



**BUREAU
VERITAS**

FACILITY CONDITION ASSESSMENT

prepared for

AEDIS Gilroy
387 S. 1st Street
San Jose, 95113
Joe Vela



PREPARED BY:

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BV PROJECT #:

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DATE OF REPORT:

September 4TH, 2025

ON SITE DATE:

August 29, 2025

South Valley Middle School (Desktop Review)
7881 Murray Avenue
Gilroy, CA 95020

Bureau Veritas

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1. Executive Summary

Campus Overview and Assessment Details

General Information	
Property Type	Middle School
Number of Buildings	9
Main Address	7881 Murray Avenue, Gilroy, CA 95020
Site Developed	1911 Renovated 2022
Outside Occupants / Leased Spaces	None
Date(s) of Visit	August 29, 2025
Management Point of Contact	AEDIS Architects Joe Vela, Associate Principal 4083005160 Jvela@aedisarchitects.com
On-site Point of Contact (POC)	NA
Assessment & Report Prepared By	Jordy Osborne
Reviewed By	Sean Luxem <i>for</i> , Gregg Young Program Manager 800.733.0660 x979.270.0024 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

In 1911, Gilroy High School was constructed at this site. The high school was renovated in the 1950's and was turned into South Valley Middle School. Ever since then it has operated as a middle school. In 2022-2023 the school experienced a major renovation which demolished all former buildings and built the current site and buildings. A full on-site facility condition assessment was not performed at this school because of how new it is. Instead, a remote desktop review was performed. All data was taken via similar schools in the district and google earth or similar means.

Architectural

The Main Building and Gymnasium were constructed with CMU blocks and a steel frame. The smaller classroom buildings were constructed with traditional wood framing and EIFS exterior walls. All structures and exterior finishes are in good condition since they were just constructed in 2022-2023.

Mechanical, Electrical, Plumbing and Fire (MEPF)

Heating and cooling is accomplished through packaged roof top units. Some supplementary components are used such as ductless split systems.

Each building's electrical and plumbing systems are sufficient for their needs with fixtures and panels throughout the buildings.

Fire suppression and fire alarm systems are present in each of the buildings with the main fire panel located in the Main Building. Sprinkler and standard alarm systems are used.

All equipment is in good condition and expected for lifecycle renewal and replacement.

Site

The site is mostly concrete walkways in between the buildings connecting them all. To the southwest are track and field, tennis, and basketball courts next to the gym. Parking lots reside on the east and south sides of the site. The site was constructed with the buildings in 2022-2023 and is in good condition.

Recommended Additional Studies

No additional studies recommended at this time.

Facility Condition Index (FCI)

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

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

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

Facility	Cost/SF	Total SF	Replacement Value	Current	3-Year	5-Year	10-Year
Building A	\$550	7,200	\$3,960,000	0%	0%	0%	1.8%
Building B	\$550	7,200	\$3,960,000	0%	0%	0%	1.8%
Building C	\$550	3,500	\$1,925,000	0%	0%	0%	1.9%
Building D	\$550	7,200	\$3,960,000	0%	0%	0%	1.8%
Building E	\$550	7,200	\$3,960,000	0%	0%	0%	1.8%
Building F	\$550	7,200	\$3,960,000	0%	0%	0%	1.8%
Building G	\$550	7,200	\$3,960,000	0%	0%	0%	1.8%
Gymnasium	\$550	16,000	\$8,800,000	0%	0%	0%	0.7%
Main Building	\$550	24,000	\$13,200,000	0%	0%	0%	1.6%

Immediate Needs

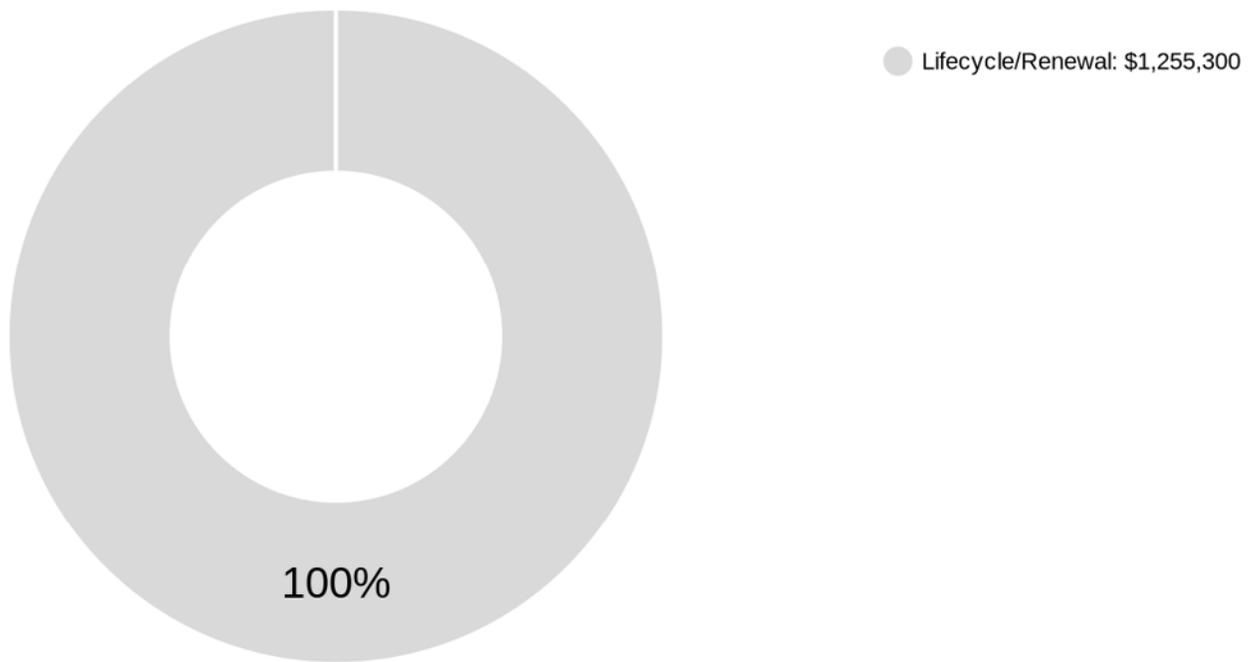
There are no immediate needs to report.

Plan Types

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

Plan Type Descriptions & 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: \$1,255,300

2. Building A

Building A: Building Systems Summary		
Address	7881 Murray Avenue, Gilroy, CA	
GPS Coordinates	37.035780, 121.587734	
Constructed/Renovated	2022	
Building Area	7,200 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	Good
Facade	Primary Wall Finish: EIFS Windows: Aluminum	Good
Roof	Primary: Shed construction with metal finish Secondary: Flat construction with single-ply TPO/PVC membrane	Good
Interiors	Walls: Vinyl, ceramic tile Floors: Carpet, VCT Ceilings: ACT	Good
Elevators	None	n/a
Plumbing	Distribution: PEX supply and PVC waste & venting Hot Water: Electric water heater with integral tank Fixtures: Toilets, urinals, and sinks in restrooms	Good
HVAC	Non-Central System: Packaged units	Good
Fire Suppression	Wet-pipe sprinkler system and fire extinguishers	Good
Electrical	Source & Distribution: Main panel with copper wiring Interior Lighting: LED Emergency Power: None	Good

Building A: Building Systems Summary		
Fire Alarm	Smoke detectors, heat detectors, alarms, strobes, pull stations, back-up emergency lights, and exit signs	Good
Equipment/Special	None	n/a
Accessibility	Accessibility considerations are not part of this desktop assessment.	
Additional Studies	No additional studies are currently recommended for the building.	
Areas Observed	This was a desktop assessment. No areas were physically observed.	
Key Spaces Not Observed	This was a desktop assessment. No areas were physically observed.	

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

Building A: System Expenditure Forecast						
System	Immediate	Short Term (1-2 yr)	Near Term (3-5 yr)	Med Term (6-10 yr)	Long Term (11-20 yr)	TOTAL
Facade	\$0	\$0	\$0	\$0	\$0	\$0
Roofing	\$0	\$0	\$0	\$0	\$28,134	\$28,134
Interiors	\$0	\$0	\$0	\$72,801	\$152,422	\$225,223
Plumbing	\$0	\$0	\$0	\$0	\$1,511	\$1,511
HVAC	\$0	\$0	\$0	\$0	\$17,133	\$17,133
Fire Protection	\$0	\$0	\$0	\$0	\$0	\$0
Electrical	\$0	\$0	\$0	\$0	\$63,074	\$63,074
Fire Alarm & Electronic Systems	\$0	\$0	\$0	\$0	\$110,396	\$110,396
Equipment & Furnishings	\$0	\$0	\$0	\$0	\$162,824	\$162,824
TOTALS	\$0	\$0	\$0	\$72,900	\$535,500	\$608,400

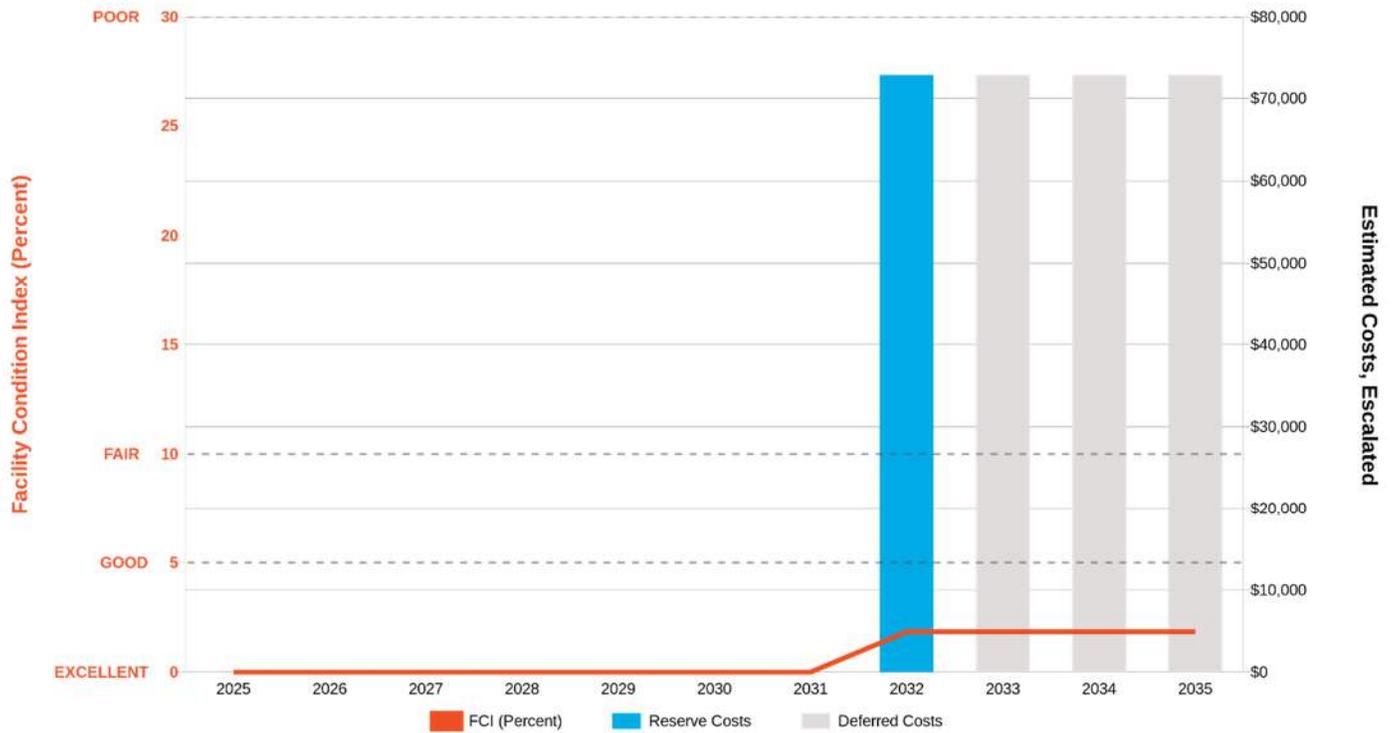
NEEDS OVER TIME: The vertical blue bars in the graphic below represent the year-by-year needs identified for the facility. The orange line forecasts what would happen to the FCI (left Y axis) over time, assuming zero capital expenditures over the next ten years. The dollar amounts allocated for each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

Needs by Year with Unaddressed FCI Over Time

Replacement Value: \$3,960,000.00

Inflation Rate: 3%

Average Needs (per year - over next 10 years): \$6,618.00



Immediate Needs

There are no immediate needs to report.

Key Findings

There are no key findings to report.

3. Building B

Building B: Building Systems Summary		
Address	7881 Murray Avenue, Gilroy, CA	
GPS Coordinates	37.035780, 121.587734	
Constructed/Renovated	2022	
Building Area	7,200 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	Good
Facade	Primary Wall Finish: EIFS Windows: Aluminum	Good
Roof	Primary: Shed construction with metal finish	Good
Interiors	Walls: Vinyl, ceramic tile Floors: Carpet, VCT Ceilings: ACT	Good
Elevators	None	n/a
Plumbing	Distribution: PEX supply and PVC waste & venting Hot Water: Electric water heater with integral tank Fixtures: Toilets, urinals, and sinks in restrooms	Good
HVAC	Non-Central System: Packaged units	Good
Fire Suppression	Wet-pipe sprinkler system and fire extinguishers	Good
Electrical	Source & Distribution: Main panel with copper wiring Interior Lighting: LED Emergency Power: None	Good
Fire Alarm	Smoke detectors, heat detectors, alarms, strobes, pull stations, back-up emergency lights, and exit signs	Good

Building B: Building Systems Summary		
Equipment/Special	None	n/a
Accessibility	Accessibility considerations are not part of this desktop assessment.	
Additional Studies	No additional studies are currently recommended for the building.	
Areas Observed	This was a desktop assessment. No areas were physically observed.	
Key Spaces Not Observed	This was a desktop assessment. No areas were physically observed.	

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

Building B: System Expenditure Forecast						
System	Immediate	Short Term (1-2 yr)	Near Term (3-5 yr)	Med Term (6-10 yr)	Long Term (11-20 yr)	TOTAL
Facade	\$0	\$0	\$0	\$0	\$0	\$0
Roofing	\$0	\$0	\$0	\$0	\$241,628	\$241,628
Interiors	\$0	\$0	\$0	\$72,801	\$152,422	\$225,223
Plumbing	\$0	\$0	\$0	\$0	\$1,511	\$1,511
HVAC	\$0	\$0	\$0	\$0	\$17,133	\$17,133
Fire Protection	\$0	\$0	\$0	\$0	\$0	\$0
Electrical	\$0	\$0	\$0	\$0	\$63,074	\$63,074
Fire Alarm & Electronic Systems	\$0	\$0	\$0	\$0	\$110,396	\$110,396
Equipment & Furnishings	\$0	\$0	\$0	\$0	\$162,824	\$162,824
TOTALS	\$0	\$0	\$0	\$72,900	\$749,000	\$821,900

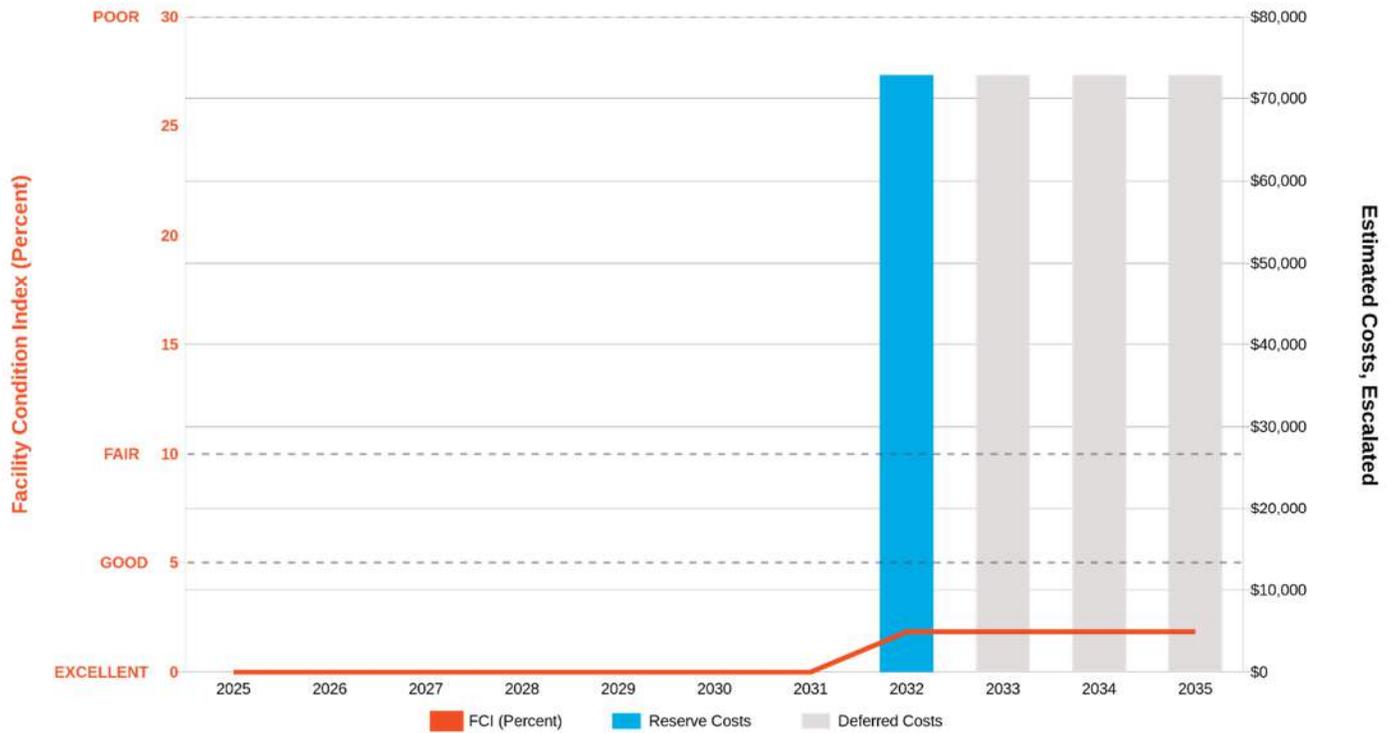
NEEDS OVER TIME: The vertical blue bars in the graphic below represent the year-by-year needs identified for the facility. The orange line forecasts what would happen to the FCI (left Y axis) over time, assuming zero capital expenditures over the next ten years. The dollar amounts allocated for each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

Needs by Year with Unaddressed FCI Over Time

Replacement Value: \$3,960,000.00

Inflation Rate: 3%

Average Needs (per year - over next 10 years): \$6,618.00



Immediate Needs

There are no immediate needs to report.

Key Findings

There are no key findings to report.

4. Building C

Building C: Building Systems Summary		
Address	7881 Murray Avenue, Gilroy, CA	
GPS Coordinates	37.035780, 121.587734	
Constructed/Renovated	2022	
Building Area	3,500 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	Good
Facade	Primary Wall Finish: EIFS Windows: Aluminum	Good
Roof	Primary: Shed construction with metal finish	Good
Interiors	Walls: Vinyl, ceramic tile Floors: Carpet, VCT Ceilings: ACT	Good
Elevators	None	n/a
Plumbing	Distribution: PEX supply and PVC waste & venting Hot Water: Electric water heater with integral tank Fixtures: Toilets, urinals, and sinks in restrooms	Good
HVAC	Non-Central System: Packaged units	Good
Fire Suppression	Wet-pipe sprinkler system and fire extinguishers	Good
Electrical	Source & Distribution: Main panel with copper wiring Interior Lighting: LED Emergency Power: None	Good
Fire Alarm	Smoke detectors, heat detectors, alarms, strobes, pull stations, back-up emergency lights, and exit signs	Good

Building C: Building Systems Summary		
Equipment/Special	None	n/a
Accessibility	Accessibility considerations are not part of this desktop assessment.	
Additional Studies	No additional studies are currently recommended for the building.	
Areas Observed	This was a desktop assessment. No areas were physically observed.	
Key Spaces Not Observed	This was a desktop assessment. No areas were physically observed.	

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

Building C: System Expenditure Forecast						
System	Immediate	Short Term (1-2 yr)	Near Term (3-5 yr)	Med Term (6-10 yr)	Long Term (11-20 yr)	TOTAL
Facade	\$0	\$0	\$0	\$0	\$0	\$0
Roofing	\$0	\$0	\$0	\$0	\$119,158	\$119,158
Interiors	\$0	\$0	\$0	\$36,944	\$74,421	\$111,365
Plumbing	\$0	\$0	\$0	\$0	\$1,511	\$1,511
HVAC	\$0	\$0	\$0	\$0	\$8,566	\$8,566
Fire Protection	\$0	\$0	\$0	\$0	\$0	\$0
Electrical	\$0	\$0	\$0	\$0	\$30,665	\$30,665
Fire Alarm & Electronic Systems	\$0	\$0	\$0	\$0	\$53,663	\$53,663
Equipment & Furnishings	\$0	\$0	\$0	\$0	\$64,708	\$64,708
TOTALS	\$0	\$0	\$0	\$37,000	\$352,700	\$389,700

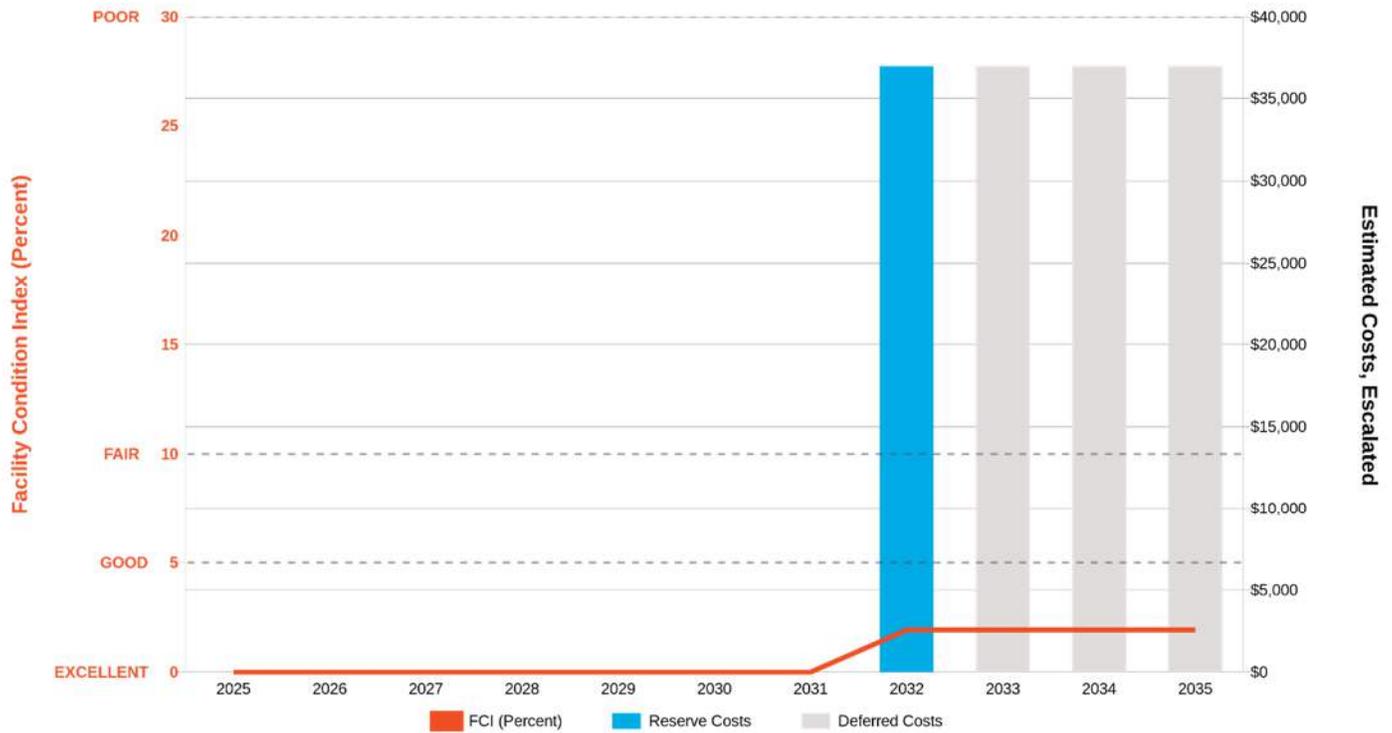
NEEDS OVER TIME: The vertical blue bars in the graphic below represent the year-by-year needs identified for the facility. The orange line forecasts what would happen to the FCI (left Y axis) over time, assuming zero capital expenditures over the next ten years. The dollar amounts allocated for each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

Needs by Year with Unaddressed FCI Over Time

Replacement Value: \$1,925,000.00

Inflation Rate: 3%

Average Needs (per year - over next 10 years): \$3,358.00



Immediate Needs

There are no immediate needs to report.

Key Findings

There are no key findings to report.

5. Building D

Building D: Building Systems Summary		
Address	7881 Murray Avenue, Gilroy, CA	
GPS Coordinates	37.035780, 121.587734	
Constructed/Renovated	2022	
Building Area	7,200 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	Good
Facade	Primary Wall Finish: EIFS Windows: Aluminum	Good
Roof	Primary: Shed construction with metal finish Secondary: Flat construction with single-ply TPO/PVC membrane	Good
Interiors	Walls: Vinyl, ceramic tile Floors: Carpet, VCT Ceilings: ACT	Good
Elevators	None	n/a
Plumbing	Distribution: PEX supply and PVC waste & venting Hot Water: Electric water heater with integral tank Fixtures: Toilets, urinals, and sinks in restrooms	Good
HVAC	Non-Central System: Packaged units	Good
Fire Suppression	Wet-pipe sprinkler system and fire extinguishers	Good
Electrical	Source & Distribution: Main panel with copper wiring Interior Lighting: LED Emergency Power: None	Good

Building D: Building Systems Summary		
Fire Alarm	Smoke detectors, heat detectors, alarms, strobes, pull stations, back-up emergency lights, and exit signs	Good
Equipment/Special	None	n/a
Accessibility	Accessibility considerations are not part of this desktop assessment.	
Additional Studies	No additional studies are currently recommended for the building.	
Areas Observed	This was a desktop assessment. No areas were physically observed.	
Key Spaces Not Observed	This was a desktop assessment. No areas were physically observed.	

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

Building D: System Expenditure Forecast						
System	Immediate	Short Term (1-2 yr)	Near Term (3-5 yr)	Med Term (6-10 yr)	Long Term (11-20 yr)	TOTAL
Facade	\$0	\$0	\$0	\$0	\$0	\$0
Roofing	\$0	\$0	\$0	\$0	\$28,134	\$28,134
Interiors	\$0	\$0	\$0	\$72,801	\$152,422	\$225,223
Plumbing	\$0	\$0	\$0	\$0	\$1,511	\$1,511
HVAC	\$0	\$0	\$0	\$0	\$17,133	\$17,133
Fire Protection	\$0	\$0	\$0	\$0	\$0	\$0
Electrical	\$0	\$0	\$0	\$0	\$63,074	\$63,074
Fire Alarm & Electronic Systems	\$0	\$0	\$0	\$0	\$110,396	\$110,396
Equipment & Furnishings	\$0	\$0	\$0	\$0	\$162,824	\$162,824
TOTALS	\$0	\$0	\$0	\$72,900	\$535,500	\$608,400

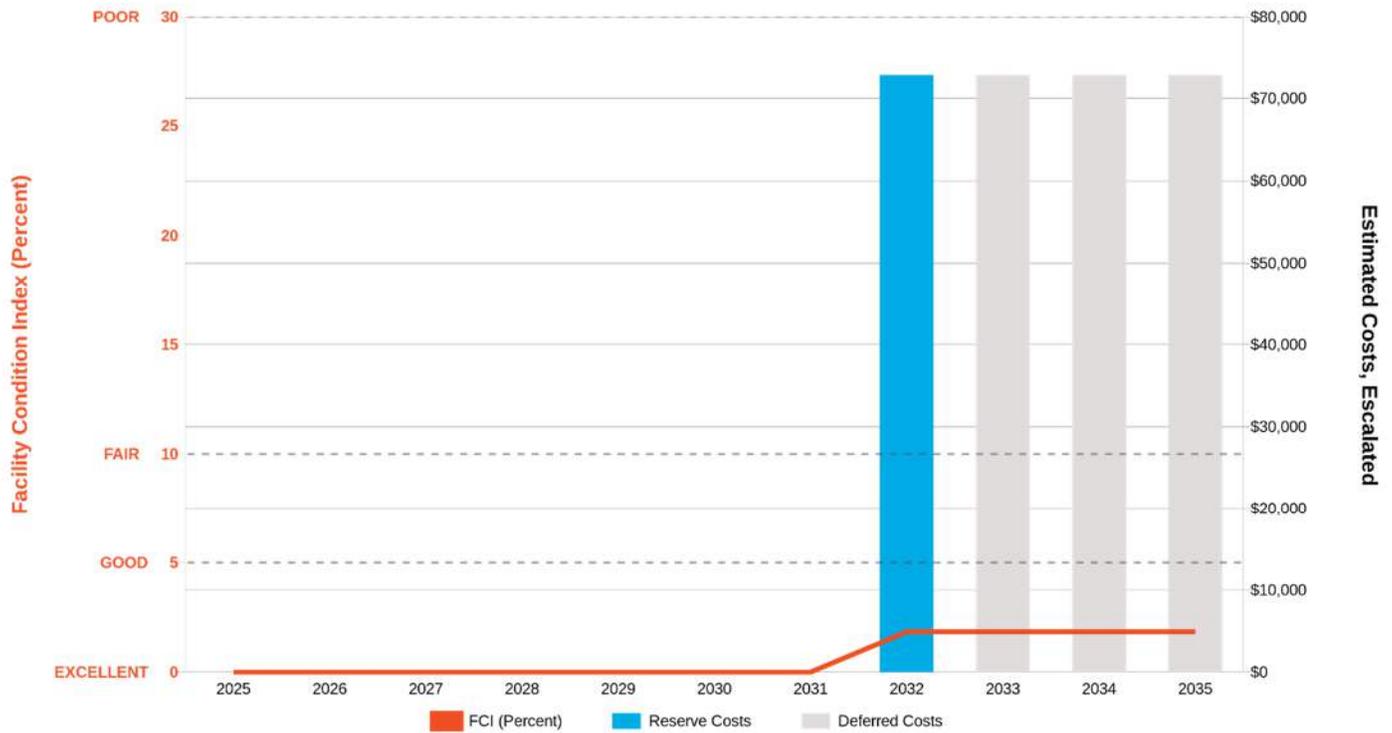
NEEDS OVER TIME: The vertical blue bars in the graphic below represent the year-by-year needs identified for the facility. The orange line forecasts what would happen to the FCI (left Y axis) over time, assuming zero capital expenditures over the next ten years. The dollar amounts allocated for each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

Needs by Year with Unaddressed FCI Over Time

Replacement Value: \$3,960,000.00

Inflation Rate: 3%

Average Needs (per year - over next 10 years): \$6,618.00



Immediate Needs

There are no immediate needs to report.

Key Findings

There are no key findings to report.

6. Building E

Building E: Building Systems Summary		
Address	7881 Murray Avenue, Gilroy, CA	
GPS Coordinates	37.035780, 121.587734	
Constructed/Renovated	2022	
Building Area	7,200 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	Good
Facade	Primary Wall Finish: EIFS Windows: Aluminum	Good
Roof	Primary: Shed construction with metal finish	Good
Interiors	Walls: Vinyl, ceramic tile Floors: Carpet, VCT Ceilings: ACT	Good
Elevators	None	n/a
Plumbing	Distribution: PEX supply and PVC waste & venting Hot Water: Electric water heater with integral tank Fixtures: Toilets, urinals, and sinks in restrooms	Good
HVAC	Non-Central System: Packaged units	Good
Fire Suppression	Wet-pipe sprinkler system and fire extinguishers	Good
Electrical	Source & Distribution: Main panel with copper wiring Interior Lighting: LED Emergency Power: None	Good
Fire Alarm	Smoke detectors, heat detectors, alarms, strobes, pull stations, back-up emergency lights, and exit signs	Good

Building E: Building Systems Summary

Equipment/Special	None	n/a
Accessibility	Accessibility considerations are not part of this desktop assessment.	
Additional Studies	No additional studies are currently recommended for the building.	
Areas Observed	This was a desktop assessment. No areas were physically observed.	
Key Spaces Not Observed	This was a desktop assessment. No areas were physically observed.	

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

Building E: System Expenditure Forecast						
System	Immediate	Short Term (1-2 yr)	Near Term (3-5 yr)	Med Term (6-10 yr)	Long Term (11-20 yr)	TOTAL
Facade	\$0	\$0	\$0	\$0	\$0	\$0
Roofing	\$0	\$0	\$0	\$0	\$241,628	\$241,628
Interiors	\$0	\$0	\$0	\$72,801	\$152,422	\$225,223
Plumbing	\$0	\$0	\$0	\$0	\$1,511	\$1,511
HVAC	\$0	\$0	\$0	\$0	\$17,133	\$17,133
Fire Protection	\$0	\$0	\$0	\$0	\$0	\$0
Electrical	\$0	\$0	\$0	\$0	\$63,074	\$63,074
Fire Alarm & Electronic Systems	\$0	\$0	\$0	\$0	\$110,396	\$110,396
Equipment & Furnishings	\$0	\$0	\$0	\$0	\$162,824	\$162,824
TOTALS	\$0	\$0	\$0	\$72,900	\$749,000	\$821,900

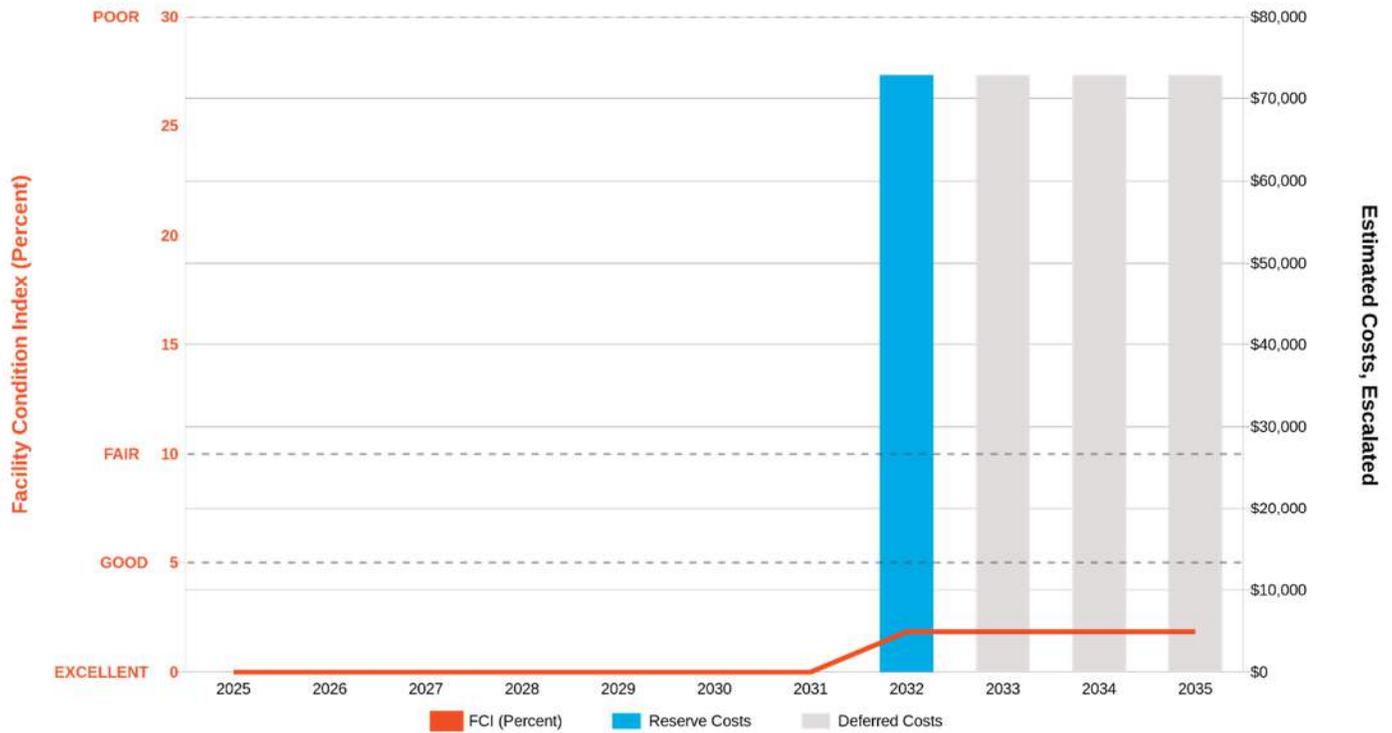
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Needs by Year with Unaddressed FCI Over Time

Replacement Value: \$3,960,000.00

Inflation Rate: 3%

Average Needs (per year - over next 10 years): \$6,618.00



Immediate Needs

There are no immediate needs to report.

Key Findings

There are no key findings to report.

7. Building F

Building F: Building Systems Summary		
Address	7881 Murray Avenue, Gilroy, CA	
GPS Coordinates	37.035780, 121.587734	
Constructed/Renovated	2022	
Building Area	7,200 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	Good
Facade	Primary Wall Finish: EIFS Windows: Aluminum	Good
Roof	Primary: Shed construction with metal finish Secondary: Flat construction with single-ply TPO/PVC membrane	Good
Interiors	Walls: Vinyl, ceramic tile Floors: Carpet, VCT Ceilings: ACT	Good
Elevators	None	n/a
Plumbing	Distribution: PEX supply and PVC waste & venting Hot Water: Electric water heater with integral tank Fixtures: Toilets, urinals, and sinks in restrooms	Good
HVAC	Non-Central System: Packaged units	Good
Fire Suppression	Wet-pipe sprinkler system and fire extinguishers	Good
Electrical	Source & Distribution: Main panel with copper wiring Interior Lighting: LED Emergency Power: None	Good

Building F: Building Systems Summary		
Fire Alarm	Smoke detectors, heat detectors, alarms, strobes, pull stations, back-up emergency lights, and exit signs	Good
Equipment/Special	None	n/a
Accessibility	Accessibility considerations are not part of this desktop assessment.	
Additional Studies	No additional studies are currently recommended for the building.	
Areas Observed	This was a desktop assessment. No areas were physically observed.	
Key Spaces Not Observed	This was a desktop assessment. No areas were physically observed.	

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

Building F: System Expenditure Forecast						
System	Immediate	Short Term (1-2 yr)	Near Term (3-5 yr)	Med Term (6-10 yr)	Long Term (11-20 yr)	TOTAL
Facade	\$0	\$0	\$0	\$0	\$0	\$0
Roofing	\$0	\$0	\$0	\$0	\$28,134	\$28,134
Interiors	\$0	\$0	\$0	\$72,801	\$152,422	\$225,223
Plumbing	\$0	\$0	\$0	\$0	\$1,511	\$1,511
HVAC	\$0	\$0	\$0	\$0	\$17,133	\$17,133
Fire Protection	\$0	\$0	\$0	\$0	\$0	\$0
Electrical	\$0	\$0	\$0	\$0	\$63,074	\$63,074
Fire Alarm & Electronic Systems	\$0	\$0	\$0	\$0	\$110,396	\$110,396
Equipment & Furnishings	\$0	\$0	\$0	\$0	\$162,824	\$162,824
TOTALS	\$0	\$0	\$0	\$72,900	\$535,500	\$608,400

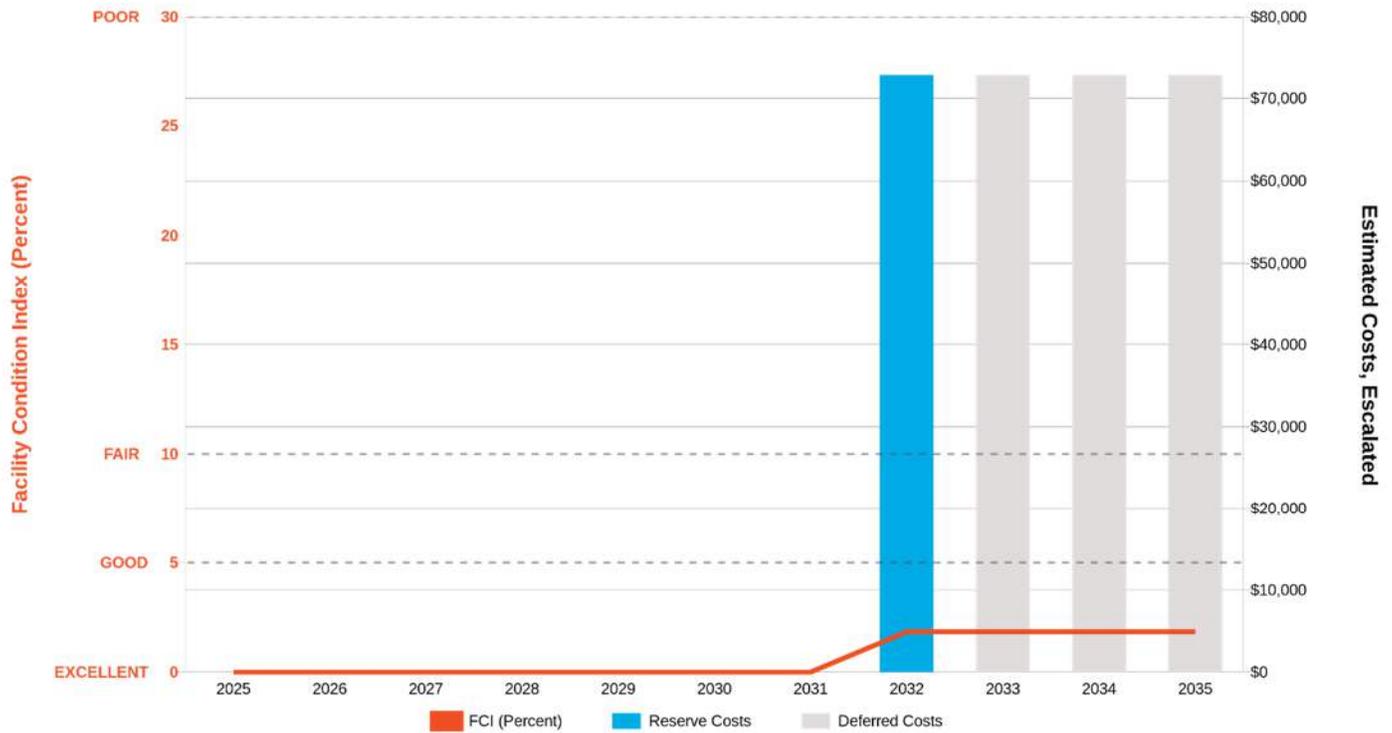
NEEDS OVER TIME: The vertical blue bars in the graphic below represent the year-by-year needs identified for the facility. The orange line forecasts what would happen to the FCI (left Y axis) over time, assuming zero capital expenditures over the next ten years. The dollar amounts allocated for each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

Needs by Year with Unaddressed FCI Over Time

Replacement Value: \$3,960,000.00

Inflation Rate: 3%

Average Needs (per year - over next 10 years): \$6,618.00



Immediate Needs

There are no immediate needs to report.

Key Findings

There are no key findings to report.

8. Building G

Building G: Building Systems Summary		
Address	7881 Murray Avenue, Gilroy, CA	
GPS Coordinates	37.035780, 121.587734	
Constructed/Renovated	2022	
Building Area	7,200 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	Good
Facade	Primary Wall Finish: EIFS Windows: Aluminum	Good
Roof	Primary: Shed construction with metal finish	Good
Interiors	Walls: Vinyl, ceramic tile Floors: Carpet, VCT Ceilings: ACT	Good
Elevators	None	n/a
Plumbing	Distribution: PEX supply and PVC waste & venting Hot Water: Electric water heater with integral tank Fixtures: Toilets, urinals, and sinks in restrooms	Good
HVAC	Non-Central System: Packaged units	Good
Fire Suppression	Wet-pipe sprinkler system and fire extinguishers	Good
Electrical	Source & Distribution: Main panel with copper wiring Interior Lighting: LED Emergency Power: None	Good
Fire Alarm	Smoke detectors, heat detectors, alarms, strobes, pull stations, back-up emergency lights, and exit signs	Good

Building G: Building Systems Summary

Equipment/Special	None	n/a
Accessibility	Accessibility considerations are not part of this desktop assessment.	
Additional Studies	No additional studies are currently recommended for the building.	
Areas Observed	This was a desktop assessment. No areas were physically observed.	
Key Spaces Not Observed	This was a desktop assessment. No areas were physically observed.	

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

Building G: System Expenditure Forecast						
System	Immediate	Short Term (1-2 yr)	Near Term (3-5 yr)	Med Term (6-10 yr)	Long Term (11-20 yr)	TOTAL
Facade	\$0	\$0	\$0	\$0	\$0	\$0
Roofing	\$0	\$0	\$0	\$0	\$241,628	\$241,628
Interiors	\$0	\$0	\$0	\$72,801	\$152,422	\$225,223
Plumbing	\$0	\$0	\$0	\$0	\$1,511	\$1,511
HVAC	\$0	\$0	\$0	\$0	\$17,133	\$17,133
Fire Protection	\$0	\$0	\$0	\$0	\$0	\$0
Electrical	\$0	\$0	\$0	\$0	\$63,074	\$63,074
Fire Alarm & Electronic Systems	\$0	\$0	\$0	\$0	\$110,396	\$110,396
Equipment & Furnishings	\$0	\$0	\$0	\$0	\$162,824	\$162,824
TOTALS	\$0	\$0	\$0	\$72,900	\$749,000	\$821,900

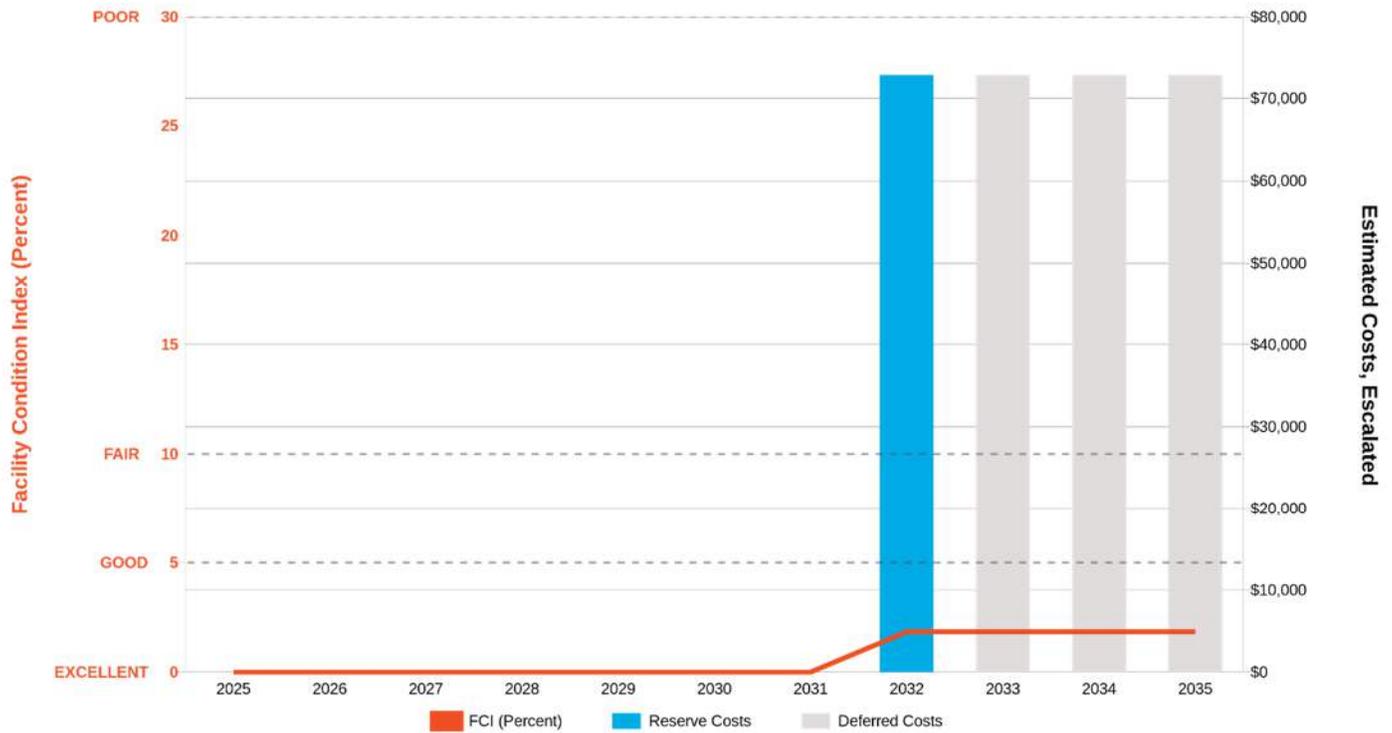
NEEDS OVER TIME: The vertical blue bars in the graphic below represent the year-by-year needs identified for the facility. The orange line forecasts what would happen to the FCI (left Y axis) over time, assuming zero capital expenditures over the next ten years. The dollar amounts allocated for each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

Needs by Year with Unaddressed FCI Over Time

Replacement Value: \$3,960,000.00

Inflation Rate: 3%

Average Needs (per year - over next 10 years): \$6,618.00



Immediate Needs

There are no immediate needs to report.

Key Findings

There are no key findings to report.

9. Gymnasium

Gymnasium: Building Systems Summary		
Address	7881 Murray Avenue, Gilroy, CA	
GPS Coordinates	37.035780, 121.587734	
Constructed/Renovated	2023	
Building Area	16,000 SF	
Number of Stories	1 above grade	
<i>System</i>	<i>Description</i>	<i>Condition</i>
Structure	CMU and steel frame with concrete-topped metal decks over concrete pad column footings	Good
Facade	Primary Wall Finish: CMU Windows: Aluminum	Good
Roof	Primary: Shed construction with metal finish Secondary: Flat construction with single-ply TPO/PVC membrane	Good
Interiors	Walls: Painted gypsum board, ceramic tile, Unfinished Floors: VCT, ceramic tile, wood strip, sealed concrete Ceilings: Painted gypsum board, ACT, Unfinished/exposed	Good
Elevators	None	n/a
Plumbing	Distribution: PEX supply and PVC waste & venting Hot Water: Gas water heaters with integral tanks Fixtures: Toilets, urinals, and sinks in restrooms	Good
HVAC	Non-Central System: Packaged units	Good
Fire Suppression	Wet-pipe sprinkler system, fire extinguishers	Good
Electrical	Source & Distribution: Main switchboard with copper wiring Interior Lighting: LED Emergency Power: None	Good

Gymnasium: Building Systems Summary		
Fire Alarm	Smoke detectors, heat detectors, alarms, strobes, pull stations, back-up emergency lights, and exit signs	Good
Equipment/Special	None	Good
Accessibility	Accessibility considerations are not part of this desktop assessment.	
Additional Studies	No additional studies are currently recommended for the building.	
Areas Observed	This was a desktop assessment. No areas were physically observed.	
Key Spaces Not Observed	This was a desktop assessment. No areas were physically observed.	

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

Gymnasium: 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	\$0	\$0	\$0	\$0
Roofing	\$0	\$0	\$0	\$0	\$306,836	\$306,836
Interiors	\$0	\$0	\$0	\$62,299	\$358,066	\$420,365
Plumbing	\$0	\$0	\$0	\$0	\$60,113	\$60,113
HVAC	\$0	\$0	\$0	\$0	\$180,491	\$180,491
Fire Protection	\$0	\$0	\$0	\$0	\$0	\$0
Electrical	\$0	\$0	\$0	\$0	\$144,393	\$144,393
Fire Alarm & Electronic Systems	\$0	\$0	\$0	\$0	\$342,649	\$342,649
Equipment & Furnishings	\$0	\$0	\$0	\$0	\$90,245	\$90,245
TOTALS	\$0	\$0	\$0	\$62,300	\$1,482,800	\$1,545,100

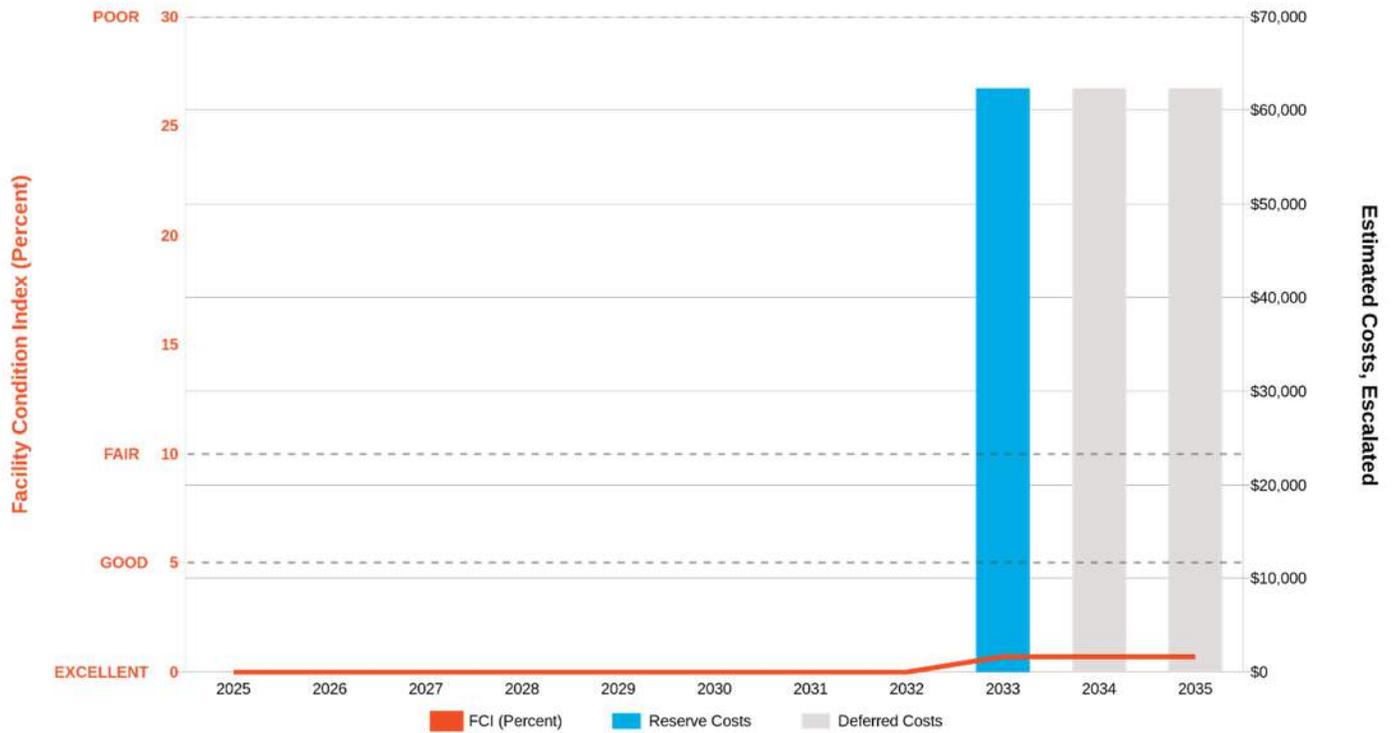
NEEDS OVER TIME: The vertical blue bars in the graphic below represent the year-by-year needs identified for the facility. The orange line forecasts what would happen to the FCI (left Y axis) over time, assuming zero capital expenditures over the next ten years. The dollar amounts allocated for each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

Needs by Year with Unaddressed FCI Over Time

Replacement Value: \$8,800,000.00

Inflation Rate: 3%

Average Needs (per year - over next 10 years): \$5,663.00



Immediate Needs

There are no immediate needs to report.

Key Findings

There are no key findings to report.

10. Main Building

Main Building: Building Systems Summary		
Address	7881 Murray Avenue, Gilroy, CA	
GPS Coordinates	37.035780, 121.587734	
Constructed/Renovated	2023	
Building Area	24,000 SF	
Number of Stories	1 above grade	
<i>System</i>	<i>Description</i>	<i>Condition</i>
Structure	CMU and steel frame with concrete-topped metal decks over concrete pad column footings	Good
Facade	Primary Wall Finish: CMU Windows: Aluminum	Good
Roof	Primary: Shed construction with metal finish Secondary: Flat construction with single-ply TPO/PVC membrane	Good
Interiors	Walls: Painted gypsum board, ceramic tile Floors: Carpet, VCT, ceramic tile Ceilings: Painted gypsum board, ACT	Good
Elevators	None	n/a
Plumbing	Distribution: PEX supply and PVC waste & venting Hot Water: Gas water heaters with integral tanks Fixtures: Toilets, urinals, and sinks in restrooms	Good
HVAC	Non-Central System: Packaged units Supplementary System: Ductless split system	Good
Fire Suppression	Wet-pipe sprinkler system, fire extinguishers	Good
Electrical	Source & Distribution: Main switchboard with copper wiring Interior Lighting: LED Emergency Power: Diesel generator and ATS	Good

Main Building: Building Systems Summary		
Fire Alarm	Main panel, smoke detectors, heat detectors, alarms, strobes, pull stations, back-up emergency lights, and exit signs	Good
Equipment/Special	None	Good
Accessibility	Accessibility considerations are not part of this desktop assessment.	
Additional Studies	No additional studies are currently recommended for the building.	
Areas Observed	This was a desktop assessment. No areas were physically observed.	
Key Spaces Not Observed	This was a desktop assessment. No areas were physically observed.	

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

Main 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	\$0	\$0	\$0	\$0
Roofing	\$0	\$0	\$0	\$0	\$409,115	\$409,115
Interiors	\$0	\$0	\$0	\$180,562	\$359,236	\$539,798
Plumbing	\$0	\$0	\$0	\$0	\$66,580	\$66,580
HVAC	\$0	\$0	\$0	\$0	\$279,040	\$279,040
Fire Protection	\$0	\$0	\$0	\$0	\$0	\$0
Electrical	\$0	\$0	\$0	\$0	\$248,677	\$248,677
Fire Alarm & Electronic Systems	\$0	\$0	\$0	\$0	\$379,040	\$379,040
Equipment & Furnishings	\$0	\$0	\$0	\$24,710	\$169,646	\$194,356
TOTALS	\$0	\$0	\$0	\$205,300	\$1,911,400	\$2,116,700

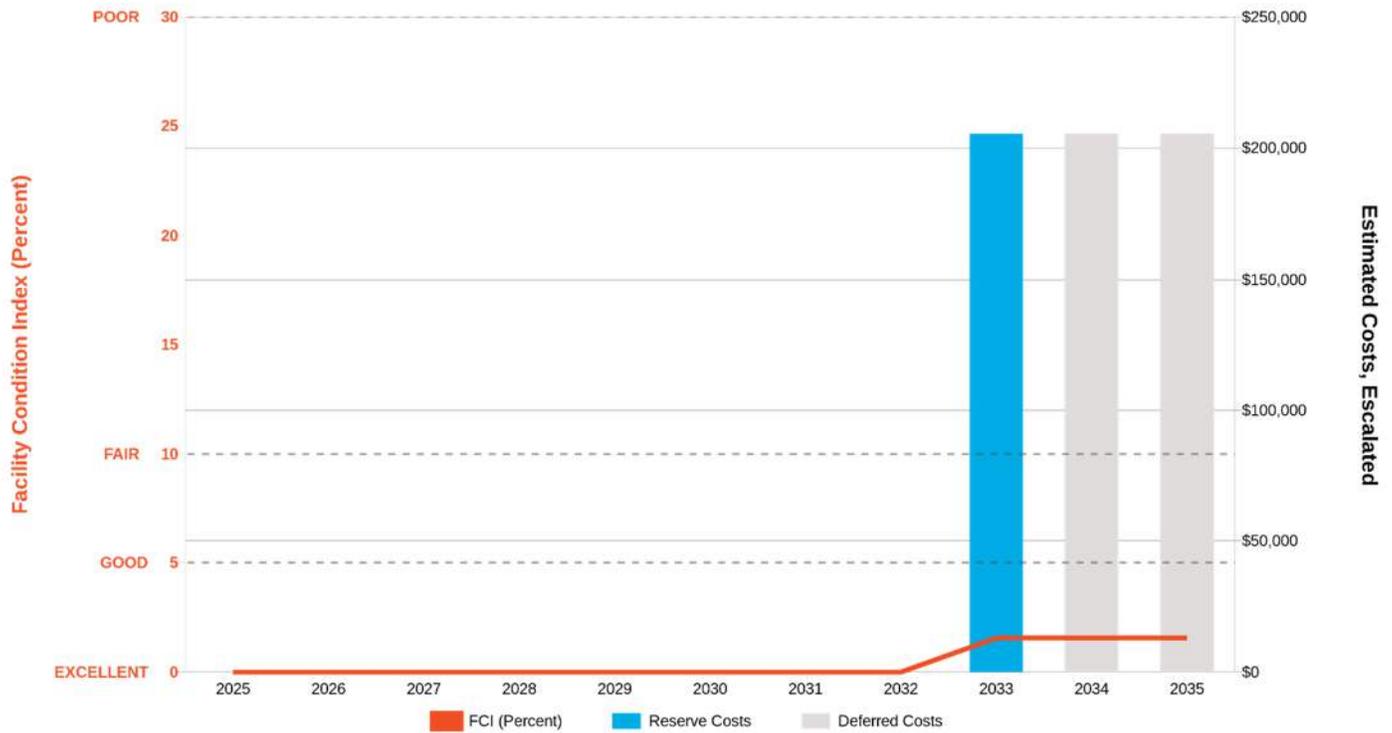
NEEDS OVER TIME: The vertical blue bars in the graphic below represent the year-by-year needs identified for the facility. The orange line forecasts what would happen to the FCI (left Y axis) over time, assuming zero capital expenditures over the next ten years. The dollar amounts allocated for each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

Needs by Year with Unaddressed FCI Over Time

Replacement Value: \$13,200,000.00

Inflation Rate: 3%

Average Needs (per year - over next 10 years): \$18,661.00



Immediate Needs

There are no immediate needs to report.

Key Findings

There are no key findings to report.

11. Site Summary

Site: Site Information		
Site Area	19.6 acres	
Parking Spaces	131 total spaces all in open lots; 7 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	Good
Site Development	Building-mounted and property entrance signage; chain link fencing Sports fields and courts Limited park benches, picnic tables, trash receptacles	Good
Landscaping & Topography	Significant landscaping features including lawns, trees, bushes, and planters Irrigation present Low to moderate site slopes throughout	Good
Utilities	Municipal water and sewer Local utility-provided electric	Good
Site Lighting	Building-mounted: LED Pedestrian walkway and landscape accent lighting	Good
Ancillary Structures	None	n/a
Site Accessibility	Accessibility considerations are not part of this desktop assessment.	
Site Additional Studies	No additional studies are currently recommended for the site areas.	
Site Areas Observed	This was a desktop assessment. No areas were physically observed.	
Site Key Spaces Not Observed	This was a desktop assessment. No areas were physically 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
Sitework	\$0	\$0	\$89,494	\$424,508	\$2,205,524	\$2,719,526
TOTALS	\$0	\$0	\$89,500	\$424,600	\$2,205,600	\$2,719,700

Immediate Needs

There are no immediate needs to report.

Key Findings

There are no key findings to report.

12. ADA Accessibility

This was a desktop review, and no ADA assessment was done.

13. Purpose and Scope

Purpose

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

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

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

Condition Ratings	
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.

14. Opinions of Probable Costs

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

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

Methodology

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

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

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

Definitions

Immediate Needs

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

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

Replacement Reserves

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

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

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

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

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

Key Findings

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

15. Certification

AEDIS Gilroy (the Client) retained Bureau Veritas to perform this Facility Condition Assessment in connection with its continued operation of South Valley Middle School (Desktop Review), 7881 Murray Avenue, Gilroy, CA 95020, the "Property". It is our understanding that the primary interest of the Client is to locate and evaluate materials and building system defects that might significantly affect the value of the property and to determine if the present Property has conditions that will have a significant impact on its continued operations.

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

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

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

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

Prepared by: Jordy Osborne
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16. Appendices

- Appendix A: Component Condition Report
- Appendix B: Replacement Reserves
- Appendix C: Equipment Inventory List

Appendix A:

Component Condition Report

Component Condition Report | South Valley Middle School (Desktop Review) / Building A

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Facade						
B2010	Building Exterior	Good	Exterior Walls, Insulated Finishing System (EIFS)	6,000 SF	27	9704212
B2020	Building Exterior	Good	Glazing, any type by SF	2,500 SF	27	9704193
B2050	Building Exterior	Good	Exterior Door, Steel, Commercial	4	37	9704189
Roofing						
B3010	Roof	Good	Roofing, Metal Corrugated	6,500 SF	37	9704386
B3010	Roof	Good	Roofing, Single-Ply Membrane, TPO/PVC	850 SF	17	9704294
B3060	Roof	Good	Roof Hatch, Metal	1	27	9704208
Interiors						
C1030	Throughout Building	Good	Interior Door, Wood, Solid-Core	6	37	9704205
C1030	Building Exterior	Good	Door Hardware, School, per Door	10	27	9704191
C1070	Throughout Building	Good	Suspended Ceilings, Acoustical Tile (ACT)	7,200 SF	22	9704183
C2010	Restrooms	Good	Wall Finishes, Ceramic Tile	750 SF	37	9704197
C2010	Throughout Building	Good	Wall Finishes, Vinyl	12,000 SF	12	9704210
C2030	Throughout Building	Good	Flooring, Carpet, Commercial Standard	6,700 SF	7	9704214
C2030	Throughout Building	Good	Flooring, Vinyl Tile (VCT)	500 SF	12	9704184
Plumbing						
D2010	Restrooms	Good	Sink/Lavatory, Wall-Hung, Enameled Steel	2	27	9704190
D2010	Throughout Building	Good	Water Heater, Electric, Residential, 30 to 52 GAL	1	12	9704204
D2010	Throughout Building	Good	Plumbing System, Supply & Sanitary, Low Density (excludes fixtures)	7,200 SF	37	9704186
D2010	Restrooms	Good	Toilet, Commercial Water Closet	2	27	9704192
D2010	Throughout Building	Good	Sink/Lavatory, Vanity Top, Stainless Steel	4	27	9704209
D2010	Restrooms	Good	Urinal, Standard	2	27	9704196
HVAC						
D3030	Building exterior	Good	Heat Pump, Packaged & Wall-Mounted, 2.5 to 3 TON	2	17	9704198
D3050	Throughout Building	Good	HVAC System, Ductwork, Medium Density	7,200 SF	27	9704199
Fire Protection						
D4010	Throughout Building	Good	Fire Suppression System, Existing Sprinkler Heads, by SF	7,200 SF	22	9704195
Electrical						
D5020	Throughout Building	Good	Distribution Panel, 120/208 V, 400 AMP	1	27	9704194
D5040	Throughout Building	Good	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures	7,199 SF	17	9704213
Fire Alarm & Electronic Systems						
D6020	Throughout Building	Good	Low Voltage System, Phone & Data Lines	7,200 SF	17	9704206
D6060	Throughout Building	Good	Intercom/PA System, Public Address Upgrade, Facility-Wide	7,200 SF	17	9704201
D7030	Throughout Building	Good	Security/Surveillance System, Full System Upgrade, Average Density	7,200 SF	12	9704200
D7050	Throughout Building	Good	Fire Alarm System, Full System Upgrade, Standard Addressable, Upgrade/Install	7,200 SF	17	9704202
Equipment & Furnishings						
E2010	Throughout Building	Good	Casework, Cabinetry, Standard	250 LF	17	9704203

Component Condition Report | South Valley Middle School (Desktop Review) / Building A

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
E2010	Throughout Building	Good	Casework, Countertop, Plastic Laminate	200 LF	12	9704185

Component Condition Report | South Valley Middle School (Desktop Review) / Building B

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Facade						
B2010	Building Exterior	Good	Exterior Walls, Insulated Finishing System (EIFS)	6,000 SF	27	9704313
B2020	Building Exterior	Good	Glazing, any type by SF	2,500 SF	27	9704312
B2050	Building Exterior	Good	Exterior Door, Steel, Commercial	4	37	9704304
Roofing						
B3010	Roof	Good	Roofing, Single-Ply Membrane, TPO/PVC	7,300 SF	17	9704314
Interiors						
C1030	Throughout Building	Good	Interior Door, Wood, Solid-Core	6	37	9704305
C1030	Building Exterior	Good	Door Hardware, School, per Door	10	27	9704306
C1070	Throughout Building	Good	Suspended Ceilings, Acoustical Tile (ACT)	7,200 SF	22	9704323
C2010	Restrooms	Good	Wall Finishes, Ceramic Tile	750 SF	37	9704310
C2010	Throughout Building	Good	Wall Finishes, Vinyl	12,000 SF	12	9704325
C2030	Throughout Building	Good	Flooring, Carpet, Commercial Standard	6,700 SF	7	9704315
C2030	Throughout Building	Good	Flooring, Vinyl Tile (VCT)	500 SF	12	9704309
Plumbing						
D2010	Throughout Building	Good	Plumbing System, Supply & Sanitary, Low Density (excludes fixtures)	7,200 SF	37	9704321
D2010	Throughout Building	Good	Sink/Lavatory, Vanity Top, Stainless Steel	4	27	9704303
D2010	Restrooms	Good	Toilet, Commercial Water Closet	2	27	9704301
D2010	Throughout Building	Good	Water Heater, Electric, Residential, 30 to 52 GAL	1	12	9704296
D2010	Restrooms	Good	Sink/Lavatory, Wall-Hung, Enameled Steel	2	27	9704300
D2010	Restrooms	Good	Urinal, Standard	2	27	9704302
HVAC						
D3030	Building exterior	Good	Heat Pump, Packaged & Wall-Mounted, 2.5 to 3 TON	2	17	9704299
D3050	Throughout Building	Good	HVAC System, Ductwork, Medium Density	7,200 SF	27	9704317
Fire Protection						
D4010	Throughout Building	Good	Fire Suppression System, Existing Sprinkler Heads, by SF	7,200 SF	22	9704320
Electrical						
D5020	Throughout Building	Good	Distribution Panel, 120/208 V, 400 AMP	1	27	9704297
D5040	Throughout Building	Good	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures	7,199 SF	17	9704316
Fire Alarm & Electronic Systems						
D6020	Throughout Building	Good	Low Voltage System, Phone & Data Lines	7,200 SF	17	9704318
D6060	Throughout Building	Good	Intercom/PA System, Public Address Upgrade, Facility-Wide	7,200 SF	17	9704319
D7030	Throughout Building	Good	Security/Surveillance System, Full System Upgrade, Average Density	7,200 SF	12	9704322
D7050	Throughout Building	Good	Fire Alarm System, Full System Upgrade, Standard Addressable, Upgrade/Install	7,200 SF	17	9704324
Equipment & Furnishings						
E2010	Throughout Building	Good	Casework, Countertop, Plastic Laminate	200 LF	12	9704307

Component Condition Report | South Valley Middle School (Desktop Review) / Building B

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
E2010	Throughout Building	Good	Casework, Cabinetry, Standard	250 LF	17	9704308

Component Condition Report | South Valley Middle School (Desktop Review) / Building C

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Facade						
B2010	Building Exterior	Good	Exterior Walls, Insulated Finishing System (EIFS)	1,800 SF	27	9704163
B2020	Building Exterior	Good	Glazing, any type by SF	750 SF	27	9704172
B2050	Building Exterior	Good	Exterior Door, Steel, Commercial	2	37	9704174
Roofing						
B3010	Roof	Good	Roofing, Single-Ply Membrane, TPO/PVC	3,600 SF	17	9704165
Interiors						
C1030	Throughout Building	Good	Interior Door, Wood, Solid-Core	2	37	9704156
C1030	Building Exterior	Good	Door Hardware, School, per Door	5	27	9704154
C1070	Throughout Building	Good	Suspended Ceilings, Acoustical Tile (ACT)	3,500 SF	22	9704169
C2010	Throughout Building	Good	Wall Finishes, Vinyl	5,900 SF	12	9704171
C2010	Restrooms	Good	Wall Finishes, Ceramic Tile	100 SF	37	9704168
C2030	Restrooms	Good	Flooring, Ceramic Tile	100 SF	37	9704162
C2030	Throughout Building	Good	Flooring, Carpet, Commercial Standard	3,400 SF	7	9704182
Plumbing						
D2010	Throughout Building	Good	Water Heater, Electric, Residential, 30 to 52 GAL	1	12	9704167
D2010	Restrooms	Good	Sink/Lavatory, Wall-Hung, Enameled Steel	3	27	9704180
D2010	Throughout Building	Good	Sink/Lavatory, Vanity Top, Stainless Steel	3	27	9704155
D2010	Throughout Building	Good	Plumbing System, Supply & Sanitary, Low Density (excludes fixtures)	3,500 SF	37	9704181
D2010	Restrooms	Good	Toilet, Commercial Water Closet	3	27	9704160
HVAC						
D3030	Building Exterior	Good	Heat Pump, Packaged & Wall-Mounted, 2.5 to 3 TON	1	17	9704164
D3050	Throughout Building	Good	HVAC System, Ductwork, Medium Density	3,500 SF	27	9704176
Fire Protection						
D4010	Throughout Building	Good	Fire Suppression System, Existing Sprinkler Heads, by SF	3,500 SF	22	9704175
Electrical						
D5020	Throughout Building	Good	Distribution Panel, 120/208 V, 400 AMP	1	27	9704158
D5040	Throughout Building	Good	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures	3,500 SF	17	9704161
Fire Alarm & Electronic Systems						
D6020	Throughout Building	Good	Low Voltage System, Phone & Data Lines	3,500 SF	17	9704178
D6060	Throughout Building	Good	Intercom/PA System, Public Address Upgrade, Facility-Wide	3,500 SF	17	9704159
D7030	Throughout Building	Good	Security/Surveillance System, Full System Upgrade, Average Density	3,500 SF	12	9704177
D7050	Throughout Building	Good	Fire Alarm System, Full System Upgrade, Standard Addressable, Upgrade/Install	3,500 SF	17	9704157
Equipment & Furnishings						
E2010	Throughout Building	Good	Casework, Countertop, Plastic Laminate	75 LF	12	9704166
E2010	Throughout Building	Good	Casework, Cabinetry, Standard	100 LF	17	9704173

Component Condition Report | South Valley Middle School (Desktop Review) / Building D

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Facade						
B2010	Building Exterior	Good	Exterior Walls, Insulated Finishing System (EIFS)	6,000 SF	27	9704343
B2020	Building Exterior	Good	Glazing, any type by SF	2,500 SF	27	9704342
B2050	Building Exterior	Good	Exterior Door, Steel, Commercial	4	37	9704334
Roofing						
B3010	Roof	Good	Roofing, Single-Ply Membrane, TPO/PVC	850 SF	17	9704341
B3010	Roof	Good	Roofing, Metal Corrugated	6,500 SF	37	9704387
B3060	Roof	Good	Roof Hatch, Metal	1	27	9704328
Interiors						
C1030	Throughout Building	Good	Interior Door, Wood, Solid-Core	6	37	9704335
C1030	Building Exterior	Good	Door Hardware, School, per Door	10	27	9704336
C1070	Throughout Building	Good	Suspended Ceilings, Acoustical Tile (ACT)	7,200 SF	22	9704353
C2010	Restrooms	Good	Wall Finishes, Ceramic Tile	750 SF	37	9704340
C2010	Throughout Building	Good	Wall Finishes, Vinyl	12,000 SF	12	9704355
C2030	Throughout Building	Good	Flooring, Vinyl Tile (VCT)	500 SF	12	9704339
C2030	Throughout Building	Good	Flooring, Carpet, Commercial Standard	6,700 SF	7	9704345
Plumbing						
D2010	Restrooms	Good	Toilet, Commercial Water Closet	2	27	9704331
D2010	Restrooms	Good	Urinal, Standard	2	27	9704332
D2010	Throughout Building	Good	Sink/Lavatory, Vanity Top, Stainless Steel	4	27	9704333
D2010	Throughout Building	Good	Water Heater, Electric, Residential, 30 to 52 GAL	1	12	9704326
D2010	Throughout Building	Good	Plumbing System, Supply & Sanitary, Low Density (excludes fixtures)	7,200 SF	37	9704351
D2010	Restrooms	Good	Sink/Lavatory, Wall-Hung, Enameled Steel	2	27	9704330
HVAC						
D3030	Building exterior	Good	Heat Pump, Packaged & Wall-Mounted, 2.5 to 3 TON	2	17	9704329
D3050	Throughout Building	Good	HVAC System, Ductwork, Medium Density	7,200 SF	27	9704347
Fire Protection						
D4010	Throughout Building	Good	Fire Suppression System, Existing Sprinkler Heads, by SF	7,200 SF	22	9704350
Electrical						
D5020	Throughout Building	Good	Distribution Panel, 120/208 V, 400 AMP	1	27	9704327
D5040	Throughout Building	Good	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures	7,199 SF	17	9704346
Fire Alarm & Electronic Systems						
D6020	Throughout Building	Good	Low Voltage System, Phone & Data Lines	7,200 SF	17	9704348
D6060	Throughout Building	Good	Intercom/PA System, Public Address Upgrade, Facility-Wide	7,200 SF	17	9704349
D7030	Throughout Building	Good	Security/Surveillance System, Full System Upgrade, Average Density	7,200 SF	12	9704352
D7050	Throughout Building	Good	Fire Alarm System, Full System Upgrade, Standard Addressable, Upgrade/Install	7,200 SF	17	9704354
Equipment & Furnishings						
E2010	Throughout Building	Good	Casework, Countertop, Plastic Laminate	200 LF	12	9704337
E2010	Throughout Building	Good	Casework, Cabinetry, Standard	250 LF	17	9704338

Component Condition Report | South Valley Middle School (Desktop Review) / Building E

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Facade						
B2010	Building Exterior	Good	Exterior Walls, Insulated Finishing System (EIFS)	6,000 SF	27	9704404
B2020	Building Exterior	Good	Glazing, any type by SF	2,500 SF	27	9704403
B2050	Building Exterior	Good	Exterior Door, Steel, Commercial	4	37	9704395
Roofing						
B3010	Roof	Good	Roofing, Single-Ply Membrane, TPO/PVC	7,300 SF	17	9704415
Interiors						
C1030	Throughout Building	Good	Interior Door, Wood, Solid-Core	6	37	9704397
C1030	Building Exterior	Good	Door Hardware, School, per Door	10	27	9704398
C1070	Throughout Building	Good	Suspended Ceilings, Acoustical Tile (ACT)	7,200 SF	22	9704414
C2010	Throughout Building	Good	Wall Finishes, Vinyl	12,000 SF	12	9704416
C2010	Restrooms	Good	Wall Finishes, Ceramic Tile	750 SF	37	9704402
C2030	Throughout Building	Good	Flooring, Carpet, Commercial Standard	6,700 SF	7	9704405
C2030	Throughout Building	Good	Flooring, Vinyl Tile (VCT)	500 SF	12	9704401
Plumbing						
D2010	Restrooms	Good	Sink/Lavatory, Wall-Hung, Enameled Steel	2	27	9704393
D2010	Restrooms	Good	Urinal, Standard	2	27	9704394
D2010	Throughout Building	Good	Sink/Lavatory, Vanity Top, Stainless Steel	4	27	9704396
D2010	Throughout Building	Good	Water Heater, Electric, Residential, 30 to 52 GAL	1	12	9704390
D2010	Restrooms	Good	Toilet, Commercial Water Closet	2	27	9704392
D2010	Throughout Building	Good	Plumbing System, Supply & Sanitary, Low Density (excludes fixtures)	7,200 SF	37	9704410
HVAC						
D3030	Building exterior	Good	Heat Pump, Packaged & Wall-Mounted, 2.5 to 3 TON	2	17	9704391
D3050	Throughout Building	Good	HVAC System, Ductwork, Medium Density	7,200 SF	27	9704411
Fire Protection						
D4010	Throughout Building	Good	Fire Suppression System, Existing Sprinkler Heads, by SF	7,200 SF	22	9704409
Electrical						
D5020	Throughout Building	Good	Distribution Panel, 120/208 V, 400 AMP	1	27	9704389
D5040	Throughout Building	Good	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures	7,199 SF	17	9704406
Fire Alarm & Electronic Systems						
D6020	Throughout Building	Good	Low Voltage System, Phone & Data Lines	7,200 SF	17	9704408
D6060	Throughout Building	Good	Intercom/PA System, Public Address Upgrade, Facility-Wide	7,200 SF	17	9704412
D7030	Throughout Building	Good	Security/Surveillance System, Full System Upgrade, Average Density	7,200 SF	12	9704407
D7050	Throughout Building	Good	Fire Alarm System, Full System Upgrade, Standard Addressable, Upgrade/Install	7,200 SF	17	9704413
Equipment & Furnishings						
E2010	Throughout Building	Good	Casework, Countertop, Plastic Laminate	200 LF	12	9704399
E2010	Throughout Building	Good	Casework, Cabinetry, Standard	250 LF	17	9704400

Component Condition Report | South Valley Middle School (Desktop Review) / Building F

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Facade						
B2010	Building Exterior	Good	Exterior Walls, Insulated Finishing System (EIFS)	6,000 SF	27	9704373
B2020	Building Exterior	Good	Glazing, any type by SF	2,500 SF	27	9704372
B2050	Building Exterior	Good	Exterior Door, Steel, Commercial	4	37	9704364
Roofing						
B3010	Roof	Good	Roofing, Metal Corrugated	6,500 SF	37	9704388
B3010	Roof	Good	Roofing, Single-Ply Membrane, TPO/PVC	850 SF	17	9704371
B3060	Roof	Good	Roof Hatch, Metal	1	27	9704358
Interiors						
C1030	Throughout Building	Good	Interior Door, Wood, Solid-Core	6	37	9704365
C1030	Building Exterior	Good	Door Hardware, School, per Door	10	27	9704366
C1070	Throughout Building	Good	Suspended Ceilings, Acoustical Tile (ACT)	7,200 SF	22	9704383
C2010	Restrooms	Good	Wall Finishes, Ceramic Tile	750 SF	37	9704370
C2010	Throughout Building	Good	Wall Finishes, Vinyl	12,000 SF	12	9704385
C2030	Throughout Building	Good	Flooring, Carpet, Commercial Standard	6,700 SF	7	9704375
C2030	Throughout Building	Good	Flooring, Vinyl Tile (VCT)	500 SF	12	9704369
Plumbing						
D2010	Restrooms	Good	Toilet, Commercial Water Closet	2	27	9704361
D2010	Restrooms	Good	Sink/Lavatory, Wall-Hung, Enameled Steel	2	27	9704360
D2010	Throughout Building	Good	Plumbing System, Supply & Sanitary, Low Density (excludes fixtures)	7,200 SF	37	9704381
D2010	Restrooms	Good	Urinal, Standard	2	27	9704362
D2010	Throughout Building	Good	Water Heater, Electric, Residential, 30 to 52 GAL	1	12	9704356
D2010	Throughout Building	Good	Sink/Lavatory, Vanity Top, Stainless Steel	4	27	9704363
HVAC						
D3030	Building exterior	Good	Heat Pump, Packaged & Wall-Mounted, 2.5 to 3 TON	2	17	9704359
D3050	Throughout Building	Good	HVAC System, Ductwork, Medium Density	7,200 SF	27	9704377
Fire Protection						
D4010	Throughout Building	Good	Fire Suppression System, Existing Sprinkler Heads, by SF	7,200 SF	22	9704380
Electrical						
D5020	Throughout Building	Good	Distribution Panel, 120/208 V, 400 AMP	1	27	9704357
D5040	Throughout Building	Good	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures	7,199 SF	17	9704376
Fire Alarm & Electronic Systems						
D6020	Throughout Building	Good	Low Voltage System, Phone & Data Lines	7,200 SF	17	9704378
D6060	Throughout Building	Good	Intercom/PA System, Public Address Upgrade, Facility-Wide	7,200 SF	17	9704379
D7030	Throughout Building	Good	Security/Surveillance System, Full System Upgrade, Average Density	7,200 SF	12	9704382
D7050	Throughout Building	Good	Fire Alarm System, Full System Upgrade, Standard Addressable, Upgrade/Install	7,200 SF	17	9704384
Equipment & Furnishings						
E2010	Throughout Building	Good	Casework, Cabinetry, Standard	250 LF	17	9704368
E2010	Throughout Building	Good	Casework, Countertop, Plastic Laminate	200 LF	12	9704367

Component Condition Report | South Valley Middle School (Desktop Review) / Building G

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Facade						
B2010	Building Exterior	Good	Exterior Walls, Insulated Finishing System (EIFS)	6,000 SF	27	9704432
B2020	Building Exterior	Good	Glazing, any type by SF	2,500 SF	27	9704431
B2050	Building Exterior	Good	Exterior Door, Steel, Commercial	4	37	9704423
Roofing						
B3010	Roof	Good	Roofing, Single-Ply Membrane, TPO/PVC	7,300 SF	17	9704443
Interiors						
C1030	Building Exterior	Good	Door Hardware, School, per Door	10	27	9704426
C1030	Throughout Building	Good	Interior Door, Wood, Solid-Core	6	37	9704425
C1070	Throughout Building	Good	Suspended Ceilings, Acoustical Tile (ACT)	7,200 SF	22	9704442
C2010	Restrooms	Good	Wall Finishes, Ceramic Tile	750 SF	37	9704430
C2010	Throughout Building	Good	Wall Finishes, Vinyl	12,000 SF	12	9704444
C2030	Throughout Building	Good	Flooring, Vinyl Tile (VCT)	500 SF	12	9704429
C2030	Throughout Building	Good	Flooring, Carpet, Commercial Standard	6,700 SF	7	9704433
Plumbing						
D2010	Throughout Building	Good	Sink/Lavatory, Vanity Top, Stainless Steel	4	27	9704424
D2010	Restrooms	Good	Toilet, Commercial Water Closet	2	27	9704420
D2010	Restrooms	Good	Sink/Lavatory, Wall-Hung, Enameled Steel	2	27	9704421
D2010	Throughout Building	Good	Plumbing System, Supply & Sanitary, Low Density (excludes fixtures)	7,200 SF	37	9704438
D2010	Throughout Building	Good	Water Heater, Electric, Residential, 30 to 52 GAL	1	12	9704418
D2010	Restrooms	Good	Urinal, Standard	2	27	9704422
HVAC						
D3030	Building exterior	Good	Heat Pump, Packaged & Wall-Mounted, 2.5 to 3 TON	2	17	9704419
D3050	Throughout Building	Good	HVAC System, Ductwork, Medium Density	7,200 SF	27	9704439
Fire Protection						
D4010	Throughout Building	Good	Fire Suppression System, Existing Sprinkler Heads, by SF	7,200 SF	22	9704437
Electrical						
D5020	Throughout Building	Good	Distribution Panel, 120/208 V, 400 AMP	1	27	9704417
D5040	Throughout Building	Good	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures	7,199 SF	17	9704434
Fire Alarm & Electronic Systems						
D6020	Throughout Building	Good	Low Voltage System, Phone & Data Lines	7,200 SF	17	9704436
D6060	Throughout Building	Good	Intercom/PA System, Public Address Upgrade, Facility-Wide	7,200 SF	17	9704440
D7030	Throughout Building	Good	Security/Surveillance System, Full System Upgrade, Average Density	7,200 SF	12	9704435
D7050	Throughout Building	Good	Fire Alarm System, Full System Upgrade, Standard Addressable, Upgrade/Install	7,200 SF	17	9704441
Equipment & Furnishings						
E2010	Throughout Building	Good	Casework, Cabinetry, Standard	250 LF	17	9704428
E2010	Throughout Building	Good	Casework, Countertop, Plastic Laminate	200 LF	12	9704427

Component Condition Report | South Valley Middle School (Desktop Review) / Gymnasium

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Facade						
B2010	Building exterior	Good	Exterior Walls, Concrete Block (CMU)	18,000 SF	48	9704147
B2020	Building exterior	Good	Glazing, any type by SF	1,200 SF	28	9704135
B2050	Building exterior	Good	Exterior Door, Steel, Standard	15	28	9704111
Roofing						
B3010	Roof	Good	Roofing, Single-Ply Membrane, TPO/PVC	9,000 SF	18	9704121
B3010	Roof	Good	Roofing, Metal Corrugated	18,000 SF	38	9704140
B3060	Roof	Good	Roof Hatch, Metal	2	28	9704139
B3060	Gymnasium	Good	Roof Skylight, per unit, up to 20 SF	3	28	9704113
Interiors						
C1030	Throughout Building	Good	Interior Door, Wood, Solid-Core with metal cladding and vision lite	15	38	9704114
C1030	Throughout Building	Good	Door Hardware, School, per Door	30	28	9704134
C1070	Throughout Building	Good	Suspended Ceilings, Acoustical Tile (ACT)	6,000 SF	23	9704132
C1090	Throughout Building	Good	Lockers, Steel-Baked Enamel, 6' Height per LF	150 LF	18	9704127
C1090	Restrooms	Good	Toilet Partitions, Plastic/Laminate	15	18	9704126
C2010	Throughout Building	Good	Wall Finishes, any surface, Prep & Paint	15,000 SF	8	9704143
C2010	Restrooms	Good	Wall Finishes, Ceramic Tile	3,000 SF	38	9704142
C2010	Gymnasium	Good	Wall Finishes, Gym Wall Pads, Secured and 1.5" Thick	2,000 SF	13	9704153
C2030	Gymnasium	Good	Flooring, Wood, Sports	8,000 SF	28	9704133
C2030	Throughout Building	Good	Flooring, any surface, w/ Paint or Sealant, Prep & Paint	1,000 SF	8	9704120
C2030	Wrestling Mats	Good	Flooring, Wrestling Mats, Secured and 2" Thick	1,000 SF	8	9704124
C2030	Throughout Building	Good	Flooring, Vinyl Tile (VCT)	5,000 SF	13	9704138
C2030	Restrooms	Good	Flooring, Ceramic Tile	1,000 SF	38	9704128
C2050	Throughout Building	Good	Ceiling Finishes, any flat surface, Prep & Paint	5,000 SF	8	9704150
Plumbing						
D2010	Throughout Building	Good	Plumbing System, Supply & Sanitary, Medium Density (excludes fixtures)	16,000 SF	38	9704136
D2010	Restrooms	Good	Sink/Lavatory, Wall-Hung	18	28	9704129
D2010	Lockers	Good	Shower, Valves & Heads, Single Showerhead	10	28	9704141
D2010	Restrooms	Good	Toilet, Commercial Water Closet	15	28	9704119
D2010	Restrooms	Good	Urinal, Standard	6	28	9704112
D2010	Throughout Building	Good	Drinking Fountain, Wall-Mounted, Bi-Level	4	13	9704149
D2010	Throughout Building	Good	Sink/Lavatory, Service Sink, Floor	2	33	9704123
D2010	Mechanical room	Good	Water Heater, Gas, Commercial (125 MBH), 75 to 100 GAL	2	18	9704146
HVAC						
D3050	Roof	Good	Packaged Unit, RTU, Pad or Roof-Mounted, 13 to 15 TON	3	18	9704118
D3050	Throughout Building	Good	HVAC System, Ductwork, Medium Density	16,000 SF	28	9704130
Fire Protection						
D4010	Throughout Building	Good	Fire Suppression System, Existing Sprinkler Heads, by SF	16,000 SF	23	9704117
Electrical						

Component Condition Report | South Valley Middle School (Desktop Review) / Gymnasium

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D5020	Electrical room	Good	Switchboard, 277/480 V, 800 AMP	1	38	9704122
D5030	Throughout Building	Good	Electrical System, Wiring & Switches, High Density/Complexity	16,000 SF	38	9704116
D5040	Throughout Building	Good	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures	16,000 SF	18	9704115
Fire Alarm & Electronic Systems						
D6020	Throughout Building	Good	Low Voltage System, Phone & Data Lines	16,000 SF	18	9704145
D6060	Throughout Building	Good	Intercom/PA System, Public Address Upgrade, Facility-Wide	16,000 SF	18	9704148
D7010	Throughout Building	Good	Intrusion Detection System, Full Alarm System Renovation/Upgrade, Upgrade/Install	16,000 SF	13	9704151
D7030	Throughout Building	Good	Security/Surveillance System, Full System Upgrade, Average Density	16,000 SF	13	9704144
D7050	Throughout Building	Good	Fire Alarm System, Full System Upgrade, Standard Addressable, Install	16,000 SF	18	9704137
Equipment & Furnishings						
E1070	Gymnasium	Good	Basketball Backboard, Ceiling-Mounted, Operable, Operable	6	28	9704125
E1070	Gymnasium	Good	Gym Scoreboard, Electronic Standard	2	28	9704152
E2010	Gymnasium	Good	Bleachers, Telescoping Power-Operated, up to 15 Tier (per Seat)	100	18	9704131

Component Condition Report | South Valley Middle School (Desktop Review) / Main Building

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Facade						
B2010	Building exterior	Good	Exterior Walls, Concrete Block (CMU)	30,000 SF	48	9704219
B2050	Building exterior	Good	Exterior Door, Steel, Commercial	20	38	9704248
Roofing						
B3010	Main roof	Good	Roofing, Single-Ply Membrane, TPO/PVC	12,000 SF	18	9704246
B3010	Roof	Good	Roofing, Metal Corrugated	16,500 SF	38	9704238
Interiors						
C1030	Throughout Building	Good	Door Hardware, School, per Door	50	28	9704277
C1030	Throughout Building	Good	Interior Door, Wood, Solid-Core Commercial	30	38	9704231
C1070	Throughout Building	Good	Suspended Ceilings, Acoustical Tile (ACT)	20,000 SF	23	9704230
C1090	Restrooms	Good	Toilet Partitions, Plastic/Laminate	20	18	9704240
C2010	Throughout Building	Good	Wall Finishes, Ceramic Tile	5,000 SF	38	9704243
C2010	Throughout Building	Good	Wall Finishes, any surface, Prep & Paint	45,000 SF	8	9704235
C2030	Kitchen	Good	Flooring, Carpet, Commercial Tile	7,000 SF	8	9704278
C2030	Kitchen	Good	Flooring, Ceramic Tile	7,000 SF	38	9704222
C2030	Throughout Building	Good	Flooring, Vinyl Tile (VCT)	10,000 SF	13	9704251
C2050	Throughout Building	Good	Ceiling Finishes, any flat surface, Prep & Paint	4,000 SF	8	9704250
Plumbing						
D2010	Custodial room	Good	Water Heater, Gas, Commercial (150 MBH)	2	18	9704253
D2010	Restrooms	Good	Sink/Lavatory, Wall-Hung	8	28	9704254
D2010	Throughout Building	Good	Plumbing System, Supply & Sanitary, Low Density (excludes fixtures)	24,000 SF	38	9704249
D2010	Restrooms	Good	Urinal, Standard	9	28	9704232
D2010	Restrooms	Good	Toilet, Commercial Water Closet	20	28	9704228
HVAC						

Component Condition Report | South Valley Middle School (Desktop Review) / Main Building

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D3030	Roof	Good	Split System Ductless, Single Zone, Condenser & Evaporator, 1.5 to 2 TON	1	13	9704293
D3050	Roof	Good	Packaged Unit, RTU, Pad or Roof-Mounted, 6 to 7.5 TON	9	18	9704245
D3050	Throughout Building	Good	HVAC System, Ductwork, Medium Density	24,000 SF	28	9704234
Fire Protection						
D4010	Throughout Building	Good	Fire Suppression System, Existing Sprinkler Heads, by SF	24,000 SF	23	9704252
Electrical						
D5010	Building Exterior	Good	Automatic Transfer Switch, ATS, 1000 AMP	1	23	9704261
D5010	Building Exterior	Good	Generator, Diesel, 130 to 300 KW	1	23	9704263
D5020	Electrical room	Good	Switchboard, 277/480 V, 800 AMP	1	38	9734581
D5020	Electrical Room	Good	Distribution Panel, 120/208 V	2	28	9704233
D5030	Throughout Building	Good	Electrical System, Wiring & Switches, Average or Low Density/Complexity	24,000 SF	38	9704236
D5040	Throughout Building	Good	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures	24,000 SF	18	9704239
D5040	Building exterior	Good	Exterior Light, Building-Mounted, Higher-Lumen for Large Areas	20	18	9704237
Fire Alarm & Electronic Systems						
D6020	Throughout Building	Good	Low Voltage System, Phone & Data Lines	24,000 SF	18	9704247
D6060	Throughout Building	Good	Intercom/PA System, Public Address Upgrade, Facility-Wide	24,000 SF	18	9704255
D7030	Throughout Building	Good	Security/Surveillance System, Full System Upgrade, Average Density	24,000 SF	13	9704229
D7050	Throughout Building	Good	Fire Alarm System, Full System Upgrade, Standard Addressable, Upgrade/Install	24,000 SF	18	9704242
Equipment & Furnishings						
E1030	Kitchen	Good	Foodservice Equipment, Food Warmer, Tabletop Drawers (Set of 4)	1	13	9704215
E1030	Kitchen	Good	Foodservice Equipment, Walk-In, Evaporator for Refrigerator/Freezer	1	13	9704227
E1030	Kitchen	Good	Foodservice Equipment, Freezer, 2-Door Reach-In	2	13	9704217
E1030	Throughout Building	Good	Foodservice Equipment, Freezer, Chest	1	13	9704221
E1030	Kitchen	Good	Foodservice Equipment, Walk-In, Combination Freezer/Refrigerator	1	18	9704216
E1030	Kitchen	Good	Foodservice Equipment, Convection Oven, Double	2	8	9704244
E1030	Kitchen	Good	Foodservice Equipment, Exhaust Hood, 3 to 6 LF	1	13	9704220
E1030	Kitchen	Good	Foodservice Equipment, Sink, 1-Bowl	2	28	9704225
E1030	Roof	Good	Foodservice Equipment, Walk-In, Condenser for Refrigerator/Freezer	1	13	9704218
E1030	Kitchen	Good	Foodservice Equipment, Sink, 3-Bowl	1	28	9704224
E1030	Kitchen	Good	Foodservice Equipment, Prep Table Refrigerated, Salad/Sandwich	1	13	9704226
E1030	Kitchen	Good	Foodservice Equipment, Food Warmer, Proofing Cabinet on Wheels	1	13	9704223

Component Condition Report | South Valley Middle School (Desktop Review) / Site

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Pedestrian Plazas & Walkways						
G2010	Site	Good	Roadways, Pavement, Asphalt, Seal & Stripe	150,000 SF	4	9704270
G2010	Site	Good	Roadways, Pavement, Asphalt, Mill & Overlay	150,000 SF	23	9704260
G2020	Site	Good	Parking Lots, Curb & Gutter, Concrete	5,000 LF	48	9704267
G2030	Site	Good	Sidewalk, Concrete, Small Areas/Sections	230,000 SF	48	9704256

Athletic, Recreational & Playfield Areas

Component Condition Report | South Valley Middle School (Desktop Review) / Site

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
G2050	Site	Good	Playground Surfaces, Artificial Play Turf	25,000 SF	13	9704266
G2050	Site	Good	Sports Apparatus, Basketball, Backboard w/ Pole	18	23	9704258
G2050	Site	Good	Sports Apparatus, Tennis/Volleyball, Net w/ Posts & Anchors	12	18	9704275
G2050	Site	Good	Sports Apparatus, Soccer, Movable Practice Goal	2	13	9704268
G2050	Site	Good	Athletic Surfaces & Courts, Tennis/Volleyball, 2-Color Surface, Seal & Stripe	21,300 SF	8	9704276
G2050	Site	Good	Athletic Surfaces & Courts, Track Surface, Rubber	27,000 SF	8	9704272
Sitework						
G2060	Site	Good	Signage, Property, Monument	2	18	9704259
G2060	Site	Good	Fences & Gates, Fence, Chain Link 6'	3,900 LF	38	9704262
G2080	Site	Good	Irrigation System, Drip System	60,000 SF	18	9704265
G2080	Site	Good	Irrigation System, Pop-Up Spray Heads, Commercial	120,000 SF	18	9704269
G2080	Site	Good	Irrigation System, Controllers & Valves, Repairs & Adjustments, Repair	120,000 SF	8	9704271

Appendix B: Replacement Reserves

Replacement Reserves Report



11/20/2025

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	
South Valley Middle School (Desktop Review)	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
South Valley Middle School (Desktop Review) / Building A	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$72,802	\$0	\$0	\$0	\$0	\$97,078	\$0	\$0	\$0	\$0	\$438,429	\$0	\$0	\$0	\$608,309	
South Valley Middle School (Desktop Review) / Building B	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$72,802	\$0	\$0	\$0	\$0	\$97,078	\$0	\$0	\$0	\$0	\$651,924	\$0	\$0	\$0	\$821,803	
South Valley Middle School (Desktop Review) / Building C	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$36,944	\$0	\$0	\$0	\$0	\$44,340	\$0	\$0	\$0	\$0	\$308,365	\$0	\$0	\$0	\$389,649	
South Valley Middle School (Desktop Review) / Building D	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$72,802	\$0	\$0	\$0	\$0	\$97,078	\$0	\$0	\$0	\$0	\$438,429	\$0	\$0	\$0	\$608,309	
South Valley Middle School (Desktop Review) / Building E	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$72,802	\$0	\$0	\$0	\$0	\$97,078	\$0	\$0	\$0	\$0	\$651,924	\$0	\$0	\$0	\$821,803	
South Valley Middle School (Desktop Review) / Building F	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$72,802	\$0	\$0	\$0	\$0	\$97,078	\$0	\$0	\$0	\$0	\$438,429	\$0	\$0	\$0	\$608,309	
South Valley Middle School (Desktop Review) / Building G	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$72,802	\$0	\$0	\$0	\$0	\$97,078	\$0	\$0	\$0	\$0	\$651,924	\$0	\$0	\$0	\$821,803	
South Valley Middle School (Desktop Review) / Gymnasium	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$62,302	\$0	\$0	\$0	\$0	\$257,068	\$0	\$0	\$0	\$0	\$1,225,741	\$0	\$0	\$1,545,111	
South Valley Middle School (Desktop Review) / Main Building	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$205,275	\$0	\$0	\$0	\$0	\$244,094	\$0	\$0	\$0	\$0	\$1,667,264	\$0	\$0	\$2,116,632	
South Valley Middle School (Desktop Review) / Site	\$0	\$0	\$0	\$0	\$89,495	\$0	\$0	\$0	\$320,760	\$103,749	\$0	\$0	\$0	\$867,388	\$120,274	\$0	\$0	\$0	\$1,078,439	\$139,430	\$0	\$2,719,535	
Grand Total	\$0	\$0	\$0	\$0	\$89,495	\$0	\$0	\$473,755	\$588,337	\$103,749	\$0	\$0	\$626,807	\$1,368,550	\$120,274	\$0	\$0	\$3,579,422	\$3,971,445	\$139,430	\$0	\$11,061,262	

South Valley Middle School (Desktop Review)

South Valley Middle School (Desktop Review) / Building A

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										
B3010	Roof	9704294	Roofing, Single-Ply Membrane, TPO/PVC, Replace		20	3	17	850	SF	\$20.03	\$17,022																					\$17,022	\$17,022										
C2010	Throughout Building	9704210	Wall Finishes, Vinyl, Replace		15	3	12	12000	SF	\$2.95	\$35,340												\$35,340										\$35,340										
C2030	Throughout Building	9704184	Flooring, Vinyl Tile (VCT), Replace		15	3	12	500	SF	\$5.89	\$2,945												\$2,945										\$2,945										
C2030	Throughout Building	9704214	Flooring, Carpet, Commercial Standard, Replace		10	3	7	6700	SF	\$8.84	\$59,195								\$59,195														\$59,195	\$118,389									
D2010	Throughout Building	9704204	Water Heater, Electric, Residential, 30 to 52 GAL, Replace		15	3	12	1	EA	\$1,060.20	\$1,060												\$1,060										\$1,060										
D3030	Building exterior	9704198	Heat Pump, Packaged & Wall-Mounted, 2.5 to 3 TON, Replace		20	3	17	2	EA	\$5,183.20	\$10,366																						\$10,366	\$10,366									
D5040	Throughout Building	9704213	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures, Replace		20	3	17	7199	SF	\$5.30	\$38,162																						\$38,162	\$38,162									
D6020	Throughout Building	9704206	Low Voltage System, Phone & Data Lines, Replace		20	3	17	7200	SF	\$1.77	\$12,722																						\$12,722	\$12,722									
D6060	Throughout Building	9704201	Intercom/PA System, Public Address Upgrade, Facility-Wide, Replace		20	3	17	7200	SF	\$1.94	\$13,995																						\$13,995	\$13,995									
D7030	Throughout Building	9704200	Security/Surveillance System, Full System Upgrade, Average Density, Replace		15	3	12	7200	SF	\$2.36	\$16,963												\$16,963										\$16,963										
D7050	Throughout Building	9704202	Fire Alarm System, Full System Upgrade, Standard Addressable, Upgrade/Install		20	3	17	7200	SF	\$3.53	\$25,445																						\$25,445	\$25,445									
E2010	Throughout Building	9704185	Casework, Countertop, Plastic Laminate, Replace		15	3	12	200	LF	\$58.90	\$11,780												\$11,780										\$11,780										
E2010	Throughout Building	9704203	Casework, Cabinetry, Standard, Replace		20	3	17	250	LF	\$353.40	\$88,350																						\$88,350	\$88,350									
Totals, Unescalated												\$0	\$59,195	\$0	\$0	\$0	\$0	\$68,088	\$0	\$0	\$0	\$0	\$265,257	\$0	\$0	\$0	\$0	\$0	\$0	\$392,540													
Totals, Escalated (3.0% inflation, compounded annually)												\$0	\$72,802	\$0	\$0	\$0	\$0	\$0	\$97,078	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$608,309											

South Valley Middle School (Desktop Review) / Building B

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										
B3010	Roof	9704314	Roofing, Single-Ply Membrane, TPO/PVC, Replace		20	3	17	7300	SF	\$20.03	\$146,190																							\$146,190	\$146,190								
C2010	Throughout Building	9704325	Wall Finishes, Vinyl, Replace		15	3	12	12000	SF	\$2.95	\$35,340												\$35,340												\$35,340								
C2030	Throughout Building	9704309	Flooring, Vinyl Tile (VCT), Replace		15	3	12	500	SF	\$5.89	\$2,945												\$2,945											\$2,945									
C2030	Throughout Building	9704315	Flooring, Carpet, Commercial Standard, Replace		10	3	7	6700	SF	\$8.84	\$59,195								\$59,195															\$59,195	\$118,389								
D2010	Throughout Building	9704296	Water Heater, Electric, Residential, 30 to 52 GAL, Replace		15	3	12	1	EA	\$1,060.20	\$1,060												\$1,060											\$1,060									
D3030	Building exterior	9704299	Heat Pump, Packaged & Wall-Mounted, 2.5 to 3 TON, Replace		20	3	17	2	EA	\$5,183.20	\$10,366																							\$10,366	\$10,366								
D5040	Throughout Building	9704316	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures, Replace		20	3	17	7199	SF	\$5.30	\$38,162																							\$38,162	\$38,162								
D6020	Throughout Building	9704318	Low Voltage System, Phone & Data Lines, Replace		20	3	17	7200	SF	\$1.77	\$12,722																							\$12,722	\$12,722								
D6060	Throughout Building	9704319	Intercom/PA System, Public Address Upgrade, Facility-Wide, Replace		20	3	17	7200	SF	\$1.94	\$13,995																							\$13,995	\$13,995								
D7030	Throughout Building	9704322	Security/Surveillance System, Full System Upgrade, Average Density, Replace		15	3	12	7200	SF	\$2.36	\$16,963												\$16,963											\$16,963									
D7050	Throughout Building	9704324	Fire Alarm System, Full System Upgrade, Standard Addressable, Upgrade/Install		20	3	17	7200	SF	\$3.53	\$25,445																							\$25,445	\$25,445								
E2010	Throughout Building	9704307	Casework, Countertop, Plastic Laminate, Replace		15	3	12	200	LF	\$58.90	\$11,780												\$11,780											\$11,780									
E2010	Throughout Building	9704308	Casework, Cabinetry, Standard, Replace		20	3	17	250	LF	\$353.40	\$88,350																							\$88,350	\$88,350								
Totals, Unescalated												\$0	\$59,195	\$0	\$0	\$0	\$0	\$68,088	\$0	\$0	\$0	\$0	\$394,424	\$0	\$0	\$0	\$0	\$0	\$0	\$521,707													
Totals, Escalated (3.0% inflation, compounded annually)												\$0	\$72,802	\$0	\$0	\$0	\$0	\$0	\$97,078	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$821,803											

South Valley Middle School (Desktop Review) / Building C

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		
B3010	Roof	9704165	Roofing, Single-Ply Membrane, TPO/PVC, Replace		20	3	17	3600	SF	\$20.03	\$72,094																							\$72,094	\$72,094
C2010	Throughout Building	9704171	Wall Finishes, Vinyl, Replace																																

Replacement Reserves Report



11/20/2025

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								
D3030	Building Exterior	9704164	Heat Pump, Packaged & Wall-Mounted, 2.5 to 3 TON, Replace		20	3	17	1	EA	\$5,183.20	\$5,183																						\$5,183	\$5,183							
D5040	Throughout Building	9704161	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures, Replace		20	3	17	3500	SF	\$5.30	\$18,554																							\$18,554	\$18,554						
D6020	Throughout Building	9704178	Low Voltage System, Phone & Data Lines, Replace		20	3	17	3500	SF	\$1.77	\$6,185																							\$6,185	\$6,185						
D6060	Throughout Building	9704159	Intercom/PA System, Public Address Upgrade, Facility-Wide, Replace		20	3	17	3500	SF	\$1.94	\$6,803																							\$6,803	\$6,803						
D7030	Throughout Building	9704177	Security/Surveillance System, Full System Upgrade, Average Density, Replace		15	3	12	3500	SF	\$2.36	\$8,246												\$8,246											\$8,246	\$8,246						
D7050	Throughout Building	9704157	Fire Alarm System, Full System Upgrade, Standard Addressable, Upgrade/Install		20	3	17	3500	SF	\$3.53	\$12,369																							\$12,369	\$12,369						
E2010	Throughout Building	9704166	Casework, Countertop, Plastic Laminate, Replace		15	3	12	75	LF	\$58.90	\$4,418												\$4,418											\$4,418	\$4,418						
E2010	Throughout Building	9704173	Casework, Cabinetry, Standard, Replace		20	3	17	100	LF	\$353.40	\$35,340																							\$35,340	\$35,340						
Totals, Unescalated												\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$30,039	\$0	\$0	\$0	\$0	\$31,099	\$0	\$0	\$0	\$0	\$186,566	\$0	\$0	\$0	\$0	\$186,566	\$0	\$0	\$0	\$247,704
Totals, Escalated (3.0% inflation, compounded annually)												\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$36,944	\$0	\$0	\$0	\$0	\$44,340	\$0	\$0	\$0	\$0	\$308,365	\$0	\$0	\$0	\$0	\$308,365	\$0	\$0	\$0	\$389,649

South Valley Middle School (Desktop Review) / Building D

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							
B3010	Roof	9704341	Roofing, Single-Ply Membrane, TPO/PVC, Replace		20	3	17	850	SF	\$20.03	\$17,022																							\$17,022	\$17,022					
C2010	Throughout Building	9704355	Wall Finishes, Vinyl, Replace		15	3	12	12000	SF	\$2.95	\$35,340												\$35,340												\$35,340	\$35,340				
C2030	Throughout Building	9704339	Flooring, Vinyl Tile (VCT), Replace		15	3	12	500	SF	\$5.89	\$2,945												\$2,945												\$2,945	\$2,945				
C2030	Throughout Building	9704345	Flooring, Carpet, Commercial Standard, Replace		10	3	7	6700	SF	\$8.84	\$59,195																								\$59,195	\$118,389				
D2010	Throughout Building	9704326	Water Heater, Electric, Residential, 30 to 52 GAL, Replace		15	3	12	1	EA	\$1,060.20	\$1,060												\$1,060												\$1,060	\$1,060				
D3030	Building exterior	9704329	Heat Pump, Packaged & Wall-Mounted, 2.5 to 3 TON, Replace		20	3	17	2	EA	\$5,183.20	\$10,366																								\$10,366	\$10,366				
D5040	Throughout Building	9704346	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures, Replace		20	3	17	7199	SF	\$5.30	\$38,162																								\$38,162	\$38,162				
D6020	Throughout Building	9704348	Low Voltage System, Phone & Data Lines, Replace		20	3	17	7200	SF	\$1.77	\$12,722																								\$12,722	\$12,722				
D6060	Throughout Building	9704349	Intercom/PA System, Public Address Upgrade, Facility-Wide, Replace		20	3	17	7200	SF	\$1.94	\$13,995																								\$13,995	\$13,995				
D7030	Throughout Building	9704352	Security/Surveillance System, Full System Upgrade, Average Density, Replace		15	3	12	7200	SF	\$2.36	\$16,963												\$16,963												\$16,963	\$16,963				
D7050	Throughout Building	9704354	Fire Alarm System, Full System Upgrade, Standard Addressable, Upgrade/Install		20	3	17	7200	SF	\$3.53	\$25,445																								\$25,445	\$25,445				
E2010	Throughout Building	9704337	Casework, Countertop, Plastic Laminate, Replace		15	3	12	200	LF	\$58.90	\$11,780												\$11,780												\$11,780	\$11,780				
E2010	Throughout Building	9704338	Casework, Cabinetry, Standard, Replace		20	3	17	250	LF	\$353.40	\$88,350																								\$88,350	\$88,350				
Totals, Unescalated												\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$59,195	\$0	\$0	\$0	\$0	\$68,088	\$0	\$0	\$0	\$0	\$265,257	\$0	\$0	\$0	\$0	\$265,257	\$0	\$0	\$0	\$392,540
Totals, Escalated (3.0% inflation, compounded annually)												\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$72,802	\$0	\$0	\$0	\$0	\$97,078	\$0	\$0	\$0	\$0	\$438,429	\$0	\$0	\$0	\$0	\$438,429	\$0	\$0	\$0	\$608,309

South Valley Middle School (Desktop Review) / Building E

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							
B3010	Roof	9704415	Roofing, Single-Ply Membrane, TPO/PVC, Replace		20	3	17	7300	SF	\$20.03	\$146,190																								\$146,190	\$146,190				
C2010	Throughout Building	9704416	Wall Finishes, Vinyl, Replace		15	3	12	12000	SF	\$2.95	\$35,340												\$35,340													\$35,340	\$35,340			
C2030	Throughout Building	9704401	Flooring, Vinyl Tile (VCT), Replace		15	3	12	500	SF	\$5.89	\$2,945												\$2,945													\$2,945	\$2,945			
C2030	Throughout Building	9704405	Flooring, Carpet, Commercial Standard, Replace		10	3	7	6700	SF	\$8.84	\$59,195																									\$59,195	\$118,389			
D2010	Throughout Building	9704390	Water Heater, Electric, Residential, 30 to 52 GAL, Replace		15	3	12	1	EA	\$1,060.20	\$1,060												\$1,060												\$1,060	\$1,060				
D3030	Building exterior	9704391	Heat Pump, Packaged & Wall-Mounted, 2.5 to 3 TON, Replace		20	3	17	2	EA	\$5,183.20	\$10,366																									\$10,366	\$10,366			
D5040	Throughout Building	9704406	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures, Replace		20	3	17	7199	SF	\$5.30	\$38,162																									\$38,162	\$38,162			
D6020	Throughout Building	9704408	Low Voltage System, Phone & Data Lines, Replace		20	3	17	7200	SF	\$1.77	\$12,722																									\$12,722	\$12,722			
D6060	Throughout Building	9704412	Intercom/PA System, Public Address Upgrade, Facility-Wide, Replace		20	3	17	7200	SF	\$1.94	\$13,995																									\$13,995	\$13,995			
D7030	Throughout Building	9704407	Security/Surveillance System, Full System Upgrade, Average Density, Replace		15	3	12	7200	SF	\$2.36	\$16,963												\$16,963													\$16,963	\$16,963			
D7050	Throughout Building	9704413	Fire Alarm System, Full System Upgrade, Standard Addressable, Upgrade/Install		20	3	17	7200	SF	\$3.53	\$25,445																									\$25,445	\$25,445			
E2010	Throughout Building	9704399	Casework, Countertop, Plastic Laminate, Replace		15	3	12	200	LF	\$58.90	\$11,780												\$11,780													\$11,780	\$11,780			
E2010	Throughout Building	9704400	Casework, Cabinetry, Standard, Replace		20	3	17	250	LF	\$353.40	\$88,350																									\$88,350	\$88,350			
Totals, Unescalated												\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$59,195	\$0	\$0	\$0	\$0	\$68,088	\$0	\$0	\$0	\$0	\$394,424	\$0	\$0	\$0	\$0	\$394,424	\$0	\$0	\$0	\$521,707
Totals, Escalated (3.0% inflation, compounded annually)												\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$72,802	\$0	\$0	\$0	\$0	\$97,078	\$0	\$0	\$0	\$0	\$651,924	\$0	\$0	\$0	\$0	\$651,924	\$0	\$0	\$0	\$821,803

South Valley Middle School (Desktop Review) / Building F

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
B301																																	

Replacement Reserves Report



11/20/2025

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									
D3030	Roof	9704293	Split System Ductless, Single Zone, Condenser & Evaporator, 1.5 to 2 TON, Replace	15	2	13	1	EA	\$5,654.40	\$5,654														\$5,654									\$5,654									
D3050	Roof	9704245	Packaged Unit, RTU, Pad or Roof-Mounted, 6 to 7.5 TON, Replace	20	2	18	9	EA	\$17,670.00	\$159,030																							\$159,030	\$159,030								
D5040	Building exterior	9704237	Exterior Light, Building-Mounted, Higher-Lumen for Large Areas, Replace	20	2	18	20	EA	\$942.40	\$18,848																								\$18,848	\$18,848							
D5040	Throughout Building	9704239	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures, Replace	20	2	18	24000	SF	\$5.30	\$127,224																								\$127,224	\$127,224							
D6020	Throughout Building	9704247	Low Voltage System, Phone & Data Lines, Replace	20	2	18	24000	SF	\$1.77	\$42,408																								\$42,408	\$42,408							
D6060	Throughout Building	9704255	Intercom/PA System, Public Address Upgrade, Facility-Wide, Replace	20	2	18	24000	SF	\$1.94	\$46,649																								\$46,649	\$46,649							
D7030	Throughout Building	9704229	Security/Surveillance System, Full System Upgrade, Average Density, Replace	15	2	13	24000	SF	\$2.36	\$56,544															\$56,544									\$56,544								
D7050	Throughout Building	9704242	Fire Alarm System, Full System Upgrade, Standard Addressable, Upgrade/Install	20	2	18	24000	SF	\$3.53	\$84,816																								\$84,816	\$84,816							
E1030	Kitchen	9704244	Foodservice Equipment, Convection Oven, Double, Replace	10	2	8	2	EA	\$9,753.84	\$19,508										\$19,508														\$19,508	\$39,015							
E1030	Kitchen	9704215	Foodservice Equipment, Food Warmer, Tabletop Drawers (Set of 4), Replace	15	2	13	1	EA	\$6,714.60	\$6,715															\$6,715									\$6,715	\$6,715							
E1030	Kitchen	9704227	Foodservice Equipment, Walk-In, Evaporator for Refrigerator/Freezer, Replace	15	2	13	1	EA	\$5,418.80	\$5,419															\$5,419									\$5,419	\$5,419							
E1030	Kitchen	9704217	Foodservice Equipment, Freezer, 2-Door Reach-In, Replace	15	2	13	2	EA	\$6,007.80	\$12,016															\$12,016									\$12,016	\$12,016							
E1030	Kitchen	9704220	Foodservice Equipment, Exhaust Hood, 3 to 6 LF, Replace	15	2	13	1	EA	\$3,887.40	\$3,887															\$3,887									\$3,887	\$3,887							
E1030	Roof	9704218	Foodservice Equipment, Walk-In, Condenser for Refrigerator/Freezer, Replace	15	2	13	1	EA	\$7,421.40	\$7,421															\$7,421									\$7,421	\$7,421							
E1030	Kitchen	9704226	Foodservice Equipment, Prep Table Refrigerated, Salad/Sandwich, Replace	15	2	13	1	EA	\$5,536.60	\$5,537															\$5,537									\$5,537	\$5,537							
E1030	Kitchen	9704223	Foodservice Equipment, Food Warmer, Proofing Cabinet on Wheels, Replace	15	2	13	1	EA	\$2,002.60	\$2,003															\$2,003									\$2,003	\$2,003							
E1030	Throughout Building	9704221	Foodservice Equipment, Freezer, Chest, Replace	15	2	13	1	EA	\$2,120.40	\$2,120															\$2,120									\$2,120	\$2,120							
E1030	Kitchen	9704216	Foodservice Equipment, Walk-In, Combination Freezer/Refrigerator, Replace	20	2	18	1	EA	\$41,230.00	\$41,230																								\$41,230	\$41,230							
Totals, Unescalated												\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$162,046	\$0	\$0	\$0	\$0	\$166,216	\$0	\$0	\$0	\$0	\$979,342	\$0	\$0								\$1,307,604
Totals, Escalated (3.0% inflation, compounded annually)												\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$205,275	\$0	\$0	\$0	\$0	\$244,094	\$0	\$0	\$0	\$0	\$1,667,264	\$0	\$0								\$2,116,632

South Valley Middle School (Desktop Review) / 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								
G2010	Site	9704270	Roadways, Pavement, Asphalt, Seal & Stripe	5	1	4	150000	SF	\$0.53	\$79,515					\$79,515						\$79,515													\$79,515	\$318,060						
G2050	Site	9704276	Athletic Surfaces & Courts, Tennis/Volleyball, 2-Color Surface, Seal & Stripe	10	2	8	21300	SF	\$1.77	\$37,637										\$37,637															\$37,637	\$75,274					
G2050	Site	9704272	Athletic Surfaces & Courts, Track Surface, Rubber, Replace	10	2	8	27000	SF	\$5.89	\$159,030										\$159,030															\$159,030	\$318,060					
G2050	Site	9704268	Sports Apparatus, Soccer, Movable Practice Goal, Replace	15	2	13	2	EA	\$824.60	\$1,649															\$1,649										\$1,649	\$1,649					
G2050	Site	9704275	Sports Apparatus, Tennis/Volleyball, Net w/ Posts & Anchors, Replace	20	2	18	12	EA	\$1,649.20	\$19,790																									\$19,790	\$19,790					
G2050	Site	9704266	Playground Surfaces, Artificial Play Turf, Replace	15	2	13	25000	SF	\$23.56	\$589,000															\$589,000										\$589,000	\$589,000					
G2060	Site	9704259	Signage, Property, Monument, Replace	20	2	18	2	EA	\$3,534.00	\$7,068																									\$7,068	\$7,068					
G2080	Site	9704271	Irrigation System, Controllers & Valves, Repairs & Adjustments, Repair	10	2	8	120000	SF	\$0.47	\$56,544										\$56,544															\$56,544	\$113,088					
G2080	Site	9704265	Irrigation System, Drip System, Replace	20	2	18	60000	SF	\$3.53	\$212,040																									\$212,040	\$212,040					
G2080	Site	9704269	Irrigation System, Pop-Up Spray Heads, Commercial, Replace	20	2	18	120000	SF	\$1.18	\$141,360																									\$141,360	\$141,360					
Totals, Unescalated												\$0	\$0	\$0	\$0	\$79,515	\$0	\$0	\$0	\$253,211	\$79,515	\$0	\$0	\$0	\$590,649	\$79,515	\$0	\$0	\$0	\$633,470	\$79,515	\$0									\$1,795,390
Totals, Escalated (3.0% inflation, compounded annually)												\$0	\$0	\$0	\$0	\$89,495	\$0	\$0	\$0	\$320,760	\$103,749	\$0	\$0	\$0	\$867,388	\$120,274	\$0	\$0	\$0	\$1,078,439	\$139,430	\$0									\$2,719,535

* Markup has been included in unit costs.

Appendix C: Equipment Inventory List

Index	ID	UFCODE	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
D20 Plumbing													
1	9704146	D2010	Water Heater	Gas, Commercial (125 MBH), 75 to 100 GAL	120 MBH	South Valley Middle School (Desktop Review) /	Mechanical room Gymnasium				2023		2
2	9704167	D2010	Water Heater	Electric, Residential, 30 to 52 GAL	10 GAL	South Valley Middle School (Desktop Review) /	Throughout Building Building C				2022		
3	9704326	D2010	Water Heater	Electric, Residential, 30 to 52 GAL	10 GAL	South Valley Middle School (Desktop Review) /	Throughout Building Building D				2022		
4	9704204	D2010	Water Heater	Electric, Residential, 30 to 52 GAL	10 GAL	South Valley Middle School (Desktop Review) /	Throughout Building Building A				2022		
5	9704390	D2010	Water Heater	Electric, Residential, 30 to 52 GAL	10 GAL	South Valley Middle School (Desktop Review) /	Throughout Building Building E				2022		
6	9704356	D2010	Water Heater	Electric, Residential, 30 to 52 GAL	10 GAL	South Valley Middle School (Desktop Review) /	Throughout Building Building F				2022		
7	9704296	D2010	Water Heater	Electric, Residential, 30 to 52 GAL	10 GAL	South Valley Middle School (Desktop Review) /	Throughout Building Building B				2022		
8	9704418	D2010	Water Heater	Electric, Residential, 30 to 52 GAL	10 GAL	South Valley Middle School (Desktop Review) /	Throughout Building Building G				2022		
9	9704253	D2010	Water Heater	Gas, Commercial (150 MBH)	180 GAL	South Valley Middle School (Desktop Review) /	Custodial room Main Building				2023		2

Index	ID	UFCODE	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
D30 HVAC													
1	9704198	D3030	Heat Pump	Packaged & Wall-Mounted, 2.5 to 3 TON	5 Ton	South Valley Middle School (Desktop Review) / Building exterior	Building A				2022		2
2	9704299	D3030	Heat Pump	Packaged & Wall-Mounted, 2.5 to 3 TON	5 Ton	South Valley Middle School (Desktop Review) / Building exterior	Building B				2022		2
3	9704359	D3030	Heat Pump	Packaged & Wall-Mounted, 2.5 to 3 TON	5 Ton	South Valley Middle School (Desktop Review) / Building exterior	Building F				2022		2
4	9704164	D3030	Heat Pump	Packaged & Wall-Mounted, 2.5 to 3 TON	5 Ton	South Valley Middle School (Desktop Review) / Building Exterior	Building C				2022		
5	9704329	D3030	Heat Pump	Packaged & Wall-Mounted, 2.5 to 3 TON	5 Ton	South Valley Middle School (Desktop Review) / Building exterior	Building D				2022		2
6	9704419	D3030	Heat Pump	Packaged & Wall-Mounted, 2.5 to 3 TON	5 Ton	South Valley Middle School (Desktop Review) / Building exterior	Building G				2022		2
7	9704391	D3030	Heat Pump	Packaged & Wall-Mounted, 2.5 to 3 TON	5 Ton	South Valley Middle School (Desktop Review) / Building exterior	Building E				2022		2
8	9704293	D3030	Split System Ductless	Single Zone, Condenser & Evaporator, 1.5 to 2 TON		South Valley Middle School (Desktop Review) / Roof	Main Building				2023		
9	9704118	D3050	Packaged Unit	RTU, Pad or Roof-Mounted, 13 to 15 TON		South Valley Middle School (Desktop Review) / Roof	Gymnasium				2023		3
10	9704245	D3050	Packaged Unit	RTU, Pad or Roof-Mounted, 6 to 7.5 TON	7.5	South Valley Middle School (Desktop Review) / Roof	Main Building				2023		9

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
D50 Electrical													
1	9704263	D5010	Generator	Diesel, 130 to 300 KW			South Valley Middle School (Desktop Review) / Building Exterior Main Building				2023		
2	9704261	D5010	Automatic Transfer Switch	ATS, 1000 AMP			South Valley Middle School (Desktop Review) / Building Exterior Main Building				2023		
3	9734581	D5020	Switchboard	277/480 V, 800 AMP	800 AMP		South Valley Middle School (Desktop Review) / Electrical room Main Building				2023		
4	9704122	D5020	Switchboard	277/480 V, 800 AMP	800 AMP		South Valley Middle School (Desktop Review) / Electrical room Gymnasium				2023		
5	9704233	D5020	Distribution Panel	120/208 V	800 AMP		South Valley Middle School (Desktop Review) / Electrical Room Main Building				2023		2
6	9704389	D5020	Distribution Panel	120/208 V, 400 AMP	400 AMP		South Valley Middle School (Desktop Review) / Throughout Building Building E				2022		
7	9704158	D5020	Distribution Panel	120/208 V, 400 AMP	400 AMP		South Valley Middle School (Desktop Review) / Throughout Building Building C				2022		
8	9704297	D5020	Distribution Panel	120/208 V, 400 AMP	400 AMP		South Valley Middle School (Desktop Review) / Throughout Building Building B				2022		
9	9704327	D5020	Distribution Panel	120/208 V, 400 AMP	400 AMP		South Valley Middle School (Desktop Review) / Throughout Building Building D				2022		
10	9704194	D5020	Distribution Panel	120/208 V, 400 AMP	400 AMP		South Valley Middle School (Desktop Review) / Throughout Building Building A				2022		
11	9704357	D5020	Distribution Panel	120/208 V, 400 AMP	400 AMP		South Valley Middle School (Desktop Review) / Throughout Building Building F				2022		
12	9704417	D5020	Distribution Panel	120/208 V, 400 AMP	400 AMP		South Valley Middle School (Desktop Review) / Throughout Building Building G				2022		

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
E10 Equipment													
1	9704244	E1030	Foodservice Equipment	Convection Oven, Double		South Valley Middle School (Desktop Review) / Kitchen Main Building					2023		2
2	9704220	E1030	Foodservice Equipment	Exhaust Hood, 3 to 6 LF		South Valley Middle School (Desktop Review) / Kitchen Main Building					2023		
3	9704223	E1030	Foodservice Equipment	Food Warmer, Proofing Cabinet on Wheels		South Valley Middle School (Desktop Review) / Kitchen Main Building					2023		
4	9704215	E1030	Foodservice Equipment	Food Warmer, Tabletop Drawers (Set of 4)		South Valley Middle School (Desktop Review) / Kitchen Main Building					2023		
5	9704217	E1030	Foodservice Equipment	Freezer, 2-Door Reach-In		South Valley Middle School (Desktop Review) / Kitchen Main Building					2023		2
6	9704226	E1030	Foodservice Equipment	Prep Table Refrigerated, Salad/Sandwich		South Valley Middle School (Desktop Review) / Kitchen Main Building					2023		
7	9704225	E1030	Foodservice Equipment	Sink, 1-Bowl		South Valley Middle School (Desktop Review) / Kitchen Main Building					2023		2
8	9704224	E1030	Foodservice Equipment	Sink, 3-Bowl		South Valley Middle School (Desktop Review) / Kitchen Main Building					2023		
9	9704218	E1030	Foodservice Equipment	Walk-In, Condenser for Refrigerator/Freezer		South Valley Middle School (Desktop Review) / Roof Main Building					2023		
10	9704227	E1030	Foodservice Equipment	Walk-In, Evaporator for Refrigerator/Freezer		South Valley Middle School (Desktop Review) / Kitchen Main Building					2023		
11	9704216	E1030	Foodservice Equipment	Walk-In, Combination Freezer/Refrigerator		South Valley Middle School (Desktop Review) / Kitchen Main Building					2023		
12	9704221	E1030	Foodservice Equipment	Freezer, Chest		South Valley Middle School (Desktop Review) / Throughout Building Main Building					2023		