



**BUREAU
VERITAS**

FACILITY CONDITION ASSESSMENT

prepared for

Gilroy Unified School District
7810 Arroyo Circle
Gilroy, CA 95020



Gilroy High School
750 West 10th Street
Gilroy, CA 95020

PREPARED BY:

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August 30, 2025

ON SITE DATE:

August 11, 2025

Bureau Veritas

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1. Executive Summary

Campus Overview and Assessment Details

General Information	
Property Type	High School
Number of Buildings	26
Main Address	750 West 10th Street, Gilroy, CA 95020
Site Developed	1978 Renovated 2024
Outside Occupants / Leased Spaces	Solar System
Date(s) of Visit	August 11, 2025
Management Point of Contact	AEDIS Architects Joe Vela, Associate Principal 4083005160 Jvela@aedisarchitects.com
On-site Point of Contact (POC)	Paul Nadeau
Assessment & Report Prepared By	Arezou Masoumi and Nam Nguyen
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AssetCalc Link	Full dataset for this assessment can be found at: https://www.assetcalc.net/



Campus Findings and Deficiencies

Historical Summary

Gilroy High School, located at 750 W. Tenth Street in Gilroy, opened in 1911 and moved to its current campus in 1978. It underwent renovations in 2005–2006 and added a new two-story math building in 2018.

Architectural

Gilroy High School's campus consists primarily of flat-roof buildings, most of which were renovated in 2023. The two-story building, constructed with interior and exterior materials from 2005, shows signs of aging but remains functional. Future planning should consider allocating budget for renovation or material upgrades to preserve building quality.

Mechanical, Electrical, Plumbing and Fire (MEPF)

The rooftop units were not accessible during inspection; however, given the last renovation in 2005, they have exceeded their expected life cycle and should be considered for replacement in the near future. Pool equipment was renovated in 2020 and is in good condition. Overall, the MEPF systems are aged, and although no major deficiencies were observed, they are approaching the end of their service life. A comprehensive retrofit is recommended in the near future to maintain reliability, efficiency, and code compliance. Fire protection coverage is limited to a few areas, and sprinkler retrofit should also be planned to improve safety.

Site

The site is overall in good condition with adequate lighting and landscaping. However, the parking lot in the north area requires repaving. The greenhouse area also needs attention to improve landscaping. The sports fields are in fair condition, though the basketball and tennis courts will require repaving within a few years. Additionally, some asphalt sidewalks are uneven and should be repaved to address safety concerns.

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	19,200	\$10,560,000	0%	0%	7.0%	11.5%
Building A1	\$350	1,920	\$672,000	0%	0%	20.9%	20.9%
Building B	\$550	17,000	\$9,350,000	0%	0%	11.8%	16.4%
Building BE (North)	\$550	2,240	\$1,232,000	0%	0.8%	19.6%	30.3%
Building BE (South)	\$550	2,240	\$1,232,000	0%	0.8%	19.2%	31.3%
Building BR	\$550	960	\$528,000	0%	1.6%	13.2%	26.0%
Building C	\$550	14,841	\$8,162,550	0%	0%	11.6%	24.2%
Building CE	\$550	9,600	\$5,280,000	0%	0%	11.9%	25.1%
Building D	\$550	18,989	\$10,443,950	0%	13.6%	13.6%	13.6%
Building DR	\$550	1,300	\$715,000	0%	0.5%	13.6%	17.7%

Facility	Cost/SF	Total SF	Replacement Value	Current	3-Year	5-Year	10-Year
Building E1	\$550	7,225	\$3,973,750	0%	0%	14.5%	22.6%
Building E2	\$550	4,845	\$2,664,750	0%	0%	13.2%	14.3%
Building F1	\$550	7,840	\$4,312,000	0%	13.0%	13.0%	15.7%
Building F2	\$550	5,488	\$3,018,400	0%	19.7%	19.7%	20.1%
Building F3	\$550	21,732	\$11,952,600	0%	13.2%	13.2%	17.0%
Building F4	\$550	7,265	\$3,995,750	0%	19.8%	20.3%	20.3%
Building F5	\$550	4,477	\$2,462,350	0%	12.8%	13.3%	19.4%
Building G	\$550	33,091	\$18,200,050	0%	8.4%	8.4%	9.6%
Building H	\$550	12,756	\$7,015,800	0%	13.0%	13.0%	13.0%
Building M	\$550	19,328	\$10,630,400	0%	84.5%	84.5%	85.8%
Building M14	\$350	960	\$336,000	0%	4.0%	19.0%	25.4%
Building M15 & M16	\$350	1,920	\$672,000	0%	2.0%	17.9%	24.1%
Building M7	\$350	1,920	\$672,000	0%	2.0%	21.0%	27.4%
Building MR	\$350	500	\$175,000	0%	2.6%	20.2%	38.1%
Building P (10-13 & 19)	\$350	5,280	\$1,848,000	0%	3.8%	9.1%	11.7%
Building XY	\$550	24,000	\$13,200,000	0%	2.2%	2.2%	4.4%
Site	\$0	0	\$0	%	%	%	%
Gilroy High School	\$0	246,907	\$0	%	%	%	%

Immediate Needs

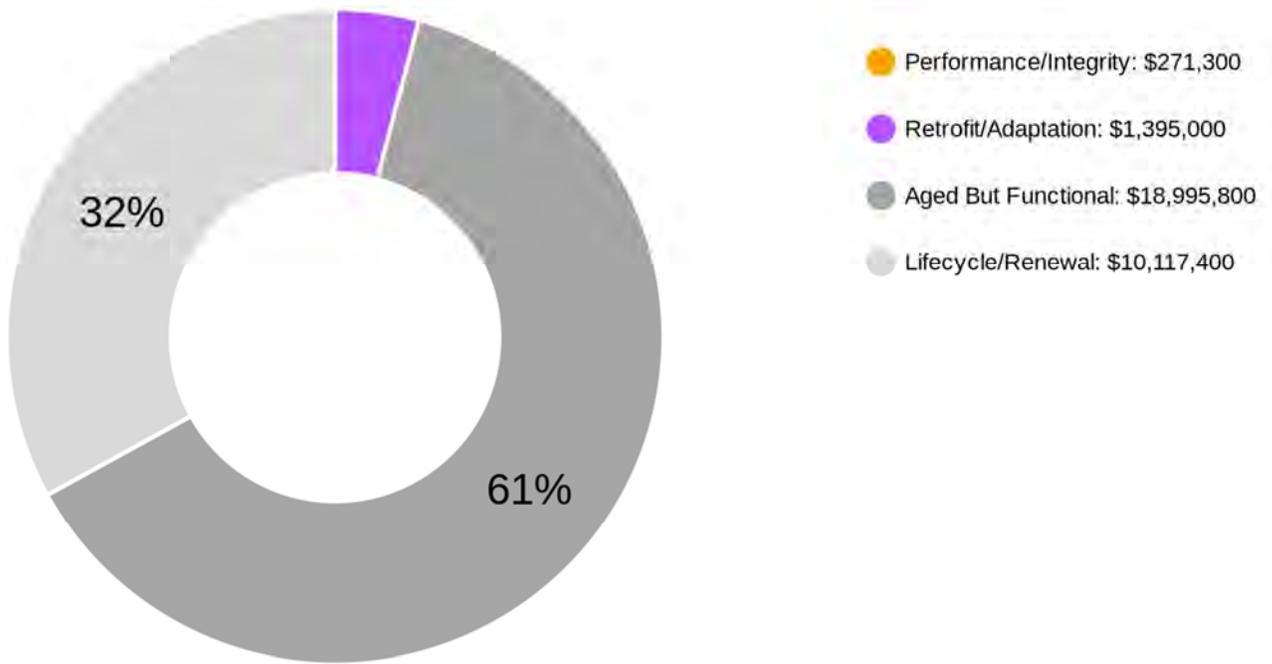
There are no immediate needs to report.

Plan Types

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

Plan Type Descriptions & 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: \$30,779,500

2. Building A



Building A: Building Systems Summary

Address	750 West 10th Street, Gilroy, CA 95020	
GPS Coordinates	37.3326639, -121.8918364	
Constructed/Renovated	1978 Renovated 2005	
Building Area	19,200 SF	
Number of Stories	1 above grade	
<i>System</i>	<i>Description</i>	<i>Condition</i>
Structure	Concrete tilt-up bearing walls with wood roof deck supported by wood joists and concrete strip/wall footing foundation system	Good
Facade	Wall Finish: Stucco Windows: Aluminum	Fair
Roof	Primary: Flat construction with single-ply TPO/PVC membrane Secondary: Gable construction with metal finish	Fair
Interiors	Walls: Painted, wallpaper, and ceramic tile Floors: Carpet, VCT, and ceramic tile Ceilings: Painted and ACT	Fair
Elevators	None	n/a
Plumbing	Distribution: Copper supply and cast-iron waste & venting Hot Water: Electric water heaters with integral tanks Fixtures: Toilets, urinals, and sinks in restrooms	Fair

Building A: Building Systems Summary		
HVAC	Packaged units	Fair
Fire Suppression	Wet-pipe sprinkler system and fire extinguishers	Fair
Electrical	Source & Distribution: Main panel with copper wiring Interior Lighting: LED, linear fluorescent, and CFL Emergency Power: Diesel generator with automatic transfer switch and UPS	Fair
Fire Alarm	Alarm panel with smoke detectors, heat detectors, alarms, strobes, pull stations, back-up emergency lights, and exit signs	Fair
Equipment/Special	None	n/a
Accessibility	Presently it does not appear an accessibility study is needed for this building. See the appendix for associated photos and additional information.	
Additional Studies	No additional studies are currently recommended for the building.	
Areas Observed	Most of the interior spaces were observed to gain a clear understanding of the facility's overall condition. Other areas accessed and assessed included the exterior equipment and assets directly serving the buildings, the exterior walls of the facility. The flat roof was not accessible at the time of assessment.	
Key Spaces Not Observed	All key areas of the facility were accessible and observed.	

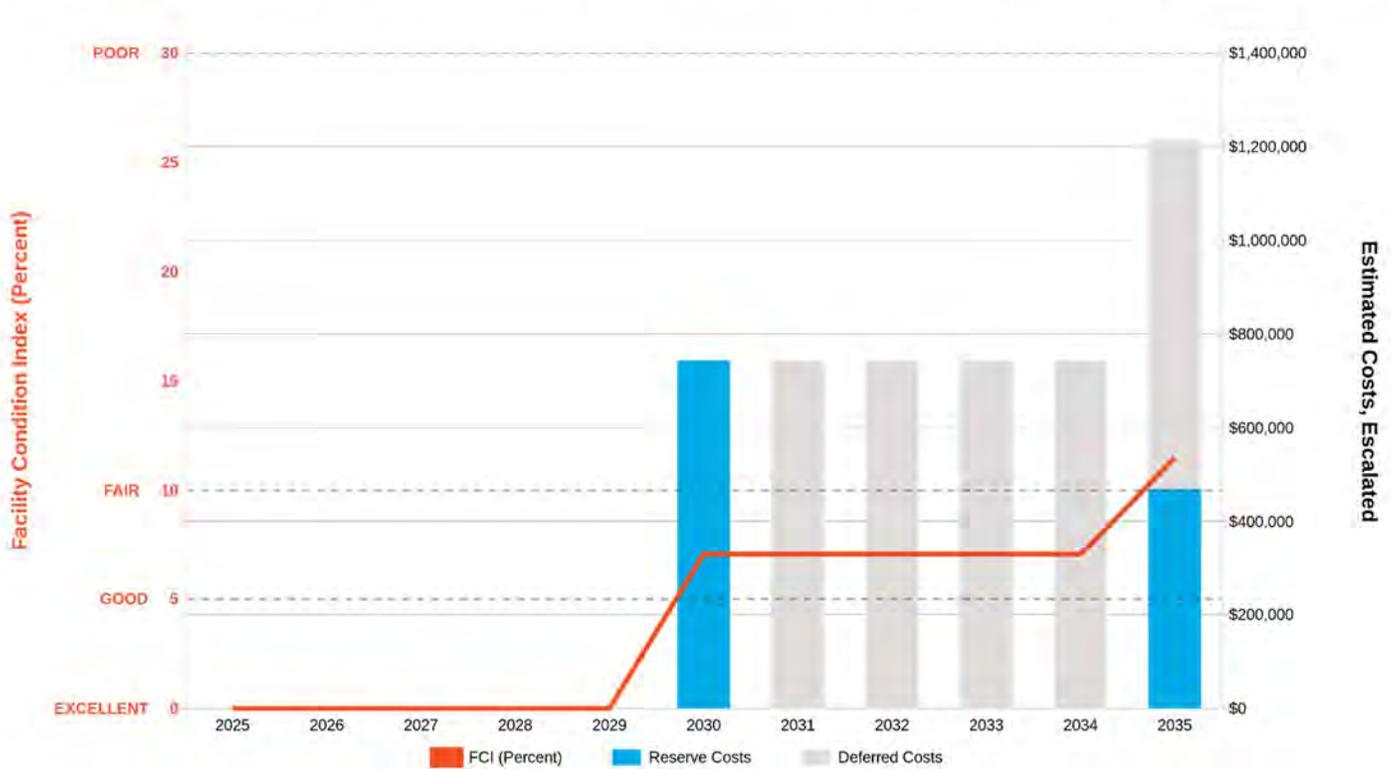
The table below shows the anticipated costs by trade or building system over the next 20 years.

Building 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	\$55,307	\$273,564	\$117,518	\$446,389
Roofing	\$0	\$0	\$0	\$30,869	\$633,992	\$664,861
Interiors	\$0	\$0	\$307,945	\$22,163	\$460,722	\$790,830
Plumbing	\$0	\$0	\$1,501	\$21,686	\$23,258	\$46,445
HVAC	\$0	\$0	\$3,003	\$121,584	\$4,036	\$128,623
Fire Protection	\$0	\$0	\$28,054	\$0	\$0	\$28,054
Electrical	\$0	\$0	\$150,762	\$0	\$122,547	\$273,309
Fire Alarm & Electronic Systems	\$0	\$0	\$197,328	\$0	\$116,950	\$314,278
TOTALS	\$0	\$0	\$743,900	\$469,900	\$1,479,100	\$2,692,900

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: \$10,560,000.00 Inflation Rate: 3% Average Needs (per year - over next 10 years): \$110,342.00



Immediate Needs

There are no immediate needs to report.

Key Findings

There are no key findings to report.

Building A: Photographic Overview



1 – FRONT ELEVATION



2 – REAR ELEVATION



3 – RIGHT ELEVATION



4 – ADMISSION



5 – LIBRARY



6 – WATER HEATER

3. Building A1



Building A1: Building Systems Summary

Address	750 West 10th Street, Gilroy, CA 95020	
GPS Coordinates	37.3326639, -121.8918364	
Constructed/Renovated	2005	
Building Area	1,920 SF	
Number of Stories	1 above grade	
<i>System</i>	<i>Description</i>	<i>Condition</i>
Structure	Conventional wood frame structure over concrete pier foundation	Fair
Facade	Wall Finish: Wood siding Windows: Aluminum	Fair
Roof	Primary: Flat construction with metal finish	Fair
Interiors	Walls: Wallpaper Floors: Carpet Ceilings: ACT	Fair
Elevators	None	n/a
Plumbing	None	-

Building A1: Building Systems Summary		
HVAC	Wall mounted Heat pumps	Fair
Fire Suppression	Fire extinguisher	Fair
Electrical	Source & Distribution: Main panel with copper wiring Interior Lighting: LED and linear fluorescent	Fair
Fire Alarm	Smoke detectors, alarms, strobes, and pull stations	Fair
Equipment/Special	None	n/a
Accessibility	Presently it does not appear an accessibility study is needed for this building. See the appendix for associated photos and additional information.	
Additional Studies	No additional studies are currently recommended for the building.	
Areas Observed	Most of the interior spaces were observed to gain a clear understanding of the facility's overall condition. Other areas accessed and assessed included the exterior equipment and assets directly serving the building, the exterior walls of the facility, and the roof.	
Key Spaces Not Observed	All key areas of the facility were accessible and observed.	

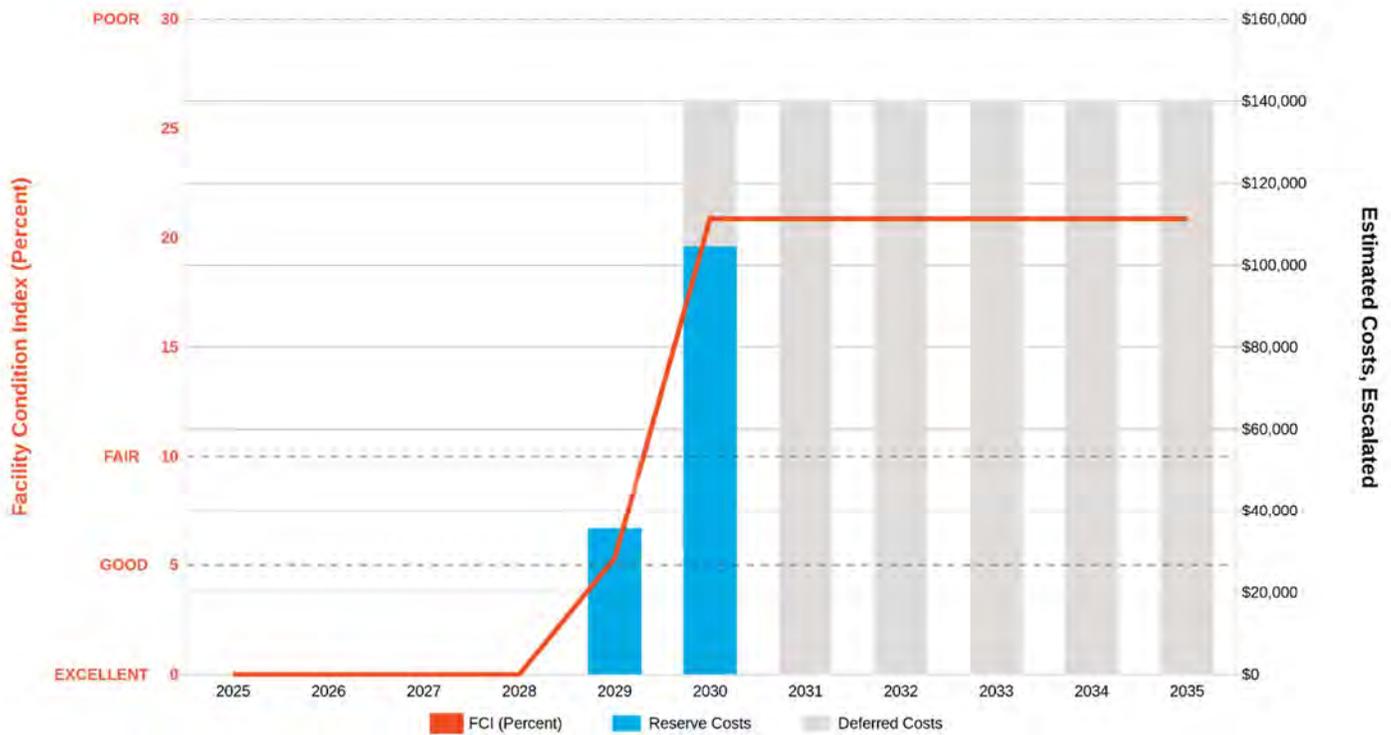
The table below shows the anticipated costs by trade or building system over the next 20 years.

Building A1: System Expenditure Forecast						
System	Immediate	Short Term (1-2 yr)	Near Term (3-5 yr)	Med Term (6-10 yr)	Long Term (11-20 yr)	TOTAL
Facade	\$0	\$0	\$7,374	\$0	\$81,657	\$89,031
Roofing	\$0	\$0	\$1,228	\$0	\$0	\$1,228
Interiors	\$0	\$0	\$37,852	\$0	\$40,467	\$78,319
HVAC	\$0	\$0	\$17,205	\$0	\$12,523	\$29,728
Fire Protection	\$0	\$0	\$35,638	\$0	\$0	\$35,638
Electrical	\$0	\$0	\$15,293	\$0	\$0	\$15,293
Fire Alarm & Electronic Systems	\$0	\$0	\$17,433	\$0	\$8,169	\$25,602
Equipment & Furnishings	\$0	\$0	\$8,193	\$0	\$0	\$8,193
TOTALS	\$0	\$0	\$140,300	\$0	\$142,900	\$283,200

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

Needs by Year with Unaddressed FCI Over Time

Replacement Value: \$672,000.00 Inflation Rate: 3% Average Needs (per year - over next 10 years): \$12,746.00



Immediate Needs

There are no immediate needs to report.

Key Findings



Fire Suppression System

Full System Install/Retrofit, Medium Density/Complexity
Building A1
Throughout Building

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

Plan Type:
Retrofit/Adaptation

Cost Estimate: \$31,700

The building lacks a fire suppression system and the school is likely "grandfathered" based on code at the time of original construction. A comprehensive building renovation would likely trigger full compliance to current codes, and a budgetary cost for a full fire suppression retrofit is included in the initial five-year plan. - AssetCALC ID: 9633525

Building A1: Photographic Overview



1 – FRONT ELEVATION



2 – LEFT ELEVATION



3 – REAR ELEVATION



4 – RIGHT ELEVATION



5 – BUILDING INTERIOR



6 – HEAT PUMP

4. Building B



Building B: Building Systems Summary

Address	750 West 10th Street, Gilroy, CA 95020	
GPS Coordinates	37.3326639, -121.8918364	
Constructed/Renovated	1978 Renovated 2016	
Building Area	17,000 SF	
Number of Stories	1 above grade	
<i>System</i>	<i>Description</i>	<i>Condition</i>
Structure	Concrete tilt-up bearing walls with wood roof deck supported by wood joists and concrete strip/wall footing foundation system	Good
Facade	Wall Finish: Stucco Windows: Aluminum	Good
Roof	Primary: Flat construction with single-ply TPO/PVC membrane Secondary: Gable construction with metal finish	Fair
Interiors	Walls: Painted Floors: VCT Ceilings: ACT	Fair
Elevators	None	n/a
Plumbing	Distribution: Copper supply and cast-iron waste & venting Hot Water: Electric water heaters with integral tank Fixtures: Sinks	Fair

Building B: Building Systems Summary		
HVAC	Packaged units	Fair
Fire Suppression	Fire extinguishers	Fair
Electrical	Source & Distribution: Main panel with copper wiring Interior Lighting: LED, linear fluorescent, and CFL Emergency Power: Diesel generator with automatic transfer switch and UPS	Fair
Fire Alarm	Alarm panel with smoke detectors, heat detectors, alarms, strobes, pull stations, back-up emergency lights, and exit signs	Fair
Equipment/Special	None	n/a
Accessibility	Presently it does not appear an accessibility study is needed for this building. See the appendix for associated photos and additional information.	
Additional Studies	No additional studies are currently recommended for the building.	
Areas Observed	Most of the interior spaces were observed to gain a clear understanding of the facility's overall condition. Other areas accessed and assessed included the exterior equipment and assets directly serving the buildings, the exterior walls of the facility. The flat roof was not accessible at the time of assessment.	
Key Spaces Not Observed	All key areas of the facility were accessible and observed.	

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

Building 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	\$28,678	\$261,217	\$88,858	\$378,753
Roofing	\$0	\$0	\$0	\$2,057	\$544,768	\$546,825
Interiors	\$0	\$0	\$266,978	\$0	\$291,464	\$558,442
Plumbing	\$0	\$0	\$0	\$3,668	\$180,845	\$184,513
HVAC	\$0	\$0	\$221,231	\$107,653	\$0	\$328,884
Fire Protection	\$0	\$0	\$315,552	\$0	\$0	\$315,552
Electrical	\$0	\$0	\$120,447	\$20,420	\$90,422	\$231,289
Fire Alarm & Electronic Systems	\$0	\$0	\$154,381	\$0	\$72,338	\$226,719
Equipment & Furnishings	\$0	\$0	\$0	\$35,164	\$0	\$35,164
TOTALS	\$0	\$0	\$1,107,300	\$430,200	\$1,268,700	\$2,806,200

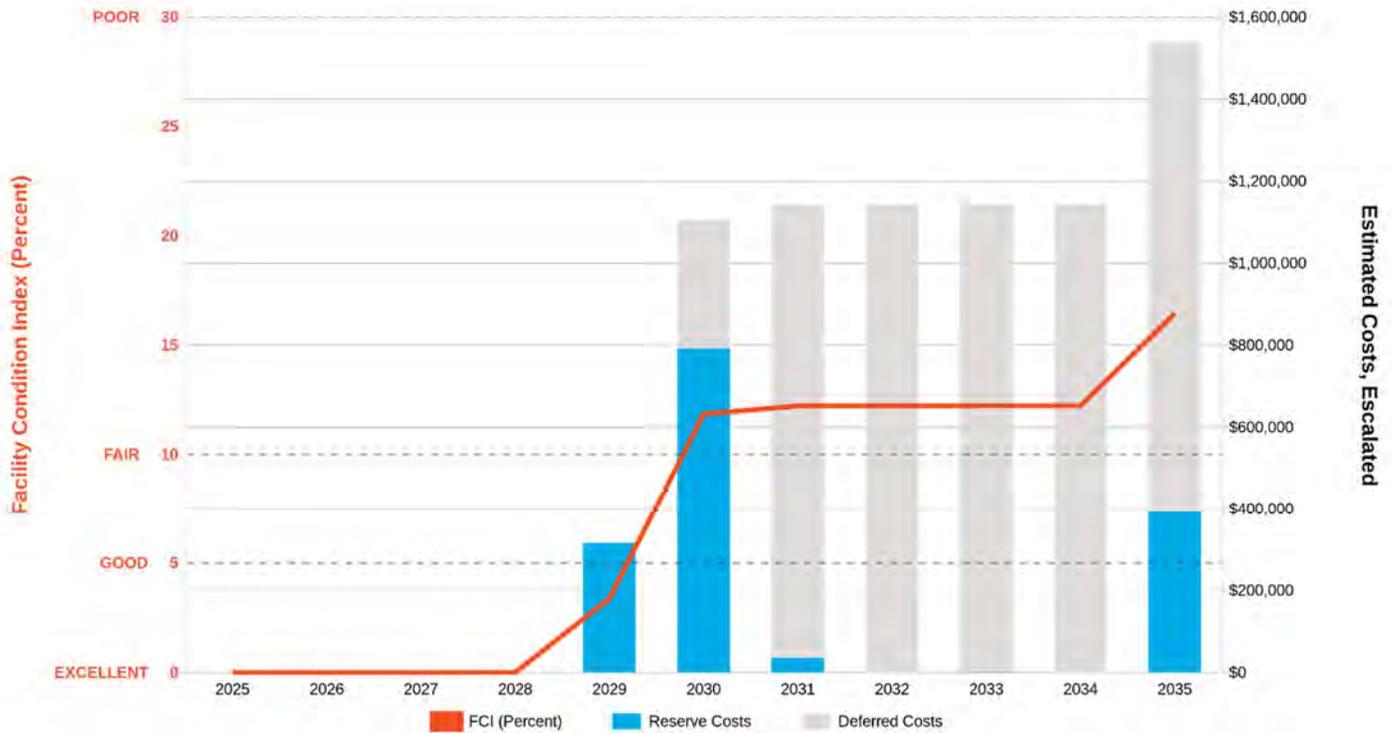
NEEDS OVER TIME: The vertical blue bars in the graphic below represent the year-by-year needs identified for the facility. The orange line forecasts what would happen to the FCI (left Y axis) over time, assuming zero capital expenditures over the next ten years. The dollar amounts allocated for each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

Needs by Year with Unaddressed FCI Over Time

Replacement Value: \$9,350,000.00

Inflation Rate: 3%

Average Needs (per year - over next 10 years): \$139,767.00



Immediate Needs

There are no immediate needs to report.

Key Findings



Fire Suppression System

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

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

Plan Type:
Retrofit/Adaptation

Cost Estimate: \$280,400

The building lacks a fire suppression system and the school is likely "grandfathered" based on code at the time of original construction. A comprehensive building renovation would likely trigger full compliance to current codes, and a budgetary cost for a full fire suppression retrofit is included in the initial five-year plan. - AssetCALC ID: 9633648

Building B: Photographic Overview



1 – FRONT ELEVATION



2 – LEFT ELEVATION



3 – REAR ELEVATION



4 – RIGHT ELEVATION



5 – BUILDING INTERIOR



6 – WATER HEATER

5. Building BE (North)



Building BE (North): Building Systems Summary

Address	750 West 10th Street, Gilroy, CA 95020	
GPS Coordinates	37.3326639, -121.8918364	
Constructed/Renovated	2002	
Building Area	2,240 SF	
Number of Stories	1 above grade	
<i>System</i>	<i>Description</i>	<i>Condition</i>
Structure	Concrete tilt-up bearing walls with wood roof deck supported by wood joists and concrete strip/wall footing foundation system	Good
Facade	Wall Finish: Stucco Windows: Aluminum	Fair
Roof	Flat construction with single-ply EPDM membrane	Fair
Interiors	Walls: Painted and tackable panel Floors: Carpet and VCT Ceilings: Painted and ACT	Fair
Elevators	None	n/a
Plumbing	Distribution: Copper supply and cast-iron waste & venting Hot Water: Electric hydraulic water heaters with integral tank Fixtures: Sinks	Fair

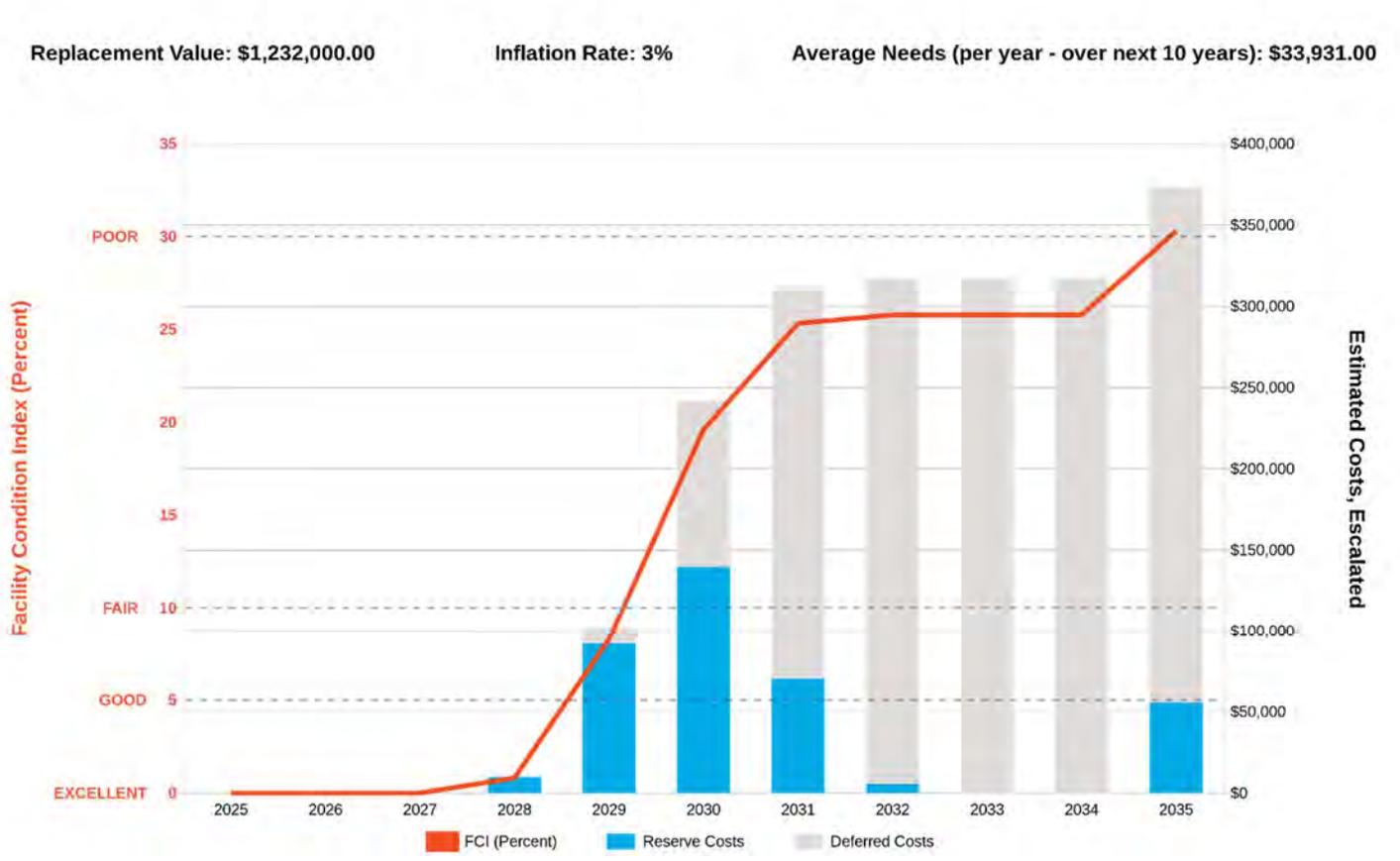
Building BE (North): Building Systems Summary		
HVAC	Packaged units	Fair
Fire Suppression	Fire extinguishers only	Fair
Electrical	Source & Distribution: Main panel with copper wiring Interior Lighting: LED, linear fluorescent, and CFL	Fair
Fire Alarm	Smoke detectors, heat detectors, alarms, strobes, pull stations, and exit signs	Fair
Equipment/Special	None	n/a
Accessibility	Presently it does not appear an accessibility study is needed for this building. See the appendix for associated photos and additional information.	
Additional Studies	No additional studies are currently recommended for the building.	
Areas Observed	Most of the interior spaces were observed to gain a clear understanding of the facility's overall condition. Other areas accessed and assessed included the exterior equipment and assets directly serving the building, the exterior walls of the facility. Roof was not accessible at the time of assessment.	
Key Spaces Not Observed	All key areas of the facility were accessible and observed.	

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

Building BE (North): 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	\$10,039	\$8,707	\$65,320	\$84,066
Roofing	\$0	\$0	\$51,102	\$1,882	\$0	\$52,984
Interiors	\$0	\$0	\$38,396	\$0	\$41,617	\$80,013
Plumbing	\$0	\$0	\$3,140	\$3,765	\$23,828	\$30,733
HVAC	\$0	\$0	\$24,581	\$14,183	\$0	\$38,764
Fire Protection	\$0	\$0	\$41,578	\$0	\$0	\$41,578
Electrical	\$0	\$0	\$19,663	\$0	\$11,913	\$31,576
Fire Alarm & Electronic Systems	\$0	\$0	\$20,339	\$0	\$9,530	\$29,869
Equipment & Furnishings	\$0	\$0	\$32,774	\$103,099	\$51,062	\$186,935
TOTALS	\$0	\$0	\$241,700	\$131,700	\$203,300	\$576,700

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



Immediate Needs

There are no immediate needs to report.

Key Findings



Fire Suppression System

Full System Install/Retrofit, Medium Density/Complexity
Building BE (North)
Throughout Building

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

Plan Type:
Retrofit/Adaptation

Cost Estimate: \$36,900

The building lacks a fire suppression system and the school is likely "grandfathered" based on code at the time of original construction. A comprehensive building renovation would likely trigger full compliance to current codes, and a budgetary cost for a full fire suppression retrofit is included in the initial five-year plan. - AssetCALC ID: 9618211

Building BE (North): Photographic Overview



1 – FRONT ELEVATION



2 – LEFT ELEVATION



3 – REAR ELEVATION



4 – RIGHT ELEVATION



5 – WATER HEATER



6 – BUILDING INTERIOR

6. Building BE (South)



Building BE (South): Building Systems Summary

Address	750 West 10th Street, Gilroy, CA 95020	
GPS Coordinates	37.3326639, -121.8918364	
Constructed/Renovated	2002	
Building Area	2,240 SF	
Number of Stories	0 above grade	
<i>System</i>	<i>Description</i>	<i>Condition</i>
Structure	Concrete tilt-up bearing walls with wood roof deck supported by wood joists and concrete strip/wall footing foundation system	Good
Facade	Wall Finish: Stucco Windows: Aluminum	Fair
Roof	Flat construction with single-ply EPDM membrane	Fair
Interiors	Walls: Painted and tackable panel Floors: Carpet and VCT Ceilings: Painted and ACT	Fair
Elevators	None	n/a
Plumbing	Distribution: Copper supply and cast-iron waste & venting Hot Water: Electric hydraulic water heaters with integral tanks Fixtures: Sinks	Fair

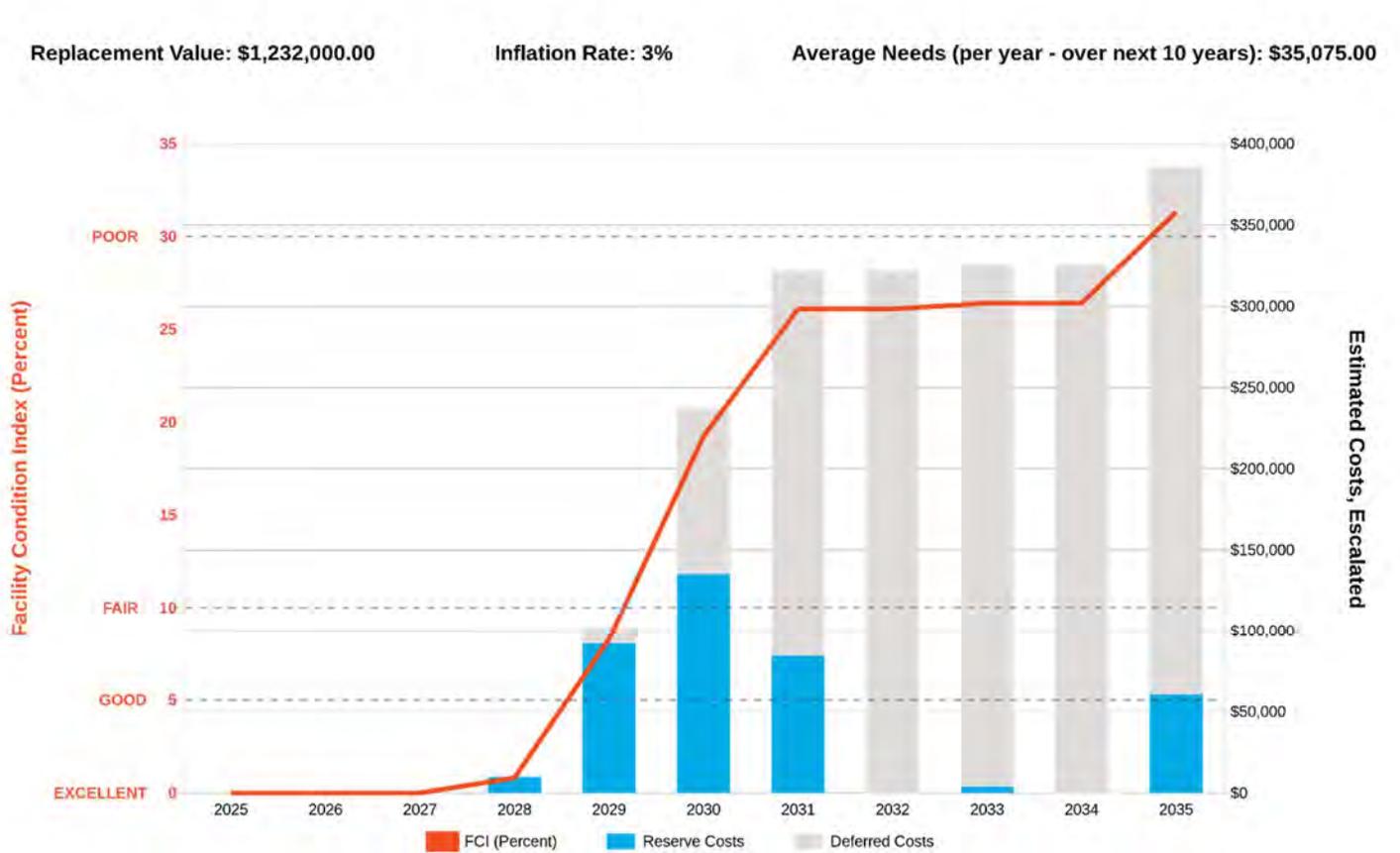
Building BE (South): Building Systems Summary		
HVAC	Packaged units	Fair
Fire Suppression	Fire extinguishers only	Fair
Electrical	Source & Distribution: Main panel with copper wiring Interior Lighting: LED, linear fluorescent, and CFL	Fair
Fire Alarm	Alarm panel with smoke detectors, heat detectors, alarms, strobes, pull stations, and exit signs	Fair
Equipment/Special	None	n/a
Accessibility	Presently it does not appear an accessibility study is needed for this building. See the appendix for associated photos and additional information.	
Additional Studies	No additional studies are currently recommended for the building.	
Areas Observed	Most of the interior spaces were observed to gain a clear understanding of the facility's overall condition. Other areas accessed and assessed included the exterior equipment and assets directly serving the building, the exterior walls of the facility. Roof was not accessible at the time of assessment.	
Key Spaces Not Observed	All key areas of the facility were accessible and observed.	

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

Building BE (South): 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	\$10,039	\$8,707	\$65,320	\$84,066
Roofing	\$0	\$0	\$51,102	\$2,057	\$0	\$53,159
Interiors	\$0	\$0	\$38,396	\$0	\$43,925	\$82,321
Plumbing	\$0	\$0	\$0	\$3,878	\$23,828	\$27,706
HVAC	\$0	\$0	\$24,581	\$14,183	\$0	\$38,764
Fire Protection	\$0	\$0	\$41,578	\$0	\$0	\$41,578
Electrical	\$0	\$0	\$19,663	\$0	\$11,566	\$31,229
Fire Alarm & Electronic Systems	\$0	\$0	\$40,823	\$0	\$41,443	\$82,266
Equipment & Furnishings	\$0	\$0	\$10,924	\$119,895	\$17,020	\$147,839
TOTALS	\$0	\$0	\$237,200	\$148,800	\$203,200	\$589,200

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

Needs by Year with Unaddressed FCI Over Time



Immediate Needs

There are no immediate needs to report.

Key Findings



Fire Suppression System

Full System Install/Retrofit, Medium Density/Complexity
Building BE (South)
Throughout Building

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

Plan Type:
Retrofit/Adaptation

Cost Estimate: \$36,900

The building lacks a fire suppression system and the school is likely "grandfathered" based on code at the time of original construction. A comprehensive building renovation would likely trigger full compliance to current codes, and a budgetary cost for a full fire suppression retrofit is included in the initial five-year plan. - AssetCALC ID: 9632165

Building BE (South): Photographic Overview



1 – FRONT ELEVATION



2 – LEFT ELEVATION



3 – REAR ELEVATION



4 – BUILDING INTERIOR



5 – ELECTRICAL ROOM



6 – WATER HEATER

7. Building BR



Building BR: Building Systems Summary

Address	750 West 10th Street, Gilroy, CA 95020	
GPS Coordinates	37.3326639, -121.8918364	
Constructed/Renovated	2002	
Building Area	960 SF	
Number of Stories	1 above grade	
<i>System</i>	<i>Description</i>	<i>Condition</i>
Structure	Concrete tilt-up bearing walls with wood roof deck supported by wood joists and concrete strip/wall footing foundation system	Fair
Facade	Wall Finish: Wood siding Windows: None	Fair
Roof	Flat construction with metal finish	Fair
Interiors	Walls: Laminated Paneling (FRP) and unfinished Floors: VCT, and Unfinished Ceilings: ACT and unfinished	Fair
Elevators	None	n/a
Plumbing	Distribution: Copper supply and cast-iron waste & venting Hot Water: Electric water heaters with integral tank Fixtures: Toilets, urinals, and sinks in restrooms	Fair

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

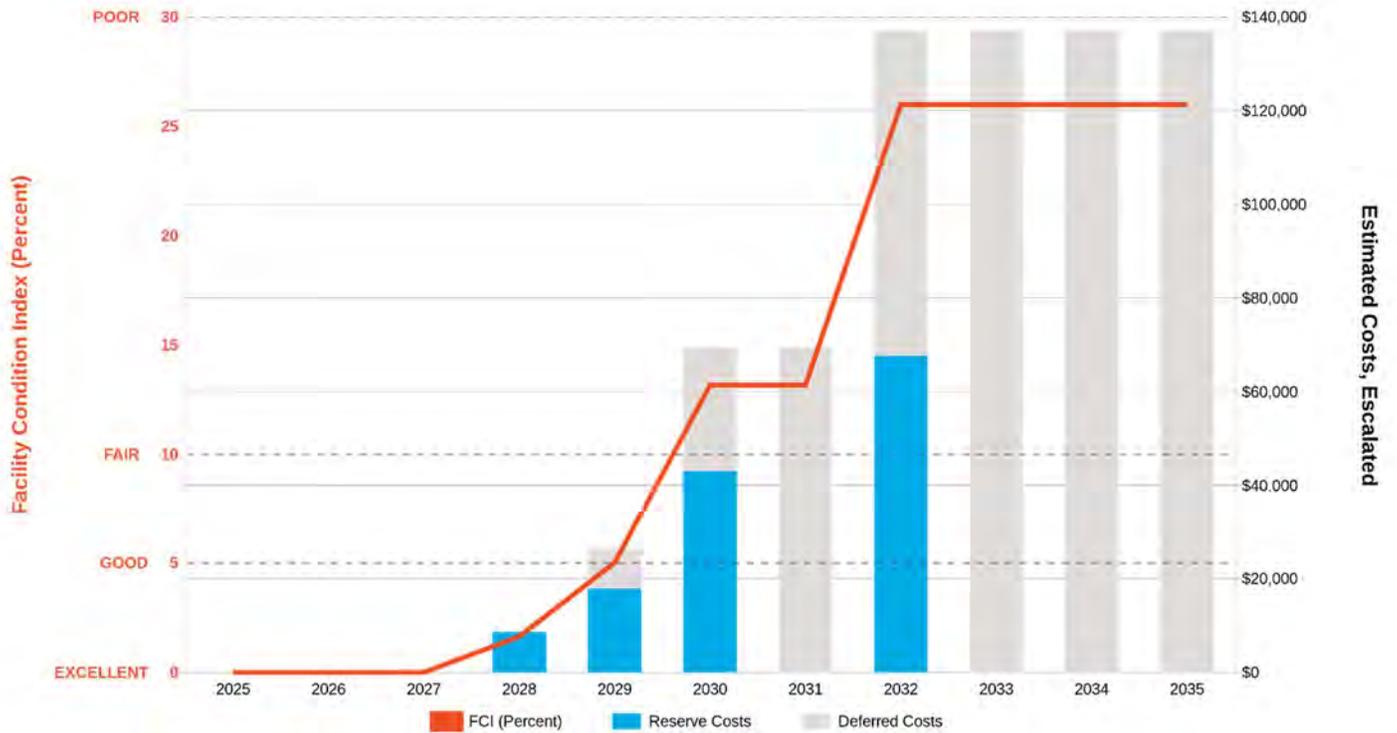
The table below shows the anticipated costs by trade or building system over the next 20 years.

Building BR: System Expenditure Forecast						
System	Immediate	Short Term (1-2 yr)	Near Term (3-5 yr)	Med Term (6-10 yr)	Long Term (11-20 yr)	TOTAL
Facade	\$0	\$0	\$4,506	\$3,983	\$21,864	\$30,353
Roofing	\$0	\$0	\$614	\$0	\$24,298	\$24,912
Interiors	\$0	\$0	\$21,431	\$34,770	\$13,476	\$69,677
Plumbing	\$0	\$0	\$2,798	\$28,974	\$35,200	\$66,972
HVAC	\$0	\$0	\$3,823	\$0	\$0	\$3,823
Fire Protection	\$0	\$0	\$17,819	\$0	\$0	\$17,819
Electrical	\$0	\$0	\$9,831	\$0	\$4,672	\$14,503
Fire Alarm & Electronic Systems	\$0	\$0	\$8,715	\$0	\$4,083	\$12,798
TOTALS	\$0	\$0	\$69,600	\$67,800	\$103,600	\$241,000

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

Needs by Year with Unaddressed FCI Over Time

Replacement Value: \$528,000.00 Inflation Rate: 3% Average Needs (per year - over next 10 years): \$12,478.00



Immediate Needs

There are no immediate needs to report.

Key Findings



Fire Suppression System

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

Plan Type:
Retrofit/Adaptation

Cost Estimate: \$15,800

Uniformat Code: D4010

Recommendation: **Renovate in 2029**

The building lacks a fire suppression system and the school is likely "grandfathered" based on code at the time of original construction. A comprehensive building renovation would likely trigger full compliance to current codes, and a budgetary cost for a full fire suppression retrofit is included in the initial five-year plan. - AssetCALC ID: 9618151

Building BR: Photographic Overview



1 – FRONT ELEVATION



2 – LEFT ELEVATION



3 – REAR ELEVATION



4 – RIGHT ELEVATION



5 – BUILDING INTERIOR



6 – WATER HEATER

8. Building C



Building C: Building Systems Summary		
Address	750 West 10th Street, Gilroy, CA 95020	
GPS Coordinates	37.3326639, -121.8918364	
Constructed/Renovated	2005	
Building Area	14,841 SF	
Number of Stories	1 above grade	
<i>System</i>	<i>Description</i>	<i>Condition</i>
Structure	Concrete tilt-up bearing walls with wood roof deck supported by wood joists and concrete strip/wall footing foundation system	Good
Facade	Wall Finish: Stucco Windows: Aluminum	Good
Roof	Primary: Flat construction with single-ply TPO/PVC membrane Secondary: Gable construction with metal finish	Fair
Interiors	Walls: Painted Floors: VCT and Carpet Ceilings: Paint and ACT	Fair
Elevators	None	n/a
Plumbing	Distribution: Copper supply and cast-iron waste & venting Hot Water: Electric water heaters with integral tank Fixtures: Sinks	Fair

Building C: Building Systems Summary		
HVAC	Packaged units	Fair
Fire Suppression	Fire extinguishers	Fair
Electrical	Source & Distribution: Main panel with copper wiring Interior Lighting: LED, linear fluorescent, and CFL Emergency Power: Diesel generator with automatic transfer switch and UPS	Fair
Fire Alarm	Alarm panel with smoke detectors, heat detectors, alarms, strobes, pull stations, back-up emergency lights, and exit signs	Fair
Equipment/Special	None	n/a
Accessibility	Presently it does not appear an accessibility study is needed for this building. See the appendix for associated photos and additional information.	
Additional Studies	No additional studies are currently recommended for the building.	
Areas Observed	Most of the interior spaces were observed to gain a clear understanding of the facility's overall condition. Other areas accessed and assessed included the exterior equipment and assets directly serving the buildings, the exterior walls of the facility. The flat roof was not accessible at the time of assessment.	
Key Spaces Not Observed	All key areas of the facility were accessible and observed.	

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

Building 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	\$28,678	\$261,217	\$142,196	\$432,091
Roofing	\$0	\$0	\$0	\$2,057	\$485,300	\$487,357
Interiors	\$0	\$0	\$241,577	\$0	\$290,600	\$532,177
Plumbing	\$0	\$0	\$12,290	\$11,266	\$180,845	\$204,401
HVAC	\$0	\$0	\$147,487	\$93,916	\$0	\$241,403
Fire Protection	\$0	\$0	\$275,290	\$0	\$0	\$275,290
Electrical	\$0	\$0	\$106,729	\$33,720	\$78,885	\$219,334
Fire Alarm & Electronic Systems	\$0	\$0	\$134,683	\$0	\$63,107	\$197,790
Equipment & Furnishings	\$0	\$0	\$0	\$624,738	\$0	\$624,738
TOTALS	\$0	\$0	\$946,800	\$1,027,000	\$1,241,000	\$3,214,800

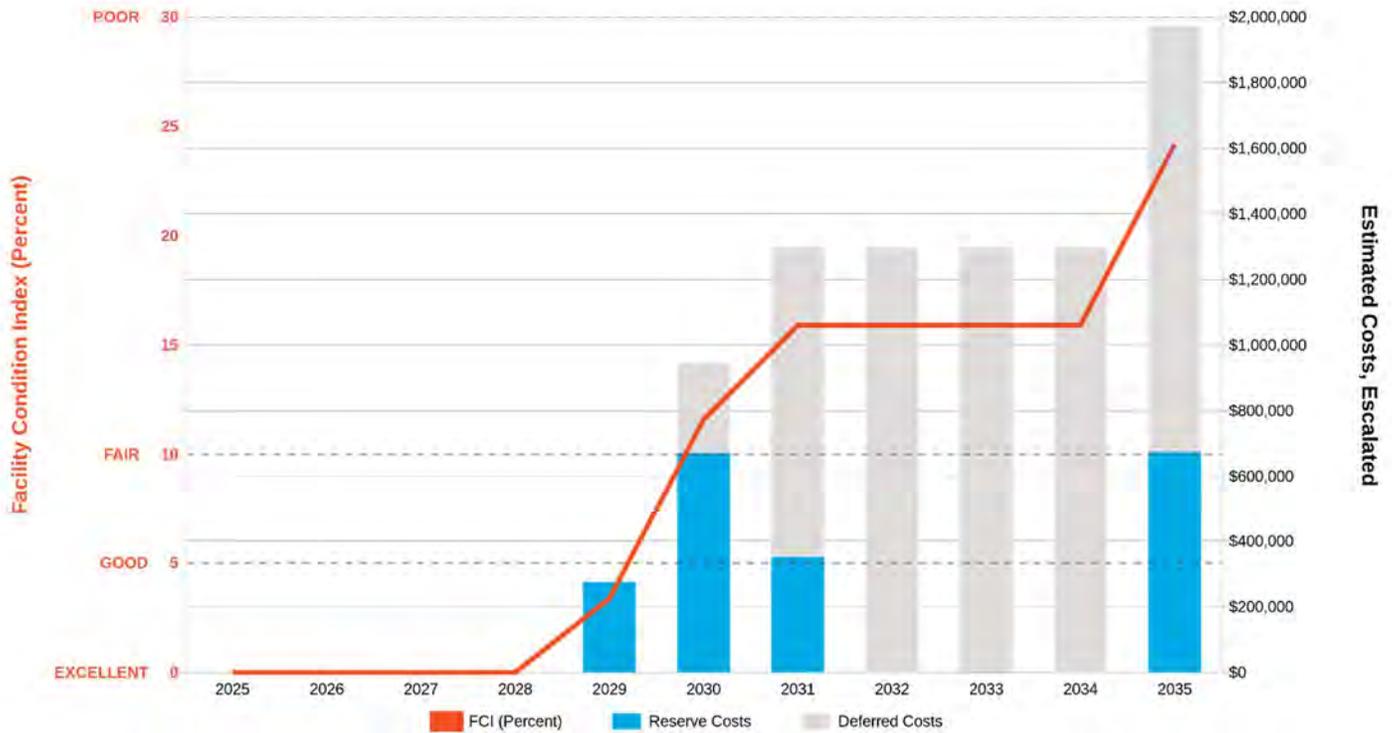
NEEDS OVER TIME: The vertical blue bars in the graphic below represent the year-by-year needs identified for the facility. The orange line forecasts what would happen to the FCI (left Y axis) over time, assuming zero capital expenditures over the next ten years. The dollar amounts allocated for each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

Needs by Year with Unaddressed FCI Over Time

Replacement Value: \$8,162,550.00

Inflation Rate: 3%

Average Needs (per year - over next 10 years): \$179,422.00



Immediate Needs

There are no immediate needs to report.

Key Findings



Fire Suppression System

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

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

Plan Type:
Retrofit/Adaptation

Cost Estimate: \$244,600

The building lacks a fire suppression system and the school is likely "grandfathered" based on code at the time of original construction. A comprehensive building renovation would likely trigger full compliance to current codes, and a budgetary cost for a full fire suppression retrofit is included in the initial five-year plan. - AssetCALC ID: 9634145

Building C: Photographic Overview



1 – FRONT ELEVATION



2 – REAR ELEVATION



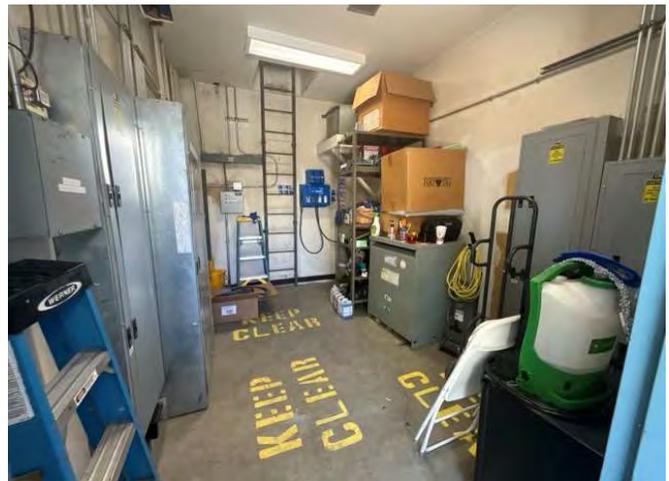
3 – RIGHT ELEVATION



4 – CLASSROOM



5 – SCIENCE CLASSROOM



6 – ELECTRICAL ROOM

9. Building CE



Building CE: Building Systems Summary

Address	750 West 10th Street, Gilroy, CA 95020	
GPS Coordinates	37.3326639, -121.8918364	
Constructed/Renovated	2005	
Building Area	9,600 SF	
Number of Stories	1 above grade	
<i>System</i>	<i>Description</i>	<i>Condition</i>
Structure	Concrete tilt-up bearing walls with wood roof deck supported by wood joists and concrete strip/wall footing foundation system	Good
Facade	Wall Finish: Stucco Windows: Aluminum	Good
Roof	Primary: Flat construction with single-ply TPO/PVC membrane Secondary: Gable construction with metal finish	Fair
Interiors	Walls: Painted Floors: VCT and Carpet Ceilings: Paint and ACT	Fair
Elevators	None	n/a
Plumbing	Distribution: Copper supply and cast-iron waste & venting Hot Water: Electric water heaters with integral tank Fixtures: Sinks	Fair

Building CE: Building Systems Summary		
HVAC	Packaged units	Fair
Fire Suppression	Fire extinguishers	Fair
Electrical	Source & Distribution: Main panel with copper wiring Interior Lighting: LED, linear fluorescent, and CFL Emergency Power: Diesel generator with automatic transfer switch and UPS	Fair
Fire Alarm	Alarm panel with smoke detectors, heat detectors, alarms, strobes, pull stations, back-up emergency lights, and exit signs	Fair
Equipment/Special	None	n/a
Accessibility	Presently it does not appear an accessibility study is needed for this building. See the appendix for associated photos and additional information.	
Additional Studies	No additional studies are currently recommended for the building.	
Areas Observed	Most of the interior spaces were observed to gain a clear understanding of the facility's overall condition. Other areas accessed and assessed included the exterior equipment and assets directly serving the buildings, the exterior walls of the facility. The flat roof was not accessible at the time of assessment.	
Key Spaces Not Observed	All key areas of the facility were accessible and observed.	

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

Building CE: 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	\$26,629	\$174,144	\$122,167	\$322,940
Roofing	\$0	\$0	\$0	\$2,057	\$317,721	\$319,778
Interiors	\$0	\$0	\$155,815	\$0	\$176,048	\$331,863
Plumbing	\$0	\$0	\$18,845	\$0	\$102,124	\$120,969
HVAC	\$0	\$0	\$73,743	\$60,792	\$0	\$134,535
Fire Protection	\$0	\$0	\$178,193	\$0	\$0	\$178,193
Electrical	\$0	\$0	\$69,918	\$0	\$161,908	\$231,826
Fire Alarm & Electronic Systems	\$0	\$0	\$95,124	\$0	\$52,696	\$147,820
Equipment & Furnishings	\$0	\$0	\$10,924	\$456,769	\$17,020	\$484,713
TOTALS	\$0	\$0	\$629,200	\$693,800	\$949,700	\$2,272,700

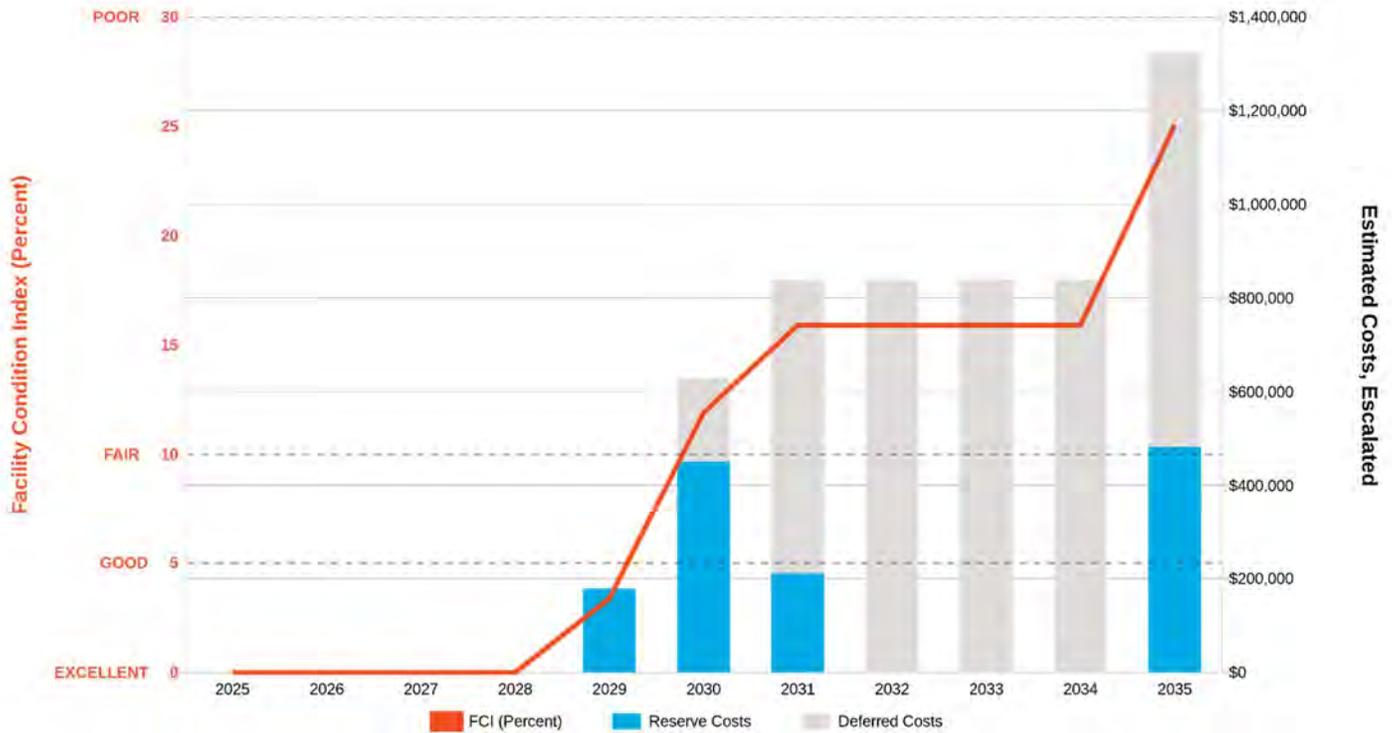
NEEDS OVER TIME: The vertical blue bars in the graphic below represent the year-by-year needs identified for the facility. The orange line forecasts what would happen to the FCI (left Y axis) over time, assuming zero capital expenditures over the next ten years. The dollar amounts allocated for each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

Needs by Year with Unaddressed FCI Over Time

Replacement Value: \$5,280,000.00

Inflation Rate: 3%

Average Needs (per year - over next 10 years): \$120,268.00



Immediate Needs

There are no immediate needs to report.

Key Findings



Fire Suppression System

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

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

Plan Type:
Retrofit/Adaptation

Cost Estimate: \$158,300

The building lacks a fire suppression system and the school is likely "grandfathered" based on code at the time of original construction. A comprehensive building renovation would likely trigger full compliance to current codes, and a budgetary cost for a full fire suppression retrofit is included in the initial five-year plan. - AssetCALC ID: 9635691

Building CE: Photographic Overview



1 – FRONT ELEVATION



2 – LEFT ELEVATION



3 – REAR ELEVATION



4 – RIGHT ELEVATION



5 – SCIENCE CLASSROOM



6 – CLASSROOM

10. Building D



Building D: Building Systems Summary

Address	750 West 10th Street, Gilroy, CA 95020	
GPS Coordinates	37.3326639, -121.8918364	
Constructed/Renovated	1977 Renovated 2005	
Building Area	18,989 SF	
Number of Stories	1 above grade	
<i>System</i>	<i>Description</i>	<i>Condition</i>
Structure	Concrete tilt-up bearing walls with wood roof deck supported by wood joists and concrete strip/wall footing foundation system	Good
Facade	Primary Wall Finish: Stucco Windows: Aluminum	Fair
Roof	Primary: Flat construction with single-ply TPO/PVC membrane Secondary: Gable construction with metal finish	Good
Interiors	Walls: Painted gypsum board Floors: Carpet, VCT Ceilings: Painted gypsum board and ACT	Fair
Elevators	None	n/a
Plumbing	Distribution: Copper supply and cast iron waste & venting Hot Water: None Fixtures: sink	Fair

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

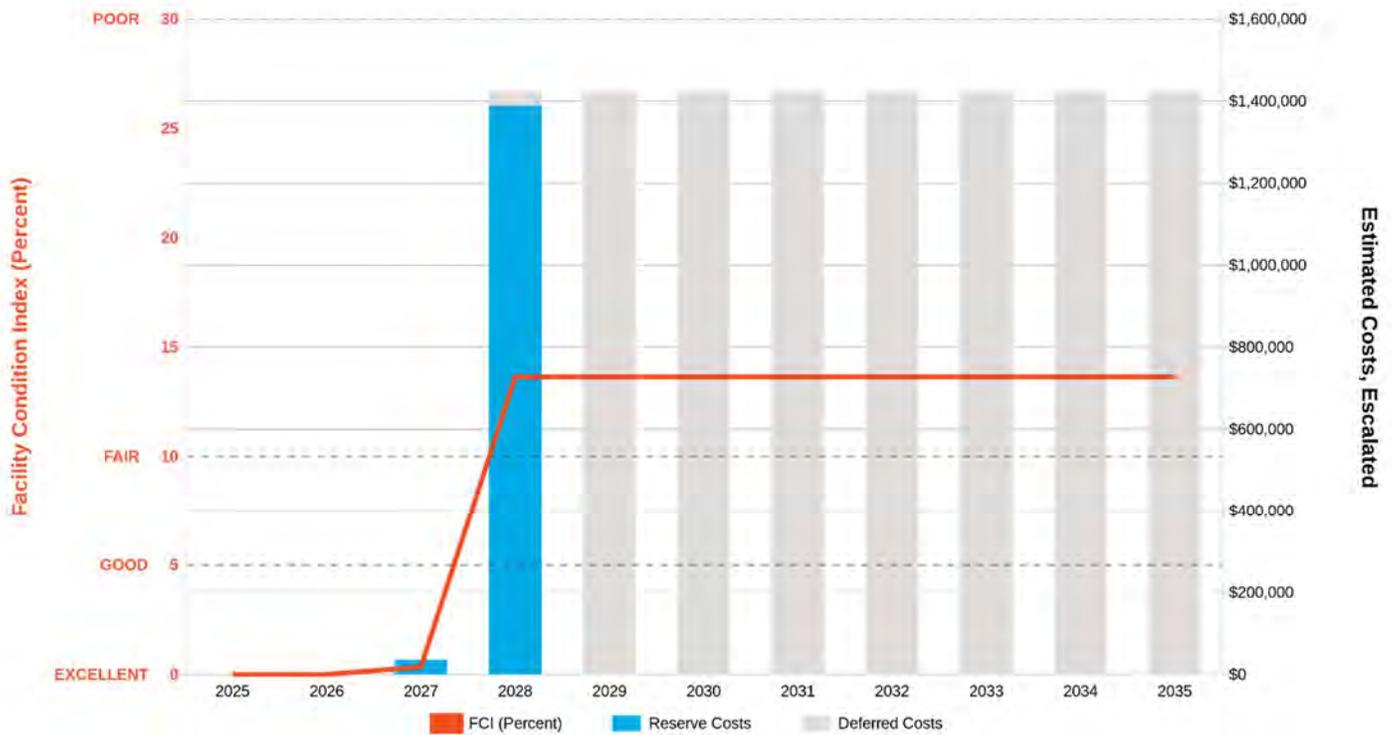
The table below shows the anticipated costs by trade or building system over the next 20 years.

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	\$306,513	\$0	\$86,150	\$392,663
Roofing	\$0	\$0	\$140,308	\$0	\$382,760	\$523,068
Interiors	\$0	\$0	\$320,259	\$0	\$336,705	\$656,964
Plumbing	\$0	\$0	\$122,216	\$0	\$0	\$122,216
HVAC	\$0	\$0	\$97,772	\$0	\$0	\$97,772
Electrical	\$0	\$0	\$205,391	\$0	\$21,351	\$226,742
Fire Alarm & Electronic Systems	\$0	\$35,596	\$172,842	\$0	\$92,206	\$300,644
Equipment & Furnishings	\$0	\$0	\$23,170	\$0	\$0	\$23,170
TOTALS	\$0	\$35,600	\$1,388,500	\$0	\$919,200	\$2,343,300

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

Needs by Year with Unaddressed FCI Over Time

Replacement Value: \$10,443,950.00 Inflation Rate: 3% Average Needs (per year - over next 10 years): \$129,460.00



Immediate Needs

There are no immediate needs to report.

Key Findings

There are no key findings to report.

Building D: Photographic Overview



1 – FRONT ELEVATION



2 – LEFT ELEVATION



3 – REAR ELEVATION



4 – RIGHT ELEVATION



5 – CLASSROOM



6 – BREAK ROOM

11. Building DR



Building DR: Building Systems Summary

Address	750 West 10th Street, Gilroy, CA 95020	
GPS Coordinates	37.3326639, -121.8918364	
Constructed/Renovated	2002	
Building Area	1,300 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	Wall Finish: Stucco and ceramic tiles Windows: Aluminum	Fair
Roof	Flat construction with single-ply TPO/PVC membrane	Fair
Interiors	Walls: Painted and ceramic tiles Floors: Ceramic tiles and coated concrete Ceilings: Painted	Fair
Elevators	None	n/a
Plumbing	Distribution: Copper supply and cast-iron waste & venting Hot Water: Electric water heaters with integral tank Fixtures: Toilets, urinals, and sinks in restrooms	Fair

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

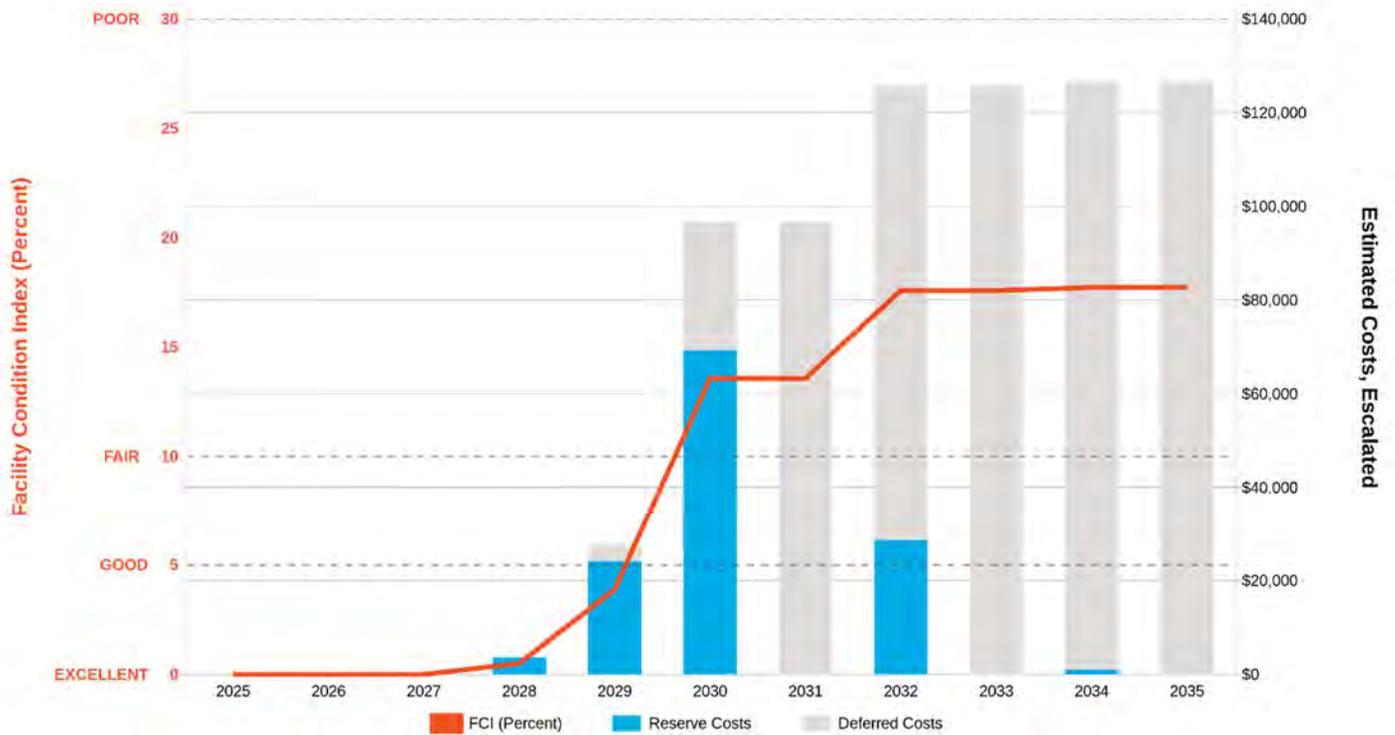
The table below shows the anticipated costs by trade or building system over the next 20 years.

Building DR: System Expenditure Forecast						
System	Immediate	Short Term (1-2 yr)	Near Term (3-5 yr)	Med Term (6-10 yr)	Long Term (11-20 yr)	TOTAL
Facade	\$0	\$0	\$7,332	\$0	\$73,093	\$80,425
Roofing	\$0	\$0	\$30,793	\$1,882	\$0	\$32,675
Interiors	\$0	\$0	\$7,235	\$0	\$114,863	\$122,098
Plumbing	\$0	\$0	\$3,277	\$27,800	\$39,256	\$70,333
HVAC	\$0	\$0	\$3,603	\$0	\$0	\$3,603
Fire Protection	\$0	\$0	\$24,129	\$0	\$0	\$24,129
Electrical	\$0	\$0	\$8,876	\$0	\$6,327	\$15,203
Fire Alarm & Electronic Systems	\$0	\$0	\$11,802	\$0	\$5,530	\$17,332
TOTALS	\$0	\$0	\$97,100	\$29,700	\$239,100	\$365,900

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: \$715,000.00 Inflation Rate: 3% Average Needs (per year - over next 10 years): \$11,520.00



Immediate Needs

There are no immediate needs to report.

Key Findings



Fire Suppression System

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

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

Plan Type:
Retrofit/Adaptation

Cost Estimate: \$21,400

The building lacks a fire suppression system and the school is likely "grandfathered" based on code at the time of original construction. A comprehensive building renovation would likely trigger full compliance to current codes, and a budgetary cost for a full fire suppression retrofit is included in the initial five-year plan. - AssetCALC ID: 9617895

Building DR: Photographic Overview



1 – FRONT ELEVATION



2 – LEFT ELEVATION



3 – REAR ELEVATION



4 – RIGHT ELEVATION



5 – WATER HEATER



6 – BUILDING INTERIOR

12. Building E1



Building E1: Building Systems Summary

Address	750 West 10th Street, Gilroy, CA 95020	
GPS Coordinates	37.3326639, -121.8918364	
Constructed/Renovated	2005	
Building Area	7,225 SF	
Number of Stories	1 above grade	
<i>System</i>	<i>Description</i>	<i>Condition</i>
Structure	Concrete tilt-up bearing walls with wood roof deck supported by wood joists and concrete strip/wall footing foundation system	Good
Facade	Wall Finish: Stucco Windows: Aluminum	Good
Roof	Primary: Flat construction with single-ply TPO/PVC membrane Secondary: Gable construction with metal finish	Fair
Interiors	Walls: Laminated Paneling (FRP) and Painted Floors: Ceramic Tiles, VCT, coated concrete and Carpet Ceilings: Paint and ACT	Fair
Elevators	Wheelchair Lift	Fair
Plumbing	Distribution: Copper supply and cast-iron waste & venting Hot Water: None Fixtures: Toilet, Urinals and sinks	Fair

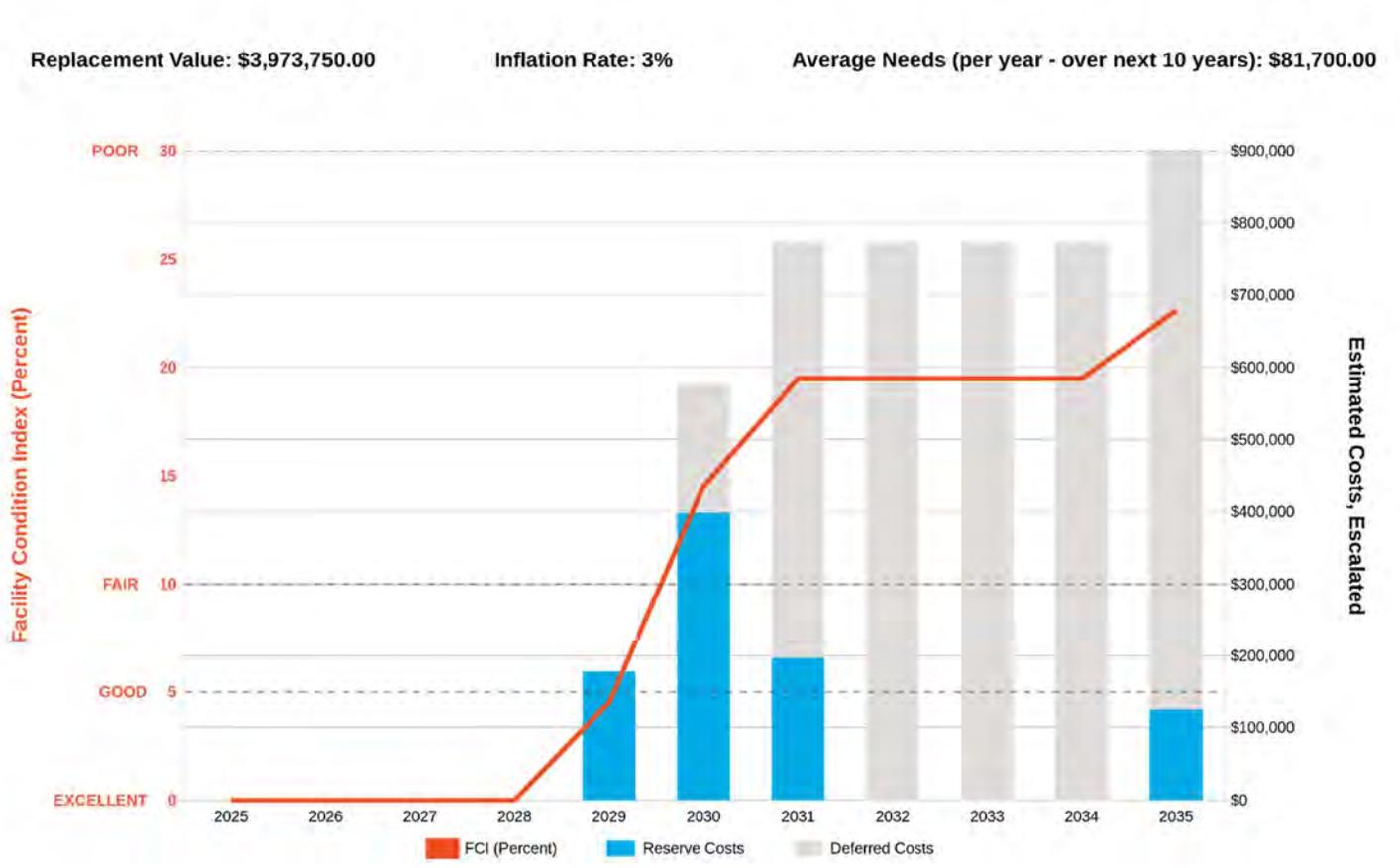
Building E1: Building Systems Summary		
HVAC	Packaged units	Fair
Fire Suppression	Fire extinguishers	Fair
Electrical	Source & Distribution: Main panel with copper wiring Interior Lighting: LED, linear fluorescent, and CFL Emergency Power: Diesel generator with automatic transfer switch and UPS	Fair
Fire Alarm	Alarm panel with smoke detectors, heat detectors, alarms, strobes, pull stations, back-up emergency lights, and exit signs	Fair
Equipment/Special	None	n/a
Accessibility	Presently it does not appear an accessibility study is needed for this building. See the appendix for associated photos and additional information.	
Additional Studies	No additional studies are currently recommended for the building.	
Areas Observed	Most of the interior spaces were observed to gain a clear understanding of the facility's overall condition. Other areas accessed and assessed included the exterior equipment and assets directly serving the buildings, the exterior walls of the facility. The flat roof was not accessible at the time of assessment.	
Key Spaces Not Observed	All key areas of the facility were accessible and observed.	

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

Building E1: 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	\$23,761	\$17,414	\$101,036	\$142,211
Roofing	\$0	\$0	\$0	\$2,057	\$237,117	\$239,174
Interiors	\$0	\$0	\$116,007	\$38,983	\$149,278	\$304,268
Conveying	\$0	\$0	\$23,215	\$0	\$0	\$23,215
Plumbing	\$0	\$0	\$2,048	\$11,080	\$92,896	\$106,024
HVAC	\$0	\$0	\$88,764	\$45,752	\$0	\$134,516
Fire Protection	\$0	\$0	\$178,193	\$0	\$0	\$178,193
Electrical	\$0	\$0	\$53,701	\$9,498	\$38,428	\$101,627
Fire Alarm & Electronic Systems	\$0	\$0	\$73,557	\$0	\$42,591	\$116,148
Equipment & Furnishings	\$0	\$0	\$17,753	\$196,923	\$27,658	\$242,334
TOTALS	\$0	\$0	\$577,000	\$321,800	\$689,100	\$1,587,900

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

Needs by Year with Unaddressed FCI Over Time



Immediate Needs

There are no immediate needs to report.

Key Findings



Fire Suppression System

Full System Install/Retrofit, Medium Density/Complexity
Building E1
Throughout Building

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

Plan Type:
Retrofit/Adaptation

Cost Estimate: \$158,300

The building lacks a fire suppression system and the school is likely "grandfathered" based on code at the time of original construction. A comprehensive building renovation would likely trigger full compliance to current codes, and a budgetary cost for a full fire suppression retrofit is included in the initial five-year plan. - AssetCALC ID: 9637816

Building E1: Photographic Overview



1 – FRONT ELEVATION



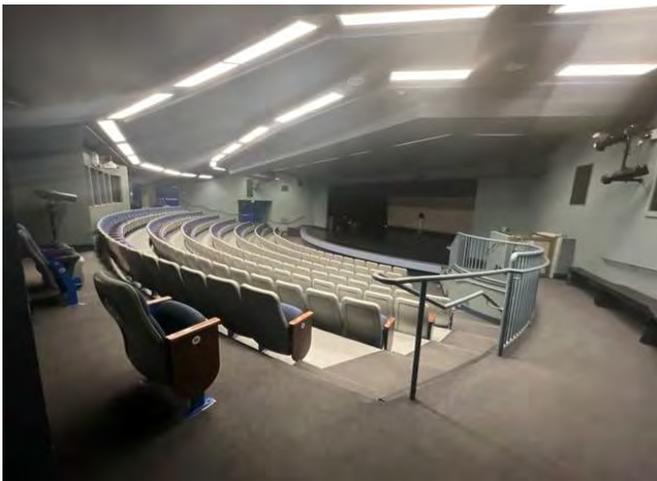
2 – LEFT ELEVATION



3 – REAR ELEVATION



4 – RIGHT ELEVATION



5 – BUILDING INTERIOR



6 – LOBBY

13. Building E2



Building E2: Building Systems Summary

Address	750 West 10th Street, Gilroy, CA 95020	
GPS Coordinates	37.3326639, -121.8918364	
Constructed/Renovated	2005	
Building Area	4,845 SF	
Number of Stories	1 above grade	
<i>System</i>	<i>Description</i>	<i>Condition</i>
Structure	Concrete tilt-up bearing walls with wood roof deck supported by wood joists and concrete strip/wall footing foundation system	Good
Facade	Wall Finish: Stucco Windows: Aluminum	Good
Roof	Primary: Flat construction with single-ply TPO/PVC membrane Secondary: Gable construction with metal finish	Fair
Interiors	Walls: ACT and Painted Floors: Coated concrete and Carpet Ceilings: Paint and ACT	Fair
Elevators	None	n/a
Plumbing	Distribution: Copper supply and cast-iron waste & venting Hot Water: None Fixtures: sinks	Fair

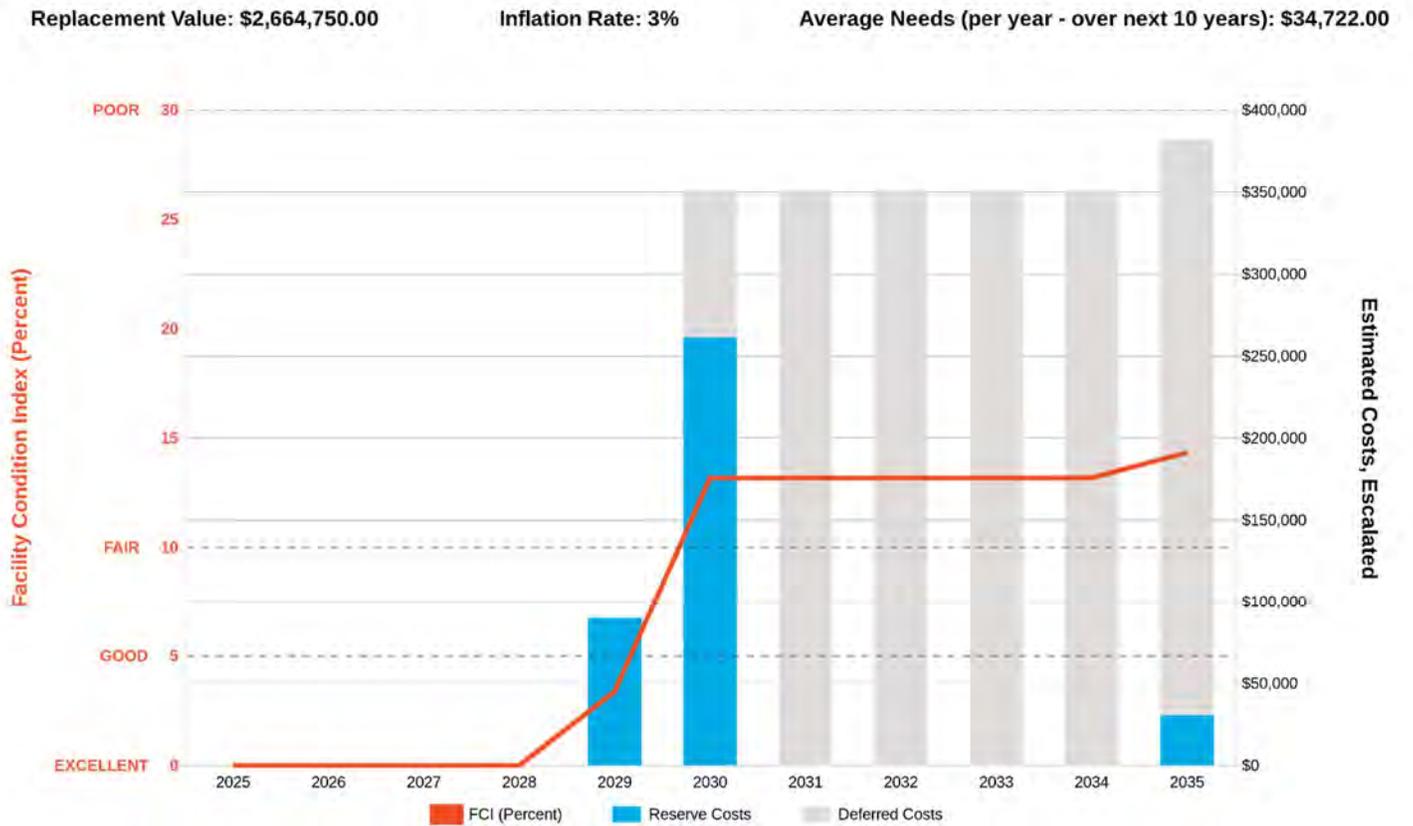
Building E2: Building Systems Summary		
HVAC	Packaged units	Fair
Fire Suppression	Fire extinguishers	Fair
Electrical	Source & Distribution: Main panel with copper wiring Interior Lighting: LED, linear fluorescent, and CFL Emergency Power: Diesel generator with automatic transfer switch and UPS	Fair
Fire Alarm	Alarm panel with smoke detectors, heat detectors, alarms, strobes, pull stations, back-up emergency lights, and exit signs	Fair
Equipment/Special	None	n/a
Accessibility	Presently it does not appear an accessibility study is needed for this building. See the appendix for associated photos and additional information.	
Additional Studies	No additional studies are currently recommended for the building.	
Areas Observed	Most of the interior spaces were observed to gain a clear understanding of the facility's overall condition. Other areas accessed and assessed included the exterior equipment and assets directly serving the buildings, the exterior walls of the facility. The flat roof was not accessible at the time of assessment.	
Key Spaces Not Observed	All key areas of the facility were accessible and observed.	

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

Building E2: 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	\$19,849	\$0	\$95,778	\$115,627
Roofing	\$0	\$0	\$0	\$0	\$156,376	\$156,376
Interiors	\$0	\$0	\$161,177	\$0	\$95,481	\$256,658
Plumbing	\$0	\$0	\$750	\$0	\$52,708	\$53,458
HVAC	\$0	\$0	\$0	\$30,680	\$0	\$30,680
Fire Protection	\$0	\$0	\$89,931	\$0	\$0	\$89,931
Electrical	\$0	\$0	\$33,082	\$0	\$25,769	\$58,851
Fire Alarm & Electronic Systems	\$0	\$0	\$46,480	\$0	\$23,952	\$70,432
TOTALS	\$0	\$0	\$351,300	\$30,700	\$450,100	\$832,100

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

Needs by Year with Unaddressed FCI Over Time



Immediate Needs

There are no immediate needs to report.

Key Findings



Fire Suppression System

Full System Install/Retrofit, Medium Density/Complexity
Building E2
Throughout Building

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

Plan Type:
Retrofit/Adaptation

Cost Estimate: \$79,900

The building lacks a fire suppression system and the school is likely "grandfathered" based on code at the time of original construction. A comprehensive building renovation would likely trigger full compliance to current codes, and a budgetary cost for a full fire suppression retrofit is included in the initial five-year plan. - AssetCALC ID: 9617921

Building E2: Photographic Overview



1 – FRONT ELEVATION



2 – LEFT ELEVATION



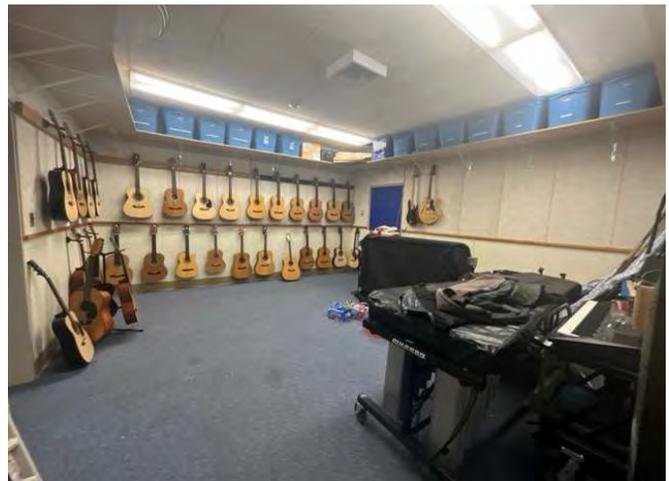
3 – REAR ELEVATION



4 – RIGHT ELEVATION



5 – CHOIR ROOM



6 – BAND ROOM

14. Building F1



Building F1: Building Systems Summary

Address	750 West 10th Street, Gilroy, CA 95020	
GPS Coordinates	37.3326639, -121.8918364	
Constructed/Renovated	1977 Renovated 2005	
Building Area	7,840 SF	
Number of Stories	1 above grade	
<i>System</i>	<i>Description</i>	<i>Condition</i>
Structure	Concrete tilt-up bearing walls with metal roof deck supported by open-web steel joists and concrete strip/wall footing foundation system	Fair
Facade	Primary Wall Finish: Stucco	Fair
Roof	Primary: Flat construction with single-ply TPO/PVC membrane	Fair
Interiors	Walls: Painted gypsum board, FRP Floors: ceramic tile, coated concrete Ceilings: Painted gypsum board and ACT	Fair
Elevators	None	n/a
Plumbing	Distribution: Copper supply and cast iron waste & venting Hot Water: Gas water heaters with integral tanks Fixtures: Toilets, urinals, and sinks in restrooms	Fair

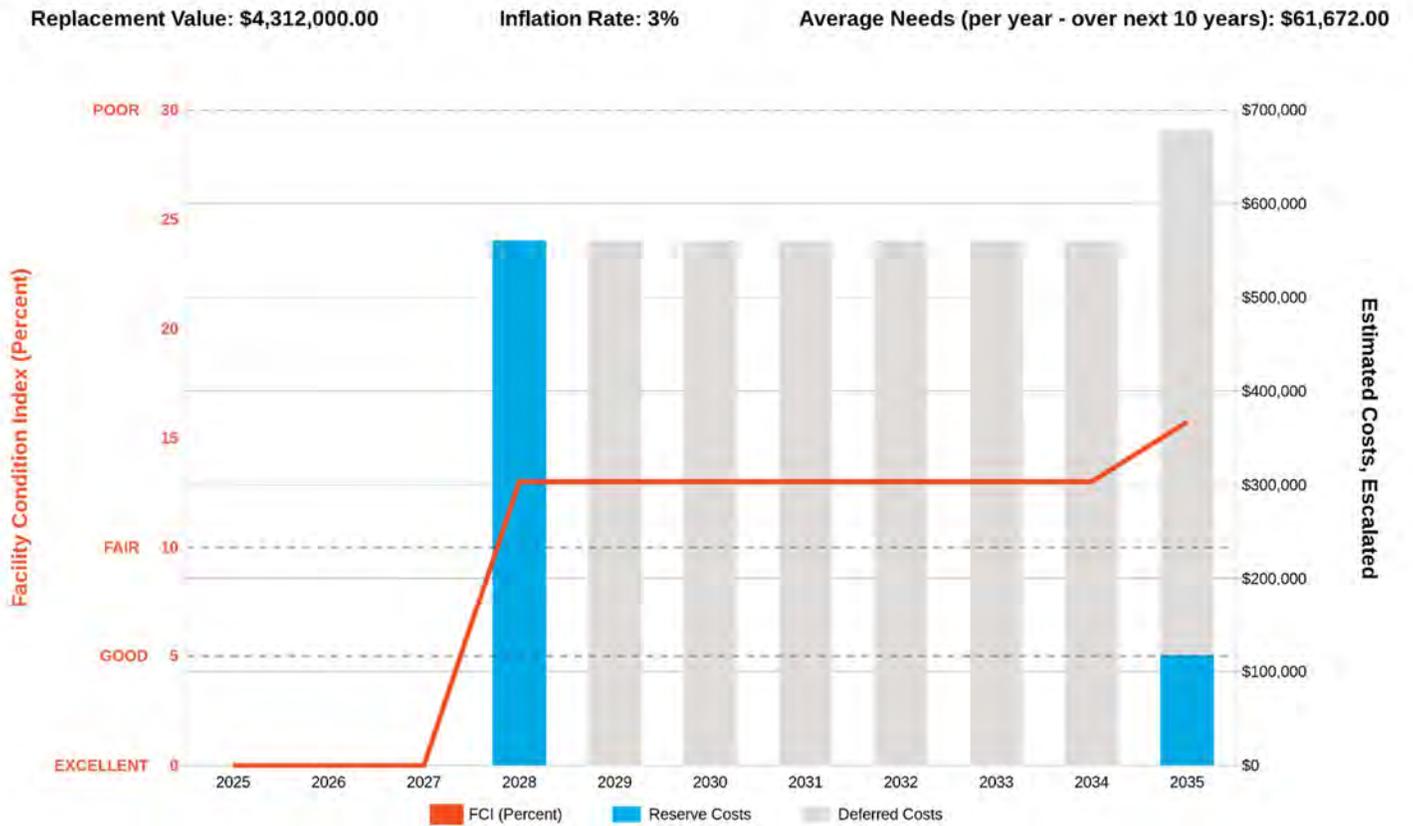
Building F1: Building Systems Summary		
HVAC	Non-Central System: Packaged units	n/a
Fire Suppression	Fire extinguishers only	Fair
Electrical	Source & Distribution: Main panel with copper wiring Interior Lighting: LED Emergency Power: None	Fair
Fire Alarm	Smoke detectors with alarms, strobes, pull stations, back-up emergency lights, and exit signs	Fair
Equipment/Special	Swimming pool	Fair
Accessibility	Presently it does not appear an accessibility study is needed for this building. See the appendix for associated photos and additional information.	
Additional Studies	No additional studies are currently recommended for the building	
Areas Observed	The interior spaces were observed to gain a clear understanding of the facility's overall condition. Other areas accessed and assessed included the exterior equipment and assets directly serving the building, the exterior walls of the facility, and the roof.	
Key Spaces Not Observed	Areas of note that were either inaccessible or not observed for other reasons are listed here: <ul style="list-style-type: none"> · All exterior roofs; instructed not to enter 	

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

Building F1: 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	\$29,734	\$0	\$143,616	\$173,350
Roofing	\$0	\$0	\$171,561	\$0	\$0	\$171,561
Interiors	\$0	\$0	\$81,670	\$60,792	\$87,107	\$229,569
Plumbing	\$0	\$0	\$54,189	\$18,836	\$106,859	\$179,884
HVAC	\$0	\$0	\$40,367	\$0	\$0	\$40,367
Electrical	\$0	\$0	\$101,010	\$0	\$8,815	\$109,825
Fire Alarm & Electronic Systems	\$0	\$0	\$82,245	\$0	\$31,445	\$113,690
Special Construction & Demo	\$0	\$0	\$0	\$37,995	\$50,477	\$88,472
TOTALS	\$0	\$0	\$560,800	\$117,700	\$428,400	\$1,106,900

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

Needs by Year with Unaddressed FCI Over Time



Immediate Needs

There are no immediate needs to report.

Key Findings

There are no key findings to report.

Building F1: Photographic Overview



1 – FRONT ELEVATION



2 – LEFT ELEVATION



3 – REAR ELEVATION



4 – RIGHT ELEVATION



5 – LOCKER ROOM



6 – MECHANICAL ROOM

15. Building F2



Building F2: Building Systems Summary

Address	750 West 10th Street, Gilroy, CA 95020	
GPS Coordinates	37.3326639, -121.8918364	
Constructed/Renovated	1977 Renovated 2005	
Building Area	5,488 SF	
Number of Stories	1 above grade	
<i>System</i>	<i>Description</i>	<i>Condition</i>
Structure	Concrete tilt-up bearing walls with metal roof deck supported by open-web steel joists and concrete strip/wall footing foundation system	Fair
Facade	Primary Wall Finish: Stucco	Good
Roof	Primary: Flat construction with single-ply TPO/PVC membrane	Good
Interiors	Walls: Painted gypsum board, FRP Floors: ceramic tile, coated concrete Ceilings: Painted gypsum board and ACT	Good
Elevators	None	n/a
Plumbing	Distribution: Copper supply and cast iron waste & venting Hot Water: None Fixtures: Toilets, urinals, and sinks in restrooms	Fair

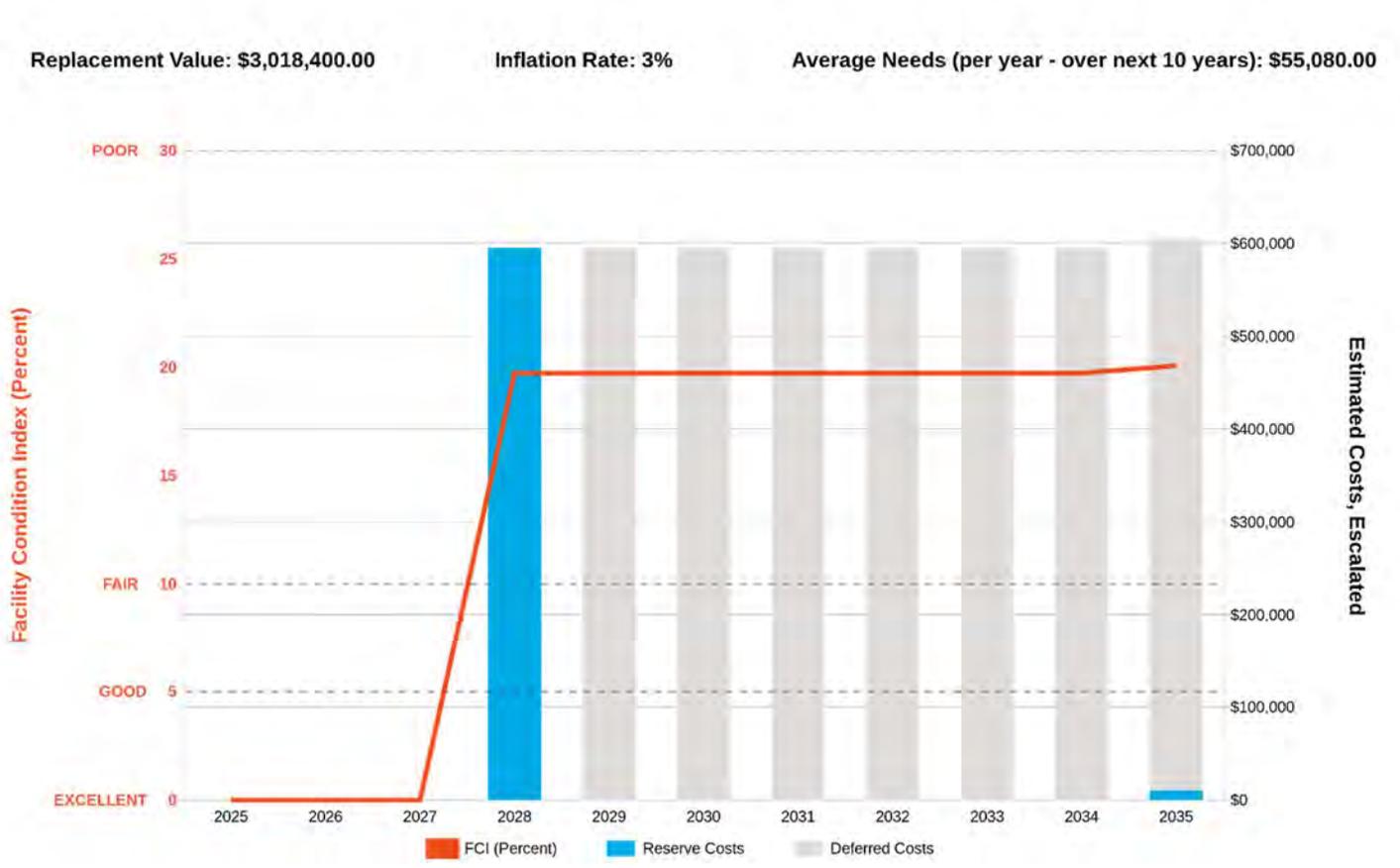
Building F2: Building Systems Summary		
HVAC	Non-Central System: Packaged units	n/a
Fire Suppression	Fire extinguishers only	Fair
Electrical	Source & Distribution: Main panel with copper wiring Interior Lighting: LED Emergency Power: None	Fair
Fire Alarm	Smoke detectors with alarms, strobes, pull stations, back-up emergency lights, and exit signs	Fair
Equipment/Special	None	n/a
Accessibility	Presently it does not appear an accessibility study is needed for this building. See the appendix for associated photos and additional information.	
Additional Studies	No additional studies are currently recommended for the building.	
Areas Observed	The interior spaces were observed to gain a clear understanding of the facility's overall condition. Other areas accessed and assessed included the exterior equipment and assets directly serving the building, the exterior walls of the facility, and the roof.	
Key Spaces Not Observed	Areas of note that were either inaccessible or not observed for other reasons are listed here: <ul style="list-style-type: none"> All exterior roofs; instructed not to enter 	

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

Building F2: System Expenditure Forecast						
System	Immediate	Short Term (1-2 yr)	Near Term (3-5 yr)	Med Term (6-10 yr)	Long Term (11-20 yr)	TOTAL
Facade	\$0	\$0	\$62,068	\$0	\$34,252	\$96,320
Roofing	\$0	\$0	\$120,092	\$0	\$0	\$120,092
Interiors	\$0	\$0	\$180,720	\$0	\$135,147	\$315,867
Plumbing	\$0	\$0	\$59,647	\$10,290	\$0	\$69,937
HVAC	\$0	\$0	\$28,256	\$0	\$0	\$28,256
Electrical	\$0	\$0	\$87,246	\$0	\$6,170	\$93,416
Fire Alarm & Electronic Systems	\$0	\$0	\$57,571	\$0	\$22,010	\$79,581
TOTALS	\$0	\$0	\$595,600	\$10,300	\$197,600	\$803,500

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

Needs by Year with Unaddressed FCI Over Time



Immediate Needs

There are no immediate needs to report.

Key Findings

There are no key findings to report.

Building F2: Photographic Overview



1 – FRONT ELEVATION



2 – LEFT ELEVATION



3 – REAR ELEVATION



4 – RIGHT ELEVATION

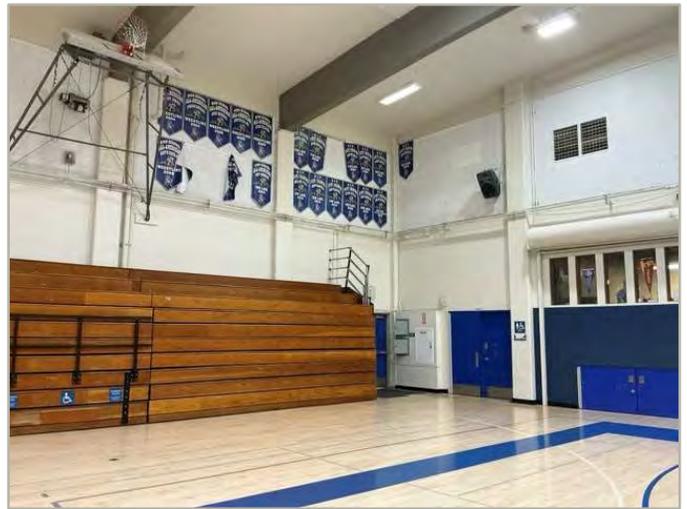


5 – SHOWERS



6 – LOCKER ROOM

16. Building F3



Building F3: Building Systems Summary

Address	750 West 10th Street, Gilroy, CA 95020	
GPS Coordinates	37.3326639, -121.8918364	
Constructed/Renovated	1977 Renovated 2005	
Building Area	21,732 SF	
Number of Stories	1 above grade	
<i>System</i>	<i>Description</i>	<i>Condition</i>
Structure	Concrete tilt-up bearing walls with metal roof deck supported by open-web steel joists and concrete strip/wall footing foundation system	Fair
Facade	Primary Wall Finish: Stucco	Fair
Roof	Primary: Flat construction with single-ply TPO/PVC membrane	Fair
Interiors	Walls: Painted gypsum board, ceramic tile Floors: wood strip, coated concrete Ceilings: Painted gypsum board and ACT	Fair
Elevators	None	n/a
Plumbing	Distribution: Copper supply and cast iron waste & venting Hot Water: None Fixtures: none	Fair

Building F3: Building Systems Summary		
HVAC	Non-Central System: Packaged units	n/a
Fire Suppression	Fire extinguishers only	Fair
Electrical	Source & Distribution: Main panel with copper wiring Interior Lighting: LED Emergency Power: None	Fair
Fire Alarm	Smoke detectors with alarms, strobes, pull stations, back-up emergency lights, and exit signs	Fair
Equipment/Special	None	n/a
Accessibility	Presently it does not appear an accessibility study is needed for this building. See the appendix for associated photos and additional information.	
Additional Studies	No additional studies are currently recommended for the building.	
Areas Observed	The interior spaces were observed to gain a clear understanding of the facility's overall condition. Other areas accessed and assessed included the exterior equipment and assets directly serving the building, the exterior walls of the facility, and the roof.	
Key Spaces Not Observed	Areas of note that were either inaccessible or not observed for other reasons are listed here: <ul style="list-style-type: none"> · All exterior roofs; instructed not to enter 	

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

Building F3: 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	\$118,912	\$0	\$68,504	\$187,416
Roofing	\$0	\$0	\$475,881	\$0	\$0	\$475,881
Interiors	\$0	\$624	\$237,039	\$436,944	\$196,257	\$870,864
Conveying	\$0	\$0	\$0	\$23,912	\$0	\$23,912
Plumbing	\$0	\$81,232	\$139,870	\$0	\$8,212	\$229,314
HVAC	\$0	\$0	\$111,896	\$0	\$0	\$111,896
Electrical	\$0	\$8,372	\$223,987	\$0	\$24,436	\$256,795
Fire Alarm & Electronic Systems	\$0	\$0	\$177,185	\$0	\$8,021	\$185,206
Equipment & Furnishings	\$0	\$0	\$0	\$0	\$37,209	\$37,209
TOTALS	\$0	\$90,300	\$1,484,800	\$460,900	\$342,700	\$2,378,700

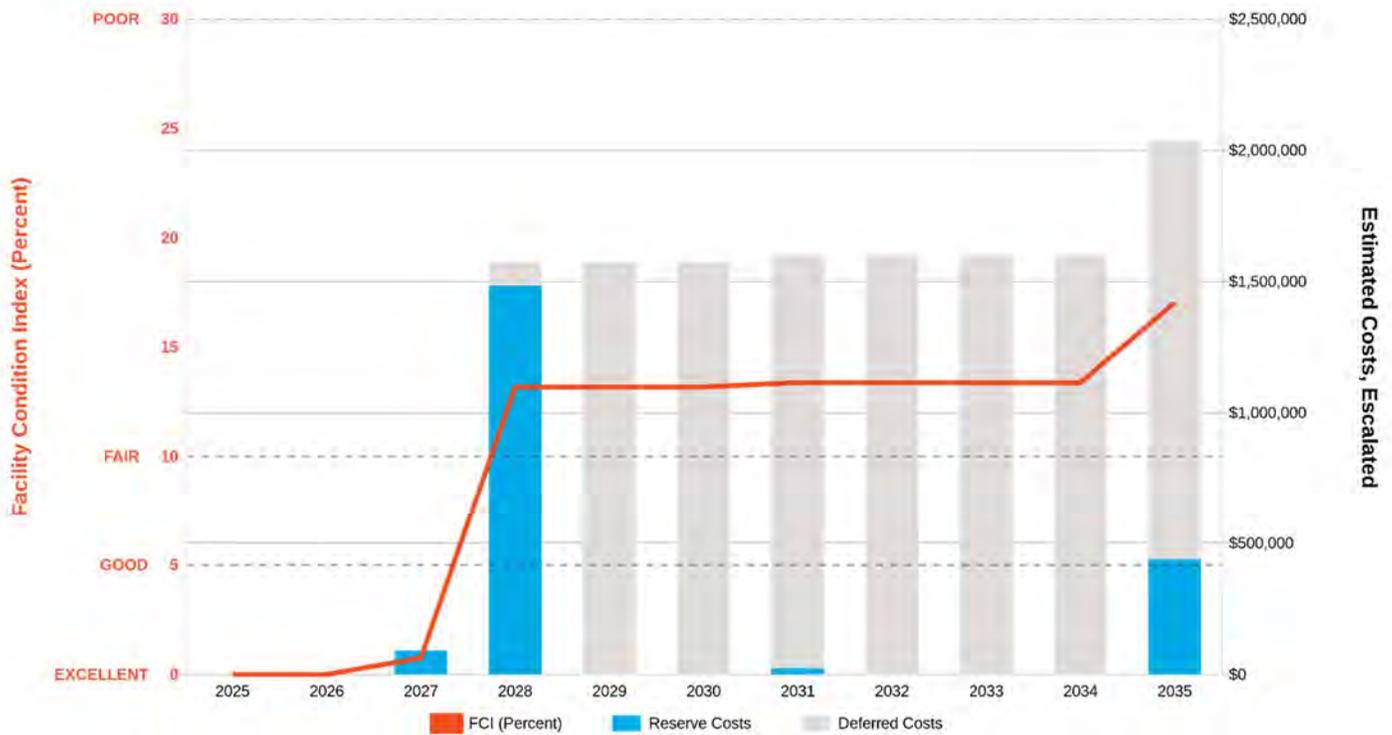
NEEDS OVER TIME: The vertical blue bars in the graphic below represent the year-by-year needs identified for the facility. The orange line forecasts what would happen to the FCI (left Y axis) over time, assuming zero capital expenditures over the next ten years. The dollar amounts allocated for each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

Needs by Year with Unaddressed FCI Over Time

Replacement Value: \$11,952,600.00

Inflation Rate: 3%

Average Needs (per year - over next 10 years): \$185,077.00



Immediate Needs

There are no immediate needs to report.

Key Findings

There are no key findings to report.

Building F3: Photographic Overview



1 – FRONT ELEVATION



2 – LEFT ELEVATION



3 – REAR ELEVATION



4 – RIGHT ELEVATION



5 – GYM



6 – WEIGHT ROOM

17. Building F4



Building F4: Building Systems Summary

Address	750 West 10th Street, Gilroy, CA 95020	
GPS Coordinates	37.3326639, -121.8918364	
Constructed/Renovated	1977 Renovated 2005	
Building Area	7,265 SF	
Number of Stories	1 above grade	
<i>System</i>	<i>Description</i>	<i>Condition</i>
Structure	Concrete tilt-up bearing walls with metal roof deck supported by open-web steel joists and concrete strip/wall footing foundation system	Fair
Facade	Primary Wall Finish: Stucco	Fair
Roof	Primary: Flat construction with single-ply TPO/PVC membrane	Fair
Interiors	Walls: Painted gypsum board, FRP Floors: VCT, ceramic tile Ceilings: Painted gypsum board and ACT	Fair
Elevators	None	n/a
Plumbing	Distribution: Copper supply and cast iron waste & venting Hot Water: None Fixtures: toilets, urinals, and sinks	Fair

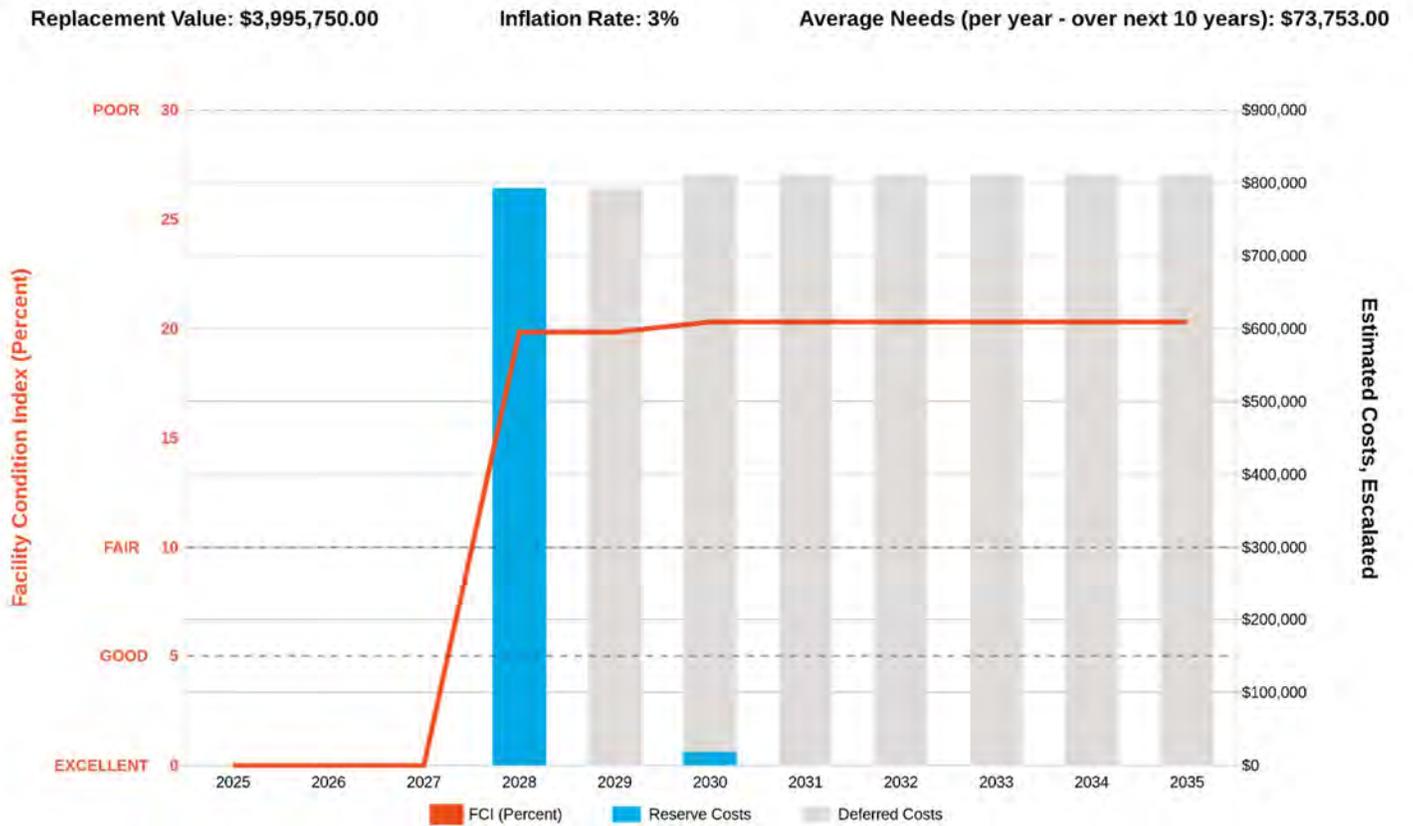
Building F4: Building Systems Summary		
HVAC	Non-Central System: Packaged units	n/a
Fire Suppression	Fire extinguishers only	Fair
Electrical	Source & Distribution: Main panel with copper wiring Interior Lighting: LED Emergency Power: None	Fair
Fire Alarm	Smoke detectors with alarms, strobes, pull stations, back-up emergency lights, and exit signs	Fair
Equipment/Special	None	n/a
Accessibility	Presently it does not appear an accessibility study is needed for this building. See the appendix for associated photos and additional information.	
Additional Studies	No additional studies are currently recommended for the building.	
Areas Observed	The interior spaces were observed to gain a clear understanding of the facility's overall condition. Other areas accessed and assessed included the exterior equipment and assets directly serving the building, the exterior walls of the facility, and the roof.	
Key Spaces Not Observed	Areas of note that were either inaccessible or not observed for other reasons are listed here: <ul style="list-style-type: none"> · All exterior roofs; instructed not to enter 	

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

Building F4: 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	\$120,507	\$0	\$47,226	\$167,733
Roofing	\$0	\$0	\$162,196	\$0	\$0	\$162,196
Interiors	\$0	\$0	\$220,881	\$0	\$86,428	\$307,309
Plumbing	\$0	\$0	\$68,379	\$0	\$0	\$68,379
HVAC	\$0	\$0	\$37,406	\$0	\$0	\$37,406
Electrical	\$0	\$0	\$102,120	\$0	\$8,167	\$110,287
Fire Alarm & Electronic Systems	\$0	\$0	\$81,361	\$0	\$37,159	\$118,520
Equipment & Furnishings	\$0	\$0	\$18,435	\$0	\$0	\$18,435
TOTALS	\$0	\$0	\$811,300	\$0	\$179,000	\$990,300

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

Needs by Year with Unaddressed FCI Over Time



Immediate Needs

There are no immediate needs to report.

Key Findings

There are no key findings to report.

Building F4: Photographic Overview



1 – FRONT ELEVATION



2 – LEFT ELEVATION



3 – REAR ELEVATION



4 – RIGHT ELEVATION



5 – BUILDING INTERIOR



6 – FIRE ALARM PANEL

18. Building F5



Building F5: Building Systems Summary		
Address	750 West 10th Street, Gilroy, CA 95020	
GPS Coordinates	37.3326639, -121.8918364	
Constructed/Renovated	1977 Renovated 2005	
Building Area	4,477 SF	
Number of Stories	1 above grade	
<i>System</i>	<i>Description</i>	<i>Condition</i>
Structure	Conventional wood frame structure over concrete slab foundation	Fair
Facade	Primary Wall Finish: Stucco Windows: Aluminum	Fair
Roof	Primary: Gable construction with asphalt shingles	Fair
Interiors	Walls: Painted gypsum board Floors: ceramic tile, epoxy concrete Ceilings: Painted gypsum board and ACT	Fair
Elevators	None	n/a
Plumbing	Distribution: Copper supply and cast iron waste & venting Hot Water: Gas water heaters with integral tanks Fixtures: Toilets, urinals, and sinks in restrooms	Fair

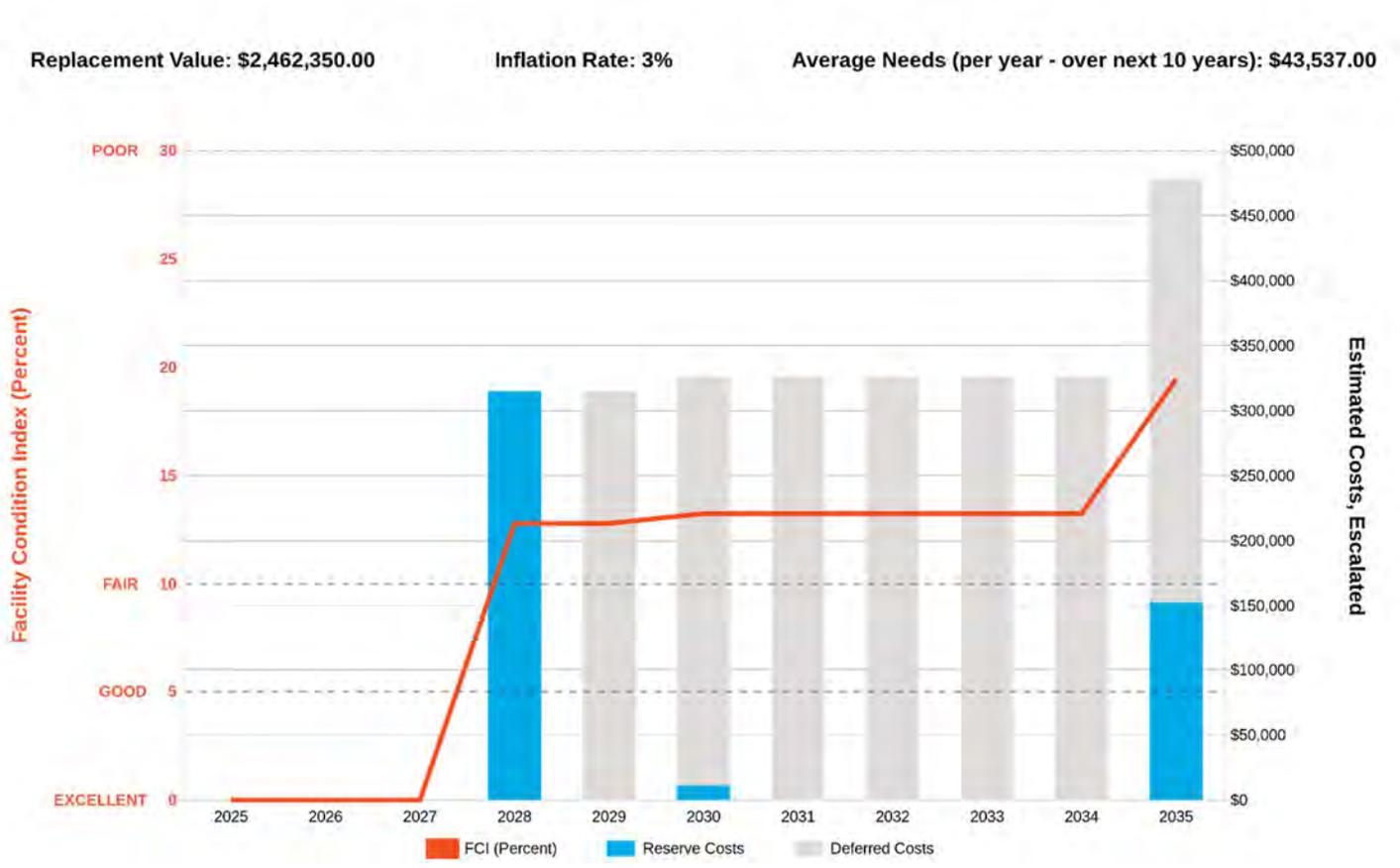
Building F5: Building Systems Summary		
HVAC	Non-Central System: Split-system heat pumps	n/a
Fire Suppression	Fire extinguishers only	Fair
Electrical	Source & Distribution: Main panel with copper wiring Interior Lighting: LED Emergency Power: None	Fair
Fire Alarm	Alarm panel with smoke detectors, heat detectors, alarms, strobes, pull stations, back-up emergency lights, and exit signs	Fair
Equipment/Special	None	n/a
Accessibility	Presently it does not appear an accessibility study is needed for this building. See the appendix for associated photos and additional information.	
Additional Studies	No additional studies are currently recommended for the building.	
Areas Observed	The interior spaces were observed to gain a clear understanding of the facility's overall condition. Other areas accessed and assessed included the exterior equipment and assets directly serving the building, the exterior walls of the facility, and the roof.	
Key Spaces Not Observed	Areas of note that were either inaccessible or not observed for other reasons are listed here: <ul style="list-style-type: none"> · All exterior roofs; instructed not to enter 	

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

Building F5: 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	\$114,817	\$0	\$26,985	\$141,802
Roofing	\$0	\$0	\$25,193	\$0	\$0	\$25,193
Interiors	\$0	\$0	\$43,765	\$113,985	\$121,255	\$279,005
Plumbing	\$0	\$0	\$1,672	\$38,625	\$2,606	\$42,903
HVAC	\$0	\$0	\$23,051	\$0	\$0	\$23,051
Electrical	\$0	\$0	\$57,970	\$0	\$0	\$57,970
Fire Alarm & Electronic Systems	\$0	\$0	\$52,110	\$0	\$25,976	\$78,086
Equipment & Furnishings	\$0	\$0	\$7,723	\$0	\$0	\$7,723
TOTALS	\$0	\$0	\$326,400	\$152,700	\$176,900	\$656,000

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

Needs by Year with Unaddressed FCI Over Time



Immediate Needs

There are no immediate needs to report.

Key Findings

There are no key findings to report.

Building F5: Photographic Overview



1 – FRONT ELEVATION



2 – LEFT ELEVATION



3 – REAR ELEVATION



4 – RIGHT ELEVATION



5 – BUILDING INTERIOR



6 – WATER HEATER

19. Building G



Building G: Building Systems Summary

Address	750 West 10th Street, Gilroy, CA 95020	
GPS Coordinates	36.9947983, -121.5755304	
Constructed/Renovated	2006	
Building Area	33,091 SF	
Number of Stories	1 above grade	
<i>System</i>	<i>Description</i>	<i>Condition</i>
Structure	Masonry bearing walls with metal roof deck supported by wood joists and concrete strip/wall footing foundation system	Fair
Facade	Primary Wall Finish: CMU Secondary Wall Finish: Curtain wall Windows: Aluminum	Fair
Roof	Primary: Gable construction with metal finish Secondary: Flat construction with single-ply TPO/PVC membrane	Fair
Interiors	Walls: Painted gypsum board, ceramic tile Floors: Carpet, ceramic tile, stained concrete Ceilings: Painted gypsum board and ACT	Fair
Elevators	None	n/a

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

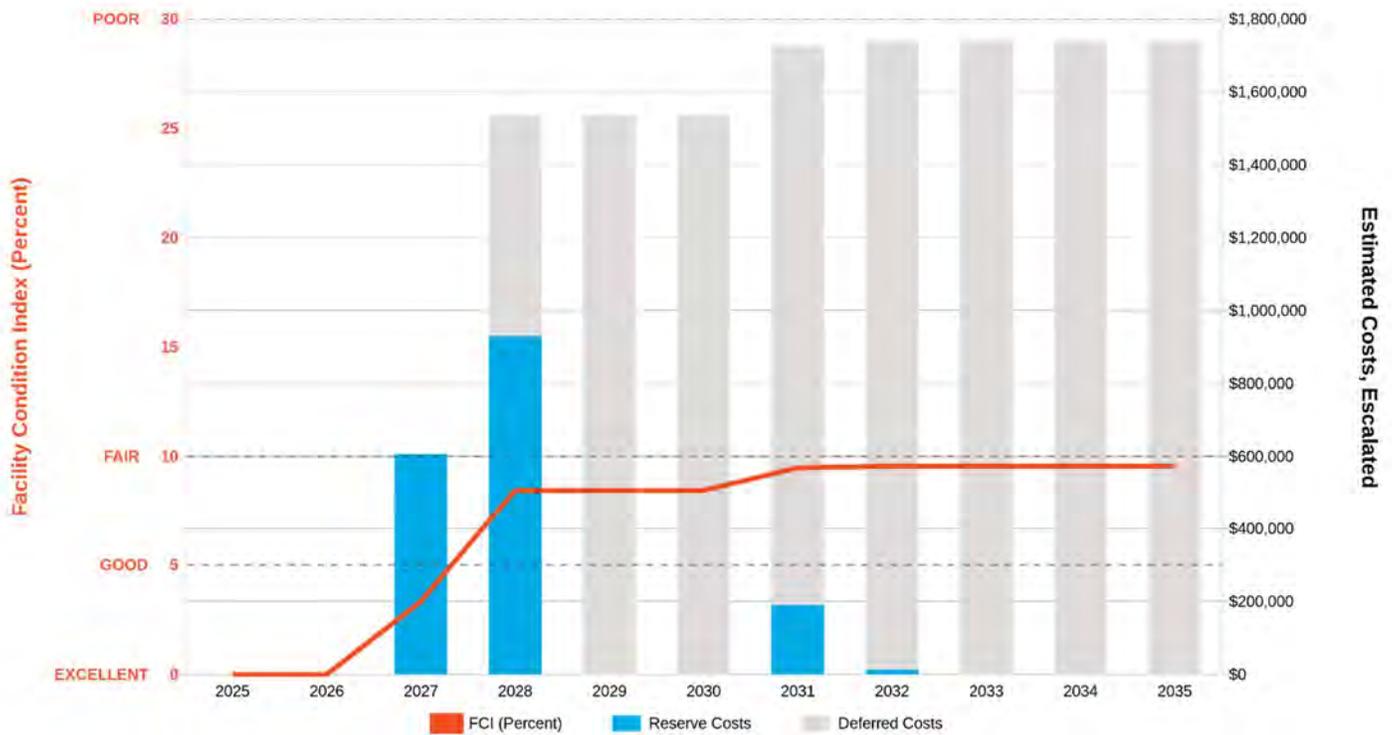
The table below shows the anticipated costs by trade or building system over the next 20 years.

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	\$1,499	\$34,368	\$0	\$420,905	\$456,772
Roofing	\$0	\$42,491	\$0	\$2,109	\$0	\$44,600
Interiors	\$0	\$15,933	\$533,812	\$138,338	\$717,400	\$1,405,483
Plumbing	\$0	\$41,490	\$4,567	\$0	\$94,833	\$140,890
HVAC	\$0	\$10,997	\$9,782	\$12,748	\$262,987	\$296,514
Fire Protection	\$0	\$0	\$1,930	\$49,802	\$2,594	\$54,326
Electrical	\$0	\$186,097	\$27,686	\$0	\$109,442	\$323,225
Fire Alarm & Electronic Systems	\$0	\$192,298	\$90,339	\$0	\$140,746	\$423,383
Equipment & Furnishings	\$0	\$115,848	\$227,100	\$0	\$374,488	\$717,436
TOTALS	\$0	\$606,700	\$929,600	\$203,000	\$2,123,400	\$3,862,700

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: \$18,200,050.00 Inflation Rate: 3% Average Needs (per year - over next 10 years): \$158,112.00



Immediate Needs

There are no immediate needs to report.

Key Findings

There are no key findings to report.

Building G: Photographic Overview



1 – FRONT ELEVATION



2 – LEFT ELEVATION



3 – REAR ELEVATION



4 – RIGHT ELEVATION



5 – KITCHEN



6 – OFFICE

20. Building H



Building H: Building Systems Summary

Address	750 West 10th Street, Gilroy, CA 95020	
GPS Coordinates	37.3326639, -121.8918364	
Constructed/Renovated	1977 Renovated 2005	
Building Area	12,756 SF	
Number of Stories	1 above grade	
<i>System</i>	<i>Description</i>	<i>Condition</i>
Structure	Concrete tilt-up bearing walls with metal roof deck supported by open-web steel joists and concrete strip/wall footing foundation system	Fair
Facade	Primary Wall Finish: Stucco Windows: Aluminum	Fair
Roof	Primary: Flat construction with single-ply TPO/PVC membrane Secondary: Gable construction with metal finish	Good
Interiors	Walls: Painted gypsum board Floors: Vinyl tile, sealed concrete Ceilings: Painted gypsum board and ACT	Fair
Elevators	None	n/a

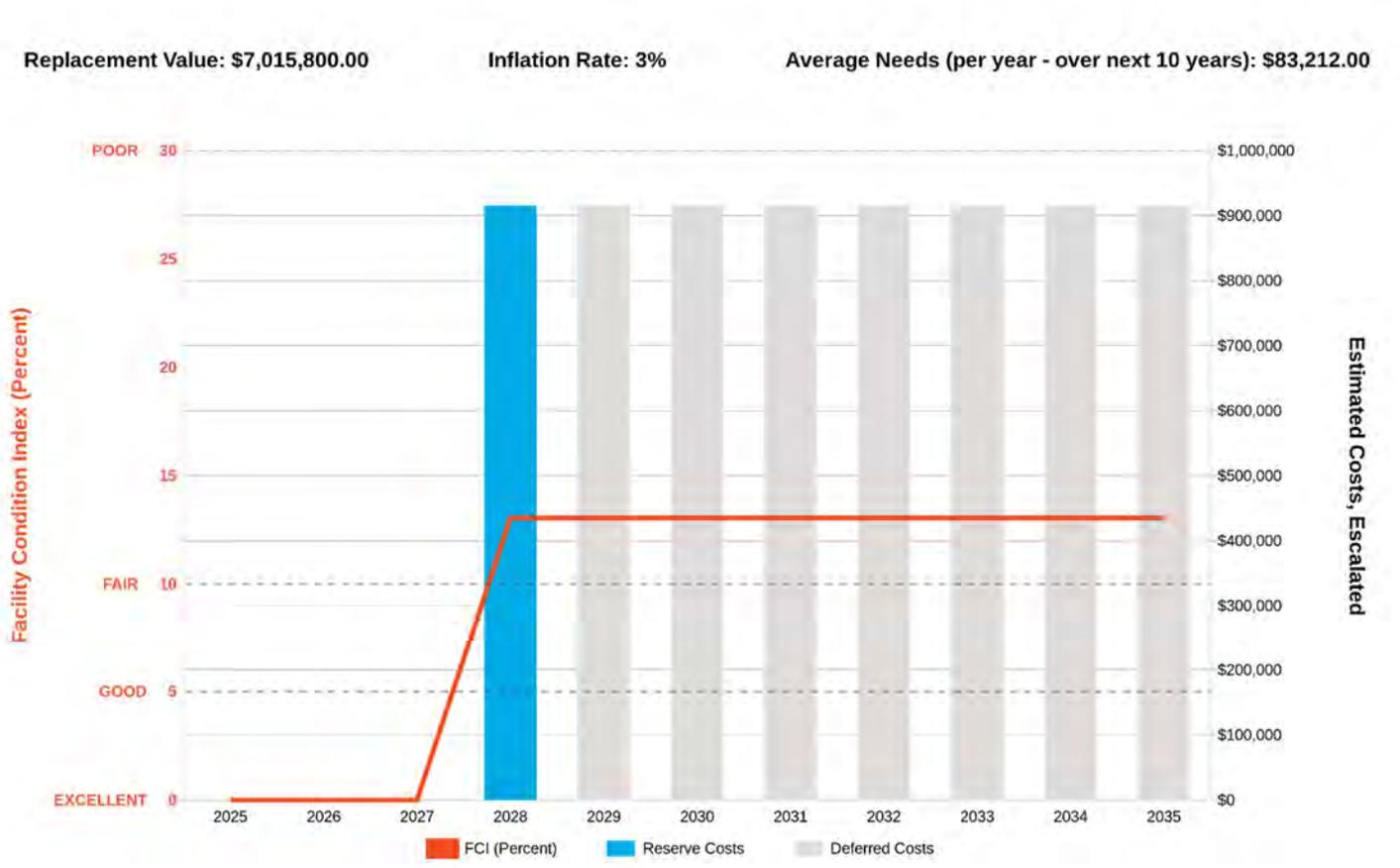
Building H: Building Systems Summary		
Plumbing	Distribution: Copper supply and cast iron waste & venting Hot Water: None Fixtures: sink	Fair
HVAC	Non-Central System: Packaged units	n/a
Fire Suppression	Fire extinguishers only	Fair
Electrical	Source & Distribution: Main panel with copper wiring Interior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

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

Building H: System Expenditure Forecast						
System	Immediate	Short Term (1-2 yr)	Near Term (3-5 yr)	Med Term (6-10 yr)	Long Term (11-20 yr)	TOTAL
Facade	\$0	\$0	\$200,213	\$0	\$56,567	\$256,780
Roofing	\$0	\$0	\$93,967	\$0	\$255,696	\$349,663
Interiors	\$0	\$0	\$212,194	\$0	\$231,414	\$443,608
Plumbing	\$0	\$0	\$82,098	\$0	\$19,820	\$101,918
HVAC	\$0	\$0	\$65,679	\$0	\$0	\$65,679
Electrical	\$0	\$0	\$128,828	\$0	\$14,343	\$143,171
Fire Alarm & Electronic Systems	\$0	\$0	\$109,189	\$0	\$51,163	\$160,352
Equipment & Furnishings	\$0	\$0	\$23,170	\$0	\$17,104	\$40,274
TOTALS	\$0	\$0	\$915,400	\$0	\$646,200	\$1,561,600

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

Needs by Year with Unaddressed FCI Over Time



Immediate Needs

There are no immediate needs to report.

Key Findings

There are no key findings to report.

Building H: Photographic Overview



1 – FRONT ELEVATION



2 – LEFT ELEVATION



3 – REAR ELEVATION



4 – RIGHT ELEVATION



5 – BUILDING INTERIOR



6 – LOBBY

21. Building M



Building M: Building Systems Summary		
Address	750 West 10th Street, Gilroy, CA 95020	
GPS Coordinates	37.3326639, -121.8918364	
Constructed/Renovated	1977 Renovated 2005	
Building Area	19,328 SF	
Number of Stories	1 above grade	
<i>System</i>	<i>Description</i>	<i>Condition</i>
Structure	Concrete tilt-up bearing walls with metal roof deck supported by open-web steel joists and concrete strip/wall footing foundation system	Fair
Facade	Primary Wall Finish: Stucco Windows: Aluminum	Fair
Roof	Primary: Flat construction with single-ply TPO/PVC membrane Secondary: Gable construction with metal finish	Good
Interiors	Walls: Painted gypsum board and FRP Floors: Vinyl tile, vinyl sheeting, carpet, sealed concrete Ceilings: Painted gypsum board and ACT	Fair
Elevators	None	n/a

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

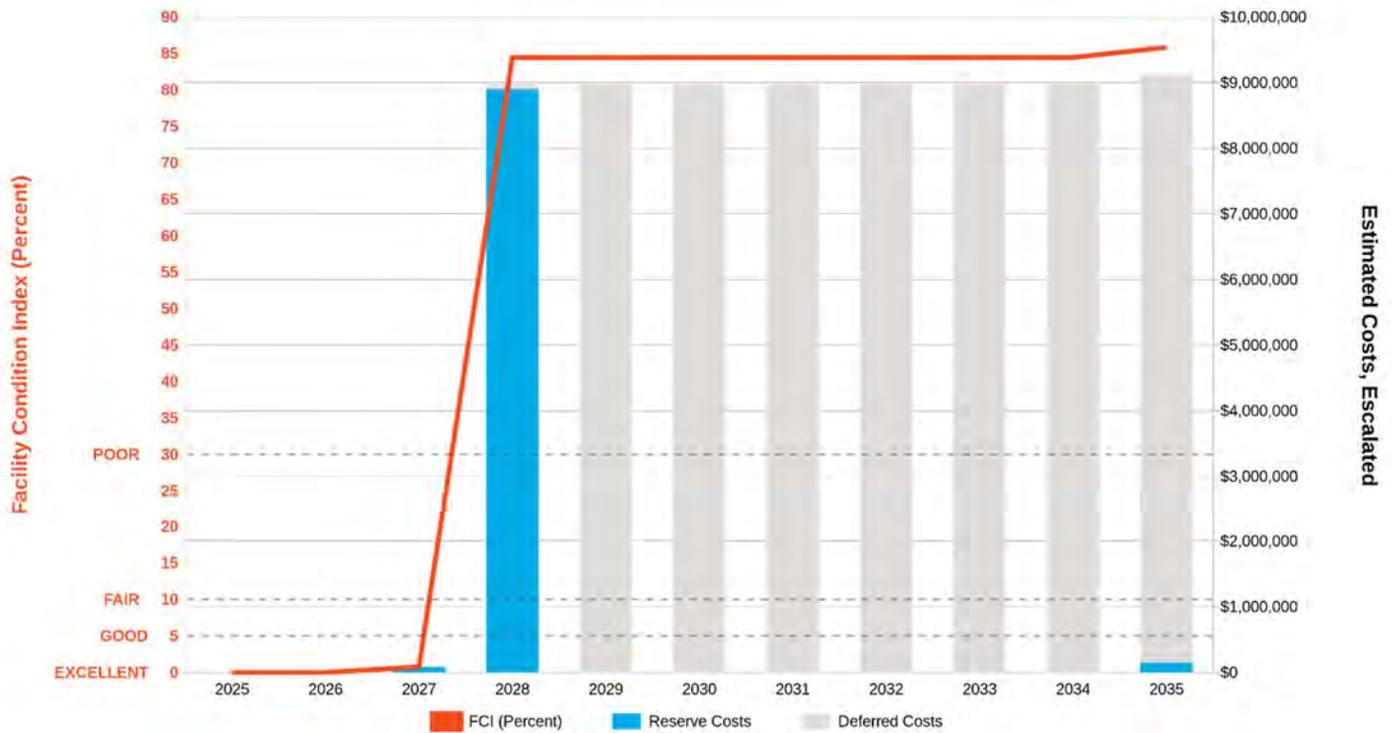
The table below shows the anticipated costs by trade or building system over the next 20 years.

Building M: 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	\$225,316	\$0	\$77,846	\$303,162
Roofing	\$0	\$0	\$124,410	\$0	\$409,115	\$533,525
Interiors	\$0	\$81,545	\$240,707	\$146,914	\$344,151	\$813,317
Plumbing	\$0	\$0	\$134,691	\$0	\$2,405	\$137,096
HVAC	\$0	\$0	\$99,517	\$0	\$0	\$99,517
Electrical	\$0	\$0	\$399,494	\$0	\$21,732	\$421,226
Fire Alarm & Electronic Systems	\$0	\$0	\$207,912	\$0	\$85,542	\$293,454
Equipment & Furnishings	\$0	\$0	\$7,463,888	\$0	\$0	\$7,463,888
TOTALS	\$0	\$81,600	\$8,896,000	\$147,000	\$940,800	\$10,065,400

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: \$10,630,400.00 Inflation Rate: 3% Average Needs (per year - over next 10 years): \$829,490.00



Immediate Needs

There are no immediate needs to report.

Key Findings

There are no key findings to report.

Building M: Photographic Overview



1 – FRONT ELEVATION



2 – LEFT ELEVATION



3 – REAR ELEVATION



4 – RIGHT ELEVATION



5 – BUILDING INTERIOR



6 – TRANSFORMER

22. Building M14



Building M14: Building Systems Summary		
Address	750 West 10th Street, Gilroy, CA 95020	
GPS Coordinates	37.3326639, -121.8918364	
Constructed/Renovated	2002	
Building Area	960 SF	
Number of Stories	1 above grade	
<i>System</i>	<i>Description</i>	<i>Condition</i>
Structure	Conventional wood frame structure over concrete pier foundation	Fair
Facade	Wall Finish: Wood siding Windows: Aluminum	Fair
Roof	Primary: Flat construction with metal finish	Fair
Interiors	Walls: Wallpaper Floors: Carpet Ceilings: ACT	Fair
Elevators	None	n/a
Plumbing	None	-

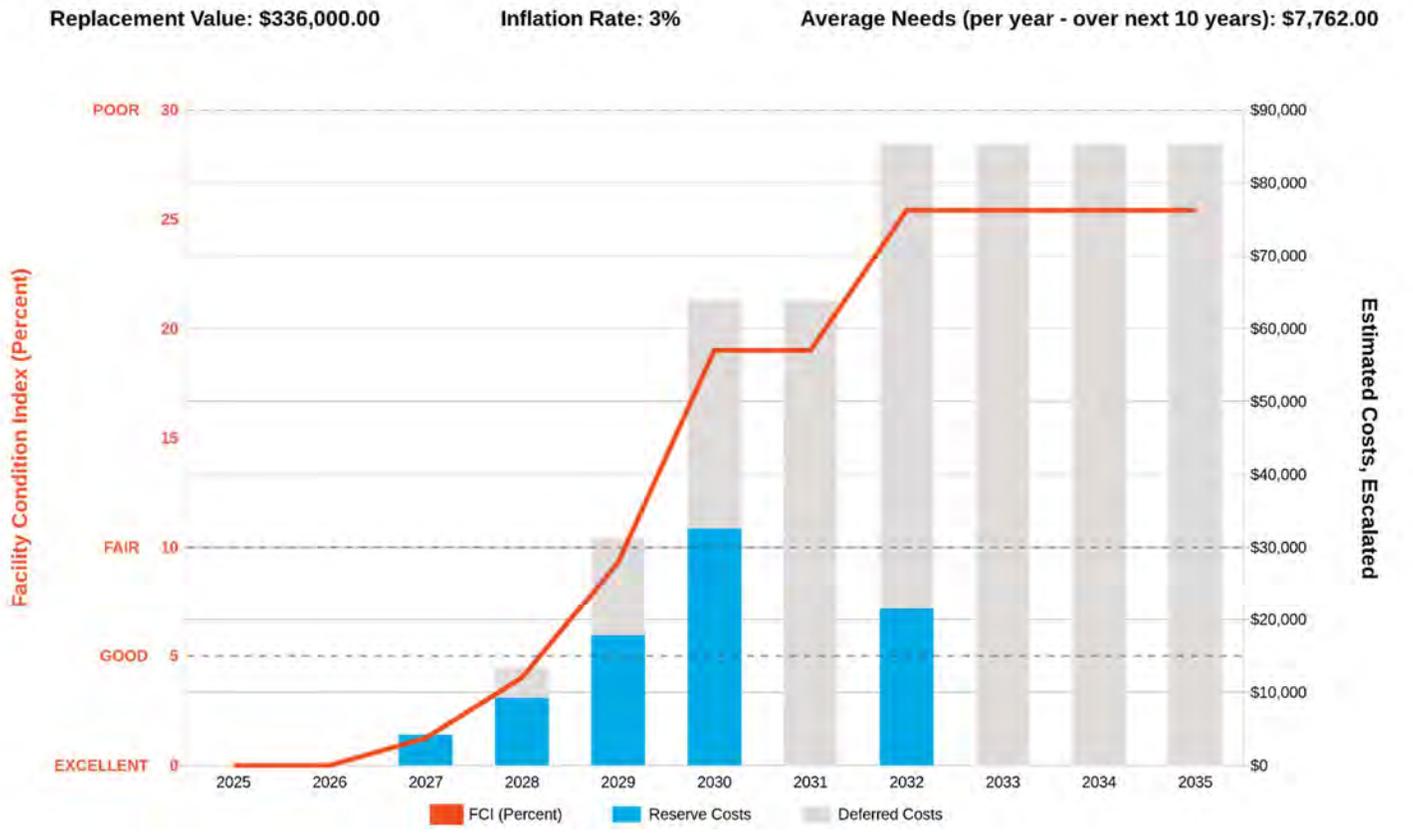
Building M14: Building Systems Summary		
HVAC	Wall mounted Heat pumps	Fair
Fire Suppression	Fire extinguisher	Fair
Electrical	Source & Distribution: Main panel with copper wiring Interior Lighting: LED and linear fluorescent	Fair
Fire Alarm	Smoke detectors, alarms, strobes, and pull stations	Fair
Equipment/Special	None	n/a
Accessibility	Presently it does not appear an accessibility study is needed for this building. See the appendix for associated photos and additional information.	
Additional Studies	No additional studies are currently recommended for the building.	
Areas Observed	Most of the interior spaces were observed to gain a clear understanding of the facility's overall condition. Other areas accessed and assessed included the exterior equipment and assets directly serving the building, the exterior walls of the facility, and the roof.	
Key Spaces Not Observed	All key areas of the facility were accessible and observed.	

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

Building M14: System Expenditure Forecast						
System	Immediate	Short Term (1-2 yr)	Near Term (3-5 yr)	Med Term (6-10 yr)	Long Term (11-20 yr)	TOTAL
Facade	\$0	\$0	\$4,506	\$15,936	\$13,958	\$34,400
Roofing	\$0	\$0	\$614	\$0	\$0	\$614
Interiors	\$0	\$4,199	\$12,339	\$0	\$16,582	\$33,120
HVAC	\$0	\$0	\$7,510	\$5,562	\$0	\$13,072
Fire Protection	\$0	\$0	\$17,819	\$0	\$0	\$17,819
Electrical	\$0	\$0	\$8,192	\$0	\$0	\$8,192
Fire Alarm & Electronic Systems	\$0	\$0	\$8,715	\$0	\$4,083	\$12,798
TOTALS	\$0	\$4,200	\$59,700	\$21,500	\$34,700	\$120,100

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

Needs by Year with Unaddressed FCI Over Time



Immediate Needs

There are no immediate needs to report.

Key Findings



Fire Suppression System

Full System Install/Retrofit, Medium Density/Complexity
Building M14
Throughout Building

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

Plan Type:
Retrofit/Adaptation

Cost Estimate: \$15,800

The building lacks a fire suppression system and the school is likely "grandfathered" based on code at the time of original construction. A comprehensive building renovation would likely trigger full compliance to current codes, and a budgetary cost for a full fire suppression retrofit is included in the initial five-year plan. - AssetCALC ID: 9642997

Building M14: Photographic Overview



1 – FRONT ELEVATION



2 – LEFT ELEVATION



3 – REAR ELEVATION



4 – RIGHT ELEVATION



5 – BUILDING INTERIOR



6 – HEAT PUMP

23. Building M15 and M16



Building M15 & M16: Building Systems Summary		
Address	750 West 10th Street, Gilroy, CA 95020	
GPS Coordinates	37.3326639, -121.8918364	
Constructed/Renovated	2002	
Building Area	1,920 SF	
Number of Stories	1 above grade	
<i>System</i>	<i>Description</i>	<i>Condition</i>
Structure	Conventional wood frame structure over concrete pier foundation	Fair
Facade	Wall Finish: Wood siding Windows: Aluminum	Fair
Roof	Primary: Flat construction with metal finish	Fair
Interiors	Walls: Wallpaper Floors: Carpet Ceilings: ACT	Fair
Elevators	None	n/a
Plumbing	None	-

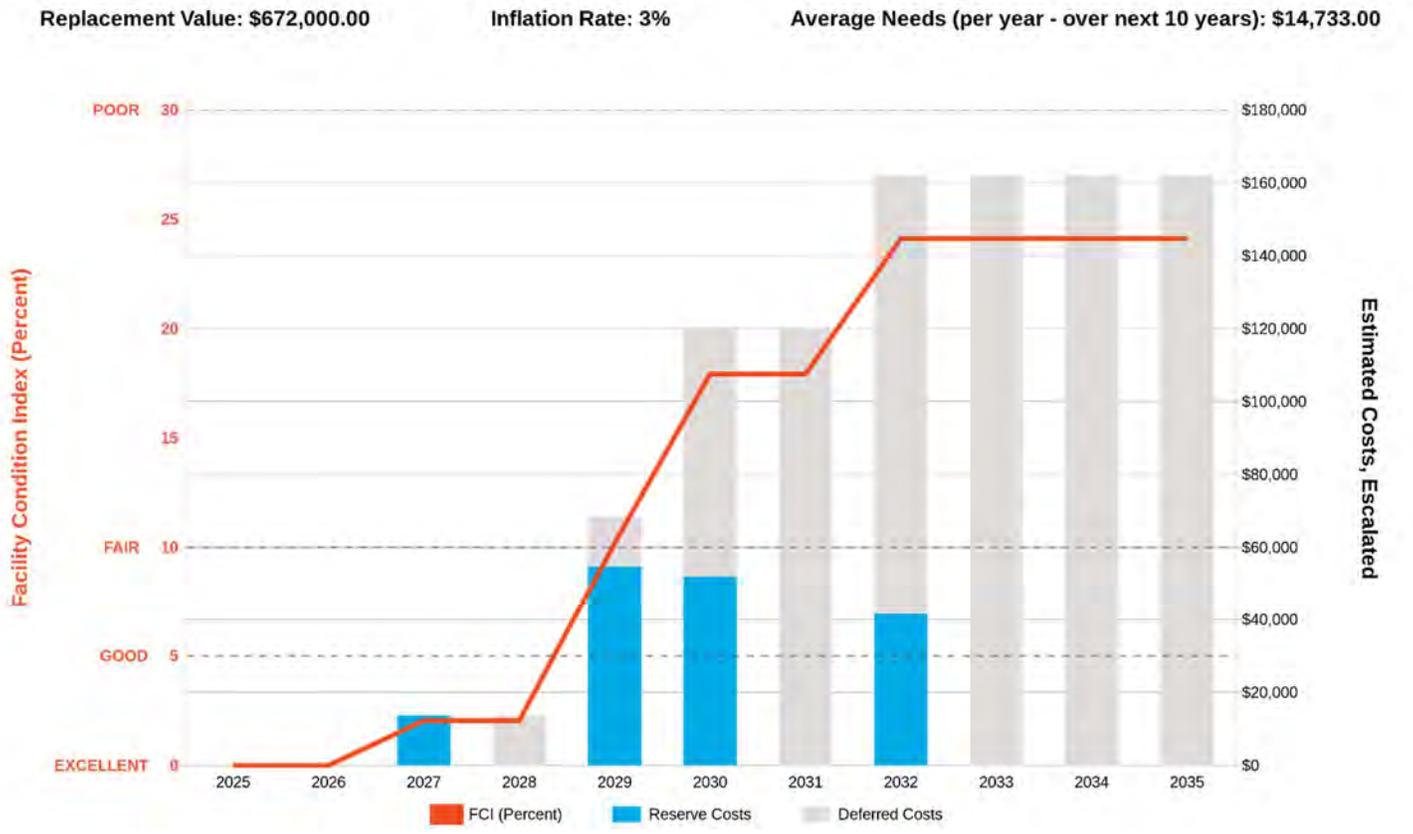
Building M15 & M16: Building Systems Summary		
HVAC	Wall mounted Heat pumps	Fair
Fire Suppression	Fire extinguisher	Fair
Electrical	Source & Distribution: Main panel with copper wiring Interior Lighting: LED and linear fluorescent	Fair
Fire Alarm	Smoke detectors, alarms, strobes, and pull stations	Fair
Equipment/Special	None	n/a
Accessibility	Presently it does not appear an accessibility study is needed for this building. See the appendix for associated photos and additional information.	
Additional Studies	No additional studies are currently recommended for the building.	
Areas Observed	Most of the interior spaces were observed to gain a clear understanding of the facility's overall condition. Other areas accessed and assessed included the exterior equipment and assets directly serving the building, the exterior walls of the facility, and the roof.	
Key Spaces Not Observed	All key areas of the facility were accessible and observed.	

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

Building M15 & M16: System Expenditure Forecast						
System	Immediate	Short Term (1-2 yr)	Near Term (3-5 yr)	Med Term (6-10 yr)	Long Term (11-20 yr)	TOTAL
Facade	\$0	\$0	\$9,012	\$31,873	\$27,920	\$68,805
Roofing	\$0	\$0	\$1,228	\$0	\$50,623	\$51,851
Interiors	\$0	\$0	\$28,104	\$9,735	\$39,698	\$77,537
HVAC	\$0	\$13,747	\$0	\$0	\$12,898	\$26,645
Fire Protection	\$0	\$0	\$35,638	\$0	\$0	\$35,638
Electrical	\$0	\$0	\$15,293	\$0	\$9,345	\$24,638
Fire Alarm & Electronic Systems	\$0	\$0	\$17,433	\$0	\$8,169	\$25,602
TOTALS	\$0	\$13,800	\$106,800	\$41,700	\$148,700	\$311,000

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

Needs by Year with Unaddressed FCI Over Time



Immediate Needs

There are no immediate needs to report.

Key Findings



Fire Suppression System

Full System Install/Retrofit, Medium Density/Complexity
Building M15 & M16
Throughout Building

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

Plan Type:
Retrofit/Adaptation

Cost Estimate: \$31,700

The building lacks a fire suppression system and the school is likely "grandfathered" based on code at the time of original construction. A comprehensive building renovation would likely trigger full compliance to current codes, and a budgetary cost for a full fire suppression retrofit is included in the initial five-year plan. - AssetCALC ID: 9642876

Building M15 and M16: Photographic Overview



1 – FRONT ELEVATION



2 – LEFT ELEVATION



3 – REAR ELEVATION



4 – RIGHT ELEVATION



5 – BUILDING INTERIOR



6 – HEAT PUMP

24. Building M7



Building M7: Building Systems Summary

Address	750 West 10th Street, Gilroy, CA 95020	
GPS Coordinates	37.3326639, -121.8918364	
Constructed/Renovated	2002	
Building Area	1,920 SF	
Number of Stories	1 above grade	
<i>System</i>	<i>Description</i>	<i>Condition</i>
Structure	Conventional wood frame structure over concrete pier foundation	Fair
Facade	Wall Finish: Wood siding Windows: Aluminum	Fair
Roof	Primary: Flat construction with metal finish	Fair
Interiors	Walls: Takeable Panel and paint Floors: Carpet Ceilings: ACT	Fair
Elevators	None	n/a
Plumbing	Distribution: Copper supply and cast-iron waste & venting Fixtures: Sink	Fair

Building M7: Building Systems Summary		
HVAC	Wall mounted Heat pumps	Fair
Fire Suppression	Fire extinguisher	Fair
Electrical	Source & Distribution: Main panel with copper wiring Interior Lighting: LED and linear fluorescent	Fair
Fire Alarm	Smoke detectors, alarms, strobes, and pull stations	Fair
Equipment/Special	None	n/a
Accessibility	Presently it does not appear an accessibility study is needed for this building. See the appendix for associated photos and additional information.	
Additional Studies	No additional studies are currently recommended for the building.	
Areas Observed	Most of the interior spaces were observed to gain a clear understanding of the facility's overall condition. Other areas accessed and assessed included the exterior equipment and assets directly serving the building, the exterior walls of the facility, and the roof.	
Key Spaces Not Observed	All key areas of the facility were accessible and observed.	

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

Building M7: System Expenditure Forecast						
System	Immediate	Short Term (1-2 yr)	Near Term (3-5 yr)	Med Term (6-10 yr)	Long Term (11-20 yr)	TOTAL
Facade	\$0	\$0	\$9,012	\$31,873	\$27,920	\$68,805
Roofing	\$0	\$0	\$1,228	\$0	\$50,623	\$51,851
Interiors	\$0	\$0	\$28,104	\$9,735	\$42,344	\$80,183
Plumbing	\$0	\$0	\$0	\$1,737	\$3,737	\$5,474
HVAC	\$0	\$13,747	\$0	\$0	\$12,898	\$26,645
Fire Protection	\$0	\$0	\$35,638	\$0	\$0	\$35,638
Electrical	\$0	\$0	\$15,293	\$0	\$9,345	\$24,638
Fire Alarm & Electronic Systems	\$0	\$0	\$17,433	\$0	\$8,169	\$25,602
Equipment & Furnishings	\$0	\$0	\$20,484	\$0	\$0	\$20,484
TOTALS	\$0	\$13,800	\$127,200	\$43,400	\$155,100	\$339,500

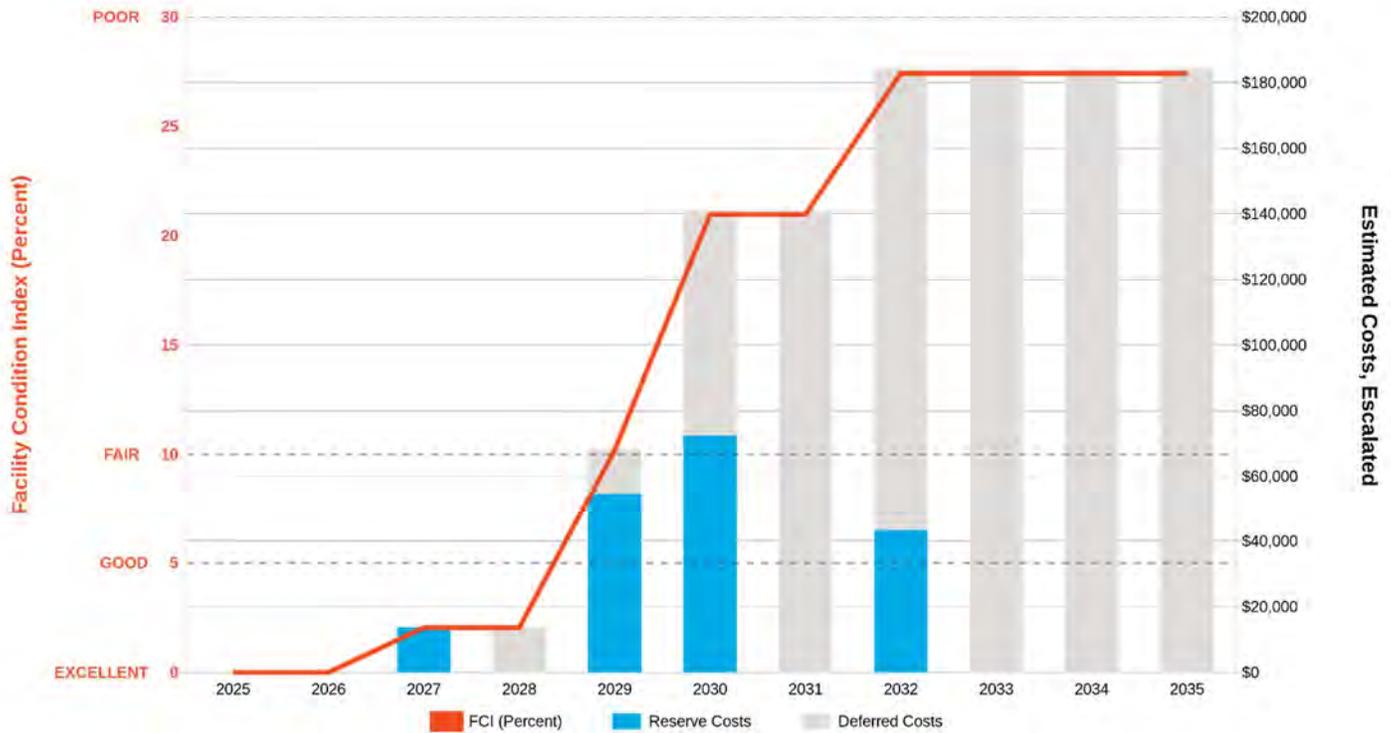
NEEDS OVER TIME: The vertical blue bars in the graphic below represent the year-by-year needs identified for the facility. The orange line forecasts what would happen to the FCI (left Y axis) over time, assuming zero capital expenditures over the next ten years. The dollar amounts allocated for each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

Needs by Year with Unaddressed FCI Over Time

Replacement Value: \$672,000.00

Inflation Rate: 3%

Average Needs (per year - over next 10 years): \$16,753.00



Immediate Needs

There are no immediate needs to report.

Key Findings



Fire Suppression System

Full System Install/Retrofit, Medium Density/Complexity
Building M7
Throughout Building

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

Plan Type:
Retrofit/Adaptation

Cost Estimate: \$31,700

The building lacks a fire suppression system and the school is likely "grandfathered" based on code at the time of original construction. A comprehensive building renovation would likely trigger full compliance to current codes, and a budgetary cost for a full fire suppression retrofit is included in the initial five-year plan. - AssetCALC ID: 9642833

Building M7: Photographic Overview



1 – FRONT ELEVATION



2 – LEFT ELEVATION



3 – REAR ELEVATION



4 – RIGHT ELEVATION



5 – CLASSROOM



6 – CPDC INTERIOR

25. Building MR



Building MR: Building Systems Summary		
Address	750 West 10th Street, Gilroy, CA 95020	
GPS Coordinates	37.3326639, -121.8918364	
Constructed/Renovated	1978 Renovated 2005	
Building Area	500 SF	
Number of Stories	1 above grade	
<i>System</i>	<i>Description</i>	<i>Condition</i>
Structure	Conventional wood frame structure over concrete pier foundation	Fair
Facade	Wall Finish: Stucco Windows: None	Fair
Roof	Flat construction with metal finish	Fair
Interiors	Walls: Laminated Paneling (FRP) Floors: Vinyl sheeting Ceilings: ACT	Fair
Elevators	None	n/a
Plumbing	Distribution: Copper supply and cast-iron waste & venting Hot Water: None Fixtures: Toilets and sinks	Fair

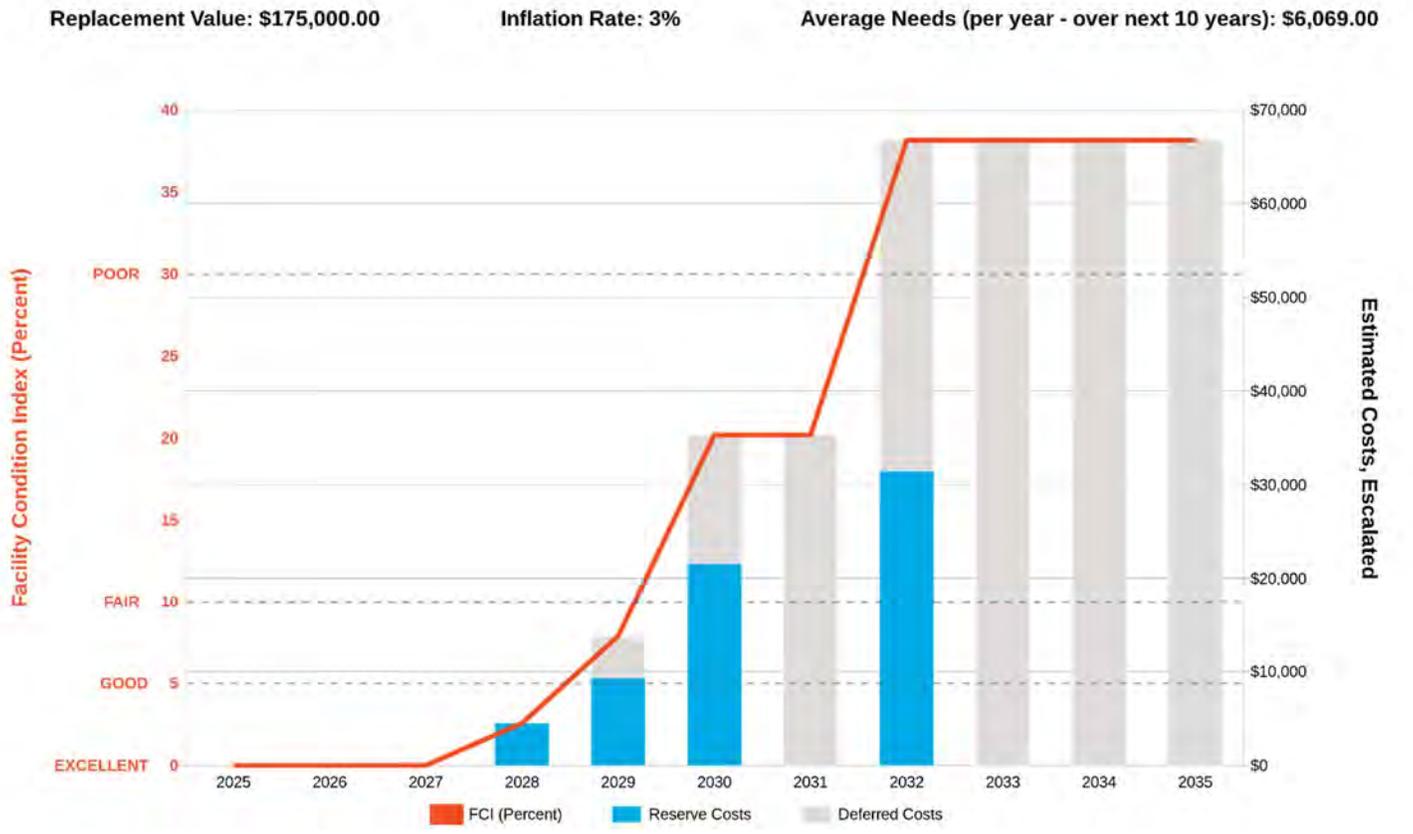
Building MR: Building Systems Summary		
HVAC	Exhaust fans	Fair
Fire Suppression	Fire extinguishers only	Fair
Electrical	Source & Distribution: Main panel with copper wiring Interior Lighting: LED, linear fluorescent, and CFL	Fair
Fire Alarm	Smoke detectors, strobes, and pull stations	Fair
Equipment/Special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

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

Building MR: 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	\$47,430	\$47,430
Roofing	\$0	\$0	\$0	\$0	\$12,655	\$12,655
Interiors	\$0	\$0	\$6,894	\$22,020	\$7,019	\$35,933
Plumbing	\$0	\$0	\$0	\$9,417	\$16,623	\$26,040
HVAC	\$0	\$0	\$9,559	\$0	\$0	\$9,559
Fire Protection	\$0	\$0	\$9,280	\$0	\$0	\$9,280
Electrical	\$0	\$0	\$5,052	\$0	\$2,432	\$7,484
Fire Alarm & Electronic Systems	\$0	\$0	\$4,538	\$0	\$2,127	\$6,665
TOTALS	\$0	\$0	\$35,400	\$31,500	\$88,300	\$155,200

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

Needs by Year with Unaddressed FCI Over Time



Immediate Needs

There are no immediate needs to report.

Key Findings



Fire Suppression System

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

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

Plan Type:
Retrofit/Adaptation

Cost Estimate: \$8,200

The building lacks a fire suppression system and the school is likely "grandfathered" based on code at the time of original construction. A comprehensive building renovation would likely trigger full compliance to current codes, and a budgetary cost for a full fire suppression retrofit is included in the initial five-year plan. - AssetCALC ID: 9642046

Building MR: Photographic Overview



1 – FRONT ELEVATION



2 – LEFT ELEVATION



3 – BUILDING ENTRANCE



4 – BUILDING INTERIOR



5 – STAFF RESTROOM



6 – BUILDING RAMP

26. Building P (10-13 and 19)



Building P (10-13 & 19): Building Systems Summary

Address	750 West 10th Street, Gilroy, CA 95020	
GPS Coordinates	37.3326639, -121.8918364	
Constructed/Renovated	2018	
Building Area	5,280 SF	
Number of Stories	1 above grade	
<i>System</i>	<i>Description</i>	<i>Condition</i>
Structure	Conventional wood frame structure over concrete pier foundation	Fair
Facade	Wall Finish: Wood siding Windows: Aluminum	Fair
Roof	Primary: Flat construction with metal finish	Fair
Interiors	Walls: Tackable Panel Floors: Carpet and Matt Ceilings: ACT	Fair
Elevators	None	n/a
Plumbing	None	-

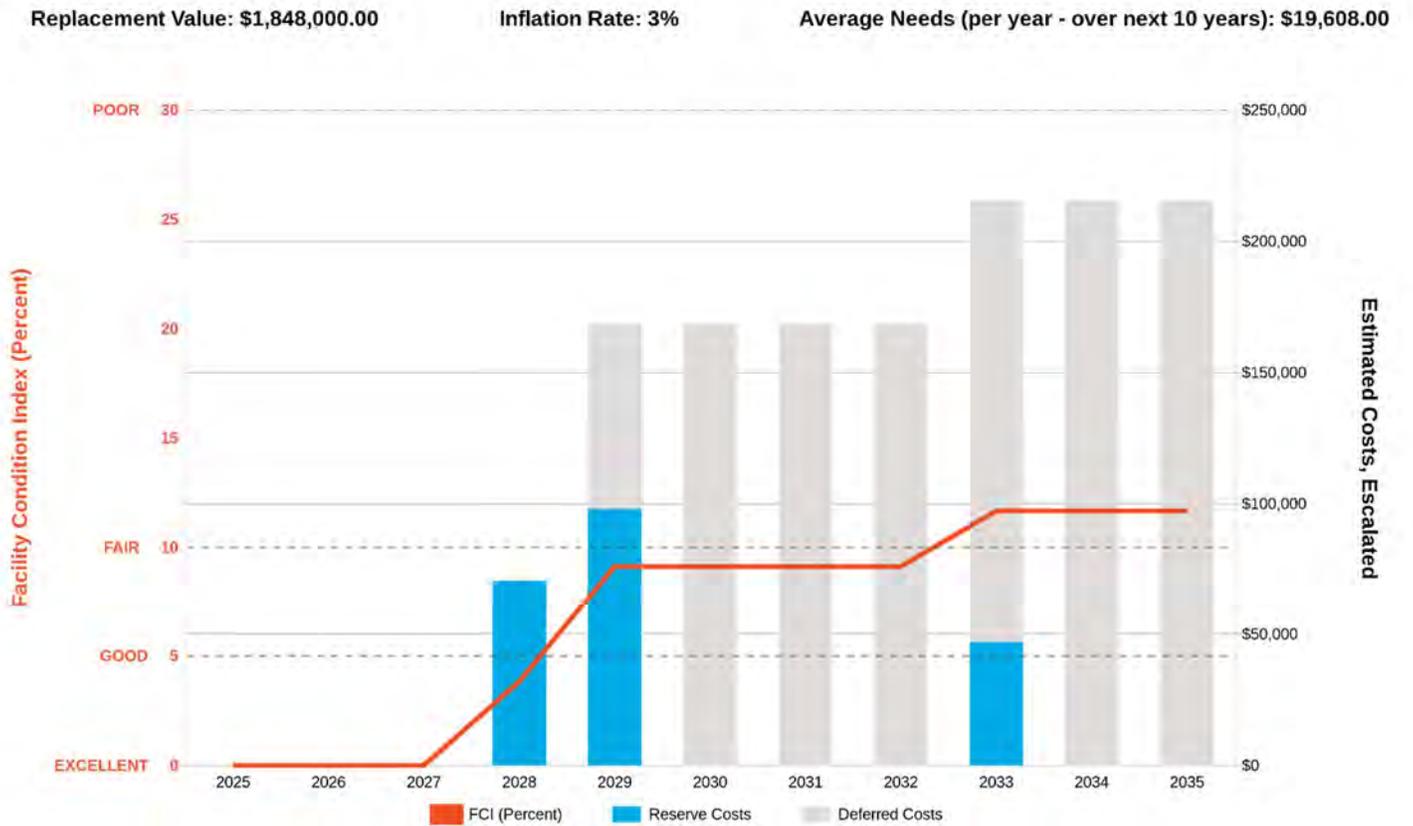
Building P (10-13 &19): Building Systems Summary		
HVAC	Wall mounted Heat pumps	Fair
Fire Suppression	Fire extinguisher	Fair
Electrical	Source & Distribution: Main panel with copper wiring Interior Lighting: LED and linear fluorescent	Fair
Fire Alarm	Smoke detectors, alarms, strobes, and pull stations	Fair
Equipment/Special	None	n/a
Accessibility	Presently it does not appear an accessibility study is needed for this building. See the appendix for associated photos and additional information.	
Additional Studies	No additional studies are currently recommended for the building.	
Areas Observed	Most of the interior spaces were observed to gain a clear understanding of the facility's overall condition. Other areas accessed and assessed included the exterior equipment and assets directly serving the building, the exterior walls of the facility, and the roof.	
Key Spaces Not Observed	All key areas of the facility were accessible and observed.	

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

Building P (10-13 &19): 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	\$19,308	\$0	\$25,948	\$45,256
Roofing	\$0	\$0	\$0	\$0	\$3,113	\$3,113
Interiors	\$0	\$0	\$51,435	\$31,187	\$106,186	\$188,808
HVAC	\$0	\$0	\$0	\$0	\$47,572	\$47,572
Fire Protection	\$0	\$0	\$98,005	\$0	\$0	\$98,005
Electrical	\$0	\$0	\$0	\$0	\$80,671	\$80,671
Fire Alarm & Electronic Systems	\$0	\$0	\$0	\$15,757	\$42,471	\$58,228
TOTALS	\$0	\$0	\$168,800	\$47,000	\$306,000	\$521,800

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

Needs by Year with Unaddressed FCI Over Time



Immediate Needs

There are no immediate needs to report.

Key Findings



Fire Suppression System

Full System Install/Retrofit, Medium Density/Complexity
Building P (10-13 &19)
Throughout Building

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

Plan Type:
Retrofit/Adaptation

Cost Estimate: \$87,100

The building lacks a fire suppression system and the school is likely "grandfathered" based on code at the time of original construction. A comprehensive building renovation would likely trigger full compliance to current codes, and a budgetary cost for a full fire suppression retrofit is included in the initial five-year plan. - AssetCALC ID: 9638655

Building P (10-13 and 19): Photographic Overview



1 – FRONT ELEVATION



2 – LEFT ELEVATION



3 – REAR ELEVATION



4 – RIGHT ELEVATION



5 – BUILDING INTERIOR



6 – HEAT PUMP

27. Building XY



Building XY: Building Systems Summary

Address	750 West 10th Street, Gilroy, CA 95020	
GPS Coordinates	37.3326639, -121.8918364	
Constructed/Renovated	2018	
Building Area	24,000 SF	
Number of Stories	2 above grade	
<i>System</i>	<i>Description</i>	<i>Condition</i>
Structure	Concrete tilt-up bearing walls with metal roof deck supported by open-web steel joists and concrete strip/wall footing foundation system	Good
Facade	Primary Wall Finish: Stucco Secondary Wall Finish: Metal siding Windows: Vinyl	Good
Roof	Flat construction with single-ply TPO/PVC membrane	Good
Interiors	Walls: Painted and wallpaper Floors: Carpet, ceramic tile, and coated concrete Ceilings: Painted and ACT	Good
Elevators	Passenger: one hydraulic car serving two floors	Good

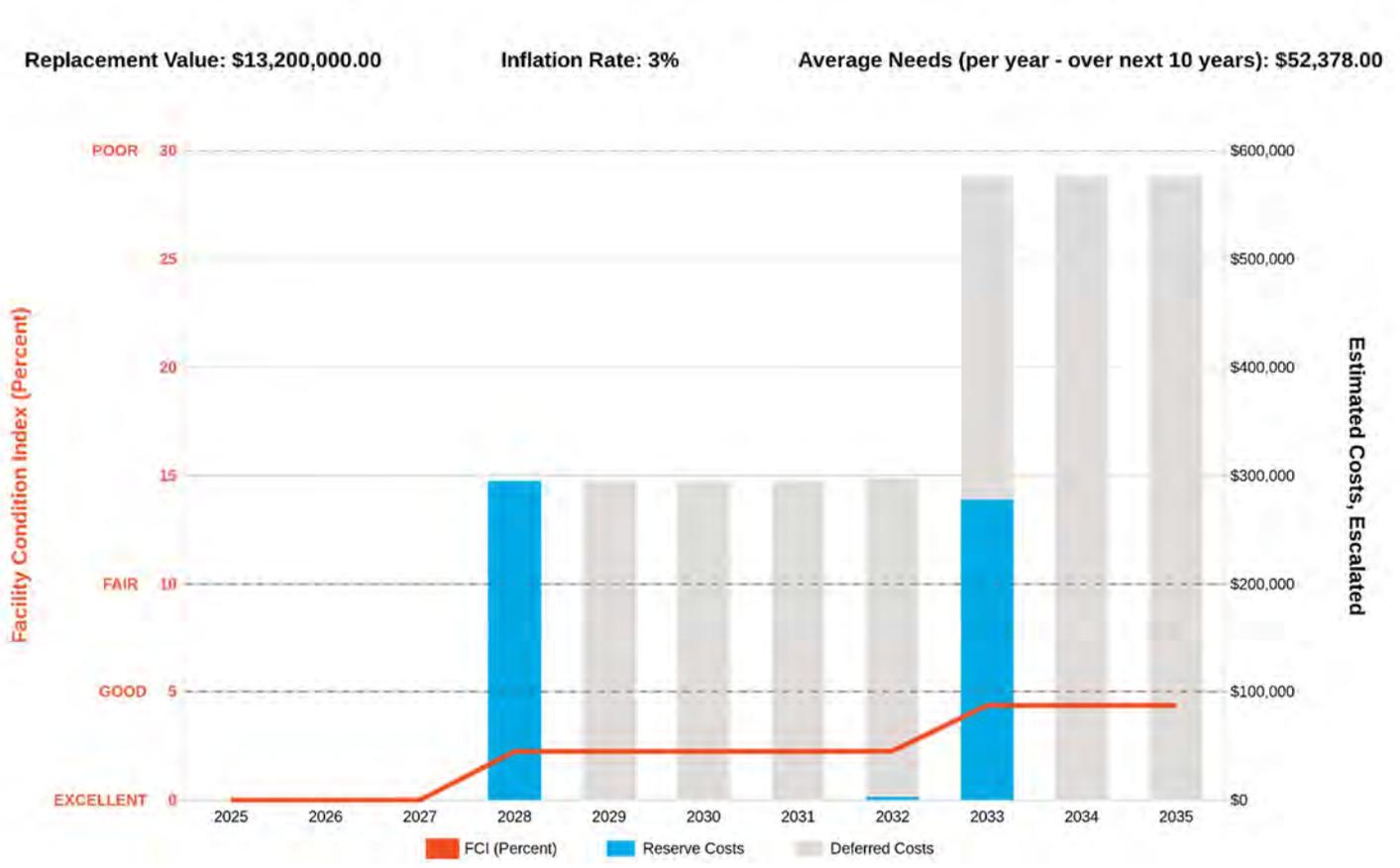
Building XY: Building Systems Summary		
Plumbing	Distribution: Copper supply and cast-iron waste & venting Hot Water: Electric water heaters with integral tanks Fixtures: Toilets, urinals, and sinks in restrooms	Good
HVAC	Packaged units and Ductless split-systems	Good
Fire Suppression	Wet-pipe sprinkler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

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

Building XY: 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	\$61,787	\$0	\$83,036	\$144,823
Roofing	\$0	\$0	\$0	\$0	\$352,906	\$352,906
Interiors	\$0	\$0	\$233,631	\$131,318	\$482,440	\$847,389
Conveying	\$0	\$0	\$0	\$13,430	\$8,649	\$22,079
Plumbing	\$0	\$0	\$0	\$3,639	\$0	\$3,639
HVAC	\$0	\$0	\$0	\$15,668	\$326,957	\$342,625
Fire Protection	\$0	\$0	\$0	\$0	\$51,500	\$51,500
Electrical	\$0	\$0	\$0	\$0	\$228,350	\$228,350
Fire Alarm & Electronic Systems	\$0	\$0	\$0	\$94,011	\$78,976	\$172,987
Equipment & Furnishings	\$0	\$0	\$0	\$22,679	\$0	\$22,679
TOTALS	\$0	\$0	\$295,500	\$280,800	\$1,612,900	\$2,189,200

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

Needs by Year with Unaddressed FCI Over Time



Immediate Needs

There are no immediate needs to report.

Key Findings

There are no key findings to report.

Building XY: Photographic Overview



1 – FRONT ELEVATION



2 – LEFT ELEVATION



3 – REAR ELEVATION



4 – RIGHT ELEVATION



5 – INTERIOR CONSTRUCTION PHOTO



6 – WATER HEATER

28. Site



Site: Site Information		
Site Area	57.81 acres	
Parking Spaces	450 total spaces all in open lots; 15 of which are accessible.	
<i>System</i>	<i>Description</i>	<i>Condition</i>
Site Pavement	Asphalt lots with limited areas of concrete aprons and pavement and adjacent concrete sidewalks, curbs, ramps, and stairs	Fair
Site Development	Building-mounted, Property entrance signage; chain link and wrought iron fencing Sports fields and courts with bleachers, dugouts, press box, fencing, and site lights Heavily furnished with park benches, picnic tables, trash receptacles Outdoor swimming pool	Fair
Landscaping & Topography	Significant landscaping features including lawns, trees, bushes, and planters Irrigation present Low to moderate site slopes throughout	Fair
Utilities	Municipal water and sewer Local utility-provided electric and natural gas	Fair
Site Lighting	Pole-mounted: LED, HPS, metal halide Building-mounted: LED, HPS, CFL, halogen, incandescent, fluorescent, metal halide	Fair

Site: Site Information		
Ancillary Structures	Carports, Storage sheds, Gazebos and Prefabricated modular buildings	Fair
Site Accessibility	Presently it does not appear an accessibility study is needed for the exterior and site areas. See the appendix for associated photos and additional information.	
Site Additional Studies	No additional studies are currently recommended for the site areas.	
Site Areas Observed	Most of the exterior areas within the property boundaries were observed to gain a clear understanding of the site's overall condition.	
Site Key Spaces Not Observed	Areas of note that were either inaccessible or not observed for other reasons are listed here: <ul style="list-style-type: none"> · Main switchboard and Generator area; locked area and no key 	

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
Equipment & Furnishings	\$0	\$0	\$0	\$0	\$22,023	\$22,023
Special Construction & Demo	\$0	\$0	\$95,593	\$940,195	\$125,297	\$1,161,085
Sitework	\$0	\$239,634	\$466,478	\$1,442,122	\$1,043,872	\$3,192,106
TOTALS	\$0	\$239,700	\$562,100	\$2,382,400	\$1,191,200	\$4,375,400

Immediate Needs

There are no immediate needs to report.

Key Findings



Parking Lots in Poor condition.

Pavement, Asphalt
Site
North side parking

Uniformat Code: G2020
Recommendation: **Mill & Overlay in 2026**

Plan Type:
Performance/Integrity

Cost Estimate: \$206,200

Asphalt in parking area is deteriorated and requires repair. - AssetCALC ID: 9620425



Parking Lots in Poor condition.

Pavement, Asphalt
Site
Site Parking Areas

Uniformat Code: G2020
Recommendation: **Seal & Stripe in 2026**

Plan Type:
Performance/Integrity

Cost Estimate: \$26,500

Parking asphalt after repair requires sealing and restriping - AssetCALC ID: 9620426

Site: Photographic Overview



1 – POOL



2 – TENNIS COURT



3 – BASKETBALL COURT



4 – STADIUM



5 – LANDSCAPING



6 – PARKING AREA

29. ADA Accessibility

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

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

However, this does not:

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

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

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

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

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

Accessibility Summary

<i>Facility</i>	<i>Year Built/ Renovated</i>	<i>Prior Study Provided?</i>	<i>Major/Moderate Issues Observed?</i>
General Site	1977 / 2005	No	No
Building A	1978 / 2005	No	No
Building A1	2005	No	No
Building B	1978 / 2016	No	No
Building BE (North)	2002	No	No
Building BE (South)	2002	No	No
Building BR	2002	No	No
Building C	2005	No	No
Building CE	2005	No	No
Building D	1977 / 2005	No	No
Building DR	2002	No	No
Building E1	2005	No	No
Building E2	2005	No	No
Building F1	1977 / 2005	No	No
Building F2	1977 / 2005	No	No
Building F3	1977 / 2005	No	No
Building F4	1977 / 2005	No	No
Building F5	1977 / 2005	No	No
Building G	2006	No	No
Building H	1977 / 2005	No	No
Building M	1977 / 2005	No	No
Building M14	2002	No	No
Building M15 & M16	2002	No	No
Building M7	2002	No	No
Building MR	1978 / 2005	No	No
Building P (10-13 &19)	2018	No	No

Accessibility Summary

Building XY	2018	No	No
Gilroy High School	1978 / 2024	No	No
Site	1977 / 2005	No	No

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

30. 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.

31. 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.

32. Certification

Gilroy Unified School District (the Client) retained Bureau Veritas to perform this Facility Condition Assessment in connection with its continued operation of Gilroy High School, 750 West 10th Street, 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: Arezou Masoumi and Nam Nguyen
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Reviewed by:



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33. Appendices

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



Appendix A:

Site Plan(s)

Site Plan



 BUREAU VERITAS	Project Number	Project Name	 N
	171004.25R000-013.017	Gilroy High School	
	Source	On-Site Date	
	Google	August 11-13, 2025	

Appendix B: Pre-Survey Questionnaire(s)

BV Facility Condition Assessment: Pre-Survey Questionnaire

Building / Facility Name: Gilroy High School

Name of person completing form: Paul Nadeau

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

Length of time associated w/ property: 7 Years

Date Completed: 8/14/2025

Phone Number: 408.726.1686

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

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

Data Overview		Response		
1	Year/s constructed / renovated	1978 / 2005 (addition of Student Center)		
2	Building size in SF	249,671		
3	Major Renovation/Rehabilitation		Year	Additional Detail
		Façade	1978	
		Roof	2023	
		Interiors	Ongoing	
		HVAC	Ongoing	
		Electrical	2016	Installed Solar array and modified some electrical
		Site Pavement		
		Accessibility		No active work
Question		Response		
4	List other significant capital improvements (focus on recent years; provide approximate date).	Replaced swimming pool in 2020 with competition pool. Installed new courtyard in quad for outdoor learning, replaced most roofs in 2023. Installed new math building in 2017.		
5	List any major capital expenditures planned/requested for the next few years. Have they been budgeted?	Sports fields are part of future renovation plans. No budget has been set for it.		
6	Describe any on-going extremely problematic, historically chronic, or immediate facility needs.	HVAC in the current gym is non-existent.		

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

Appendix C: Accessibility Review and Photos

Visual Survey - 2010 ADA Standards for Accessible Design

Property Name: Gilroy High School

BV Project Number: 171004.25R000-013.017

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

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

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

Gilroy High School: Photographic Overview



OVERVIEW OF ACCESSIBLE PARKING AREA



CLOSE-UP OF STALL



ACCESSIBLE PATH



ACCESSIBLE PATH



ACCESSIBLE ENTRANCE



ADDITIONAL ENTRANCE

Gilroy High School: Photographic Overview



ACCESSIBLE INTERIOR PATH



DOOR HARDWARE



LOBBY LOOKING AT CABS



IN-CAB CONTROLS



SINK, FAUCET HANDLES AND ACCESSORIES



TOILET STALL OVERVIEW

Gilroy High School: Photographic Overview



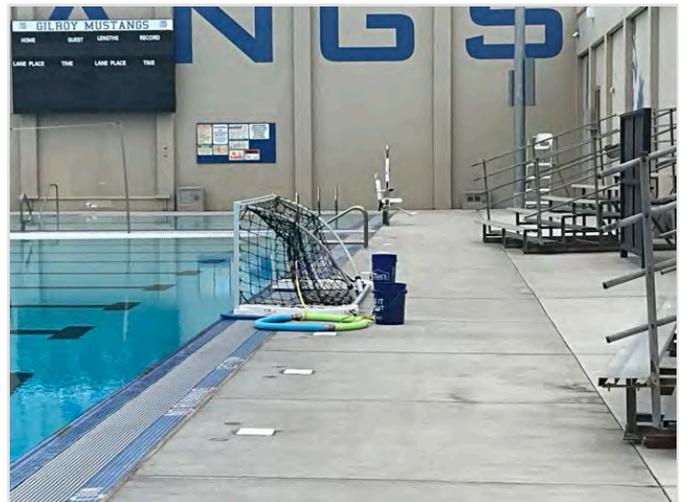
KITCHEN ACCESSORIES



BREAKROOM PATH OF TRAVEL



OVERVIEW OF POOL



ACCESSIBLE ROUTE TO POOL

Appendix D:

Component Condition Report

Component Condition Report | Gilroy High School / Building A

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Facade						
B2010	Building Exterior	Fair	Exterior Walls, any painted surface, Prep & Paint	13,500 SF	5	9618317
B2020	Building Exterior	Fair	Glazing, any type by SF	3,000 SF	10	9618318
B2050	Building Exterior	Fair	Exterior Door, Aluminum-Framed & Glazed, Standard Swing	6	10	9618316
B2050	Building Exterior	Fair	Exterior Door, Steel, Commercial	5	20	9618315
Roofing						
B3010	Roof	Fair	Roofing, Metal Standing Seam	3,200 SF	20	9633285
B3010	Roof	Good	Roofing, Single-Ply Membrane, TPO/PVC	16,000 SF	18	9618306
B3060	Roof	Fair	Roof Hatch, Metal	1	10	9618308
B3060	Roof	Fair	Roof Skylight, per unit, up to 20 SF	14	10	9618296
Interiors						
C1030	Throughout	Fair	Interior Door, Wood, Solid-Core	15	20	9618301
C1030	Throughout	Fair	Door Hardware, School, per Door	35	10	9633478
C1030	Throughout	Fair	Interior Door, Wood, Solid-Core	11	20	9618294
C1070		Fair	Suspended Ceilings, Acoustical Tile (ACT)	18,000 SF	5	9633471
C2010	Throughout	Fair	Wall Finishes, Wallpaper	3,000 SF	5	9633472
C2010	Throughout	Fair	Wall Finishes, any surface, Prep & Paint	29,000 SF	5	9633474
C2010	Throughout	Fair	Wall Finishes, Ceramic Tile	1,600 SF	20	9633473
C2030		Fair	Flooring, Vinyl Tile (VCT)	10,000 SF	5	9633424
C2030		Fair	Flooring, Ceramic Tile	1,200 SF	20	9633426
C2030		Fair	Flooring, Carpet, Commercial Standard	8,000 SF	5	9633425
C2050		Fair	Ceiling Finishes, any flat surface, Prep & Paint	1,200 SF	5	9633470
Plumbing						
D2010	Throughout	Fair	Sink/Lavatory, Drop-In Style, Stainless Steel	2	10	9618298
D2010	Custodial room	Fair	Sink/Lavatory, Service Sink, Floor	2	15	9618311
D2010	Restrooms	Fair	Urinal, Standard	2	10	9618295
D2010	Restroom	Fair	Toilet, Commercial Water Closet	7	10	9618314
D2010	Restrooms	Fair	Sink/Lavatory, Service Sink, Wall-Hung	7	15	9618297
D2010	Utility room	Fair	Water Heater, Electric, Residential, 5 to 15 GAL	2	5	9618299
HVAC						
D3030	Throughout	Fair	Air Conditioner, Window/Thru-Wall, 1 TON	1	5	9618312
D3050	Throughout Building	Fair	HVAC System, Ductwork, Medium Density	19,200 SF	10	9618307
Fire Protection						
D4010	Throughout Building	Fair	Fire Suppression System, Existing Sprinkler Heads, by SF	19,200 SF	5	9618302
Electrical						
D5010	Server room	Fair	Uninterruptible Power Supply, UPS, 7.5 KVA	1	5	9633476
D5030	Throughout Building	Fair	Electrical System, Wiring & Switches, Average or Low Density/Complexity	19,200 SF	20	9618305
D5040	Building exterior	Fair	Exterior Light, Building-Mounted, Higher-Lumen for Large Areas	6	5	9618304
D5040	Throughout Building	Fair	Interior Lighting System, Full Upgrade, High Density & Standard Fixtures	19,200 SF	5	9618319

Component Condition Report | Gilroy High School / Building A

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Fire Alarm & Electronic Systems						
D6060	Throughout Building	Fair	Intercom/PA System, Public Address Upgrade, Facility-Wide	19,200 SF	5	9618292
D7030	Throughout Building	Fair	Security/Surveillance System, Full System Upgrade, Average Density	19,200 SF	5	9618303
D7030		Fair	Surveillance Components, Fiberoptic Receiver Rack Mount & Power Supply, Closed Circuit	1	5	9633475
D7050	Throughout Building	Fair	Fire Alarm System, Full System Upgrade, Standard Addressable, Upgrade/Install	19,200 SF	5	9618322
D7050	Electrical room	Fair	Fire Alarm Panel, Fully Addressable	1	5	9633477

Component Condition Report | Gilroy High School / Building A1

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Facade						
B2010	Building Exterior	Fair	Exterior Walls, any painted surface, Prep & Paint	1,800 SF	5	9633519
B2020	Building Exterior	Fair	Glazing, any type by SF	800 SF	11	9633520
B2050	Building Exterior	Fair	Exterior Door, Steel, Commercial	2	21	9633533
Roofing						
B3010	Roof	Fair	Roofing, Metal	2,000 SF	21	9633530
B3020	Roof	Fair	Roof Appurtenances, Gutters & Downspouts, Aluminum w/ Fittings	100 LF	5	9633529
Interiors						
C1070	Throughout Building	Fair	Suspended Ceilings, Acoustical Tile (ACT)	1,920 SF	5	9633518
C2010	Throughout Building	Fair	Wall Finishes, Tackable panel	3,000 SF	5	9633534
C2030	Throughout Building	Fair	Flooring, Carpet, Commercial Standard	1,920 SF	5	9633523
HVAC						
D3030	Building Exterior	Fair	Heat Pump, Packaged & Wall-Mounted, 4.5 to 5 TON	2	5	9633531
D3050	Throughout Building	Fair	HVAC System, Ductwork, Medium Density	1,920 SF	11	9633524
Fire Protection						
D4010	Throughout Building	NA	Fire Suppression System, Full System Install/Retrofit, Medium Density/Complexity, Renovate	1,920 SF	4	9633525
Electrical						
D5030	Throughout Building	Fair	Electrical System, Wiring & Switches, Average or Low Density/Complexity	1,920 SF	21	9633535
D5040	Throughout Building	Fair	Interior Lighting System, Full Upgrade, High Density & Standard Fixtures	1,920 SF	5	9633528
D5040	Building Exterior	Fair	Exterior Light, any type, w/ LED Replacement	4	5	9633521
Fire Alarm & Electronic Systems						
D6060	Throughout Building	Fair	Intercom/PA System, Public Address Upgrade, Facility-Wide	1,920 SF	5	9633532
D7030	Throughout Building	Fair	Security/Surveillance System, Full System Upgrade, Average Density	1,920 SF	5	9633526
D7050	Throughout Building	Fair	Fire Alarm System, Full System Upgrade, Standard Addressable, Upgrade/Install	1,920 SF	5	9633527
Equipment & Furnishings						
E2010	Throughout Building	Fair	Casework, Cabinetry, Standard	20 LF	5	9633522

Component Condition Report | Gilroy High School / Building B

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Facade						
B2010	Building Exterior	Fair	Exterior Walls, any painted surface, 1-2 Story Building, Prep & Paint	7,000 SF	5	9633663

Component Condition Report | Gilroy High School / Building B

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
B2020	Building exterior	Fair	Glazing, any type by SF	3,000 SF	10	9633651
B2050	Building Exterior	Fair	Exterior Door, Steel, Commercial	6	19	9633672
Roofing						
B3010	Roof	Good	Roofing, Single-Ply Membrane, TPO/PVC	10,000 SF	19	9633650
B3010	Roof	Fair	Roofing, Metal Standing Seam	7,000 SF	20	9633871
B3060	Roof	Fair	Roof Hatch, Metal	1	10	9633653
Interiors						
C1030	Throughout	Fair	Interior Door, Wood, Solid-Core Commercial	8	20	9633668
C1070	Throughout Building	Fair	Suspended Ceilings, Acoustical Tile (ACT)	17,000 SF	5	9633649
C2010	Throughout Building	Fair	Wall Finishes, any surface, Prep & Paint	34,000 SF	5	9633674
C2030	Throughout Building	Fair	Flooring, Vinyl Tile (VCT)	17,000 SF	5	9633667
Plumbing						
D2010	Throughout	Fair	Sink/Lavatory, Service Sink, Laundry	2	10	9633872
D2010	Throughout Building	Fair	Plumbing System, Supply & Sanitary, Low Density (excludes fixtures)	17,000 SF	20	9633671
D2010	Electrical room	Fair	Water Heater, Electric, Residential, 5 to 15 GAL	1	8	9633873
HVAC						
D3050	Throughout	Fair	HVAC System, Ductwork, Medium Density	17,000 SF	10	9633652
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted, 4 TON	18	5	9633660
Fire Protection						
D4010	Throughout Building	NA	Fire Suppression System, Full System Install/Retrofit, Medium Density/Complexity, Renovate	17,000 SF	4	9633648
Electrical						
D5020	Electrical room	Fair	Secondary Transformer, Dry, Stepdown, 45 KVA	1	10	9633875
D5020	Electrical room	Fair	Distribution Panel, 277/480 V, 400 AMP	1	10	9633874
D5030	Throughout Building	Fair	Electrical System, Wiring & Switches, Average or Low Density/Complexity	17,000 SF	20	9633670
D5040	Building Exterior	Fair	Exterior Light, any type, w/ LED Replacement	8	5	9633661
D5040	Throughout Building	Fair	Interior Lighting System, Full Upgrade, High Density & Standard Fixtures	17,000 SF	5	9633656
Fire Alarm & Electronic Systems						
D6060	Throughout Building	Fair	Intercom/PA System, Public Address Upgrade, Facility-Wide	17,000 SF	5	9633659
D7030	Throughout Building	Fair	Security/Surveillance System, Full System Upgrade, Average Density	17,000 SF	5	9633665
D7050	Throughout Building	Fair	Fire Alarm System, Full System Upgrade, Standard Addressable, Upgrade/Install	17,000 SF	5	9633655
Equipment & Furnishings						
E2010	Throughout	Fair	Casework, Cabinetry, High-End or Laboratory	50 LF	6	9633662

Component Condition Report | Gilroy High School / Building BE (North)

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Facade						
B2010	Building Exterior	Fair	Exterior Walls, any painted surface, 1-2 Story Building, Prep & Paint	2,600 SF	3	9618203
B2020	Building exterior	Fair	Glazing, any type by SF	100 SF	10	9631889
B2050	Building Exterior	Fair	Exterior Door, Steel, Commercial	6	20	9618229
Roofing						

Component Condition Report | Gilroy High School / Building BE (North)

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
B3010	Roof	Fair	Roofing, Single-Ply Membrane, TPO/PVC	2,240 SF	4	9618228
B3020	Throughout	Fair	Roof Appurtenances, Gutters & Downspouts, Aluminum w/ Fittings	50 LF	5	9631892
B3060	Roof	Fair	Roof Hatch, Metal	1	7	9618200
Interiors						
C1030	Throughout	Fair	Interior Door, Wood, Solid-Core Commercial	1	17	9631839
C1070	Throughout Building	Fair	Suspended Ceilings, Acoustical Tile (ACT)	2,240 SF	5	9618205
C2010	Throughout Building	Fair	Wall Finishes, Wallpaper	1,000 SF	5	9618204
C2010	Throughout Building	Fair	Wall Finishes, any surface, Prep & Paint	2,920 SF	5	9618220
C2030	Throughout Building	Fair	Flooring, Vinyl Tile (VCT)	1,240 SF	5	9618208
C2030	Throughout Building	Fair	Flooring, Carpet, Commercial Standard	1,000 SF	5	9618222
Plumbing						
D2010	Throughout Building	Fair	Plumbing System, Supply & Sanitary, Low Density (excludes fixtures)	2,240 SF	20	9618214
D2010	Electrical Room	Fair	Water Heater, Electric Hybrid Water Heater	1	7	9618201
D2010	Throughout	Fair	Emergency Plumbing Fixtures, Eye Wash & Shower Station	1	5	9618221
HVAC						
D3050	Throughout	Fair	HVAC System, Ductwork, Medium Density	2,240 SF	10	9631757
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted, 4 TON	2	5	9631732
Fire Protection						
D4010	Throughout Building	NA	Fire Suppression System, Full System Install/Retrofit, Medium Density/Complexity, Renovate	2,240 SF	4	9618211
Electrical						
D5030	Throughout Building	Fair	Electrical System, Wiring & Switches, Average or Low Density/Complexity	2,240 SF	20	9618224
D5040	Throughout Building	Fair	Interior Lighting System, Full Upgrade, High Density & Standard Fixtures	2,240 SF	5	9618227
D5040	Building Exterior	Fair	Exterior Light, any type, w/ LED Replacement	8	5	9618232
Fire Alarm & Electronic Systems						
D6060	Throughout Building	Fair	Intercom/PA System, Public Address Upgrade, Facility-Wide	2,240 SF	5	9618207
D7030	Throughout Building	Fair	Security/Surveillance System, Full System Upgrade, Average Density	2,240 SF	5	9618215
D7050	Throughout Building	Fair	Fire Alarm System, Full System Upgrade, Standard Addressable, Upgrade/Install	2,240 SF	5	9618217
Equipment & Furnishings						
E1040	Classrooms Science	Fair	Laboratory Equipment, Exhaust Hood, 4 LF	3	5	9618202
E1040	Classrooms Science	Fair	Laboratory Equipment, Sink, 1-Bowl	12	10	9618231
E2010	Classrooms Science	Fair	Casework, Cabinetry, High-End or Laboratory	100 LF	6	9618213

Component Condition Report | Gilroy High School / Building BE (South)

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Facade						
B2010	Building Exterior	Fair	Exterior Walls, any painted surface, 1-2 Story Building, Prep & Paint	2,600 SF	3	9632180
B2020	Building exterior	Fair	Glazing, any type by SF	100 SF	10	9632168
B2050	Building Exterior	Fair	Exterior Door, Steel, Commercial	6	20	9632189
Roofing						
B3010	Roof	Fair	Roofing, Single-Ply Membrane, TPO/PVC	2,240 SF	4	9632167

Component Condition Report | Gilroy High School / Building BE (South)

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
B3020	Throughout	Fair	Roof Appurtenances, Gutters & Downspouts, Aluminum w/ Fittings	50 LF	5	9632174
B3060	Roof	Fair	Roof Hatch, Metal	1	10	9632170
Interiors						
C1030	Throughout	Fair	Interior Door, Wood, Solid-Core Commercial	2	20	9632185
C1070	Throughout Building	Fair	Suspended Ceilings, Acoustical Tile (ACT)	2,240 SF	5	9632166
C2010	Throughout Building	Fair	Wall Finishes, Wallpaper	1,000 SF	5	9632181
C2010	Throughout Building	Fair	Wall Finishes, any surface, Prep & Paint	2,920 SF	5	9632191
C2030	Throughout Building	Fair	Flooring, Carpet, Commercial Standard	1,000 SF	5	9632190
C2030	Throughout Building	Fair	Flooring, Vinyl Tile (VCT)	1,240 SF	5	9632184
Plumbing						
D2010	Throughout Building	Fair	Plumbing System, Supply & Sanitary, Low Density (excludes fixtures)	2,240 SF	20	9632188
D2010	Electrical Room	Fair	Water Heater, Electric Hybrid Water Heater	1	8	9632186
HVAC						
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted, 4 TON	2	5	9632177
D3050	Throughout	Fair	HVAC System, Ductwork, Medium Density	2,240 SF	10	9632169
Fire Protection						
D4010	Throughout Building	NA	Fire Suppression System, Full System Install/Retrofit, Medium Density/Complexity, Renovate	2,240 SF	4	9632165
Electrical						
D5030	Throughout Building	Fair	Electrical System, Wiring & Switches, Average or Low Density/Complexity	2,240 SF	19	9632187
D5040	Building Exterior	Fair	Exterior Light, any type, w/ LED Replacement	8	5	9632178
D5040	Throughout Building	Fair	Interior Lighting System, Full Upgrade, High Density & Standard Fixtures	2,240 SF	5	9632173
Fire Alarm & Electronic Systems						
D6060	Throughout Building	Fair	Intercom/PA System, Public Address Upgrade, Facility-Wide	2,240 SF	5	9632176
D7030	Throughout Building	Fair	Security/Surveillance System, Full System Upgrade, Average Density	2,240 SF	5	9632182
D7050	Throughout Building	Fair	Fire Alarm System, Full System Upgrade, Standard Addressable, Upgrade/Install	2,240 SF	5	9632172
D7050	Throughout	Fair	Fire Alarm Panel, Fully Addressable	1	5	9632175
Equipment & Furnishings						
E1040	Classrooms Science	Fair	Laboratory Equipment, Sink, 1-Bowl	13	10	9632171
E1040	Classrooms Science	Fair	Laboratory Equipment, Exhaust Hood, 4 LF	1	5	9632183
E2010	Classrooms Science	Fair	Casework, Cabinetry, High-End or Laboratory	120 LF	6	9632179

Component Condition Report | Gilroy High School / Building BR

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Facade						
B2010	Building Exterior	Fair	Exterior Walls, any painted surface, Prep & Paint	1,100 SF	5	9618166
B2020	Building exterior	Fair	Glazing, any type by SF	50 SF	7	9618174
B2050	Building Exterior	Fair	Exterior Door, Steel, Commercial	2	17	9618147
Roofing						
B3010	Roof	Fair	Roofing, Metal Standing Seam	960 SF	17	9618155
B3020	Roof	Fair	Roof Appurtenances, Gutters & Downspouts, Aluminum w/ Fittings	50 LF	5	9618165

Component Condition Report | Gilroy High School / Building BR

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Interiors						
C1070	Throughout	Fair	Suspended Ceilings, Acoustical Tile (ACT)	960 SF	5	9618167
C1090	Throughout	Fair	Toilet Partitions, Plastic/Laminate	8	5	9618158
C2010	Throughout	Fair	Wall Finishes, Laminated Paneling (FRP)	1,500 SF	7	9618145
C2030	Throughout	Fair	Flooring, Vinyl Sheeting	960 SF	3	9618150
Plumbing						
D2010	Throughout	Fair	Sink/Lavatory, Service Sink, Floor	2	12	9618168
D2010	Throughout Building	Fair	Plumbing System, Supply & Sanitary, Low Density (excludes fixtures)	960 SF	17	9618148
D2010		Fair	Toilet, Commercial Water Closet	12	7	9618156
D2010	Building exterior	Fair	Drinking Fountain, Wall-Mounted, Bi-Level	1	5	9618173
D2010	Utility room	Fair	Water Heater, Electric, Residential, 5 to 15 GAL	1	5	9618169
D2010	Throughout	Fair	Urinal, Standard	4	7	9618161
D2010	Throughout	Fair	Sink/Lavatory, Service Sink, Wall-Hung	8	12	9618164
HVAC						
D3060	Roof	Fair	Fan, Centrifugal, 12" Diameter, 100 to 1000 CFM	2	5	9633934
Fire Protection						
D4010	Throughout Building	NA	Fire Suppression System, Full System Install/Retrofit, Medium Density/Complexity, Renovate	960 SF	4	9618151
Electrical						
D5030	Throughout Building	Fair	Electrical System, Wiring & Switches, Average or Low Density/Complexity	960 SF	17	9618160
D5040		Fair	Exterior Light, Building-Mounted, Doorway/Soffit/Lower-Lumen	6	5	9633935
D5040	Throughout Building	Fair	Interior Lighting System, Full Upgrade, High Density & Standard Fixtures	960 SF	5	9618172
Fire Alarm & Electronic Systems						
D6060	Throughout Building	Fair	Intercom/PA System, Public Address Upgrade, Facility-Wide	960 SF	5	9618153
D7030	Throughout Building	Fair	Security/Surveillance System, Full System Upgrade, Average Density	960 SF	5	9618159
D7050	Throughout Building	Fair	Fire Alarm System, Full System Upgrade, Standard Addressable, Upgrade/Install	960 SF	5	9618163

Component Condition Report | Gilroy High School / Building C

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Facade						
B2010	Building Exterior	Fair	Exterior Walls, any painted surface, 1-2 Story Building, Prep & Paint	7,000 SF	5	9634148
B2020	Building exterior	Fair	Glazing, any type by SF	3,000 SF	10	9634149
B2050	Building Exterior	Fair	Exterior Door, Steel, Commercial	12	20	9634154
Roofing						
B3010	Roof	Good	Roofing, Single-Ply Membrane, TPO/PVC	10,000 SF	19	9634146
B3010	Roof	Fair	Roofing, Metal Standing Seam	4,850 SF	20	9634147
B3060	Roof	Fair	Roof Hatch, Metal	1	10	9634158
Interiors						
C1030	Throughout	Fair	Interior Door, Wood, Solid-Core Commercial	8	20	9634153
C1070	Throughout Building	Fair	Suspended Ceilings, Acoustical Tile (ACT)	10,000 SF	5	9634144
C2010	Throughout Building	Fair	Wall Finishes, any surface, Prep & Paint	29,000 SF	5	9634135

Component Condition Report | Gilroy High School / Building C

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
C2030	Throughout Building	Fair	Flooring, Vinyl Tile (VCT)	9,000 SF	5	9634143
C2030	Throughout	Fair	Flooring, Carpet, Commercial Standard	5,832 SF	5	9634326
C2050	Throughout	Fair	Ceiling Finishes, any flat surface, Prep & Paint	4,831 SF	5	9634327
Plumbing						
D2010	Throughout Building	Fair	Plumbing System, Supply & Sanitary, Low Density (excludes fixtures)	17,000 SF	20	9634139
D2010	Science classes	Fair	Emergency Plumbing Fixtures, Eye Wash	6	5	9634339
D2010	Electrical room	Fair	Water Heater, Electric, Residential, 5 to 15 GAL	1	8	9634156
D2010	Throughout	Fair	Sink/Lavatory, Service Sink, Laundry	2	10	9634155
D2010	Throughout	Fair	Sink/Lavatory, Drop-In Style, Stainless Steel	4	10	9634342
HVAC						
D3050	Throughout	Fair	HVAC System, Ductwork, Medium Density	14,831 SF	10	9634138
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted, 4 TON	12	5	9634151
Fire Protection						
D4010	Throughout Building	NA	Fire Suppression System, Full System Install/Retrofit, Medium Density/Complexity, Renovate	14,831 SF	4	9634145
Electrical						
D5020	Electrical room	Fair	Secondary Transformer, Dry, Stepdown, 112.5 KVA	1	10	9634157
D5020	Electrical room	Fair	Distribution Panel, 277/480 V, 400 AMP	1	10	9634159
D5030	Throughout Building	Fair	Electrical System, Wiring & Switches, Average or Low Density/Complexity	14,831 SF	20	9634141
D5040	Throughout Building	Fair	Interior Lighting System, Full Upgrade, High Density & Standard Fixtures	14,831 SF	5	9634142
D5040	Building Exterior	Fair	Exterior Light, any type, w/ LED Replacement	10	5	9634152
Fire Alarm & Electronic Systems						
D6060	Throughout Building	Fair	Intercom/PA System, Public Address Upgrade, Facility-Wide	14,831 SF	5	9634137
D7030	Throughout Building	Fair	Security/Surveillance System, Full System Upgrade, Average Density	14,831 SF	5	9634140
D7050	Throughout Building	Fair	Fire Alarm System, Full System Upgrade, Standard Addressable, Upgrade/Install	14,831 SF	5	9634136
Equipment & Furnishings						
E1040	Throughout	Fair	Laboratory Equipment, Sink, 1-Bowl	100	10	9634341
E2010	Throughout	Fair	Casework, Cabinetry, High-End or Laboratory	500 LF	6	9634150

Component Condition Report | Gilroy High School / Building CE

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Facade						
B2010	Building Exterior	Fair	Exterior Walls, any painted surface, 1-2 Story Building, Prep & Paint	6,500 SF	5	9635715
B2020	Building exterior	Fair	Glazing, any type by SF	2,000 SF	10	9635708
B2050	Building Exterior	Fair	Exterior Door, Steel, Commercial	10	20	9635713
Roofing						
B3010	Roof	Good	Roofing, Single-Ply Membrane, TPO/PVC	7,000 SF	19	9635720
B3010	Roof	Fair	Roofing, Metal Standing Seam	2,600 SF	20	9635710
B3060	Roof	Fair	Roof Hatch, Metal	1	10	9635706
Interiors						
C1030	Throughout	Fair	Interior Door, Wood, Solid-Core Commercial	6	20	9635717

Component Condition Report | Gilroy High School / Building CE

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
C1070	Throughout Building	Fair	Suspended Ceilings, Acoustical Tile (ACT)	9,000 SF	5	9635692
C2010	Throughout Building	Fair	Wall Finishes, any surface, Prep & Paint	19,000 SF	5	9635716
C2030	Throughout Building	Fair	Flooring, any surface, w/ Elastomeric Coating, Prep & Paint	600 SF	5	9636487
C2030	Throughout Building	Fair	Flooring, Carpet, Commercial Standard	1,000 SF	5	9636486
C2030	Throughout Building	Fair	Flooring, Vinyl Tile (VCT)	8,000 SF	5	9635703
C2050	Throughout	Fair	Ceiling Finishes, any flat surface, Prep & Paint	600 SF	5	9635711
Plumbing						
D2010	Throughout Building	Fair	Plumbing System, Supply & Sanitary, Low Density (excludes fixtures)	9,600 SF	20	9635714
D2010	Science classes	Fair	Emergency Plumbing Fixtures, Eye Wash & Shower Station	6	5	9635694
HVAC						
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted, 4 TON	6	5	9635697
D3050	Throughout	Fair	HVAC System, Ductwork, Medium Density	9,600 SF	10	9635704
Fire Protection						
D4010	Throughout Building	NA	Fire Suppression System, Full System Install/Retrofit, Medium Density/Complexity, Renovate	9,600 SF	4	9635691
Electrical						
D5020	Electrical room	Fair	Switchboard, 120/208 V, 1000 AMP	1	20	9635707
D5030	Throughout Building	Fair	Electrical System, Wiring & Switches, Average or Low Density/Complexity	9,600 SF	20	9635712
D5040	Throughout Building	Fair	Interior Lighting System, Full Upgrade, High Density & Standard Fixtures	9,600 SF	5	9635693
D5040	Building Exterior	Fair	Exterior Light, any type, w/ LED Replacement	8	5	9635698
Fire Alarm & Electronic Systems						
D6060	Throughout Building	Fair	Intercom/PA System, Public Address Upgrade, Facility-Wide	9,600 SF	5	9635696
D7030	Throughout Building	Fair	Security/Surveillance System, Full System Upgrade, Average Density	9,600 SF	5	9635700
D7030		Fair	Surveillance Components, Fiberoptic Receiver Rack Mount & Power Supply, Closed Circuit	1	5	9636483
D7050	Throughout Building	Fair	Fire Alarm System, Full System Upgrade, Standard Addressable, Upgrade/Install	9,600 SF	5	9635695
D7050	Electrical room	Fair	Fire Alarm Panel, Multiplex	1	5	9636484
Equipment & Furnishings						
E1040	Throughout	Fair	Laboratory Equipment, Sink, 1-Bowl	90	10	9635702
E1040	Throughout	Fair	Laboratory Equipment, Exhaust Hood, 4 LF	1	5	9636485
E2010	Throughout	Fair	Casework, Cabinetry, High-End or Laboratory	300 LF	6	9635699

Component Condition Report | Gilroy High School / Building D

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Facade						
B2010	Building Exterior	Fair	Exterior Walls, any painted surface, Prep & Paint	16,600 SF	3	9612810
B2020	Building Exterior	Fair	Glazing, any type by SF	1,800 SF	3	9612815
B2050	Building Exterior	Fair	Exterior Door, Steel, Commercial	22	3	9612797
Roofing						
B3010	Roof	Fair	Roofing, Metal	8,000 SF	3	9612817
B3010	Roof	Good	Roofing, Single-Ply Membrane, TPO/PVC	10,900 SF	19	9626470
B3080	Building Exterior	Fair	Soffit/Fascia, Metal	1,000 SF	3	9612800

Component Condition Report | Gilroy High School / Building D

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Interiors						
C1030	Classrooms General	Fair	Interior Door, Wood, Solid-Core Commercial	4	3	9612809
C1070	Classrooms General	Fair	Suspended Ceilings, Acoustical Tile (ACT)	16,200 SF	3	9612805
C2010	Classrooms General	Fair	Wall Finishes, any surface, Prep & Paint	38,000 SF	3	9612822
C2030	Classrooms General	Fair	Flooring, Carpet, Commercial Standard	12,400 SF	3	9612812
C2030	Classrooms General	Fair	Flooring, Vinyl Tile (VCT)	6,700 SF	3	9612826
C2050	Classrooms General	Fair	Ceiling Finishes, any flat surface, Prep & Paint	2,900 SF	3	9612814
Plumbing						
D2010	Throughout Building	Fair	Plumbing System, Supply & Sanitary, Low Density (excludes fixtures)	18,989 SF	3	9612811
HVAC						
D3050	Throughout Building	Fair	HVAC System, Ductwork, Medium Density	18,989 SF	3	9612818
Electrical						
D5020	Electrical Room	Fair	Supplemental Components, Circuit Breaker/Disconnect	1	3	9612816
D5020	Electrical Room	Fair	Distribution Panel, 277/480 V	1	3	9612804
D5020	Electrical Room	Fair	Distribution Panel, 120/240 V, Residential Style	1	3	9612823
D5020	Electrical Room	Fair	Distribution Panel, 277/480 V	1	3	9612806
D5030	Throughout Building	Fair	Electrical System, Wiring & Switches, Average or Low Density/Complexity	18,989 SF	3	9612803
D5040	Throughout Building	Fair	Emergency & Exit Lighting System, Full Interior Upgrade, LED	18,989 SF	3	9612825
D5040	Throughout Building	Fair	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures	18,989 SF	3	9612824
Fire Alarm & Electronic Systems						
D6020	Electrical Room	Fair	Low Voltage System, Phone & Data Lines	18,989 SF	2	9612820
D6060	Throughout Building	Fair	Intercom/PA System, Public Address Upgrade, Facility-Wide	18,989 SF	3	9612798
D7030	Throughout Building	Fair	Security/Surveillance System, Full System Upgrade, Average Density	18,989 SF	3	9612802
D7050	Throughout Building	Fair	Fire Alarm System, Full System Upgrade, Standard Addressable, Upgrade/Install	18,989 SF	3	9612807
D7050	Electrical Room	Fair	Fire Alarm Panel, Multiplex	2	3	9612808
Equipment & Furnishings						
E2010	Classrooms General	Fair	Casework, Cabinetry, Standard	60 LF	3	9612801

Component Condition Report | Gilroy High School / Building DR

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Facade						
B2010	Building Exterior	Fair	Exterior Walls, any painted surface, Prep & Paint	1,790 SF	5	9617887
B2050	Building Exterior	Fair	Exterior Door, Steel, Commercial	8	17	9617905
Roofing						
B3010	Roof	Fair	Roofing, Single-Ply Membrane, TPO/PVC	1,300 SF	5	9617896
B3020	Roof	Fair	Roof Appurtenances, Gutters & Downspouts, Aluminum w/ Fittings	50 LF	5	9617885
B3060	Roof	Fair	Roof Hatch, Metal	1	7	9617890
Interiors						
C2010	Throughout Building	Fair	Wall Finishes, Ceramic Tile	2,000 SF	17	9617904
C2030	Throughout	Fair	Flooring, any surface, w/ Elastomeric Coating, Prep & Paint	300 SF	5	9637378

Component Condition Report | Gilroy High School / Building DR

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
C2030	Throughout Building	Fair	Flooring, Ceramic Tile	1,000 SF	17	9637377
C2050	Throughout Building	Fair	Ceiling Finishes, any flat surface, Prep & Paint	1,300 SF	5	9637379
Plumbing						
D2010	Building exterior	Fair	Drinking Fountain, Wall-Mounted, Single-Level	2	5	9617899
D2010	Throughout Building	Fair	Plumbing System, Supply & Sanitary, Low Density (excludes fixtures)	1,300 SF	17	9617900
D2010	Throughout Building	Fair	Toilet, Commercial Water Closet	10	7	9617902
D2010	Janitor room	Fair	Sink/Lavatory, Service Sink, Floor	2	12	9617892
D2010	Throughout Building	Fair	Sink/Lavatory, Service Sink, Wall-Hung	8	12	9617889
D2010	Utility room	Fair	Water Heater, Electric, Residential, 16 to 29 GAL	1	9	9617893
D2010	Throughout Building	Fair	Urinal, Standard	5	7	9617884
HVAC						
D3060		Fair	Fan, Centrifugal, 12" Diameter, 100 to 1000 CFM	2	3	9637380
Fire Protection						
D4010	Throughout Building	NA	Fire Suppression System, Full System Install/Retrofit, Medium Density/Complexity, Renovate	1,300 SF	4	9617895
Electrical						
D5030	Throughout Building	Fair	Electrical System, Wiring & Switches, Average or Low Density/Complexity	1,300 SF	17	9617906
D5040	Throughout Building	Fair	Interior Lighting System, Full Upgrade, High Density & Standard Fixtures	1,300 SF	5	9617907
Fire Alarm & Electronic Systems						
D6060	Throughout Building	Fair	Intercom/PA System, Public Address Upgrade, Facility-Wide	1,300 SF	5	9617898
D7030	Throughout Building	Fair	Security/Surveillance System, Full System Upgrade, Average Density	1,300 SF	5	9617891
D7050	Throughout Building	Fair	Fire Alarm System, Full System Upgrade, Standard Addressable, Upgrade/Install	1,300 SF	5	9617894

Component Condition Report | Gilroy High School / Building E1

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Facade						
B2010	Building Exterior	Fair	Exterior Walls, any painted surface, 1-2 Story Building, Prep & Paint	5,800 SF	5	9637837
B2020	Building exterior	Fair	Glazing, any type by SF	200 SF	10	9637828
B2050	Building Exterior	Fair	Exterior Door, Steel, Commercial	8	20	9637839
Roofing						
B3010	Roof	Fair	Roofing, Metal Standing Seam	2,225 SF	20	9637835
B3010	Roof	Good	Roofing, Single-Ply Membrane, TPO/PVC	5,000 SF	19	9637845
B3060	Roof	Fair	Roof Hatch, Metal	1	10	9637827
Interiors						
C1030	Throughout	Fair	Interior Door, Wood, Solid-Core Commercial	15	20	9637833
C1070	Throughout Building	Fair	Suspended Ceilings, Acoustical Tile (ACT)	6,000 SF	5	9637817
C2010	Throughout Building	Fair	Wall Finishes, any surface, Prep & Paint	10,000 SF	5	9637841
C2010	Restrooms	Fair	Wall Finishes, Laminated Paneling (FRP)	1,000 SF	10	9638025
C2030	Throughout	Good	Flooring, Ceramic Tile	1,000 SF	35	9637979
C2030	Throughout Building	Fair	Flooring, any surface, w/ Elastomeric Coating, Prep & Paint	1,000 SF	5	9637840
C2030	Throughout	Fair	Flooring, Wood, Strip	500 SF	10	9637980

Component Condition Report | Gilroy High School / Building E1

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
C2030	Throughout Building	Fair	Flooring, Carpet, Commercial Standard	5,000 SF	5	9637978
C2030	Throughout Building	Good	Flooring, Vinyl Tile (VCT)	225 SF	10	9637844
C2050	Throughout	Fair	Ceiling Finishes, any flat surface, Prep & Paint	1,225 SF	5	9637838
Conveying						
D1010	Stage	Fair	Vertical Lift, Wheelchair, 5' Rise, Renovate	1	5	9638173
Plumbing						
D2010		Fair	Drinking Fountain, Wall-Mounted, Bi-Level	1	5	9637977
D2010		Fair	Sink/Lavatory, Service Sink, Laundry	2	10	9637976
D2010	Restrooms	Fair	Toilet, Commercial Water Closet	4	10	9637975
D2010	Restrooms	Fair	Sink/Lavatory, Service Sink, Wall-Hung	5	15	9637973
D2010	Throughout Building	Fair	Plumbing System, Supply & Sanitary, Low Density (excludes fixtures)	7,225 SF	20	9637836
HVAC						
D3050	Throughout	Fair	HVAC System, Ductwork, Medium Density	7,225 SF	10	9637831
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted, 16 to 20 TON [AC-E1.2]	1	5	9638019
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted, 11 to 12.5 TON [AC-E1.1]	1	5	9637822
Fire Protection						
D4010	Throughout Building	NA	Fire Suppression System, Full System Install/Retrofit, Medium Density/Complexity, Renovate	9,600 SF	4	9637816
Electrical						
D5020	Electrical room	Fair	Distribution Panel, 120/208 V, 400 AMP	1	10	9637842
D5030	Throughout Building	Fair	Electrical System, Wiring & Switches, Average or Low Density/Complexity	7,225 SF	20	9637843
D5040	Building Exterior	Fair	Exterior Light, any type, w/ LED Replacement	8	5	9637818
D5040	Throughout Building	Fair	Interior Lighting System, Full Upgrade, High Density & Standard Fixtures	7,225 SF	5	9637819
Fire Alarm & Electronic Systems						
D6060	Throughout Building	Fair	Intercom/PA System, Public Address Upgrade, Facility-Wide	7,225 SF	5	9637823
D7030		Fair	Surveillance Components, Fiberoptic Receiver Rack Mount & Power Supply, Closed Circuit	1	5	9637834
D7030	Throughout Building	Fair	Security/Surveillance System, Full System Upgrade, Average Density	7,225 SF	5	9637832
D7050	Throughout Building	Fair	Fire Alarm System, Full System Upgrade, Standard Addressable, Upgrade/Install	7,225 SF	5	9637821
D7050	Electrical room	Fair	Fire Alarm Panel, Multiplex	1	5	9637825
Equipment & Furnishings						
E1070	Stage	Fair	Theater & Stage Equipment, Flameproof Curtain, Medium Weight Velour	1,000 SF	5	9638023
E2010		Fair	Fixed Seating, Auditorium/Theater, Metal Cushioned Standard	400	6	9638022

Component Condition Report | Gilroy High School / Building E2

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Facade						
B2010	Building Exterior	Fair	Exterior Walls, any painted surface, Prep & Paint	4,845 SF	5	9617919
B2050	Building Exterior	Fair	Exterior Door, Steel, Commercial	8	20	9617917
Roofing						
B3010	Roof	Fair	Roofing, Metal Standing Seam	1,845 SF	20	9638061
B3010	Roof	Good	Roofing, Single-Ply Membrane, TPO/PVC	3,000 SF	19	9617916

Component Condition Report | Gilroy High School / Building E2

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Interiors						
C1070	Throughout	Fair	Suspended Ceilings, Hard Tile, ACM Abatement & Replacement w/ ACT	3,000 SF	5	9638170
C2010	Throughout Building	Fair	Wall Finishes, Acoustical Tile (ACT), 2' by 2' Ceiling Style	3,000 SF	5	9617926
C2010		Fair	Wall Finishes, any surface, Prep & Paint	6,000 SF	5	9638172
C2030	Throughout Building	Fair	Flooring, Carpet, Commercial Standard	2,845 SF	5	9617927
C2030	Throughout Building	Fair	Flooring, any surface, w/ Elastomeric Coating, Prep & Paint	2,000 SF	5	9617928
C2050	Throughout Building	Fair	Ceiling Finishes, any flat surface, Prep & Paint	1,845 SF	5	9638171
Plumbing						
D2010	Utility Room	Fair	Water Heater, Electric, Residential, 5 to 15 GAL	1	5	9617922
D2010	Throughout Building	Fair	Plumbing System, Supply & Sanitary, Low Density (excludes fixtures)	4,845 SF	20	9617909
HVAC						
D3050	Throughout Building	Fair	HVAC System, Ductwork, Medium Density	4,845 SF	10	9638117
Fire Protection						
D4010	Throughout Building	NA	Fire Suppression System, Full System Install/Retrofit, Medium Density/Complexity, Renovate	4,845 SF	4	9617921
Electrical						
D5030	Throughout Building	Fair	Electrical System, Wiring & Switches, Average or Low Density/Complexity	4,845 SF	20	9617925
D5040	Throughout Building	Fair	Interior Lighting System, Full Upgrade, High Density & Standard Fixtures	4,845 SF	5	9617918
Fire Alarm & Electronic Systems						
D6060	Throughout Building	Fair	Intercom/PA System, Public Address Upgrade, Facility-Wide	4,845 SF	5	9617915
D7030	Server room	Fair	Surveillance Components, Fiberoptic Receiver Rack Mount & Power Supply, Closed Circuit	1	5	9617912
D7030	Throughout Building	Fair	Security/Surveillance System, Full System Upgrade, Average Density	4,845 SF	5	9617920
D7050	Throughout Building	Fair	Fire Alarm System, Full System Upgrade, Standard Addressable, Upgrade/Install	4,845 SF	5	9617911

Component Condition Report | Gilroy High School / Building F1

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Facade						
B2010	Building Exterior	Fair	Exterior Walls, any painted surface, Prep & Paint	7,700 SF	3	9615991
B2050	Building Exterior	Fair	Exterior Door, Steel, Commercial	12	20	9616000
Roofing						
B3010	Roof	Fair	Roofing, Single-Ply Membrane, TPO/PVC	7,840 SF	3	9615984
Interiors						
C1030	Classrooms General	Fair	Interior Door, Wood, Solid-Core Commercial	5	20	9615986
C1090	Restrooms	Fair	Toilet Partitions, Plastic/Laminate	4	3	9615981
C2010	Classrooms General	Fair	Wall Finishes, any surface, Prep & Paint	13,300 SF	3	9615994
C2010	Restrooms	Fair	Wall Finishes, Laminated Paneling (FRP)	2,400 SF	10	9615992
C2030	Restrooms	Fair	Flooring, Ceramic Tile	800 SF	3	9615990
C2030	Classrooms General	Fair	Flooring, any surface, w/ Paint or Sealant, Prep & Paint	7,000 SF	3	9615978
C2050	Classrooms General	Fair	Ceiling Finishes, any flat surface, Prep & Paint	7,800 SF	3	9616001
Plumbing						
D2010	Restrooms	Fair	Urinal, Standard	3	10	9615998

Component Condition Report | Gilroy High School / Building F1

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D2010	Utility Rooms/Areas	Fair	Sink/Lavatory, Service Sink, Wall-Hung	1	3	9626480
D2010	Throughout Building	Fair	Plumbing System, Supply & Sanitary, Low Density (excludes fixtures)	7,840 SF	3	9615995
D2010	Restrooms	Fair	Toilet, Commercial Water Closet	4	10	9615993
D2010	Restrooms	Fair	Sink/Lavatory, Wall-Hung	2	10	9615999
D2010	Utility Rooms/Areas	Good	Water Heater, Gas, Commercial (600 MBH)	1	15	9626474
D2010	Building Exterior	Fair	Drinking Fountain, Wall-Mounted, Bi-Level	1	3	9626479
D2010	Mechanical room	Good	Boiler, Gas, Domestic, 260 to 500 MBH	1	18	9620443
D2060	Utility Rooms/Areas	Good	Storage Tank, Medical or Industrial Gases	1	25	9626478
HVAC						
D3020	Utility Rooms/Areas	Good	Boiler, Gas, HVAC	2	25	9626471
D3050	Throughout Building	Fair	HVAC System, Ductwork, Medium Density	7,840 SF	3	9615982
Electrical						
D5020	Electrical Room	Fair	Supplemental Components, Circuit Breaker/Disconnect	1	3	9626481
D5020	Utility Rooms/Areas	Good	Distribution Panel, 120/208 V	1	25	9626482
D5020	Electrical Room	Fair	Distribution Panel, 277/480 V	1	3	9626473
D5020	Electrical Room	Fair	Secondary Transformer, Dry, Stepdown	1	3	9626472
D5030	Throughout Building	Fair	Electrical System, Wiring & Switches, Average or Low Density/Complexity	7,840 SF	3	9615989
D5040	Throughout Building	Fair	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures	7,840 SF	3	9615988
D5040	Throughout Building	Fair	Emergency & Exit Lighting System, Full Interior Upgrade, LED	7,840 SF	3	9615987
Fire Alarm & Electronic Systems						
D6020	Electrical Room	Fair	Low Voltage System, Phone & Data Lines	7,840 SF	3	9626484
D6060	Throughout Building	Fair	Intercom/PA System, Public Address Upgrade, Facility-Wide	7,840 SF	3	9615997
D7030	Throughout Building	Fair	Security/Surveillance System, Full System Upgrade, Average Density	7,840 SF	3	9615979
D7050	Throughout Building	Fair	Fire Alarm System, Full System Upgrade, Standard Addressable, Upgrade/Install	7,840 SF	3	9615983
Special Construction & Demo						
F1050	Utility Rooms/Areas	Good	Pool Equipment, Filtration System	4	10	9626483
F1050	Utility Rooms/Areas	Good	Pool Equipment, Supplemental Components, pH Digital Controller, Install	1	15	9626477
F1050	Utility Rooms/Areas	Good	Pool Equipment, Circulation Pump	1	20	9626475

Component Condition Report | Gilroy High School / Building F2

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Facade						
B2010	Building Exterior	Fair	Exterior Walls, any painted surface, Prep & Paint	6,600 SF	3	9616034
B2050	Building Exterior	Fair	Exterior Door, Steel, Commercial	7	3	9616040
Roofing						
B3010	Roof	Fair	Roofing, Single-Ply Membrane, TPO/PVC	5,488 SF	3	9616044
Interiors						
C1030	Classrooms General	Fair	Interior Door, Wood, Solid-Core Commercial	7	20	9616019
C1070	Classrooms General	Fair	Suspended Ceilings, Acoustical Tile (ACT)	4,700 SF	3	9616032
C1090	Restrooms	Fair	Toilet Partitions, Metal	5	3	9616029

Component Condition Report | Gilroy High School / Building F2

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
C1090	Restrooms	Fair	Toilet Partitions, Plastic/Laminate	8	3	9616018
C2010	Restrooms	Fair	Wall Finishes, Laminated Paneling (FRP)	1,700 SF	3	9616015
C2010	Classrooms General	Fair	Wall Finishes, any surface, Prep & Paint	9,400 SF	3	9616026
C2030	Restrooms	Fair	Flooring, Ceramic Tile	800 SF	3	9616016
C2030	Classrooms General	Fair	Flooring, any surface, w/ Epoxy Coating, Prep & Paint	4,700 SF	3	9616025
C2050	Classrooms General	Fair	Ceiling Finishes, any flat surface, Prep & Paint	800 SF	3	9616039
Plumbing						
D2010	Restrooms	Fair	Sink/Lavatory, Wall-Hung	2	3	9616041
D2010	Throughout Building	Fair	Plumbing System, Supply & Sanitary, Low Density (excludes fixtures)	5,488 SF	3	9616031
D2010	Restrooms	Fair	Toilet, Commercial Water Closet	5	10	9616024
D2010	Restrooms	Fair	Sink/Lavatory, Wall-Hung	3	3	9616017
D2010	Restrooms	Fair	Toilet, Commercial Water Closet	8	3	9616014
HVAC						
D3050	Throughout Building	Fair	HVAC System, Ductwork, Medium Density	5,488 SF	3	9616027
Electrical						
D5020	Electrical Room	Fair	Distribution Panel, 277/480 V	2	3	9626487
D5020	Building Exterior	Fair	Distribution Panel, 120/208 V	1	3	9616033
D5020	Electrical Room	Fair	Secondary Transformer, Dry, Stepdown	1	3	9626488
D5020	Electrical Room	Fair	Supplemental Components, Circuit Breaker/Disconnect	1	3	9626485
D5030	Throughout Building	Fair	Electrical System, Wiring & Switches, Average or Low Density/Complexity	5,488 SF	3	9616020
D5040	Throughout Building	Fair	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures	5,488 SF	3	9616023
D5040	Throughout Building	Fair	Emergency & Exit Lighting System, Full Interior Upgrade, LED	5,488 SF	3	9616043
Fire Alarm & Electronic Systems						
D6020	Electrical Room	Fair	Low Voltage System, Phone & Data Lines	5,488 SF	3	9626486
D6060	Throughout Building	Fair	Intercom/PA System, Public Address Upgrade, Facility-Wide	5,488 SF	3	9616036
D7030	Throughout Building	Fair	Security/Surveillance System, Full System Upgrade, Average Density	5,488 SF	3	9616022
D7050	Throughout Building	Fair	Fire Alarm System, Full System Upgrade, Standard Addressable, Upgrade/Install	5,488 SF	3	9616037

Component Condition Report | Gilroy High School / Building F3

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Facade						
B2010	Building Exterior	Fair	Exterior Walls, any painted surface, Prep & Paint	13,200 SF	3	9616058
B2050	Building Exterior	Fair	Exterior Door, Steel, Commercial	13	3	9616056
Roofing						
B3010	Roof	Fair	Roofing, Single-Ply Membrane, TPO/PVC	21,732 SF	3	9616062
B3080	Building Exterior	Fair	Soffit/Fascia, Metal	50 SF	3	9616054
Interiors						
C1030	Classrooms General	Fair	Interior Door, Wood, Solid-Core Commercial	14	3	9616059
C1070	Classrooms General	Fair	Suspended Ceilings, Acoustical Tile (ACT)	17,400 SF	3	9616046
C1090	Locker Room	Fair	Lockers, Steel-Baked Enamel, 6' Height per LF	1 LF	2	9628238

Component Condition Report | Gilroy High School / Building F3

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
C2010	Classrooms General	Fair	Wall Finishes, any surface, Prep & Paint	43,500 SF	3	9616055
C2030	Classrooms General	Fair	Flooring, any surface, w/ Epoxy Coating, Prep & Paint	3,300 SF	3	9616061
C2030	Classrooms General	Fair	Flooring, Wood, Strip	18,400 SF	10	9616050
C2050	Classrooms General	Fair	Ceiling Finishes, any flat surface, Prep & Paint	4,300 SF	3	9616063
Conveying						
D1010	Interior	Fair	Vertical Lift, Wheelchair, 5' Rise, Renovate	1	6	9628235
Plumbing						
D2010	Locker Room	Fair	Shower, Valves & Heads, Communal Column w/ 4 to 6 Heads	5	2	9628240
D2010	Throughout Building	Fair	Plumbing System, Supply & Sanitary, Low Density (excludes fixtures)	21,732 SF	3	9616053
D2010	Utility closet	Fair	Sink/Lavatory, Service Sink, Wall-Hung	2	16	9628237
D2010	Interior	Fair	Drinking Fountain, Wall-Mounted, Bi-Level	1	2	9628236
HVAC						
D3050	Throughout Building	Fair	HVAC System, Ductwork, Medium Density	21,732 SF	3	9616064
Electrical						
D5020	Building Exterior	Fair	Secondary Transformer, Dry, Stepdown, 30 KVA	1	2	9626496
D5020	Electrical Room	Fair	Distribution Panel, 277/480 V	2	3	9626494
D5030	Throughout Building	Fair	Electrical System, Wiring & Switches, Average or Low Density/Complexity	21,732 SF	3	9616066
D5040	Throughout Building	Fair	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures	21,732 SF	3	9616067
D5040	Throughout Building	Fair	Emergency & Exit Lighting System, Full Interior Upgrade, LED	21,732 SF	3	9616057
D5040	Electrical Room	Fair	Lighting Controls, Dimming Panel, Standard	1	3	9626492
Fire Alarm & Electronic Systems						
D6020	Electrical Room	Fair	Low Voltage System, Phone & Data Lines	21,732 SF	3	9626495
D6060	Throughout Building	Fair	Intercom/PA System, Public Address Upgrade, Facility-Wide	21,732 SF	3	9616052
D7050	Electrical Room	Fair	Fire Alarm Panel, Multiplex	1	3	9626491
D7050	Throughout Building	Fair	Fire Alarm System, Full System Upgrade, Standard Addressable, Upgrade/Install	21,732 SF	3	9616049
Equipment & Furnishings						
E1070	Gymnasium	Fair	Basketball Backboard, Wall-Mounted	4	11	9628241
E1070		Fair	Gym Scoreboard, Electronic Standard	1	11	9628239

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UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Facade						
B2010	Building Exterior	Fair	Exterior Walls, any painted surface, Prep & Paint	9,100 SF	3	9616121
B2020	Building Exterior	Fair	Glazing, any type by SF	500 SF	3	9616136
B2050	Building Exterior	Fair	Exterior Door, Aluminum-Framed & Glazed, Standard Swing	8	3	9616130
B2050	Building Exterior	Fair	Exterior Door, Steel, Commercial	7	3	9616125
Roofing						
B3010	Roof	Fair	Roofing, Single-Ply Membrane, TPO/PVC	7,265 SF	3	9616131
B3080	Building Exterior	Fair	Soffit/Fascia, Metal	500 SF	3	9616133
Interiors						