

FACILITY CONDITION ASSESSMENT



prepared for

Gilroy Unified School District
7810 Arroyo Circle
Gilroy, CA 95020



District Office
7810 Arroyo Circle
Gilroy, CA 95020

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BV PROJECT #:

171004.25R000-016.017

DATE OF REPORT:

July 29, 2025

ON SITE DATE:

December 30, 1969

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 12**
- 4. Purpose and Scope 14**
- 5. Opinions of Probable Costs..... 16**
 - Methodology 16
 - Definitions 17
- 6. Certification 18**
- 7. Appendices 19**



1. Executive Summary

Property Overview and Assessment Details

General Information	
Property Type	Administration Office
Number of Buildings	1
Main Address	7810 Arroyo Circle, Gilroy, CA 95020
Site Developed	1988
Outside Occupants / Leased Spaces	None
Date(s) of Visit	December 30, 1969
Management Point of Contact	AEDIS Architects Joe Vela, Associate Principal 4083005160 Jvela@aedisarchitects.com
On-site Point of Contact (POC)	Paul Nadeau
Assessment & Report Prepared By	Kay van der Have
Reviewed By	Sean Luxem <i>for</i> , Gregg Young Program Manager 979.270.0024 Gregg.Young@bureauveritas.com
AssetCalc Link	Full dataset for this assessment can be found at: https://www.assetcalc.net/

Significant/Systemic Findings and Deficiencies

Historical Summary

This 27,730 SF building was built in 1989 specifically as the GUSD headquarters. The front half of the building was administrative offices and the back half was warehouse space. The building has been used that way until recently, when the warehouse is being cleared out with the anticipation that additional space will be used for IT and Facilities.

Architectural

The building appears to be structurally sound, the TPO roofing is two years old and the Clay/concrete tiles are holding up well. Interior finishes are replaced as needed. Lifecycle replacements have been budgeted.

Mechanical, Electrical, Plumbing and Fire (MEPF)

With fairly new rooftop package units the HVAC system is in solid condition. The remaining systems, electrical, plumbing and both fire suppression and fire alarm are all nearing the end of their Expected Useful Lives. Lifecycle replacement has been scheduled for the components as well as the systems.

Site

Control over access to the parking areas is needed and has been short term budgeted. The asphalt parking lots are showing considerable damage and short term complete replacement has been budgeted.

Recommended Additional Studies

See the Systems Summary tables in the latter sections of this report for recommended additional studies associated with accessibility

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.

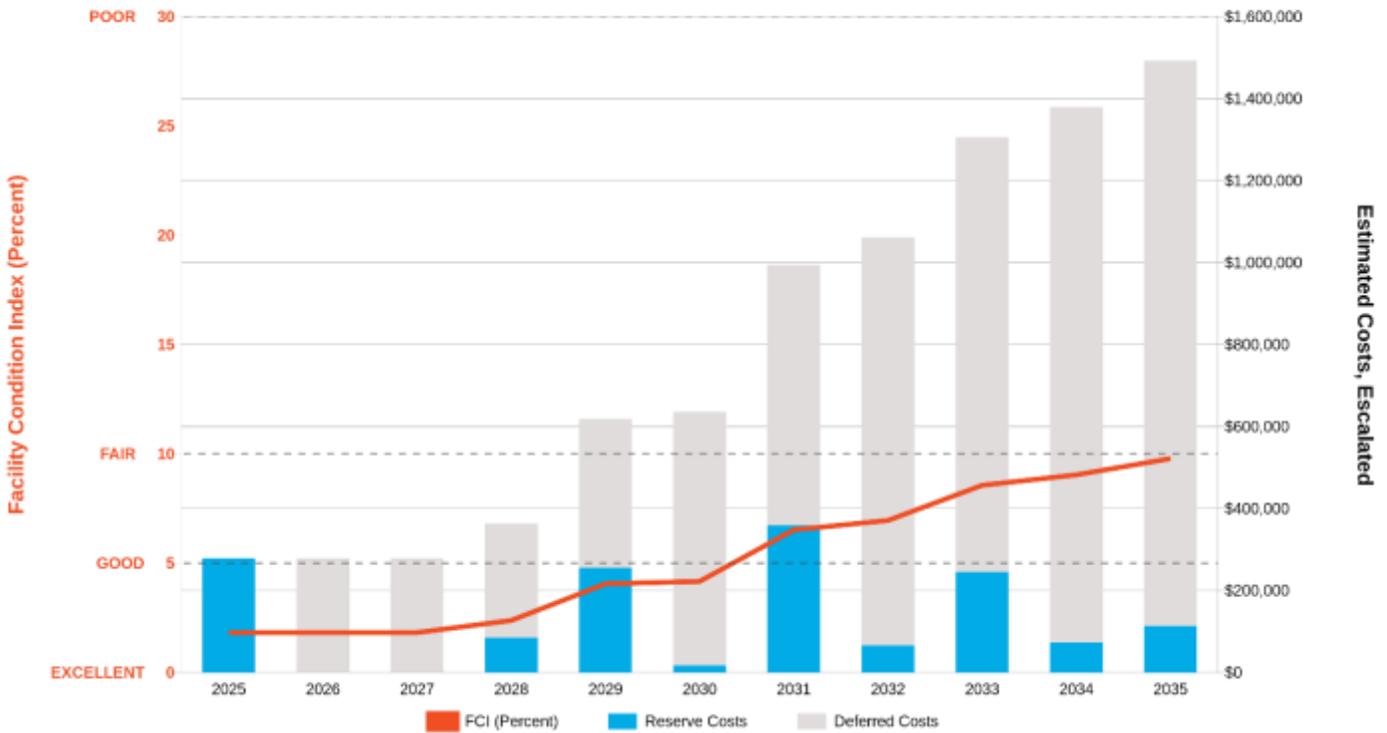
The deficiencies and lifecycle needs identified in this assessment provide the basis for a portfolio-wide capital improvement funding strategy. In addition to the current FCI, extended FCI's have been developed to provide owners the intelligence needed to plan and budget for the "keep-up costs" for their 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>	
\$15,251,500	27,730	\$550	
		Est Reserve Cost	FCI
Current		\$278,500	1.8 %
3-Year		\$363,300	2.4 %
5-Year		\$635,900	4.2 %
10-Year		\$1,492,800	9.8 %

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: \$15,251,500.00 Inflation Rate: 3% Average Needs (per year - over next 10 years): \$135,707.00



Immediate Needs

Location	UF Code	Description	Condition	Plan Type	Cost
District Office	D2016	Toilet, Commercial Water Closet, Replace	Poor	Safety	\$1,500
District Office	E1038	Foodservice Equipment, Walk-In, Refrigerator, Replace	Failed	Retrofit/Adaptation	\$17,700
District Office	G2021	Parking Lots, Pavement, Asphalt, Cut & Patch	Poor	Performance/Integrity	\$243,000
District Office	E1038	Foodservice Equipment, Walk-In, Condenser for Refrigerator/Freezer, Replace	Poor	Retrofit/Adaptation	\$7,400
District Office	Y1091	ADA Miscellaneous, Level III Study, Includes Measurements, Evaluate/Report	NA	Accessibility	\$8,800
TOTAL (5 items)					\$278,400

Key Findings



Toilet in Poor condition.

Commercial Water Closet
 District Office
 Warehouse

Uniformat Code: D2010
 Recommendation: **Replace in 2025**

Plan Type: Safety

Cost Estimate: \$1,500

This is not a very safe installation - AssetCALC ID: 9482497



Parking Lots in Poor condition.

Pavement, Asphalt
 District Office
 Site

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

Plan Type:
 Performance/Integrity

Cost Estimate: \$243,000

Serious alligator cracking, which weakens the surrounding asphalt making it worse - AssetCALC ID: 9482432



Foodservice Equipment in Failed condition.

Walk-In, Refrigerator
 District Office
 Warehouse

Uniformat Code: E1030
 Recommendation: **Replace in 2025**

Plan Type:
 Retrofit/Adaptation

Cost Estimate: \$17,700

This has been abandoned in place - AssetCALC ID: 9482434



Foodservice Equipment in Poor condition.

Walk-In, Condenser for Refrigerator/Freezer
 District Office
 Building Exterior

Uniformat Code: E1030
 Recommendation: **Replace in 2025**

Plan Type:
 Retrofit/Adaptation

Cost Estimate: \$7,400

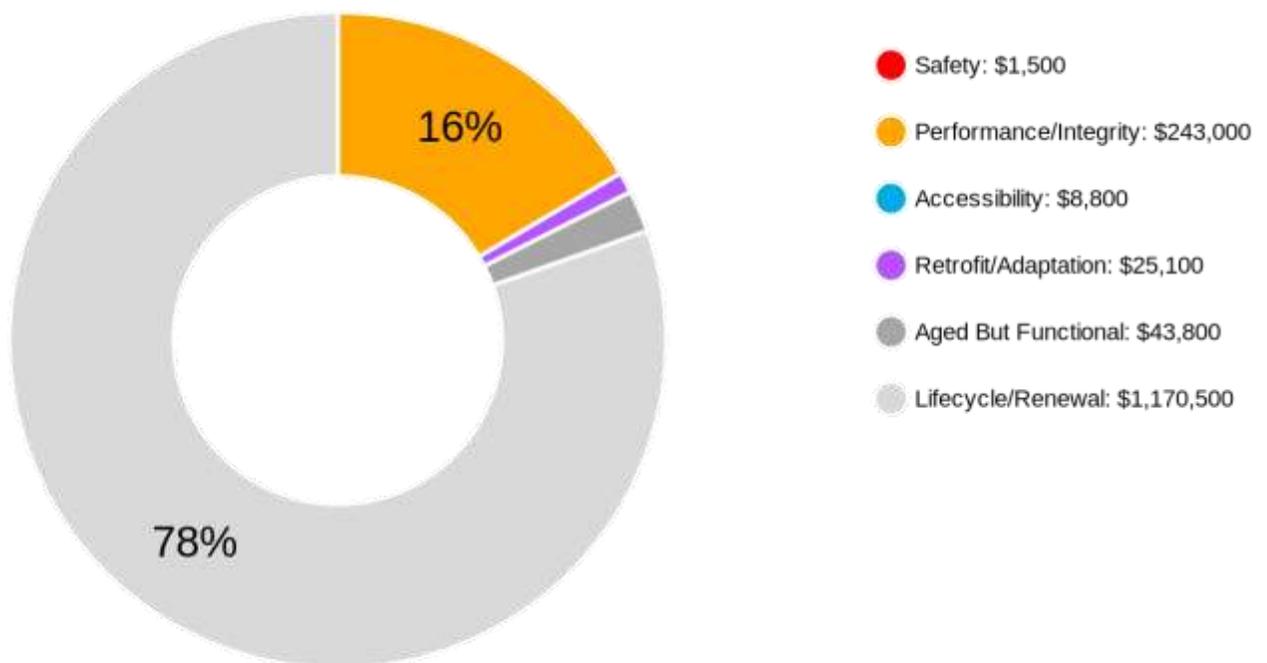
Abandoned in place - AssetCALC ID: 9482450

Plan Types

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

Plan Type Descriptions & Distribution

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



10-Year Total: \$1,492,800

2. Building Systems and Site Elements



Building Systems Summary

Address	7810 Arroyo Circle, Gilroy, CA 95020	
GPS Coordinates	37.0161382, -121.561719	
Constructed/Renovated	1988	
Building Area	27,730 SF	
Number of Stories	1 above grade	
<i>System</i>	<i>Description</i>	<i>Condition</i>
Structure	Concrete beams, columns and poured in place exterior walls with cast-in-place floors	Fair
Facade	Primary Wall Finish: Concrete integral to superstructure Secondary Wall Finish: Cement board siding Windows: Direct set windows	Fair
Roof	Primary: Flat construction with single-ply TPO membrane Secondary: Mansard construction with concrete tiles	Good
Interiors	Walls: Painted gypsum board, vinyl, ceramic tile Floors: Carpet, VCT, ceramic tile and coated concrete Ceilings: Painted gypsum board, ACT and unfinished/exposed	Fair
Elevators	None	n/a

Building Systems Summary		
Plumbing	Distribution: Copper supply and cast iron waste & venting Hot Water: Both a gas and an electric water heater each with integral tanks Fixtures: Toilets, urinals, and sinks in restrooms	Fair
HVAC	Non-Central System: Packaged units Supplemental components: Ductless split-system	Fair
Fire Suppression	Wet-pipe sprinkler system and fire extinguishers	Fair
Electrical	Source & Distribution: Main switchboard with copper wiring Interior Lighting: LED Emergency Power: None, construction is underway to install an emergency generator	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	Potential moderate/major issues have been identified at this building and a detailed accessibility study is recommended. See the appendix for associated photos and additional information.	
Additional Studies	Beyond the accessibility study recommended above, 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 buildings, the exterior walls of the facility, and the roof.	
Key Spaces Not Observed	All key areas of the facility were accessible and observed.	

Site Information		
Site Area	4.4 acres	
Parking Spaces	58 total spaces all in open lots; three 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 and curbs	Fair
Site Development	Property entrance signage; Cast in place dumpster enclosure	Fair
Landscaping & Topography	Limited landscaping features including lawns, trees and bushes Irrigation present No 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	None	n/a
Site Accessibility	Potential moderate/major issues have been identified at the exterior/site areas and a detailed accessibility study is recommended. See the appendix for associated photos and additional information.	
Site Additional Studies	Beyond the accessibility study recommended above, no additional studies are currently recommended for the site.	
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	All key areas of the exterior site were accessible and observed.	

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

District Office: 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	\$30,786	\$81,787	\$118,215	\$230,788
Roofing	\$0	\$0	\$0	\$0	\$868,012	\$868,012
Interiors	\$0	\$0	\$90,660	\$240,699	\$336,743	\$668,102
Plumbing	\$1,531	\$0	\$706	\$3,727	\$291,497	\$297,461
HVAC	\$0	\$0	\$19,896	\$220,706	\$222,445	\$463,047
Fire Protection	\$0	\$0	\$39,338	\$1,737	\$4,248	\$45,323
Electrical	\$0	\$0	\$128,004	\$3,823	\$259,336	\$391,163
Fire Alarm & Electronic Systems	\$0	\$0	\$19,308	\$261,268	\$30,081	\$310,657
Equipment & Furnishings	\$25,091	\$0	\$6,963	\$18,049	\$79,335	\$129,438
Sitework	\$242,962	\$0	\$21,721	\$25,180	\$158,635	\$448,498
Accessibility	\$8,835	\$0	\$0	\$0	\$0	\$8,835
TOTALS	\$278,500	\$0	\$357,400	\$857,000	\$2,368,600	\$3,861,500

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 1989. The facility has not since been substantially renovated.

A detailed follow-up accessibility study is included as a recommendation because potential moderate to major issues were observed 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 District Office, 7810 Arroyo Circle, 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 - LEFT ELEVATION



3 - REAR ELEVATION



4 - RIGHT ELEVATION



5 - TPO ROOF



6 - TILE MANSARD



Photographic Overview



7 - ENTRY



8 - OFFICES



9 - OFFICES



10 - OFFICES



11 - WAREHOUSE



12 - WATER HEATER



Photographic Overview



13 - ROOFTOP PACKAGE UNITS



14 - SWITCHBOARD



15 - FIRE ALARM CONTROL PANEL



16 - LANDSCAPING



17 - SIGNAGE



18 - ASPHALT PARKING



Appendix B: Site Plan(s)

Site Plan



 BUREAU VERITAS	Project Number	Project Name	 N
	171004.25R000-016.017	District Office	
	Source	On-Site Date	
	Google	July 1, 2025	

Appendix C: **Pre-Survey Questionnaire(s)**

BV FACILITY CONDITION ASSESSMENT: PRE-SURVEY QUESTIONNAIRE

Building / Facility Name: District office

Name of person completing form: Paul Nadeau

Title / Association w/ property: Director of facilities management and planning

Length of time associated w/ property: Eight years

Date Completed: July 1, 2025

Phone Number:

Method of Completion: INTERVIEW - verbally completed during interview

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

Data Overview		Response		
1	Year(s) constructed	Constructed 1989	Renovated	
2	Building size in SF	27,730	SF	
3	Major Renovation/Rehabilitation		Year	Additional Detail
		Facade	2018	
		Roof		Partial
		Interiors	2024	Server room, boardroom, both got painted and the boardroom got carpeting
		HVAC		
		Electrical		
		Site Pavement		
		Accessibility		
4	List other significant capital improvements (focus on recent years; provide approximate date).	None		
5	List any major capital expenditures planned/requested for the next few years. Have they been budgeted?	Installation of an emergency generator is currently underway Completing the redesign and implementation of the current warehouse space Creating additional parking Securing the parking lot		
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				Complaints about air quality due, largely to the farm next-door
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				The Gallivan meeting room is not properly conditioned, the ducks should be rebalanced
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				It is likely that some ADA improvements have been made, but it is unknown what they are
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: District Office

BV Project Number: 171004.25R000-016.017

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		

District Office: Accessibility Issues				
Category	Major Issues (ADA study recommended)	Moderate Issues (ADA study recommended)	Minor Issues	None*
Parking		No van accessible spaces		
Exterior Accessible Route		No curb cuts		
Building Entrances				X
Interior Accessible Route		No lowered counter		
Elevators	NA			
Public Restrooms			No insulation on drain	
Kitchens/Kitchenettes		No sink clearance		
Playgrounds & Swimming Pools	NA			
Other		No access to raised seating		

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

District Office: Photographic Overview



2ND AREA OF ACCESSIBLE PARKING



OVERVIEW OF ACCESSIBLE PARKING AREA



ACCESSIBLE PATH



2ND PATHWAY

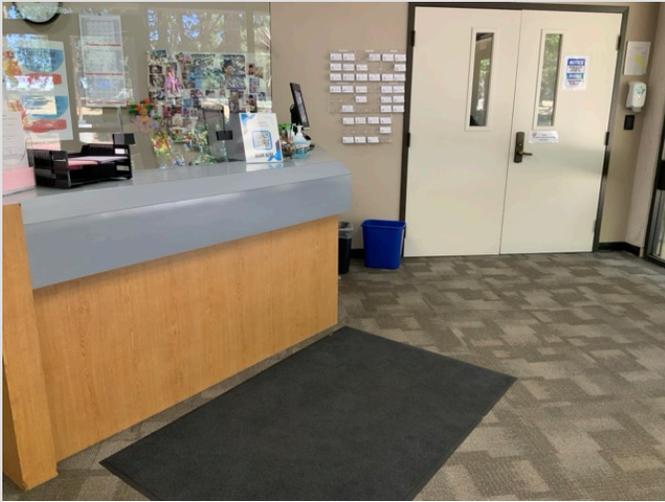


ACCESSIBLE ENTRANCE



AUTOMATIC DOOR OPENER

District Office: Photographic Overview



NO LOWERED COUNTER



DOOR HARDWARE



TOILET STALL OVERVIEW



SINK, FAUCET HANDLES AND ACCESSORIES



SINK CLEARANCE



OVEN WITH CONTROLS

District Office: Photographic Overview



NO ACCESS TO RAISED SEATING



NO ACCESS TO RAISED SEATING

Appendix E:

Component Condition Report

Component Condition Report | District Office

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	7,740 SF	4	9511659
B2020	Building Exterior	Fair	Glazing, any type by SF	650 SF	6	9482476
B2020	Mailroom	Fair	Screens & Shutters, Rolling Security Shutter, 55 to 100 SF	1	8	9482425
B2050	Throughout Building	Fair	Exterior Door, Aluminum-Framed & Glazed, Residential Slider	16	16	9482433
B2050	Building Exterior	Fair	Overhead/Dock Door, Aluminum, 12'x12' (144 SF)	3	9	9482452
B2050	Building Exterior	Fair	Exterior Door, Aluminum-Framed & Glazed, Standard Swing	4	10	9482494
B2050	Building Exterior	Fair	Exterior Door, Steel, Commercial	6	15	9482484
Roofing						
B3010	Roof	Fair	Roofing, Clay/Concrete Tile	1,200 SF	20	9511662
B3010	Roof	Good	Roofing, Single-Ply Membrane, TPO/PVC	24,070 SF	18	9482424
B3020	Roof	Fair	Roof Appurtenances, Gutters & Downspouts, Aluminum w/ Fittings	120 LF	12	9482499
B3060	Roof	Fair	Roof Hatch, Metal	1	12	9482427
Interiors						
C1030	Throughout Building	Fair	Interior Door, Wood, Solid-Core	22	9	9482443
C1070	Warehouse	Fair	Exposed Insulation, Exposed Insulation	9,280 SF	20	9482477
C1070	Throughout Building	Fair	Suspended Ceilings, Acoustical Tile (ACT)	18,270 SF	14	9482470
C1090	Restrooms	Fair	Toilet Partitions, Metal	5	6	9482449
C2010	Throughout Building	Fair	Wall Finishes, Vinyl	31,900 SF	6	9482505
C2010	Restrooms	Fair	Wall Finishes, Ceramic Tile	400 SF	25	9482444
C2010	Throughout Building	Fair	Wall Finishes, any surface, Prep & Paint	3,200 SF	6	9482478
C2030	Board mtg room	Good	Flooring, Carpet, Commercial Tile	2,400 SF	8	9482462
C2030	Throughout Building	Fair	Flooring, Carpet, Commercial Tile	10,520 SF	4	9482496
C2030	Restrooms	Fair	Flooring, Ceramic Tile	1,000 SF	10	9482486

Component Condition Report | District Office

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
C2030	Warehouse	Fair	Flooring, any surface, w/ Paint or Sealant, Prep & Paint	9,280 SF	7	9482502
C2030	Throughout Building	Fair	Flooring, Vinyl Tile (VCT)	2,250 SF	9	9482512
C2050	Throughout Building	Fair	Ceiling Finishes, any flat surface, Prep & Paint	1,000 SF	7	9482482
Plumbing						
D2010		Fair	Sink/Lavatory, Service Sink, Floor	1	10	9482459
D2010	Restrooms	Fair	Toilet, Commercial Water Closet	8	21	9482457
D2010	Warehouse	Fair	Water Heater, Electric, Residential	1	3	9482509
D2010	Utility Rooms/Areas	Good	Water Heater, Gas, Residential	1	12	9482508
D2010	Warehouse	Poor	Toilet, Commercial Water Closet	1	0	9482497
D2010	Throughout Building	Fair	Plumbing System, Supply & Sanitary, Low Density (excludes fixtures)	27,730 SF	13	9511657
D2010	Restrooms	Fair	Sink/Lavatory, Wall-Hung, Enameled Steel	11	18	9482458
D2010	Warehouse	Fair	Sink/Lavatory, Wall-Hung, Enameled Steel	1	7	9482501
D2010	Warehouse	Fair	Sink/Lavatory, Vanity Top, Stainless Steel	1	16	9482485
D2010	Throughout	Good	Drinking Fountain, Wall-Mounted, Single-Level	2	11	9482467
D2010		Fair	Urinal, Standard	2	20	9482445
HVAC						
D3020	Warehouse	Fair	Unit Heater, Natural Gas, 126 to 180 MBH	6	6	9482441
D3030	Roof	Fair	Split System Ductless, Single Zone, Condenser & Evaporator	1	7	9482504
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted	1	8	9482464
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted	2	8	9482426
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted	1	5	9482448
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted	1	3	9482490
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted	1	7	9482465
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted	2	8	9482480
D3050	Throughout Building	Fair	HVAC System, Ductwork, Medium Density	27,730 SF	18	9511656

Component Condition Report | District Office

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted	2	8	9482456
Fire Protection						
D4010	Building Exterior	Fair	Supplemental Components, Fire Department Connection, Double	1	12	9482500
D4010	Throughout Building	Fair	Fire Suppression System, Existing Sprinkler Heads, by SF	27,730 SF	4	9482495
D4030	Throughout Building	Fair	Fire Extinguisher, Type ABC, up to 20 LB	8	7	9482507
Electrical						
D5020	Warehouse	Fair	Secondary Transformer, Dry, Stepdown	1	3	9482428
D5020	Electrical Room	Fair	Switchboard, 277/480 V	1	28	9482460
D5020	Electrical Room	Fair	Distribution Panel, 120/208 V	1	18	9482451
D5020	Electrical Room	Fair	Secondary Transformer, Dry, Stepdown	1	3	9482455
D5030	Throughout Building	Fair	Electrical System, Wiring & Switches, Average or Low Density/Complexity	27,730 SF	4	9511660
D5040		Fair	Emergency & Exit Lighting, Exit Sign, LED	9	4	9482483
D5040	Throughout	Fair	Emergency & Exit Lighting, Emergency Light Pack, 2 Light w/ Battery	12	7	9482431
D5040	Building Exterior	Good	Exterior Light, any type, w/ LED Replacement	6	18	9482437
D5040		Good	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures	27,730 SF	15	9482440
Fire Alarm & Electronic Systems						
D6020	Throughout	Fair	Low Voltage System, Phone & Data Lines	27,730 SF	8	9482429
D6060	Board mtg room	Fair	Intercom/PA System, Public Address Upgrade, Facility-Wide	27,730 SF	10	9482446
D7010		Fair	Intrusion Detection System, Full Alarm System Renovation/Upgrade, Install	27,730 SF	6	9482493
D7050	Electrical Room	Fair	Fire Alarm Panel, Fully Addressable	1	3	9482492
Equipment & Furnishings						
E1030	Warehouse	Failed	Foodservice Equipment, Walk-In, Refrigerator	1	0	9482434
E1030	Building Exterior	Poor	Foodservice Equipment, Walk-In, Condenser for Refrigerator/Freezer	1	0	9482450
E1040	Break Room	Good	Healthcare Equipment, Defibrillator (AED), Cabinet-Mounted	1	8	9482498
E1060	Break Room	Fair	Residential Appliances, Refrigerator, 14 to 18 CF	1	5	9482487

Component Condition Report | District Office

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
E2010	Throughout	Fair	Casework, Countertop, Plastic Laminate	40 LF	10	9482489
E2010	Board mtg room	Good	Casework, Countertop, Plastic Laminate	35 LF	13	9482479
E2010	Throughout Building		Window Treatments, Operable Blinds, Fire-Resistant, Fire-Resistant	650 SF	20	9482511
E2010	Board mtg room	Good	Casework, Cabinetry, Standard	35 LF	18	9511658
E2010	Warehouse	Fair	Casework, Cabinetry, Standard	15 LF	5	9482442
E2010	Break Room	Fair	Casework, Cabinetry, Standard	25 LF	9	9482430
E2010	Warehouse	Fair	Casework, Countertop, Plastic Laminate	15 LF	8	9482469
Pedestrian Plazas & Walkways						
G2020	Site	Fair	Parking Lots, Pavement, Asphalt, Seal & Stripe	37,500 SF	3	9482436
G2020	Site	Poor	Parking Lots, Pavement, Asphalt, Cut & Patch	37,500 SF	0	9482432
Sitework						
G2060	Site	Good	Flagpole, Metal	1	24	9482461
G2060	Site	Fair	Signage, Property, Monument, Replace/Install	1	11	9482475
G2060	Site	Good	Dumpster Enclosure, Masonry (CMU) Walls, 8' High (per LF), Replace/Install	99,999 LF	35	9482435
G2060	Site	Fair	Dumpster Enclosure, Gates, Wood/Metal, Replace/Install	2	14	9482503
G2080	Site	Fair	Irrigation System, Pop-Up Spray Heads, Residential, Replace/Install	5,500 SF	15	9482454
G2080	Site	Good	Irrigation System, Control Panel	1	12	9482491
G4050	Site	Fair	Pole Light Fixture w/ Lamps, any type 20' High, w/ LED Replacement, Replace/Install	7	15	9482472
Utilities						
G3010	Building Exterior	Fair	Piping & Valves, Post Indicator Valve (PIV), Site Water, Replace/Install	1	11	9482474
G3010	Building Exterior	Fair	Hydrant, Fire, Replace/Install	1	15	9482439
Accessibility						
Y1090		NA	ADA Miscellaneous, Level III Study, Includes Measurements, Evaluate/Report	1	0	9534188

Appendix F: Replacement Reserves

Replacement Reserves Report

District Office

7/23/2025



Location	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	Total Escalated Estimate
District Office	\$278,420	\$0	\$0	\$84,861	\$255,327	\$17,207	\$359,346	\$66,079	\$245,207	\$72,778	\$113,597	\$15,181	\$16,493	\$272,075	\$286,741	\$355,174	\$43,478	\$38,474	\$1,222,602	\$0	\$118,386	\$3,861,427
Grand Total	\$278,420	\$0	\$0	\$84,861	\$255,327	\$17,207	\$359,346	\$66,079	\$245,207	\$72,778	\$113,597	\$15,181	\$16,493	\$272,075	\$286,741	\$355,174	\$43,478	\$38,474	\$1,222,602	\$0	\$118,386	\$3,861,427

Uniformat Code	Location Description	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost*	Subtotal	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	Deficiency Repair Estimate		
B2010	Building Exterior	9511659	Exterior Walls, any painted surface, 1-2 Story Building, Prep & Paint	10	6	4	7740	SF	\$3.53	\$27,353																					\$27,353	\$54,706		
B2020	Building Exterior	9482476	Glazing, any type by SF, Replace	30	24	6	650	SF	\$64.79	\$42,114																						\$42,114	\$42,114	
B2020	Mailroom	9482425	Screens & Shutters, Rolling Security Shutter, 55 to 100 SF, Replace	20	12	8	1	EA	\$2,356.00	\$2,356																						\$2,356	\$2,356	
B2050	Building Exterior	9482494	Exterior Door, Aluminum-Framed & Glazed, Standard Swing, Replace	30	20	10	4	EA	\$1,531.40	\$6,126																						\$6,126	\$6,126	
B2050	Building Exterior	9482484	Exterior Door, Steel, Commercial, Replace	40	25	15	6	EA	\$4,782.68	\$28,696																						\$28,696	\$28,696	
B2050	Throughout Building	9482433	Exterior Door, Aluminum-Framed & Glazed, Residential Slider, Replace	25	9	16	16	EA	\$1,251.63	\$20,026																						\$20,026	\$20,026	
B2050	Building Exterior	9482452	Overhead/Dock Door, Aluminum, 12'x12' (144 SF), Replace	30	21	9	3	EA	\$5,183.20	\$15,550																						\$15,550	\$15,550	
B3010	Roof	9511662	Roofing, Clay/Concrete Tile, Replace	50	30	20	1200	SF	\$20.03	\$24,031																						\$24,031	\$24,031	
B3010	Roof	9482424	Roofing, Single-Ply Membrane, TPO/PVC, Replace	20	2	18	24070	SF	\$20.03	\$482,026																						\$482,026	\$482,026	
B3020	Roof	9482499	Roof Appurtenances, Gutters & Downspouts, Aluminum w/ Fittings, Replace	20	8	12	120	LF	\$10.60	\$1,272																						\$1,272	\$1,272	
B3060	Roof	9482427	Roof Hatch, Metal, Replace	30	18	12	1	EA	\$1,531.40	\$1,531																						\$1,531	\$1,531	
C1030	Throughout Building	9482443	Interior Door, Wood, Solid-Core, Replace	40	31	9	22	EA	\$824.60	\$18,141																						\$18,141	\$18,141	
C1070	Throughout Building	9482470	Suspended Ceilings, Acoustical Tile (ACT), Replace	25	11	14	18270	SF	\$4.12	\$75,327																						\$75,327	\$75,327	
C1070	Warehouse	9482477	Exposed Insulation, Exposed Insulation, Replace	25	5	20	9280	SF	\$1.77	\$16,398																						\$16,398	\$16,398	
C1090	Restrooms	9482449	Toilet Partitions, Metal, Replace	20	14	6	5	EA	\$1,001.30	\$5,007																						\$5,007	\$5,007	
C2010	Throughout Building	9482505	Wall Finishes, Vinyl, Replace	15	9	6	31900	SF	\$2.95	\$93,946																						\$93,946	\$93,946	
C2010	Throughout Building	9482478	Wall Finishes, any surface, Prep & Paint	10	4	6	3200	SF	\$1.77	\$5,654																						\$5,654	\$11,309	
C2030	Warehouse	9482502	Flooring, any surface, w/ Paint or Sealant, Prep & Paint	10	3	7	9280	SF	\$1.77	\$16,398																						\$16,398	\$32,796	
C2030	Restrooms	9482486	Flooring, Ceramic Tile, Replace	40	30	10	1000	SF	\$21.20	\$21,204																						\$21,204	\$21,204	
C2030	Throughout Building	9482512	Flooring, Vinyl Tile (VCT), Replace	15	6	9	2250	SF	\$5.89	\$13,253																						\$13,253	\$13,253	
C2030	Throughout Building	9482496	Flooring, Carpet, Commercial Tile, Replace	10	6	4	10520	SF	\$7.66	\$80,552																						\$80,552	\$161,103	
C2030	Board mtg room	9482462	Flooring, Carpet, Commercial Tile, Replace	10	2	8	2400	SF	\$7.66	\$18,377																						\$18,377	\$36,754	
C2050	Throughout Building	9482482	Ceiling Finishes, any flat surface, Prep & Paint	10	3	7	1000	SF	\$2.36	\$2,356																						\$2,356	\$4,712	
D2010	Warehouse	9482509	Water Heater, Electric, Residential, Replace	15	12	3	1	EA	\$647.90	\$648																						\$648	\$1,296	
D2010	Utility Rooms/Areas	9482508	Water Heater, Gas, Residential, Replace	15	3	12	1	EA	\$1,531.40	\$1,531																						\$1,531	\$1,531	
D2010	Throughout Building	9511657	Plumbing System, Supply & Sanitary, Low Density (excludes fixtures), Replace	40	27	13	27730	SF	\$5.89	\$163,330																						\$163,330	\$163,330	
D2010	Warehouse	9482497	Toilet, Commercial Water Closet, Replace	30	30	0	1	EA	\$1,531.40	\$1,531	\$1,531																						\$1,531	\$1,531
D2010	Warehouse	9482501	Sink/Lavatory, Wall-Hung, Enameled Steel, Replace	30	23	7	1	EA	\$2,002.60	\$2,003																						\$2,003	\$2,003	
D2010	District Office	9482459	Sink/Lavatory, Service Sink, Floor, Replace	35	25	10	1	EA	\$942.40	\$942																						\$942	\$942	
D2010	Throughout	9482467	Drinking Fountain, Wall-Mounted, Single-Level, Replace	15	4	11	2	EA	\$1,413.60	\$2,827																						\$2,827	\$2,827	
D2010	Warehouse	9482485	Sink/Lavatory, Vanity Top, Stainless Steel, Replace	30	14	16	1	EA	\$1,413.60	\$1,414																						\$1,414	\$1,414	
D2010	Restrooms	9482458	Sink/Lavatory, Wall-Hung, Enameled Steel, Replace	30	12	18	11	EA	\$2,002.60	\$22,029																						\$22,029	\$22,029	
D2010	District Office	9482445	Urinal, Standard, Replace	30	10	20	2	EA	\$1,295.80	\$2,592																						\$2,592	\$2,592	
D3020	Warehouse	9482441	Unit Heater, Natural Gas, 126 to 180 MBH, Replace	20	14	6	6	EA	\$8,010.40	\$48,062																						\$48,062	\$48,062	
D3030	Roof	9482504	Split System Ductless, Single Zone, Condenser & Evaporator, Replace	15	8	7	1	EA	\$10,778.70	\$10,779																						\$10,779	\$10,779	
D3050	Roof	9482490	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	17	3	1	EA	\$8,835.00	\$8,835																						\$8,835	\$8,835	
D3050	Roof	9482448	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	15	5	1	EA	\$8,835.00	\$8,835																						\$8,835	\$8,835	
D3050	Roof	9482465	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	13	7	1	EA	\$17,670.00	\$17,670																						\$17,670	\$17,670	
D3050	Roof	9482464	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	12	8	1	EA	\$10,602.00	\$10,602																						\$10,602	\$10,602	
D3050	Roof	9482426	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	12	8	2	EA	\$12,958.00	\$25,916																						\$25,916	\$25,916	
D3050	Roof	9482480	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	12	8	2	EA	\$23,560.00	\$47,120																						\$47,120	\$47,120	
D3050	Roof	9482456	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	12	8	2	EA	\$8,835.00	\$17,670																						\$17,670	\$17,670	
D3050	Throughout Building	9511656	HVAC System, Ductwork, Medium Density, Replace	30	12	18	27730	SF	\$4.71	\$130,664																						\$130,664	\$130,664	
D4010	Throughout Building	9482495	Fire Suppression System, Existing Sprinkler Heads, by SF, Replace	25	21	4	27730	SF	\$1.26	\$34,953																						\$34,953	\$34,953	
D4010																																		

Replacement Reserves Report

District Office



7/23/2025

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
D5020	Warehouse	9482428	Secondary Transformer, Dry, Stepdown, Replace	30	27	3	1	EA	\$11,780.00	\$11,780				\$11,780																	\$11,780	
D5020	Electrical Room	9482455	Secondary Transformer, Dry, Stepdown, Replace	30	27	3	1	EA	\$18,848.00	\$18,848				\$18,848																	\$18,848	
D5020	Electrical Room	9482451	Distribution Panel, 120/208 V, Replace	30	12	18	1	EA	\$7,068.00	\$7,068																		\$7,068			\$7,068	
D5030	Throughout Building	9511660	Electrical System, Wiring & Switches, Average or Low Density/Complexity, Replace	40	36	4	27730	SF	\$2.95	\$81,665					\$81,665																\$81,665	
D5040	District Office	9482483	Emergency & Exit Lighting, Exit Sign, LED, Replace	10	6	4	9	EA	\$259.16	\$2,332					\$2,332									\$2,332							\$4,665	
D5040	Throughout	9482431	Emergency & Exit Lighting, Emergency Light Pack, 2 Light w/ Battery, Replace	10	3	7	12	EA	\$259.16	\$3,110							\$3,110										\$3,110				\$6,220	
D5040	District Office	9482440	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures, Replace	20	5	15	27730	SF	\$5.30	\$146,997															\$146,997						\$146,997	
D5040	Building Exterior	9482437	Exterior Light, any type, w/ LED Replacement, Replace	20	2	18	6	EA	\$942.40	\$5,654																		\$5,654			\$5,654	
D6020	Throughout	9482429	Low Voltage System, Phone & Data Lines, Replace	20	12	8	27730	SF	\$1.77	\$48,999								\$48,999													\$48,999	
D6060	Board mtg room	9482446	Intercom/PA System, Public Address Upgrade, Facility-Wide, Replace	20	10	10	27730	SF	\$1.94	\$53,899										\$53,899											\$53,899	
D7010	District Office	9482493	Intrusion Detection System, Full Alarm System Renovation/Upgrade, Install	15	9	6	27730	SF	\$3.83	\$106,164						\$106,164															\$106,164	
D7050	Electrical Room	9482492	Fire Alarm Panel, Fully Addressable, Replace	15	12	3	1	EA	\$17,670.00	\$17,670				\$17,670														\$17,670			\$35,340	
E1030	Building Exterior	9482450	Foodservice Equipment, Walk-In, Condenser for Refrigerator/Freezer, Replace	15	15	0	1	EA	\$7,421.40	\$7,421	\$7,421														\$7,421						\$14,843	
E1030	Warehouse	9482434	Foodservice Equipment, Walk-In, Refrigerator, Replace	20	20	0	1	EA	\$17,670.00	\$17,670	\$17,670																		\$17,670		\$35,340	
E1040	Break Room	9482498	Healthcare Equipment, Defibrillator (AED), Cabinet-Mounted, Replace	10	2	8	1	EA	\$1,767.00	\$1,767								\$1,767									\$1,767				\$3,534	
E1060	Break Room	9482487	Residential Appliances, Refrigerator, 14 to 18 CF, Replace	15	10	5	1	EA	\$706.80	\$707					\$707														\$707		\$1,414	
E2010	Throughout Building	9482511	Window Treatments, Operable Blinds, Fire-Resistant, Fire-Resistant	20	0	20	650	SF	\$6.38	\$4,150																			\$4,150		\$4,150	
E2010	Warehouse	9482442	Casework, Cabinetry, Standard, Replace	20	15	5	15	LF	\$353.40	\$5,301					\$5,301																\$5,301	
E2010	Warehouse	9482469	Casework, Countertop, Plastic Laminate, Replace	15	7	8	15	LF	\$58.90	\$884								\$884													\$884	
E2010	Break Room	9482430	Casework, Cabinetry, Standard, Replace	20	11	9	25	LF	\$353.40	\$8,835									\$8,835												\$8,835	
E2010	Throughout	9482489	Casework, Countertop, Plastic Laminate, Replace	15	5	10	40	LF	\$58.90	\$2,356										\$2,356											\$2,356	
E2010	Board mtg room	9482479	Casework, Countertop, Plastic Laminate, Replace	15	2	13	35	LF	\$58.90	\$2,062													\$2,062								\$2,062	
E2010	Board mtg room	9511658	Casework, Cabinetry, Standard, Replace	20	2	18	35	LF	\$353.40	\$12,369																	\$12,369				\$12,369	
G2020	Site	9482432	Parking Lots, Pavement, Asphalt, Cut & Patch	0	3	0	37500	SF	\$6.48	\$242,963	\$242,963																				\$242,963	
G2020	Site	9482436	Parking Lots, Pavement, Asphalt, Seal & Stripe	5	2	3	37500	SF	\$0.53	\$19,879				\$19,879				\$19,879						\$19,879							\$19,879	
G2060	Site	9482475	Signage, Property, Monument, Replace/Install	20	9	11	1	EA	\$3,534.00	\$3,534											\$3,534										\$3,534	
G2060	Site	9482503	Dumpster Enclosure, Gates, Wood/Metal, Replace/Install	20	6	14	2	EA	\$2,002.60	\$4,005														\$4,005							\$4,005	
G2080	Site	9482491	Irrigation System, Control Panel, Replace	15	3	12	1	EA	\$5,890.00	\$5,890												\$5,890									\$5,890	
G2080	Site	9482454	Irrigation System, Pop-Up Spray Heads, Residential, Replace/Install	20	5	15	5500	SF	\$0.94	\$5,183																\$5,183					\$5,183	
G3010	Building Exterior	9482474	Piping & Valves, Post Indicator Valve (PIV), Site Water, Replace/Install	30	19	11	1	EA	\$4,605.98	\$4,606												\$4,606									\$4,606	
G3010	Building Exterior	9482439	Hydrant, Fire, Replace/Install	30	15	15	1	EA	\$6,691.04	\$6,691																\$6,691					\$6,691	
G4050	Site	9482472	Pole Light Fixture w/ Lamps, any type 20' High, w/ LED Replacement, Replace/Install	20	5	15	7	EA	\$4,712.00	\$32,984															\$32,984						\$32,984	
Y1090	District Office	9534188	ADA Miscellaneous, Level III Study, Includes Measurements, Evaluate/Report	0	0	0	1	EA	\$8,835.00	\$8,835	\$8,835																				\$8,835	
Totals, Unescalated											\$278,420	\$0	\$0	\$77,660	\$226,855	\$14,843	\$300,947	\$53,729	\$193,569	\$55,778	\$84,527	\$10,967	\$11,568	\$185,270	\$189,570	\$227,972	\$27,094	\$23,277	\$718,150	\$0	\$65,547	\$2,745,743
Totals, Escalated (3.0% inflation, compounded annually)											\$278,420	\$0	\$0	\$84,861	\$255,327	\$17,207	\$359,346	\$66,079	\$245,207	\$72,778	\$113,597	\$15,181	\$16,493	\$272,075	\$286,741	\$355,174	\$43,478	\$38,474	\$1,222,602	\$0	\$118,386	\$3,861,427

* Markup has been included in unit costs.