

# FACILITY CONDITION ASSESSMENT



*prepared for*

**Gilroy Unified School District**  
7810 Arroyo Circle  
Gilroy, CA 95020



Antonio Del Buono School  
9300 Wren Avenue  
Gilroy, CA 95020

**PREPARED BY:**

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**BV PROJECT #:**

*171004.25R000-019.017*

**DATE OF REPORT:**

*September 11, 2025*

**ON SITE DATE:**

*July 8, 2025*

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# 1. Executive Summary

## Campus Overview and Assessment Details

General Information	
<b>Property Type</b>	Elementary School
<b>Number of Buildings</b>	16
<b>Main Address</b>	9300 Wren Avenue, Gilroy, CA 95020
<b>Site Developed</b>	1999
<b>Outside Occupants / Leased Spaces</b>	Various spaces in main building are leased by outside parties
<b>Date(s) of Visit</b>	July 8, 2025
<b>Management Point of Contact</b>	AEDIS Architects Joe Vela, Associate Principal 4083005160 <a href="mailto:Jvela@aedisarchitects.com">Jvela@aedisarchitects.com</a>
<b>On-site Point of Contact (POC)</b>	Marissa Van Patten
<b>Assessment and Report Prepared By</b>	Harley Davis
<b>Reviewed By</b>	Sean Luxem <i>for</i> , Gregg Young Program Manager 800.733.0660 x979.270.0024 <a href="mailto:Gregg.Young@bureauveritas.com">Gregg.Young@bureauveritas.com</a>
<b>AssetCalc Link</b>	Full dataset for this assessment can be found at: <a href="https://www.assetcalc.net/">https://www.assetcalc.net/</a>

## Campus Findings and Deficiencies

### Historical Summary

Antonio Del Buono Elementary School was originally constructed in 1999 and is currently occupied by Gilroy School District. Since its construction, there's been renovations in 2005 to the Multipurpose Room. A new Flat Roof was installed last year in 2024.

### Architectural

The campus consists of offices and classrooms with a cafeteria and multipurpose room. 11 modular buildings serve as additional classrooms. The Main Building is done in stucco with aluminum windows. Modular buildings are wood framed on concrete slabs. Stucco is on the exterior walls of the modular buildings as well. Metal Roofing covers all gabled roof areas and EPDM roofing covers the flat roof of the main building. Modular Buildings have flat, metal roofing. The interior floors consist of carpet, VCT tile, ceramic tile, and wood strip flooring. Walls throughout are painted gypsum. Ceilings throughout are suspended ACT tiles and hard ceilings with updated LED lighting. Typical lifecycle interior and exterior finish replacements are budgeted and anticipated.

### Mechanical, Electrical, Plumbing and Fire (MEPF)

Various Rooftop Units provide heating and cooling throughout the main building. PTAC units serve the modular buildings. Various Electrical Panels are located throughout the main building. Modular Buildings have exterior distribution panels. There's an emergency Generator that serves the main building with an automatic transfer switch. The Plumbing system is original to the main building, as well as the modulares. Electric water heaters provide hot water throughout. There's a Fire Alarm system and Fire Sprinkler system in the Main Building, while Modulares only have a Fire Alarm system without suppression. Fire Extinguishers are located throughout.

### Site

The site consists of concrete sidewalks and asphalt pavement for the parking lots and play surfaces. There's various basketball courts and a playground area with a sports field. Pole Lighting is provided throughout. The property has fencing around the perimeter. Various planter beds are located throughout with trees and landscaping.

### 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

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

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

Facility	Cost/SF	Total SF	Replacement Value	Current	3-Year	5-Year	10-Year
<b>Main Building</b>	\$650	50,000	\$32,500,000	0%	1.6%	3.8%	11.8%
<b>Modular 10</b>	\$350	1,000	\$350,000	0%	0%	11.1%	17.2%
<b>Modular 11</b>	\$350	1,000	\$350,000	0%	2.4%	7.5%	17.1%
<b>Modular 12</b>	\$350	1,000	\$350,000	0%	2.4%	5.9%	17.8%
<b>Modular 14</b>	\$350	1,000	\$350,000	0%	2.4%	4.8%	17.8%
<b>Modular 15</b>	\$350	1,000	\$350,000	0%	2.4%	5.6%	17.8%
<b>Modular 17</b>	\$350	1,000	\$350,000	0%	2.4%	4.8%	17.7%
<b>Modular 18</b>	\$350	1,000	\$350,000	0%	2.4%	4.8%	15.3%
<b>Modular 19</b>	\$350	1,000	\$350,000	0%	2.4%	4.8%	17.7%

Facility	Cost/SF	Total SF	Replacement Value	Current	3-Year	5-Year	10-Year
<b>Modular 20</b>	\$350	1,000	\$350,000	0%	2.4%	4.8%	17.9%
<b>Modular 21</b>	\$350	1,000	\$350,000	0%	2.4%	4.8%	17.7%
<b>Modular 28</b>	\$350	1,000	\$350,000	0%	2.4%	4.8%	16.0%
<b>Modular 29</b>	\$350	1,000	\$350,000	0%	2.4%	4.8%	17.6%
<b>Modular 30</b>	\$350	1,000	\$350,000	0%	2.4%	4.8%	17.6%
<b>Modular 31</b>	\$350	1,000	\$350,000	0%	2.4%	4.8%	17.6%
<b>Modular Leveled Book Library</b>	\$350	1,000	\$350,000	0%	0%	3.1%	11.0%
<b>Site</b>	\$0		\$0	%	%	%	%
<b>Antonio Del Buono School</b>	\$650	61,000	\$39,650,000	0%	2.9%	5.2%	20.7%

## Immediate Needs

There are no immediate needs to report.

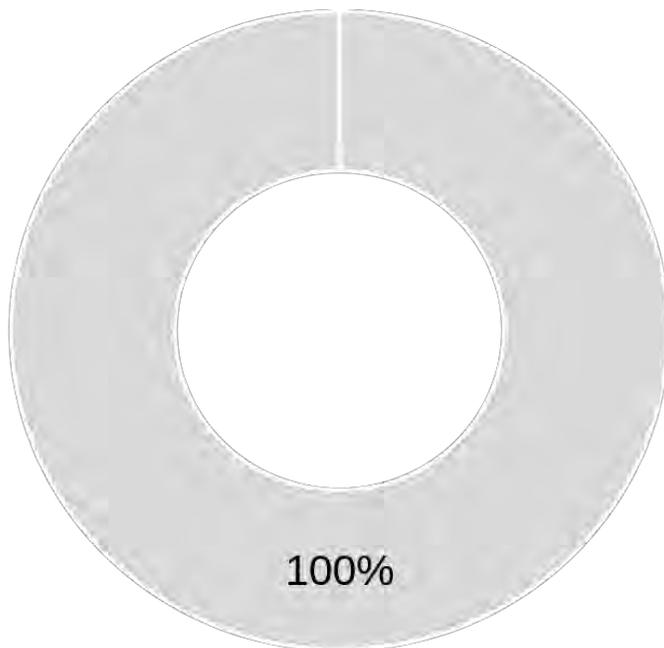


## Plan Types

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

### Plan Type Descriptions and Distribution

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



● Lifecycle/Renewal: \$8,198,200

10-Year Total: \$8,198,200

## 2. Main Building



### Main Building: Building Systems Summary

<b>Address</b>	9300 Wren Avenue, Gilroy, CA 95202	
<b>GPS Coordinates</b>	37.0305067, -121.5871495	
<b>Constructed/Renovated</b>	1999	
<b>Building Area</b>	50,000 SF	
<b>Number of Stories</b>	1 above grade	
<i>System</i>	<i>Description</i>	<i>Condition</i>
<b>Structure</b>	Masonry bearing walls with metal roof deck supported by open-web steel joists and concrete strip/wall footing foundation system	Fair
<b>Facade</b>	Primary Wall Finish: Stucco Windows: Aluminum	Fair
<b>Roof</b>	Primary: Flat construction with single-ply TPO/PVC membrane Secondary: Gable construction with metal finish	Fair
<b>Interiors</b>	Walls: Painted gypsum board lath and plaster, wallpaper Floors: Carpet, VCT, ceramic tile, wood strip, sealed concrete w epoxy finish Ceilings: Painted gypsum board, lath and plaster and ACT	Fair
<b>Elevators</b>	None	Fair

<b>Main Building: Building Systems Summary</b>		
<b>Plumbing</b>	Distribution: Copper supply and cast iron waste and venting Hot Water: Electric water heaters with integral tanks Fixtures: Toilets, urinals, and sinks in restrooms	Fair
<b>HVAC</b>	Non-Central System: Packaged units, Split-system heat pumps	Fair
<b>Fire Suppression</b>	Fire extinguishers only	Fair
<b>Electrical</b>	Source and Distribution: Main panel with copper wiring Interior Lighting: LED, linear fluorescent Emergency Power: Diesel generator with automatic transfer switch	Fair
<b>Fire Alarm</b>	Alarm panel with smoke detectors, alarms, strobes, pull stations, back-up emergency lights, and exit signs	Fair
<b>Equipment/Special</b>	None	Fair
<b>Accessibility</b>	Presently it does not appear an accessibility study is needed for this building. See the appendix for associated photos and additional information.	
<b>Additional Studies</b>	No additional studies are currently recommended for the building.	
<b>Areas Observed</b>	The interior spaces were observed to gain a clear understanding of the facility's overall condition. Other areas accessed and assessed included the exterior equipment and assets directly serving the building, the exterior walls of the facility, and the roofs.	
<b>Key Spaces Not Observed</b>	All key areas of the facility were accessible and observed.	

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

<b>Main Building: System Expenditure Forecast</b>						
<b>System</b>	<b>Immediate</b>	<b>Short Term (1-2 yr)</b>	<b>Near Term (3-5 yr)</b>	<b>Med Term (6-10 yr)</b>	<b>Long Term (11-20 yr)</b>	<b>TOTAL</b>
<b>Facade</b>	\$0	\$0	\$338,279	\$235,193	\$751,332	\$1,324,804
<b>Roofing</b>	\$0	\$0	\$0	\$735,132	\$527,817	\$1,262,949
<b>Interiors</b>	\$0	\$0	\$467,298	\$362,214	\$1,225,334	\$2,054,846
<b>Conveying</b>	\$0	\$0	\$0	\$0	\$47,838	\$47,838
<b>Plumbing</b>	\$0	\$1,788	\$4,754	\$74,922	\$1,622,709	\$1,704,173
<b>HVAC</b>	\$0	\$0	\$387,318	\$336,284	\$234,284	\$957,886
<b>Fire Protection</b>	\$0	\$0	\$0	\$73,957	\$0	\$73,957
<b>Electrical</b>	\$0	\$0	\$0	\$385,457	\$1,827,062	\$2,212,519
<b>Fire Alarm and Electronic Systems</b>	\$0	\$0	\$0	\$20,735	\$240,383	\$261,118
<b>Equipment and Furnishings</b>	\$0	\$0	\$25,717	\$395,879	\$37,826	\$459,422
<b>TOTALS</b>	<b>\$0</b>	<b>\$1,800</b>	<b>\$1,223,400</b>	<b>\$2,619,800</b>	<b>\$6,514,600</b>	<b>\$10,359,600</b>

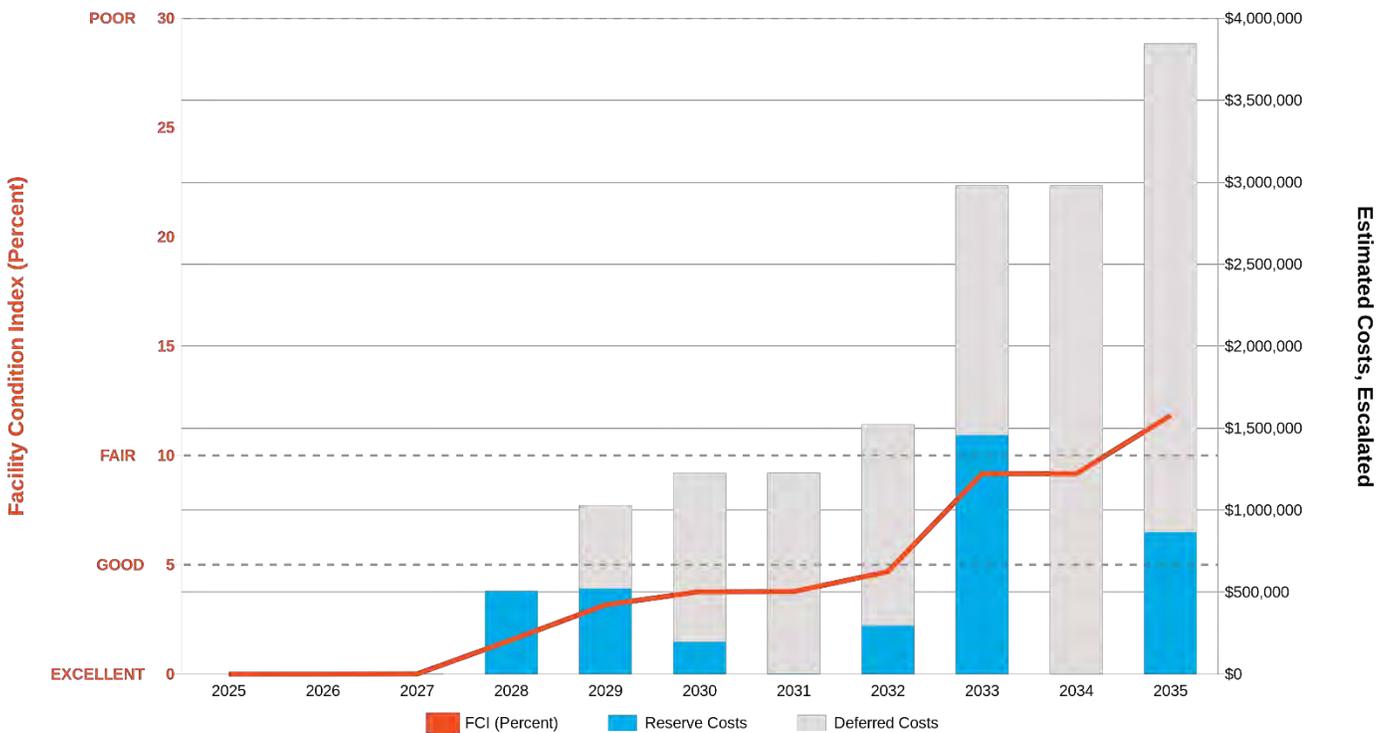
**NEEDS OVER TIME:** The vertical blue bars in the graphic below represent the year-by-year needs identified for the facility. The orange line forecasts what would happen to the FCI (left Y axis) over time, assuming zero capital expenditures over the next ten years. The dollar amounts allocated for each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

### Needs by Year with Unaddressed FCI Over Time

Replacement Value: \$32,500,000.00

Inflation Rate: 3%

Average Needs (per year - over next 10 years): \$349,538.00



## Immediate Needs

There are no immediate needs to report.



## Key Findings

There are no key findings to report.



Main Building: Photographic Overview



1 – FRONT ELEVATION



2 – LEFT ELEVATION



3 – RIGHT ELEVATION



4 – REAR ELEVATION



5 – EXTERIOR OVERVIEW



6 – BUILDING FACADE



7 – PRIMARY ROOF OVERVIEW



8 – SECONDARY ROOF OVERVIEW



9 – ROOFTOP MECHANICAL EQ



10 – ROOFTOP MECHANICAL EQ



11 – LOBBY



12 – TYPICAL CLASSROOM



13 – TYPICAL CLASSROOM



14 – TYPICAL CLASSROOM



15 – TYPICAL CLASSROOM



16 – TYPICAL CLASSROOM



17 – TYPICAL HALLWAY



18 – RESTROOM

### 3. Modular 10



#### Modular 10: Building Systems Summary

<b>Address</b>	9300 Wren Avenue, Gilroy, CA 95202	
<b>GPS Coordinates</b>	37.0305067, -121.5871495	
<b>Constructed/Renovated</b>	1999	
<b>Building Area</b>	1,000 SF	
<b>Number of Stories</b>	1 above grade	
<i>System</i>	<i>Description</i>	<i>Condition</i>
<b>Structure</b>	Pre-engineered steel structure over concrete over concrete slab foundation	Fair
<b>Facade</b>	Primary Wall Finish: Stucco Windows: Aluminum	Fair
<b>Roof</b>	Primary: Flat with metal finish	Fair
<b>Interiors</b>	Walls: Fabric wall covering Floors: Carpet and VCT Ceilings: ACT	Fair
<b>Elevators</b>	None	

<b>Modular 10: Building Systems Summary</b>		
<b>Plumbing</b>	Distribution: Copper supply and cast iron waste and venting Hot Water: None Fixtures: Stainless sinks	Fair
<b>HVAC</b>	Non-Central System: PTAC units	Fair
<b>Fire Suppression</b>	Fire extinguishers only	Fair
<b>Electrical</b>	Source and Distribution: Main panel with copper supply lines Interior Lighting: Linear fluorescent Emergency Power: None	Fair
<b>Fire Alarm</b>	Alarm panel with smoke detectors, alarms, strobes, pull stations, back-up emergency lights, and exit signs	Fair
<b>Equipment/Special</b>	None	
<b>Accessibility</b>	Presently it does not appear an accessibility study is needed for this building. See the appendix for associated photos and additional information.	
<b>Additional Studies</b>	No additional studies are currently recommended for the building.	
<b>Areas Observed</b>	Most of the interior spaces were observed to gain a clear understanding of the facility's overall condition. Other areas accessed and assessed included the exterior equipment and assets directly serving the buildings, and the exterior walls of the facility.	
<b>Key Spaces Not Observed</b>	The roof was not accessible due to safety concerns.	

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

<b>Modular 10: System Expenditure Forecast</b>						
<b>System</b>	<b>Immediate</b>	<b>Short Term (1-2 yr)</b>	<b>Near Term (3-5 yr)</b>	<b>Med Term (6-10 yr)</b>	<b>Long Term (11-20 yr)</b>	<b>TOTAL</b>
<b>Facade</b>	\$0	\$0	\$4,831	\$2,906	\$14,734	\$22,471
<b>Roofing</b>	\$0	\$0	\$410	\$0	\$26,390	\$26,800
<b>Interiors</b>	\$0	\$0	\$9,171	\$10,450	\$12,461	\$32,082
<b>Plumbing</b>	\$0	\$0	\$0	\$1,811	\$10,150	\$11,961
<b>HVAC</b>	\$0	\$0	\$3,541	\$3,021	\$5,518	\$12,080
<b>Electrical</b>	\$0	\$0	\$5,863	\$603	\$5,075	\$11,541
<b>Fire Alarm and Electronic Systems</b>	\$0	\$0	\$252	\$2,764	\$338	\$3,354
<b>Equipment and Furnishings</b>	\$0	\$0	\$14,658	\$0	\$4,567	\$19,225
<b>TOTALS</b>	<b>\$0</b>	<b>\$0</b>	<b>\$38,800</b>	<b>\$21,600</b>	<b>\$79,300</b>	<b>\$139,700</b>

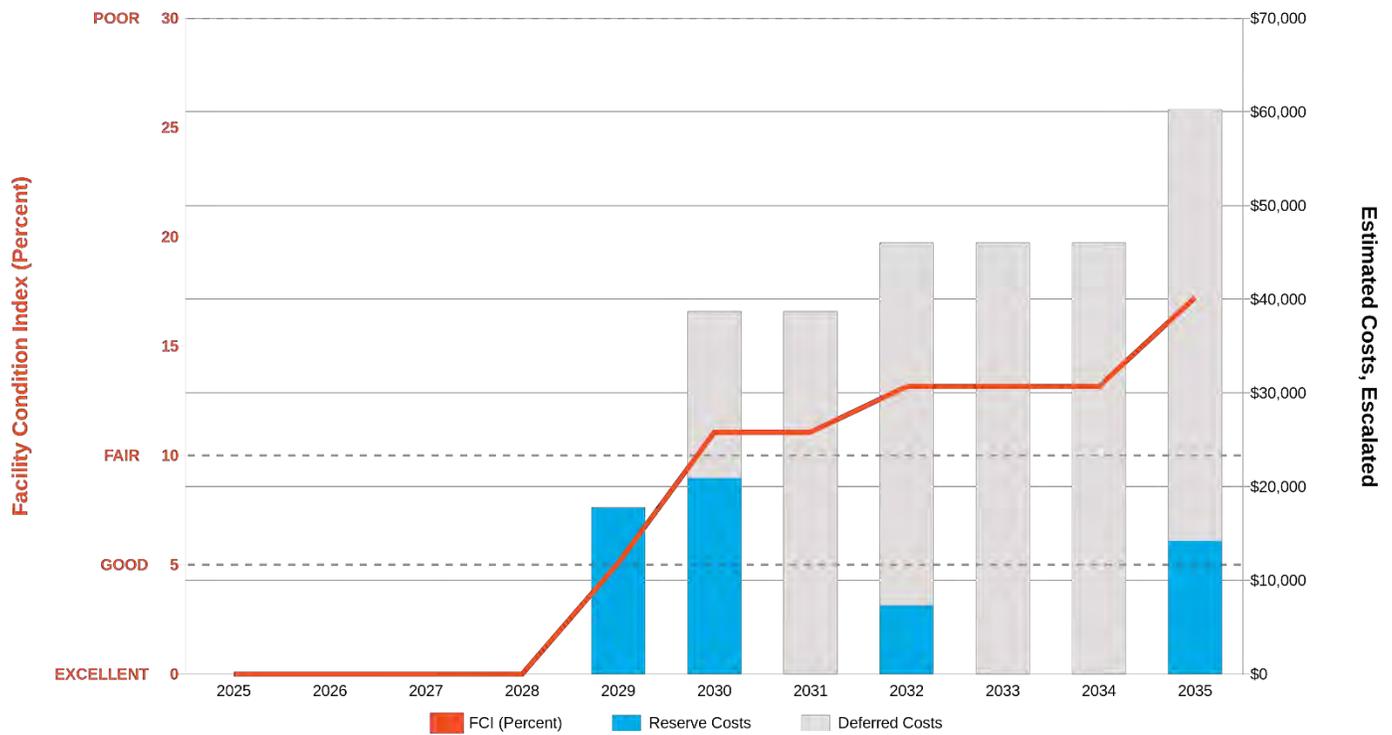
**NEEDS OVER TIME:** The vertical blue bars in the graphic below represent the year-by-year needs identified for the facility. The orange line forecasts what would happen to the FCI (left Y axis) over time, assuming zero capital expenditures over the next ten years. The dollar amounts allocated for each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

### Needs by Year with Unaddressed FCI Over Time

Replacement Value: \$350,000.00

Inflation Rate: 3%

Average Needs (per year - over next 10 years): \$5,480.00



## Immediate Needs

There are no immediate needs to report.



## Key Findings

There are no key findings to report.



Modular 10: Photographic Overview



1 – EXTERIOR WALLS



2 – FRONT ELEVATION



3 – LEFT ELEVATION



4 – RIGHT ELEVATION



5 – REAR ELEVATION



6 – INTERIOR

## 4. Modular 11



### Modular 11: Building Systems Summary

<b>Address</b>	9300 Wren Avenue, Gilroy, CA 95020	
<b>GPS Coordinates</b>	37.0305067, -121.5871495	
<b>Constructed/Renovated</b>	1999	
<b>Building Area</b>	1,000 SF	
<b>Number of Stories</b>	1 above grade	
<i>System</i>	<i>Description</i>	<i>Condition</i>
<b>Structure</b>	Pre-engineered steel structure over concrete over concrete slab foundation	Fair
<b>Facade</b>	Primary Wall Finish: Stucco Windows: Aluminum	Fair
<b>Roof</b>	Primary: Flat with metal finish	Fair
<b>Interiors</b>	Walls: Fabric wall covering Floors: Carpet and VCT Ceilings: ACT	Fair
<b>Elevators</b>	None	

<b>Modular 11: Building Systems Summary</b>		
<b>Plumbing</b>	Distribution: Copper supply and cast iron waste and venting Hot Water: None Fixtures: Stainless sinks	Fair
<b>HVAC</b>	Non-Central System: PTAC units	Fair
<b>Fire Suppression</b>	Fire extinguishers only	Fair
<b>Electrical</b>	Source and Distribution: Main panel with copper supply lines Interior Lighting: Linear fluorescent Emergency Power: None	Fair
<b>Fire Alarm</b>	Alarm panel with smoke detectors, alarms, strobes, pull stations, back-up emergency lights, and exit signs	Fair
<b>Equipment/Special</b>	None	
<b>Accessibility</b>	Presently it does not appear an accessibility study is needed for this building. See the appendix for associated photos and additional information.	
<b>Additional Studies</b>	No additional studies are currently recommended for the building.	
<b>Areas Observed</b>	Most of the interior spaces were observed to gain a clear understanding of the facility's overall condition. Other areas accessed and assessed included the exterior equipment and assets directly serving the buildings, and the exterior walls of the facility.	
<b>Key Spaces Not Observed</b>	The roof was not accessible due to safety concerns.	

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

<b>Modular 11: System Expenditure Forecast</b>						
<b>System</b>	<b>Immediate</b>	<b>Short Term (1-2 yr)</b>	<b>Near Term (3-5 yr)</b>	<b>Med Term (6-10 yr)</b>	<b>Long Term (11-20 yr)</b>	<b>TOTAL</b>
<b>Facade</b>	\$0	\$0	\$4,831	\$2,906	\$14,734	\$22,471
<b>Roofing</b>	\$0	\$0	\$0	\$461	\$26,390	\$26,851
<b>Interiors</b>	\$0	\$0	\$8,922	\$10,450	\$12,126	\$31,498
<b>Plumbing</b>	\$0	\$0	\$0	\$0	\$12,250	\$12,250
<b>HVAC</b>	\$0	\$0	\$3,541	\$3,021	\$5,518	\$12,080
<b>Electrical</b>	\$0	\$0	\$5,863	\$603	\$5,075	\$11,541
<b>Fire Alarm and Electronic Systems</b>	\$0	\$0	\$252	\$2,764	\$338	\$3,354
<b>Equipment and Furnishings</b>	\$0	\$0	\$2,931	\$13,199	\$4,567	\$20,697
<b>TOTALS</b>	<b>\$0</b>	<b>\$0</b>	<b>\$26,400</b>	<b>\$33,500</b>	<b>\$81,000</b>	<b>\$140,900</b>

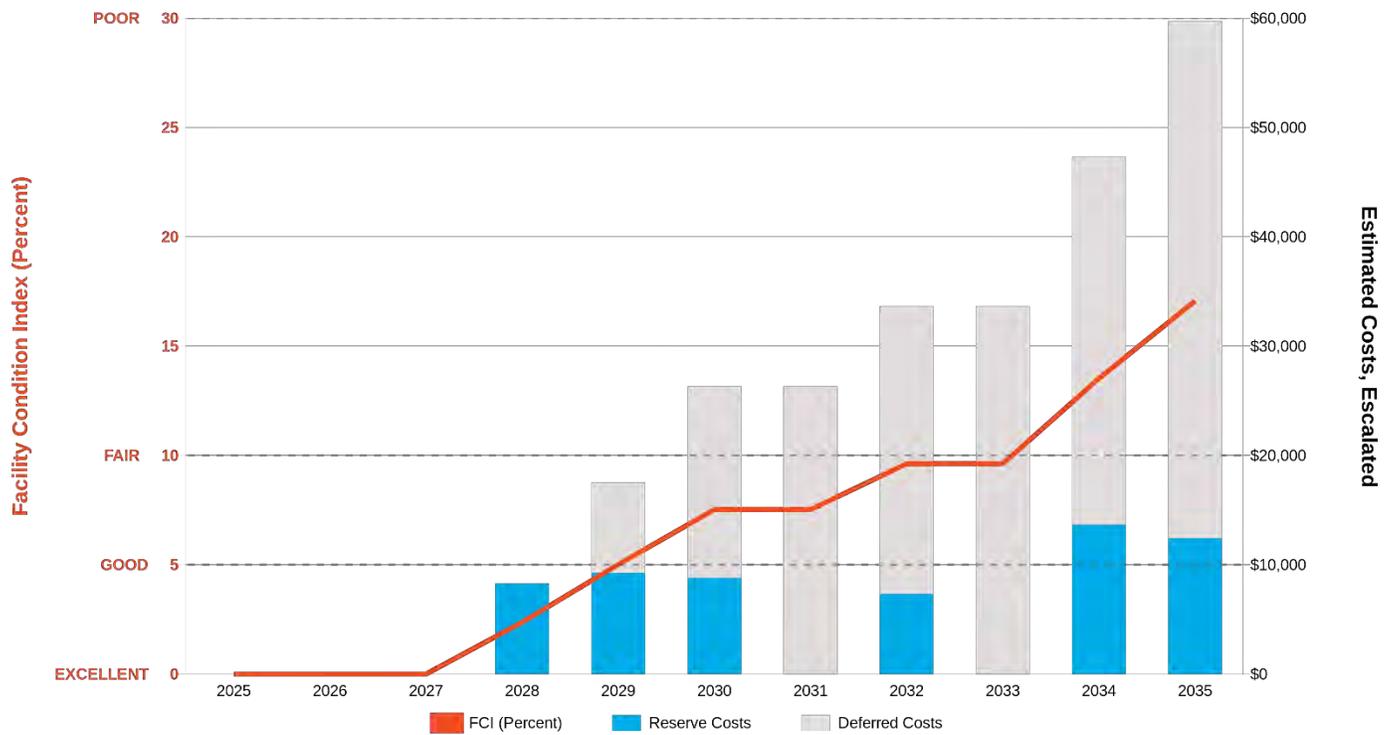
**NEEDS OVER TIME:** The vertical blue bars in the graphic below represent the year-by-year needs identified for the facility. The orange line forecasts what would happen to the FCI (left Y axis) over time, assuming zero capital expenditures over the next ten years. The dollar amounts allocated for each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

### Needs by Year with Unaddressed FCI Over Time

Replacement Value: \$350,000.00

Inflation Rate: 3%

Average Needs (per year - over next 10 years): \$5,431.00



## Immediate Needs

There are no immediate needs to report.



## Key Findings

There are no key findings to report.



Modular 11: Photographic Overview



1 – FRONT ELEVATION



2 – LEFT ELEVATION



3 – RIGHT ELEVATION



4 – REAR ELEVATION



5 – INTERIOR



6 – FLOORING

## 5. Modular 12



Modular 12: Building Systems Summary		
<b>Address</b>	9300 Wren Avenue, Gilroy, CA 95020	
<b>GPS Coordinates</b>	37.0305067, -121.5871495	
<b>Constructed/Renovated</b>	1999	
<b>Building Area</b>	1,000 SF	
<b>Number of Stories</b>	1 above grade	
<i>System</i>	<i>Description</i>	<i>Condition</i>
<b>Structure</b>	Pre-engineered steel structure over concrete over concrete slab foundation	Fair
<b>Facade</b>	Primary Wall Finish: Stucco Windows: Aluminum	Fair
<b>Roof</b>	Primary: Flat with metal finish	Fair
<b>Interiors</b>	Walls: Fabric wall covering Floors: Carpet and VCT Ceilings: ACT	Fair
<b>Elevators</b>	None	

<b>Modular 12: Building Systems Summary</b>		
<b>Plumbing</b>	Distribution: Copper supply and cast iron waste and venting Hot Water: None Fixtures: Stainless sinks	Fair
<b>HVAC</b>	Non-Central System: PTAC units	Fair
<b>Fire Suppression</b>	Fire extinguishers only	Fair
<b>Electrical</b>	Source and Distribution: Main panel with copper supply lines Interior Lighting: Linear fluorescent Emergency Power: None	Fair
<b>Fire Alarm</b>	Alarm panel with smoke detectors, alarms, strobes, pull stations, back-up emergency lights, and exit signs	Fair
<b>Equipment/Special</b>	None	
<b>Accessibility</b>	Presently it does not appear an accessibility study is needed for this building. See the appendix for associated photos and additional information.	
<b>Additional Studies</b>	No additional studies are currently recommended for the building.	
<b>Areas Observed</b>	Most of the interior spaces were observed to gain a clear understanding of the facility's overall condition. Other areas accessed and assessed included the exterior equipment and assets directly serving the buildings, and the exterior walls of the facility.	
<b>Key Spaces Not Observed</b>	The roof was not accessible due to safety concerns.	

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

<b>Modular 12: System Expenditure Forecast</b>						
<b>System</b>	<b>Immediate</b>	<b>Short Term (1-2 yr)</b>	<b>Near Term (3-5 yr)</b>	<b>Med Term (6-10 yr)</b>	<b>Long Term (11-20 yr)</b>	<b>TOTAL</b>
<b>Facade</b>	\$0	\$0	\$4,831	\$2,906	\$14,734	\$22,471
<b>Roofing</b>	\$0	\$0	\$410	\$0	\$26,390	\$26,800
<b>Interiors</b>	\$0	\$0	\$8,922	\$10,450	\$12,126	\$31,498
<b>Plumbing</b>	\$0	\$0	\$0	\$1,811	\$10,150	\$11,961
<b>HVAC</b>	\$0	\$0	\$3,541	\$3,021	\$5,518	\$12,080
<b>Electrical</b>	\$0	\$0	\$0	\$7,202	\$5,075	\$12,277
<b>Fire Alarm and Electronic Systems</b>	\$0	\$0	\$252	\$2,764	\$338	\$3,354
<b>Equipment and Furnishings</b>	\$0	\$0	\$2,846	\$13,199	\$4,434	\$20,479
<b>TOTALS</b>	<b>\$0</b>	<b>\$0</b>	<b>\$20,900</b>	<b>\$41,400</b>	<b>\$78,800</b>	<b>\$141,100</b>

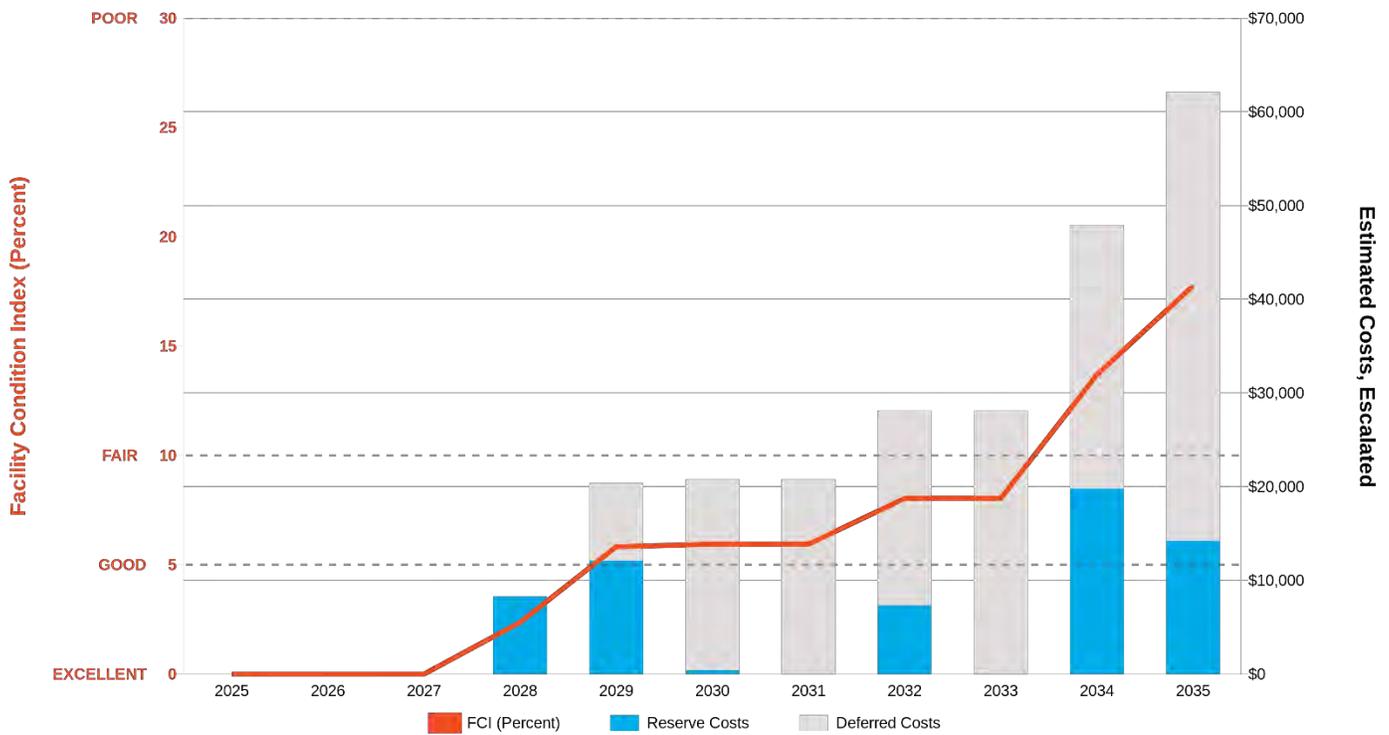
**NEEDS OVER TIME:** The vertical blue bars in the graphic below represent the year-by-year needs identified for the facility. The orange line forecasts what would happen to the FCI (left Y axis) over time, assuming zero capital expenditures over the next ten years. The dollar amounts allocated for each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

### Needs by Year with Unaddressed FCI Over Time

Replacement Value: \$350,000.00

Inflation Rate: 3%

Average Needs (per year - over next 10 years): \$5,650.00



## Immediate Needs

There are no immediate needs to report.



## Key Findings

There are no key findings to report.



Modular 12: Photographic Overview



1 – FRONT ELEVATION



2 – LEFT ELEVATION



3 – RIGHT ELEVATION



4 – REAR ELEVATION



5 – CASEWORK



6 – GLAZING

## 6. Modular 14



### Modular 14: Building Systems Summary

<b>Address</b>	9300 Wren Avenue, Gilroy, CA 95020	
<b>GPS Coordinates</b>	37.0305067, -121.5871495	
<b>Constructed/Renovated</b>	1999	
<b>Building Area</b>	1,000 SF	
<b>Number of Stories</b>	1 above grade	
<i>System</i>	<i>Description</i>	<i>Condition</i>
<b>Structure</b>	Pre-engineered steel structure over concrete over concrete slab foundation	Fair
<b>Facade</b>	Primary Wall Finish: Stucco Windows: Aluminum	Fair
<b>Roof</b>	Primary: Flat with metal finish	Fair
<b>Interiors</b>	Walls: Fabric wall covering Floors: Carpet and VCT Ceilings: ACT	Fair
<b>Elevators</b>	None	

<b>Modular 14: Building Systems Summary</b>		
<b>Plumbing</b>	Distribution: Copper supply and cast iron waste and venting Hot Water: None Fixtures: Stainless sinks	Fair
<b>HVAC</b>	Non-Central System: PTAC units	Fair
<b>Fire Suppression</b>	Fire extinguishers only	Fair
<b>Electrical</b>	Source and Distribution: Main panel with copper supply lines Interior Lighting: Linear fluorescent Emergency Power: None	Fair
<b>Fire Alarm</b>	Alarm panel with smoke detectors, alarms, strobes, pull stations, back-up emergency lights, and exit signs	Fair
<b>Equipment/Special</b>	None	
<b>Accessibility</b>	Presently it does not appear an accessibility study is needed for this building. See the appendix for associated photos and additional information.	
<b>Additional Studies</b>	No additional studies are currently recommended for the building.	
<b>Areas Observed</b>	Most of the interior spaces were observed to gain a clear understanding of the facility's overall condition. Other areas accessed and assessed included the exterior equipment and assets directly serving the buildings, and the exterior walls of the facility.	
<b>Key Spaces Not Observed</b>	The roof was not accessible due to safety concerns.	

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

<b>Modular 14: System Expenditure Forecast</b>						
<b>System</b>	<b>Immediate</b>	<b>Short Term (1-2 yr)</b>	<b>Near Term (3-5 yr)</b>	<b>Med Term (6-10 yr)</b>	<b>Long Term (11-20 yr)</b>	<b>TOTAL</b>
<b>Facade</b>	\$0	\$0	\$4,831	\$2,906	\$14,734	\$22,471
<b>Roofing</b>	\$0	\$0	\$0	\$448	\$26,390	\$26,838
<b>Interiors</b>	\$0	\$0	\$8,290	\$11,141	\$11,141	\$30,572
<b>Plumbing</b>	\$0	\$0	\$0	\$1,811	\$10,150	\$11,961
<b>HVAC</b>	\$0	\$0	\$3,541	\$3,021	\$5,518	\$12,080
<b>Electrical</b>	\$0	\$0	\$0	\$6,992	\$5,075	\$12,067
<b>Fire Alarm and Electronic Systems</b>	\$0	\$0	\$252	\$2,764	\$338	\$3,354
<b>Equipment and Furnishings</b>	\$0	\$0	\$0	\$16,309	\$0	\$16,309
<b>TOTALS</b>	<b>\$0</b>	<b>\$0</b>	<b>\$17,000</b>	<b>\$45,400</b>	<b>\$73,400</b>	<b>\$135,800</b>

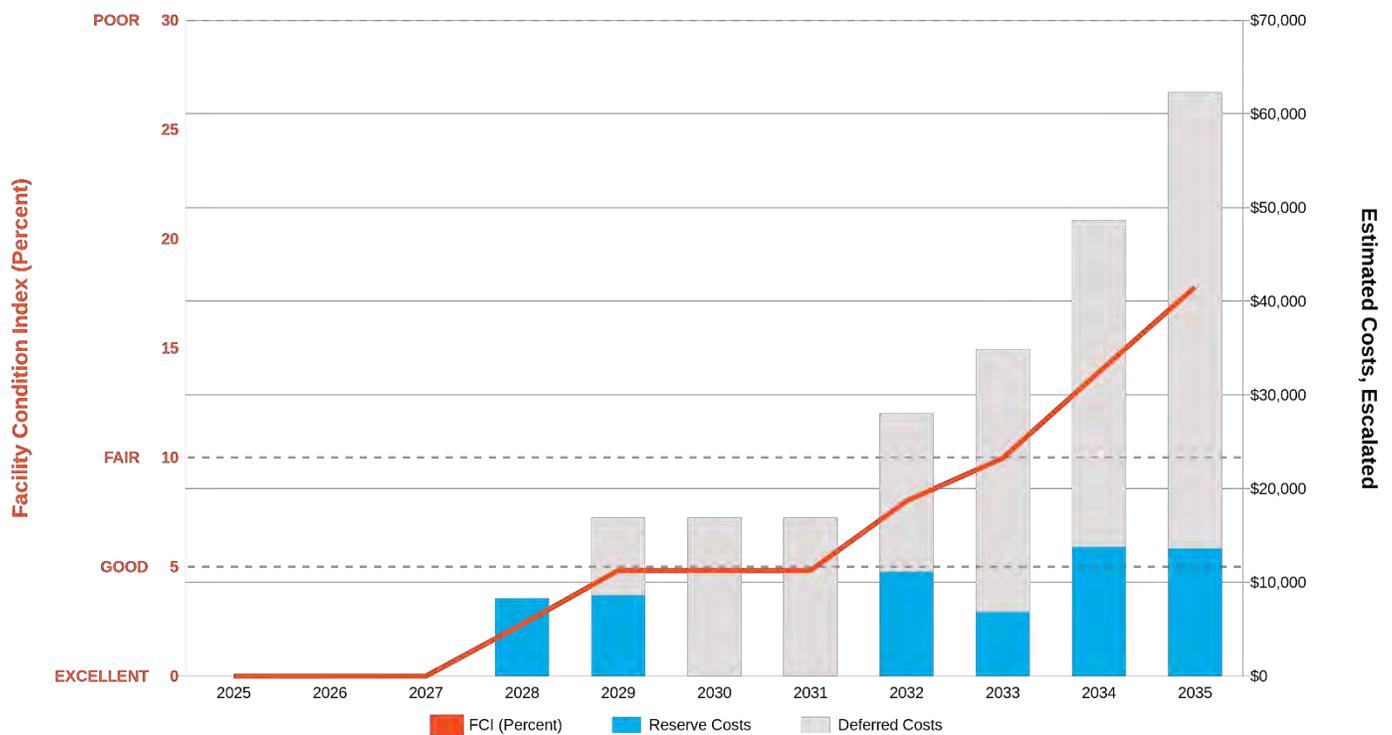
**NEEDS OVER TIME:** The vertical blue bars in the graphic below represent the year-by-year needs identified for the facility. The orange line forecasts what would happen to the FCI (left Y axis) over time, assuming zero capital expenditures over the next ten years. The dollar amounts allocated for each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

### Needs by Year with Unaddressed FCI Over Time

Replacement Value: \$350,000.00

Inflation Rate: 3%

Average Needs (per year - over next 10 years): \$5,664.00



## Immediate Needs

There are no immediate needs to report.



## Key Findings

There are no key findings to report.



Modular 14: Photographic Overview



1 – FRONT ELEVATION



2 – LEFT ELEVATION



3 – RIGHT ELEVATION



4 – REAR ELEVATION



5 – INTERIOR PHOTO



6 – CASEWORK

## 7. Modular 15



### Modular 15: Building Systems Summary

<b>Address</b>	9300 Wren Avenue, Gilroy, CA 95020	
<b>GPS Coordinates</b>	37.0305067, -121.5871495	
<b>Constructed/Renovated</b>	1999	
<b>Building Area</b>	1,000 SF	
<b>Number of Stories</b>	1 above grade	
<i>System</i>	<i>Description</i>	<i>Condition</i>
<b>Structure</b>	Pre-engineered steel structure over concrete over concrete slab foundation	Fair
<b>Facade</b>	Primary Wall Finish: Stucco Windows: Aluminum	Fair
<b>Roof</b>	Primary: Flat with metal finish	Fair
<b>Interiors</b>	Walls: Fabric wall covering Floors: Carpet and VCT Ceilings: ACT	Fair
<b>Elevators</b>	None	

<b>Modular 15: Building Systems Summary</b>		
<b>Plumbing</b>	Distribution: Copper supply and cast iron waste and venting Hot Water: None Fixtures: Stainless sinks	Fair
<b>HVAC</b>	Non-Central System: PTAC units	Fair
<b>Fire Suppression</b>	Fire extinguishers only	Fair
<b>Electrical</b>	Source and Distribution: Main panel with copper supply lines Interior Lighting: Linear fluorescent Emergency Power: None	Fair
<b>Fire Alarm</b>	Alarm panel with smoke detectors, alarms, strobes, pull stations, back-up emergency lights, and exit signs	Fair
<b>Equipment/Special</b>	None	
<b>Accessibility</b>	Presently it does not appear an accessibility study is needed for this building. See the appendix for associated photos and additional information.	
<b>Additional Studies</b>	No additional studies are currently recommended for the building.	
<b>Areas Observed</b>	Most of the interior spaces were observed to gain a clear understanding of the facility's overall condition. Other areas accessed and assessed included the exterior equipment and assets directly serving the buildings, and the exterior walls of the facility.	
<b>Key Spaces Not Observed</b>	The roof was not accessible due to safety concerns.	

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

<b>Modular 15: System Expenditure Forecast</b>						
<b>System</b>	<b>Immediate</b>	<b>Short Term (1-2 yr)</b>	<b>Near Term (3-5 yr)</b>	<b>Med Term (6-10 yr)</b>	<b>Long Term (11-20 yr)</b>	<b>TOTAL</b>
<b>Facade</b>	\$0	\$0	\$4,831	\$2,906	\$14,734	\$22,471
<b>Roofing</b>	\$0	\$0	\$0	\$461	\$26,390	\$26,851
<b>Interiors</b>	\$0	\$0	\$8,290	\$11,141	\$11,141	\$30,572
<b>Plumbing</b>	\$0	\$0	\$0	\$1,811	\$10,150	\$11,961
<b>HVAC</b>	\$0	\$0	\$3,541	\$3,021	\$5,518	\$12,080
<b>Electrical</b>	\$0	\$0	\$0	\$7,184	\$5,075	\$12,259
<b>Fire Alarm and Electronic Systems</b>	\$0	\$0	\$252	\$2,764	\$338	\$3,354
<b>Equipment and Furnishings</b>	\$0	\$0	\$2,846	\$13,199	\$4,434	\$20,479
<b>TOTALS</b>	<b>\$0</b>	<b>\$0</b>	<b>\$19,800</b>	<b>\$42,500</b>	<b>\$77,800</b>	<b>\$140,100</b>

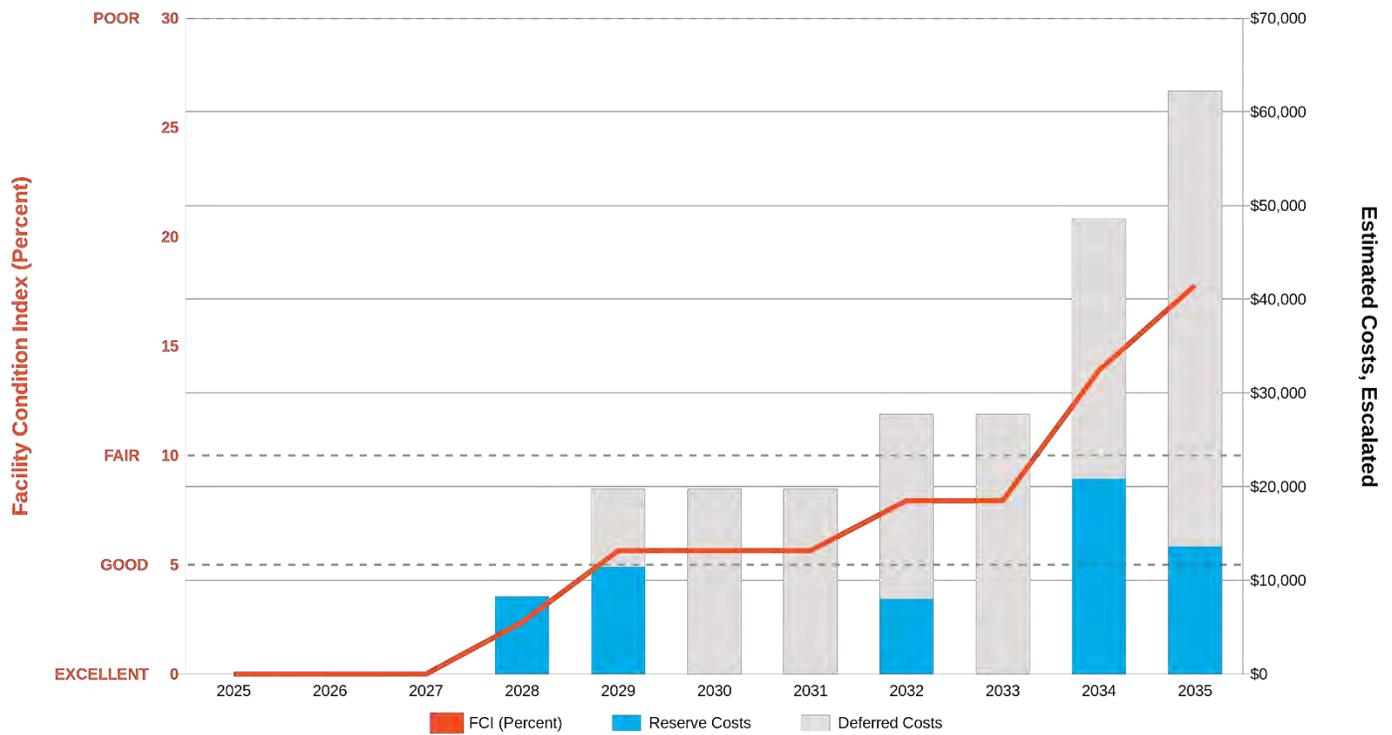
**NEEDS OVER TIME:** The vertical blue bars in the graphic below represent the year-by-year needs identified for the facility. The orange line forecasts what would happen to the FCI (left Y axis) over time, assuming zero capital expenditures over the next ten years. The dollar amounts allocated for each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

### Needs by Year with Unaddressed FCI Over Time

Replacement Value: \$350,000.00

Inflation Rate: 3%

Average Needs (per year - over next 10 years): \$5,658.00



## Immediate Needs

There are no immediate needs to report.



## Key Findings

There are no key findings to report.



Modular 15: Photographic Overview



1 – FRONT ELEVATION



2 – LEFT ELEVATION



3 – RIGHT ELEVATION



4 – REAR ELEVATION



5 – INTERIOR OVERVIEW



6 – CASEWORK

## 8. Modular 17



### Modular 17: Building Systems Summary

<b>Address</b>	9300 Wren Avenue, Gilroy, CA 95020	
<b>GPS Coordinates</b>	37.0305067, -121.5871495	
<b>Constructed/Renovated</b>	1999	
<b>Building Area</b>	1,000 SF	
<b>Number of Stories</b>	1 above grade	
<i>System</i>	<i>Description</i>	<i>Condition</i>
<b>Structure</b>	Pre-engineered steel structure over concrete over concrete slab foundation	Fair
<b>Facade</b>	Primary Wall Finish: Stucco Windows: Aluminum	Fair
<b>Roof</b>	Primary: Flat with metal finish	Fair
<b>Interiors</b>	Walls: Fabric wall covering Floors: Carpet and VCT Ceilings: ACT	Fair
<b>Elevators</b>	None	

<b>Modular 17: Building Systems Summary</b>		
<b>Plumbing</b>	Distribution: Copper supply and cast iron waste and venting Hot Water: None Fixtures: Stainless sinks	Fair
<b>HVAC</b>	Non-Central System: PTAC units	Fair
<b>Fire Suppression</b>	Fire extinguishers only	Fair
<b>Electrical</b>	Source and Distribution: Main panel with copper supply lines Interior Lighting: Linear fluorescent Emergency Power: None	Fair
<b>Fire Alarm</b>	Alarm panel with smoke detectors, alarms, strobes, pull stations, back-up emergency lights, and exit signs	Fair
<b>Equipment/Special</b>	None	
<b>Accessibility</b>	Presently it does not appear an accessibility study is needed for this building. See the appendix for associated photos and additional information.	
<b>Additional Studies</b>	No additional studies are currently recommended for the building.	
<b>Areas Observed</b>	Most of the interior spaces were observed to gain a clear understanding of the facility's overall condition. Other areas accessed and assessed included the exterior equipment and assets directly serving the buildings, and the exterior walls of the facility.	
<b>Key Spaces Not Observed</b>	The roof was not accessible due to safety concerns.	

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

<b>Modular 17: System Expenditure Forecast</b>						
<b>System</b>	<b>Immediate</b>	<b>Short Term (1-2 yr)</b>	<b>Near Term (3-5 yr)</b>	<b>Med Term (6-10 yr)</b>	<b>Long Term (11-20 yr)</b>	<b>TOTAL</b>
<b>Facade</b>	\$0	\$0	\$4,831	\$2,906	\$14,734	\$22,471
<b>Roofing</b>	\$0	\$0	\$0	\$448	\$26,390	\$26,838
<b>Interiors</b>	\$0	\$0	\$8,290	\$11,141	\$11,141	\$30,572
<b>Plumbing</b>	\$0	\$0	\$0	\$1,811	\$10,150	\$11,961
<b>HVAC</b>	\$0	\$0	\$3,541	\$3,021	\$5,518	\$12,080
<b>Electrical</b>	\$0	\$0	\$0	\$7,184	\$5,075	\$12,259
<b>Fire Alarm and Electronic Systems</b>	\$0	\$0	\$252	\$2,764	\$338	\$3,354
<b>Equipment and Furnishings</b>	\$0	\$0	\$0	\$15,924	\$0	\$15,924
<b>TOTALS</b>	<b>\$0</b>	<b>\$0</b>	<b>\$17,000</b>	<b>\$45,200</b>	<b>\$73,400</b>	<b>\$135,600</b>

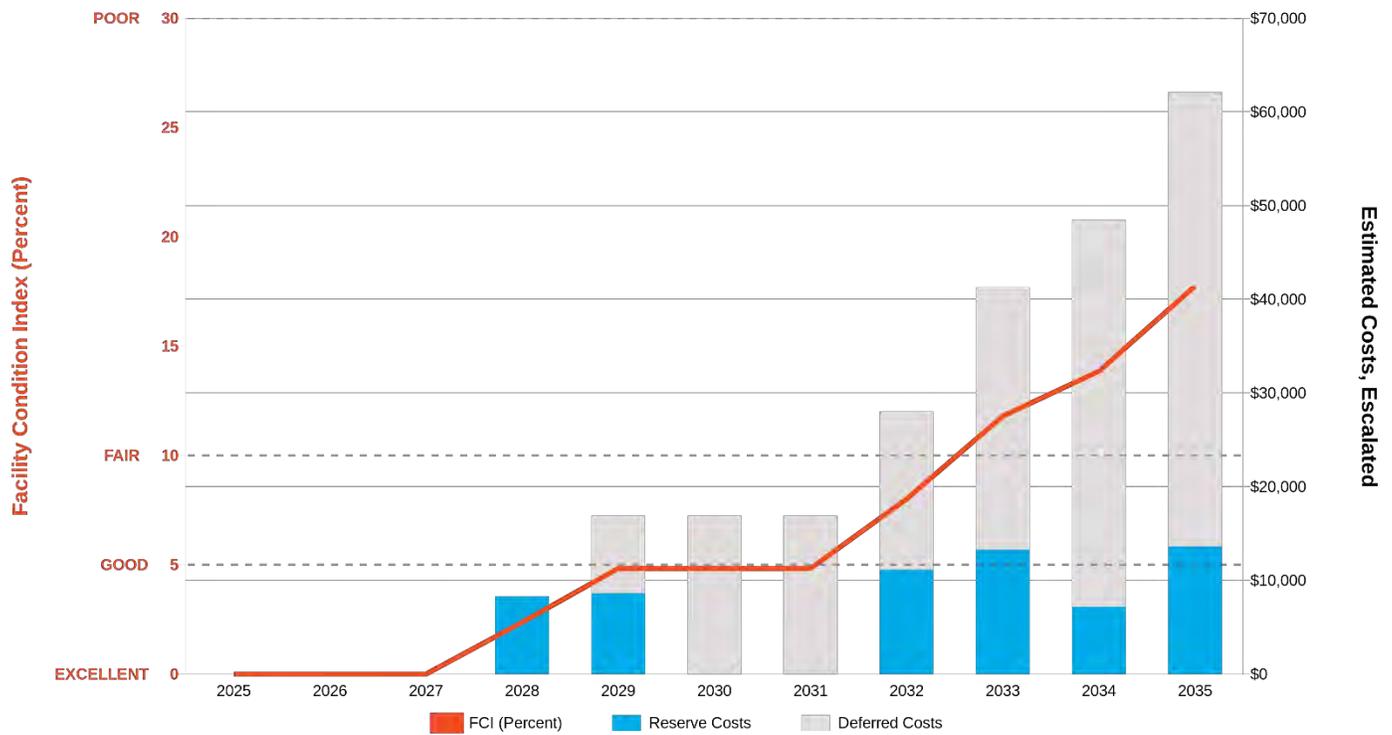
**NEEDS OVER TIME:** The vertical blue bars in the graphic below represent the year-by-year needs identified for the facility. The orange line forecasts what would happen to the FCI (left Y axis) over time, assuming zero capital expenditures over the next ten years. The dollar amounts allocated for each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

### Needs by Year with Unaddressed FCI Over Time

Replacement Value: \$350,000.00

Inflation Rate: 3%

Average Needs (per year - over next 10 years): \$5,646.00



## Immediate Needs

There are no immediate needs to report.



## Key Findings

There are no key findings to report.



Modular 17: Photographic Overview



1 – FRONT ELEVATION



2 – LEFT ELEVATION



3 – RIGHT ELEVATION



4 – REAR ELEVATION



5 – INTERIOR



6 – CASEWORK

## 9. Modular 18



### Modular 18: Building Systems Summary

<b>Address</b>	9300 Wren Avenue, Gilroy, CA 95020	
<b>GPS Coordinates</b>	37.0305067, -121.5871495	
<b>Constructed/Renovated</b>	1999	
<b>Building Area</b>	1,000 SF	
<b>Number of Stories</b>	1 above grade	
<i>System</i>	<i>Description</i>	<i>Condition</i>
<b>Structure</b>	Pre-engineered steel structure over concrete over concrete slab foundation	Fair
<b>Facade</b>	Primary Wall Finish: Stucco Windows: Aluminum	Fair
<b>Roof</b>	Primary: Flat with metal finish	Fair
<b>Interiors</b>	Walls: Fabric wall covering Floors: Carpet and VCT Ceilings: ACT	Fair
<b>Elevators</b>	None	

<b>Modular 18: Building Systems Summary</b>		
<b>Plumbing</b>	Distribution: Copper supply and cast iron waste and venting Hot Water: None Fixtures: Stainless sinks	Fair
<b>HVAC</b>	Non-Central System: PTAC units	Fair
<b>Fire Suppression</b>	Fire extinguishers only	Fair
<b>Electrical</b>	Source and Distribution: Main panel with copper supply lines Interior Lighting: Linear fluorescent Emergency Power: None	Fair
<b>Fire Alarm</b>	Alarm panel with smoke detectors, alarms, strobes, pull stations, back-up emergency lights, and exit signs	Fair
<b>Equipment/Special</b>	None	
<b>Accessibility</b>	Presently it does not appear an accessibility study is needed for this building. See the appendix for associated photos and additional information.	
<b>Additional Studies</b>	No additional studies are currently recommended for the building.	
<b>Areas Observed</b>	Most of the interior spaces were observed to gain a clear understanding of the facility's overall condition. Other areas accessed and assessed included the exterior equipment and assets directly serving the buildings, and the exterior walls of the facility.	
<b>Key Spaces Not Observed</b>	The roof was not accessible due to safety concerns.	

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

<b>Modular 18: System Expenditure Forecast</b>						
<b>System</b>	<b>Immediate</b>	<b>Short Term (1-2 yr)</b>	<b>Near Term (3-5 yr)</b>	<b>Med Term (6-10 yr)</b>	<b>Long Term (11-20 yr)</b>	<b>TOTAL</b>
<b>Facade</b>	\$0	\$0	\$4,831	\$0	\$9,576	\$14,407
<b>Roofing</b>	\$0	\$0	\$0	\$448	\$26,390	\$26,838
<b>Interiors</b>	\$0	\$0	\$8,290	\$5,855	\$16,918	\$31,063
<b>Plumbing</b>	\$0	\$0	\$0	\$1,811	\$10,150	\$11,961
<b>HVAC</b>	\$0	\$0	\$3,541	\$3,021	\$5,518	\$12,080
<b>Electrical</b>	\$0	\$0	\$0	\$6,975	\$5,075	\$12,050
<b>Fire Alarm and Electronic Systems</b>	\$0	\$0	\$252	\$2,764	\$338	\$3,354
<b>Equipment and Furnishings</b>	\$0	\$0	\$0	\$15,924	\$0	\$15,924
<b>TOTALS</b>	<b>\$0</b>	<b>\$0</b>	<b>\$17,000</b>	<b>\$36,800</b>	<b>\$74,000</b>	<b>\$127,800</b>

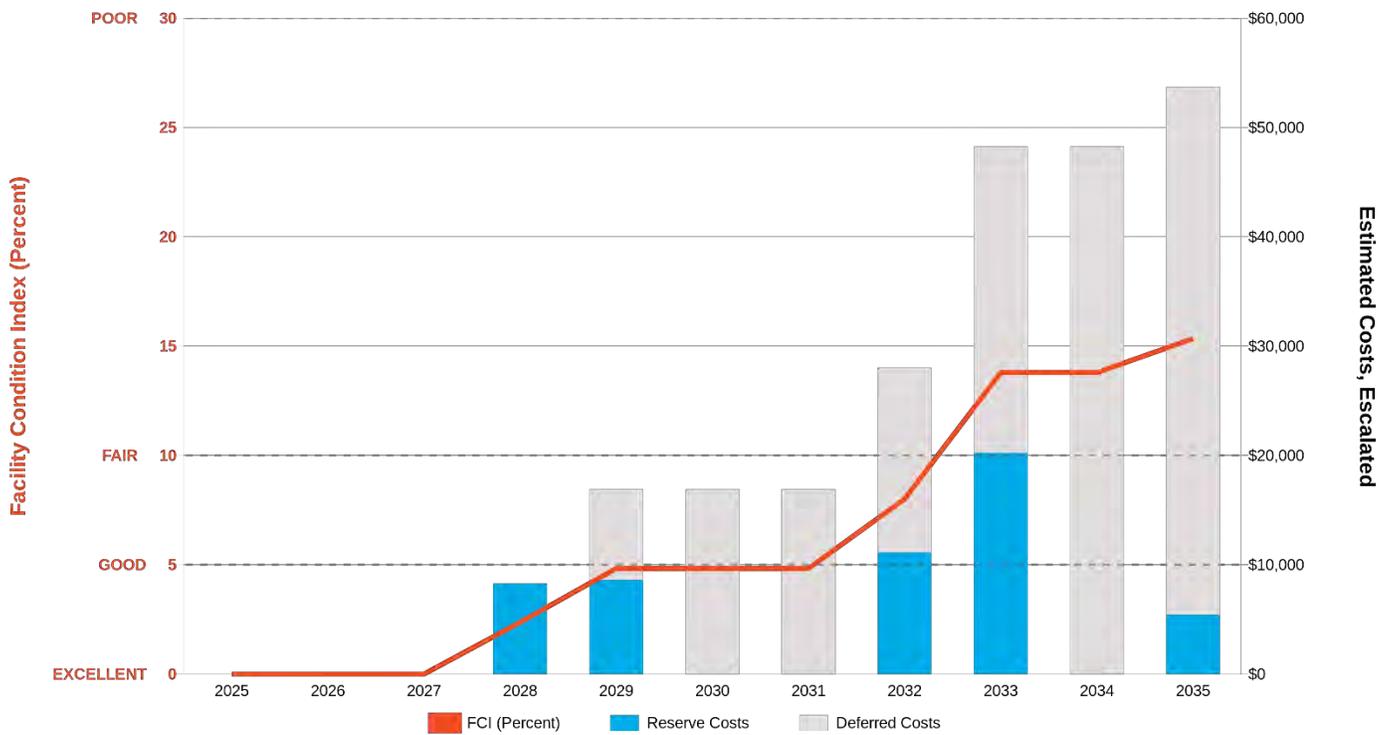
**NEEDS OVER TIME:** The vertical blue bars in the graphic below represent the year-by-year needs identified for the facility. The orange line forecasts what would happen to the FCI (left Y axis) over time, assuming zero capital expenditures over the next ten years. The dollar amounts allocated for each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

### Needs by Year with Unaddressed FCI Over Time

Replacement Value: \$350,000.00

Inflation Rate: 3%

Average Needs (per year - over next 10 years): \$4,882.00



## Immediate Needs

There are no immediate needs to report.



## Key Findings

There are no key findings to report.



Modular 18: Photographic Overview



1 – FRONT ELEVATION



2 – LEFT ELEVATION



3 – RIGHT ELEVATION



4 – REAR ELEVATION



5 – INTERIOR OVERVIEW



6 – CASEWORK

## 10. Modular 19



### Modular 19: Building Systems Summary

<b>Address</b>	9300 Wren Avenue, Gilroy, CA 95020	
<b>GPS Coordinates</b>	37.0305067, -121.5871495	
<b>Constructed/Renovated</b>	1999	
<b>Building Area</b>	1,000 SF	
<b>Number of Stories</b>	1 above grade	
<i>System</i>	<i>Description</i>	<i>Condition</i>
<b>Structure</b>	Pre-engineered steel structure over concrete over concrete slab foundation	Fair
<b>Facade</b>	Primary Wall Finish: Stucco Windows: Aluminum	Fair
<b>Roof</b>	Primary: Flat with metal finish	Fair
<b>Interiors</b>	Walls: Fabric wall covering Floors: Carpet and VCT Ceilings: ACT	Fair
<b>Elevators</b>	None	

<b>Modular 19: Building Systems Summary</b>		
<b>Plumbing</b>	Distribution: Copper supply and cast iron waste and venting Hot Water: None Fixtures: Stainless sinks	Fair
<b>HVAC</b>	Non-Central System: PTAC units	Fair
<b>Fire Suppression</b>	Fire extinguishers only	Fair
<b>Electrical</b>	Source and Distribution: Main panel with copper supply lines Interior Lighting: Linear fluorescent Emergency Power: None	Fair
<b>Fire Alarm</b>	Alarm panel with smoke detectors, alarms, strobes, pull stations, back-up emergency lights, and exit signs	Fair
<b>Equipment/Special</b>	None	
<b>Accessibility</b>	Presently it does not appear an accessibility study is needed for this building. See the appendix for associated photos and additional information.	
<b>Additional Studies</b>	No additional studies are currently recommended for the building.	
<b>Areas Observed</b>	Most of the interior spaces were observed to gain a clear understanding of the facility's overall condition. Other areas accessed and assessed included the exterior equipment and assets directly serving the buildings, and the exterior walls of the facility.	
<b>Key Spaces Not Observed</b>	The roof was not accessible due to safety concerns.	

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

<b>Modular 19: System Expenditure Forecast</b>						
<b>System</b>	<b>Immediate</b>	<b>Short Term (1-2 yr)</b>	<b>Near Term (3-5 yr)</b>	<b>Med Term (6-10 yr)</b>	<b>Long Term (11-20 yr)</b>	<b>TOTAL</b>
<b>Facade</b>	\$0	\$0	\$4,831	\$2,906	\$14,734	\$22,471
<b>Roofing</b>	\$0	\$0	\$0	\$448	\$26,390	\$26,838
<b>Interiors</b>	\$0	\$0	\$8,290	\$11,141	\$11,141	\$30,572
<b>Plumbing</b>	\$0	\$0	\$0	\$1,811	\$10,150	\$11,961
<b>HVAC</b>	\$0	\$0	\$3,541	\$3,021	\$5,518	\$12,080
<b>Electrical</b>	\$0	\$0	\$0	\$6,975	\$5,075	\$12,050
<b>Fire Alarm and Electronic Systems</b>	\$0	\$0	\$252	\$2,764	\$338	\$3,354
<b>Equipment and Furnishings</b>	\$0	\$0	\$0	\$15,924	\$0	\$15,924
<b>TOTALS</b>	<b>\$0</b>	<b>\$0</b>	<b>\$17,000</b>	<b>\$45,000</b>	<b>\$73,400</b>	<b>\$135,400</b>

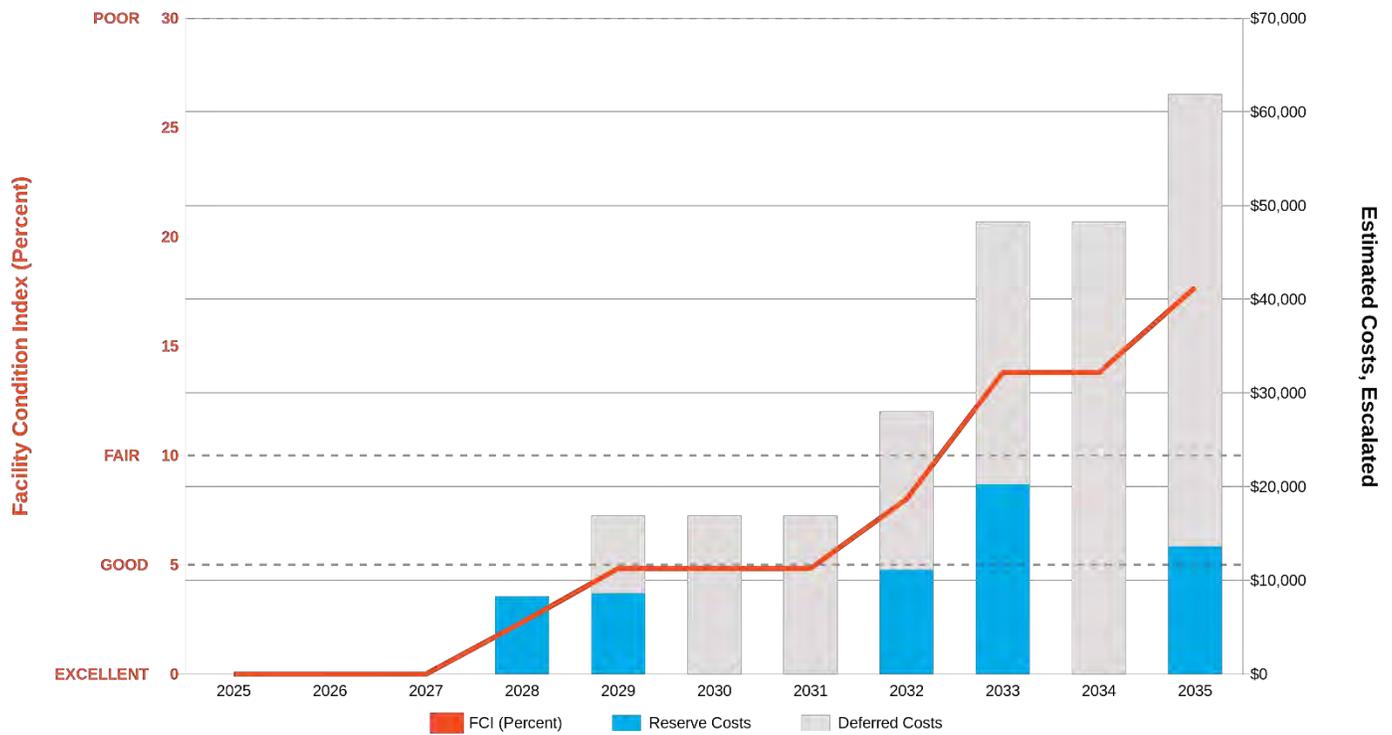
**NEEDS OVER TIME:** The vertical blue bars in the graphic below represent the year-by-year needs identified for the facility. The orange line forecasts what would happen to the FCI (left Y axis) over time, assuming zero capital expenditures over the next ten years. The dollar amounts allocated for each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

### Needs by Year with Unaddressed FCI Over Time

Replacement Value: \$350,000.00

Inflation Rate: 3%

Average Needs (per year - over next 10 years): \$5,627.00



## Immediate Needs

There are no immediate needs to report.



## Key Findings

There are no key findings to report.



Modular 19: Photographic Overview



1 – FRONT ELEVATION



2 – LEFT ELEVATION



3 – REAR ELEVATION



4 – RIGHT ELEVATION



5 – INTERIOR



6 – CASEWORK

## 11. Modular 20



### Modular 20: Building Systems Summary

<b>Address</b>	9300 Wren Avenue, Gilroy, CA 95020	
<b>GPS Coordinates</b>	37.0305067, -121.5871495	
<b>Constructed/Renovated</b>	1999	
<b>Building Area</b>	1,000 SF	
<b>Number of Stories</b>	1 above grade	
<i>System</i>	<i>Description</i>	<i>Condition</i>
<b>Structure</b>	Pre-engineered steel structure over concrete over concrete slab foundation	Fair
<b>Facade</b>	Primary Wall Finish: Stucco Windows: Aluminum	Fair
<b>Roof</b>	Primary: Flat with metal finish	Fair
<b>Interiors</b>	Walls: Fabric wall covering Floors: Carpet and VCT Ceilings: ACT	Fair
<b>Elevators</b>	None	

<b>Modular 20: Building Systems Summary</b>		
<b>Plumbing</b>	Distribution: Copper supply and cast iron waste and venting Hot Water: None Fixtures: Stainless sinks	Fair
<b>HVAC</b>	Non-Central System: PTAC units	Fair
<b>Fire Suppression</b>	Fire extinguishers only	Fair
<b>Electrical</b>	Source and Distribution: Main panel with copper supply lines Interior Lighting: Linear fluorescent Emergency Power: None	Fair
<b>Fire Alarm</b>	Alarm panel with smoke detectors, alarms, strobes, pull stations, back-up emergency lights, and exit signs	Fair
<b>Equipment/Special</b>	None	
<b>Accessibility</b>	Presently it does not appear an accessibility study is needed for this building. See the appendix for associated photos and additional information.	
<b>Additional Studies</b>	No additional studies are currently recommended for the building.	
<b>Areas Observed</b>	Most of the interior spaces were observed to gain a clear understanding of the facility's overall condition. Other areas accessed and assessed included the exterior equipment and assets directly serving the buildings, and the exterior walls of the facility.	
<b>Key Spaces Not Observed</b>	The roof was not accessible due to safety concerns.	

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

<b>Modular 20: System Expenditure Forecast</b>						
<b>System</b>	<b>Immediate</b>	<b>Short Term (1-2 yr)</b>	<b>Near Term (3-5 yr)</b>	<b>Med Term (6-10 yr)</b>	<b>Long Term (11-20 yr)</b>	<b>TOTAL</b>
<b>Facade</b>	\$0	\$0	\$4,831	\$3,811	\$6,493	\$15,135
<b>Roofing</b>	\$0	\$0	\$0	\$448	\$26,390	\$26,838
<b>Interiors</b>	\$0	\$0	\$8,290	\$11,141	\$11,141	\$30,572
<b>Plumbing</b>	\$0	\$0	\$0	\$1,811	\$10,150	\$11,961
<b>HVAC</b>	\$0	\$0	\$3,541	\$3,021	\$5,518	\$12,080
<b>Electrical</b>	\$0	\$0	\$0	\$6,975	\$5,075	\$12,050
<b>Fire Alarm and Electronic Systems</b>	\$0	\$0	\$252	\$2,764	\$338	\$3,354
<b>Equipment and Furnishings</b>	\$0	\$0	\$0	\$15,924	\$0	\$15,924
<b>TOTALS</b>	<b>\$0</b>	<b>\$0</b>	<b>\$17,000</b>	<b>\$45,900</b>	<b>\$65,200</b>	<b>\$128,100</b>

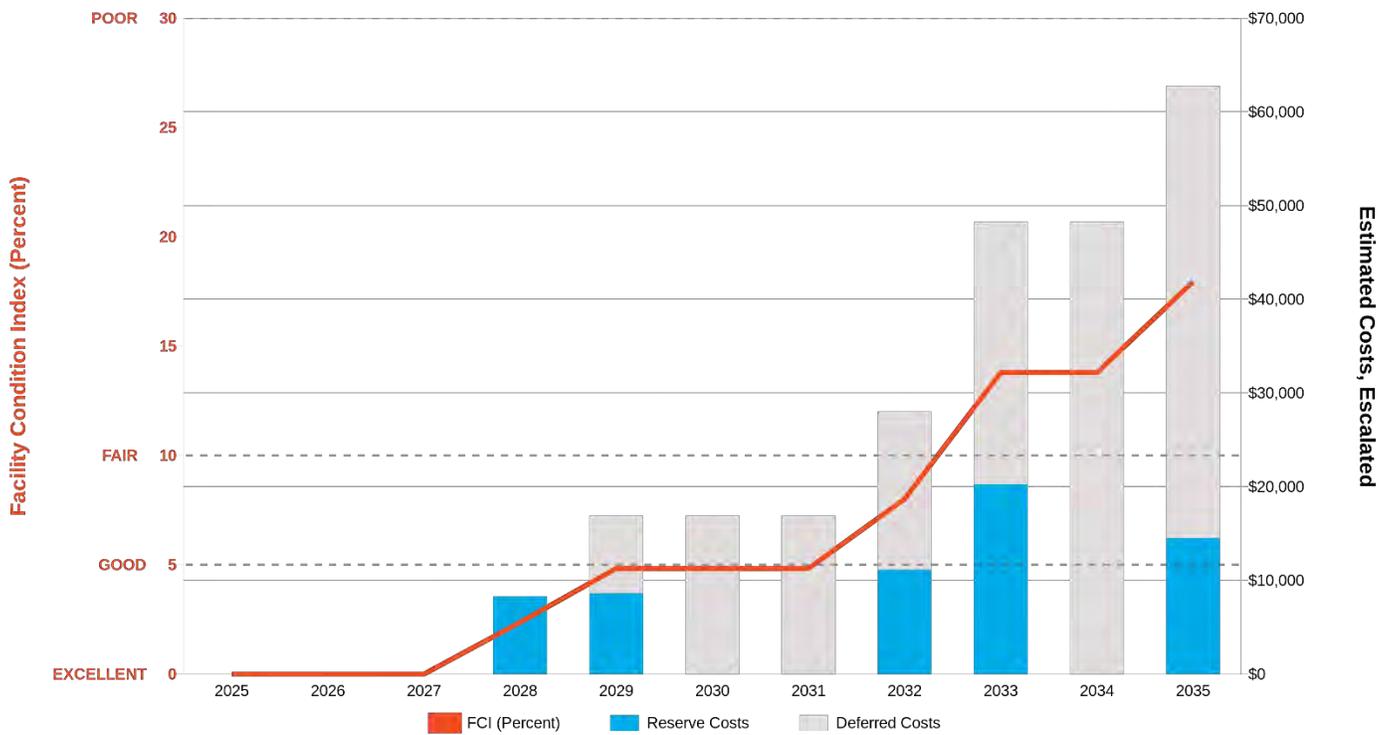
**NEEDS OVER TIME:** The vertical blue bars in the graphic below represent the year-by-year needs identified for the facility. The orange line forecasts what would happen to the FCI (left Y axis) over time, assuming zero capital expenditures over the next ten years. The dollar amounts allocated for each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

### Needs by Year with Unaddressed FCI Over Time

Replacement Value: \$350,000.00

Inflation Rate: 3%

Average Needs (per year - over next 10 years): \$5,709.00



## Immediate Needs

There are no immediate needs to report.



## Key Findings

There are no key findings to report.



Modular 20: Photographic Overview



1 – FRONT ELEVATION



2 – LEFT ELEVATION



3 – RIGHT ELEVATION



4 – REAR ELEVATION



5 – INTERIOR OVERVIEW



6 – CASEWORK

## 12. Modular 21



### Modular 21: Building Systems Summary

<b>Address</b>	9300 Wren Avenue, Gilroy, CA 95020	
<b>GPS Coordinates</b>	37.0305067, -121.5871495	
<b>Constructed/Renovated</b>	1999	
<b>Building Area</b>	1,000 SF	
<b>Number of Stories</b>	1 above grade	
<i>System</i>	<i>Description</i>	<i>Condition</i>
<b>Structure</b>	Pre-engineered steel structure over concrete over concrete slab foundation	Fair
<b>Facade</b>	Primary Wall Finish: Stucco Windows: Aluminum	Fair
<b>Roof</b>	Primary: Flat with metal finish	Fair
<b>Interiors</b>	Walls: Fabric wall covering Floors: Carpet and VCT Ceilings: ACT	Fair
<b>Elevators</b>	None	

<b>Modular 21: Building Systems Summary</b>		
<b>Plumbing</b>	Distribution: Copper supply and cast iron waste and venting Hot Water: None Fixtures: Stainless sinks	Fair
<b>HVAC</b>	Non-Central System: PTAC units	Fair
<b>Fire Suppression</b>	Fire extinguishers only	Fair
<b>Electrical</b>	Source and Distribution: Main panel with copper supply lines Interior Lighting: Linear fluorescent Emergency Power: None	Fair
<b>Fire Alarm</b>	Alarm panel with smoke detectors, alarms, strobes, pull stations, back-up emergency lights, and exit signs	Fair
<b>Equipment/Special</b>	None	
<b>Accessibility</b>	Presently it does not appear an accessibility study is needed for this building. See the appendix for associated photos and additional information.	
<b>Additional Studies</b>	No additional studies are currently recommended for the building.	
<b>Areas Observed</b>	Most of the interior spaces were observed to gain a clear understanding of the facility's overall condition. Other areas accessed and assessed included the exterior equipment and assets directly serving the buildings, and the exterior walls of the facility.	
<b>Key Spaces Not Observed</b>	The roof was not accessible due to safety concerns.	

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

<b>Modular 21: System Expenditure Forecast</b>						
<b>System</b>	<b>Immediate</b>	<b>Short Term (1-2 yr)</b>	<b>Near Term (3-5 yr)</b>	<b>Med Term (6-10 yr)</b>	<b>Long Term (11-20 yr)</b>	<b>TOTAL</b>
<b>Facade</b>	\$0	\$0	\$4,831	\$2,906	\$14,734	\$22,471
<b>Roofing</b>	\$0	\$0	\$0	\$448	\$26,390	\$26,838
<b>Interiors</b>	\$0	\$0	\$8,290	\$11,141	\$11,141	\$30,572
<b>Plumbing</b>	\$0	\$0	\$0	\$1,811	\$10,150	\$11,961
<b>HVAC</b>	\$0	\$0	\$3,541	\$3,021	\$5,518	\$12,080
<b>Electrical</b>	\$0	\$0	\$0	\$6,975	\$5,075	\$12,050
<b>Fire Alarm and Electronic Systems</b>	\$0	\$0	\$252	\$2,764	\$338	\$3,354
<b>Equipment and Furnishings</b>	\$0	\$0	\$0	\$15,924	\$0	\$15,924
<b>TOTALS</b>	<b>\$0</b>	<b>\$0</b>	<b>\$17,000</b>	<b>\$45,000</b>	<b>\$73,400</b>	<b>\$135,400</b>

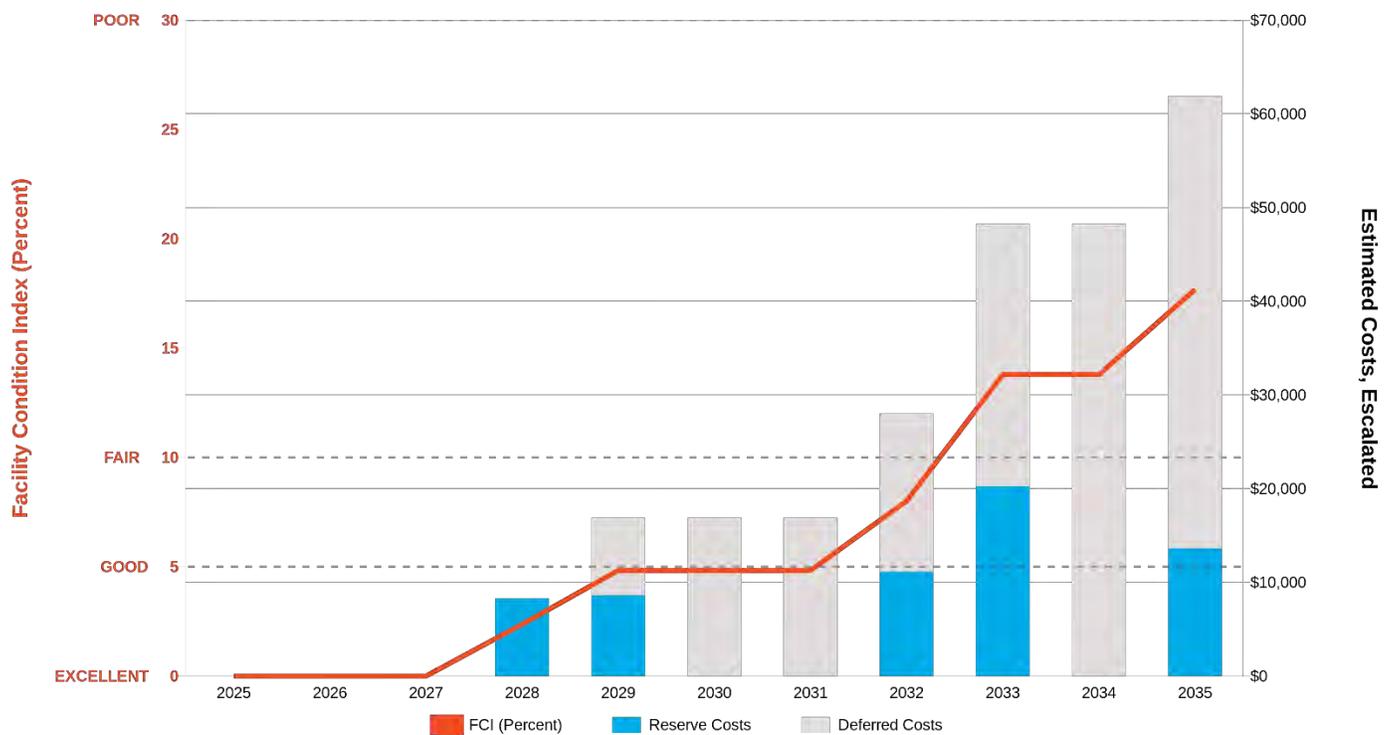
**NEEDS OVER TIME:** The vertical blue bars in the graphic below represent the year-by-year needs identified for the facility. The orange line forecasts what would happen to the FCI (left Y axis) over time, assuming zero capital expenditures over the next ten years. The dollar amounts allocated for each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

### Needs by Year with Unaddressed FCI Over Time

Replacement Value: \$350,000.00

Inflation Rate: 3%

Average Needs (per year - over next 10 years): \$5,627.00



## Immediate Needs

There are no immediate needs to report.



## Key Findings

There are no key findings to report.



Modular 21: Photographic Overview



1 – FRONT ELEVATION



2 – LEFT ELEVATION



3 – RIGHT ELEVATION



4 – REAR ELEVATION



5 – INTERIOR



6 – CASEWORK

### 13. Modular 28



#### Modular 28: Building Systems Summary

<b>Address</b>	9300 Wren Avenue, Gilroy, CA 95020	
<b>GPS Coordinates</b>	37.0305067, -121.5871495	
<b>Constructed/Renovated</b>	1999	
<b>Building Area</b>	1,000 SF	
<b>Number of Stories</b>	1 above grade	
<i>System</i>	<i>Description</i>	<i>Condition</i>
<b>Structure</b>	Pre-engineered steel structure over concrete over concrete slab foundation	Fair
<b>Facade</b>	Primary Wall Finish: Stucco Windows: Aluminum	Fair
<b>Roof</b>	Primary: Flat with metal finish	Fair
<b>Interiors</b>	Walls: Fabric wall covering Floors: Carpet and VCT Ceilings: ACT	Fair
<b>Elevators</b>	None	

<b>Modular 28: Building Systems Summary</b>		
<b>Plumbing</b>	Distribution: Copper supply and cast iron waste and venting Hot Water: None Fixtures: Stainless sinks	Fair
<b>HVAC</b>	Non-Central System: PTAC units	Fair
<b>Fire Suppression</b>	Fire extinguishers only	Fair
<b>Electrical</b>	Source and Distribution: Main panel with copper supply lines Interior Lighting: Linear fluorescent Emergency Power: None	Fair
<b>Fire Alarm</b>	Alarm panel with smoke detectors, alarms, strobes, pull stations, back-up emergency lights, and exit signs	Fair
<b>Equipment/Special</b>	None	
<b>Accessibility</b>	Presently it does not appear an accessibility study is needed for this building. See the appendix for associated photos and additional information.	
<b>Additional Studies</b>	No additional studies are currently recommended for the building.	
<b>Areas Observed</b>	Most of the interior spaces were observed to gain a clear understanding of the facility's overall condition. Other areas accessed and assessed included the exterior equipment and assets directly serving the buildings, and the exterior walls of the facility.	
<b>Key Spaces Not Observed</b>	The roof was not accessible due to safety concerns.	

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

<b>Modular 28: System Expenditure Forecast</b>						
<b>System</b>	<b>Immediate</b>	<b>Short Term (1-2 yr)</b>	<b>Near Term (3-5 yr)</b>	<b>Med Term (6-10 yr)</b>	<b>Long Term (11-20 yr)</b>	<b>TOTAL</b>
<b>Facade</b>	\$0	\$0	\$4,831	\$2,906	\$14,734	\$22,471
<b>Roofing</b>	\$0	\$0	\$0	\$0	\$26,390	\$26,390
<b>Interiors</b>	\$0	\$0	\$8,290	\$5,855	\$16,918	\$31,063
<b>Plumbing</b>	\$0	\$0	\$0	\$1,811	\$10,150	\$11,961
<b>HVAC</b>	\$0	\$0	\$3,541	\$3,021	\$5,518	\$12,080
<b>Electrical</b>	\$0	\$0	\$0	\$6,975	\$5,075	\$12,050
<b>Fire Alarm and Electronic Systems</b>	\$0	\$0	\$252	\$2,764	\$338	\$3,354
<b>Equipment and Furnishings</b>	\$0	\$0	\$0	\$15,924	\$0	\$15,924
<b>TOTALS</b>	<b>\$0</b>	<b>\$0</b>	<b>\$17,000</b>	<b>\$39,300</b>	<b>\$79,200</b>	<b>\$135,500</b>

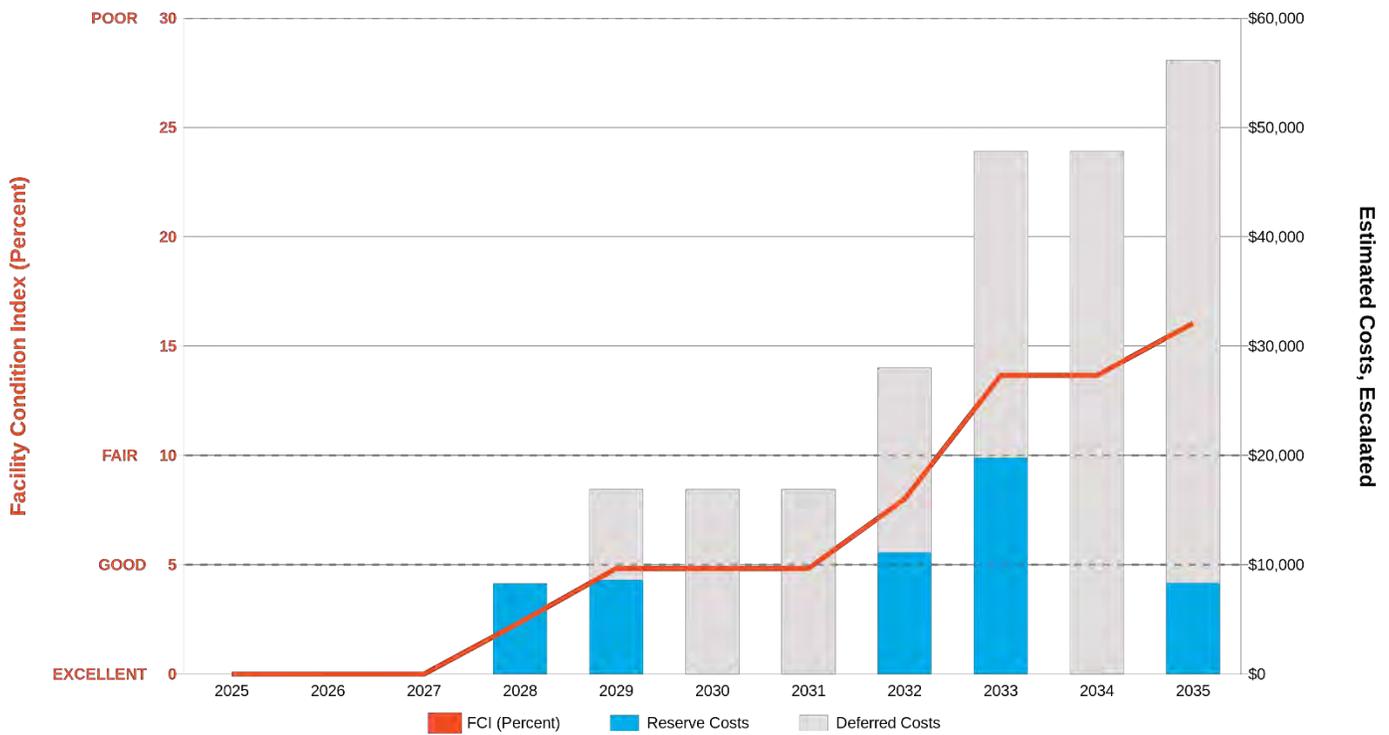
**NEEDS OVER TIME:** The vertical blue bars in the graphic below represent the year-by-year needs identified for the facility. The orange line forecasts what would happen to the FCI (left Y axis) over time, assuming zero capital expenditures over the next ten years. The dollar amounts allocated for each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

### Needs by Year with Unaddressed FCI Over Time

Replacement Value: \$350,000.00

Inflation Rate: 3%

Average Needs (per year - over next 10 years): \$5,106.00



## Immediate Needs

There are no immediate needs to report.



## Key Findings

There are no key findings to report.



Modular 28: Photographic Overview



1 – FRONT ELEVATION



2 – LEFT ELEVATION



3 – RIGHT ELEVATION



4 – REAR ELEVATION



5 – INTERIOR



6 – CASEWORK

## 14. Modular 29



### Modular 29: Building Systems Summary

<b>Address</b>	9300 Wren Avenue, Gilroy, CA 95020	
<b>GPS Coordinates</b>	37.0305067, -121.5871495	
<b>Constructed/Renovated</b>	1999	
<b>Building Area</b>	1,000 SF	
<b>Number of Stories</b>	1 above grade	
<i>System</i>	<i>Description</i>	<i>Condition</i>
<b>Structure</b>	Pre-engineered steel structure over concrete over concrete slab foundation	Fair
<b>Facade</b>	Primary Wall Finish: Stucco Windows: Aluminum	Fair
<b>Roof</b>	Primary: Flat with metal finish	Fair
<b>Interiors</b>	Walls: Fabric wall covering Floors: Carpet and VCT Ceilings: ACT	Fair
<b>Elevators</b>	None	

<b>Modular 29: Building Systems Summary</b>		
<b>Plumbing</b>	Distribution: Copper supply and cast iron waste and venting Hot Water: None Fixtures: Stainless sinks	Fair
<b>HVAC</b>	Non-Central System: PTAC units	Fair
<b>Fire Suppression</b>	Fire extinguishers only	Fair
<b>Electrical</b>	Source and Distribution: Main panel with copper supply lines Interior Lighting: Linear fluorescent Emergency Power: None	Fair
<b>Fire Alarm</b>	Alarm panel with smoke detectors, alarms, strobes, pull stations, back-up emergency lights, and exit signs	Fair
<b>Equipment/Special</b>	None	
<b>Accessibility</b>	Presently it does not appear an accessibility study is needed for this building. See the appendix for associated photos and additional information.	
<b>Additional Studies</b>	No additional studies are currently recommended for the building.	
<b>Areas Observed</b>	Most of the interior spaces were observed to gain a clear understanding of the facility's overall condition. Other areas accessed and assessed included the exterior equipment and assets directly serving the buildings, and the exterior walls of the facility.	
<b>Key Spaces Not Observed</b>	The roof was not accessible due to safety concerns.	

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

<b>Modular 29: System Expenditure Forecast</b>						
<b>System</b>	<b>Immediate</b>	<b>Short Term (1-2 yr)</b>	<b>Near Term (3-5 yr)</b>	<b>Med Term (6-10 yr)</b>	<b>Long Term (11-20 yr)</b>	<b>TOTAL</b>
<b>Facade</b>	\$0	\$0	\$4,831	\$2,906	\$14,734	\$22,471
<b>Roofing</b>	\$0	\$0	\$0	\$0	\$26,390	\$26,390
<b>Interiors</b>	\$0	\$0	\$8,290	\$11,141	\$11,141	\$30,572
<b>Plumbing</b>	\$0	\$0	\$0	\$1,811	\$10,150	\$11,961
<b>HVAC</b>	\$0	\$0	\$3,541	\$3,021	\$5,518	\$12,080
<b>Electrical</b>	\$0	\$0	\$0	\$6,975	\$5,075	\$12,050
<b>Fire Alarm and Electronic Systems</b>	\$0	\$0	\$252	\$2,764	\$338	\$3,354
<b>Equipment and Furnishings</b>	\$0	\$0	\$0	\$15,924	\$0	\$15,924
<b>TOTALS</b>	<b>\$0</b>	<b>\$0</b>	<b>\$17,000</b>	<b>\$44,600</b>	<b>\$73,400</b>	<b>\$135,000</b>

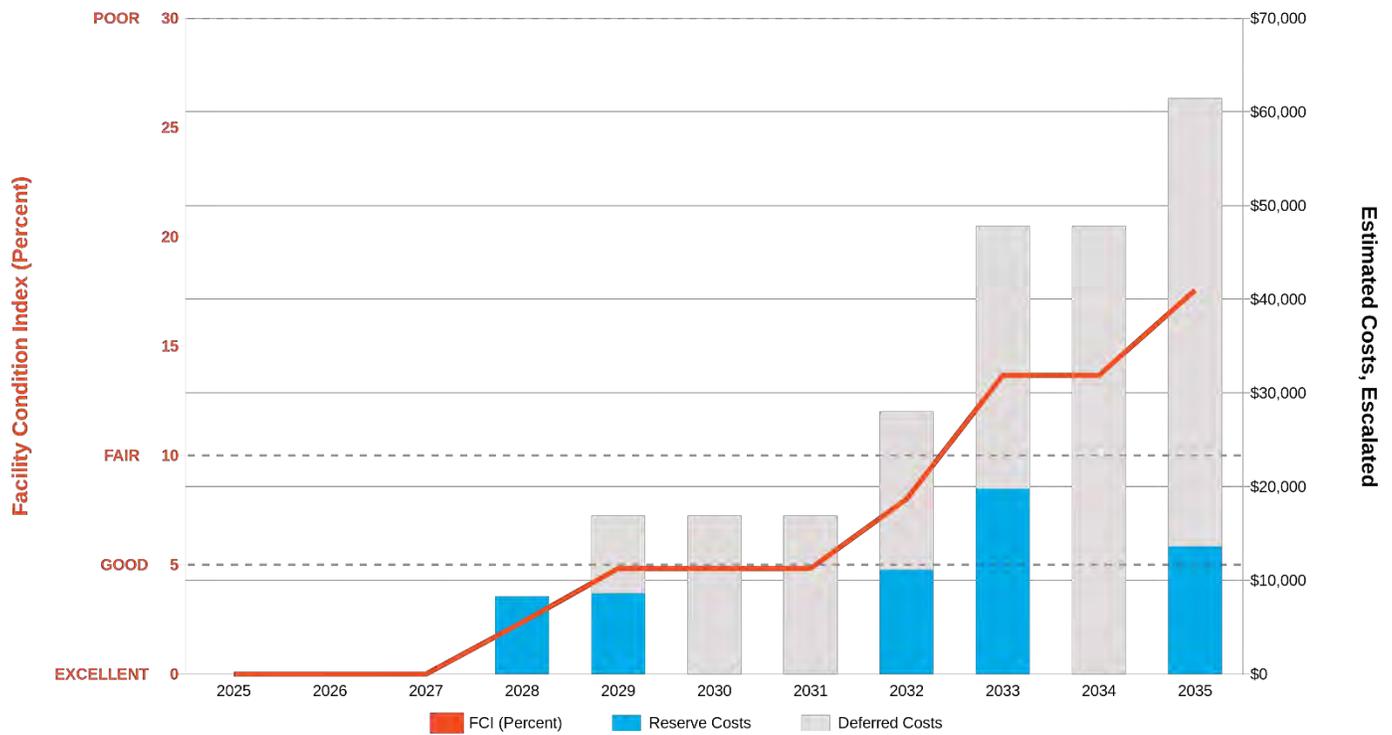
**NEEDS OVER TIME:** The vertical blue bars in the graphic below represent the year-by-year needs identified for the facility. The orange line forecasts what would happen to the FCI (left Y axis) over time, assuming zero capital expenditures over the next ten years. The dollar amounts allocated for each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

### Needs by Year with Unaddressed FCI Over Time

Replacement Value: \$350,000.00

Inflation Rate: 3%

Average Needs (per year - over next 10 years): \$5,586.00



## Immediate Needs

There are no immediate needs to report.



## Key Findings

There are no key findings to report.



Modular 29: Photographic Overview



1 – FRONT ELEVATION



2 – LEFT ELEVATION



3 – REAR ELEVATION



4 – RIGHT ELEVATION



5 – INTERIOR



6 – CASEWORK

## 15. Modular 30



### Modular 30: Building Systems Summary

<b>Address</b>	9300 Wren Avenue, Gilroy, CA 95020
<b>GPS Coordinates</b>	37.0305067, -121.5871495
<b>Constructed/Renovated</b>	1999
<b>Building Area</b>	1,000 SF
<b>Number of Stories</b>	1 above grade

<i>System</i>	<i>Description</i>	<i>Condition</i>
<b>Structure</b>	Pre-engineered steel structure over concrete over concrete slab foundation	Fair
<b>Facade</b>	Primary Wall Finish: Stucco Windows: Aluminum	Fair
<b>Roof</b>	Primary: Flat with metal finish	Fair
<b>Interiors</b>	Walls: Fabric wall covering Floors: Carpet and VCT Ceilings: ACT	Fair
<b>Elevators</b>	None	

<b>Modular 30: Building Systems Summary</b>		
<b>Plumbing</b>	Distribution: Copper supply and cast iron waste and venting Hot Water: None Fixtures: Stainless sinks	Fair
<b>HVAC</b>	Non-Central System: PTAC units	Fair
<b>Fire Suppression</b>	Fire extinguishers only	Fair
<b>Electrical</b>	Source and Distribution: Main panel with copper supply lines Interior Lighting: Linear fluorescent Emergency Power: None	Fair
<b>Fire Alarm</b>	Alarm panel with smoke detectors, alarms, strobes, pull stations, back-up emergency lights, and exit signs	Fair
<b>Equipment/Special</b>	None	
<b>Accessibility</b>	Presently it does not appear an accessibility study is needed for this building. See the appendix for associated photos and additional information.	
<b>Additional Studies</b>	No additional studies are currently recommended for the building.	
<b>Areas Observed</b>	Most of the interior spaces were observed to gain a clear understanding of the facility's overall condition. Other areas accessed and assessed included the exterior equipment and assets directly serving the buildings, and the exterior walls of the facility.	
<b>Key Spaces Not Observed</b>	The roof was not accessible due to safety concerns.	

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

<b>Modular 30: System Expenditure Forecast</b>						
<b>System</b>	<b>Immediate</b>	<b>Short Term (1-2 yr)</b>	<b>Near Term (3-5 yr)</b>	<b>Med Term (6-10 yr)</b>	<b>Long Term (11-20 yr)</b>	<b>TOTAL</b>
<b>Facade</b>	\$0	\$0	\$4,831	\$2,906	\$14,734	\$22,471
<b>Roofing</b>	\$0	\$0	\$0	\$0	\$26,390	\$26,390
<b>Interiors</b>	\$0	\$0	\$8,290	\$11,141	\$11,141	\$30,572
<b>Plumbing</b>	\$0	\$0	\$0	\$1,811	\$10,150	\$11,961
<b>HVAC</b>	\$0	\$0	\$3,541	\$3,021	\$5,518	\$12,080
<b>Electrical</b>	\$0	\$0	\$0	\$6,975	\$5,075	\$12,050
<b>Fire Alarm and Electronic Systems</b>	\$0	\$0	\$252	\$2,764	\$338	\$3,354
<b>Equipment and Furnishings</b>	\$0	\$0	\$0	\$15,924	\$0	\$15,924
<b>TOTALS</b>	<b>\$0</b>	<b>\$0</b>	<b>\$17,000</b>	<b>\$44,600</b>	<b>\$73,400</b>	<b>\$135,000</b>

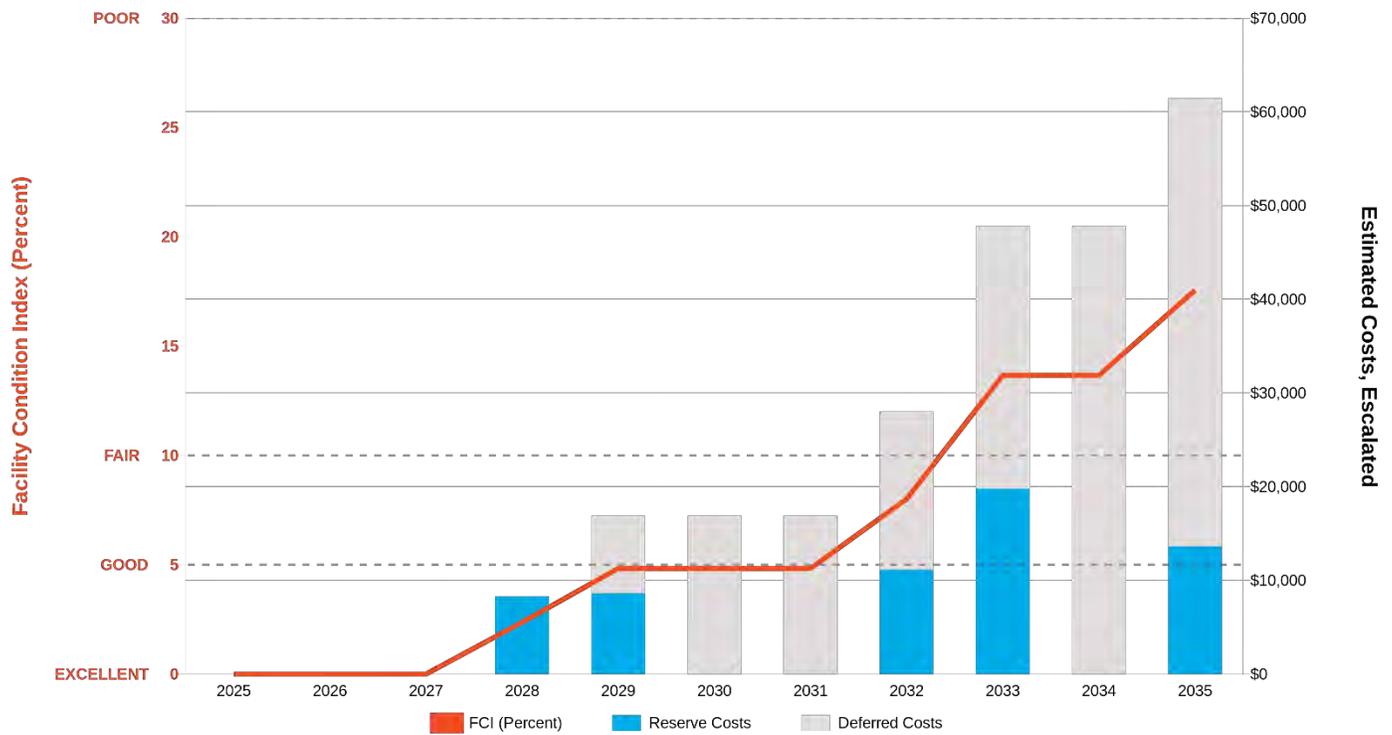
**NEEDS OVER TIME:** The vertical blue bars in the graphic below represent the year-by-year needs identified for the facility. The orange line forecasts what would happen to the FCI (left Y axis) over time, assuming zero capital expenditures over the next ten years. The dollar amounts allocated for each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

### Needs by Year with Unaddressed FCI Over Time

Replacement Value: \$350,000.00

Inflation Rate: 3%

Average Needs (per year - over next 10 years): \$5,586.00



## Immediate Needs

There are no immediate needs to report.



## Key Findings

There are no key findings to report.



Modular 30: Photographic Overview



1 – FRONT ELEVATION



2 – LEFT ELEVATION



3 – RIGHT ELEVATION



4 – REAR ELEVATION



5 – INTERIOR OVERVIEW



6 – CASEWORK

## 16. Modular 31



### Modular 31: Building Systems Summary

<b>Address</b>	9300 Wren Avenue, Gilroy, CA 95020	
<b>GPS Coordinates</b>	37.0305067, -121.5871495	
<b>Constructed/Renovated</b>	1999	
<b>Building Area</b>	1,000 SF	
<b>Number of Stories</b>	1 above grade	
<i>System</i>	<i>Description</i>	<i>Condition</i>
<b>Structure</b>	Pre-engineered steel structure over concrete over concrete slab foundation	Fair
<b>Facade</b>	Primary Wall Finish: Stucco Windows: Aluminum	Fair
<b>Roof</b>	Primary: Flat with metal finish	Fair
<b>Interiors</b>	Walls: Fabric wall covering Floors: Carpet and VCT Ceilings: ACT	Fair
<b>Elevators</b>	None	

<b>Modular 31: Building Systems Summary</b>		
<b>Plumbing</b>	Distribution: Copper supply and cast iron waste and venting Hot Water: None Fixtures: Stainless sinks	Fair
<b>HVAC</b>	Non-Central System: PTAC units	Fair
<b>Fire Suppression</b>	Fire extinguishers only	Fair
<b>Electrical</b>	Source and Distribution: Main panel with copper supply lines Interior Lighting: Linear fluorescent Emergency Power: None	Fair
<b>Fire Alarm</b>	Alarm panel with smoke detectors, alarms, strobes, pull stations, back-up emergency lights, and exit signs	Fair
<b>Equipment/Special</b>	None	
<b>Accessibility</b>	Presently it does not appear an accessibility study is needed for this building. See the appendix for associated photos and additional information.	
<b>Additional Studies</b>	No additional studies are currently recommended for the building.	
<b>Areas Observed</b>	Most of the interior spaces were observed to gain a clear understanding of the facility's overall condition. Other areas accessed and assessed included the exterior equipment and assets directly serving the buildings, and the exterior walls of the facility.	
<b>Key Spaces Not Observed</b>	The roof was not accessible due to safety concerns.	

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

<b>Modular 31: System Expenditure Forecast</b>						
<b>System</b>	<b>Immediate</b>	<b>Short Term (1-2 yr)</b>	<b>Near Term (3-5 yr)</b>	<b>Med Term (6-10 yr)</b>	<b>Long Term (11-20 yr)</b>	<b>TOTAL</b>
<b>Facade</b>	\$0	\$0	\$4,831	\$2,906	\$14,734	\$22,471
<b>Roofing</b>	\$0	\$0	\$0	\$0	\$26,390	\$26,390
<b>Interiors</b>	\$0	\$0	\$8,290	\$11,141	\$11,141	\$30,572
<b>Plumbing</b>	\$0	\$0	\$0	\$1,811	\$10,150	\$11,961
<b>HVAC</b>	\$0	\$0	\$3,541	\$3,021	\$5,518	\$12,080
<b>Electrical</b>	\$0	\$0	\$0	\$6,975	\$5,075	\$12,050
<b>Fire Alarm and Electronic Systems</b>	\$0	\$0	\$252	\$2,764	\$338	\$3,354
<b>Equipment and Furnishings</b>	\$0	\$0	\$0	\$15,924	\$0	\$15,924
<b>TOTALS</b>	<b>\$0</b>	<b>\$0</b>	<b>\$17,000</b>	<b>\$44,600</b>	<b>\$73,400</b>	<b>\$135,000</b>

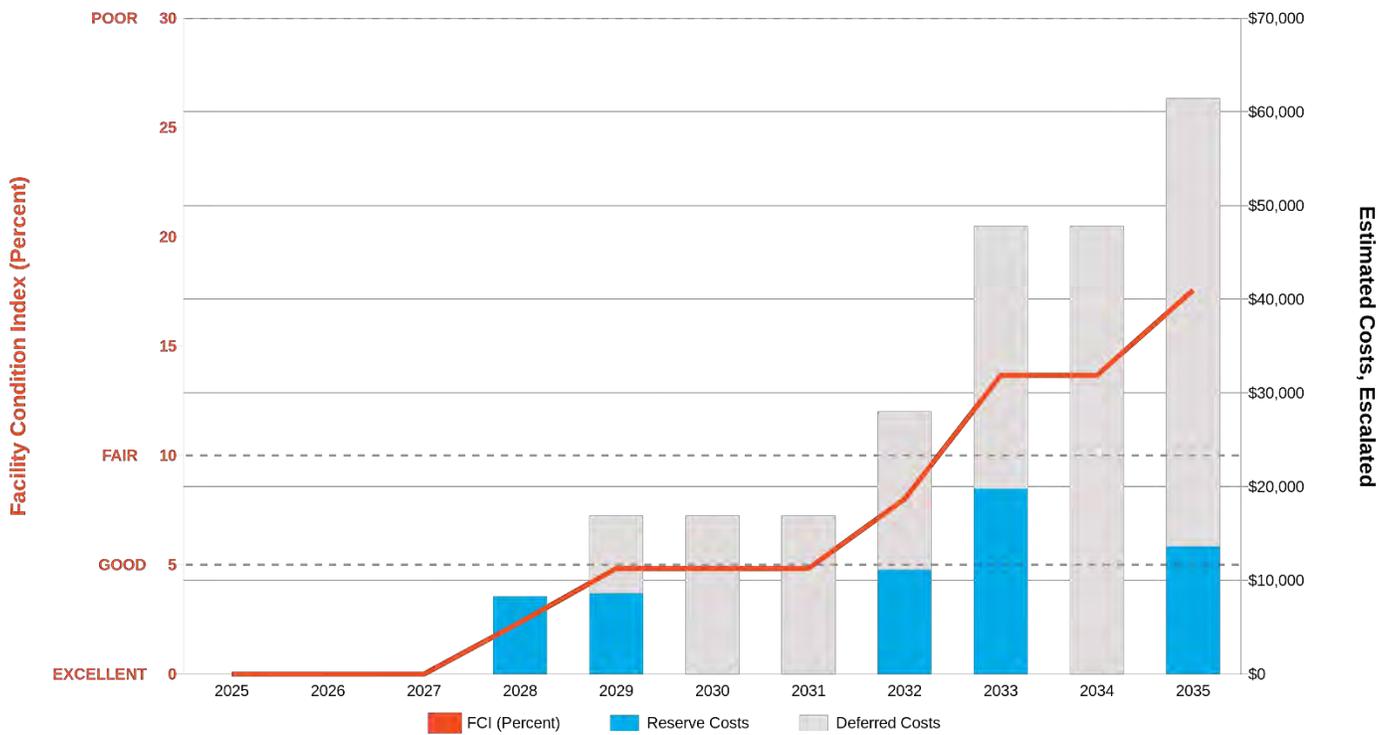
**NEEDS OVER TIME:** The vertical blue bars in the graphic below represent the year-by-year needs identified for the facility. The orange line forecasts what would happen to the FCI (left Y axis) over time, assuming zero capital expenditures over the next ten years. The dollar amounts allocated for each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

### Needs by Year with Unaddressed FCI Over Time

Replacement Value: \$350,000.00

Inflation Rate: 3%

Average Needs (per year - over next 10 years): \$5,586.00



## Immediate Needs

There are no immediate needs to report.



## Key Findings

There are no key findings to report.



Modular 31: Photographic Overview



1 – FRONT ELEVATION



2 – LEFT ELEVATION



3 – RIGHT ELEVATION



4 – REAR ELEVATION



5 – INTERIOR OVERVIEW



6 – CASEWORK

## 17. Modular Leveled Book Library



Modular Leveled Book Library: Building Systems Summary		
<b>Address</b>	9300 Wren Avenue, Gilroy, CA 95020	
<b>GPS Coordinates</b>	37.0305067, -121.5871495	
<b>Constructed/Renovated</b>	1999	
<b>Building Area</b>	1,000 SF	
<b>Number of Stories</b>	1 above grade	
<i>System</i>	<i>Description</i>	<i>Condition</i>
<b>Structure</b>	Pre-engineered steel structure over concrete over concrete slab foundation	Fair
<b>Facade</b>	Primary Wall Finish: Stucco Windows: Aluminum	Fair
<b>Roof</b>	Primary: Flat with metal finish	Fair
<b>Interiors</b>	Walls: Fabric wall covering Floors: Carpet and VCT Ceilings: ACT	Fair
<b>Elevators</b>	None	

<b>Modular Leveled Book Library: Building Systems Summary</b>		
<b>Plumbing</b>	Distribution: Copper supply and cast iron waste and venting Hot Water: None Fixtures: Stainless sinks	Fair
<b>HVAC</b>	Non-Central System: PTAC units	Fair
<b>Fire Suppression</b>	Fire extinguishers only	Fair
<b>Electrical</b>	Source and Distribution: Main panel with copper supply lines Interior Lighting: Linear fluorescent Emergency Power: None	Fair
<b>Fire Alarm</b>	Alarm panel with smoke detectors, alarms, strobes, pull stations, back-up emergency lights, and exit signs	Fair
<b>Equipment/Special</b>	None	
<b>Accessibility</b>	Presently it does not appear an accessibility study is needed for this building. See the appendix for associated photos and additional information.	
<b>Additional Studies</b>	No additional studies are currently recommended for the building.	
<b>Areas Observed</b>	Most of the interior spaces were observed to gain a clear understanding of the facility's overall condition. Other areas accessed and assessed included the exterior equipment and assets directly serving the buildings, and the exterior walls of the facility.	
<b>Key Spaces Not Observed</b>	The roof was not accessible due to safety concerns.	

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

<b>Modular Leveled Book Library: System Expenditure Forecast</b>						
<b>System</b>	<b>Immediate</b>	<b>Short Term (1-2 yr)</b>	<b>Near Term (3-5 yr)</b>	<b>Med Term (6-10 yr)</b>	<b>Long Term (11-20 yr)</b>	<b>TOTAL</b>
<b>Facade</b>	\$0	\$0	\$7,248	\$0	\$26,223	\$33,471
<b>Roofing</b>	\$0	\$0	\$0	\$448	\$26,390	\$26,838
<b>Interiors</b>	\$0	\$0	\$0	\$17,966	\$0	\$17,966
<b>HVAC</b>	\$0	\$0	\$3,541	\$3,021	\$5,518	\$12,080
<b>Electrical</b>	\$0	\$0	\$0	\$6,407	\$5,075	\$11,482
<b>TOTALS</b>	<b>\$0</b>	<b>\$0</b>	<b>\$10,800</b>	<b>\$27,900</b>	<b>\$63,300</b>	<b>\$102,000</b>

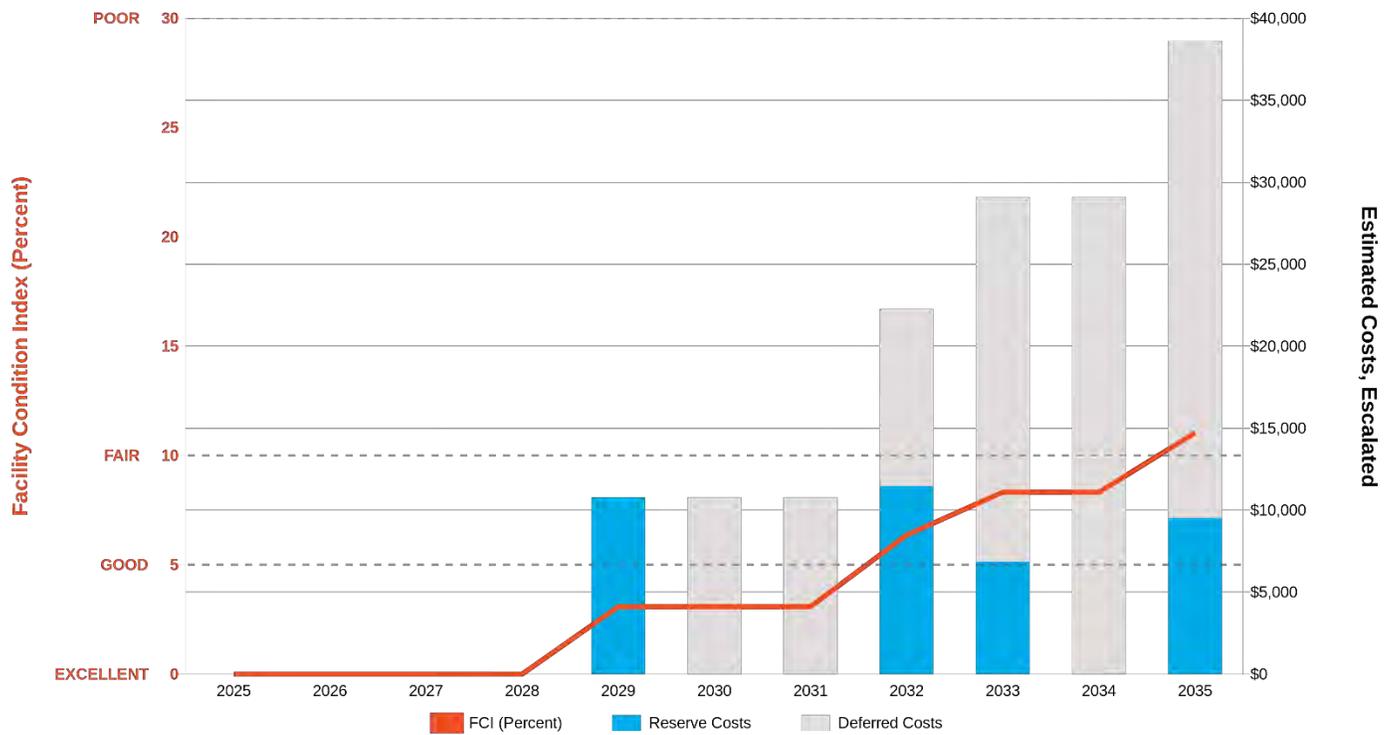
**NEEDS OVER TIME:** The vertical blue bars in the graphic below represent the year-by-year needs identified for the facility. The orange line forecasts what would happen to the FCI (left Y axis) over time, assuming zero capital expenditures over the next ten years. The dollar amounts allocated for each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

### Needs by Year with Unaddressed FCI Over Time

Replacement Value: \$350,000.00

Inflation Rate: 3%

Average Needs (per year - over next 10 years): \$3,511.00



## Immediate Needs

There are no immediate needs to report.



## Key Findings

There are no key findings to report.



Modular Leveled Book Library: Photographic Overview



1 – FRONT ELEVATION



2 – LEFT ELEVATION



3 – RIGHT ELEVATION



4 – REAR ELEVATION



5 – INTERIOR OVERVIEW



6 – INTERIOR OVERVIEW

## 18. Site



Site: Site Information		
<b>Site Area</b>	8 acres	
<b>Parking Spaces</b>	88 total spaces all in open lots; 6 of which are accessible.	
<i>System</i>	<i>Description</i>	<i>Condition</i>
<b>Site Pavement</b>	Asphalt lots with limited areas of concrete aprons and pavement and adjacent concrete sidewalks, curbs, ramps, and stairs	Fair
<b>Site Development</b>	Property entrance signage; chain link fence, wrought iron fence Playgrounds and sports fields and courts with bleachers, dugouts, press box, fencing, and site lights Limited park benches, picnic tables, trash receptacles	Fair
<b>Landscaping and Topography</b>	Limited landscaping features including lawns, trees, bushes, and planters Irrigation not present Concrete retaining wall Low to moderate site slopes throughout	Fair
<b>Utilities</b>	Municipal water and sewer Local utility-provided electric and natural gas	Fair
<b>Site Lighting</b>	Pole-mounted: LED Building-mounted: LED	Fair
<b>Ancillary Structures</b>	None	n/a

<b>Site: Site Information</b>	
<b>Site Accessibility</b>	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.
<b>Site Additional Studies</b>	No additional studies are currently recommended for the site areas.
<b>Site Areas Observed</b>	The exterior areas within the property boundaries were observed to gain a clear understanding of the site's overall condition.
<b>Site Key Spaces Not Observed</b>	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.

<b>Site: System Expenditure Forecast</b>						
<b>System</b>	<b>Immediate</b>	<b>Short Term (1-2 yr)</b>	<b>Near Term (3-5 yr)</b>	<b>Med Term (6-10 yr)</b>	<b>Long Term (11-20 yr)</b>	<b>TOTAL</b>
<b>Plumbing</b>	\$0	\$0	\$1,930	\$0	\$3,008	\$4,938
<b>Electrical</b>	\$0	\$0	\$0	\$294,911	\$0	\$294,911
<b>Special Construction and Demo</b>	\$0	\$0	\$0	\$140,264	\$0	\$140,264
<b>Sitework</b>	\$0	\$530,514	\$4,369	\$2,492,945	\$2,375,362	\$5,403,190
<b>TOTALS</b>	<b>\$0</b>	<b>\$530,600</b>	<b>\$6,300</b>	<b>\$2,928,200</b>	<b>\$2,378,400</b>	<b>\$5,843,500</b>

## Immediate Needs

There are no immediate needs to report.



## Key Findings

There are no key findings to report.



Site: Photographic Overview



1 – ASPHALT PAVEMENT



2 – PARKING AREA



3 – EXTERIOR WALLS



4 – PLAYGROUND



5 – ASPHALT ROADWAYS



6 – EXTERIOR

## 19. ADA Accessibility

---

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

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

However, this does not:

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

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

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

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

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

<b>Accessibility Summary</b>			
<i>Facility</i>	<i>Year Built/ Renovated</i>	<i>Prior Study Provided?</i>	<i>Major/Moderate Issues Observed?</i>
General Site	1999	No	No
Antonio Del Buono School	1999	No	No
Main Building	1999	No	No
Modular 10	1999	No	No
Modular 11	1999	No	No
Modular 12	1999	No	No
Modular 14	1999	No	No
Modular 15	1999	No	No
Modular 17	1999	No	No
Modular 18	1999	No	No
Modular 19	1999	No	No
Modular 20	1999	No	No
Modular 21	1999	No	No
Modular 28	1999	No	No
Modular 29	1999	No	No
Modular 30	1999	No	No
Modular 31	1999	No	No
Modular Leveled Book Library	1999	No	No
Site	1999	No	No

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

## 20. 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	
<b>Excellent</b>	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.
<b>Good</b>	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.
<b>Fair</b>	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.
<b>Poor</b>	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.
<b>Failed</b>	Component or system has ceased functioning or performing as intended. Replacement, repair, or other significant corrective action is recommended or required.
<b>Not Applicable</b>	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.

## 21. 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.

## 22. Certification

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AEDIS Gilroy (the Client) retained Bureau Veritas to perform this Facility Condition Assessment in connection with its continued operation of Antonio Del Buono School, 9300 Wren Avenue, Gilroy, CA 95020, the "Property". It is our understanding that the primary interest of the Client is to locate and evaluate materials and building system defects that might significantly affect the value of the property and to determine if the present Property has conditions that will have a significant impact on its continued operations.

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

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

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

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

**Prepared by:** Harley Davis  
Project Assessor

**Reviewed by:**



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## 23. Appendices

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Appendix A: Site Plan(s)

Appendix B: Pre-Survey Questionnaire(s)

Appendix C: Accessibility Review and Photos

Appendix D: Component Condition Report

Appendix E: Replacement Reserves

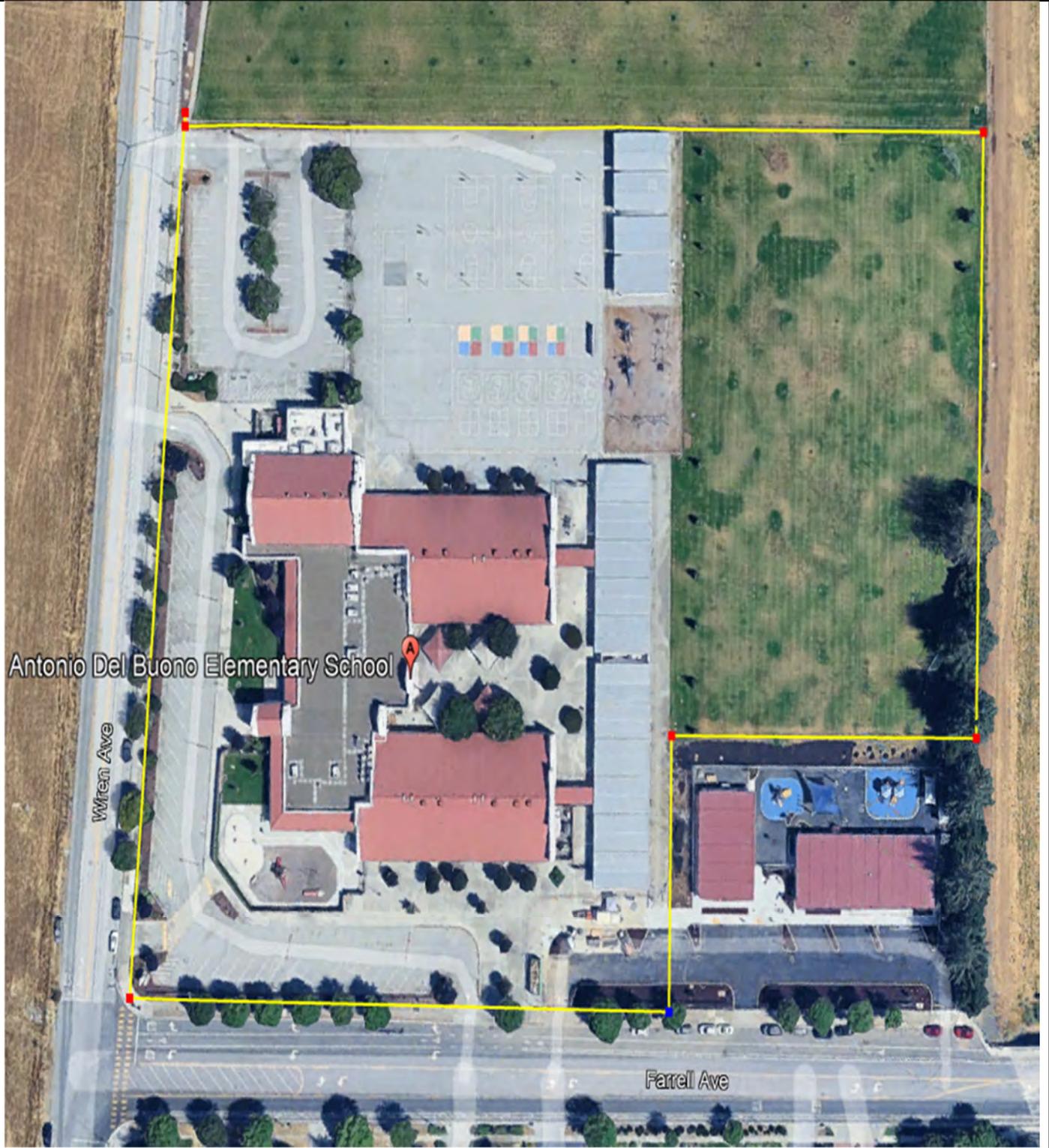


## Appendix A: Site Plan(s)

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# Site Plan



	<b>Project Number</b>	<b>Site Name</b>	
	171004.25R000-019.017	Antonio Del Buono School	
	<b>Source</b>	<b>On-Site Date</b>	
Google	July 8, 2025		

## **Appendix B:** Pre-Survey Questionnaire(s)

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# BV FACILITY CONDITION ASSESSMENT: PRE-SURVEY QUESTIONNAIRE

**Building / Facility Name:** Antonio Del Buono School

**Name of person completing form:** Marissa Van Patten

**Title / Association w/ property:** Facilities Project Manager

**Length of time associated w/ property:** 4 years

**Date Completed:** 7/8/2025

**Phone Number:** 4086122720

**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 1999	Renovated	
2	Building size in SF	70,000	<b>SF</b>	
3	Major Renovation/Rehabilitation		Year	Additional Detail
		Facade	1999	
		Roof	2024	Flat Roof is new in 2024.
		Interiors	1999	
		HVAC	1999	
		Electrical	1999	
		Site Pavement	1999	
		Accessibility	1999	
4	List other significant capital improvements (focus on recent years; provide approximate date).	In 2005 Multipurpose Room was renovated.		
5	List any major capital expenditures planned/requested for the next few years. Have they been budgeted?	NA		
6	Describe any on-going extremely problematic, historically chronic, or immediate facility needs.	HVAC is aged and needs replaced soon. Parapet walls are cracking and in poor condition.		

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				Leased to 4 different organizations



Signature of Assessor



Signature of POC

## **Appendix C:** Accessibility Review and Photos

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## Visual Survey - 2010 ADA Standards for Accessible Design

**Property Name:** Antonio Del Buono School

**BV Project Number:** 171004.25R000-019.017

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		

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

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

# Antonio Del Buono School: Photographic Overview



OVERVIEW OF ACCESSIBLE PARKING AREA



CLOSE-UP OF STALL



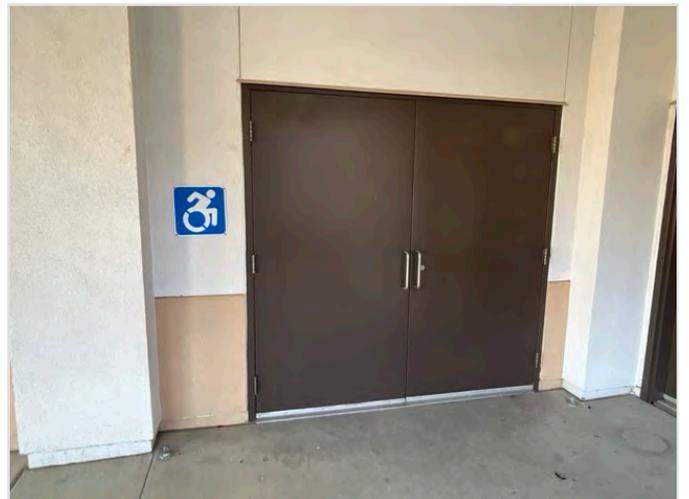
ACCESSIBLE PATH



CURB CUT



MAIN ENTRANCE



MAIN ENTRANCE

# Antonio Del Buono School: Photographic Overview



ACCESSIBLE INTERIOR PATH



DOOR HARDWARE



TOILET STALL OVERVIEW



SINK, FAUCET HANDLES AND ACCESSORIES



KITCHEN OVERVIEW



KITCHEN CABINETS

## Appendix D:

### Component Condition Report

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## Component Condition Report | Antonio Del Buono School / Main Building

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
<b>Facade</b>						
B2010	Building Exterior	Fair	Exterior Walls, Stucco Fog Coat, 1-2 Story Building, Prep & Fog Coat or Paint	70,000 SF	4	9507003
B2020	Building Exterior	Fair	Glazing, any type by SF	2,500 SF	10	9507014
B2050	Building Exterior	Fair	Exterior Door, Steel, Commercial	36	20	9506979
B2050	Building Exterior	Fair	Exterior Door, Aluminum-Framed & Glazed, Standard Swing	14	10	9507027
<b>Roofing</b>						
B3010	Roof	Fair	Roofing, Single-Ply Membrane, TPO/PVC	30,000 SF	8	9507013
B3010	Roof	Fair	Roofing, Metal	20,000 SF	20	9506977
B3020	Building Exterior	Fair	Roof Appurtenances, Gutters & Downspouts, Aluminum w/ Fittings	700 LF	8	9507010
<b>Interiors</b>						
C1030	Throughout Building	Fair	Interior Door, Steel, Standard	64	20	9507008
C1030	Building Exterior	Fair	Door Hardware, School, per Door	50	10	9507011
C1070	Throughout Building	Fair	Suspended Ceilings, Acoustical Tile (ACT)	30,000 SF	10	9506973
C1090	Restrooms	Fair	Toilet Partitions, Metal	22	10	9506988
C2010	Multipurpose Room	Fair	Wall Finishes, Acoustical Tile (ACT), Fabric-Faced	4,500 SF	12	9507005
C2010	Throughout Building	Fair	Wall Finishes, Wallpaper	25,000 SF	7	9507025
C2010	Throughout Building	Fair	Wall Finishes, any surface, Prep & Paint	50,000 SF	5	9506987
C2010	Throughout Building	Fair	Wall Finishes, Ceramic Tile	8,000 SF	20	9506991
C2030	Restrooms	Fair	Flooring, Ceramic Tile	3,000 SF	15	9506985
C2030	Throughout Building	Fair	Flooring, Carpet, Commercial Standard	36,000 SF	3	9507022
C2030	Kitchen	Fair	Flooring, any surface, w/ Epoxy Coating, Prep & Paint	2,500 SF	4	9507030
C2030	Multipurpose Room	Fair	Flooring, Wood, Strip	1,200 SF	15	9506982
C2030	Throughout Building	Fair	Flooring, Vinyl Tile (VCT)	10,000 SF	7	9506974
C2050	Throughout Building	Fair	Ceiling Finishes, Gypsum Board/Plaster	20,000 SF	25	9506984

## Component Condition Report | Antonio Del Buono School / Main Building

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
<b>Conveying</b>						
D1010	Multipurpose Room	Fair	Vertical Lift, Wheelchair, 5' Rise, Install	1	18	9507031
<b>Plumbing</b>						
D2010	Custodial Closet	Fair	Sink/Lavatory, Service Sink, Floor	2	5	9507000
D2010	Building Exterior	Fair	Drinking Fountain, Wall-Mounted, Bi-Level	1	2	9506983
D2010		Fair	Water Heater, Electric, Residential	1	5	9506990
D2010	Throughout Building	Fair	Drinking Fountain, Wall-Mounted, Bi-Level	1	5	9506989
D2010	Throughout Building	Fair	Sink/Lavatory, Vanity Top, Stainless Steel	18	10	9506997
D2010	Restrooms	Fair	Toilet, Commercial Water Closet	22	15	9506978
D2010	Throughout Building	Fair	Plumbing System, Supply & Sanitary, Medium Density (includes fixtures)	50,000 SF	20	9506975
D2010	Custodial Closet	Fair	Water Heater, Electric, Commercial ( 36 kW)	1	12	9507002
D2010	Restrooms	Fair	Urinal, Standard	7	15	9506995
D2010	Restrooms	Fair	Sink/Lavatory, Service Sink, Wall-Hung	20	10	9507032
<b>HVAC</b>						
D3030	Roof	Fair	Split System, Condensing Unit/Heat Pump	15	4	9507001
D3030	Roof	Fair	Split System, Condensing Unit/Heat Pump	1	11	9507020
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted	3	5	9507012
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted	8	3	9507018
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted	2	3	9507023
D3050	Throughout Building	Fair	HVAC System, Ductwork, Medium Density	50,000 SF	10	9506994
D3060	Roof	Fair	Exhaust Fan, Centrifugal, 24" Damper	8	8	9507004
D3060	Roof	Fair	Exhaust Fan, Centrifugal, 42" Damper	1	13	9507009
<b>Fire Protection</b>						
D4010	Throughout Building	Fair	Fire Suppression System, Existing Sprinkler Heads, by SF	50,000 SF	7	9507016
<b>Electrical</b>						

### Component Condition Report | Antonio Del Buono School / Main Building

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D5020	Electrical Room	Fair	Secondary Transformer, Dry, Stepdown	1	10	9507017
D5020	Electrical Room	Fair	Secondary Transformer, Dry, Stepdown	1	10	9506992
D5020	Throughout Building	Fair	Electrical System, Full System Renovation/Upgrade, Medium Density/Complexity	50,000 SF	20	9507019
D5040	Multipurpose Room	Fair	Interior Lighting System, Full Upgrade, Very High Density or High-End Fixtures	4,000 SF	8	9507026
D5040	Throughout Building	Fair	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures	50,000 SF	8	9506976
<b>Fire Alarm &amp; Electronic Systems</b>						
D7050	Electrical Room	Fair	Fire Alarm Panel, Fully Addressable	1	7	9506981
D7050	Throughout Building	Fair	Fire Alarm System, Full System Upgrade, Standard Addressable, Upgrade/Install	50,000 SF	12	9506980
<b>Equipment &amp; Furnishings</b>						
E1030	Kitchen	Fair	Foodservice Equipment, Commercial Kitchen, 1-Bowl	1	10	9506996
E1030	Kitchen	Fair	Foodservice Equipment, Exhaust Hood, 8 to 10 LF	1	7	9507007
E1030	Kitchen	Fair	Foodservice Equipment, Food Warmer, Proofing Cabinet on Wheels	2	7	9507015
E1030	Kitchen	Fair	Foodservice Equipment, Range, 2-Burner	1	6	9507021
E1030	Teachers Lounge	Fair	Foodservice Equipment, Refrigerator, 1-Door Reach-In	1	10	9506998
E1030	Kitchen	Fair	Foodservice Equipment, Convection Oven, Double	1	4	9507028
E1030	Kitchen	Fair	Foodservice Equipment, Commercial Kitchen, 3-Bowl	1	10	9506999
E1030	Kitchen	Fair	Foodservice Equipment, Walk-In, Combination Freezer/Refrigerator	1	8	9506993
E1070	Multipurpose Room	Fair	Theater & Stage Equipment, Flameproof Curtain, Medium Weight Velour	900 SF	5	9507006
E2010	Throughout Building	Fair	Casework, Cabinetry, Standard	650 LF	8	9506986
E2010		Fair	Casework, Countertop, Plastic Laminate	650 LF	7	9630653

### Component Condition Report | Antonio Del Buono School / Modular 10

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
<b>Facade</b>						
B2010	Building Exterior	Fair	Exterior Walls, Stucco Fog Coat, 1-2 Story Building, Prep & Fog Coat or Paint	1,000 SF	4	9503115

## Component Condition Report | Antonio Del Buono School / Modular 10

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
B2020	Building Exterior	Fair	Glazing, any type by SF	35 SF	10	9503100
B2050	Building Exterior	Fair	Exterior Door, Steel, Commercial	1	20	9503117
<b>Roofing</b>						
B3010	Roof	Fair	Roofing, Metal	1,000 SF	20	9503103
B3020	Building Exterior	Fair	Roof Appurtenances, Gutters & Downspouts, Aluminum w/ Fittings	35 LF	5	9503116
<b>Interiors</b>						
C1030	Building Exterior	Fair	Door Hardware, School, per Door	1	10	9503109
C1070	Throughout Building	Fair	Suspended Ceilings, Acoustical Tile (ACT)	1,000 SF	10	9503101
C2010	Throughout Building	Fair	Wall Finishes, Wallpaper	1,500 SF	7	9503105
C2030	Throughout Building	Fair	Flooring, Carpet, Commercial Standard	900 SF	4	9503118
C2030	Throughout Building	Fair	Flooring, Vinyl Tile (VCT)	100 SF	4	9503102
<b>Plumbing</b>						
D2010	Classrooms General	Fair	Plumbing System, Supply & Sanitary, Low Density (excludes fixtures)	1,000 SF	20	9503104
D2010	Classrooms General	Fair	Sink/Lavatory, Vanity Top, Stainless Steel	1	10	9503111
<b>HVAC</b>						
D3030	Building Exterior	Fair	Packaged Terminal Air Conditioner, PTAC	1	4	9503114
D3050	Throughout Building	Fair	HVAC System, Ductwork, Low Density	1,000 SF	10	9503107
<b>Electrical</b>						
D5030	Throughout Building	Fair	Electrical System, Wiring & Switches, Average or Low Density/Complexity	1,000 SF	20	9503112
D5040	Building Exterior	Fair	Exterior Light, any type, w/ LED Replacement	1	10	9503099
D5040	Throughout Building	Fair	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures	1,000 SF	5	9503108
<b>Fire Alarm &amp; Electronic Systems</b>						
D7030	Throughout Building	Fair	Security/Surveillance System, Full System Upgrade, Average Density	1,000 SF	7	9503113
D7050	Throughout Building	Fair	Fire Alarm Devices, Manual Pull Station	1	4	9503119
<b>Equipment &amp; Furnishings</b>						

### Component Condition Report | Antonio Del Buono School / Modular 10

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
E2010	Classrooms General	Fair	Casework, Countertop, Plastic Laminate	45 LF	5	9503106
E2010	Classrooms General	Fair	Casework, Cabinetry, Standard	30 LF	5	9503110

### Component Condition Report | Antonio Del Buono School / Modular 11

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
<b>Facade</b>						
B2010	Building Exterior	Fair	Exterior Walls, Stucco Fog Coat, 1-2 Story Building, Prep & Fog Coat or Paint	1,000 SF	4	9503230
B2020	Building Exterior	Fair	Glazing, any type by SF	35 SF	10	9503236
B2050	Building Exterior	Fair	Exterior Door, Steel, Commercial	1	20	9503231
<b>Roofing</b>						
B3010	Roof	Fair	Roofing, Metal	1,000 SF	20	9503239
B3020	Building Exterior	Fair	Roof Appurtenances, Gutters & Downspouts, Aluminum w/ Fittings	35 LF	9	9503229
<b>Interiors</b>						
C1030	Building Exterior	Fair	Door Hardware, School, per Door	1	10	9503227
C1070	Throughout Building	Fair	Suspended Ceilings, Acoustical Tile (ACT)	1,000 SF	10	9503221
C2010	Throughout Building	Fair	Wall Finishes, Wallpaper	1,500 SF	7	9503232
C2030	Throughout Building	Fair	Flooring, Carpet, Commercial Standard	900 SF	3	9503238
C2030	Throughout Building	Fair	Flooring, Vinyl Tile (VCT)	100 SF	4	9503223
<b>Plumbing</b>						
D2010	Classrooms General	Fair	Sink/Lavatory, Vanity Top, Stainless Steel	1	15	9503220
D2010	Classrooms General	Fair	Plumbing System, Supply & Sanitary, Low Density (excludes fixtures)	1,000 SF	20	9503234
<b>HVAC</b>						
D3030	Building Exterior	Fair	Packaged Terminal Air Conditioner, PTAC	1	4	9503224
D3050	Throughout Building	Fair	HVAC System, Ductwork, Low Density	1,000 SF	10	9503237
<b>Electrical</b>						

### Component Condition Report | Antonio Del Buono School / Modular 11

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D5030	Throughout Building	Fair	Electrical System, Wiring & Switches, Average or Low Density/Complexity	1,000 SF	20	9503235
D5040	Throughout Building	Fair	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures	1,000 SF	5	9503225
D5040	Building Exterior	Fair	Exterior Light, any type, w/ LED Replacement	1	10	9503233
<b>Fire Alarm &amp; Electronic Systems</b>						
D7030	Throughout Building	Fair	Security/Surveillance System, Full System Upgrade, Average Density	1,000 SF	7	9503226
D7050	Throughout Building	Fair	Fire Alarm Devices, Manual Pull Station	1	4	9503228
<b>Equipment &amp; Furnishings</b>						
E2010	Classrooms General	Fair	Casework, Cabinetry, Standard	30 LF	9	9503240
E2010	Classrooms General	Fair	Casework, Countertop, Plastic Laminate	45 LF	5	9503222

### Component Condition Report | Antonio Del Buono School / Modular 12

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
<b>Facade</b>						
B2010	Building Exterior	Fair	Exterior Walls, Stucco Fog Coat, 1-2 Story Building, Prep & Fog Coat or Paint	1,000 SF	4	9503250
B2020	Building Exterior	Fair	Glazing, any type by SF	35 SF	10	9503249
B2050	Building Exterior	Fair	Exterior Door, Steel, Commercial	1	20	9503257
<b>Roofing</b>						
B3010	Roof	Fair	Roofing, Metal	1,000 SF	20	9503261
B3020	Building Exterior	Fair	Roof Appurtenances, Gutters & Downspouts, Aluminum w/ Fittings	35 LF	5	9503254
<b>Interiors</b>						
C1030	Building Exterior	Fair	Door Hardware, School, per Door	1	10	9503258
C1070	Throughout Building	Fair	Suspended Ceilings, Acoustical Tile (ACT)	1,000 SF	10	9503248
C2010	Throughout Building	Fair	Wall Finishes, Wallpaper	1,500 SF	7	9503246
C2030	Throughout Building	Fair	Flooring, Vinyl Tile (VCT)	100 SF	4	9503259
C2030	Throughout Building	Fair	Flooring, Carpet, Commercial Standard	900 SF	3	9503242

**Component Condition Report | Antonio Del Buono School / Modular 12**

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
<b>Plumbing</b>						
D2010	Classrooms General	Fair	Plumbing System, Supply & Sanitary, Low Density (excludes fixtures)	1,000 SF	20	9503256
D2010	Classrooms General	Fair	Sink/Lavatory, Vanity Top, Stainless Steel	1	10	9503244
<b>HVAC</b>						
D3030	Building Exterior	Fair	Packaged Terminal Air Conditioner, PTAC	1	4	9503241
D3050	Throughout Building	Fair	HVAC System, Ductwork, Low Density	1,000 SF	10	9503251
<b>Electrical</b>						
D5030	Throughout Building	Fair	Electrical System, Wiring & Switches, Average or Low Density/Complexity	1,000 SF	20	9503247
D5040	Building Exterior	Fair	Exterior Light, any type, w/ LED Replacement	1	10	9503252
D5040	Throughout Building	Fair	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures	1,000 SF	9	9503253
<b>Fire Alarm &amp; Electronic Systems</b>						
D7030	Throughout Building	Fair	Security/Surveillance System, Full System Upgrade, Average Density	1,000 SF	7	9503243
D7050	Throughout Building	Fair	Fire Alarm Devices, Manual Pull Station	1	4	9503255
<b>Equipment &amp; Furnishings</b>						
E2010	Classrooms General	Fair	Casework, Cabinetry, Standard	30 LF	9	9503245
E2010	Classrooms General	Fair	Casework, Countertop, Plastic Laminate	45 LF	4	9503260

**Component Condition Report | Antonio Del Buono School / Modular 14**

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
<b>Facade</b>						
B2010	Building Exterior	Fair	Exterior Walls, Stucco Fog Coat, 1-2 Story Building, Prep & Fog Coat or Paint	1,000 SF	4	9503268
B2020	Building Exterior	Fair	Glazing, any type by SF	35 SF	10	9503274
B2050	Building Exterior	Fair	Exterior Door, Steel, Commercial	1	20	9503279
<b>Roofing</b>						
B3010	Roof	Fair	Roofing, Metal	1,000 SF	20	9503269

## Component Condition Report | Antonio Del Buono School / Modular 14

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
B3020	Building Exterior	Fair	Roof Appurtenances, Gutters & Downspouts, Aluminum w/ Fittings	35 LF	8	9503272
<b>Interiors</b>						
C1030	Building Exterior	Fair	Door Hardware, School, per Door	1	10	9503275
C1070	Throughout Building	Fair	Suspended Ceilings, Acoustical Tile (ACT)	1,000 SF	10	9503281
C2010	Throughout Building	Fair	Wall Finishes, Wallpaper	1,500 SF	7	9503265
C2030	Throughout Building	Fair	Flooring, Vinyl Tile (VCT)	100 SF	7	9503278
C2030	Throughout Building	Fair	Flooring, Carpet, Commercial Standard	900 SF	3	9503282
<b>Plumbing</b>						
D2010	Classrooms General	Fair	Plumbing System, Supply & Sanitary, Low Density (excludes fixtures)	1,000 SF	20	9503270
D2010	Classrooms General	Fair	Sink/Lavatory, Vanity Top, Stainless Steel	1	10	9503280
<b>HVAC</b>						
D3030	Building Exterior	Fair	Packaged Terminal Air Conditioner, PTAC	1	4	9503262
D3050	Throughout Building	Fair	HVAC System, Ductwork, Low Density	1,000 SF	10	9503273
<b>Electrical</b>						
D5030	Throughout Building	Fair	Electrical System, Wiring & Switches, Average or Low Density/Complexity	1,000 SF	20	9503267
D5040	Throughout Building	Fair	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures	1,000 SF	8	9503266
D5040	Building Exterior	Fair	Exterior Light, any type, w/ LED Replacement	1	9	9503276
<b>Fire Alarm &amp; Electronic Systems</b>						
D7030	Throughout Building	Fair	Security/Surveillance System, Full System Upgrade, Average Density	1,000 SF	7	9503264
D7050	Throughout Building	Fair	Fire Alarm Devices, Manual Pull Station	1	4	9503277
<b>Equipment &amp; Furnishings</b>						
E2010	Classrooms General	Fair	Casework, Cabinetry, Standard	30 LF	9	9503263
E2010	Classrooms General	Fair	Casework, Countertop, Plastic Laminate	45 LF	7	9503271

## Component Condition Report | Antonio Del Buono School / Modular 15

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
<b>Facade</b>						
B2010	Building Exterior	Fair	Exterior Walls, Stucco Fog Coat, 1-2 Story Building, Prep & Fog Coat or Paint	1,000 SF	4	9503295
B2020	Building Exterior	Fair	Glazing, any type by SF	35 SF	10	9503294
B2050	Building Exterior	Fair	Exterior Door, Steel, Commercial	1	20	9503289
<b>Roofing</b>						
B3010	Roof	Fair	Roofing, Metal	1,000 SF	20	9503287
B3020	Building Exterior	Fair	Roof Appurtenances, Gutters & Downspouts, Aluminum w/ Fittings	35 LF	9	9503297
<b>Interiors</b>						
C1030	Building Exterior	Fair	Door Hardware, School, per Door	1	10	9503286
C1070	Throughout Building	Fair	Suspended Ceilings, Acoustical Tile (ACT)	1,000 SF	10	9503285
C2010	Throughout Building	Fair	Wall Finishes, Wallpaper	1,500 SF	7	9503302
C2030	Throughout Building	Fair	Flooring, Carpet, Commercial Standard	900 SF	3	9503299
C2030	Throughout Building	Fair	Flooring, Vinyl Tile (VCT)	100 SF	7	9503292
<b>Plumbing</b>						
D2010	Classrooms General	Fair	Sink/Lavatory, Vanity Top, Stainless Steel	1	10	9503300
D2010	Classrooms General	Fair	Plumbing System, Supply & Sanitary, Low Density (excludes fixtures)	1,000 SF	20	9503283
<b>HVAC</b>						
D3030	Building Exterior	Fair	Packaged Terminal Air Conditioner, PTAC	1	4	9503291
D3050	Throughout Building	Fair	HVAC System, Ductwork, Low Density	1,000 SF	10	9503301
<b>Electrical</b>						
D5030	Throughout Building	Fair	Electrical System, Wiring & Switches, Average or Low Density/Complexity	1,000 SF	20	9503290
D5040	Building Exterior	Fair	Exterior Light, any type, w/ LED Replacement	1	9	9503298
D5040	Throughout Building	Fair	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures	1,000 SF	9	9503296
<b>Fire Alarm &amp; Electronic Systems</b>						
D7030	Throughout Building	Fair	Security/Surveillance System, Full System Upgrade, Average Density	1,000 SF	7	9503288

**Component Condition Report | Antonio Del Buono School / Modular 15**

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D7050	Throughout Building	Fair	Fire Alarm Devices, Manual Pull Station	1	4	9503284
<b>Equipment &amp; Furnishings</b>						
E2010	Classrooms General	Fair	Casework, Cabinetry, Standard	30 LF	9	9503303
E2010	Classrooms General	Fair	Casework, Countertop, Plastic Laminate	45 LF	4	9503293

**Component Condition Report | Antonio Del Buono School / Modular 17**

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
<b>Facade</b>						
B2010	Building Exterior	Fair	Exterior Walls, Stucco Fog Coat, 1-2 Story Building, Prep & Fog Coat or Paint	1,000 SF	4	9503320
B2020	Building Exterior	Fair	Glazing, any type by SF	35 SF	10	9503331
B2050	Building Exterior	Fair	Exterior Door, Steel, Commercial	1	20	9503334
<b>Roofing</b>						
B3010	Roof	Fair	Roofing, Metal	1,000 SF	20	9503332
B3020	Building Exterior	Fair	Roof Appurtenances, Gutters & Downspouts, Aluminum w/ Fittings	35 LF	8	9503338
<b>Interiors</b>						
C1030	Building Exterior	Fair	Door Hardware, School, per Door	1	10	9503328
C1070	Throughout Building	Fair	Suspended Ceilings, Acoustical Tile (ACT)	1,000 SF	10	9503325
C2010	Throughout Building	Fair	Wall Finishes, Wallpaper	1,500 SF	7	9503321
C2030	Throughout Building	Fair	Flooring, Vinyl Tile (VCT)	100 SF	7	9503330
C2030	Throughout Building	Fair	Flooring, Carpet, Commercial Standard	900 SF	3	9503329
<b>Plumbing</b>						
D2010	Classrooms General	Fair	Plumbing System, Supply & Sanitary, Low Density (excludes fixtures)	1,000 SF	20	9503337
D2010	Classrooms General	Fair	Sink/Lavatory, Vanity Top, Stainless Steel	1	10	9503318
<b>HVAC</b>						
D3030	Building Exterior	Fair	Packaged Terminal Air Conditioner, PTAC	1	4	9503324

### Component Condition Report | Antonio Del Buono School / Modular 17

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D3050	Throughout Building	Fair	HVAC System, Ductwork, Low Density	1,000 SF	10	9503335
<b>Electrical</b>						
D5030	Throughout Building	Fair	Electrical System, Wiring & Switches, Average or Low Density/Complexity	1,000 SF	20	9503326
D5040	Building Exterior	Fair	Exterior Light, any type, w/ LED Replacement	1	9	9503333
D5040	Throughout Building	Fair	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures	1,000 SF	9	9503327
<b>Fire Alarm &amp; Electronic Systems</b>						
D7030	Throughout Building	Fair	Security/Surveillance System, Full System Upgrade, Average Density	1,000 SF	7	9503323
D7050	Throughout Building	Fair	Fire Alarm Devices, Manual Pull Station	1	4	9503336
<b>Equipment &amp; Furnishings</b>						
E2010	Classrooms General	Fair	Casework, Cabinetry, Standard	30 LF	8	9503322
E2010	Classrooms General	Fair	Casework, Countertop, Plastic Laminate	45 LF	7	9503319

### Component Condition Report | Antonio Del Buono School / Modular 18

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
<b>Facade</b>						
B2010	Building Exterior	Fair	Exterior Walls, Stucco Fog Coat, 1-2 Story Building, Prep & Fog Coat or Paint	1,000 SF	4	9503349
B2020	Building Exterior	Fair	Glazing, any type by SF	35 SF	12	9503352
B2050	Building Exterior	Fair	Exterior Door, Steel, Commercial	1	24	9503343
<b>Roofing</b>						
B3010	Roof	Fair	Roofing, Metal	1,000 SF	20	9503354
B3020	Building Exterior	Fair	Roof Appurtenances, Gutters & Downspouts, Aluminum w/ Fittings	35 LF	8	9503355
<b>Interiors</b>						
C1030	Building Exterior	Fair	Door Hardware, School, per Door	1	10	9503359
C1070	Throughout Building	Fair	Suspended Ceilings, Acoustical Tile (ACT)	1,000 SF	13	9503348
C2010	Throughout Building	Fair	Wall Finishes, Wallpaper	1,500 SF	7	9503344

### Component Condition Report | Antonio Del Buono School / Modular 18

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
C2030	Throughout Building	Fair	Flooring, Vinyl Tile (VCT)	100 SF	7	9503353
C2030	Throughout Building	Fair	Flooring, Carpet, Commercial Standard	900 SF	3	9503346
<b>Plumbing</b>						
D2010	Classrooms General	Fair	Sink/Lavatory, Vanity Top, Stainless Steel	1	10	9503360
D2010	Classrooms General	Fair	Plumbing System, Supply & Sanitary, Low Density (excludes fixtures)	1,000 SF	20	9503358
<b>HVAC</b>						
D3030	Building Exterior	Fair	Packaged Terminal Air Conditioner, PTAC	1	4	9503356
D3050	Throughout Building	Fair	HVAC System, Ductwork, Low Density	1,000 SF	10	9503340
<b>Electrical</b>						
D5030	Throughout Building	Fair	Electrical System, Wiring & Switches, Average or Low Density/Complexity	1,000 SF	20	9503351
D5040	Throughout Building	Fair	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures	1,000 SF	8	9503342
D5040	Building Exterior	Fair	Exterior Light, any type, w/ LED Replacement	1	8	9503350
<b>Fire Alarm &amp; Electronic Systems</b>						
D7030	Throughout Building	Fair	Security/Surveillance System, Full System Upgrade, Average Density	1,000 SF	7	9503347
D7050	Throughout Building	Fair	Fire Alarm Devices, Manual Pull Station	1	4	9503357
<b>Equipment &amp; Furnishings</b>						
E2010	Classrooms General	Fair	Casework, Cabinetry, Standard	30 LF	8	9503345
E2010	Classrooms General	Fair	Casework, Countertop, Plastic Laminate	45 LF	7	9503341

### Component Condition Report | Antonio Del Buono School / Modular 19

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
<b>Facade</b>						
B2010	Building Exterior	Fair	Exterior Walls, Stucco Fog Coat, 1-2 Story Building, Prep & Fog Coat or Paint	1,000 SF	4	9503380
B2020	Building Exterior	Fair	Glazing, any type by SF	35 SF	10	9503370
B2050	Building Exterior	Fair	Exterior Door, Steel, Commercial	1	20	9503362

## Component Condition Report | Antonio Del Buono School / Modular 19

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
<b>Roofing</b>						
B3010	Roof	Fair	Roofing, Metal	1,000 SF	20	9503379
B3020	Building Exterior	Fair	Roof Appurtenances, Gutters & Downspouts, Aluminum w/ Fittings	35 LF	8	9503366
<b>Interiors</b>						
C1030	Building Exterior	Fair	Door Hardware, School, per Door	1	10	9503372
C1070	Throughout Building	Fair	Suspended Ceilings, Acoustical Tile (ACT)	1,000 SF	10	9503381
C2010	Throughout Building	Fair	Wall Finishes, Wallpaper	1,500 SF	7	9503371
C2030	Throughout Building	Fair	Flooring, Vinyl Tile (VCT)	100 SF	7	9503365
C2030	Throughout Building	Fair	Flooring, Carpet, Commercial Standard	900 SF	3	9503363
<b>Plumbing</b>						
D2010	Classrooms General	Fair	Sink/Lavatory, Vanity Top, Stainless Steel	1	10	9503367
D2010	Classrooms General	Fair	Plumbing System, Supply & Sanitary, Low Density (excludes fixtures)	1,000 SF	20	9503361
<b>HVAC</b>						
D3030	Building Exterior	Fair	Packaged Terminal Air Conditioner, PTAC	1	4	9503378
D3050	Throughout Building	Fair	HVAC System, Ductwork, Low Density	1,000 SF	10	9503369
<b>Electrical</b>						
D5030	Throughout Building	Fair	Electrical System, Wiring & Switches, Average or Low Density/Complexity	1,000 SF	20	9503368
D5040	Throughout Building	Fair	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures	1,000 SF	8	9503375
D5040	Building Exterior	Fair	Exterior Light, any type, w/ LED Replacement	1	8	9503373
<b>Fire Alarm &amp; Electronic Systems</b>						
D7030	Throughout Building	Fair	Security/Surveillance System, Full System Upgrade, Average Density	1,000 SF	7	9503364
D7050	Throughout Building	Fair	Fire Alarm Devices, Manual Pull Station	1	4	9503374
<b>Equipment &amp; Furnishings</b>						
E2010	Classrooms General	Fair	Casework, Countertop, Plastic Laminate	45 LF	7	9503376
E2010	Classrooms General	Fair	Casework, Cabinetry, Standard	30 LF	8	9503377

## Component Condition Report | Antonio Del Buono School / Modular 20

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
<b>Facade</b>						
B2010	Building Exterior	Fair	Exterior Walls, Stucco Fog Coat, 1-2 Story Building, Prep & Fog Coat or Paint	1,000 SF	4	9503382
B2020	Building Exterior	Fair	Glazing, any type by SF	35 SF	10	9503389
B2050	Building Exterior	Fair	Exterior Door, Steel, Standard	1	10	9503387
<b>Roofing</b>						
B3010	Roof	Fair	Roofing, Metal	1,000 SF	20	9503395
B3020	Building Exterior	Fair	Roof Appurtenances, Gutters & Downspouts, Aluminum w/ Fittings	35 LF	8	9503391
<b>Interiors</b>						
C1030	Building Exterior	Fair	Door Hardware, School, per Door	1	10	9503399
C1070	Throughout Building	Fair	Suspended Ceilings, Acoustical Tile (ACT)	1,000 SF	10	9503397
C2010	Throughout Building	Fair	Wall Finishes, Wallpaper	1,500 SF	7	9503402
C2030	Throughout Building	Fair	Flooring, Carpet, Commercial Standard	900 SF	3	9503400
C2030	Throughout Building	Fair	Flooring, Vinyl Tile (VCT)	100 SF	7	9503386
<b>Plumbing</b>						
D2010	Classrooms General	Fair	Sink/Lavatory, Vanity Top, Stainless Steel	1	10	9503383
D2010	Classrooms General	Fair	Plumbing System, Supply & Sanitary, Low Density (excludes fixtures)	1,000 SF	20	9503393
<b>HVAC</b>						
D3030	Building Exterior	Fair	Packaged Terminal Air Conditioner, PTAC	1	4	9503394
D3050	Throughout Building	Fair	HVAC System, Ductwork, Low Density	1,000 SF	10	9503388
<b>Electrical</b>						
D5030	Throughout Building	Fair	Electrical System, Wiring & Switches, Average or Low Density/Complexity	1,000 SF	20	9503390
D5040	Throughout Building	Fair	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures	1,000 SF	8	9503384
D5040	Building Exterior	Fair	Exterior Light, any type, w/ LED Replacement	1	8	9503401
<b>Fire Alarm &amp; Electronic Systems</b>						
D7030	Throughout Building	Fair	Security/Surveillance System, Full System Upgrade, Average Density	1,000 SF	7	9503396

### Component Condition Report | Antonio Del Buono School / Modular 20

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D7050	Throughout Building	Fair	Fire Alarm Devices, Manual Pull Station	1	4	9503392
<b>Equipment &amp; Furnishings</b>						
E2010	Classrooms General	Fair	Casework, Cabinetry, Standard	30 LF	8	9503385
E2010	Classrooms General	Fair	Casework, Countertop, Plastic Laminate	45 LF	7	9503398

### Component Condition Report | Antonio Del Buono School / Modular 21

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
<b>Facade</b>						
B2010	Building Exterior	Fair	Exterior Walls, Stucco Fog Coat, 1-2 Story Building, Prep & Fog Coat or Paint	1,000 SF	4	9503407
B2020	Building Exterior	Fair	Glazing, any type by SF	35 SF	10	9503408
B2050	Building Exterior	Fair	Exterior Door, Steel, Commercial	1	20	9503403
<b>Roofing</b>						
B3010	Roof	Fair	Roofing, Metal	1,000 SF	20	9503413
B3020	Building Exterior	Fair	Roof Appurtenances, Gutters & Downspouts, Aluminum w/ Fittings	35 LF	8	9503415
<b>Interiors</b>						
C1030	Building Exterior	Fair	Door Hardware, School, per Door	1	10	9503410
C1070	Throughout Building	Fair	Suspended Ceilings, Acoustical Tile (ACT)	1,000 SF	10	9503406
C2010	Throughout Building	Fair	Wall Finishes, Wallpaper	1,500 SF	7	9503409
C2030	Throughout Building	Fair	Flooring, Carpet, Commercial Standard	900 SF	3	9503420
C2030	Throughout Building	Fair	Flooring, Vinyl Tile (VCT)	100 SF	7	9503417
<b>Plumbing</b>						
D2010	Classrooms General	Fair	Sink/Lavatory, Vanity Top, Stainless Steel	1	10	9503412
D2010	Classrooms General	Fair	Plumbing System, Supply & Sanitary, Low Density (excludes fixtures)	1,000 SF	20	9503411
<b>HVAC</b>						
D3030	Building Exterior	Fair	Packaged Terminal Air Conditioner, PTAC	1	4	9503405

### Component Condition Report | Antonio Del Buono School / Modular 21

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D3050	Throughout Building	Fair	HVAC System, Ductwork, Low Density	1,000 SF	10	9503418
<b>Electrical</b>						
D5030	Throughout Building	Fair	Electrical System, Wiring & Switches, Average or Low Density/Complexity	1,000 SF	20	9503414
D5040	Building Exterior	Fair	Exterior Light, any type, w/ LED Replacement	1	8	9503422
D5040	Throughout Building	Fair	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures	1,000 SF	8	9503423
<b>Fire Alarm &amp; Electronic Systems</b>						
D7030	Throughout Building	Fair	Security/Surveillance System, Full System Upgrade, Average Density	1,000 SF	7	9503419
D7050	Throughout Building	Fair	Fire Alarm Devices, Manual Pull Station	1	4	9503421
<b>Equipment &amp; Furnishings</b>						
E2010	Classrooms General	Fair	Casework, Cabinetry, Standard	30 LF	8	9503404
E2010	Classrooms General	Fair	Casework, Countertop, Plastic Laminate	45 LF	7	9503416

### Component Condition Report | Antonio Del Buono School / Modular 28

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
<b>Facade</b>						
B2010	Building Exterior	Fair	Exterior Walls, Stucco Fog Coat, 1-2 Story Building, Prep & Fog Coat or Paint	1,000 SF	4	9503437
B2020	Building Exterior	Fair	Glazing, any type by SF	35 SF	10	9503432
B2050	Building Exterior	Fair	Exterior Door, Steel, Commercial	1	20	9503428
<b>Roofing</b>						
B3010	Roof	Fair	Roofing, Metal	1,000 SF	20	9503433
<b>Interiors</b>						
C1030	Building Exterior	Fair	Door Hardware, School, per Door	1	10	9503438
C1070	Throughout Building	Fair	Suspended Ceilings, Acoustical Tile (ACT)	1,000 SF	13	9503441
C2010	Throughout Building	Fair	Wall Finishes, Wallpaper	1,500 SF	7	9503430
C2030	Throughout Building	Fair	Flooring, Carpet, Commercial Standard	900 SF	3	9503439

### Component Condition Report | Antonio Del Buono School / Modular 28

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
C2030	Throughout Building	Fair	Flooring, Vinyl Tile (VCT)	100 SF	7	9503424
<b>Plumbing</b>						
D2010	Classrooms General	Fair	Plumbing System, Supply & Sanitary, Low Density (excludes fixtures)	1,000 SF	20	9503443
D2010	Classrooms General	Fair	Sink/Lavatory, Vanity Top, Stainless Steel	1	10	9503431
<b>HVAC</b>						
D3030	Building Exterior	Fair	Packaged Terminal Air Conditioner, PTAC	1	4	9503426
D3050	Throughout Building	Fair	HVAC System, Ductwork, Low Density	1,000 SF	10	9503425
<b>Electrical</b>						
D5030	Throughout Building	Fair	Electrical System, Wiring & Switches, Average or Low Density/Complexity	1,000 SF	20	9503427
D5040	Throughout Building	Fair	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures	1,000 SF	8	9503442
D5040	Building Exterior	Fair	Exterior Light, any type, w/ LED Replacement	1	8	9503436
<b>Fire Alarm &amp; Electronic Systems</b>						
D7030	Throughout Building	Fair	Security/Surveillance System, Full System Upgrade, Average Density	1,000 SF	7	9503435
D7050	Throughout Building	Fair	Fire Alarm Devices, Manual Pull Station	1	4	9503434
<b>Equipment &amp; Furnishings</b>						
E2010	Classrooms General	Fair	Casework, Countertop, Plastic Laminate	45 LF	7	9503429
E2010	Classrooms General	Fair	Casework, Cabinetry, Standard	30 LF	8	9503440

### Component Condition Report | Antonio Del Buono School / Modular 29

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
<b>Facade</b>						
B2010	Building Exterior	Fair	Exterior Walls, Stucco Fog Coat, 1-2 Story Building, Prep & Fog Coat or Paint	1,000 SF	4	9503454
B2020	Building Exterior	Fair	Glazing, any type by SF	35 SF	10	9503448
B2050	Building Exterior	Fair	Exterior Door, Steel, Commercial	1	20	9503461
<b>Roofing</b>						

## Component Condition Report | Antonio Del Buono School / Modular 29

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
B3010	Roof	Fair	Roofing, Metal	1,000 SF	20	9503446
<b>Interiors</b>						
C1030	Building Exterior	Fair	Door Hardware, School, per Door	1	10	9503445
C1070	Throughout Building	Fair	Suspended Ceilings, Acoustical Tile (ACT)	1,000 SF	10	9503453
C2010	Throughout Building	Fair	Wall Finishes, Wallpaper	1,500 SF	7	9503462
C2030	Throughout Building	Fair	Flooring, Vinyl Tile (VCT)	100 SF	7	9503455
C2030	Throughout Building	Fair	Flooring, Carpet, Commercial Standard	900 SF	3	9503452
<b>Plumbing</b>						
D2010	Classrooms General	Fair	Plumbing System, Supply & Sanitary, Low Density (excludes fixtures)	1,000 SF	20	9503449
D2010	Classrooms General	Fair	Sink/Lavatory, Vanity Top, Stainless Steel	1	10	9503457
<b>HVAC</b>						
D3030	Building Exterior	Fair	Packaged Terminal Air Conditioner, PTAC	1	4	9503444
D3050	Throughout Building	Fair	HVAC System, Ductwork, Low Density	1,000 SF	10	9503456
<b>Electrical</b>						
D5030	Throughout Building	Fair	Electrical System, Wiring & Switches, Average or Low Density/Complexity	1,000 SF	20	9503463
D5040	Building Exterior	Fair	Exterior Light, any type, w/ LED Replacement	1	8	9503450
D5040	Throughout Building	Fair	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures	1,000 SF	8	9503458
<b>Fire Alarm &amp; Electronic Systems</b>						
D7030	Throughout Building	Fair	Security/Surveillance System, Full System Upgrade, Average Density	1,000 SF	7	9503459
D7050	Throughout Building	Fair	Fire Alarm Devices, Manual Pull Station	1	4	9503451
<b>Equipment &amp; Furnishings</b>						
E2010	Classrooms General	Fair	Casework, Countertop, Plastic Laminate	45 LF	7	9503447
E2010	Classrooms General	Fair	Casework, Cabinetry, Standard	30 LF	8	9503460

## Component Condition Report | Antonio Del Buono School / Modular 30

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
<b>Facade</b>						
B2010	Building Exterior	Fair	Exterior Walls, Stucco Fog Coat, 1-2 Story Building, Prep & Fog Coat or Paint	1,000 SF	4	9503471
B2020	Building Exterior	Fair	Glazing, any type by SF	35 SF	10	9503474
B2050	Building Exterior	Fair	Exterior Door, Steel, Commercial	1	20	9503475
<b>Roofing</b>						
B3010	Roof	Fair	Roofing, Metal	1,000 SF	20	9503469
<b>Interiors</b>						
C1030	Building Exterior	Fair	Door Hardware, School, per Door	1	10	9503468
C1070	Throughout Building	Fair	Suspended Ceilings, Acoustical Tile (ACT)	1,000 SF	10	9503467
C2010	Throughout Building	Fair	Wall Finishes, Wallpaper	1,500 SF	7	9503480
C2030	Throughout Building	Fair	Flooring, Vinyl Tile (VCT)	100 SF	7	9503478
C2030	Throughout Building	Fair	Flooring, Carpet, Commercial Standard	900 SF	3	9503470
<b>Plumbing</b>						
D2010	Classrooms General	Fair	Plumbing System, Supply & Sanitary, Low Density (excludes fixtures)	1,000 SF	20	9503477
D2010	Classrooms General	Fair	Sink/Lavatory, Vanity Top, Stainless Steel	1	10	9503476
<b>HVAC</b>						
D3030	Building Exterior	Fair	Packaged Terminal Air Conditioner, PTAC	1	4	9503482
D3050	Throughout Building	Fair	HVAC System, Ductwork, Low Density	1,000 SF	10	9503472
<b>Electrical</b>						
D5030	Throughout Building	Fair	Electrical System, Wiring & Switches, Average or Low Density/Complexity	1,000 SF	20	9503473
D5040	Building Exterior	Fair	Exterior Light, any type, w/ LED Replacement	1	8	9503465
D5040	Throughout Building	Fair	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures	1,000 SF	8	9503479
<b>Fire Alarm &amp; Electronic Systems</b>						
D7030	Throughout Building	Fair	Security/Surveillance System, Full System Upgrade, Average Density	1,000 SF	7	9503464
D7050	Throughout Building	Fair	Fire Alarm Devices, Manual Pull Station	1	4	9503466

**Component Condition Report | Antonio Del Buono School / Modular 30**

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
<b>Equipment &amp; Furnishings</b>						
E2010	Classrooms General	Fair	Casework, Cabinetry, Standard	30 LF	8	9503483
E2010	Classrooms General	Fair	Casework, Countertop, Plastic Laminate	45 LF	7	9503481

**Component Condition Report | Antonio Del Buono School / Modular 31**

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
<b>Facade</b>						
B2010	Building Exterior	Fair	Exterior Walls, Stucco Fog Coat, 1-2 Story Building, Prep & Fog Coat or Paint	1,000 SF	4	9503485
B2020	Building Exterior	Fair	Glazing, any type by SF	35 SF	10	9503498
B2050	Building Exterior	Fair	Exterior Door, Steel, Commercial	1	20	9503489
<b>Roofing</b>						
B3010	Roof	Fair	Roofing, Metal	1,000 SF	20	9503501
<b>Interiors</b>						
C1030	Building Exterior	Fair	Door Hardware, School, per Door	1	10	9503491
C1070	Throughout Building	Fair	Suspended Ceilings, Acoustical Tile (ACT)	1,000 SF	10	9503492
C2010	Throughout Building	Fair	Wall Finishes, Wallpaper	1,500 SF	7	9503490
C2030	Throughout Building	Fair	Flooring, Vinyl Tile (VCT)	100 SF	7	9503488
C2030	Throughout Building	Fair	Flooring, Carpet, Commercial Standard	900 SF	3	9503495
<b>Plumbing</b>						
D2010	Classrooms General	Fair	Sink/Lavatory, Vanity Top, Stainless Steel	1	10	9503499
D2010	Classrooms General	Fair	Plumbing System, Supply & Sanitary, Low Density (excludes fixtures)	1,000 SF	20	9503502
<b>HVAC</b>						
D3030	Building Exterior	Fair	Packaged Terminal Air Conditioner, PTAC	1	4	9503486
D3050	Throughout Building	Fair	HVAC System, Ductwork, Low Density	1,000 SF	10	9503497
<b>Electrical</b>						

**Component Condition Report | Antonio Del Buono School / Modular 31**

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D5030	Throughout Building	Fair	Electrical System, Wiring & Switches, Average or Low Density/Complexity	1,000 SF	20	9503503
D5040	Throughout Building	Fair	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures	1,000 SF	8	9503504
D5040	Building Exterior	Fair	Exterior Light, any type, w/ LED Replacement	1	8	9503493
<b>Fire Alarm &amp; Electronic Systems</b>						
D7030	Throughout Building	Fair	Security/Surveillance System, Full System Upgrade, Average Density	1,000 SF	7	9503500
D7050	Throughout Building	Fair	Fire Alarm Devices, Manual Pull Station	1	4	9503496
<b>Equipment &amp; Furnishings</b>						
E2010	Classrooms General	Fair	Casework, Cabinetry, Standard	30 LF	8	9503487
E2010	Classrooms General	Fair	Casework, Countertop, Plastic Laminate	45 LF	7	9503494

**Component Condition Report | Antonio Del Buono School / Modular Leveled Book Library**

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
<b>Facade</b>						
B2010	Building Exterior	Fair	Exterior Walls, Stucco Fog Coat, 1-2 Story Building, Prep & Fog Coat or Paint	1,500 SF	4	9503305
B2050	Building Exterior	Fair	Exterior Door, Steel, Commercial	2	20	9503312
<b>Roofing</b>						
B3010	Roof	Fair	Roofing, Metal	1,000 SF	20	9503313
B3020	Roof	Fair	Roof Appurtenances, Gutters & Downspouts, Aluminum w/ Fittings	35 LF	8	9503309
<b>Interiors</b>						
C1030	Building Exterior	Fair	Door Hardware, School, per Door	2	10	9503314
C1070	Throughout Building	Fair	Suspended Ceilings, Acoustical Tile (ACT)	1,000 SF	10	9503315
C2010	Throughout Building	Fair	Wall Finishes, Wallpaper	1,500 SF	7	9503307
C2030	Throughout Building	Fair	Flooring, Vinyl Tile (VCT)	1,000 SF	7	9503310
<b>HVAC</b>						
D3030	Building Exterior	Fair	Packaged Terminal Air Conditioner, PTAC	1	4	9503316

### Component Condition Report | Antonio Del Buono School / Modular Leveled Book Library

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D3050	Throughout Building	Fair	HVAC System, Ductwork, Low Density	1,000 SF	10	9503311
<b>Electrical</b>						
D5030	Throughout Building	Fair	Electrical System, Wiring & Switches, Average or Low Density/Complexity	1,000 SF	20	9503308
D5040	Throughout Building	Fair	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures	1,000 SF	8	9503306

### Component Condition Report | Antonio Del Buono School

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
<b>Roofing</b>						
B3010		Good	Roofing, Metal Standing Seam	20,000 SF	39	9602616

### Component Condition Report | Antonio Del Buono School / Site

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
<b>Plumbing</b>						
D2010	Site Sports Fields & Courts	Fair	Drinking Fountain, Exterior/Site, Metal Pedestal	1	3	9507049
<b>Electrical</b>						
D5010	Site General	Fair	Generator, Diesel	1	7	9507042
D5010	Site General	Fair	Automatic Transfer Switch, ATS	1	7	9507035
D5020	Site General	Fair	Primary Transformer, Dry, Property-Owned	1	10	9507057
D5020	Site General	Fair	Primary Transformer, Dry, Property-Owned	1	10	9507036
<b>Special Construction &amp; Demo</b>						
F1020	Site General	Fair	Shed/Gazebo/Shade Structure, Wood or Metal-Framed, Basic/Minimal	2,200 SF	10	9507056
F1020	Site General	Fair	Covered Walkway, Metal-Framed, Light/Medium Gauge	1,200 SF	10	9507050
<b>Pedestrian Plazas &amp; Walkways</b>						
G2020	Site Parking Areas	Fair	Parking Lots, Pavement, Asphalt, Seal & Stripe	110,000 SF	2	9507038
G2020	Site Parking Areas	Fair	Parking Lots, Pavement, Asphalt, Mill & Overlay	150,000 SF	7	9507055

## Component Condition Report | Antonio Del Buono School / Site

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
<b>Athletic, Recreational &amp; Playfield Areas</b>						
G2050	Site Sports Fields & Courts	Fair	Athletic Surfaces & Courts, Basketball/General, Asphalt Pavement, Mill & Overlay	100,000 SF	8	9507040
G2050	Site Playground Areas	Fair	Play Structure, Multipurpose, Small	2	6	9507053
G2050	Site Playground Areas	Fair	Playfield Surfaces, Rubber, Poured-in-Place	1,200 SF	8	9507048
G2050	Site Playground Areas	Fair	Play Structure, Multipurpose, Large	3	6	9507054
G2050	Site Sports Fields & Courts	Fair	Sports Apparatus, Basketball, Backboard/Rim/Pole	8	7	9507044
<b>Sitework</b>						
G2060	Site General	Fair	Dumpster Enclosure, Masonry (CMU) Walls, 8' High (per LF), Replace/Install	75 LF	20	9507037
G2060	Site Playground Areas	Fair	Fences & Gates, Fence, Chain Link 6'	240 LF	20	9507043
G2060	Site General	Fair	Fences & Gates, Fence, Metal Tube 4'	700 LF	20	9507052
G2060	Site General	Fair	Bike Rack, Fixed 6-10 Bikes	4	5	9507045
G2060	Site General	Fair	Retaining Wall, Brick/Stone	2,500 SF	20	9507039
G2060	Site General	Fair	Flagpole, Metal	1	13	9507047
G2060	Site General	Fair	Fences & Gates, Fence, Wrought Iron 6'	420 LF	30	9507041
G2080	Site General	Fair	Planter Boxes, Pre-Manufactured, High-End	500 LF	7	9507034
G2080	Site General	Fair	Landscaping, Shrubs & Perennials, Basic	25,000 SF	2	9507051
G4050	Site Parking Areas	Fair	Pole Light Fixture w/ Lamps, any type 20' High, w/ LED Replacement, Replace/Install	16	8	9507046

## Appendix E:

### Replacement Reserves

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Replacement Reserves Report



9/11/2025

Uniformat Code	Location	Description	ID	Cost Description	Lifespan (EUL)	EA	RUL	Quantity	Unit	Unit Cost*	Subtotal	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	Deficiency Repair Estimate		
D3050	Roof		9507023	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	17	3	2	EA	\$12,364.00	\$24,728				\$24,728																		\$24,728		
D3050	Roof		9507012	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	15	5	3	EA	\$22,480.00	\$67,440					\$67,440																		\$67,440	
D3050	Throughout Building		9506994	HVAC System, Ductwork, Medium Density, Replace	30	20	10	50000	SF	\$4.50	\$224,800										\$224,800													\$224,800	
D3060	Roof		9507004	Exhaust Fan, Centrifugal, 24" Damper, Replace	25	17	8	8	EA	\$3,372.00	\$26,976									\$26,976														\$26,976	
D3060	Roof		9507009	Exhaust Fan, Centrifugal, 42" Damper, Replace	25	12	13	1	EA	\$12,364.00	\$12,364													\$12,364										\$12,364	
D4010	Throughout Building		9507016	Fire Suppression System, Existing Sprinkler Heads, by SF, Replace	25	18	7	50000	SF	\$1.20	\$60,134								\$60,134															\$60,134	
D5020	Electrical Room		9507017	Secondary Transformer, Dry, Stepdown, Replace	30	20	10	1	EA	\$7,530.80	\$7,531											\$7,531												\$7,531	
D5020	Electrical Room		9506992	Secondary Transformer, Dry, Stepdown, Replace	30	20	10	1	EA	\$11,240.00	\$11,240											\$11,240												\$11,240	
D5020	Throughout Building		9507019	Electrical System, Full System Renovation/Upgrade, Medium Density/Complexity, Replace	40	20	20	50000	SF	\$20.23	\$1,011,600																					\$1,011,600		\$1,011,600	
D5040	Multipurpose Room		9507026	Interior Lighting System, Full Upgrade, Very High Density or High-End Fixtures, Replace	20	12	8	4000	SF	\$7.87	\$31,472									\$31,472														\$31,472	
D5040	Throughout Building		9506976	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures, Replace	20	12	8	50000	SF	\$5.06	\$252,900									\$252,900														\$252,900	
D7050	Electrical Room		9506981	Fire Alarm Panel, Fully Addressable, Replace	15	8	7	1	EA	\$16,860.00	\$16,860								\$16,860																\$16,860
D7050	Throughout Building		9506980	Fire Alarm System, Full System Upgrade, Standard Addressable, Upgrade/Install	20	8	12	50000	SF	\$3.37	\$168,600												\$168,600												\$168,600
E1030	Kitchen		9507028	Foodservice Equipment, Convection Oven, Double, Replace	10	6	4	1	EA	\$9,306.72	\$9,307				\$9,307												\$9,307								\$18,613
E1030	Kitchen		9507021	Foodservice Equipment, Range, 2-Burner, Replace	15	9	6	1	EA	\$1,910.80	\$1,911							\$1,911																	\$1,911
E1030	Kitchen		9507007	Foodservice Equipment, Exhaust Hood, 8 to 10 LF, Replace	15	8	7	1	EA	\$5,058.00	\$5,058								\$5,058																\$5,058
E1030	Kitchen		9507015	Foodservice Equipment, Food Warmer, Proofing Cabinet on Wheels, Replace	15	8	7	2	EA	\$1,910.80	\$3,822								\$3,822																\$3,822
E1030	Kitchen		9506993	Foodservice Equipment, Walk-In, Combination Freezer/Refrigerator, Replace	20	12	8	1	EA	\$39,340.00	\$39,340								\$39,340																\$39,340
E1030	Kitchen		9506996	Foodservice Equipment, Commercial Kitchen, 1-Bowl, Replace	30	20	10	1	EA	\$1,798.40	\$1,798											\$1,798													\$1,798
E1030	Teachers Lounge		9506998	Foodservice Equipment, Refrigerator, 1-Door Reach-In, Replace	15	5	10	1	EA	\$3,034.80	\$3,035											\$3,035													\$3,035
E1030	Kitchen		9506999	Foodservice Equipment, Commercial Kitchen, 3-Bowl, Replace	30	20	10	1	EA	\$2,810.00	\$2,810											\$2,810													\$2,810
E1070	Multipurpose Room		9507006	Theater & Stage Equipment, Flameproof Curtain, Medium Weight Velour, Replace	15	10	5	900	SF	\$14.61	\$13,151					\$13,151																			\$13,151
E2010	Main Building		9630653	Casework, Countertop, Plastic Laminate, Replace	15	8	7	650	LF	\$56.20	\$36,530								\$36,530																\$36,530
E2010	Throughout Building		9506986	Casework, Cabinetry, Standard, Replace	20	12	8	650	LF	\$337.20	\$219,180									\$219,180															\$219,180
<b>Totals, Unescalated</b>												\$0	\$0	\$1,686	\$463,088	\$463,290	\$168,993	\$1,911	\$240,424	\$1,150,189	\$0	\$643,490	\$4,496	\$260,206	\$315,844	\$343,584	\$206,029	\$0	\$1,686	\$28,100	\$119,706	\$2,531,596	\$6,944,319		
<b>Totals, Escalated (3.0% inflation, compounded annually)</b>												\$0	\$0	\$1,789	\$506,029	\$521,437	\$195,910	\$2,282	\$295,691	\$1,457,025	\$0	\$864,797	\$6,224	\$370,992	\$463,828	\$519,702	\$320,987	\$0	\$2,787	\$47,838	\$209,905	\$4,572,345	\$10,359,565		

Antonio Del Buono School / Modular 10

Uniformat Code	Location	Description	ID	Cost Description	Lifespan (EUL)	EA	RUL	Quantity	Unit	Unit Cost*	Subtotal	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	Deficiency Repair Estimate			
B2010	Building Exterior		9503115	Exterior Walls, Stucco Fog Coat, 1-2 Story Building, Prep & Fog Coat or Paint	10	6	4	1000	SF	\$4.29	\$4,294				\$4,294											\$4,294									\$8,587	
B2020	Building Exterior		9503100	Glazing, any type by SF, Replace	30	20	10	35	SF	\$61.82	\$2,164										\$2,164														\$2,164	
B2050	Building Exterior		9503117	Exterior Door, Steel, Commercial, Replace	40	20	20	1	EA	\$4,563.44	\$4,563																								\$4,563	
B3010	Roof		9503103	Roofing, Metal, Replace	40	20	20	1000	SF	\$14.61	\$14,612																								\$14,612	
B3020	Building Exterior		9503116	Roof Appurtenances, Gutters & Downspouts, Aluminum w/ Fittings, Replace	20	15	5	35	LF	\$10.12	\$354				\$354																				\$354	
C1030	Building Exterior		9503109	Door Hardware, School, per Door, Replace	30	20	10	1	EA	\$449.60	\$450											\$450														\$450
C1070	Throughout Building		9503101	Suspended Ceilings, Acoustical Tile (ACT), Replace	25	15	10	1000	SF	\$3.93	\$3,934										\$3,934														\$3,934	
C2010	Throughout Building		9503105	Wall Finishes, Wallpaper, Replace	15	8	7	1500	SF	\$2.47	\$3,709							\$3,709																	\$3,709	
C2030	Throughout Building		9503102	Flooring, Vinyl Tile (VCT), Replace	15	11	4	100	SF	\$5.62	\$562				\$562																				\$562	
C2030	Throughout Building		9503118	Flooring, Carpet, Commercial Standard, Replace	10	6	4	900	SF	\$8.43	\$7,587				\$7,587																				\$7,587	
D2010	Classrooms General		9503104	Plumbing System, Supply & Sanitary, Low Density (excludes fixtures), Replace	40	20	20	1000	SF	\$5.62	\$5,620																								\$5,620	
D2010	Classrooms General		9503111	Sink/Lavatory, Vanity Top, Stainless Steel, Replace	30	20	10	1	EA	\$1,348.80	\$1,349										\$1,349														\$1,349	
D3030	Building Exterior		9503114	Packaged Terminal Air Conditioner, PTAC, Replace	15	11	4	1	EA	\$3,147.20	\$3,147				\$3,147																				\$3,147	
D3050	Throughout Building		9503107	HVAC System, Ductwork, Low Density, Replace	30	20	10	1000	SF	\$2.25	\$2,248										\$2,248														\$2,248	
D5030	Throughout Building		9503112	Electrical System, Wiring & Switches, Average or Low Density/Complexity, Replace	40	20	20	1000	SF	\$2.81	\$2,810																								\$2,810	
D5040	Throughout Building		9503108	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures, Replace	20	15	5	1000	SF	\$5.06	\$5,058				\$5,058																				\$5,058	
D5040	Building Exterior		9503099	Exterior Light, any type, w/ LED Replacement, Replace	20	10	10	1	EA	\$449.60	\$450											\$450													\$450	
D7030	Throughout Building		9503113	Security/Surveillance System, Full System Upgrade, Average Density, Replace	15	8	7	1000	SF	\$2.25	\$2,248								\$2,248																\$2,248	
D7050	Throughout Building		9503119	Fire Alarm Devices, Manual Pull Station, Replace	10	6	4	1	EA	\$224.80	\$225				\$225																					