

FACILITY CONDITION ASSESSMENT



prepared for

Gilroy Unified School District
7810 Arroyo Circle
Gilroy, CA 95020



Gilroy Early College Academy
5055 Santa Teresa Boulevard
Gilroy, CA 95020

PREPARED BY:

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BV PROJECT #:

171004.25R000-015.017

DATE OF REPORT:

August 5, 2025

ON SITE DATE:

July 20, 2025

TABLE OF CONTENTS

- 1. Executive Summary 1**
 - Property Overview and Assessment Details 1
 - Significant/Systemic Findings and Deficiencies 2
 - Facility Condition Index (FCI)..... 3
 - Immediate Needs..... 5
 - Key Findings 6
 - Plan Types 7
- 2. Building Systems and Site Elements 8**
- 3. ADA Accessibility 11**
- 4. Purpose and Scope 12**
- 5. Opinions of Probable Costs..... 14**
 - Methodology 14
 - Definitions 15
- 6. Certification 16**
- 7. Appendices 17**



1. Executive Summary

Property Overview and Assessment Details

General Information	
Property Type	High School
Number of Buildings	One
Main Address	5055 Santa Teresa Boulevard, Gilroy, CA 95020
Site Developed	2007 Renovated 2014
Outside Occupants / Leased Spaces	None
Date(s) of Visit	July 20, 2025
Management Point of Contact	AEDIS Architects Joe Vela, Associate Principal 4083005160 Jvela@aedisarchitects.com
On-site Point of Contact (POC)	Marissa Van Patten
Assessment & Report Prepared By	Kay van der Have
Reviewed By	Sean Luxem <i>for</i> , Gregg Young Program Manager 979.270.0024 Gregg.Young@bureauveritas.com
AssetCalc Link	Full dataset for this assessment can be found at: https://www.assetcalc.net/

Significant/Systemic Findings and Deficiencies

Historical Summary

Gilroy Early College Academy (GECA), was established in 2007, it is located on the Gavilan College campus. It was established as an "early college highschool" and continues to function in that capacity.

Architectural

The structures that make up GECA are exclusively pre-fabricated portable, "ancillary", structures.

Mechanical, Electrical, Plumbing and Fire (MEPF)

Electricity is throughout, fire sprinklers only at the Administration and Multi-Use portables and plumbing in science portables, restrooms, Administration and Multi-Use.

Site

The structures that make up GECA are exclusively pre-fabricated portable, "ancillary", structures. The site itself is graded flat, with the portables located at the periphery, with a green, landscaped square at the center of the site. Circulation consists of concrete or asphalt walkways. Lifecycle replacements have been scheduled and budgeted. The asphalt parking lots are the responsibility of Gavilan College.

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:

FCI Analysis

<i>Replacement Value</i>	<i>Total SF</i>	<i>Cost/SF</i>	
\$6,051,500	17,290	\$350	
			Est Reserve Cost
			FCI
Current		\$200	0.0 %
3-Year		\$6,000	0.1 %
5-Year		\$149,700	2.5 %
10-Year		\$4,057,500	67.0 %

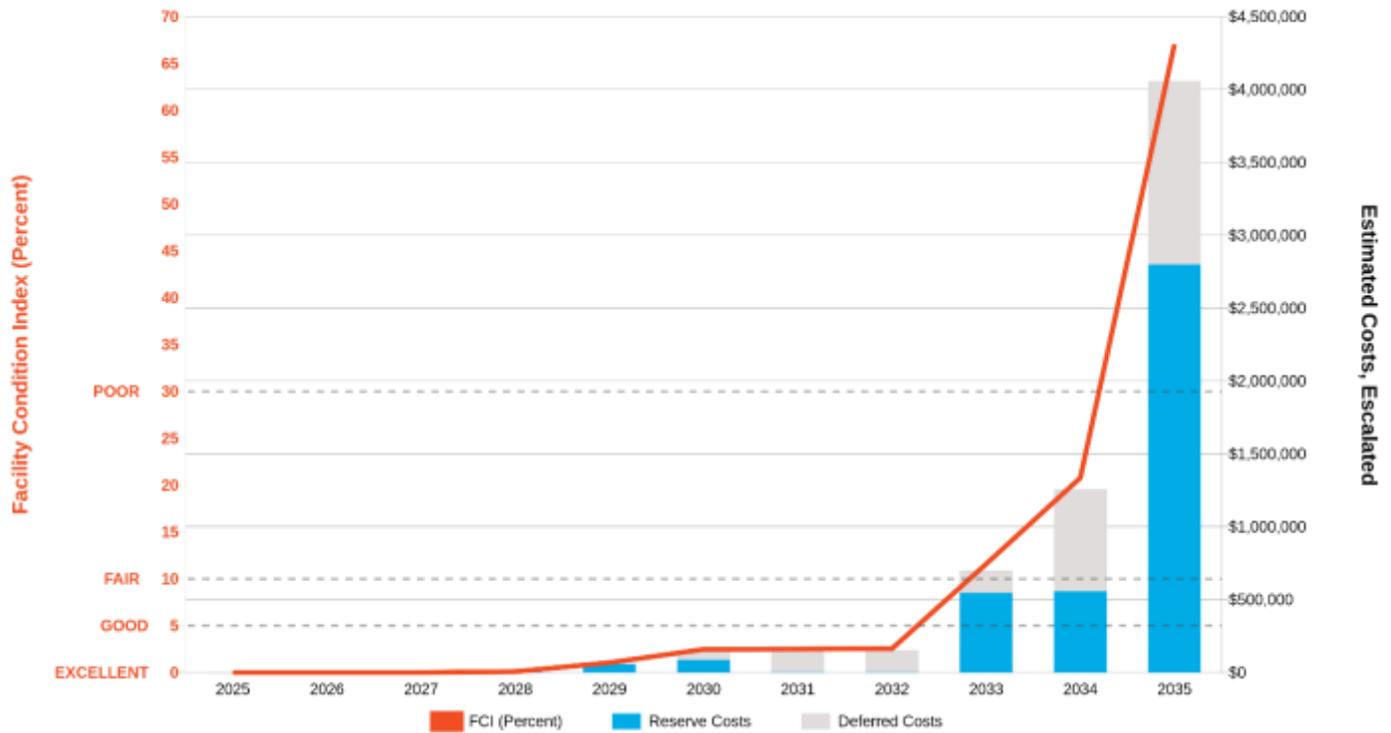
NEEDS OVER TIME: The vertical blue bars in the graphic below represent the year-by-year needs identified for the facility. The orange line forecasts what would happen to the FCI (left Y axis) over time, assuming zero capital expenditures over the next ten years. The dollar amounts allocated for each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

Needs by Year with Unaddressed FCI Over Time

Replacement Value: \$6,051,500.00

Inflation Rate: 3%

Average Needs (per year - over next 10 years): \$368,860.00



Immediate Needs

Location	UF Code	Description	Condition	Plan Type	Cost
Gilroy Early College Academy	C2035	Flooring, Vinyl Tile (VCT), Replace	Poor	Safety	\$100
TOTAL (1 items)					\$100



Key Findings



Flooring in Poor condition.

Plan Type: Safety

Vinyl Tile (VCT)
Gilroy Early College Academy
Multi-Purpose Room

Cost Estimate: \$100

Uniformat Code: C2030
Recommendation: **Replace in 2025**

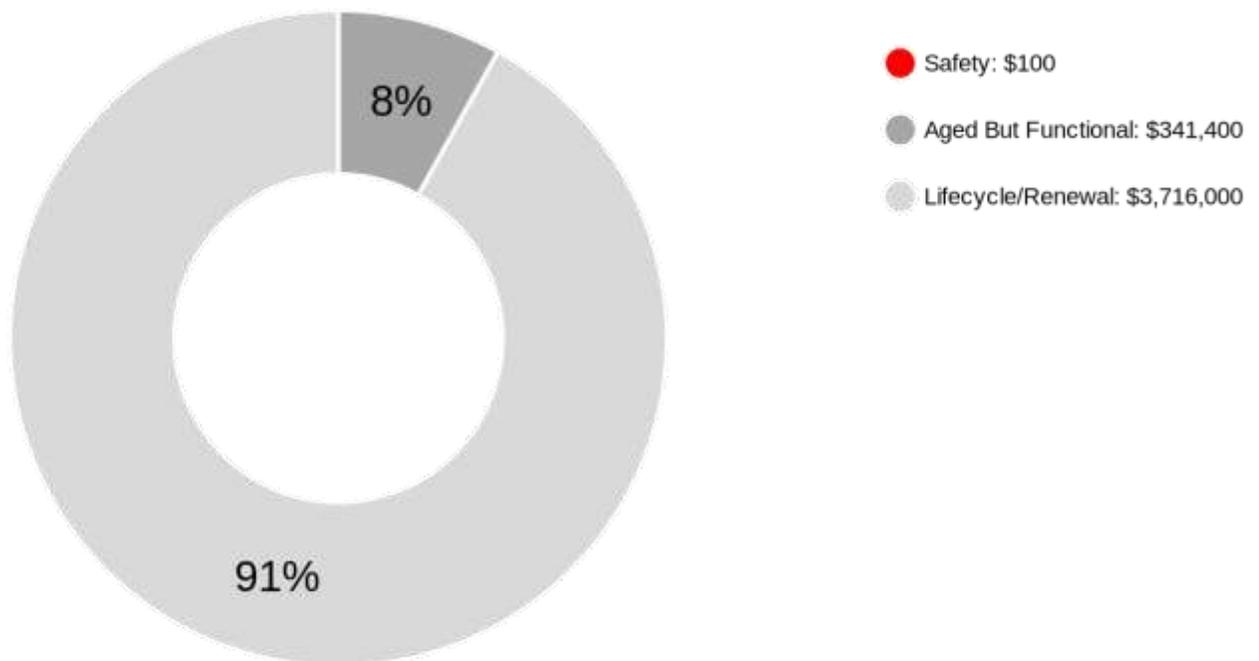
Trip & health hazard - AssetCALC ID: 9544187

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.

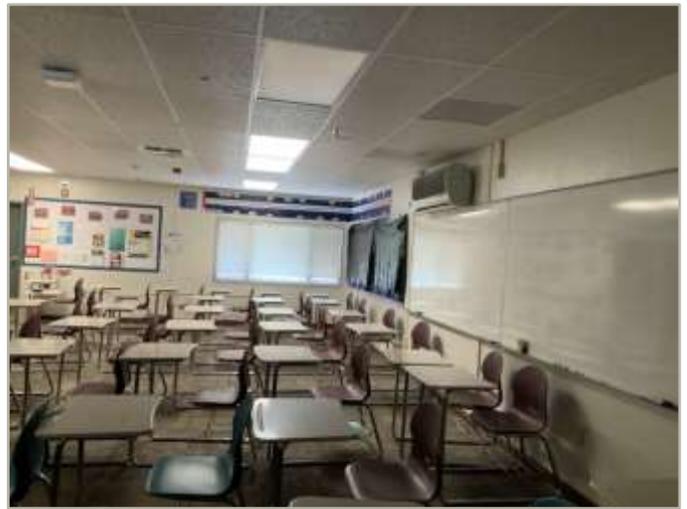
Plan Type Descriptions & Distribution

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: \$4,057,500

2. Building Systems and Site Elements



Building Systems Summary		
Address	5055 Santa Teresa Boulevard, Gilroy, CA 95020	
GPS Coordinates	36.9747761, -121.5698659	
Constructed/Renovated	2007 Renovated 2014	
Building Area	17,290 SF	
Number of Stories	1 above grade	
<i>System</i>	<i>Description</i>	<i>Condition</i>
Structure	Pre-fabricated modular structure	Fair
Facade	Primary Wall Finish: Painted T1-11 Windows: Aluminum	Fair
Roof	Primary: Low slope construction with metal finish	Fair
Interiors	Walls: Vinyl Floors: Carpet, VCT, sheet vinyl Ceilings: Painted gypsum board and ACT	Fair
Elevators	None	n/a
Plumbing	Distribution: Copper supply and both cast iron and PVC waste & venting Hot Water: Electric water heaters with integral tanks Fixtures: Toilets, urinals, and sinks in restrooms	Fair

Building Systems Summary		
HVAC	Non-Central System: Packaged units Supplemental components: Ductless split-systems	Fair
Fire Suppression	Wet-pipe sprinkler system and fire extinguishers in Multi-Purpose Room and Administration with only fire extinguishers at the remaining portables	Fair
Electrical	Source & Distribution: Main site switchboard with copper wiring, each portable has its own main distribution panel with copper wire 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 structures and the exterior walls of the facility.	
Key Spaces Not Observed	Areas of note that were either inaccessible or not observed for other reasons are listed here: Roof; lack of ladder or other means of access	

Site Information		
Site Area	1.2 acres	
Parking Spaces	Parking is the responsibility of Gavilan College, the 2 accessible spaces one of which is van accessible, were created for GECA.	
<i>System</i>	<i>Description</i>	<i>Condition</i>
Site Pavement	Asphalt parking lots are the responsibility of Gavilan College. Asphalt walkways in the school site.	Fair
Site Development	Property entrance signage; chain link fencing; chain-link fence dumpster enclosure Moderately furnished with park benches, picnic tables, trash receptacles	Fair
Landscaping & Topography	Limited landscaping features including lawns, trees and bushes Irrigation present Concrete retaining walls Low site slopes throughout	Fair
Utilities	Municipal water and sewer Local utility-provided electric and natural gas	Fair
Site Lighting	Pole-mounted: LED Building-mounted: LED	Fair
Ancillary Structures	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	The exterior areas within the property boundaries were observed to gain a clear understanding of the site's overall condition.	
Site Key Spaces Not Observed	All key areas of the exterior site were accessible and observed.	

3. 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 facility was originally constructed in 2007. The facility has not since been substantially renovated.

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.

4. 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.

5. 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.

6. Certification

AEDIS Gilroy (the Client) retained Bureau Veritas to perform this Facility Condition Assessment in connection with its continued operation of Gilroy Early College Academy, 5055 Santa Teresa Boulevard, Gilroy, CA 95020, the "Property". It is our understanding that the primary interest of the Client is to locate and evaluate materials and building system defects that might significantly affect the value of the property and to determine if the present Property has conditions that will have a significant impact on its continued operations.

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

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

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

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

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7. Appendices

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

Appendix A:

Photographic Record

Photographic Overview



1 - FRONT ELEVATION



2 - SIDE ELEVATION



3 - REAR ELEVATION



4 - INTERIOR



5 - INTERIOR



6 - INTERIOR



Photographic Overview



7 - INTERIOR



8 - SWITCHBOARD



9 - FIRE ALARM SYSTEM



10 - FIRE SPRINKLER STAND PIPE



11 - SIGNAGE



12 - SITE



Appendix B: Site Plan(s)

Site Plan



 BUREAU VERITAS	Project Number	Project Name	 N
	171004.25R000-015.017	Gilroy Early College Academy	
	Source	On-Site Date	
	Google	July 21, 2025	

Appendix C: Pre-Survey Questionnaire(s)

BV FACILITY CONDITION ASSESSMENT: PRE-SURVEY QUESTIONNAIRE

Building / Facility Name: Gilroy Early College Academy

Name of person completing form: Marissa Van Patten

Title / Association w/ property: Facilities project manager

Length of time associated w/ property: 5 years

Date Completed: July 21, 2025

Phone Number: 408.612.2720

Method of Completion: INTERVIEW - verbally completed during interview

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

Data Overview		Response		
1	Year(s) constructed	Constructed 2007	Renovated	The multipurpose building and the administration building were added to the complex in 2015
2	Building size in SF	17,290	SF	
3	Major Renovation/Rehabilitation		Year	Additional Detail
		Facade		
		Roof		
		Interiors		
		HVAC		
		Electrical		
		Site Pavement		
		Accessibility		
4	List other significant capital improvements (focus on recent years; provide approximate date).	The multipurpose building and the administration building were added to the complex in 2015		
5	List any major capital expenditures planned/requested for the next few years. Have they been budgeted?	None		
6	Describe any on-going extremely problematic, historically chronic, or immediate facility needs.	None		

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

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

Signature of Assessor

Signature of POC

Appendix D: Accessibility Review and Photos

Visual Survey - 2010 ADA Standards for Accessible Design

Property Name: Gilroy Early College Academy

BV Project Number: 171004.25R000-015.017

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

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

Gilroy Early College Academy: Photographic Overview



OVERVIEW OF ACCESSIBLE PARKING AREA



OVERVIEW OF ACCESSIBLE PARKING AREA



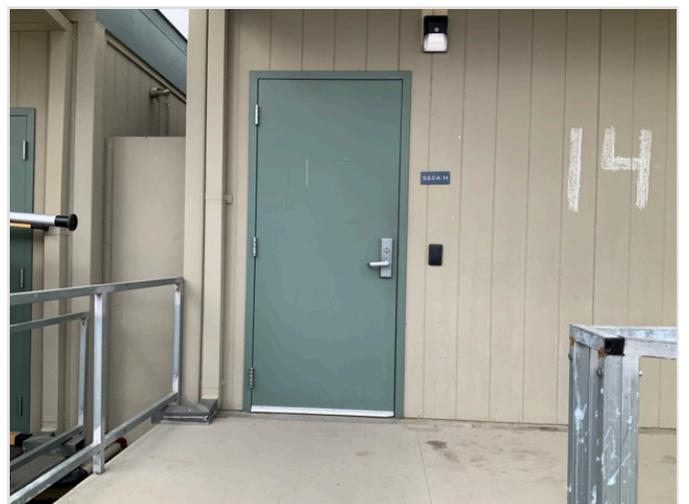
ACCESSIBLE RAMP



CURB CUT

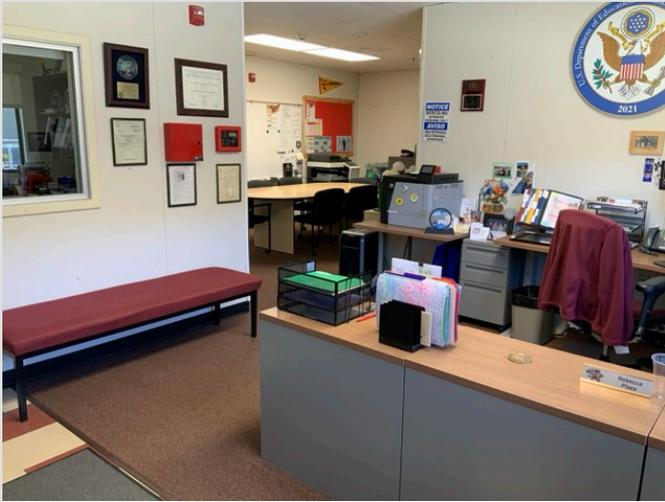


ACCESSIBLE ENTRANCE



DOOR HARDWARE

Gilroy Early College Academy: Photographic Overview



ACCESSIBLE INTERIOR PATH



ACCESSIBLE INTERIOR PATH



TOILET STALL OVERVIEW



SINK, FAUCET HANDLES AND ACCESSORIES

Appendix E: Component Condition Report

Component Condition Report | Gilroy Early College Academy

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Interiors						
C2030	Multi-Purpose Room	Poor	Flooring, Vinyl Tile (VCT)	20 SF	0	9544187
Plumbing						
D2010	Administration	Fair	Sink/Lavatory, Wall-Hung, Enameled Steel	1	20	9544213
D2010	Site	Fair	Drinking Fountain, Wall-Mounted, Bi-Level	1	6	9544211
D2010	Restrooms 2 GECA 13	Fair	Water Heater, Electric, Residential	1	3	9544222
D2010	Multi-Purpose Room	Fair	Sink/Lavatory, Wall-Hung, Enameled Steel	1	20	9544230
D2010	Site General	Fair	Backflow Preventer, Domestic Water	1	12	9544182
D2010	Rest Rooms 1	Fair	Water Heater, Electric, Residential	1	9	9544227
D2010	Multi-Purpose Room	Fair	Water Heater, Electric, Residential	1	5	9544179
D2010	Administration	Fair	Toilet, Commercial Water Closet	1	20	9544215
HVAC						
D3030	GECA 10	Good	Split System Ductless, Single Zone	1	12	9544212
D3030	Multi-Purpose Room	Fair	Split System Ductless, Single Zone	1	5	9544183
Fire Protection						
D4030	Throughout	Good	Fire Extinguisher, Type ABC, up to 20 LB	18	8	9544173
Electrical						
D5020	Site General	Fair	Supplemental Components, Circuit Breaker/Disconnect	1	12	9544175
D5020	Site General	Fair	Secondary Transformer, Dry, Stepdown	1	5	9544200
D5020	Site	Fair	Switchboard, 120/208 V	1	15	9544226
Fire Alarm & Electronic Systems						
D7030	Site	Good	Security/Surveillance System, Full System Installation, Average Density, Install	15,000 SF	12	9544195
D7050	FACP	Fair	Fire Alarm Panel, Fully Addressable	1	5	9544198
Equipment & Furnishings						

Component Condition Report | Gilroy Early College Academy

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
E1030	Multi-Purpose Room	Fair	Foodservice Equipment, Food Warmer, Proofing Cabinet on Wheels	1	5	9544189
E1030	Multi-Purpose Room	Fair	Foodservice Equipment, Commercial Kitchen, 3-Bowl	1	20	9544178
E1030	Multi-Purpose Room	Fair	Foodservice Equipment, Dairy Cooler/Wells	1	5	9544238
E1030	Multi-Purpose Room	Fair	Foodservice Equipment, Prep Table Refrigerated, Salad/Sandwich	1	5	9544236
E1030	Multi-Purpose Room	Fair	Foodservice Equipment, Refrigerator, 2-Door Reach-In	1	10	9544244
E1040	Administration	Fair	Healthcare Equipment, Defibrillator (AED), Cabinet-Mounted	1	7	9544229
Special Construction & Demo						
F1020	GECA 05	Fair	Ancillary Building, Classroom/Office Module, Standard/Permanent	900 SF	10	9544235
F1020	GECA 04	Fair	Ancillary Building, Classroom/Office Module, Standard/Permanent	900 SF	10	9544232
F1020	Restrooms 2 GECA 13	Fair	Restroom/Comfort Station, Permanent, w/ Plumbing (per Fixture)	12	10	9544201
F1020	GECA 08	Fair	Ancillary Building, Classroom/Office Module, Standard/Permanent	900 SF	8	9544239
F1020	GECA 10	Fair	Ancillary Building, Classroom/Office Module, Standard/Permanent	900 SF	8	9544188
F1020	GECA 14	Fair	Ancillary Building, Classroom/Office Module, Standard/Permanent	1,310 SF	16	9544207
F1020	GECA 09	Fair	Ancillary Building, Classroom/Office Module, Standard/Permanent	900 SF	10	9544233
F1020	Multi-Purpose Room	Fair	Ancillary Building, Classroom/Office Module, Standard/Permanent	3,160 SF	25	9544194
F1020	GECA 07	Fair	Ancillary Building, Classroom/Office Module, Standard/Permanent	900 SF	10	9544196
F1020	GECA 06	Fair	Ancillary Building, Classroom/Office Module, Standard/Permanent	900 SF	10	9544208
F1020	Administration	Fair	Ancillary Building, Classroom/Office Module, Standard/Permanent	900 SF	25	9544190
F1020	Rest Rooms 1	Fair	Restroom/Comfort Station, Permanent, w/ Plumbing (per Fixture)	10	10	9544224
F1020	Storage, FACP	Fair	Ancillary Building, Classroom/Office Module, Basic/Portable	420 SF	4	9544231
F1020	GECA 16	Fair	Ancillary Building, Classroom/Office Module, Standard/Permanent	1,310 SF	10	9544218
F1020	GECA 15	Fair	Ancillary Building, Classroom/Office Module, Standard/Permanent	1,310 SF	20	9544203
F1020	GECA 12	Fair	Ancillary Building, Classroom/Office Module, Standard/Permanent	900 SF	9	9544221
F1020	GECA 11	Fair	Ancillary Building, Classroom/Office Module, Standard/Permanent	900 SF	9	9544197
Pedestrian Plazas & Walkways						

Component Condition Report | Gilroy Early College Academy

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
G2030	Site	Good	Sidewalk, Concrete, Large Areas	5,000 SF	40	9544176
G2030	Site	Fair	Sidewalk, Asphalt, Seal	8,900 SF	3	9544181
Sitework						
G2060	Site	Fair	Signage, Property, Building or Pole-Mounted, Replace/Install	1	4	9544184
G2060	Site	Fair	Park Bench, Precast Concrete	1	16	9544214
G2060	Site	Fair	Flagpole, Metal	1	5	9544219
G2060	Site	Fair	Bike Rack, Portable 6-10 Bikes	3	9	9544217
G2060	Site	Good	Fences & Gates, Fence, Chain Link 6'	90 LF	39	9544223
G2060	Site	Fair	Retaining Wall, Concrete Cast-in-Place	600 SF	32	9544225
G2060	Site	Fair	Picnic Table, Metal Powder-Coated	18	12	9544228
G2060	Site	Good	Fences & Gates, Pedestrian Gate, Aluminized Steel	1	24	9544174
G2080	Site	Fair	Irrigation System, Control Panel	1	11	9544234
G4050	Site	Fair	Pole Light Fixture w/ Lamps, any type 20' High, w/ LED Replacement, Replace/Install	5	10	9544186
Utilities						
G3010	Site	Fair	Hydrant, Fire, Replace/Install	1	10	9544185
G3010	Site	Fair	Piping & Valves, Post Indicator Valve (PIV), Site Water, Replace/Install	1	15	9544206

Appendix F: Replacement Reserves

Replacement Reserves Report

Gilroy Early College Academy



8/5/2025

Uniformat Code	Location Description	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost*	Subtotal	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	Deficiency Repair Estimate	
G2080	Site	9544234	Irrigation System, Control Panel, Replace	15	4	11	1	EA	\$5,890.00	\$5,890												\$5,890										\$5,890	
G3010	Site	9544206	Piping & Valves, Post Indicator Valve (PIV), Site Water, Replace/Install	30	15	15	1	EA	\$4,605.98	\$4,606																\$4,606							\$4,606
G3010	Site	9544185	Hydrant, Fire, Replace/Install	30	20	10	1	EA	\$6,691.04	\$6,691											\$6,691											\$6,691	
G4050	Site	9544186	Pole Light Fixture w/ Lamps, any type 20' High, w/ LED Replacement, Replace/Install	20	10	10	5	EA	\$4,712.00	\$23,560											\$23,560											\$23,560	
Totals, Unescalated											\$118	\$0	\$0	\$5,366	\$51,243	\$74,155	\$1,767	\$1,767	\$431,978	\$426,613	\$2,083,269	\$5,890	\$84,345	\$4,718	\$0	\$66,098	\$386,973	\$1,767	\$8,546	\$0	\$383,851	\$4,018,464	
Totals, Escalated (3.0% inflation, compounded annually)											\$118	\$0	\$0	\$5,863	\$57,674	\$85,966	\$2,110	\$2,173	\$547,217	\$556,633	\$2,799,740	\$8,153	\$120,256	\$6,928	\$0	\$102,978	\$620,978	\$2,921	\$14,550	\$0	\$693,278	\$5,627,536	

* Markup has been included in unit costs.