterior Door, Steel, Standard	4	8	9486123
B2070	Building Exterior	Fair	Louvers, Aluminum	2	18	9486163
Roofing						
B3010	Roof	Fair	Roofing, Metal	6,600 SF	18	9486141
B3060	Attic	Good	Roof Hatch, Metal	1	25	9486124
Interiors						
C1030	Throughout Building	Fair	Interior Door, Wood, Solid-Core	19	22	9486159
C1070	Throughout Building	Fair	Suspended Ceilings, Acoustical Tile (ACT)	6,000 SF	12	9486122
C1090	Restrooms	Fair	Toilet Partitions, Plastic/Laminate	4	14	9486158
C2010	Restrooms	Fair	Wall Finishes, Ceramic Tile	800 SF	25	9486155
C2010	Throughout Building	Fair	Wall Finishes, Vinyl	14,600 SF	10	9486133
C2030	Nurse's office	Fair	Flooring, any surface, w/ Epoxy Coating, Prep & Paint	300 SF	7	9486126
C2030	Throughout Building	Fair	Flooring, Vinyl Tile (VCT)	500 SF	9	9486127
C2030	Restrooms	Fair	Flooring, Ceramic Tile	600 SF	20	9486156
C2030	Throughout Building	Fair	Flooring, Carpet, Commercial Standard	5,500 SF	6	9486149
C2050	Restrooms	Fair	Ceiling Finishes, any flat surface, Prep & Paint	600 SF	7	9486138
Plumbing						
D2010	Throughout Building	Fair	Sink/Lavatory, Vanity Top, Stainless Steel	3	15	9486151
D2010	Restrooms	Fair	Sink/Lavatory, Vanity Top, Enameled Steel	4	10	9486160
D2010	Attic	Fair	Water Heater, Gas, Residential	1	3	9486144

Component Condition Report | Ascencion Solorsano Middle School / Administration

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D2010	Throughout Building	Fair	Toilet, Commercial Water Closet	5	12	9486125
D2010	Restrooms	Fair	Urinal, Standard	2	8	9486128
D2010	Throughout Building	Fair	Plumbing System, Supply & Sanitary, Low Density (excludes fixtures)	6,460 SF	18	9495238
D2010	Utility Rooms/Areas	Fair	Sink/Lavatory, Service Sink, Floor	1	25	9486143
D2010	Nurse's office	Fair	Sink/Lavatory, Wall-Hung, Enameled Steel	1	15	9486142
HVAC						
D3030	Building Exterior	Fair	Split System, Condensing Unit/Heat Pump	2	3	9495233
D3030	Attic	Fair	Split System, Fan Coil Unit, DX	3	10	9486161
D3030	Attic	Fair	Split System, Fan Coil Unit, DX	3	10	9495240
D3030	Building Exterior	Fair	Split System, Condensing Unit/Heat Pump	2	3	9495236
D3030	Building Exterior	Fair	Split System Ductless, Single Zone	1	8	9495237
D3030	Building Exterior	Fair	Split System, Condensing Unit/Heat Pump	1	3	9495235
D3050	Throughout Building	Fair	HVAC System, Ductwork, Medium Density	6,460 SF	8	9486120
D3060	Restrooms	Fair	Supplemental Components, Hand Dryer, Restroom	2	3	9486145
Fire Protection						
D4030	Throughout Building	Fair	Fire Extinguisher, Type ABC, up to 20 LB	4	6	9486157
Electrical						
D5020	Electrical Room	Fair	Distribution Panel, 120/208 V	2	8	9486129
D5020	Attic	Fair	Secondary Transformer, Dry, Stepdown	1	8	9486140
D5020	Attic	Fair	Distribution Panel, 277/480 V	1	8	9486139
D5030	Throughout Building	Fair	Electrical System, Wiring & Switches, Average or Low Density/Complexity	6,460 SF	18	9495234
D5040	Throughout Building	Fair	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures	6,460 SF	10	9486154
Fire Alarm & Electronic Systems						
D6020	Throughout Building	Fair	Low Voltage System, Phone & Data Lines	6,460 SF	6	9486131
D6060	Throughout Building	Fair	Intercom/PA System, Public Address Upgrade, Facility-Wide	6,460 SF	3	9486132

Component Condition Report | Ascencion Solorsano Middle School / Administration

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D7010	Throughout Building	Fair	Intrusion Detection System, Full Alarm System Renovation/Upgrade, Upgrade/Install	6,460 SF	6	9486130
D7030	Throughout Building	Fair	Security/Surveillance System, Full System Upgrade, Average Density	6,460 SF	6	9486153
D7050	Throughout Building	Fair	Fire Alarm System, Full System Upgrade, Standard Addressable, Upgrade/Install	6,460 SF	3	9486162
D7050	Lobby	Fair	Fire Alarm Panel, Fully Addressable	1	3	9486137

Equipment & Furnishings

E1040	Break room	Good	Healthcare Equipment, Defibrillator (AED), Cabinet-Mounted	1	8	9486147
E2010	Throughout Building	Fair	Casework, Cabinetry, Standard	150 LF	10	9486134
E2010	Throughout Building	Fair	Casework, Countertop, Plastic Laminate	120 LF	7	9486148

Sitework

G2060	Building Exterior	Fair	Fences & Gates, Pedestrian Gate, Aluminized Steel	5	15	9486135
G2060	Building Exterior	Fair	Signage, Property, Building-Mounted Individual Letters, Replace/Install	59	7	9486136

Component Condition Report | Ascencion Solorsano Middle School / B (Band) Building

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	1,600 SF	3	9596632
B2010	Building Exterior	Fair	Exterior Walls, Brick/Masonry/Stone, Clean & Seal, Maintain	4,000 SF	11	9596635
B2020	Building Exterior	Fair	Glazing, any type by SF	350 SF	18	9596612
B2050	Building Exterior	Fair	Exterior Door, Steel, Commercial	10	22	9596639
Roofing						
B3010	Roof	Fair	Roofing, Metal	8,000 SF	18	9596630
B3020	Roof	Good	Roof Appurtenances, Roof Access Ladder, Steel	10 LF	35	9596615
B3020	Roof	Fair	Roof Appurtenances, Gutters & Downspouts, Aluminum w/ Fittings	400 LF	3	9596631
B3060	Roof	Good	Roof Hatch, Metal	1	25	9596620

Interiors

Component Condition Report | Ascencion Solorsano Middle School / B (Band) Building

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
C1030	Building Exterior	Fair	Door Hardware, School, per Door	10	12	9596604
C1030	Throughout Building	Fair	Interior Door, Wood, Solid-Core	6	25	9596614
C1070	Throughout Building	Fair	Suspended Ceilings, Acoustical Tile (ACT)	5,500 SF	15	9596637
C2010	Throughout Building	Fair	Wall Finishes, Acoustical Tile (ACT), Standard	1,000 SF	15	9596605
C2010	Throughout Building	Fair	Wall Finishes, Vinyl	10,750 SF	5	9596629
C2010	Throughout Building	Fair	Wall Finishes, any surface, Prep & Paint	1,900 SF	6	9596633
C2030	Throughout Building	Fair	Flooring, Carpet, Commercial Standard	5,500 SF	7	9596626
C2050	Throughout Building	Fair	Ceiling Finishes, any flat surface, Prep & Paint	150 SF	6	9596611
Plumbing						
D2010	Throughout Building	Fair	Plumbing System, Supply & Sanitary, Very Low Density (excludes fixtures)	5,500 SF	18	9596623
D2010	Attic	Fair	Water Heater, Gas, Residential	1	8	9596607
D2010	Throughout Building	Fair	Sink/Lavatory, Vanity Top, Stainless Steel	2	18	9596636
HVAC						
D3020	Attic	Fair	Furnace, Gas	4	3	9596618
D3050	Throughout Building	Fair	HVAC System, Ductwork, Medium Density	5,500 SF	8	9596634
D3050	Throughout Building	Fair	HVAC System, Hydronic Piping, 4-Pipe	5,500 SF	18	9596610
Electrical						
D5020	B4	Fair	Distribution Panel, 120/208 V	2	8	9596621
D5020	B4	Fair	Distribution Panel, 277/480 V	1	8	9596616
D5030	Throughout Building	Fair	Electrical System, Wiring & Switches, Average or Low Density/Complexity	5,500 SF	18	9596624
D5040	Throughout Building	Good	Emergency & Exit Lighting, Exit Sign/Emergency Combo, LED	3	8	9596625
D5040	Throughout Building	Good	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures	5,500 SF	17	9596608
Fire Alarm & Electronic Systems						
D6020	Throughout Building	Fair	Low Voltage System, Phone & Data Lines	5,500 SF	10	9596609
D6060	Throughout Building	Fair	Intercom/PA System, Public Address Upgrade, Facility-Wide	5,500 SF	7	9596622

Component Condition Report | Ascencion Solorsano Middle School / B (Band) Building

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D7030	Building Exterior	Good	Security/Surveillance System, Full System Upgrade, Average Density	1,000 SF	12	9596613
D7050	Throughout Building	Fair	Fire Alarm System, Full System Upgrade, Standard Addressable, Upgrade/Install	5,500 SF	3	9596606
D8010	Throughout Building	Fair	BAS/HVAC Controls, Extensive/Robust BMS or Smart Building System, Upgrade/Install	5,500 SF	6	9596617
Equipment & Furnishings						
E2010	Throughout Building	Fair	Casework, Cabinetry, Standard	20 LF	8	9596628
E2010	Throughout Building	Fair	Casework, Countertop, Plastic Laminate	15 LF	9	9596627

Component Condition Report | Ascencion Solorsano Middle School / C1 Classrooms

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Facade						
B2010	Building Exterior	Fair	Exterior Walls, Brick/Masonry/Stone, Clean & Seal, Maintain	3,500 SF	15	9596182
B2010	Building Exterior	Fair	Exterior Walls, any painted surface, 1-2 Story Building, Prep & Paint	2,000 SF	3	9596188
B2020	Building Exterior	Fair	Glazing, any type by SF	3,600 SF	23	9596147
B2050	Building Exterior	Fair	Exterior Door, Steel, Commercial	13	22	9596166
B2070	Building Exterior	Fair	Louvers, Aluminum	4	20	9596173
Roofing						
B3010	Roof	Fair	Roofing, Metal	11,000 SF	18	9596146
B3020	Roof	Fair	Roof Appurtenances, Gutters & Downspouts, Aluminum w/ Fittings	450 LF	3	9596163
B3020	Roof	Good	Roof Appurtenances, Roof Access Ladder, Steel	20 LF	35	9596155
B3060	Roof	Fair	Roof Hatch, Metal	2	8	9596171
Interiors						
C1030	Throughout Building	Fair	Interior Door, Wood, Solid-Core	6	30	9596170
C1030	Building Exterior	Fair	Door Hardware, School, per Door	11	18	9596176
C1070	Throughout Building	Fair	Suspended Ceilings, Acoustical Tile (ACT)	7,750 SF	8	9596177
C1090	Restrooms	Fair	Toilet Partitions, Plastic/Laminate	6	9	9596169

Component Condition Report | Ascencion Solorsano Middle School / C1 Classrooms

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
C2010	Throughout Building	Fair	Wall Finishes, Vinyl	13,500 SF	6	9596168
C2010	Restrooms	Good	Wall Finishes, Ceramic Tile	600 SF	32	9596184
C2030	Throughout Building	Fair	Flooring, Carpet, Commercial Standard	5,700 SF	7	9596153
C2030	Restrooms	Fair	Flooring, Ceramic Tile	800 SF	30	9596167
C2030	Throughout Building	Good	Flooring, Vinyl Tile (VCT)	1,250 SF	12	9596165
C2050	Restrooms	Fair	Ceiling Finishes, any flat surface, Prep & Paint	800 SF	7	9596174
Plumbing						
D2010	C1.6	Fair	Water Heater, Electric, Residential	1	8	9596149
D2010	C1.6	Fair	Sink/Lavatory, Service Sink, Floor	1	25	9596158
D2010	Throughout Building	Fair	Plumbing System, Supply & Sanitary, Low Density (excludes fixtures)	7,750 SF	18	9596178
D2010	Throughout Building	Fair	Sink/Lavatory, Vanity Top, Stainless Steel	6	15	9596183
D2010	Restrooms	Fair	Toilet, Commercial Water Closet	6	20	9596161
D2010	Restrooms	Fair	Urinal, Standard	3	15	9596180
D2010	Restrooms	Fair	Sink/Lavatory, Wall-Hung, Enameled Steel	6	20	9596152
D2010	Building Exterior	Poor	Drinking Fountain, Wall-Mounted, Single-Level	2	2	9596150
HVAC						
D3020	Attic	Fair	Furnace, Gas	8	3	9596144
D3050	Throughout Building	Fair	HVAC System, Ductwork, Medium Density	7,750 SF	8	9596154
D3050	Throughout Building	Fair	HVAC System, Hydronic Piping, 4-Pipe	7,750 SF	18	9596160
D3060	Restrooms	Fair	Supplemental Components, Hand Dryer, Restroom	4	8	9596181
Fire Protection						
D4030	Throughout Building	Good	Fire Extinguisher, Type ABC, up to 20 LB	9	8	9596151
Electrical						
D5020	C1.12	Fair	Distribution Panel, 120/208 V	1	8	9596156
D5020	C1.12	Fair	Secondary Transformer, Dry, Stepdown	1	8	9596187

Component Condition Report | Ascencion Solorsano Middle School / C1 Classrooms

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D5020	C1.12	Fair	Distribution Panel, 277/480 V	1	8	9596145
D5040	Throughout Building	Good	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures	7,750 SF	16	9596159
Fire Alarm & Electronic Systems						
D6020	Throughout Building	Fair	Low Voltage System, Phone & Data Lines	7,750 SF	7	9596179
D6060	Throughout Building	Fair	Intercom/PA System, Public Address Upgrade, Facility-Wide	7,750 SF	6	9596164
D7030	Building Exterior	Good	Security/Surveillance System, Full System Upgrade, Average Density	3,000 SF	13	9596172
D7050	Throughout Building	Fair	Fire Alarm System, Full System Upgrade, Standard Addressable, Upgrade/Install	7,750 SF	3	9596185
D8010	Attic	Fair	BAS/HVAC Controls, Extensive/Robust BMS or Smart Building System, Upgrade/Install	7,750 SF	9	9596175
Equipment & Furnishings						
E2010	Throughout Building	Fair	Casework, Cabinetry, Standard	300 LF	12	9596162
E2010	Throughout Building	Fair	Casework, Countertop, Plastic Laminate	300 LF	9	9596157
Sitework						
G2080	C1.12	Good	Irrigation System, Control Panel	1	12	9596186
Other (H0001)						
H0000	Throughout Building			12	0	9596148

Component Condition Report | Ascencion Solorsano Middle School / C2 Classrooms

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	11,205 SF	4	9486300
B2010	Building Exterior	Fair	Exterior Walls, Brick/Masonry/Stone, Clean & Seal, Maintain	3,600 SF	10	9486318
B2020	Building Exterior	Fair	Glazing, any type by SF	220 SF	25	9486279
B2050	Building Exterior	Fair	Exterior Door, Steel, Standard	14	12	9486313
Roofing						
B3010	Roof	Fair	Roofing, Metal	11,750 SF	18	9486314

Component Condition Report | Ascencion Solorsano Middle School / C2 Classrooms

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
B3020	Roof	Fair	Roof Appurtenances, Gutters & Downspouts, Aluminum w/ Fittings	450 LF	3	9486281
B3020	Roof	Good	Roof Appurtenances, Roof Access Ladder, Steel	20 LF	32	9486299
B3060	Roof	Good	Roof Hatch, Metal	2	25	9486316
Interiors						
C1030	Throughout Building	Fair	Interior Door, Wood, Solid-Core	6	20	9486290
C1030	Building Exterior	Fair	Door Hardware, School, per Door	6	15	9486277
C1070	Throughout Building	Fair	Suspended Ceilings, Acoustical Tile (ACT)	7,350 SF	12	9486315
C1090	Restrooms	Good	Toilet Partitions, Plastic/Laminate	6	16	9486306
C2010	Restrooms	Fair	Wall Finishes, Ceramic Tile	380 SF	18	9486294
C2010	Throughout Building	Fair	Wall Finishes, Vinyl	16,300 SF	9	9486312
C2030	Throughout Building	Fair	Flooring, Carpet, Commercial Standard	2,000 SF	6	9486301
C2030	Restrooms	Fair	Flooring, Ceramic Tile	400 SF	18	9486303
C2030	Throughout Building	Fair	Flooring, Vinyl Tile (VCT)	2,200 SF	7	9486291
C2030	Throughout Building	Fair	Flooring, Carpet, Commercial Standard	3,080 SF	3	9486276
C2050	Restrooms	Fair	Ceiling Finishes, any flat surface, Prep & Paint	400 SF	4	9486295
Plumbing						
D2010	C2.6	Fair	Water Heater, Electric, Residential	1	5	9486286
D2010	Restrooms	Fair	Sink/Lavatory, Wall-Hung, Enameled Steel	6	16	9486307
D2010	Throughout Building	Fair	Sink/Lavatory, Vanity Top, Stainless Steel	6	16	9486311
D2010	Restrooms	Fair	Toilet, Commercial Water Closet	6	16	9486292
D2010	C2.6	Fair	Sink/Lavatory, Service Sink, Floor	1	15	9486304
D2010	Building Exterior	Fair	Drinking Fountain, Wall-Mounted, Single-Level	2	10	9486309
D2010	Throughout Building	Fair	Plumbing System, Supply & Sanitary, Low Density (excludes fixtures)	7,350 SF	18	9486275
HVAC						
D3020	Attic	Fair	Furnace, Gas	8	3	9486298

Component Condition Report | Ascencion Solorsano Middle School / C2 Classrooms

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D3050	Throughout Building	Fair	HVAC System, Ductwork, Medium Density	7,350 SF	16	9486273
D3050	attic	Fair	HVAC System, Hydronic Piping, 4-Pipe	7,350 SF	23	9486282
D3060	Restrooms	Fair	Supplemental Components, Hand Dryer, Restroom	4	6	9486288
Fire Protection						
D4030	Throughout Building	Fair	Fire Extinguisher, Type ABC, up to 20 LB	8	4	9486297
Electrical						
D5020	C2.12	Fair	Distribution Panel, 120/208 V	1	8	9486284
D5020	C2.12	Fair	Distribution Panel, 277/480 V	1	8	9486285
D5020	C2.12	Fair	Secondary Transformer, Dry, Stepdown	1	8	9486305
D5030	Throughout Building	Fair	Electrical System, Wiring & Switches, Average or Low Density/Complexity	7,350 SF	18	9498608
D5040	Throughout Building	Fair	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures	7,350 SF	12	9486308
Fire Alarm & Electronic Systems						
D6020	Throughout Building	Fair	Low Voltage System, Phone & Data Lines	7,350 SF	10	9486302
D7030	Throughout Building	Good	Security/Surveillance System, Full System Upgrade, Average Density	7,350 SF	12	9486289
D7050	Throughout Building	Fair	Fire Alarm System, Full System Upgrade, Standard Addressable, Upgrade/Install	7,350 SF	3	9486274
D8010	Attic	Fair	BAS/HVAC Controls, Extensive/Robust BMS or Smart Building System, Upgrade/Install	7,350 SF	3	9486293
Equipment & Furnishings						
E2010	Throughout Building	Fair	Casework, Cabinetry, Standard	400 LF	10	9486310
E2010	Throughout Building	Fair	Casework, Countertop, Plastic Laminate	300 LF	10	9486283

Component Condition Report | Ascencion Solorsano Middle School / C3 Classrooms

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Facade						
B2010	Building Exterior	Fair	Exterior Walls, Brick/Masonry/Stone, Clean & Seal, Maintain	3,600 SF	13	9592624
B2010	Building Exterior	Fair	Exterior Walls, any painted surface, 1-2 Story Building, Prep & Paint	1,700 SF	4	9592616

Component Condition Report | Ascencion Solorsano Middle School / C3 Classrooms

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
B2020	Building Exterior	Fair	Glazing, any type by SF	400 SF	18	9592612
B2050	Building Exterior	Fair	Exterior Door, Steel, Commercial	12	19	9592643
B2070	Building Exterior	Fair	Louvers, Aluminum	4	22	9592636
Roofing						
B3010	Roof	Fair	Roofing, Metal	11,000 SF	18	9592609
B3020	Roof	Good	Roof Appurtenances, Roof Access Ladder, Steel	10 LF	35	9592608
B3020	Roof	Fair	Roof Appurtenances, Gutters & Downspouts, Aluminum w/ Fittings	450 LF	3	9592623
B3060	Roof	Good	Roof Hatch, Metal	1	25	9592632
Interiors						
C1030	Building Exterior	Fair	Door Hardware, School, per Door	12	9	9592631
C1030	Throughout Building	Good	Interior Door, Wood, Solid-Core	3	32	9592601
C1070	Throughout Building	Fair	Suspended Ceilings, Acoustical Tile (ACT)	6,000 SF	19	9592613
C1090	Restrooms	Fair	Toilet Partitions, Plastic/Laminate	6	13	9592642
C2010	Throughout Building	Fair	Wall Finishes, Vinyl	12,200 SF	11	9592630
C2010	Restrooms	Fair	Wall Finishes, Ceramic Tile	560 SF	19	9592628
C2030	Throughout Building	Good	Flooring, Vinyl Tile (VCT)	2,000 SF	12	9592644
C2030	Throughout Building	Fair	Flooring, Carpet, Commercial Standard	3,800 SF	7	9592646
C2030	Restrooms	Fair	Flooring, Ceramic Tile	500 SF	15	9592605
C2030	C3.8	Poor	Flooring, Vinyl Tile (VCT)	50 SF	2	9592610
C2050	Restrooms	Fair	Ceiling Finishes, any flat surface, Prep & Paint	500 SF	7	9592640
Plumbing						
D2010	Restrooms	Fair	Sink/Lavatory, Wall-Hung, Enameled Steel	6	11	9592611
D2010	Restrooms	Fair	Urinal, Standard	3	20	9592638
D2010	C3.6	Fair	Sink/Lavatory, Service Sink, Floor	1	28	9592615
D2010	C3.6	Good	Water Heater, Electric, Residential	1	15	9592619

Component Condition Report | Ascencion Solorsano Middle School / C3 Classrooms

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D2010	Restrooms	Fair	Toilet, Commercial Water Closet	6	11	9592639
D2010	Throughout Building	Fair	Sink/Lavatory, Vanity Top, Stainless Steel	6	15	9592621
D2010	Building Exterior	Fair	Drinking Fountain, Wall-Mounted, Single-Level	2	5	9592622
D2010	Throughout Building	Fair	Plumbing System, Supply & Sanitary, Low Density (excludes fixtures)	6,800 SF	19	9592604
HVAC						
D3020	Attic	Fair	Furnace, Gas	8	3	9592635
D3050	Throughout Building	Fair	HVAC System, Ductwork, Medium Density	6,800 SF	9	9592602
D3050	Throughout Building	Fair	HVAC System, Hydronic Piping, 4-Pipe	6,800 SF	19	9592637
D3060	Restrooms	Fair	Supplemental Components, Hand Dryer, Restroom	4	8	9592618
Fire Protection						
D4030	Throughout Building	Fair	Fire Extinguisher, Type ABC, up to 20 LB	8	7	9592600
Electrical						
D5020	C3.12	Fair	Secondary Transformer, Dry, Stepdown	1	9	9592614
D5020	C3.12	Fair	Distribution Panel, 277/480 V	1	9	9592633
D5020	C3.12	Fair	Distribution Panel, 120/208 V	1	9	9592607
D5030	Throughout Building	Fair	Electrical System, Wiring & Switches, Average or Low Density/Complexity	6,800 SF	19	9592645
D5040	Throughout Building	Good	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures	6,800 SF	18	9592617
Fire Alarm & Electronic Systems						
D6020	Throughout Building	Fair	Low Voltage System, Phone & Data Lines	6,800 SF	11	9592606
D6060	Throughout Building	Fair	Intercom/PA System, Public Address Upgrade, Facility-Wide	6,800 SF	3	9592625
D7030	Building Exterior	Good	Security/Surveillance System, Full System Upgrade, Average Density	1,000 SF	13	9592634
D7050	Throughout Building	Fair	Fire Alarm System, Full System Upgrade, Standard Addressable, Upgrade/Install	6,800 SF	5	9592620
D8010	Attic	Fair	BAS/HVAC Controls, Extensive/Robust BMS or Smart Building System, Upgrade/Install	6,800 SF	3	9592603
Equipment & Furnishings						
E2010	Throughout Building	Fair	Casework, Cabinetry, Standard	400 LF	10	9592627

Component Condition Report | Ascencion Solorsano Middle School / C3 Classrooms

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
E2010	Throughout Building	Fair	Casework, Countertop, Plastic Laminate	360 LF	9	9592629
Other (H0001)						
H0000	Throughout Building			12	0	9592626

Component Condition Report | Ascencion Solorsano Middle School / H Classrooms

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Facade						
B2010	Building Exterior	Fair	Exterior Walls, Brick/Masonry/Stone, Clean & Seal, Maintain	3,000 SF	10	9486270
B2010	Building Exterior	Fair	Exterior Walls, any painted surface, 1-2 Story Building, Prep & Paint	1,200 SF	4	9486267
B2020	Building Exterior	Fair	Glazing, any type by SF	200 SF	20	9486261
B2050	Building Exterior	Fair	Exterior Door, Steel, Standard	8	10	9486251
B2070	Building Exterior	Fair	Louvers, Aluminum	4	18	9486249
Roofing						
B3010	Roof	Fair	Roofing, Metal	8,780 SF	18	9486271
B3020	Roof	Fair	Roof Appurtenances, Gutters & Downspouts, Aluminum w/ Fittings	350 LF	4	9486248
B3060	Attic	Good	Roof Hatch, Metal	1	25	9486244
Interiors						
C1030	Throughout Building	Fair	Interior Door, Wood, Solid-Core	4	22	9486252
C1030	Building Exterior	Good	Door Hardware, School, per Door	4	24	9486269
C1070	Throughout Building	Fair	Suspended Ceilings, Acoustical Tile (ACT)	5,390 SF	14	9486235
C2010	Throughout Building	Fair	Wall Finishes, Vinyl	11,200 SF	9	9486247
C2030	Throughout Building	Fair	Flooring, Vinyl Tile (VCT)	1,100 SF	8	9486255
C2030	Throughout Building	Fair	Flooring, Carpet, Commercial Standard	4,200 SF	7	9486246
Plumbing						
D2010	Attic	Fair	Water Heater, Gas, Residential	1	7	9486256

Component Condition Report | Ascencion Solorsano Middle School / H Classrooms

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D2010	Throughout Building	Fair	Plumbing System, Supply & Sanitary, Low Density (excludes fixtures)	5,390 SF	18	9486260
D2010	Throughout Building	Fair	Sink/Lavatory, Vanity Top, Stainless Steel	13	18	9486253
D2010	Utility Rooms/Areas	Fair	Sink/Lavatory, Vanity Top, Enameled Steel	1	12	9486243
HVAC						
D3020	Attic	Fair	Furnace, Gas	5	16	9486254
D3050	Throughout	Fair	HVAC System, Hydronic Piping, 4-Pipe	5,390 SF	23	9486241
D3050	Throughout Building	Fair	HVAC System, Ductwork, Medium Density	5,390 SF	8	9486266
Fire Protection						
D4030	Throughout Building	Fair	Fire Extinguisher, Type ABC, up to 20 LB	6	6	9486265
Electrical						
D5020	Hallway	Fair	Distribution Panel, 277/480 V	1	8	9486257
D5020	Utility Rooms/Areas	Fair	Distribution Panel, 120/208 V	2	8	9486237
D5030	Throughout Building	Fair	Electrical System, Wiring & Switches, Average or Low Density/Complexity	5,390 SF	18	9498043
D5040	Throughout Building	Fair	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures	5,390 SF	15	9486233
Fire Alarm & Electronic Systems						
D6020	Throughout Building	Fair	Low Voltage System, Phone & Data Lines	5,390 SF	15	9486258
D7030	Throughout	Fair	Security/Surveillance System, Full System Upgrade, Average Density	5,930 SF	10	9486236
D7050	Throughout Building	Fair	Fire Alarm System, Full System Upgrade, Standard Addressable, Upgrade/Install	5,390 SF	3	9486232
D8010	Attic	Fair	BAS/HVAC Controls, Extensive/Robust BMS or Smart Building System, Upgrade/Install	5,390 SF	3	9486262
Equipment & Furnishings						
E1060	H1	Fair	Residential Appliances, Clothes Dryer	1	4	9486239
E1060	H1	Fair	Residential Appliances, Washer	1	8	9486242
E1060	H1	Fair	Residential Appliances, Dishwasher	2	3	9486259
E1060	H1	Fair	Residential Appliances, Refrigerator, 14 to 18 CF	1	8	9486238
E1060	H1	Fair	Residential Appliances, Range, Electric	2	6	9486234

Component Condition Report | Ascencion Solorsano Middle School / H Classrooms

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
E2010	Throughout Building	Fair	Casework, Countertop, Plastic Laminate	400 LF	10	9486240
E2010	Throughout Building	Fair	Casework, Cabinetry, Standard	260 LF	12	9486268

Component Condition Report | Ascencion Solorsano Middle School / Library

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	1,200 SF	3	9597684
B2010	Building Exterior	Fair	Exterior Walls, Brick/Masonry/Stone, Clean & Seal, Maintain	3,300 SF	5	9597666
B2020	Building Exterior	Fair	Glazing, any type by SF	180 SF	8	9597685
B2050	Building Exterior	Fair	Exterior Door, Steel, Commercial	4	25	9597686
Roofing						
B3010	Roof	Fair	Roofing, Metal	6,400 SF	18	9597659
B3020	Roof	Fair	Roof Appurtenances, Roof Access Ladder, Steel	10 LF	31	9597680
B3060	Roof	Good	Roof Hatch, Metal	1	25	9597694
Interiors						
C1030	Throughout Building	Fair	Interior Door, Wood, Solid-Core	6	25	9597672
C1070	Throughout Building	Fair	Suspended Ceilings, Acoustical Tile (ACT)	3,500 SF	3	9597675
C2010	Restrooms	Fair	Wall Finishes, Ceramic Tile	250 SF	31	9597699
C2010	Throughout Building	Fair	Wall Finishes, Vinyl	9,800 SF	11	9597690
C2030	Restrooms	Fair	Flooring, any surface, w/ Epoxy Coating, Prep & Paint	150 SF	7	9597664
C2030	Throughout Building	Fair	Flooring, Vinyl Tile (VCT)	3,250 SF	9	9597668
C2030	Throughout Building	Fair	Flooring, Carpet, Commercial Standard	2,500 SF	4	9597677
C2050	Throughout Building	Fair	Ceiling Finishes, any flat surface, Prep & Paint	750 SF	6	9597674
C2050	Throughout Building	Fair	Ceiling Finishes, exposed irregular elements, Prep & Paint	1,300 SF	6	9597697
Plumbing						

Component Condition Report | Ascencion Solorsano Middle School / Library

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D2010	Restrooms	Fair	Toilet, Commercial Water Closet	2	20	9597681
D2010	Break Room	Fair	Sink/Lavatory, Vanity Top, Stainless Steel	1	12	9597700
D2010	Utility Rooms/Areas	Fair	Water Heater, Electric, Residential	1	5	9597698
D2010	Utility Rooms/Areas	Fair	Sink/Lavatory, Service Sink, Floor	1	20	9597682
D2010	Restrooms	Fair	Sink/Lavatory, Service Sink, Wall-Hung	2	25	9597693
D2010	Throughout Building	Fair	Plumbing System, Supply & Sanitary, Low Density (excludes fixtures)	6,000 SF	18	9597661
HVAC						
D3030	Building Exterior	Fair	Split System, Condensing Unit/Heat Pump	1	3	9597701
D3030	Attic	Fair	Split System, Fan Coil Unit, DX	3	3	9597678
D3030	Attic	Fair	Split System, Fan Coil Unit, DX	1	3	9597673
D3030	Attic	Fair	Split System, Fan Coil Unit, DX	1	3	9597692
D3030	Building Exterior	Fair	Split System, Condensing Unit/Heat Pump	2	3	9597657
D3030	Building Exterior	Fair	Split System, Condensing Unit/Heat Pump	1	3	9597676
D3030	Building Exterior	Fair	Split System, Condensing Unit/Heat Pump	2	3	9597695
D3050	Throughout Building	Fair	HVAC System, Ductwork, Medium Density	6,000 SF	8	9597689
Fire Protection						
D4030		Fair	Fire Extinguisher, Type ABC, up to 20 LB	5	7	9598556
Electrical						
D5020	Electrical Room	Fair	Distribution Panel, 120/208 V	2	8	9597696
D5020	Electrical Room	Fair	Secondary Transformer, Dry, Stepdown	1	8	9597703
D5020	Electrical Room	Fair	Distribution Panel, 277/480 V	1	8	9597670
D5030	Throughout Building	Fair	Electrical System, Wiring & Switches, Average or Low Density/Complexity	6,000 SF	18	9597660
D5040	Throughout Building	Fair	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures	6,000 SF	17	9597691
Fire Alarm & Electronic Systems						
D6020	Throughout Building	Fair	Low Voltage System, Phone & Data Lines	6,000 SF	10	9597683

Component Condition Report | Ascencion Solorsano Middle School / Library

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D6060	Throughout Building	Fair	Intercom/PA System, Public Address Upgrade, Facility-Wide	6,000 SF	6	9597663
D7030	Building Exterior	Fair	Security/Surveillance System, Full System Upgrade, Average Density	1,000 SF	10	9597662
D7050	Throughout Building	Fair	Fire Alarm System, Full System Upgrade, Standard Addressable, Upgrade/Install	6,000 SF	3	9597687
D8010	Attic	Fair	BAS/HVAC Controls, Extensive/Robust BMS or Smart Building System, Upgrade/Install	6,000 SF	5	9597688
Equipment & Furnishings						
E2010	Throughout Building	Fair	Library Shelving, Double-Faced, up to 90" Height	90 LF	15	9597669
E2010	Throughout Building	Fair	Library Shelving, Single-Faced, up to 90" Height, up to 90" Height	80 LF	15	9597667
E2010	Throughout Building	Fair	Casework, Cabinetry, Standard	30 LF	6	9597679
E2010	Throughout Building	Fair	Casework, Countertop, Plastic Laminate	40 LF	6	9597702
Sitework						
G4050	Building Exterior	Fair	Site Lighting, Wall Pack or Walkway Pole-Mounted, any type w/ LED	3	9	9597671

Component Condition Report | Ascencion Solorsano Middle School / M Building

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	700 SF	3	9591956
B2010	Building Exterior	Fair	Exterior Walls, Brick/Masonry/Stone, Clean & Seal, Maintain	1,700 SF	6	9591981
B2050	Building Exterior	Fair	Exterior Door, Steel, Standard	8	12	9591973
Roofing						
B3010	Roof	Fair	Roofing, Modified Bitumen	800 SF	3	9591962
B3010	Roof	Fair	Roofing, Metal	3,000 SF	19	9591958
B3020	Roof	Fair	Roof Appurtenances, Gutters & Downspouts, Aluminum w/ Fittings	185 LF	7	9591964
Interiors						
C1090	Restrooms	Fair	Toilet Partitions, Plastic/Laminate	7	10	9591971
C1090	Throughout Building	Fair	Lockers, Steel-Baked Enamel, 12" W x 15" D x 72" H	120 LF	13	9591978

Component Condition Report | Ascencion Solorsano Middle School / M Building

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
C2010	Throughout Building	Fair	Wall Finishes, any surface, Prep & Paint	4,500 SF	7	9591980
C2010	Throughout Building	Fair	Wall Finishes, Ceramic Tile	1,650 SF	23	9591985
C2030	Throughout Building	Fair	Flooring, Ceramic Tile	3,200 SF	22	9591967
C2050	Throughout Building	Fair	Ceiling Finishes, any flat surface, Prep & Paint	3,200 SF	6	9591966
Plumbing						
D2010	Locker Rooms	Fair	Shower, Valve & Showerhead	12	22	9591976
D2010	Restrooms	Fair	Toilet, Commercial Water Closet	7	20	9591972
D2010	M30	Fair	Water Heater, Gas, Commercial (200 MBH)	2	3	9591969
D2010	Utility Rooms/Areas	Fair	Sink/Lavatory, Service Sink, Floor	1	20	9591974
D2010	Restrooms	Fair	Sink/Lavatory, Wall-Hung, Enameled Steel	6	20	9591957
D2010	Restrooms	Fair	Urinal, Standard	3	16	9591968
D2010	M30	Fair	Piping & Valves, Mixing Valve, Domestic Water	2	9	9591975
D2010	Building Exterior	Fair	Drinking Fountain, Wall-Mounted, Bi-Level	1	6	9591979
HVAC						
D3030	Roof	Fair	Evaporative Cooler, 2 to 3 HP, 18000 CFM	1	3	9593383
D3060	Restrooms	Fair	Supplemental Components, Hand Dryer, Restroom	4	7	9591965
Fire Protection						
D4030	Throughout	Fair	Fire Extinguisher, Type ABC, up to 20 LB	6	6	9594028
Electrical						
D5020	M29	Fair	Distribution Panel, 120/208 V	1	9	9591977
D5020	M29	Fair	Secondary Transformer, Dry, Stepdown	1	9	9591970
D5020	M29	Fair	Secondary Transformer, Dry, Stepdown	1	9	9591954
D5020	M29	Fair	Distribution Panel, 277/480 V	1	9	9591986
D5040	M30	Fair	Lighting Controls, Dimming Panel, Digital Time Control Clock & Photosensor	2	3	9591961
D5040	Building Exterior	Fair	Exterior Light, any type, w/ LED Replacement	3	8	9591983

Component Condition Report | Ascencion Solorsano Middle School / M Building

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D5040	Throughout Building	Good	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures	3,200 SF	18	9591984
Fire Alarm & Electronic Systems						
D6020	Throughout Building	Fair	Low Voltage System, Phone & Data Lines	3,200 SF	12	9591982
D6060	Throughout Building	Fair	Intercom/PA System, Public Address Upgrade, Facility-Wide	3,200 SF	3	9591955
D7030	Building Exterior	Good	Security/Surveillance System, Full System Upgrade, Average Density	800 SF	13	9591959
D7050	Throughout Building	Fair	Fire Alarm System, Full System Upgrade, Standard Addressable, Upgrade/Install	3,200 SF	6	9591963
Other (H0001)						
H0000	Building Exterior	Poor		0	0	9591960

Component Condition Report | Ascencion Solorsano Middle School / Multi-Purpose Room

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	2,080 SF	4	9595388
B2010	Building Exterior	Fair	Exterior Walls, Brick/Masonry/Stone, Clean & Seal, Maintain	7,800 SF	5	9595429
B2020	MPR/KITCHEN	Fair	Screens & Shutters, Rolling Security Shutter, 10 to 50 SF	3	6	9595411
B2020	Building Exterior	Fair	Glazing, any type by SF	120 SF	13	9595391
B2050	Building Exterior	Fair	Overhead/Dock Door, Steel, 12'x12' (144 SF)	1	18	9595401
B2050	Building Exterior	Fair	Exterior Door, Steel, Commercial	11	19	9595392
Roofing						
B3010	Roof	Poor	Roofing, Modified Bitumen	1,970 SF	2	9595413
B3010	Roof	Fair	Roofing, Metal	6,300 SF	18	9595414
B3020	Roof	Fair	Roof Appurtenances, Roof Access Ladder, Steel	25 LF	22	9595418
B3020	Roof	Fair	Roof Appurtenances, Gutters & Downspouts, Aluminum w/ Fittings	100 LF	3	9595399
B3060	Roof	Fair	Roof Hatch, Metal	1	9	9595381
Interiors						

Component Condition Report | Ascencion Solorsano Middle School / Multi-Purpose Room

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
C1030	Throughout Building	Fair	Interior Door, Wood, Solid-Core	10	19	9595423
C1070	Throughout Building	Fair	Suspended Ceilings, Acoustical Tile (ACT)	6,260 SF	15	9595410
C1090	Kitchen	Fair	Lockers, Steel-Baked Enamel, 12" W x 15" D x 72" H	5 LF	12	9595377
C2010	MPR	Fair	Wall Finishes, Acoustical Tile (ACT), Fabric-Faced	1,200 SF	10	9595407
C2010	Kitchen	Fair	Wall Finishes, Laminated Paneling (FRP)	2,000 SF	9	9595433
C2010	Throughout Building	Good	Wall Finishes, any surface, Prep & Paint	6,300 SF	9	9595383
C2010	MPR	Fair	Wall Finishes, Laminated Paneling (FRP)	2,500 SF	12	9595422
C2030	Kitchen	Good	Flooring, any surface, w/ Epoxy Coating, Prep & Paint	2,000 SF	9	9595376
C2030	Stage	Good	Flooring, Wood, Strip, Refinish	500 SF	10	9595385
C2030	Throughout Building	Fair	Flooring, Vinyl Tile (VCT)	5,800 SF	5	9595857
C2050	Kitchen	Good	Ceiling Finishes, any flat surface, Prep & Paint	2,000 SF	8	9596225
Conveying						
D1010	Near stage	Fair	Vertical Lift, Wheelchair, 5' Rise, Renovate	1	4	9595397
Plumbing						
D2010	Kitchen	Fair	Toilet, Commercial Water Closet	1	10	9595387
D2010	Kitchen	Fair	Water Heater, Gas, Residential	1	11	9595435
D2010	Building Exterior	Fair	Drinking Fountain, Wall-Mounted, Single-Level	2	5	9595421
D2010	Throughout Building	Fair	Plumbing System, Supply & Sanitary, Low Density (excludes fixtures)	8,260 SF	18	9595858
D2010	Kitchen	Fair	Sink/Lavatory, Wall-Hung, Enameled Steel	1	12	9595425
D2010	Throughout Building	Fair	Sink/Lavatory, Service Sink, Floor	2	28	9595396
HVAC						
D3020	Attic	Fair	Furnace, Gas	1	3	9595402
D3030	Roof	Fair	Evaporative Cooler, 3 to 5 HP	2	3	9595390
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted	2	3	9595384
D3050	Attic	Fair	HVAC System, Hydronic Piping, 4-Pipe	500 SF	19	9595416

Component Condition Report | Ascencion Solorsano Middle School / Multi-Purpose Room

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D3050	Throughout Building	Fair	HVAC System, Ductwork, Low Density	8,260 SF	9	9595856
D3060	Kitchen	Good	Supplemental Components, Air Curtain, 5' Wide Non-Heated	1	16	9595409
D3060	Roof	Fair	Exhaust Fan, Centrifugal, 24" Damper	3	4	9595427
D3060	Roof	Fair	Axial Flow Fan, In-Line, 1 HP Motor	1	3	9595373
Fire Protection						
D4010	Kitchen	Fair	Fire Suppression System, Commercial Kitchen, per LF of Hood	16 LF	7	9595395
D4030	Throughout Building	Good	Fire Extinguisher, Type ABC, up to 20 LB	6	9	9595428
D4030	Kitchen	Fair	Fire Extinguisher, Wet Chemical/CO2	1	6	9595408
Electrical						
D5020	Kitchen	Fair	Distribution Panel, 120/208 V	1	9	9595394
D5030	Throughout Building	Fair	Electrical System, Wiring & Switches, Average or Low Density/Complexity	8,260 SF	19	9595859
D5040	Throughout Building	Fair	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures	826 SF	3	9595431
Fire Alarm & Electronic Systems						
D6020	Throughout Building	Fair	Low Voltage System, Phone & Data Lines	8,260 SF	12	9595432
D6060	Throughout Building	Fair	Intercom/PA System, Public Address Upgrade, Facility-Wide	8,260 SF	7	9595393
D7030	Building Exterior	Good	Security/Surveillance System, Full System Upgrade, Average Density	2,500 SF	13	9595426
D7050	Throughout Building	Fair	Fire Alarm System, Full System Upgrade, Standard Addressable, Upgrade/Install	8,260 SF	3	9595380
Equipment & Furnishings						
E1030	Kitchen	Good	Foodservice Equipment, Icemaker, Freestanding	1	12	9595412
E1030	Roof	Fair	Foodservice Equipment, Walk-In, Condenser for Refigerator/Freezer	2	3	9595398
E1030	Kitchen	Fair	Foodservice Equipment, Commercial Kitchen, 1-Bowl	2	15	9595379
E1030	Kitchen	Fair	Foodservice Equipment, Walk-In, Freezer	1	3	9595424
E1030	Kitchen	Excellent	Foodservice Equipment, Prep Table Refrigerated, Salad/Sandwich	1	15	9595389
E1030	Kitchen	Good	Foodservice Equipment, Walk-In, Evaporator for Refigerator/Freezer	2	12	9595404
E1030	Kitchen	Fair	Foodservice Equipment, Food Warmer, Proofing Cabinet on Wheels	3	9	9595382

Component Condition Report | Ascencion Solorsano Middle School / Multi-Purpose Room

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
E1030	Kitchen	Fair	Foodservice Equipment, Prep Table Refrigerated, Salad/Sandwich	1	6	9595403
E1030	Roof	Fair	Foodservice Equipment, Walk-In, Condenser for Refrigerator/Freezer	2	3	9595386
E1030	Kitchen	Fair	Foodservice Equipment, Dairy Cooler/Wells	1	11	9595434
E1030	Kitchen	Fair	Foodservice Equipment, Commercial Kitchen, 3-Bowl	1	9	9595400
E1030	Kitchen	Fair	Foodservice Equipment, Exhaust Hood, 8 to 10 LF	2	6	9595419
E1030	Kitchen	Fair	Foodservice Equipment, Food Warmer, Tabletop Drawers (Set of 4)	1	8	9595374
E1030	Kitchen	Fair	Foodservice Equipment, Refrigerator, 4-Door Reach-In	1	6	9595415
E1030	Kitchen	Fair	Foodservice Equipment, Convection Oven, Double	1	7	9595406
E1030	Kitchen	Fair	Foodservice Equipment, Food Warmer, Tabletop Drawers (Set of 4)	3	7	9595378
E1030	Kitchen	Fair	Foodservice Equipment, Walk-In, Refrigerator	1	3	9595405

Sitework

G2060	Site	Fair	Signage, Property, Building-Mounted Individual Letters, Replace/Install	20	16	9595420
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Component Condition Report | Ascencion Solorsano Middle School / S Classrooms

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	1,225 SF	4	9486210
B2010	Building Exterior	Fair	Exterior Walls, Brick/Masonry/Stone, Clean & Seal, Maintain	3,900 SF	15	9486231
B2020	Building Exterior	Fair	Glazing, any type by SF	450 SF	18	9486213
B2050	Building Exterior	Fair	Exterior Door, Steel, Standard	14	15	9486225
B2070	Building Exterior	Fair	Louvers, Aluminum	4	18	9486217
Roofing						
B3010	Roof	Fair	Roofing, Metal	8,100 SF	18	9486208
B3020	Roof	Fair	Roof Appurtenances, Gutters & Downspouts, Aluminum w/ Fittings	120 LF	3	9486220
B3020	Roof	Good	Roof Appurtenances, Roof Access Ladder, Steel	22 LF	35	9486227

Component Condition Report | Ascencion Solorsano Middle School / S Classrooms

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
B3060	Attic	Good	Roof Hatch, Metal	1	25	9486211
Interiors						
C1030	Throughout Building	Fair	Interior Door, Wood, Solid-Core	8	28	9486209
C1030	Building Exterior	Fair	Door Hardware, School, per Door	6	8	9486222
C1070	Throughout Building	Fair	Suspended Ceilings, Acoustical Tile (ACT)	7,980 SF	10	9486223
C2010	Throughout Building	Fair	Wall Finishes, Vinyl	14,250 SF	10	9486206
C2030	Throughout Building	Fair	Flooring, Vinyl Tile (VCT)	2,000 SF	11	9486212
C2030	Throughout Building	Fair	Flooring, Carpet, Commercial Standard	5,980 SF	4	9486215
Plumbing						
D2010	Throughout Building	Fair	Sink/Lavatory, Vanity Top, Stainless Steel	26	21	9486230
D2010	Throughout Building	Good	Sink/Lavatory, Vanity Top, Stainless Steel	6	24	9486216
D2010	Throughout Building	Fair	Plumbing System, Supply & Sanitary, Medium Density (excludes fixtures)	7,980 SF	25	9486218
HVAC						
D3020	Attic	Fair	Furnace, Gas	8	3	9486228
D3050	Throughout Building	Fair	HVAC System, Ductwork, Medium Density	7,980 SF	8	9486229
D3050	Throughout	Fair	HVAC System, Hydronic Piping, 4-Pipe	7,980 SF	19	9486219
Electrical						
D5020	Teacher work room	Fair	Distribution Panel, 277/480 V	1	8	9486207
D5040	Throughout Building	Fair	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures	7,980 SF	15	9486205
Fire Alarm & Electronic Systems						
D6020	Throughout Building	Fair	Low Voltage System, Phone & Data Lines	7,890 SF	8	9486214
D7050	Throughout Building	Fair	Fire Alarm System, Full System Upgrade, Standard Addressable, Upgrade/Install	7,980 SF	3	9486221
D8010	Attic	Fair	BAS/HVAC Controls, Extensive/Robust BMS or Smart Building System, Install	7,980 SF	3	9486224
Equipment & Furnishings						
E2010	Throughout Building	Fair	Casework, Cabinetry, Standard	540 LF	14	9486204

Component Condition Report | Ascencion Solorsano Middle School / S Classrooms

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
E2010	Throughout Building	Fair	Casework, Countertop, Solid Surface	450 LF	30	9486226

Component Condition Report | Ascencion Solorsano Middle School / Site

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Plumbing						
D2010	Site General	Fair	Backflow Preventer, Domestic Water	1	8	9493961
D2010	Site General	Fair	Backflow Preventer, Irrigation Water	1	8	9493942
HVAC						
D3030	C3 exterior HVAC Enclosures	Fair	Split System, Condensing Unit/Heat Pump	2	3	9493953
D3030	C3 exterior HVAC Enclosures	Fair	Split System, Condensing Unit/Heat Pump	6	3	9493948
D3030	C2 exterior HVAC Enclosure	Fair	Split System, Condensing Unit/Heat Pump	6	3	9493964
D3030	C2 exterior HVAC Enclosure	Fair	Split System, Condensing Unit/Heat Pump, 4 TON	6	3	9486317
D3030	S HVAC Enclosure	Fair	Split System, Condensing Unit/Heat Pump	2	3	9486105
D3030	H HVAC Enclosure	Fair	Split System, Condensing Unit/Heat Pump	1	3	9486113
D3030	B northside exterior HVAC Enclosure	Fair	Split System, Condensing Unit/Heat Pump	1	3	9493963
D3030	C2 exterior HVAC Enclosures	Fair	Split System, Condensing Unit/Heat Pump, 2 TON	2	3	9486280
D3030	C1 exterior HVAC Enclosure	Fair	Split System, Condensing Unit/Heat Pump	2	3	9493949
D3030	C2 exterior HVAC Enclosures	Fair	Split System, Condensing Unit/Heat Pump	2	3	9493956
D3030	S HVAC Enclosure	Fair	Split System, Condensing Unit/Heat Pump	8	3	9486106
D3030	B northside exterior HVAC Enclosure	Fair	Split System, Condensing Unit/Heat Pump	1	3	9493947
D3030	H HVAC Enclosure	Fair	Split System, Condensing Unit/Heat Pump	4	3	9486094
D3030	C1 exterior HVAC Enclosure	Fair	Split System, Condensing Unit/Heat Pump	6	3	9493946
Electrical						
D5020	Site General	Fair	Secondary Transformer, Dry, Stepdown	1	8	9486092
D5020	S HVAC Enclosure	Fair	Secondary Transformer, Dry, Stepdown	1	8	9486111

Component Condition Report | Ascencion Solorsano Middle School / Site

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D5020	H HVAC Enclosure	Fair	Secondary Transformer, Dry, Stepdown	1	8	9486112
D5020	Site General	Fair	Switchboard, 277/480 V	1	18	9486099
Equipment & Furnishings						
E2010	Site	Fair	Bleachers, Fixed Steel Frame, Aluminum Benches (per Seat)	180	15	9493954
Special Construction & Demo						
F1020	Site General	Fair	P 10, Classroom/Office Module, Standard/Permanent	800 SF	10	9494296
F1020	Site General	Fair	P 6, Classroom/Office Module, Standard/Permanent	800 SF	17	9494166
F1020	Site General	Fair	P 2, Classroom/Office Module, Standard/Permanent	800 SF	9	9494158
F1020	Site General	Fair	P5, Classroom/Office Module, Standard/Permanent	800 SF	17	9494163
F1020	Site	Fair	Restroom/Comfort Station, Permanent, w/ Plumbing (per Fixture)	18	14	9592209
F1020	Site General	Fair	Ancillary Shed Structure, Metal-Framed, Standard	400 SF	20	9486096
F1020	Site General	Fair	P3, Classroom/Office Module, Standard/Permanent	800 SF	9	9494160
F1020	Site General	Fair	P4, Classroom/Office Module, Standard/Permanent	800 SF	9	9494161
F1020	Site General	Fair	P9, Classroom/Office Module, Standard/Permanent	800 SF	18	9494294
F1020	Site General	Fair	P8, Classroom/Office Module, Standard/Permanent	800 SF	17	9494278
F1020	Portables Grouping	Fair	P1, Classroom/Office Module, Standard/Permanent	800 SF	9	9494058
F1020	Site General	Fair	P 7, Classroom/Office Module, Standard/Permanent	800 SF	15	9494167
Pedestrian Plazas & Walkways						
G2010		Poor	Playground, Pavement, Asphalt, Overlay	47,500 SF	2	9600248
G2020	Site	Fair	Parking Lots, Pavement, Asphalt, Seal & Stripe	57,500 SF	3	9486108
G2030	Site	Fair	Sidewalk, Concrete, Large Areas	45,000 SF	28	9486116
G2030	Site	Poor	Sidewalk, Concrete, Small Areas/Sections	100 SF	0	9486100
Athletic, Recreational & Playfield Areas						
G2050	Site	Fair	Athletic Surfaces & Courts, Track Surface, Rubber	28,000 SF	3	9493952
G2050	Site	Fair	Athletic Surfaces & Courts, Basketball/General, Asphalt Pavement, Seal & Stripe	47,500 SF	3	9493943

Component Condition Report | Ascencion Solorsano Middle School / Site

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
G2050	Site	Fair	Sports Apparatus, Basketball, Backboard/Rim/Pole	18	3	9493962
G2050	Site	Fair	Sports Apparatus, Soccer, Movable Practice Goal	2	6	9493945
G2050	Site	Fair	Sports Apparatus, Soccer, Regulation Goal	2	10	9493959
Sitework						
G2060	Site	Fair	Flagpole, Metal	1	22	9486097
G2060	Site	Fair	Fences & Gates, Fence, Chain Link 6'	1,200 LF	26	9486119
G2060	Site	Good	Fences & Gates, Fence, Metal Tube 6'	1,700 LF	38	9486090
G2060	HVAC Enclosures	Fair	Fences & Gates, Pedestrian Gate, Wrought Iron	20	15	9486109
G2060	Site	Fair	Bollard, Concrete or Metal	8	15	9486107
G2060	Site	Fair	Fences & Gates, Vehicle Gate, Chain Link Manual	6	15	9486093
G2060	Site	Good	Retaining Wall, Concrete Masonry Unit (CMU)	1,660 SF	35	9493941
G2060	Site	Fair	Dumpster Enclosure, Gates, Wood/Metal, Replace/Install	2	14	9486095
G2060	Site	Fair	Retaining Wall, Concrete Cast-in-Place	250 SF	28	9493958
G2060	Site	Fair	Park Bench, Metal Powder-Coated	18	12	9493960
G2060	Site	Fair	Trash Receptacle, Medium-Duty Metal or Precast	4	10	9486098
G2060	Site	Good	Dumpster Enclosure, Masonry (CMU) Walls, 8' High (per LF), Replace/Install	90 LF	32	9486118
G2060	Site	Fair	Dumpster Enclosure, Masonry (CMU) Walls, 8' High (per LF), Replace/Install	325 LF	18	9486091
G2060	Site	Fair	Picnic Table, Metal Powder-Coated	35	12	9493944
G2060	Site	Good	Signage, Property, Monument, Replace/Install	1	16	9486110
G2060	Site	Good	Fences & Gates, Pedestrian Gate, Aluminized Steel	9	23	9486117
G2060	Site	Good	Fences & Gates, Vehicle Gate, Chain Link Manual	4	23	9486114
G2060	Site	Fair	Retaining Wall, Treated Timber	15 SF	10	9493965
G2060	Site	Fair	Bike Rack, Portable 6-10 Bikes	8	10	9493955
G2080	Site	Fair	Irrigation System, Pop-Up Spray Heads, Commercial, Replace/Install	4,500 SF	6	9486101
G4050	Site General	Fair	Pole Light Fixture w/ Lamps, any type 20' High, w/ LED Replacement, Replace/Install	14	6	9486102

Component Condition Report | Ascencion Solorsano Middle School / Site

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
G4050	Site	Fair	Pole Light Fixture w/ Lamps, any type 20' High, w/ LED Replacement, Replace/Install	26	14	9486104
Utilities						
G3010	Site General	Fair	Hydrant, Fire, Replace/Install	3	8	9486103
Other (H0001)						
H0000	Behind P3	Fair	Secondary Transformer, Dry, Stepdown, n/a	1 LS	8	9493957

Component Condition Report | Ascencion Solorsano Middle School

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Special Construction & Demo						
F1020	Locker Rooms	Fair	Ancillary Building, Classroom Module, Standard/Permanent	880 SF	15	9600144

Appendix E:

Replacement Reserves

Replacement Reserves Report



8/11/2025

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
Ascencion Solorsano Middle School	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$323,010	\$0	\$0	\$0	\$0	\$0	\$323,010
Ascencion Solorsano Middle School / Administration	\$0	\$0	\$0	\$97,880	\$0	\$8,636	\$120,200	\$28,469	\$115,560	\$3,843	\$225,707	\$0	\$46,188	\$13,320	\$5,345	\$16,609	\$79,111	\$9,346	\$352,942	\$0	\$22,978	\$1,146,135
Ascencion Solorsano Middle School / B (Band) Building	\$0	\$0	\$0	\$63,975	\$0	\$36,701	\$50,848	\$72,910	\$55,512	\$1,153	\$13,061	\$12,132	\$10,077	\$8,304	\$0	\$50,012	\$5,955	\$128,506	\$380,637	\$0	\$57,179	\$946,962
Ascencion Solorsano Middle School / C1 Classrooms	\$0	\$0	\$2,999	\$86,116	\$0	\$0	\$65,459	\$81,096	\$125,387	\$101,444	\$0	\$0	\$170,054	\$20,759	\$0	\$31,218	\$65,926	\$91,025	\$513,199	\$0	\$46,552	\$1,401,234
Ascencion Solorsano Middle School / C2 Classrooms	\$0	\$0	\$0	\$163,350	\$47,220	\$751	\$30,101	\$15,937	\$22,384	\$62,634	\$245,577	\$0	\$137,555	\$39,961	\$63,460	\$5,873	\$152,173	\$0	\$533,484	\$0	\$10,106	\$1,530,566
Ascencion Solorsano Middle School / C3 Classrooms	\$0	\$0	\$312	\$115,426	\$6,762	\$31,136	\$0	\$44,478	\$9,550	\$99,906	\$189,976	\$95,718	\$16,795	\$22,828	\$9,087	\$30,741	\$0	\$60,261	\$486,927	\$382,555	\$12,127	\$1,614,588
Ascencion Solorsano Middle School / H Classrooms	\$0	\$0	\$0	\$64,246	\$9,811	\$0	\$3,010	\$47,520	\$64,928	\$43,037	\$66,872	\$0	\$132,852	\$2,422	\$40,029	\$59,353	\$41,399	\$61,332	\$413,898	\$1,343	\$23,404	\$1,075,455
Ascencion Solorsano Middle School / Library	\$0	\$0	\$0	\$108,964	\$24,860	\$58,774	\$36,079	\$3,694	\$75,956	\$28,665	\$17,414	\$39,950	\$2,015	\$6,228	\$33,409	\$127,736	\$8,979	\$57,535	\$358,978	\$0	\$85,742	\$1,074,981
Ascencion Solorsano Middle School / M Building	\$0	\$0	\$0	\$84,365	\$0	\$0	\$30,329	\$21,464	\$1,791	\$61,266	\$8,311	\$0	\$16,124	\$110,197	\$0	\$0	\$20,038	\$25,604	\$44,120	\$80,560	\$42,765	\$546,932
Ascencion Solorsano Middle School / Multi-Purpose Room	\$0	\$0	\$24,620	\$220,370	\$42,745	\$62,693	\$35,024	\$65,788	\$14,475	\$150,275	\$31,821	\$8,968	\$121,750	\$20,067	\$11,119	\$54,710	\$9,074	\$16,122	\$347,347	\$228,583	\$71,062	\$1,536,613
Ascencion Solorsano Middle School / S Classrooms	\$0	\$0	\$0	\$157,686	\$64,337	\$0	\$0	\$0	\$73,352	\$0	\$100,616	\$16,306	\$0	\$0	\$375,120	\$94,635	\$0	\$0	\$364,614	\$131,870	\$0	\$1,378,535
Ascencion Solorsano Middle School / Site	\$2,356	\$0	\$118,725	\$688,734	\$0	\$0	\$87,068	\$0	\$169,356	\$983,695	\$272,457	\$0	\$62,311	\$323,930	\$993,192	\$396,055	\$5,671	\$934,586	\$1,226,443	\$0	\$42,552	\$6,307,131
Grand Total	\$2,356	\$0	\$146,657	\$1,851,112	\$195,735	\$198,692	\$458,120	\$381,357	\$728,250	\$1,535,916	\$1,171,813	\$173,075	\$715,722	\$568,016	\$1,530,762	\$1,189,951	\$388,324	\$1,384,317	\$5,022,590	\$824,909	\$414,467	\$18,882,142

Ascencion Solorsano Middle School

Uniformat Code	Location Description	ID	Cost Description	Lifespan (EUL)	EA	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									
F1020	Locker Rooms	9600144	Ancillary Building, Classroom Module, Standard/Permanent, Replace	35	20	15	880	SF	\$235.60	\$207,328																\$207,328					\$207,328										
Totals, Unescalated											\$0	\$0	\$0	\$0	\$0	\$207,328																									
Totals, Escalated (3.0% inflation, compounded annually)											\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$323,010																					

Ascencion Solorsano Middle School / Administration

Uniformat Code	Location Description	ID	Cost Description	Lifespan (EUL)	EA	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	9486150	Exterior Walls, any painted surface, 1-2 Story Building, Prep & Paint	10	7	3	1500	SF	\$3.53	\$5,301						\$5,301										\$5,301						\$10,602		
B2010	Building Exterior	9486152	Exterior Walls, Brick/Masonry/Stone, Clean & Seal, Replace	20	15	5	3400	SF	\$2.19	\$7,450							\$7,450																\$7,450	
B2020	Building Exterior	9486146	Glazing, any type by SF, Replace	30	22	8	200	SF	\$64.79	\$12,958										\$12,958													\$12,958	
B2050	Building Exterior	9486123	Exterior Door, Steel, Standard, Replace	30	22	8	4	EA	\$706.80	\$2,827										\$2,827													\$2,827	
B2070	Building Exterior	9486163	Louvers, Aluminum, Replace	40	22	18	2	EA	\$1,142.66	\$2,285																				\$2,285			\$2,285	
B3010	Roof	9486141	Roofing, Metal, Replace	40	22	18	6600	SF	\$15.31	\$101,072																			\$101,072				\$101,072	
C1070	Throughout Building	9486122	Suspended Ceilings, Acoustical Tile (ACT), Replace	25	13	12	6000	SF	\$4.12	\$24,738															\$24,738								\$24,738	
C1090	Restrooms	9486158	Toilet Partitions, Plastic/Laminate, Replace	20	6	14	4	EA	\$883.50	\$3,534																	\$3,534						\$3,534	
C2010	Throughout Building	9486133	Wall Finishes, Vinyl, Replace	15	5	10	14600	SF	\$2.95	\$42,997											\$42,997												\$42,997	
C2030	Nurse's office	9486126	Flooring, any surface, w/ Epoxy Coating, Prep & Paint	10	3	7	300	SF	\$14.14	\$4,241									\$4,241									\$4,241					\$4,241	
C2030	Restrooms	9486156	Flooring, Ceramic Tile, Replace	40	20	20	600	SF	\$21.20	\$12,722																				\$12,722			\$12,722	
C2030	Throughout Building	9486127	Flooring, Vinyl Tile (VCT), Replace	15	6	9	500	SF	\$5.89	\$2,945										\$2,945													\$2,945	
C2030	Throughout Building	9486149	Flooring, Carpet, Commercial Standard, Replace	10	4	6	5500	SF	\$8.84	\$48,593																	\$48,593						\$48,593	
C2050	Restrooms	9486138	Ceiling Finishes, any flat surface, Prep & Paint	10	3	7	600	SF	\$2.36	\$1,414																		\$1,414					\$1,414	
D2010	Attic	9486144	Water Heater, Gas, Residential, Replace	15	12	3	1	EA	\$1,531.40	\$1,531				\$1,531															\$1,531				\$1,531	
D2010	Throughout Building	9495238	Plumbing System, Supply & Sanitary, Low Density (excludes fixtures), Replace	40	22	18	6460	SF	\$5.89	\$38,049																			\$38,049				\$38,049	
D2010	Restrooms	9486128	Urinal, Standard, Replace	30	22	8	2	EA	\$1,295.80	\$2,592										\$2,592													\$2,592	
D2010	Restrooms	9486160	Sink/Lavatory, Vanity Top, Enameled Steel, Replace	30	20	10	4	EA	\$1,295.80	\$5,183											\$5,183												\$5,183	
D2010	Throughout Building	9486125	Toilet, Commercial Water Closet, Replace	30	18	12	5	EA	\$1,531.40	\$7,657															\$7,657								\$7,657	
D2010	Throughout Building	9486151	Sink/Lavatory, Vanity Top, Stainless Steel, Replace	30	15	15	3	EA	\$1,413.60	\$4,241																	\$4,241						\$4,241	
D2010	Nurse's office	9486142	Sink/Lavatory, Wall-Hung, Enameled Steel, Replace	30	15	15	1	EA	\$2,002.60	\$2,003																	\$2,003						\$2,003	
D3030	Building Exterior	9495236	Split System, Condensing Unit/Heat Pump, Replace	15	12	3	2	EA	\$5,418.80	\$10,838				\$10,838															\$10,838				\$10,838	
D3030	Building Exterior	9495233	Split System, Condensing Unit/Heat Pump, Replace	15	12	3	2	EA	\$4,476.40	\$8,953				\$8,953															\$8,953				\$8,953	
D3030	Building Exterior	9495235	Split System, Condensing Unit/Heat Pump, Replace	15	12	3	1	EA	\$6,125.60	\$6,126				\$6,126															\$6,126				\$6,126	
D3030	Building Exterior	9495237	Split System Ductless, Single Zone, Replace	15	7	8	1	EA	\$4,123.00	\$4,123										\$4,123													\$4,123	
D3030	Attic	9486161	Split System, Fan Coil Unit, DX, Replace	15	5	10	3	EA	\$5,418.80	\$16,256											\$16,256													\$16,256
D3030	Attic	9495240	Split System, Fan Coil Unit, DX, Replace	15	5	10	3	EA	\$5,418.80	\$16,256											\$16,256													\$16,256
D3050	Throughout Building	9486120	HVAC System, Ductwork, Medium Density, Replace	30	22	8	6460																											

Replacement Reserves Report



8/11/2025

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
B2010	Building Exterior	9486318	Exterior Walls, Brick/Masonry/Stone, Clean & Seal, Maintain	20	10	10	3600	SF	\$2.19	\$7,888											\$7,888										\$7,888	
B2050	Building Exterior	9486313	Exterior Door, Steel, Standard, Replace	30	18	12	14	EA	\$706.80	\$9,895												\$9,895									\$9,895	
B3010	Roof	9486314	Roofing, Metal, Replace	40	22	18	11750	SF	\$15.31	\$179,940																	\$179,940			\$179,940		
B3020	Roof	9486281	Roof Appurtenances, Gutters & Downspouts, Aluminum w/ Fittings, Replace	20	17	3	450	LF	\$10.60	\$4,771			\$4,771																	\$4,771		
C1030	Throughout Building	9486290	Interior Door, Wood, Solid-Core, Replace	40	20	20	6	EA	\$824.60	\$4,948																			\$4,948	\$4,948		
C1030	Building Exterior	9486277	Door Hardware, School, per Door, Replace	30	15	15	6	EA	\$471.20	\$2,827																\$2,827				\$2,827		
C1070	Throughout Building	9486315	Suspended Ceilings, Acoustical Tile (ACT), Replace	25	13	12	7350	SF	\$4.12	\$30,304												\$30,304								\$30,304		
C1090	Restrooms	9486306	Toilet Partitions, Plastic/Laminate, Replace	20	4	16	6	EA	\$883.50	\$5,301																			\$5,301	\$5,301		
C2010	Restrooms	9486294	Wall Finishes, Ceramic Tile, Replace	40	22	18	380	SF	\$21.20	\$8,058																			\$8,058	\$8,058		
C2010	Throughout Building	9486312	Wall Finishes, Vinyl, Replace	15	6	9	16300	SF	\$2.95	\$48,004									\$48,004											\$48,004		
C2030	Restrooms	9486303	Flooring, Ceramic Tile, Replace	40	22	18	400	SF	\$21.20	\$8,482																		\$8,482	\$8,482			
C2030	Throughout Building	9486291	Flooring, Vinyl Tile (VCT), Replace	15	8	7	2200	SF	\$5.89	\$12,958								\$12,958												\$12,958		
C2030	Throughout Building	9486276	Flooring, Carpet, Commercial Standard, Replace	10	7	3	3080	SF	\$8.84	\$27,212			\$27,212										\$27,212							\$27,212		
C2030	Throughout Building	9486301	Flooring, Carpet, Commercial Standard, Replace	10	4	6	2000	SF	\$8.84	\$17,670						\$17,670											\$17,670		\$17,670	\$35,340		
C2050	Restrooms	9486295	Ceiling Finishes, any flat surface, Prep & Paint	10	6	4	400	SF	\$2.36	\$942				\$942											\$942					\$942		
D2010	C2.6	9486286	Water Heater, Electric, Residential, Replace	15	10	5	1	EA	\$647.90	\$648					\$648														\$648	\$1,296		
D2010	Throughout Building	9486275	Plumbing System, Supply & Sanitary, Low Density (excludes fixtures), Replace	40	22	18	7350	SF	\$5.89	\$43,292																	\$43,292		\$43,292			
D2010	Building Exterior	9486309	Drinking Fountain, Wall-Mounted, Single-Level, Replace	15	5	10	2	EA	\$1,413.60	\$2,827											\$2,827									\$2,827		
D2010	C2.6	9486304	Sink/Lavatory, Service Sink, Floor, Replace	35	20	15	1	EA	\$942.40	\$942																\$942			\$942			
D2010	Throughout Building	9486311	Sink/Lavatory, Vanity Top, Stainless Steel, Replace	30	14	16	6	EA	\$1,413.60	\$8,482																		\$8,482	\$8,482			
D2010	Restrooms	9486307	Sink/Lavatory, Wall-Hung, Enameled Steel, Replace	30	14	16	6	EA	\$2,002.60	\$12,016																		\$12,016	\$12,016			
D2010	Restrooms	9486292	Toilet, Commercial Water Closet, Replace	30	14	16	6	EA	\$1,531.40	\$9,188																		\$9,188	\$9,188			
D3020	Attic	9486298	Furnace, Gas, Replace	20	17	3	8	EA	\$4,947.60	\$39,581			\$39,581																	\$39,581		
D3050	Throughout Building	9486273	HVAC System, Ductwork, Medium Density, Replace	30	14	16	7350	SF	\$4.71	\$34,633																	\$34,633		\$34,633			
D3060	Restrooms	9486288	Supplemental Components, Hand Dryer, Restroom, Replace	10	4	6	4	EA	\$1,884.80	\$7,539						\$7,539												\$7,539	\$7,539			
D4030	Throughout Building	9486297	Fire Extinguisher, Type ABC, up to 20 LB, Replace	10	6	4	8	EA	\$176.70	\$1,414				\$1,414											\$1,414				\$1,414			
D5020	C2.12	9486305	Secondary Transformer, Dry, Stepdown, Replace	30	22	8	1	EA	\$11,780.00	\$11,780									\$11,780											\$11,780		
D5020	C2.12	9486285	Distribution Panel, 277/480 V, Replace	30	22	8	1	EA	\$3,534.00	\$3,534									\$3,534											\$3,534		
D5020	C2.12	9486284	Distribution Panel, 120/208 V, Replace	30	22	8	1	EA	\$2,356.00	\$2,356									\$2,356											\$2,356		
D5030	Throughout Building	9498608	Electrical System, Wiring & Switches, Average or Low Density/Complexity, Replace	40	22	18	7350	SF	\$2.95	\$21,646																	\$21,646		\$21,646			
D5040	Throughout Building	9486308	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures, Replace	20	8	12	7350	SF	\$5.30	\$38,962													\$38,962							\$38,962		
D6020	Throughout Building	9486302	Low Voltage System, Phone & Data Lines, Replace	20	10	10	7350	SF	\$1.77	\$12,987											\$12,987									\$12,987		
D7030	Throughout Building	9486289	Security/Surveillance System, Full System Upgrade, Average Density, Replace	15	3	12	7350	SF	\$2.36	\$17,317													\$17,317							\$17,317		
D7050	Throughout Building	9486274	Fire Alarm System, Full System Upgrade, Standard Addressable, Upgrade/Install	20	17	3	7350	SF	\$3.53	\$25,975			\$25,975																	\$25,975		
D8010	Attic	9486293	BAS/HVAC Controls, Extensive/Robust BMS or Smart Building System, Upgrade/Install	15	12	3	7350	SF	\$7.07	\$51,950			\$51,950														\$51,950		\$51,950			
E2010	Throughout Building	9486310	Casework, Cabinetry, Standard, Replace	20	10	10	400	LF	\$353.40	\$141,360											\$141,360									\$141,360		
E2010	Throughout Building	9486283	Casework, Countertop, Plastic Laminate, Replace	15	5	10	300	LF	\$58.90	\$17,670											\$17,670									\$17,670		
Totals, Unescalated											\$0	\$0	\$0	\$149,488	\$41,954	\$648	\$25,209	\$12,958	\$17,670	\$48,004	\$182,733	\$0	\$96,478	\$27,212	\$41,954	\$3,770	\$94,829	\$0	\$313,366	\$0	\$5,596	\$1,061,868
Totals, Escalated (3.0% inflation, compounded annually)											\$0	\$0	\$0	\$163,350	\$47,220	\$751	\$30,101	\$15,937	\$22,384	\$62,634	\$245,577	\$0	\$137,555	\$39,961	\$63,460	\$5,873	\$152,173	\$0	\$533,484	\$0	\$10,106	\$1,530,566

Ascencion Solarsano Middle School / C3 Classrooms

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	9592616	Exterior Walls, any painted surface, 1-2 Story Building, Prep & Paint	10	6	4	1700	SF	\$3.53	\$6,008				\$6,008																	\$6,008	
B2010	Building Exterior	9592624	Exterior Walls, Brick/Masonry/Stone, Clean & Seal, Maintain	20	7	13	3600	SF	\$2.19	\$7,888													\$7,888								\$7,888	
B2020	Building Exterior	9592612	Glazing, any type by SF, Replace	30	12	18	400	SF	\$64.79	\$25,916																		\$25,916		\$25,916		
B2050	Building Exterior	9592643	Exterior Door, Steel, Commercial, Replace	40	21	19	12	EA	\$4,782.68	\$57,392																			\$57,392	\$57,392		
B3010	Roof	9592609	Roofing, Metal, Replace	40	22	18	11000	SF	\$15.31	\$168,454																	\$168,454		\$168,454			
B3020	Roof	9592623	Roof Appurtenances, Gutters & Downspouts, Aluminum w/ Fittings, Replace	20	17	3	450	LF	\$10.60	\$4,771			\$4,771																	\$4,771		
C1030	Building Exterior	9592631	Door Hardware, School, per Door, Replace	30	21	9	12	EA	\$471.20	\$5,654										\$5,654										\$5,654		
C1070	Throughout Building	9592613	Suspended Ceilings, Acoustical Tile (ACT), Replace	25	6	19	6000	SF	\$4.12	\$24,738																	\$24,738		\$24,738			

Replacement Reserves Report



8/11/2025

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							
C1090	Restrooms	9592642	Toilet Partitions, Plastic/Laminate, Replace	20	7	13	6	EA	\$883.50	\$5,301													\$5,301								\$5,301								
C2010	Restrooms	9592628	Wall Finishes, Ceramic Tile, Replace	40	21	19	560	SF	\$21.20	\$11,874																			\$11,874		\$11,874								
C2010	Throughout Building	9592630	Wall Finishes, Vinyl, Replace	15	4	11	12200	SF	\$2.95	\$35,929												\$35,929										\$35,929							
C2030	Restrooms	9592605	Flooring, Ceramic Tile, Replace	40	25	15	500	SF	\$21.20	\$10,602															\$10,602							\$10,602							
C2030	C3.8	9592610	Flooring, Vinyl Tile (VCT), Replace	15	13	2	50	SF	\$5.89	\$295			\$295															\$295				\$295							
C2030	Throughout Building	9592644	Flooring, Vinyl Tile (VCT), Replace	15	3	12	2000	SF	\$5.89	\$11,780												\$11,780										\$11,780							
C2030	Throughout Building	9592646	Flooring, Carpet, Commercial Standard, Replace	10	3	7	3800	SF	\$8.84	\$33,573								\$33,573										\$33,573				\$33,573							
C2050	Restrooms	9592640	Ceiling Finishes, any flat surface, Prep & Paint	10	3	7	500	SF	\$2.36	\$1,178								\$1,178										\$1,178				\$1,178							
D2010	C3.6	9592619	Water Heater, Electric, Residential, Replace	15	0	15	1	EA	\$647.90	\$648															\$648							\$648							
D2010	Throughout Building	9592604	Plumbing System, Supply & Sanitary, Low Density (excludes fixtures), Replace	40	21	19	6800	SF	\$5.89	\$40,052																			\$40,052				\$40,052						
D2010	Building Exterior	9592622	Drinking Fountain, Wall-Mounted, Single-Level, Replace	15	10	5	2	EA	\$1,413.60	\$2,827					\$2,827															\$2,827			\$2,827						
D2010	Restrooms	9592611	Sink/Lavatory, Wall-Hung, Enameled Steel, Replace	30	19	11	6	EA	\$2,002.60	\$12,016												\$12,016											\$12,016						
D2010	Restrooms	9592639	Toilet, Commercial Water Closet, Replace	30	19	11	6	EA	\$1,531.40	\$9,188												\$9,188											\$9,188						
D2010	Throughout Building	9592621	Sink/Lavatory, Vanity Top, Stainless Steel, Replace	30	15	15	6	EA	\$1,413.60	\$8,482																\$8,482							\$8,482						
D2010	Restrooms	9592638	Urinal, Standard, Replace	30	10	20	3	EA	\$1,295.80	\$3,887																				\$3,887			\$3,887						
D3020	Attic	9592635	Furnace, Gas, Replace	20	17	3	8	EA	\$4,947.60	\$39,581				\$39,581																			\$39,581						
D3050	Throughout Building	9592637	HVAC System, Hydronic Piping, 4-Pipe, Replace	40	21	19	6800	SF	\$9.42	\$64,083																			\$64,083				\$64,083						
D3050	Throughout Building	9592602	HVAC System, Ductwork, Medium Density, Replace	30	21	9	6800	SF	\$4.71	\$32,042										\$32,042													\$32,042						
D3060	Restrooms	9592618	Supplemental Components, Hand Dryer, Restroom, Replace	10	2	8	4	EA	\$1,884.80	\$7,539																		\$7,539					\$7,539						
D4030	Throughout Building	9592600	Fire Extinguisher, Type ABC, up to 20 LB, Replace	10	3	7	8	EA	\$176.70	\$1,414								\$1,414									\$1,414						\$1,414						
D5020	C3.12	9592614	Secondary Transformer, Dry, Stepdown, Replace	30	21	9	1	EA	\$11,780.00	\$11,780											\$11,780												\$11,780						
D5020	C3.12	9592607	Distribution Panel, 120/208 V, Replace	30	21	9	1	EA	\$2,356.00	\$2,356											\$2,356												\$2,356						
D5020	C3.12	9592633	Distribution Panel, 277/480 V, Replace	30	21	9	1	EA	\$3,534.00	\$3,534											\$3,534												\$3,534						
D5030	Throughout Building	9592645	Electrical System, Wiring & Switches, Average or Low Density/Complexity, Replace	40	21	19	6800	SF	\$2.95	\$20,026																		\$20,026					\$20,026						
D5040	Throughout Building	9592617	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures, Replace	20	2	18	6800	SF	\$5.30	\$36,047																	\$36,047						\$36,047						
D6020	Throughout Building	9592606	Low Voltage System, Phone & Data Lines, Replace	20	9	11	6800	SF	\$1.77	\$12,016												\$12,016											\$12,016						
D6060	Throughout Building	9592625	Intercom/PA System, Public Address Upgrade, Facility-Wide, Replace	20	17	3	6800	SF	\$1.94	\$13,217				\$13,217																			\$13,217						
D7030	Building Exterior	9592634	Security/Surveillance System, Full System Upgrade, Average Density, Replace	15	2	13	1000	SF	\$2.36	\$2,356														\$2,356									\$2,356						
D7050	Throughout Building	9592620	Fire Alarm System, Full System Upgrade, Standard Addressable, Upgrade/Install	20	15	5	6800	SF	\$3.53	\$24,031					\$24,031																		\$24,031						
D8010	Attic	9592603	BAS/HVAC Controls, Extensive/Robust BMS or Smart Building System, Upgrade/Install	15	12	3	6800	SF	\$7.07	\$48,062				\$48,062														\$48,062					\$48,062						
E2010	Throughout Building	9592629	Casework, Countertop, Plastic Laminate, Replace	15	6	9	360	LF	\$58.90	\$21,204											\$21,204												\$21,204						
E2010	Throughout Building	9592627	Casework, Cabinetry, Standard, Replace	20	10	10	400	LF	\$353.40	\$141,360												\$141,360												\$141,360					
Totals, Unescalated											\$0	\$0	\$295	\$105,631	\$6,008	\$26,858	\$0	\$36,165	\$7,539	\$76,570	\$141,360	\$69,149	\$11,780	\$15,545	\$6,008	\$19,732	\$0	\$36,459	\$286,018	\$218,166	\$6,715						\$1,069,996		
Totals, Escalated (3.0% inflation, compounded annually)											\$0	\$0	\$312	\$115,426	\$6,762	\$31,136	\$0	\$44,478	\$9,550	\$99,906	\$189,976	\$95,718	\$16,795	\$22,828	\$9,087	\$30,741	\$0	\$60,261	\$486,927	\$382,555	\$12,127								\$1,614,588

Ascencion Solorsano Middle School / H Classrooms

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	9486267	Exterior Walls, any painted surface, 1-2 Story Building, Prep & Paint	10	6	4	1200	SF	\$3.53	\$4,241					\$4,241																			\$4,241
B2010	Building Exterior	9486270	Exterior Walls, Brick/Masonry/Stone, Clean & Seal, Maintain	20	10	10	3000	SF	\$2.19	\$6,573											\$6,573													\$6,573
B2020	Building Exterior	9486261	Glazing, any type by SF, Replace	30	10	20	200	SF	\$64.79	\$12,958																			\$12,958					\$12,958
B2050	Building Exterior	9486251	Exterior Door, Steel, Standard, Replace	30	20	10	8	EA	\$706.80	\$5,654											\$5,654													\$5,654
B2070	Building Exterior	9486249	Louvers, Aluminum, Replace	40	22	18	4	EA	\$1,142.66	\$4,571																		\$4,571					\$4,571	
B3010	Roof	9486271	Roofing, Metal, Replace	40	22	18	8780	SF	\$15.31	\$134,457																		\$134,457						\$134,457
B3020	Roof	9486248	Roof Appurtenances, Gutters & Downspouts, Aluminum w/ Fittings, Replace	20	16	4	350	LF	\$10.60	\$3,711				\$3,711																			\$3,711	
C1070	Throughout Building	9486235	Suspended Ceilings, Acoustical Tile (ACT), Replace	25	11	14	5390	SF	\$4.12	\$22,223															\$22,223								\$22,223	
C2010	Throughout Building	9486247	Wall Finishes, Vinyl, Replace	15	6	9	11200	SF	\$2.95	\$32,984											\$32,984													\$32,984
C2030	Throughout Building	9486255	Flooring, Vinyl Tile (VCT), Replace	15	7	8	1100	SF	\$5.89	\$6,479																								\$6,479
C2030	Throughout Building	9486246	Flooring, Carpet, Commercial Standard, Replace	10	3	7	4200	SF	\$8.84	\$37,107								\$37,107									\$37,107						\$37,107	
D2010	Attic	9486256	Water Heater, Gas, Residential, Replace	15	8	7	1	EA	\$1,531.40	\$1,531								\$1,531															\$1,531	
D2010	Throughout Building	9																																

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Uniformat Code	Location Description	ID	Cost Description	Lifespan (EUL)	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							
D2010	Throughout Building	9486253	Sink/Lavatory, Vanity Top, Stainless Steel, Replace	30	12	18	13	EA	\$1,413.60	\$18,377																					\$18,377	\$18,377							
D3020	Attic	9486254	Furnace, Gas, Replace	20	4	16	5	EA	\$4,947.60	\$24,738																						\$24,738	\$24,738						
D3050	Throughout Building	9486266	HVAC System, Ductwork, Medium Density, Replace	30	22	8	5390	SF	\$4.71	\$25,398								\$25,398															\$25,398						
D4030	Throughout Building	9486265	Fire Extinguisher, Type ABC, up to 20 LB, Replace	10	4	6	6	EA	\$176.70	\$1,060						\$1,060																\$1,060	\$2,120						
D5020	Utility Rooms/Areas	9486237	Distribution Panel, 120/208 V, Replace	30	22	8	2	EA	\$7,068.00	\$14,136								\$14,136															\$14,136						
D5020	Hallway	9486257	Distribution Panel, 277/480 V, Replace	30	22	8	1	EA	\$3,534.00	\$3,534								\$3,534															\$3,534						
D5030	Throughout Building	9498043	Electrical System, Wiring & Switches, Average or Low Density/Complexity, Replace	40	22	18	5390	SF	\$2.95	\$15,874																						\$15,874	\$15,874						
D5040	Throughout Building	9486233	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures, Replace	20	5	15	5390	SF	\$5.30	\$28,572																\$28,572							\$28,572						
D6020	Throughout Building	9486258	Low Voltage System, Phone & Data Lines, Replace	20	5	15	5390	SF	\$1.77	\$9,524																\$9,524							\$9,524						
D7030	Throughout	9486236	Security/Surveillance System, Full System Upgrade, Average Density, Replace	15	5	10	5930	SF	\$2.36	\$13,971										\$13,971													\$13,971						
D7050	Throughout Building	9486232	Fire Alarm System, Full System Upgrade, Standard Addressable, Upgrade/Install	20	17	3	5390	SF	\$3.53	\$19,048				\$19,048																			\$19,048						
D8010	Attic	9486262	BAS/HVAC Controls, Extensive/Robust BMS or Smart Building System, Upgrade/Install	15	12	3	5390	SF	\$7.07	\$38,097				\$38,097																			\$38,097	\$76,193					
E1060	H1	9486259	Residential Appliances, Dishwasher, Replace	10	7	3	2	EA	\$824.60	\$1,649				\$1,649									\$1,649											\$3,298					
E1060	H1	9486239	Residential Appliances, Clothes Dryer, Replace	15	11	4	1	EA	\$765.70	\$766				\$766																				\$766	\$1,531				
E1060	H1	9486234	Residential Appliances, Range, Electric, Replace	15	9	6	2	EA	\$730.36	\$1,461						\$1,461																		\$1,461					
E1060	H1	9486242	Residential Appliances, Washer, Replace	15	7	8	1	EA	\$1,001.30	\$1,001									\$1,001															\$1,001					
E1060	H1	9486238	Residential Appliances, Refrigerator, 14 to 18 CF, Replace	15	7	8	1	EA	\$706.80	\$707									\$707															\$707					
E2010	Throughout Building	9486240	Casework, Countertop, Plastic Laminate, Replace	15	5	10	400	LF	\$58.90	\$23,560										\$23,560														\$23,560					
E2010	Throughout Building	9486268	Casework, Cabinetry, Standard, Replace	20	8	12	260	LF	\$353.40	\$91,884												\$91,884												\$91,884					
Totals, Unescalated											\$0	\$0	\$0	\$58,794	\$8,717	\$0	\$2,521	\$38,638	\$51,255	\$32,984	\$49,759	\$0	\$93,180	\$1,649	\$26,464	\$38,097	\$25,798	\$37,107	\$243,122	\$766	\$12,958					\$721,808			
Totals, Escalated (3.0% inflation, compounded annually)											\$0	\$0	\$0	\$64,246	\$9,811	\$0	\$3,010	\$47,520	\$64,928	\$43,037	\$66,872	\$0	\$132,852	\$2,422	\$40,029	\$59,353	\$41,399	\$61,332	\$413,898	\$1,343	\$23,404								\$1,075,455

Ascencion Solarsano Middle School / Library

Uniformat Code	Location Description	ID	Cost Description	Lifespan (EUL)	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	9597684	Exterior Walls, any painted surface, 1-2 Story Building, Prep & Paint	10	7	3	1200	SF	\$3.53	\$4,241				\$4,241										\$4,241										\$8,482	
B2010	Building Exterior	9597666	Exterior Walls, Brick/Masonry/Stone, Clean & Seal, Maintain	20	15	5	3300	SF	\$2.19	\$7,231					\$7,231																				\$7,231
B2020	Building Exterior	9597685	Glazing, any type by SF, Replace	30	22	8	180	SF	\$64.79	\$11,662								\$11,662																	\$11,662
B3010	Roof	9597659	Roofing, Metal, Replace	40	22	18	6400	SF	\$15.31	\$98,010																								\$98,010	
C1070	Throughout Building	9597675	Suspended Ceilings, Acoustical Tile (ACT), Replace	25	22	3	3500	SF	\$4.12	\$14,431				\$14,431																				\$14,431	
C2010	Throughout Building	9597690	Wall Finishes, Vinyl, Replace	15	4	11	9800	SF	\$2.95	\$28,861												\$28,861													\$28,861
C2030	Restrooms	9597664	Flooring, any surface, w/ Epoxy Coating, Prep & Paint	10	3	7	150	SF	\$14.14	\$2,120								\$2,120										\$2,120						\$4,241	
C2030	Throughout Building	9597668	Flooring, Vinyl Tile (VCT), Replace	15	6	9	3250	SF	\$5.89	\$19,143									\$19,143															\$19,143	
C2030	Throughout Building	9597677	Flooring, Carpet, Commercial Standard, Replace	10	6	4	2500	SF	\$8.84	\$22,088					\$22,088										\$22,088									\$44,175	
C2050	Throughout Building	9597697	Ceiling Finishes, exposed irregular elements, Prep & Paint	10	4	6	1300	SF	\$2.95	\$3,829							\$3,829										\$3,829							\$7,657	
C2050	Throughout Building	9597674	Ceiling Finishes, any flat surface, Prep & Paint	10	4	6	750	SF	\$2.36	\$1,767							\$1,767										\$1,767							\$3,534	
D2010	Utility Rooms/Areas	9597698	Water Heater, Electric, Residential, Replace	15	10	5	1	EA	\$1,060.20	\$1,060					\$1,060																			\$2,120	
D2010	Throughout Building	9597661	Plumbing System, Supply & Sanitary, Low Density (excludes fixtures), Replace	40	22	18	6000	SF	\$5.89	\$35,340																								\$35,340	
D2010	Break Room	9597700	Sink/Lavatory, Vanity Top, Stainless Steel, Replace	30	18	12	1	EA	\$1,413.60	\$1,414												\$1,414												\$1,414	
D2010	Utility Rooms/Areas	9597682	Sink/Lavatory, Service Sink, Floor, Replace	35	15	20	1	EA	\$942.40	\$942																								\$942	
D2010	Restrooms	9597681	Toilet, Commercial Water Closet, Replace	30	10	20	2	EA	\$1,531.40	\$3,063																								\$3,063	
D3030	Building Exterior	9597701	Split System, Condensing Unit/Heat Pump, Replace	15	12	3	1	EA	\$6,125.60	\$6,126				\$6,126																				\$6,126	
D3030	Building Exterior	9597695	Split System, Condensing Unit/Heat Pump, Replace	15	12	3	2	EA	\$8,363.80	\$16,728				\$16,728																				\$16,728	
D3030	Building Exterior	9597657	Split System, Condensing Unit/Heat Pump, Replace	15	12	3	2	EA	\$4,005.20	\$8,010				\$8,010																				\$8,010	
D3030	Attic	9597692	Split System, Fan Coil Unit, DX, Replace	15	12	3	1	EA	\$4,476.40	\$4,476				\$4,476																				\$4,476	
D3030	Attic	9597673	Split System, Fan Coil Unit, DX, Replace	15	12	3	1	EA	\$3,534.00	\$3,534				\$3,534																					\$3,534
D3030	Attic	9597678	Split System, Fan Coil Unit, DX, Replace	15	12	3	3	EA	\$5,418.80	\$16,256				\$16,256																					\$16,256
D3030	Building Exterior	9597676	Split System, Condensing Unit/Heat Pump, Replace	15	12	3	1	EA	\$4,712.00	\$4,712				\$4,712																					\$4,712
D3050	Throughout Building	9597689	HVAC System, Ductwork, Medium Density, Replace	30	22	8	6000	SF	\$4.71	\$28,272								\$28,272																	\$28,272
D4030	Library	9598556	Fire Extinguisher, Type ABC, up to 20 LB, Replace	10	3	7	5	EA	\$176.70	\$884																									

Replacement Reserves Report



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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	
D5020	Electrical Room	9597696	Distribution Panel, 120/208 V, Replace	30	22	8	2	EA	\$2,356.00	\$4,712								\$4,712													\$4,712	
D5030	Throughout Building	9597660	Electrical System, Wiring & Switches, Average or Low Density/Complexity, Replace	40	22	18	6000	SF	\$2.95	\$17,670																	\$17,670			\$17,670		
D5040	Throughout Building	9597691	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures, Replace	20	3	17	6000	SF	\$5.30	\$31,806																\$31,806			\$31,806			
D6020	Throughout Building	9597683	Low Voltage System, Phone & Data Lines, Replace	20	10	10	6000	SF	\$1.77	\$10,602										\$10,602										\$10,602		
D6060	Throughout Building	9597663	Intercom/PA System, Public Address Upgrade, Facility-Wide, Replace	20	14	6	6000	SF	\$1.94	\$11,662						\$11,662														\$11,662		
D7030	Building Exterior	9597662	Security/Surveillance System, Full System Upgrade, Average Density, Replace	15	5	10	1000	SF	\$2.36	\$2,356										\$2,356										\$2,356		
D7050	Throughout Building	9597687	Fire Alarm System, Full System Upgrade, Standard Addressable, Upgrade/Install	20	17	3	6000	SF	\$3.53	\$21,204			\$21,204																	\$21,204		
D8010	Attic	9597688	BAS/HVAC Controls, Extensive/Robust BMS or Smart Building System, Upgrade/Install	15	10	5	6000	SF	\$7.07	\$42,408				\$42,408														\$42,408		\$42,408		
E2010	Throughout Building	9597679	Casework, Cabinetry, Standard, Replace	20	14	6	30	LF	\$353.40	\$10,602						\$10,602															\$10,602	
E2010	Throughout Building	9597702	Casework, Countertop, Plastic Laminate, Replace	15	9	6	40	LF	\$58.90	\$2,356						\$2,356															\$2,356	
E2010	Throughout Building	9597667	Library Shelving, Single-Faced, up to 90" Height, up to 90" Height, Replace	20	5	15	80	LF	\$388.74	\$31,099														\$31,099							\$31,099	
E2010	Throughout Building	9597669	Library Shelving, Double-Faced, up to 90" Height, Replace	20	5	15	90	LF	\$565.44	\$50,890														\$50,890							\$50,890	
G4050	Building Exterior	9597671	Site Lighting, Wall Pack or Walkway Pole-Mounted, any type w/ LED, Replace	20	11	9	3	EA	\$942.40	\$2,827									\$2,827												\$2,827	
Totals, Unescalated											\$0	\$0	\$0	\$99,718	\$22,088	\$50,699	\$30,216	\$3,004	\$59,960	\$21,970	\$12,958	\$28,861	\$1,414	\$4,241	\$22,088	\$81,989	\$5,596	\$34,810	\$210,862	\$0	\$47,473	\$737,944
Totals, Escalated (3.0% inflation, compounded annually)											\$0	\$0	\$0	\$108,964	\$24,860	\$58,774	\$36,079	\$3,694	\$75,956	\$28,665	\$17,414	\$39,950	\$2,015	\$6,228	\$33,409	\$127,736	\$8,979	\$57,535	\$358,978	\$0	\$85,742	\$1,074,981

Ascension Solarsano Middle School / M Building

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	9591956	Exterior Walls, any painted surface, 1-2 Story Building, Prep & Paint	10	7	3	700	SF	\$3.53	\$2,474			\$2,474																		\$2,474	
B2010	Building Exterior	9591981	Exterior Walls, Brick/Masonry/Stone, Clean & Seal, Maintain	20	14	6	1700	SF	\$2.19	\$3,725						\$3,725															\$3,725	
B2050	Building Exterior	9591973	Exterior Door, Steel, Standard, Replace	30	18	12	8	EA	\$706.80	\$5,654											\$5,654										\$5,654	
B3010	Roof	9591958	Roofing, Metal, Replace	40	21	19	3000	SF	\$15.31	\$45,942																		\$45,942		\$45,942		
B3010	Roof	9591962	Roofing, Modified Bitumen, Replace	20	17	3	800	SF	\$11.78	\$9,424			\$9,424																		\$9,424	
B3020	Roof	9591964	Roof Appurtenances, Gutters & Downspouts, Aluminum w/ Fittings, Replace	20	13	7	185	LF	\$10.60	\$1,961						\$1,961															\$1,961	
C1090	Restrooms	9591971	Toilet Partitions, Plastic/Laminate, Replace	20	10	10	7	EA	\$883.50	\$6,185										\$6,185											\$6,185	
C1090	Throughout Building	9591978	Lockers, Steel-Baked Enamel, 12" W x 15" D x 72" H, Replace	20	7	13	120	LF	\$589.00	\$70,680													\$70,680								\$70,680	
C2010	Throughout Building	9591980	Wall Finishes, any surface, Prep & Paint	10	3	7	4500	SF	\$1.77	\$7,952						\$7,952											\$7,952				\$7,952	
C2050	Throughout Building	9591966	Ceiling Finishes, any flat surface, Prep & Paint	10	4	6	3200	SF	\$2.36	\$7,539						\$7,539										\$7,539					\$7,539	
D2010	M30	9591969	Water Heater, Gas, Commercial (200 MBH), Replace	20	17	3	2	EA	\$19,554.80	\$39,110			\$39,110																		\$39,110	
D2010	M30	9591975	Piping & Valves, Mixing Valve, Domestic Water, Replace	30	21	9	2	EA	\$1,507.84	\$3,016									\$3,016												\$3,016	
D2010	Building Exterior	9591979	Drinking Fountain, Wall-Mounted, Bi-Level, Replace	15	9	6	1	EA	\$1,767.00	\$1,767						\$1,767															\$1,767	
D2010	Restrooms	9591968	Urinal, Standard, Replace	30	14	16	3	EA	\$1,295.80	\$3,887																\$3,887					\$3,887	
D2010	Restrooms	9591972	Toilet, Commercial Water Closet, Replace	30	10	20	7	EA	\$1,531.40	\$10,720																			\$10,720		\$10,720	
D2010	Utility Rooms/Areas	9591974	Sink/Lavatory, Service Sink, Floor, Replace	35	15	20	1	EA	\$942.40	\$942																			\$942		\$942	
D2010	Restrooms	9591957	Sink/Lavatory, Wall-Hung, Enameled Steel, Replace	30	10	20	6	EA	\$2,002.60	\$12,016																			\$12,016		\$12,016	
D3030	Roof	9593383	Evaporative Cooler, 2 to 3 HP, 18000 CFM, Replace	15	12	3	1	EA	\$8,952.80	\$8,953			\$8,953															\$8,953			\$8,953	
D3060	Restrooms	9591965	Supplemental Components, Hand Dryer, Restroom, Replace	10	3	7	4	EA	\$1,884.80	\$7,539						\$7,539											\$7,539				\$7,539	
D4030	Throughout	9594028	Fire Extinguisher, Type ABC, up to 20 LB, Replace	10	4	6	6	EA	\$176.70	\$1,060						\$1,060									\$1,060						\$1,060	
D5020	M29	9591970	Secondary Transformer, Dry, Stepdown, Replace	30	21	9	1	EA	\$23,560.00	\$23,560									\$23,560												\$23,560	
D5020	M29	9591954	Secondary Transformer, Dry, Stepdown, Replace	30	21	9	1	EA	\$11,780.00	\$11,780									\$11,780												\$11,780	
D5020	M29	9591977	Distribution Panel, 120/208 V, Replace	30	21	9	1	EA	\$2,356.00	\$2,356									\$2,356												\$2,356	
D5020	M29	9591986	Distribution Panel, 277/480 V, Replace	30	21	9	1	EA	\$6,243.40	\$6,243									\$6,243												\$6,243	
D5040	M30	9591961	Lighting Controls, Dimming Panel, Digital Time Control Clock & Photosensor, Replace	20	17	3	2	EA	\$5,513.04	\$11,026			\$11,026																		\$11,026	
D5040	Building Exterior	9591983	Exterior Light, any type, w/ LED Replacement, Replace	20	12	8	3	EA	\$471.20	\$1,414							\$1,414														\$1,414	
D5040	Throughout Building	9591984	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures, Replace	20	2	18	3200	SF	\$5.30	\$16,963																\$16,963					\$16,963	
D6020	Throughout Building	9591982	Low Voltage System, Phone & Data Lines, Replace	20	8	12	3200	SF	\$1.77	\$5,654											\$5,654										\$5,654	
D6060	Throughout Building	9591955	Intercom/PA System, Public Address Upgrade, Facility-Wide, Replace	20	17	3	3200	SF	\$1.94	\$6,220			\$6,220																		\$6,220	
D7030	Building Exterior	9591959	Security/Surveillance System, Full System Upgrade, Average Density, Replace	15	2	13	800	SF	\$2.36	\$1,885													\$1,885								\$1,885	
D7050	Throughout Building	9591963	Fire Alarm System, Full System Upgrade, Standard Addressable, Upgrade/Install	20	14	6	3200	SF	\$3.53	\$11,309						\$11,309															\$11,309	
Totals, Unescalated											\$0	\$0	\$0	\$77,206	\$0	\$0	\$25,400	\$17,452	\$1,414	\$46,955	\$6,185	\$0	\$11,309	\$75,039	\$0	\$0	\$12,487	\$15,491	\$25,916	\$45,942	\$23,678	\$384,472
Totals, Escalated (3.0% inflation, compounded annually)											\$0	\$0	\$0	\$84,365	\$0	\$0	\$30,329	\$21,464	\$1,791	\$61,266	\$8,311	\$0	\$16,124	\$110,197	\$0	\$0	\$20,038	\$25,604	\$44,120	\$80,560		

Replacement Reserves Report



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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						
E1030	Kitchen	9595415	Foodservice Equipment, Refrigerator, 4-Door Reach-In, Replace	15	9	6	1	EA	\$8,599.40	\$8,599							\$8,599															\$8,599						
E1030	Kitchen	9595419	Foodservice Equipment, Exhaust Hood, 8 to 10 LF, Replace	15	9	6	2	EA	\$5,301.00	\$10,602							\$10,602															\$10,602						
E1030	Kitchen	9595403	Foodservice Equipment, Prep Table Refrigerated, Salad/Sandwich, Replace	15	9	6	1	EA	\$5,536.60	\$5,537							\$5,537															\$5,537						
E1030	Kitchen	9595378	Foodservice Equipment, Food Warmer, Tabletop Drawers (Set of 4), Replace	15	8	7	3	EA	\$6,714.60	\$20,144								\$20,144														\$20,144						
E1030	Kitchen	9595406	Foodservice Equipment, Convection Oven, Double, Replace	10	3	7	1	EA	\$9,753.84	\$9,754								\$9,754										\$9,754				\$19,508						
E1030	Kitchen	9595374	Foodservice Equipment, Food Warmer, Tabletop Drawers (Set of 4), Replace	15	7	8	1	EA	\$6,714.60	\$6,715									\$6,715													\$6,715						
E1030	Kitchen	9595382	Foodservice Equipment, Food Warmer, Proofing Cabinet on Wheels, Replace	15	6	9	3	EA	\$2,002.60	\$6,008										\$6,008												\$6,008						
E1030	Kitchen	9595400	Foodservice Equipment, Commercial Kitchen, 3-Bowl, Replace	30	21	9	1	EA	\$2,945.00	\$2,945										\$2,945												\$2,945						
E1030	Kitchen	9595434	Foodservice Equipment, Dairy Cooler/Wells, Replace	15	4	11	1	EA	\$4,240.80	\$4,241											\$4,241											\$4,241						
E1030	Kitchen	9595412	Foodservice Equipment, Icemaker, Freestanding, Replace	15	3	12	1	EA	\$7,892.60	\$7,893												\$7,893										\$7,893						
E1030	Kitchen	9595404	Foodservice Equipment, Walk-In, Evaporator for Refrigerator/Freezer, Replace	15	3	12	2	EA	\$5,418.80	\$10,838												\$10,838										\$10,838						
E1030	Kitchen	9595389	Foodservice Equipment, Prep Table Refrigerated, Salad/Sandwich, Replace	15	0	15	1	EA	\$5,536.60	\$5,537																\$5,537						\$5,537						
E1030	Kitchen	9595379	Foodservice Equipment, Commercial Kitchen, 1-Bowl, Replace	30	15	15	2	EA	\$1,884.80	\$3,770																\$3,770						\$3,770						
G2060	Site	9595420	Signage, Property, Building-Mounted Individual Letters, Replace/Install	20	4	16	20	EA	\$176.70	\$3,534																	\$3,534					\$3,534						
Totals, Unescalated											\$0	\$0	\$23,207	\$201,670	\$37,979	\$54,080	\$29,332	\$53,492	\$11,427	\$115,173	\$23,678	\$6,479	\$85,393	\$13,665	\$7,351	\$35,116	\$5,654	\$9,754	\$204,030	\$130,357	\$39,345				\$1,087,181			
Totals, Escalated (3.0% inflation, compounded annually)											\$0	\$0	\$24,620	\$220,370	\$42,745	\$62,693	\$35,024	\$65,788	\$14,475	\$150,275	\$31,821	\$8,968	\$121,750	\$20,067	\$11,119	\$54,710	\$9,074	\$16,122	\$347,347	\$228,583	\$71,062							\$1,536,613

Ascension Solorsano Middle School / S Classrooms

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	9486210	Exterior Walls, any painted surface, 1-2 Story Building, Prep & Paint	10	6	4	1225	SF	\$3.53	\$4,329					\$4,329										\$4,329								\$8,658					
B2010	Building Exterior	9486231	Exterior Walls, Brick/Masonry/Stone, Clean & Seal, Maintain	20	5	15	3900	SF	\$2.19	\$8,545																\$8,545							\$8,545					
B2020	Building Exterior	9486213	Glazing, any type by SF, Replace	30	12	18	450	SF	\$64.79	\$29,156																		\$29,156					\$29,156					
B2050	Building Exterior	9486225	Exterior Door, Steel, Standard, Replace	30	15	15	14	EA	\$706.80	\$9,895																\$9,895							\$9,895					
B2070	Building Exterior	9486217	Louvers, Aluminum, Replace	40	22	18	4	EA	\$1,142.66	\$4,571																			\$4,571				\$4,571					
B3010	Roof	9486208	Roofing, Metal, Replace	40	22	18	8100	SF	\$15.31	\$124,043																		\$124,043					\$124,043					
B3020	Roof	9486220	Roof Appurtenances, Gutters & Downspouts, Aluminum w/ Fittings, Replace	20	17	3	120	LF	\$10.60	\$1,272				\$1,272																			\$1,272					
C1030	Building Exterior	9486222	Door Hardware, School, per Door, Replace	30	22	8	6	EA	\$471.20	\$2,827									\$2,827														\$2,827					
C1070	Throughout Building	9486223	Suspended Ceilings, Acoustical Tile (ACT), Replace	25	15	10	7980	SF	\$4.12	\$32,902											\$32,902												\$32,902					
C2010	Throughout Building	9486206	Wall Finishes, Vinyl, Replace	15	5	10	14250	SF	\$2.95	\$41,966										\$41,966													\$41,966					
C2030	Throughout Building	9486212	Flooring, Vinyl Tile (VCT), Replace	15	4	11	2000	SF	\$5.89	\$11,780												\$11,780											\$11,780					
C2030	Throughout Building	9486215	Flooring, Carpet, Commercial Standard, Replace	10	6	4	5980	SF	\$8.84	\$52,833					\$52,833										\$52,833								\$105,667					
D3020	Attic	9486228	Furnace, Gas, Replace	20	17	3	8	EA	\$7,303.60	\$58,429				\$58,429																			\$58,429					
D3050	Throughout	9486219	HVAC System, Hydronic Piping, 4-Pipe, Replace	40	21	19	7980	SF	\$9.42	\$75,204																			\$75,204				\$75,204					
D3050	Throughout Building	9486229	HVAC System, Ductwork, Medium Density, Replace	30	22	8	7980	SF	\$4.71	\$37,602									\$37,602														\$37,602					
D5020	Teacher work room	9486207	Distribution Panel, 277/480 V, Replace	30	22	8	1	EA	\$3,534.00	\$3,534									\$3,534														\$3,534					
D5040	Throughout Building	9486205	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures, Replace	20	5	15	7980	SF	\$5.30	\$42,302																\$42,302							\$42,302					
D6020	Throughout Building	9486214	Low Voltage System, Phone & Data Lines, Replace	20	12	8	7890	SF	\$1.77	\$13,942									\$13,942														\$13,942					
D7050	Throughout Building	9486221	Fire Alarm System, Full System Upgrade, Standard Addressable, Upgrade/Install	20	17	3	7980	SF	\$3.53	\$28,201				\$28,201																			\$28,201					
D8010	Attic	9486224	BAS/HVAC Controls, Extensive/Robust BMS or Smart Building System, Install	15	12	3	7980	SF	\$7.07	\$56,403				\$56,403														\$56,403					\$112,805					
E2010	Throughout Building	9486204	Casework, Cabinetry, Standard, Replace	20	6	14	540	LF	\$353.40	\$190,836															\$190,836								\$190,836					
Totals, Unescalated											\$0	\$0	\$0	\$144,305	\$57,162	\$0	\$0	\$0	\$57,905	\$0	\$74,868	\$11,780	\$0	\$0	\$247,998	\$60,742	\$0	\$0	\$214,172	\$75,204	\$0				\$944,136			
Totals, Escalated (3.0% inflation, compounded annually)											\$0	\$0	\$0	\$157,686	\$64,337	\$0	\$0	\$0	\$73,352	\$0	\$100,616	\$16,306	\$0	\$0	\$375,120	\$94,635	\$0	\$0	\$364,614	\$131,870	\$0							\$1,378,535

Ascension Solorsano Middle School / Site

Uniformat Code	Location Description	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost*	Subtotal	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	Deficiency Repair Estimate		
D2010	Site General	9493942	Backflow Preventer, Irrigation Water, Replace	30	22	8	1	EA	\$7,774.80	\$7,775										\$7,775													\$7,775	
D2010	Site General	9493961	Backflow Preventer, Domestic Water, Replace	30	22	8	1	EA	\$7,774.80	\$7,775										\$7,775														\$7,775
D3030	C2 exterior HVAC Enclosure	9493964	Split System, Condensing Unit/Heat Pump, Replace	15	12	3	6	EA	\$6,125.60	\$36,754				\$36,754															\$36,754				\$73,507	
D3030	C2 exterior HVAC Enclosures	9493956	Split System, Condensing Unit/Heat Pump, Replace	15	12	3	2	EA	\$4,005.20	\$8,010				\$8,010															\$8,010				\$16,021	

