

# FACILITY CONDITION ASSESSMENT



*prepared for*

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



Christopher High School  
850 Day Road  
Gilroy, CA 95020

**PREPARED BY:**

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# 1. Executive Summary

## Campus Overview and Assessment Details

General Information	
<b>Property Type</b>	High School
<b>Number of Buildings</b>	8
<b>Main Address</b>	850 Day Road, Gilroy, CA 95020
<b>Site Developed</b>	2008 Renovated 2013
<b>Outside Occupants / Leased Spaces</b>	None
<b>Date(s) of Visit</b>	July 28, 2025
<b>Management Point of Contact</b>	AEDIS Architects Joe Vela, Associate Principal 4083005160 <a href="mailto:Jvela@aedisarchitects.com">Jvela@aedisarchitects.com</a>
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<b>Assessment and Report Prepared By</b>	Nam Nguyen, Arezou Msoumi
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<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

Christopher High School was originally constructed in 2009 and is currently occupied by the Gilroy School District. Since its construction, there have been renovations to the original buildings in 2013, 2020, and 2024. Building E was added recently in 2025. The campus comprises of administration offices, classrooms, a commercial kitchen, a library, a gym, and an aquatic center.

### Architectural

The buildings exhibit a consistent construction style, characterized by a stucco façade, steel doors, asphalt, TPO roofing, and metal standing seam. The roof at Building E has leaks and an additional study is recommended for moisture intrusion. The masonry buildings are metal-framed on concrete slabs and have no reported structural or façade issues. The interior flooring comprises a mix of vinyl, and carpet, with walls and ceilings primarily finished with painted gypsum board and acoustic tiles. The portables, on the other hand, have a metal siding façade and metal roofing. Typical lifecycle interior and exterior finish replacements are budgeted and anticipated.

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

The HVAC systems on the roofs were not observed but were made up of packaged units. The electrical distribution panels and switchboards are in various buildings and electrical rooms. The plumbing system utilizes gas water heaters for domestic heating in several buildings. There are plumbing leaks in the gymnasium wrestling hardwood floor that require immediate attention and is being addressed. Each building is protected by a fire alarm system and sprinkler systems.

### Site

The site is comprised of concrete and asphalt pavement, baseball and football fields, and courts with bleachers. Asphalt parking lots serve the facility on the north and southwest end of campus which are in adequate condition. Lighting is adequate in the parking lots but is limited around the buildings.

### Recommended Additional Studies

See the Systems Summary tables in the latter sections of this report for recommended additional studies associated with moisture intrusion at Building E.

## 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
Christopher High School - Building A	\$550	61,000	\$33,550,000	0%	3.1%	8.0%	8.9%
Christopher High School - Building B	\$550	54,000	\$29,700,000	0%	2.9%	7.9%	8.7%
Christopher High School - Building C	\$550	43,000	\$23,650,000	0%	3.9%	8.7%	10.1%
Christopher High School - Building D	\$550	22,000	\$12,100,000	0%	5.1%	11.9%	13.3%
Christopher High School - Building E	\$550	62,000	\$34,100,000	0.0%	4.8%	7.2%	8.1%
Christopher High School - Building F (Performance Center)	\$550	8,100	\$4,455,000	0%	3.6%	9.9%	10.8%
Christopher High School - Building H	\$550	2,600	\$1,430,000	0%	8.3%	10.2%	25.1%
Christopher High School - Building H1	\$550	1,500	\$825,000	0%	10.8%	14.4%	16.4%

Facility	Cost/SF	Total SF	Replacement Value	Current	3-Year	5-Year	10-Year
Christopher High School -Portable 1	\$350	640	\$224,000	0%	3.3%	6.0%	13.0%
Christopher High School-Portable 2	\$350	580	\$203,000	0%	0%	0%	0%
Christopher High School-Site	\$0	0	\$0	%	%	%	%
Christopher High School	\$0	262,420	\$0	%	%	%	%

### Immediate Needs

Facility/Building	Total Items	Total Cost
Christopher High School / Christopher High School - Building E	1	\$8,200
<b>TOTAL</b>	<b>1</b>	<b>\$8,200</b>

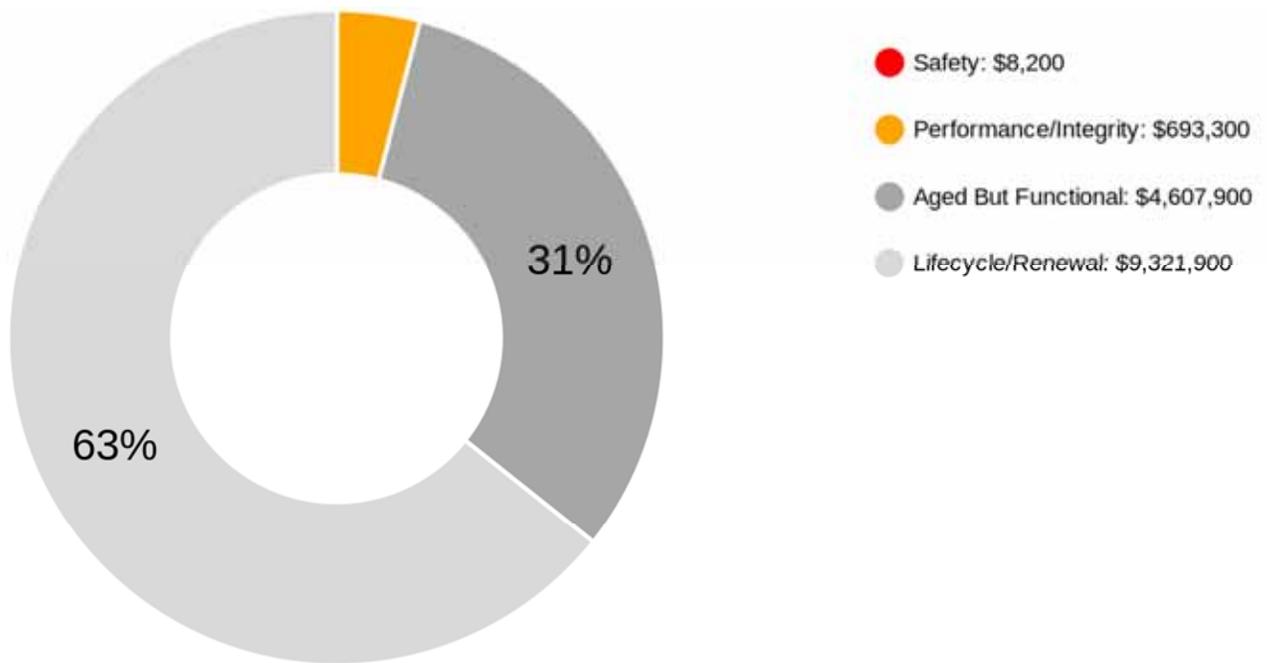


## Plan Types

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.



10-Year Total: \$14,631,400

## 2. Christopher High School - Building A



### Christopher High School - Building A: Building Systems Summary

<b>Address</b>	850 Day Road, Gilroy, CA 95020	
<b>GPS Coordinates</b>	37.0363961, -121.6025876	
<b>Constructed/Renovated</b>	2008 Renovated 2013	
<b>Building Area</b>	61,000 SF	
<b>Number of Stories</b>	2 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 Secondary Wall Finish: Stone veneer Windows: Aluminum	Fair
<b>Roof</b>	Primary: Flat construction with single-ply TPO/PVC membrane	Fair
<b>Interiors</b>	Walls: Painted gypsum board, ceramic tile Floors: Carpet, VCT, vinyl sheeting Ceilings: Painted gypsum board and ACT	Fair
<b>Elevators</b>	Passenger: 1 hydraulic car serving all 2 floors	Fair

<b>Christopher High School - Building A: Building Systems Summary</b>		
<b>Plumbing</b>	Distribution: Copper supply and cast-iron waste and venting Hot Water: None Fixtures: Toilets, urinals, and sinks in restrooms	Fair
<b>HVAC</b>	Non-Central System: Packaged units	n/a
<b>Fire Suppression</b>	Wet-pipe sprinkler system and fire extinguishers	Fair
<b>Electrical</b>	Source and Distribution: Main panel with copper wiring Interior Lighting: LED Emergency Power: None	Fair
<b>Fire Alarm</b>	Alarm panel with smoke detectors, heat detectors, alarms, strobes, pull stations, back-up emergency lights, and exit signs	Fair
<b>Equipment/Special</b>	None	n/a
<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 building, the exterior walls of the facility, and the roof.	
<b>Key Spaces Not Observed</b>	Areas of note that were either inaccessible or not observed for other reasons are listed here: <ul style="list-style-type: none"> <li>All exterior roofs; lack of ladder or other means of access</li> </ul>	

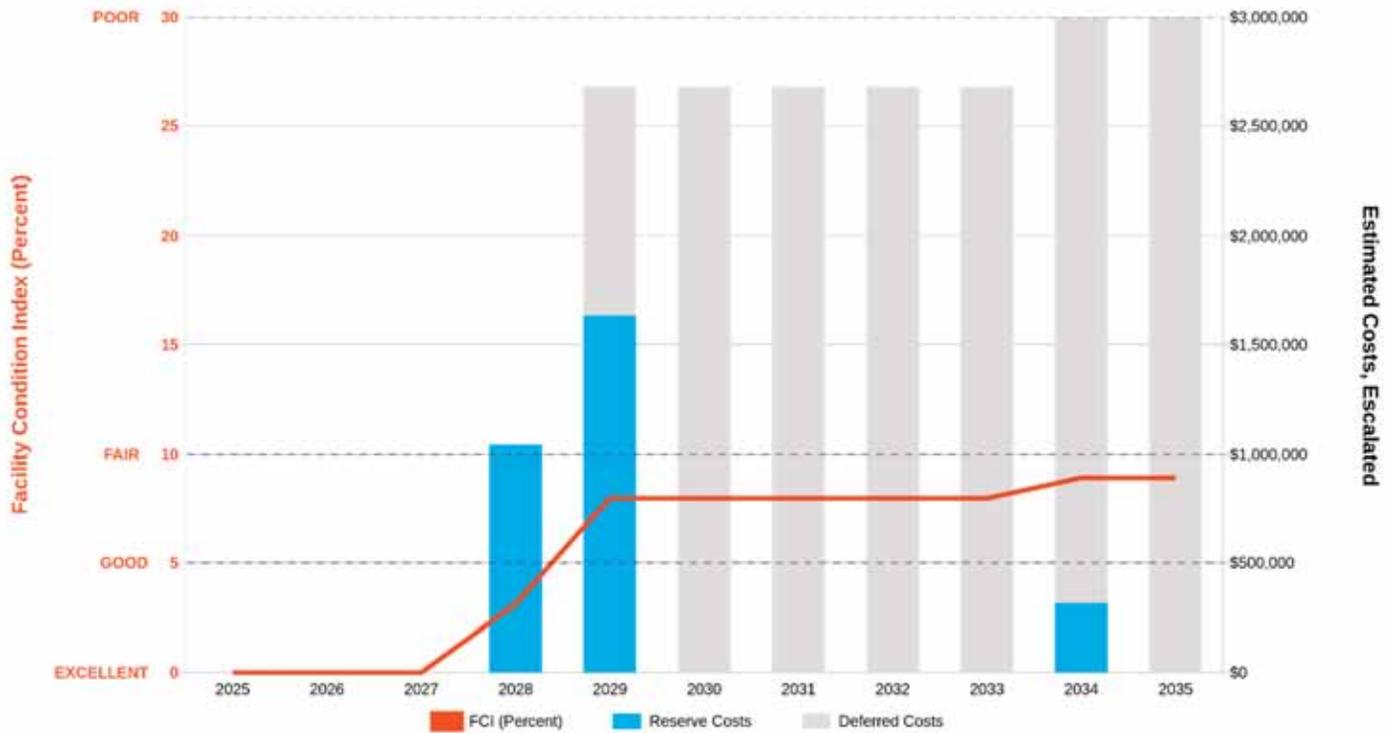
The table below shows the anticipated costs by trade or building system over the next 20 years.

<b>Christopher High School - Building A: 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	\$115,850	\$0	\$1,206,794	\$1,322,644
<b>Roofing</b>	\$0	\$0	\$687,452	\$0	\$0	\$687,452
<b>Interiors</b>	\$0	\$0	\$723,946	\$215,183	\$993,052	\$1,932,181
<b>Conveying</b>	\$0	\$0	\$6,629	\$0	\$106,909	\$113,538
<b>Plumbing</b>	\$0	\$0	\$0	\$0	\$47,795	\$47,795
<b>HVAC</b>	\$0	\$0	\$0	\$0	\$434,766	\$434,766
<b>Fire Protection</b>	\$0	\$0	\$0	\$100,321	\$0	\$100,321
<b>Electrical</b>	\$0	\$0	\$414,982	\$0	\$155,422	\$570,404
<b>Fire Alarm and Electronic Systems</b>	\$0	\$0	\$659,580	\$0	\$252,687	\$912,267
<b>Equipment and Furnishings</b>	\$0	\$0	\$71,595	\$0	\$7,881	\$79,476
<b>TOTALS</b>	<b>\$0</b>	<b>\$0</b>	<b>\$2,680,100</b>	<b>\$315,600</b>	<b>\$3,205,400</b>	<b>\$6,201,100</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: \$33,550,000.00      Inflation Rate: 3%      Average Needs (per year - over next 10 years): \$272,321.00



## Immediate Needs

There are no immediate needs to report.

## Key Findings

There are no key findings to report.

### Christopher High School - Building A: Photographic Overview



1 – FRONT ELEVATION



2 – ADMINISTRATION ENTRANCE



3 – TYPICAL CLASSROOM



4 – TYPICAL HALLWAYS



5 – TYPICAL STORAGE



6 – ELEVATOR

### 3. Christopher High School - Building B



#### Christopher High School - Building B: Building Systems Summary

<b>Address</b>	850 Day Road, Gilroy, CA 95020	
<b>GPS Coordinates</b>	37.0363961, -121.6025876	
<b>Constructed/Renovated</b>	2008 Renovated 2013	
<b>Building Area</b>	54,000 SF	
<b>Number of Stories</b>	2 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 Secondary Wall Finish: Stone veneer Windows: Aluminum	Fair
<b>Roof</b>	Primary: Flat construction with single-ply TPO/PVC membrane	Fair
<b>Interiors</b>	Walls: Painted gypsum board, ceramic tile Floors: Carpet, VCT, ceramic tile, vinyl sheeting Ceilings: Painted gypsum board and ACT	Fair
<b>Elevators</b>	Passenger: 1 hydraulic car serving all 2 floors	Fair

<b>Christopher High School - Building B: Building Systems Summary</b>		
<b>Plumbing</b>	Distribution: Copper supply and cast-iron waste and venting Hot Water: Gas integral tanks Fixtures: Toilets, urinals, and sinks in restrooms	Fair
<b>HVAC</b>	Non-Central System: Packaged units	n/a
<b>Fire Suppression</b>	Wet-pipe sprinkler system and fire extinguishers	Fair
<b>Electrical</b>	Source and Distribution: Main switchboard and panel with copper wiring Interior Lighting: LED Emergency Power: None	Fair
<b>Fire Alarm</b>	Alarm panel with smoke detectors, heat detectors, alarms, strobes, pull stations, back-up emergency lights, and exit signs	Fair
<b>Equipment/Special</b>	None	n/a
<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 building, the exterior walls of the facility, and the roof.	
<b>Key Spaces Not Observed</b>	Areas of note that were either inaccessible or not observed for other reasons are listed here: <ul style="list-style-type: none"> <li>All exterior roofs; lack of ladder or other means of access</li> </ul>	

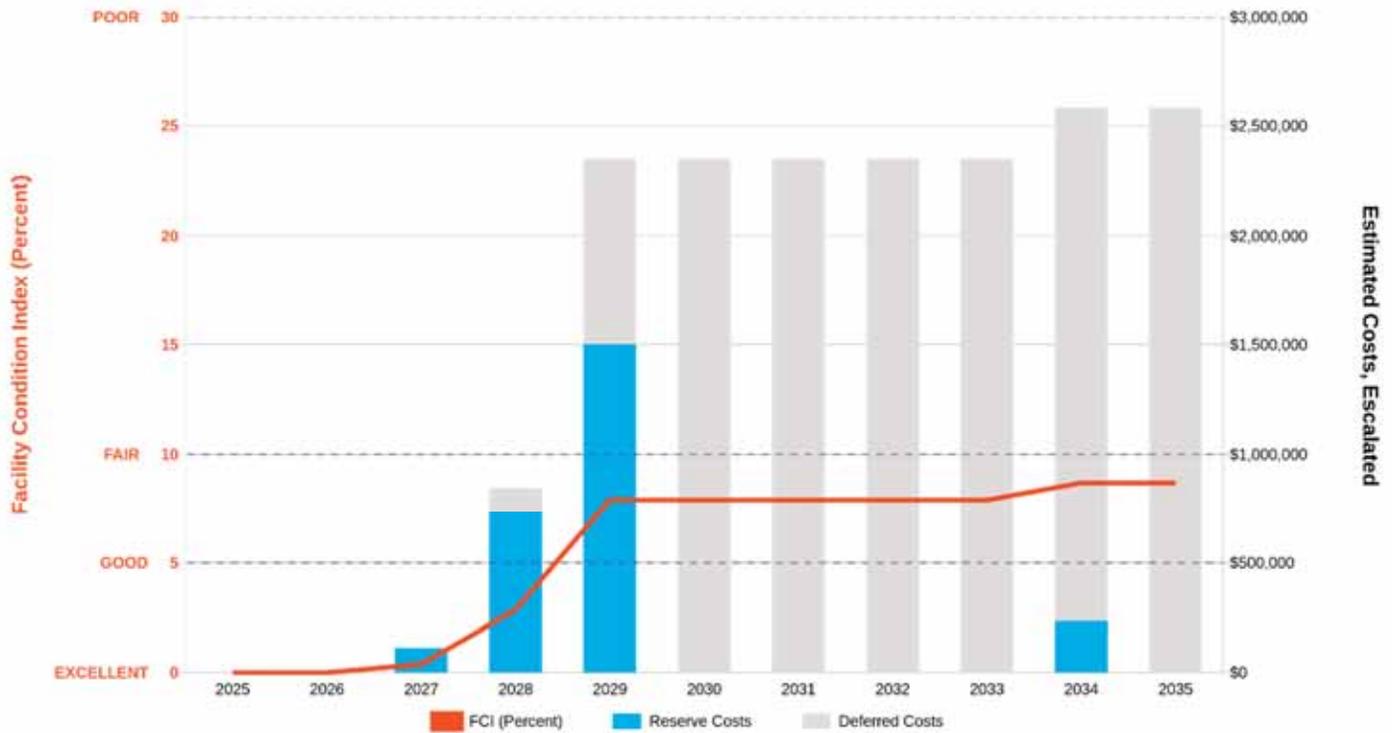
The table below shows the anticipated costs by trade or building system over the next 20 years.

<b>Christopher High School - Building B: 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	\$112,476	\$0	\$0	\$1,163,593	\$1,276,069
<b>Roofing</b>	\$0	\$0	\$608,564	\$0	\$0	\$608,564
<b>Interiors</b>	\$0	\$0	\$545,679	\$145,248	\$781,952	\$1,472,879
<b>Conveying</b>	\$0	\$0	\$0	\$0	\$196,001	\$196,001
<b>Plumbing</b>	\$0	\$0	\$76,590	\$0	\$121,008	\$197,598
<b>HVAC</b>	\$0	\$0	\$0	\$0	\$384,875	\$384,875
<b>Fire Protection</b>	\$0	\$0	\$0	\$88,808	\$0	\$88,808
<b>Electrical</b>	\$0	\$0	\$367,361	\$0	\$212,294	\$579,655
<b>Fire Alarm and Electronic Systems</b>	\$0	\$0	\$589,630	\$0	\$232,633	\$822,263
<b>Equipment and Furnishings</b>	\$0	\$0	\$47,730	\$0	\$525,594	\$573,324
<b>TOTALS</b>	<b>\$0</b>	<b>\$112,500</b>	<b>\$2,235,600</b>	<b>\$234,100</b>	<b>\$3,618,000</b>	<b>\$6,200,200</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: \$29,700,000.00      Inflation Rate: 3%      Average Needs (per year - over next 10 years): \$234,735.00



## Immediate Needs

There are no immediate needs to report.

## Key Findings

There are no key findings to report.

Christopher High School - Building B: Photographic Overview



1 – FRONT ELEVATION



2 – LEFT ELEVATION



3 – RIGHT ELEVATION



4 – TYPICAL CLASSROOM



5 – WATER HEATER



6 – ELEVATOR

## 4. Christopher High School - Building C



### Christopher High School - Building C: Building Systems Summary

<b>Address</b>	850 Day Road, Gilroy, CA 95020	
<b>GPS Coordinates</b>	37.0363961, -121.6025876	
<b>Constructed/Renovated</b>	2008 Renovated 2013	
<b>Building Area</b>	43,000 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	Good
<b>Facade</b>	Primary Wall Finish: CMU Secondary Wall Finish: metal Siding Windows: Vinyl	Fair
<b>Roof</b>	Primary: Domed construction with metal finish and skylights Secondary: Flat construction with single-ply TPO/PVC membrane	Fair
<b>Interiors</b>	Walls: Painted, glazed, laminate paneling, ceramic tile and Unfinished Floors: VCT, ceramic tile, wood strip, sealed, coated concrete and Unfinished Ceilings: Painted and ACT	Fair
<b>Elevators</b>	Wheelchair Lift	Fair

<b>Christopher High School - Building C: Building Systems Summary</b>		
<b>Plumbing</b>	Distribution: Copper and /or PEX supply and cast-iron and /or PVC waste and venting Hot Water: Gas water heaters with integral tanks Fixtures: Toilets, urinals, and sinks in restrooms	Fair
<b>HVAC</b>	Non-Central System: Packaged units	n/a
<b>Fire Suppression</b>	Wet-pipe sprinkler system and fire extinguishers	Fair
<b>Electrical</b>	Source and Distribution: Main switchboard with copper wiring Interior Lighting: LED	Fair
<b>Fire Alarm</b>	Alarm panel with smoke detectors, heat detectors, alarms, strobes, pull stations, back-up emergency lights, and exit signs	Fair
<b>Equipment/Special</b>	None	n/a
<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 building, the exterior walls of the facility, and the roofs.	
<b>Key Spaces Not Observed</b>	Areas of note that were either inaccessible or not observed for other reasons are listed here: <ul style="list-style-type: none"> <li>▪ Wrestling Room; locked room and no key</li> <li>▪ Women Restroom; locked room no key</li> </ul>	

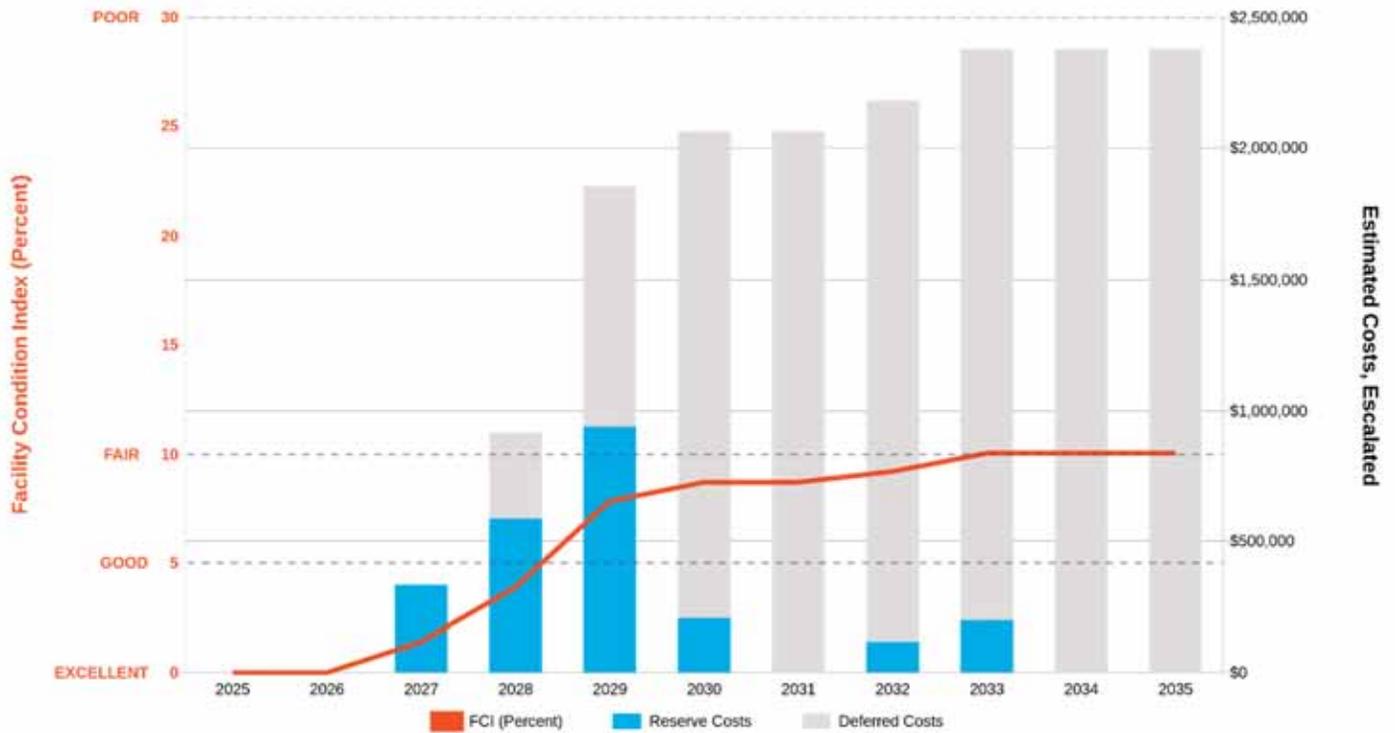
The table below shows the anticipated costs by trade or building system over the next 20 years.

<b>Christopher High School - Building C: 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	\$47,884	\$0	\$181,209	\$229,093
<b>Roofing</b>	\$0	\$0	\$518,407	\$0	\$62,277	\$580,684
<b>Interiors</b>	\$0	\$0	\$762,150	\$104,457	\$1,157,932	\$2,024,539
<b>Conveying</b>	\$0	\$0	\$0	\$25,368	\$0	\$25,368
<b>Plumbing</b>	\$0	\$0	\$39,877	\$73,598	\$142,997	\$256,472
<b>HVAC</b>	\$0	\$243,699	\$0	\$0	\$297,548	\$541,247
<b>Fire Protection</b>	\$0	\$0	\$0	\$68,657	\$0	\$68,657
<b>Electrical</b>	\$0	\$0	\$23,170	\$0	\$427,377	\$450,547
<b>Fire Alarm and Electronic Systems</b>	\$0	\$88,668	\$282,056	\$0	\$180,732	\$551,456
<b>Equipment and Furnishings</b>	\$0	\$0	\$57,925	\$43,463	\$137,769	\$239,157
<b>TOTALS</b>	<b>\$0</b>	<b>\$332,400</b>	<b>\$1,731,500</b>	<b>\$315,600</b>	<b>\$2,587,900</b>	<b>\$4,967,400</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: \$23,650,000.00      Inflation Rate: 3%      Average Needs (per year - over next 10 years): \$216,307.00



## Immediate Needs

There are no immediate needs to report.

## Key Findings

There are no key findings to report.

Christopher High School - Building C: Photographic Overview



1 – FRONT ELEVATION



2 – RIGHT ELEVATION



3 – INTERIOR VIEW OF GYMNASIUM



4 – GYMNASIUM



5 – LOCKER



6 – WATER HEATERS

## 5. Christopher High School - Building D



### Christopher High School - Building D: Building Systems Summary

<b>Address</b>	850 Day Road, Gilroy, CA 95020	
<b>GPS Coordinates</b>	37.0363961, -121.6025876	
<b>Constructed/Renovated</b>	2008 Renovated 2013	
<b>Building Area</b>	22,000 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 Secondary Wall Finish: Stone veneer Windows: Aluminum	Fair
<b>Roof</b>	Primary: Flat construction with single-ply TPO/PVC membrane Secondary: Flat construction with metal finish	Fair
<b>Interiors</b>	Walls: Painted gypsum board, ceramic tile Floors: Carpet, VCT, vinyl sheeting, and coated concrete Ceilings: Painted gypsum board and ACT	Fair
<b>Elevators</b>	None	n/a

## Christopher High School - Building D: Building Systems Summary

<b>Plumbing</b>	Distribution: Copper supply and cast-iron waste and venting Hot Water: Gas water heaters with integral tanks // tankless water heaters Fixtures: Toilets, urinals, and sinks in restrooms	Fair
<b>HVAC</b>	Non-Central System: Packaged units	n/a
<b>Fire Suppression</b>	Wet-pipe sprinkler system and fire extinguishers, and kitchen hood system	Fair
<b>Electrical</b>	Source and Distribution: Main switchboard and panel with copper wiring Interior Lighting: LED Emergency Power: None	Fair
<b>Fire Alarm</b>	Alarm panel with smoke detectors, heat detectors, alarms, strobes, pull stations, back-up emergency lights, and exit signs	Fair
<b>Equipment/Special</b>	Commercial kitchen equipment	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>	Most of the interior spaces were observed to gain a clear understanding of the facility's overall condition. Other areas accessed and assessed included the exterior equipment and assets directly serving the building, the exterior walls of the facility, and the roof.	
<b>Key Spaces Not Observed</b>	Areas of note that were either inaccessible or not observed for other reasons are listed here: <ul style="list-style-type: none"> <li>All exterior roofs: lack of ladder or other means of access</li> </ul>	

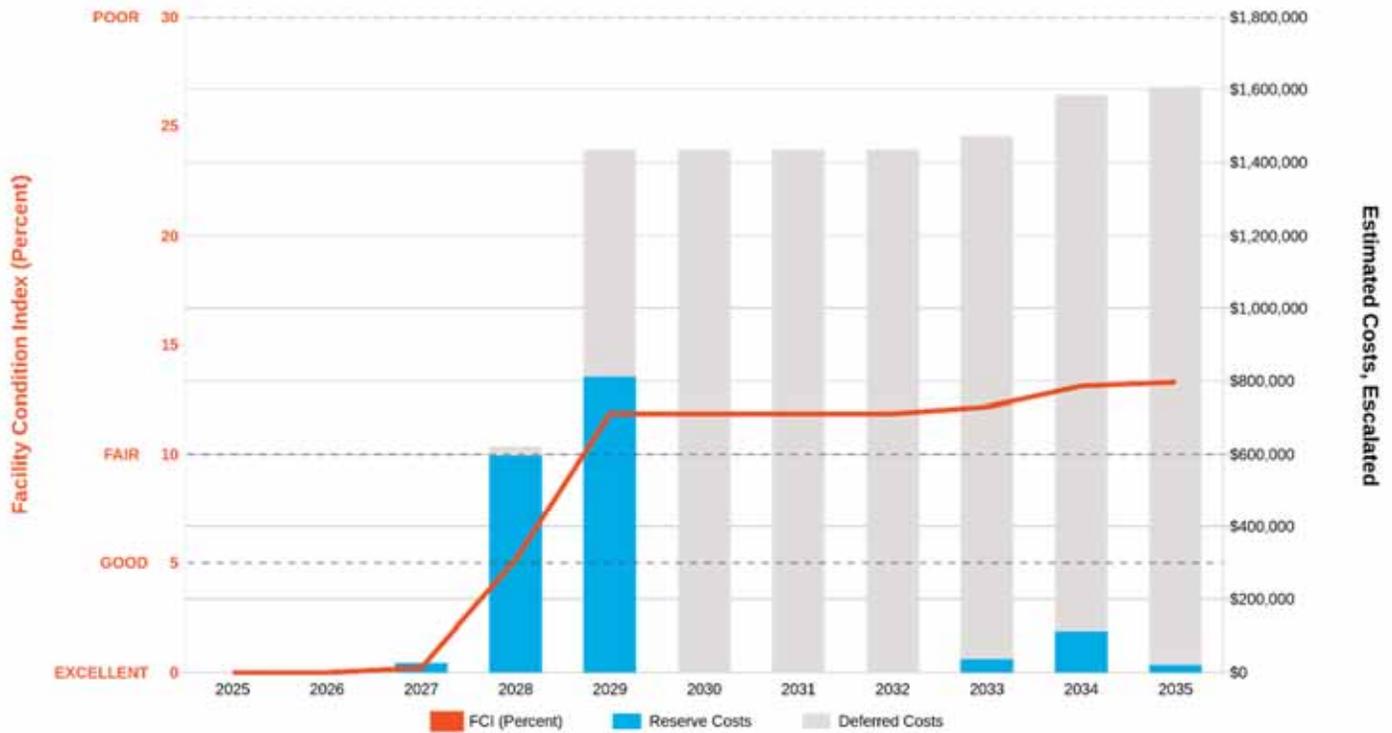
The table below shows the anticipated costs by trade or building system over the next 20 years.

<b>Christopher High School - Building D: 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	\$54,108	\$0	\$829,995	\$884,103
<b>Roofing</b>	\$0	\$0	\$298,647	\$0	\$13,897	\$312,544
<b>Interiors</b>	\$0	\$24,369	\$305,709	\$76,926	\$446,837	\$853,841
<b>Plumbing</b>	\$0	\$0	\$15,961	\$0	\$41,449	\$57,410
<b>HVAC</b>	\$0	\$0	\$8,751	\$0	\$164,822	\$173,573
<b>Fire Protection</b>	\$0	\$0	\$0	\$36,181	\$0	\$36,181
<b>Electrical</b>	\$0	\$0	\$153,376	\$0	\$101,354	\$254,730
<b>Fire Alarm and Electronic Systems</b>	\$0	\$0	\$197,419	\$0	\$96,261	\$293,680
<b>Equipment and Furnishings</b>	\$0	\$2,123	\$374,714	\$58,361	\$262,082	\$697,280
<b>TOTALS</b>	<b>\$0</b>	<b>\$26,500</b>	<b>\$1,408,700</b>	<b>\$171,500</b>	<b>\$1,956,700</b>	<b>\$3,563,400</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: \$12,100,000.00      Inflation Rate: 3%      Average Needs (per year - over next 10 years): \$146,058.00



## Immediate Needs

There are no immediate needs to report.

## Key Findings

There are no key findings to report.

### Christopher High School - Building D: Photographic Overview



1 – BUILDING FRONT ELEVATION



2 – LEFT ELEVATION



3 – INTERIOR VIEW OF LIBRARY



4 – INTERIOR VIEW OF KITCHEN



5 – INTERIOR VIEW OF CAFETERIA



6 – WATER HEATER

## 6. Christopher High School - Building E



### Christopher High School - Building E: Building Systems Summary

<b>Address</b>	850 Day Road, Gilroy, CA 95020	
<b>GPS Coordinates</b>	37.0363961, -121.6025876	
<b>Constructed/Renovated</b>	2008 Renovated 2013	
<b>Building Area</b>	62,000 SF	
<b>Number of Stories</b>	2 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 Secondary Wall Finish: Stone veneer Windows: Aluminum	Fair
<b>Roof</b>	Primary: Flat construction with single-ply TPO/PVC membrane	Poor
<b>Interiors</b>	Walls: Painted gypsum board, ceramic tile Floors: Carpet, VCT, ceramic tile Ceilings: Painted gypsum board and ACT	Fair
<b>Elevators</b>	Passenger: 1 hydraulic car serving all 2 floors	Fair

<b>Christopher High School - Building E: Building Systems Summary</b>		
<b>Plumbing</b>	Distribution: Copper supply and cast-iron waste and venting Hot Water: Gas water heaters with integral tanks Fixtures: Toilets, urinals, and sinks in restrooms	Fair
<b>HVAC</b>	Non-Central System: Packaged units	n/a
<b>Fire Suppression</b>	Wet-pipe sprinkler system and fire extinguishers	Fair
<b>Electrical</b>	Source and Distribution: Main switchboard and panel with copper wiring Interior Lighting: LED Emergency Power: None	Fair
<b>Fire Alarm</b>	Alarm panel with smoke detectors, heat detectors, alarms, strobes, pull stations, back-up emergency lights, and exit signs	Fair
<b>Equipment/Special</b>	None	n/a
<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>	The roof is in poor condition due to leaks. A consultant should be retained to analyze the existing condition, provide recommendations and, if necessary estimate the scope and cost of any required repairs. The cost of this study is included in the cost tables. Due to the ambiguity of the required repair scope at the time of this assessment, the cost for any possible subsequent repairs is not included.	
<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 building, the exterior walls of the facility, and the roof.	
<b>Key Spaces Not Observed</b>	Areas of note that were either inaccessible or not observed for other reasons are listed here: <ul style="list-style-type: none"> <li>All exterior roofs; lack of ladder or other means of access</li> </ul>	

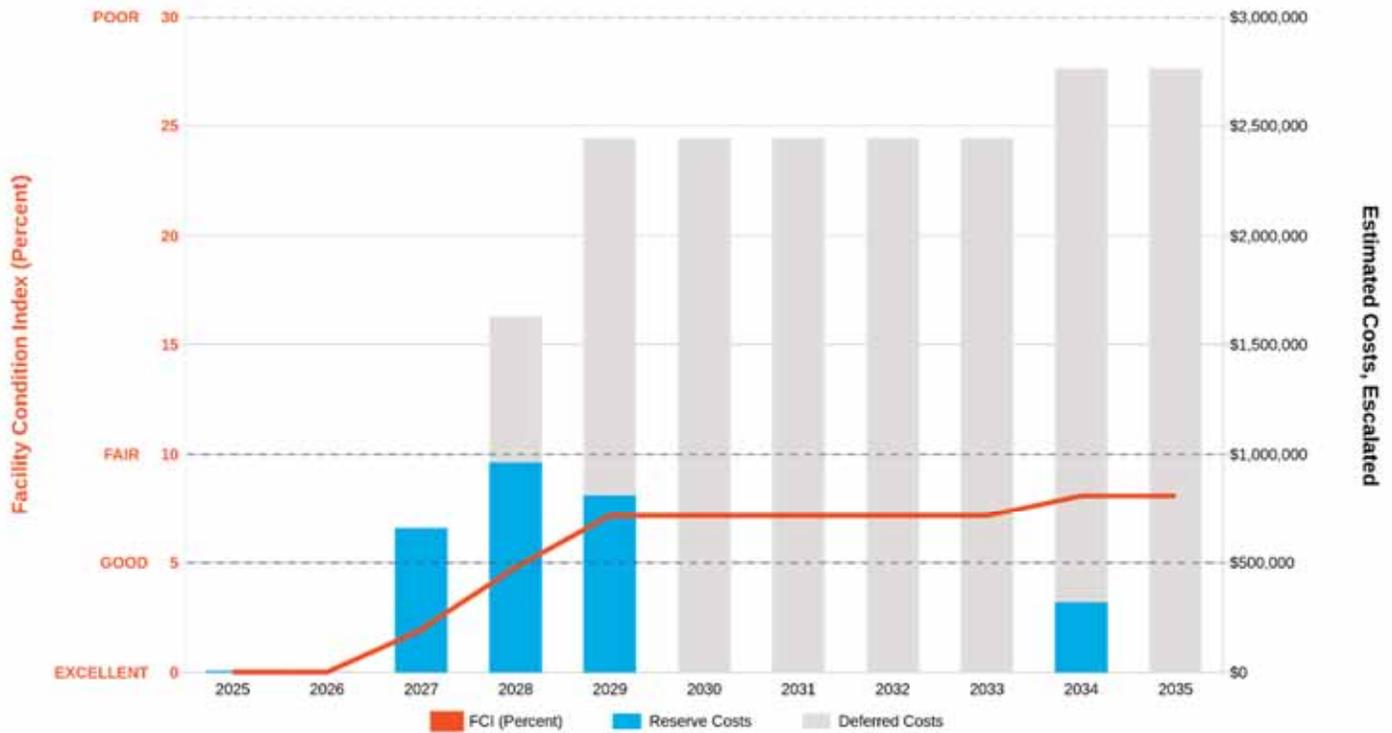
The table below shows the anticipated costs by trade or building system over the next 20 years.

<b>Christopher High School - Building E: 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	\$81,481	\$0	\$862,504	\$943,985
<b>Roofing</b>	\$0	\$658,613	\$0	\$0	\$0	\$658,613
<b>Interiors</b>	\$0	\$0	\$663,362	\$216,795	\$942,464	\$1,822,621
<b>Conveying</b>	\$0	\$0	\$0	\$0	\$106,909	\$106,909
<b>Plumbing</b>	\$0	\$0	\$13,255	\$0	\$80,389	\$93,644
<b>HVAC</b>	\$0	\$0	\$2,702	\$0	\$446,104	\$448,806
<b>Fire Protection</b>	\$0	\$0	\$0	\$101,965	\$0	\$101,965
<b>Electrical</b>	\$0	\$0	\$421,786	\$0	\$255,024	\$676,810
<b>Fire Alarm and Electronic Systems</b>	\$0	\$0	\$547,004	\$0	\$256,698	\$803,702
<b>Equipment and Furnishings</b>	\$0	\$0	\$47,730	\$0	\$0	\$47,730
<b>Follow-up Studies</b>	\$8,246	\$0	\$0	\$0	\$0	\$8,246
<b>TOTALS</b>	<b>\$8,300</b>	<b>\$658,700</b>	<b>\$1,777,400</b>	<b>\$318,800</b>	<b>\$2,950,100</b>	<b>\$5,713,300</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: \$34,100,000.00      Inflation Rate: 3%      Average Needs (per year - over next 10 years): \$251,176.00



## Immediate Needs

Location	UF Code	Description	Condition	Plan Type	Cost
Christopher High School / Christopher High School - Building E	P2032	Architectural Study, Building Envelope, Roof, Evaluate/Report	NA	Safety	\$8,200
<b>TOTAL (1 items)</b>					<b>\$8,200</b>



## Key Findings



### Recommended Follow-up Study:

Building Envelope, Roof  
Christopher High School - Building E  
Roof

Uniformat Code: P2030  
Recommendation: **Evaluate/Report in 2025**

Plan Type: Safety

Cost Estimate: \$8,200

Roof has leaks and requires attention. - AssetCALC ID: 9590631



### Roofing in Poor condition.

Single-Ply Membrane, TPO/PVC  
Christopher High School - Building E  
Roof

Uniformat Code: B3010  
Recommendation: **Replace in 2027**

Plan Type:  
Performance/Integrity

Cost Estimate: \$620,800

Roof for Building E has leaks. Recommendations are to perform moisture scan to decide between coating or replacement. - AssetCALC ID: 9590661

### Christopher High School - Building E: Photographic Overview



1 – BUILDING E



2 – FRONT ELEVATION



3 – TYPICAL CLASSROOM



4 – TYPICAL HALLWAYS



5 – WATER HEATER



6 – ELECTRICAL ROOM

## 7. Christopher High School - Building F (Performance Center)



### Christopher High School - Building F (Performance Center): Building Systems Summary

<b>Address</b>	850 Day Road, Gilroy, CA 95020	
<b>GPS Coordinates</b>	37.0363961, -121.6025876	
<b>Constructed/Renovated</b>	2008	
<b>Building Area</b>	8,100 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 Secondary Wall Finish: Stone veneer Windows: Aluminum	Fair
<b>Roof</b>	Primary: Flat construction with single-ply TPO/PVC membrane	Fair
<b>Interiors</b>	Walls: Painted gypsum board Floors: VCT Ceilings: Painted gypsum board and ACT	Fair
<b>Elevators</b>	None	n/a

## Christopher High School - Building F (Performance Center): Building Systems Summary

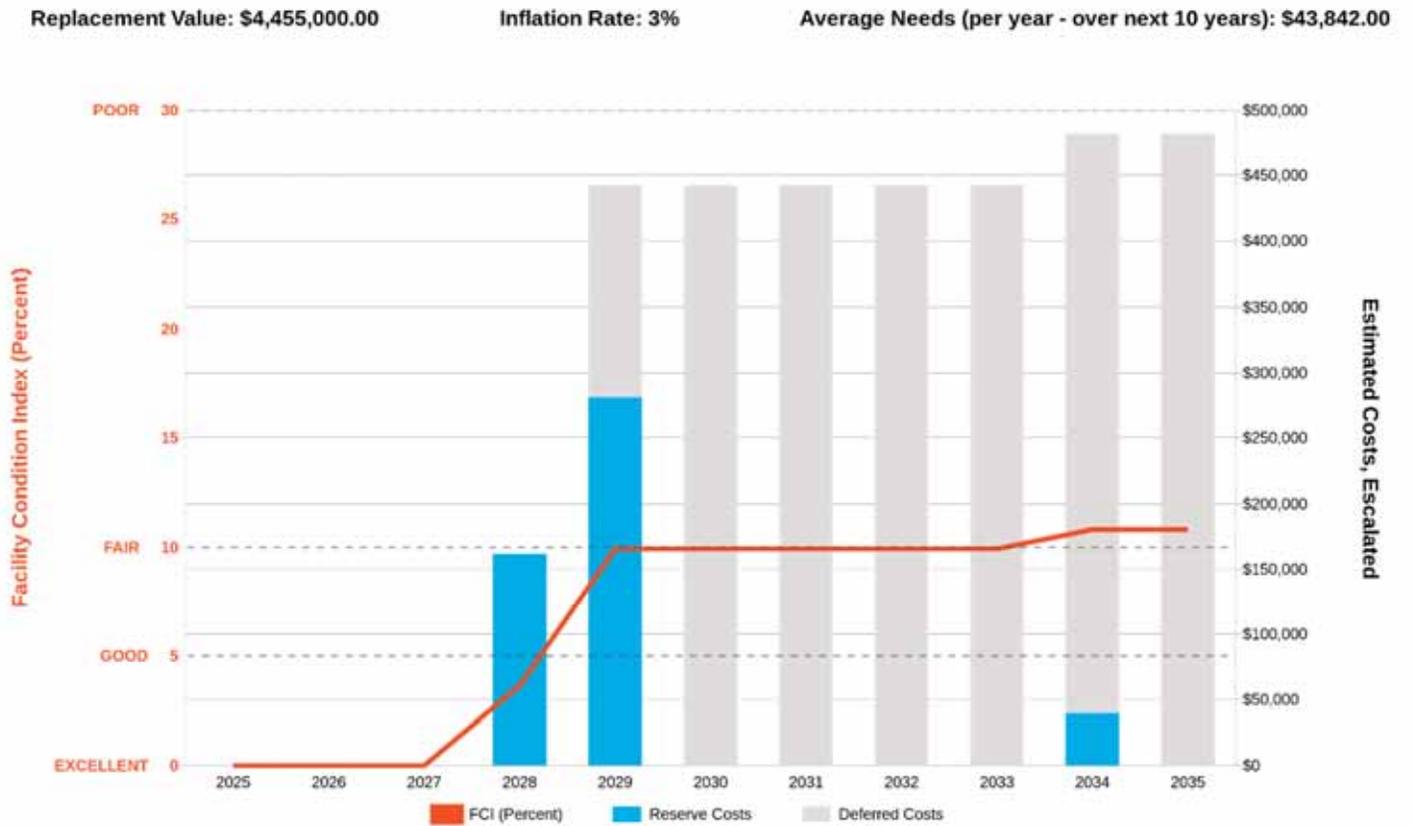
<b>Plumbing</b>	Distribution: Copper supply and cast-iron waste and venting Hot Water: None Fixtures: None	Fair
<b>HVAC</b>	Non-Central System: Packaged units	n/a
<b>Fire Suppression</b>	Wet-pipe sprinkler system and fire extinguishers	Fair
<b>Electrical</b>	Source and Distribution: Main panel with copper wiring Interior Lighting: LED Emergency Power: None	Fair
<b>Fire Alarm</b>	Smoke detectors with pull stations, back-up emergency lights, and exit signs	Fair
<b>Equipment/Special</b>	None	n/a
<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 building, the exterior walls of the facility, and the roof.	
<b>Key Spaces Not Observed</b>	Areas of note that were either inaccessible or not observed for other reasons are listed here: <ul style="list-style-type: none"> <li>All exterior roofs; lack of ladder or other means of access</li> </ul>	

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

<b>Christopher High School - Building F (Performance Center): 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	\$42,478	\$0	\$458,353	\$500,831
<b>Roofing</b>	\$0	\$0	\$182,568	\$0	\$0	\$182,568
<b>Interiors</b>	\$0	\$0	\$91,649	\$26,359	\$134,328	\$252,336
<b>Fire Protection</b>	\$0	\$0	\$0	\$13,320	\$0	\$13,320
<b>Electrical</b>	\$0	\$0	\$55,104	\$0	\$9,107	\$64,211
<b>Fire Alarm and Electronic Systems</b>	\$0	\$0	\$70,787	\$0	\$32,487	\$103,274
<b>TOTALS</b>	<b>\$0</b>	<b>\$0</b>	<b>\$442,600</b>	<b>\$39,700</b>	<b>\$634,300</b>	<b>\$1,116,600</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**



## Immediate Needs

There are no immediate needs to report.

## Key Findings

There are no key findings to report.

Christopher High School - Building F (Performance Center): Photographic Overview



1 – LEFT AND REAR ELEVATION



2 – RIGHT AND REAR ELEVATION



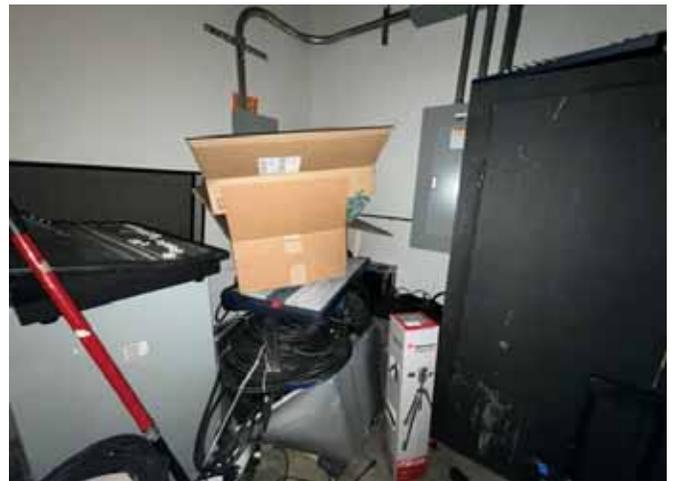
3 – BUILDING ENTRANCE



4 – BUILDING INTERIOR



5 – OFFICE



6 – ELECTRICAL ROOM

## 8. Christopher High School - Building H



### Christopher High School - Building H: Building Systems Summary

<b>Address</b>	850 Day Road, Gilroy, CA 95020	
<b>GPS Coordinates</b>	37.0363961, -121.6025876	
<b>Constructed/Renovated</b>	2012	
<b>Building Area</b>	2,600 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	Good
<b>Facade</b>	Primary Wall Finish: CMU Secondary Wall Finish: Metal siding Windows: Aluminum	Fair
<b>Roof</b>	Domed construction with metal finish and skylights	Fair
<b>Interiors</b>	Walls: Painted, ceramic tile and Unfinished Floors: VCT, ceramic tile, and Unfinished Ceilings: Painted and ACT	Fair
<b>Elevators</b>	None	n/a

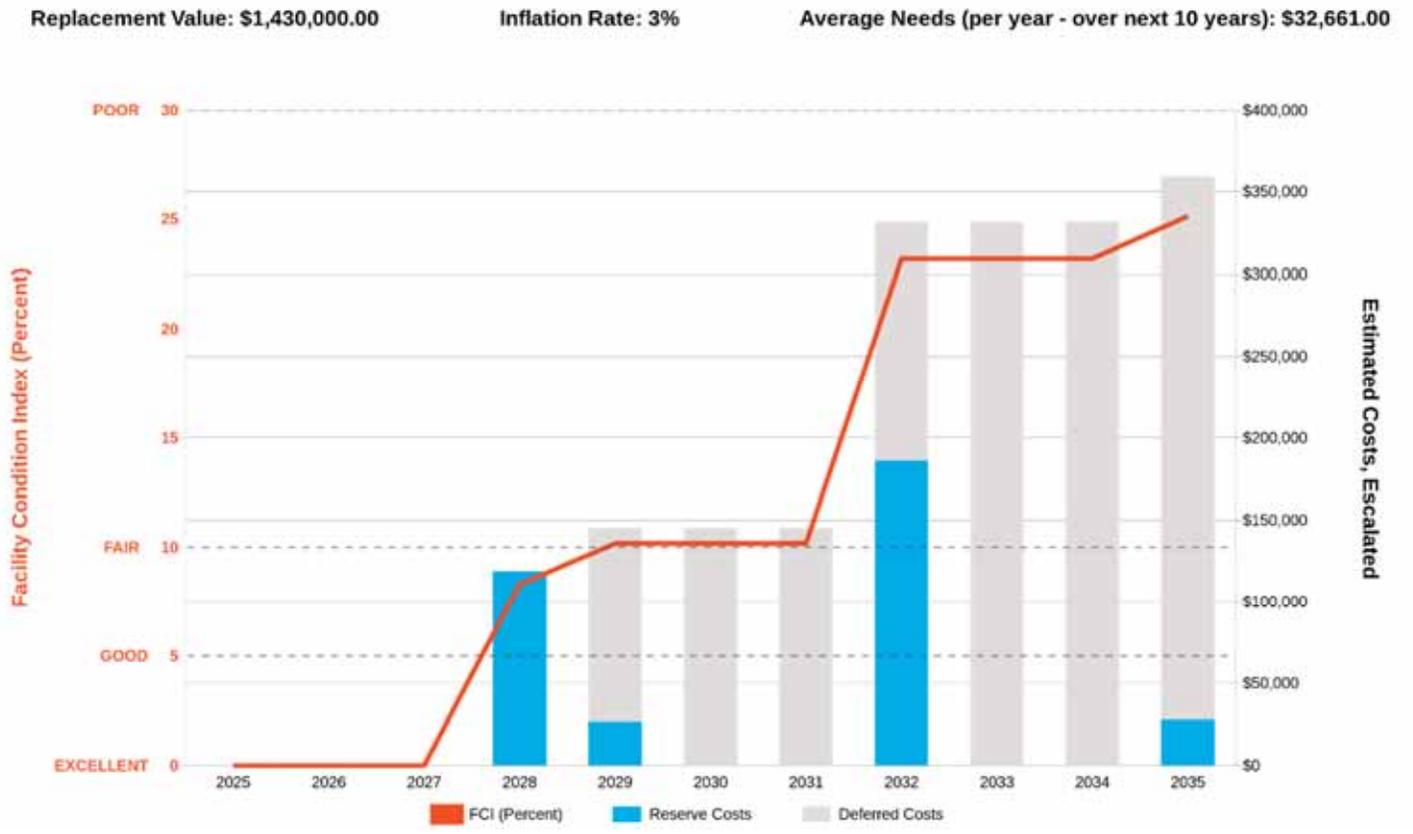
<b>Christopher High School - Building H: Building Systems Summary</b>		
<b>Plumbing</b>	Distribution: Copper and /or PEX supply and cast-iron and /or PVC waste and venting Fixtures: Toilets, urinals, and sinks in restrooms	Fair
<b>HVAC</b>	Non-Central System: PTACs	Fair
<b>Fire Suppression</b>	Fire extinguishers	Fair
<b>Electrical</b>	Source and Distribution: Main panel with copper wiring Interior Lighting: LED	Fair
<b>Fire Alarm</b>	Alarm panel with smoke detectors, alarms, strobes, and pull stations	Fair
<b>Equipment/Special</b>	None	n/a
<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 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>Christopher High School - Building H: 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	\$0	\$7,005	\$26,478	\$33,483
<b>Roofing</b>	\$0	\$0	\$0	\$0	\$0	\$0
<b>Interiors</b>	\$0	\$0	\$16,438	\$7,605	\$38,538	\$62,581
<b>Plumbing</b>	\$0	\$0	\$1,988	\$0	\$55,204	\$57,192
<b>HVAC</b>	\$0	\$0	\$10,812	\$0	\$16,845	\$27,657
<b>Fire Protection</b>	\$0	\$0	\$0	\$0	\$0	\$0
<b>Electrical</b>	\$0	\$0	\$0	\$19,413	\$0	\$19,413
<b>Fire Alarm and Electronic Systems</b>	\$0	\$0	\$6,893	\$6,214	\$10,740	\$23,847
<b>Special Construction and Demo</b>	\$0	\$0	\$103,750	\$17,385	\$395,285	\$516,420
<b>Sitework</b>	\$0	\$0	\$5,708	\$156,064	\$36,096	\$197,868
<b>TOTALS</b>	<b>\$0</b>	<b>\$0</b>	<b>\$145,600</b>	<b>\$213,700</b>	<b>\$579,200</b>	<b>\$938,500</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**



## Immediate Needs

There are no immediate needs to report.

## Key Findings

There are no key findings to report.

### Christopher High School - Building H: Photographic Overview



1 – FRONT ELEVATION



2 – REAR ELEVATION



3 – OFFICE



4 – PTAC UNIT



5 – POOL



6 – AQUATIC PLAY STRUCTURE

## 9. Christopher High School - Building H1



### Christopher High School - Building H1: Building Systems Summary

<b>Address</b>	850 Day Road, Gilroy, CA 95020	
<b>GPS Coordinates</b>	37.0363961, -121.6025876	
<b>Constructed/Renovated</b>	2012	
<b>Building Area</b>	1,500 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: CMU Windows: None	Fair
<b>Roof</b>	Primary: Flat construction with metal finish	Fair
<b>Interiors</b>	Walls: unfinished CMU Floors: coated concrete Ceilings: Unfinished	Fair
<b>Elevators</b>	None	n/a
<b>Plumbing</b>	Distribution: Copper supply and cast-iron waste and venting Hot Water: Gas water heaters with integral tanks Fixtures: None	Fair

<b>Christopher High School - Building H1: Building Systems Summary</b>		
<b>HVAC</b>	None	n/a
<b>Fire Suppression</b>	Wet-pipe sprinkler system and fire extinguishers	Fair
<b>Electrical</b>	Source and Distribution: Main panel with copper wiring Interior Lighting: LED Emergency Power: None	Fair
<b>Fire Alarm</b>	Alarm panel with smoke detectors, alarms, and exit signs	Fair
<b>Equipment/Special</b>	Pool equipment	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 roof.	
<b>Key Spaces Not Observed</b>	<p>Areas of note that were either inaccessible or not observed for other reasons are listed here:</p> <ul style="list-style-type: none"> <li>All exterior roofs; lack of ladder or other means of access</li> </ul>	

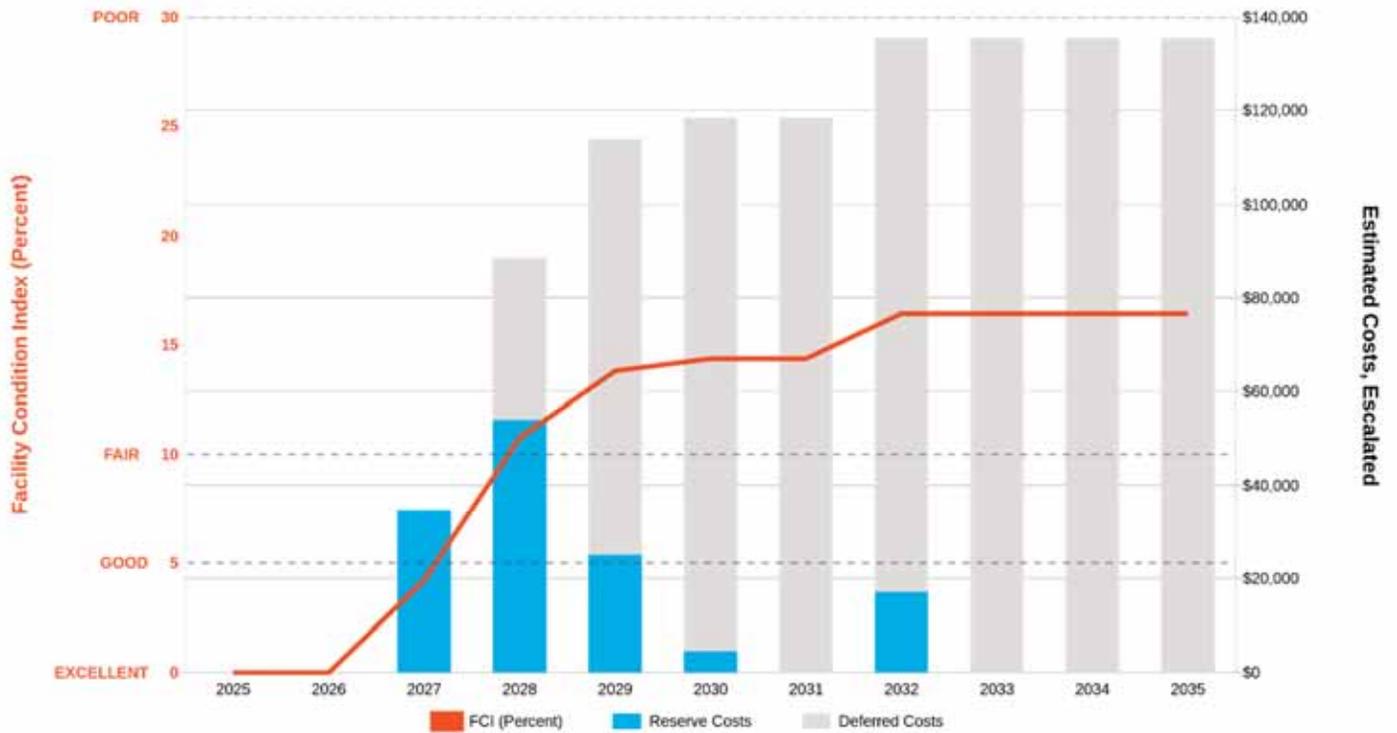
The table below shows the anticipated costs by trade or building system over the next 20 years.

<b>Christopher High School - Building H1: 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	\$17,633	\$0	\$31,193	\$48,826
<b>Roofing</b>	\$0	\$0	\$0	\$0	\$0	\$0
<b>Interiors</b>	\$0	\$0	\$12,031	\$0	\$16,168	\$28,199
<b>Plumbing</b>	\$0	\$0	\$0	\$0	\$0	\$0
<b>HVAC</b>	\$0	\$0	\$0	\$0	\$0	\$0
<b>Fire Protection</b>	\$0	\$0	\$0	\$0	\$2,515	\$2,515
<b>Electrical</b>	\$0	\$0	\$0	\$13,038	\$0	\$13,038
<b>Fire Alarm and Electronic Systems</b>	\$0	\$0	\$0	\$4,056	\$0	\$4,056
<b>Special Construction and Demo</b>	\$0	\$34,707	\$54,063	\$0	\$399,115	\$487,885
<b>TOTALS</b>	<b>\$0</b>	<b>\$34,800</b>	<b>\$83,800</b>	<b>\$17,100</b>	<b>\$449,000</b>	<b>\$584,700</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: \$825,000.00      Inflation Rate: 3%      Average Needs (per year - over next 10 years): \$12,320.00



## Immediate Needs

There are no immediate needs to report.

## Key Findings



### **Pool Equipment in Poor condition.**

Gas Heater  
Christopher High School - Building H1  
Throughout

Uniformat Code: F1050  
Recommendation: **Replace in 2027**

Plan Type:  
Performance/Integrity

Cost Estimate: \$32,700

Heater is in poor condition. - AssetCALC ID: 9589407

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### Christopher High School - Building H1: Photographic Overview



1 – FRONT ELEVATION



2 – RIGHT ELEVATION



3 – LEFT ELEVATION



4 – POOL HEATERS



5 – POOL FILTERS



6 – POOL PUMPS

## 10. Christopher High School - Portable 1



### Christopher High School - Portable 1: Building Systems Summary

<b>Address</b>	850 Day Road, Gilroy, CA 95020	
<b>GPS Coordinates</b>	37.3326639, -121.8918364	
<b>Constructed/Renovated</b>	2015	
<b>Building Area</b>	640 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 slab foundation	Good
<b>Facade</b>	Wall Finish: Metal siding Windows: None	Good
<b>Roof</b>	Flat construction with metal finish	Good
<b>Interiors</b>	Walls: Laminated Paneling (FRP) Floors: Elastomeric Coating Ceilings: ACT	Fair
<b>Elevators</b>	None	n/a
<b>Plumbing</b>	Distribution: Copper supply and cast-iron waste Hot Water: None Fixtures: Toilets, urinals, and sinks in restrooms	Good

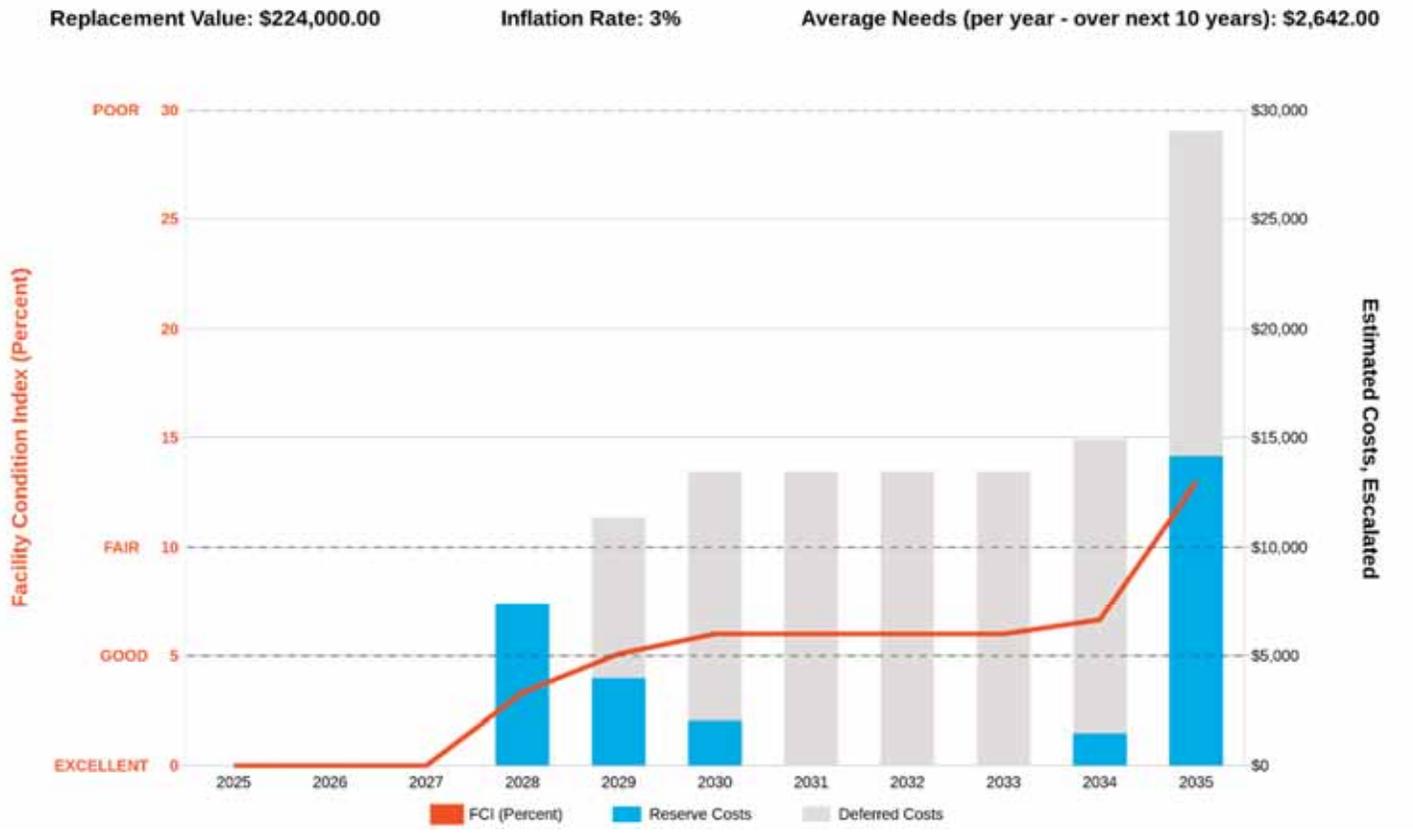
<b>Christopher High School - Portable 1: Building Systems Summary</b>		
<b>HVAC</b>	Exhaust fan	Fair
<b>Fire Suppression</b>	Fire extinguishers only	Fair
<b>Electrical</b>	Source and Distribution: Main panel with copper wiring Interior Lighting: LED	Good
<b>Fire Alarm</b>	Alarm panel with smoke detectors, alarms, strobes, and exit signs	Fair
<b>Equipment/Special</b>	None	n/a
<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, the exterior walls of the facility, and the roof.	
<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>Christopher High School - Portable 1: 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	\$3,977	\$0	\$5,345	\$9,322
<b>Roofing</b>	\$0	\$0	\$0	\$0	\$0	\$0
<b>Interiors</b>	\$0	\$0	\$7,414	\$9,498	\$48,114	\$65,026
<b>Plumbing</b>	\$0	\$0	\$2,048	\$0	\$56,378	\$58,426
<b>HVAC</b>	\$0	\$0	\$0	\$0	\$2,494	\$2,494
<b>Electrical</b>	\$0	\$0	\$0	\$4,658	\$0	\$4,658
<b>Fire Alarm and Electronic Systems</b>	\$0	\$0	\$0	\$1,474	\$0	\$1,474
<b>TOTALS</b>	<b>\$0</b>	<b>\$0</b>	<b>\$13,500</b>	<b>\$15,700</b>	<b>\$112,400</b>	<b>\$141,600</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**



## Immediate Needs

There are no immediate needs to report.

## Key Findings

There are no key findings to report.

### Christopher High School - Portable 1: Photographic Overview



1 – FRONT ELEVATION



2 – LEFT ELEVATION



3 – REAR ELEVATION



4 – BOYS ROOM INTERIOR



5 – RIGHT ELEVATION



6 – GIRLS ROOM INTERIOR

## 11. Christopher High School - Portable 2



### Christopher High School - Portable 2: Building Systems Summary

<b>Address</b>	850 Day Road, Gilroy, CA 95020	
<b>GPS Coordinates</b>	37.3326639, -121.8918364	
<b>Constructed/Renovated</b>	2015	
<b>Building Area</b>	580 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	Fair
<b>Facade</b>	Wall Finish: Metal siding Windows: Aluminum	Fair
<b>Roof</b>	Flat construction with metal finish	Fair
<b>Interiors</b>	The building interior was not observed as it was classified as an ancillary building.	-
<b>Elevators</b>	None	n/a
<b>Plumbing</b>	The building interior was not observed as it was classified as an ancillary building.	-
<b>HVAC</b>	The building interior was not observed as it was classified as an ancillary building.	-

## Christopher High School - Portable 2: Building Systems Summary

<b>Fire Suppression</b>	The building interior was not observed as it was classified as an ancillary building.	-
<b>Electrical</b>	The building interior was not observed as it was classified as an ancillary building.	-
<b>Fire Alarm</b>	The building interior was not observed as it was classified as an ancillary building.	-
<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>	Interior of building was not observed. All exterior areas were observed.	
<b>Key Spaces Not Observed</b>	<p>Areas of note that were either inaccessible or not observed for other reasons are listed here:</p> <ul style="list-style-type: none"> <li>The interior of building did not observe, locked room and no key</li> </ul>	

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

<b>Christopher High School - Portable 2: 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>Special Construction and Demo</b>	\$0	\$0	\$0	\$0	\$0	\$0
<b>TOTALS</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>

## Immediate Needs

There are no immediate needs to report.

## Key Findings

There are no key findings to report.

### Christopher High School - Portable 2: Photographic Overview



1 – FRONT ELEVATION



2 – LEFT ELEVATION



3 – RIGHT ELEVATION



4 – REAR ELEVATION

## 12. Christopher High School - Site



### Christopher High School - Site: Site Information

<b>Site Area</b>	37.67 acres	
<b>Parking Spaces</b>	425 total spaces all in open lots; 15 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>	Building-mounted, Property entrance signage; chain link, wrought iron fencing; CMU wall sports fields and courts with bleachers, dugouts, press box, fencing, and site lights Moderate furnished with park benches, picnic tables, trash receptacles Outdoor swimming pool	Fair
<b>Landscaping and Topography</b>	Moderate landscaping features including lawns, trees, bushes, and planters Irrigation present CMU retaining walls 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>Christopher High School - Site: Site Information</b>		
<b>Ancillary Structures</b>	Storage sheds, Gazebos and Prefabricated modular buildings	Fair
<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>	Most of 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>Christopher High School - 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	\$9,831	\$0	\$15,317	\$25,148
<b>Fire Protection</b>	\$0	\$0	\$0	\$0	\$122,664	\$122,664
<b>Equipment and Furnishings</b>	\$0	\$0	\$0	\$0	\$6,448	\$6,448
<b>Special Construction and Demo</b>	\$0	\$0	\$0	\$0	\$0	\$0
<b>Sitework</b>	\$0	\$0	\$976,616	\$312,209	\$2,375,279	\$3,664,104
<b>TOTALS</b>	<b>\$0</b>	<b>\$0</b>	<b>\$986,500</b>	<b>\$312,300</b>	<b>\$2,519,800</b>	<b>\$3,818,600</b>

## Immediate Needs

There are no immediate needs to report.

## Key Findings

There are no key findings to report.

### Christopher High School-Site: Photographic Overview



1 – FOOTBALL FIELD



2 – BASKETBALL COURTS



3 – TENNIS COURTS



4 – LANDSCAPING



5 – SIDEWALKS



6 – PARKING LOTS

## 13. 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	2008 / 2013	No	No
Christopher High School	2008 / 2013	No	No
Christopher High School - Building A	2008 / 2013	No	No
Christopher High School - Building B	2008 / 2013	No	No
Christopher High School - Building C	2008 / 2013	No	No
Christopher High School - Building D	2008 / 2013	No	No
Christopher High School - Building E	2008 / 2013	No	No
Christopher High School - Building F (Performance Center)	2008 / 0	No	No
Christopher High School - Building H	2012 / 0	No	No
Christopher High School - Building H1	2012 / 0	No	No
Christopher High School -Portable 1	2015 / 0	No	No
Christopher High School-Portable 2	2015 / 0	No	No
Christopher High School-Site	2008 / 2012	No	No

A detailed follow-up accessibility study is included as a recommendation because potential moderate to major issues were observed at the subject site. Reference the appendix for specific data, photos, and tables or checklists associated with this limited accessibility survey.

## 14. 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.

## 15. 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.

## 16. Certification

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Gilroy Unified School District (the Client) retained Bureau Veritas to perform this Facility Condition Assessment in connection with its continued operation of Christopher High School, 850 Day Road, 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:** Nam Nguyen, Arezou Msoumi  
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## 17. Appendices

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



## Appendix A: Photographic Record

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## Photographic Overview



1 - FRONT ENTRANCE



2 - BUILDING A



3 - LIBRARY



4 - BUILDING E



5 - VIEW OF GYM



6 - ADMINISTRATION ENTRANCE



### Photographic Overview



7 - INTERIOR VIEW OF CLASSROOM



8 - INTERIOR VIEW OF CLASSROOM



9 - INTERIOR VIEW OF CLASSROOM



10 - INTERIOR VIEW OF GYMNASIUM



11 - GYMNASIUM



12 - INTERIOR VIEW OF LIBRARY



### Photographic Overview



13 - ELECTRICAL SYSTEM



14 - INTERIOR LIGHTING SYSTEM



15 - PLUMBING SYSTEM



16 - GAS WATER HEATER



17 - SPLIT SYSTEM CONDENSER UNIT



18 - PTAC UNIT

**Photographic Overview**



19 - FIRE RISER



20 - FIRE ALARM PANEL



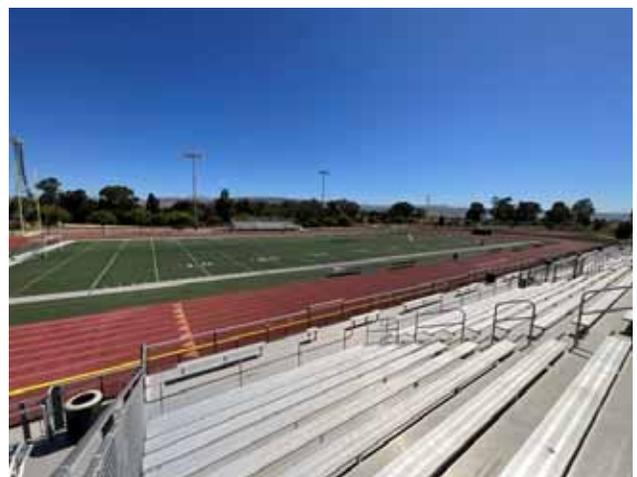
21 - PARKING LOTS



22 - BASKETBALL COURTS



23 - POOL



24 - FOOTBALL FIELD



## Appendix B:

### Site Plan(s)

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# Site Plan



 <p><b>BUREAU VERITAS</b></p>	<b>Project Number</b>	<b>Project Name</b>	 <p><b>N</b></p>
	171004.25R000-012.017	Christopher High School	
	<b>Source</b>	<b>On-Site Date</b>	
	Google	July 28, 2025	

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

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# BV FACILITY CONDITION ASSESSMENT: PRE-SURVEY QUESTIONNAIRE

**Building / Facility Name:** Christopher High School

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

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

**Length of time associated w/ property:** 5yrs

**Date Completed:** 7/27/2025

**Phone Number:** 408-612-2720

**Method of Completion:** INTERVIEW - verbally completed during interview

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

Data Overview		Response		
1	Year(s) constructed	Constructed 2009	Renovated 2013	2009, renovation 2013 C wing
2	Building size in SF	<b>SF</b>		
3	Major Renovation/Rehabilitation		Year	Additional Detail
		Facade		
		Roof	2025	E wing
		Interiors	2024	
		HVAC		Replaced as needed
		Electrical		
		Site Pavement	2020	Small patches ongoing
		Accessibility		
4	List other significant capital improvements (focus on recent years; provide approximate date).	Adding perimeter fencing 2025		
5	List any major capital expenditures planned/requested for the next few years. Have they been budgeted?	New generator, wrestling room hardwood floor due to water damage		
6	Describe any on-going extremely problematic, historically chronic, or immediate facility needs.	Water leaks in building E . Roof penetration and ducting		

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				Roof building E
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				Gym restroom wrestling room hardwood floor
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				Solar leased



Signature of Assessor



Signature of POC

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

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## Visual Survey - 2010 ADA Standards for Accessible Design

**Property Name:** Christopher High School

**BV Project Number:** 171004.25R000-012.017

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		

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

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

# Christopher High School: Photographic Overview



OVERVIEW OF ACCESSIBLE PARKING AREA



CLOSE-UP OF STALL



ACCESSIBLE PATH



CURB CUT

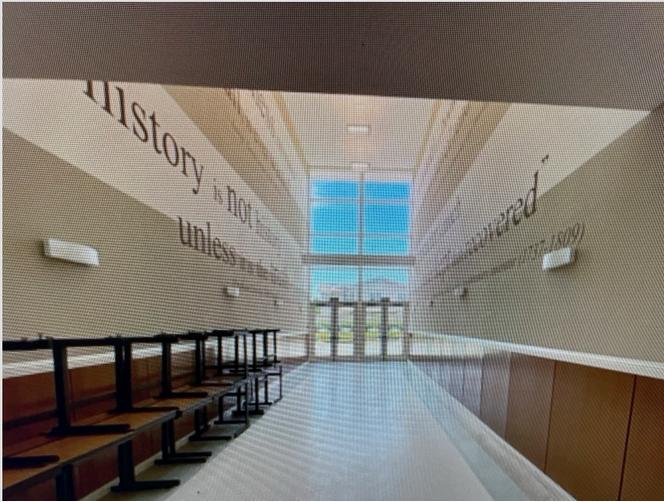


ACCESSIBLE ENTRANCE



ADDITIONAL ENTRANCE

# Christopher High School: Photographic Overview



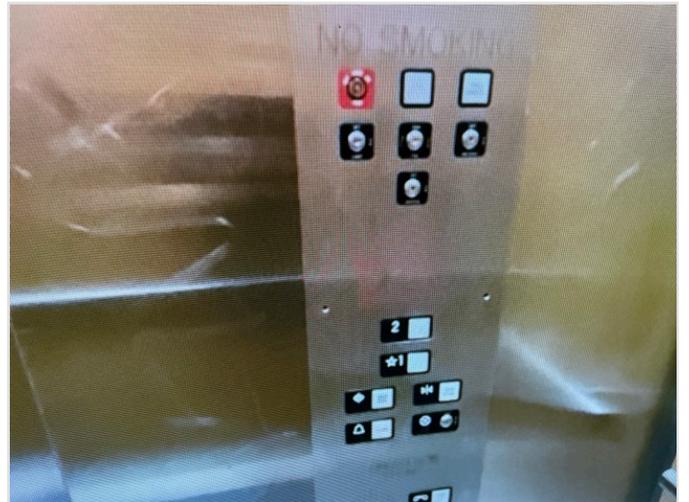
ACCESSIBLE INTERIOR PATH



DOOR HARDWARE



LOBBY LOOKING AT CABS



IN-CAB CONTROLS



TOILET STALL OVERVIEW



SINK, FAUCET HANDLES AND ACCESSORIES

Christopher High School: Photographic Overview



KITCHEN CABINETS



SINK CLEARANCE

## Appendix E:

### Component Condition Report

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**Component Condition Report | Christopher High School / Christopher High School - Building A**

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
<b>Facade</b>						
B2010	Building Exterior	Fair	Exterior Walls, any painted surface, Prep & Paint	30,000 SF	3	9590719
B2020	Building Exterior	Fair	Glazing, any type by SF	10,300 SF	14	9590686
B2050	Building Exterior	Fair	Exterior Door, Aluminum-Framed & Glazed, Standard Swing	18	14	9590697
<b>Roofing</b>						
B3010	Roof	Fair	Roofing, Single-Ply Membrane, TPO/PVC	30,500 SF	4	9590691
<b>Interiors</b>						
C1030	Classrooms General	Fair	Interior Door, Steel, Standard	45	24	9590701
C1030	Throughout Building	Fair	Interior Door, Aluminum-Framed & Glazed, Standard Swing	1	24	9590710
C1070	Classrooms General	Fair	Suspended Ceilings, Acoustical Tile (ACT)	40,000 SF	9	9590711
C1090	Restrooms	Fair	Toilet Partitions, Plastic/Laminate	7	4	9590682
C2010	Restrooms	Fair	Wall Finishes, Ceramic Tile	1,000 SF	24	9590700
C2010	Classrooms General	Fair	Wall Finishes, any surface, Prep & Paint	100,000 SF	3	9590717
C2030	Classrooms General	Fair	Flooring, Carpet, Commercial Standard	40,000 SF	3	9590690
C2030	Classrooms General	Fair	Flooring, Vinyl Tile (VCT)	20,000 SF	3	9590680
C2030	Restrooms	Fair	Flooring, Vinyl Sheeting	1,000 SF	3	9590703
C2050	Throughout Building	Good	Ceiling Finishes, Gypsum Board/Plaster	21,000 SF	34	9590696
<b>Conveying</b>						
D1010	Hallways & Common Areas	Fair	Passenger Elevator, Hydraulic, 2 Floors, Renovate	1	14	9590721
D1010	Utility Rooms/Areas	Fair	Elevator Controls, Automatic, 1 Car	1	4	9590713
<b>Plumbing</b>						
D2010	Throughout Building	Fair	Plumbing System, Supply & Sanitary, Low Density (excludes fixtures)	61,000 SF	24	9590716
D2010	Restrooms	Fair	Urinal, Standard	1	14	9590687
D2010	Restrooms	Fair	Toilet, Commercial Water Closet	9	14	9590695

## Component Condition Report | Christopher High School / Christopher High School - Building A

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D2010	Restrooms	Fair	Sink/Lavatory, Wall-Hung	7	14	9590684
D2010	Utility Rooms/Areas	Fair	Sink/Lavatory, Service Sink, Floor	1	19	9590694
D2010	Classrooms General	Fair	Sink/Lavatory, Vanity Top, Stainless Steel	1	14	9590708
<b>HVAC</b>						
D3050	Throughout Building	Fair	HVAC System, Ductwork, Medium Density	61,000 SF	14	9590704
<b>Fire Protection</b>						
D4010	Throughout Building	Fair	Fire Suppression System, Existing Sprinkler Heads, by SF	61,000 SF	9	9590722
<b>Electrical</b>						
D5020	Electrical Room	Fair	Distribution Panel, 120/208 V, 400 AMP	5	14	9590720
D5020	Utility Rooms/Areas	Fair	Supplemental Components, Circuit Breaker/Disconnect	1	14	9590705
D5020	Electrical Room	Fair	Secondary Transformer, Dry, Stepdown, 112.5 KVA	1	13	9590715
D5030	Throughout Building	Fair	Electrical System, Wiring & Switches, Average or Low Density/Complexity	61,000 SF	24	9590712
D5040	Throughout Building	Fair	Emergency & Exit Lighting System, Full Interior Upgrade, LED	61,000 SF	3	9590723
D5040	Throughout Building	Fair	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures	61,000 SF	4	9590688
<b>Fire Alarm &amp; Electronic Systems</b>						
D6020	Electrical Room	Fair	Low Voltage System, Phone & Data Lines	61,000 SF	4	9590724
D6060	Throughout Building	Fair	Intercom/PA System, Public Address Upgrade, Facility-Wide	61,000 SF	4	9590706
D7030	Throughout Building	Fair	Security/Surveillance System, Full System Upgrade, Average Density	61,000 SF	3	9590709
D7050	Mechanical Room	Fair	Fire Alarm Panel, Multiplex	1	3	9590681
D7050	Throughout Building	Fair	Fire Alarm System, Full System Upgrade, Standard Addressable, Upgrade/Install	61,000 SF	4	9590707
<b>Equipment &amp; Furnishings</b>						
E1030	Classrooms Science	Fair	Foodservice Equipment, Commercial Kitchen, 2-Bowl	1	14	9590718
E1040	Classrooms General	Fair	Laboratory Equipment, Sink, 2-Bowl	1	14	9590699
E2010	Classrooms General	Fair	Casework, Cabinetry, Standard	180 LF	4	9590693

## Component Condition Report | Christopher High School / Christopher High School - Building B

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
<b>Facade</b>						
B2010	Building Exterior	Fair	Exterior Walls, any painted surface, Prep & Paint	30,000 SF	2	9590760
B2020	Building Exterior	Fair	Glazing, any type by SF	10,000 SF	14	9590743
B2050	Building Exterior	Fair	Exterior Door, Aluminum-Framed & Glazed, Standard Swing	14	14	9590749
<b>Roofing</b>						
B3010	Roof	Fair	Roofing, Single-Ply Membrane, TPO/PVC	27,000 SF	4	9590758
<b>Interiors</b>						
C1030	Classrooms General	Fair	Interior Door, Steel, Standard	30	24	9590756
C1070	Classrooms General	Fair	Suspended Ceilings, Acoustical Tile (ACT)	27,000 SF	9	9590761
C1090	Restrooms	Fair	Toilet Partitions, Plastic/Laminate	12	4	9590750
C2010	Restrooms	Fair	Wall Finishes, Ceramic Tile	10,000 SF	24	9590732
C2010	Classrooms General	Fair	Wall Finishes, any surface, Prep & Paint	72,000 SF	3	9590762
C2030	Restrooms	Fair	Flooring, Vinyl Sheeting	800 SF	3	9590747
C2030	Classrooms General	Fair	Flooring, Carpet, Commercial Standard	3,100 SF	3	9590746
C2030	Classrooms General	Fair	Flooring, Ceramic Tile	3,100 SF	24	9590742
C2030	Classrooms General	Fair	Flooring, Vinyl Tile (VCT)	45,800 SF	3	9590766
C2050	Classrooms General	Fair	Ceiling Finishes, any flat surface, Prep & Paint	24,400 SF	3	9590745
<b>Conveying</b>						
D1010	Hallways & Common Areas	Fair	Passenger Elevator, Hydraulic, 2 Floors, 3500 LB, Renovate	2	14	9590739
<b>Plumbing</b>						
D2010	Restrooms	Fair	Toilet, Commercial Water Closet	15	14	9590754
D2010	Utility Rooms/Areas	Good	Water Heater, Gas, Commercial (125 MBH), 75 to 99 GAL	1	17	9590727
D2010	Restrooms	Fair	Urinal, Standard	7	14	9590738
D2010	Hallways & Common Areas	Fair	Drinking Fountain, Wall-Mounted, Bi-Level	3	3	9590726
D2010	Throughout Building	Fair	Plumbing System, Supply & Sanitary, Medium Density (includes fixtures)	54,000 SF	24	9590748

## Component Condition Report | Christopher High School / Christopher High School - Building B

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D2010	Classrooms General	Fair	Emergency Plumbing Fixtures, Eye Wash & Shower Station	16	4	9590751
D2010	Restrooms	Fair	Sink/Lavatory, Wall-Hung	13	14	9590728
D2010	Utility Rooms/Areas	Fair	Water Heater, Gas, Commercial (200 MBH)	1	4	9590740
<b>HVAC</b>						
D3050	Throughout Building	Fair	HVAC System, Ductwork, Medium Density	54,000 SF	14	9590753
<b>Fire Protection</b>						
D4010	Utility Rooms/Areas	Fair	Supplemental Components, Fire Riser, Wet	2	24	9590733
D4010	Throughout Building	Fair	Fire Suppression System, Existing Sprinkler Heads, by SF	54,000 SF	9	9590744
<b>Electrical</b>						
D5020	Electrical Room	Fair	Secondary Transformer, Dry, Stepdown, 112.5 KVA	2	13	9590737
D5020	Electrical Room	Fair	Switchboard, 120/208 V, 1200 AMP	1	23	9590759
D5020	Electrical Room	Fair	Distribution Panel, 120/208 V, 400 AMP	9	14	9590725
D5030	Throughout Building	Fair	Electrical System, Wiring & Switches, Average or Low Density/Complexity	54,000 SF	24	9590755
D5040	Throughout Building	Fair	Emergency & Exit Lighting System, Full Interior Upgrade, LED	54,000 SF	3	9590741
D5040	Throughout Building	Fair	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures	54,000 SF	4	9590763
<b>Fire Alarm &amp; Electronic Systems</b>						
D6020	Throughout Building	Fair	Low Voltage System, Phone & Data Lines	54,000 SF	4	9590757
D6060	Throughout Building	Fair	Intercom/PA System, Public Address Upgrade, Facility-Wide	54,000 SF	4	9590734
D7030	Throughout Building	Fair	Security/Surveillance System, Full System Upgrade, Average Density	54,000 SF	3	9590736
D7050	Throughout Building	Fair	Fire Alarm System, Full System Upgrade, Standard Addressable, Upgrade/Install	54,000 SF	4	9590752
D7050	Mechanical Room	Fair	Fire Alarm Panel, Multiplex	2	3	9590730
<b>Equipment &amp; Furnishings</b>						
E1040	Classrooms Science	Fair	Laboratory Equipment, Sink, 1-Bowl	171	14	9590731
E2010	Classrooms General	Fair	Casework, Cabinetry, Standard	120 LF	4	9590765

## Component Condition Report | Christopher High School / Christopher High School - Building C

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
<b>Facade</b>						
B2010	Building exterior	Fair	Exterior Walls, Brick/Masonry/Stone, Clean & Seal	20,000 SF	7	9589386
B2020	Building exterior	Fair	Glazing, any type by SF	1,450 SF	17	9589374
B2050	Building exterior	Fair	Exterior Door, Steel, Standard	20	17	9588784
B2050	Building exterior	Fair	Exterior Door, Aluminum-Framed & Glazed, Standard Swing	10	17	9588788
<b>Roofing</b>						
B3010	Main roof	Fair	Roofing, Metal Standing Seam	20,000 SF	27	9589372
B3010	Roof	Fair	Roofing, Single-Ply Membrane, TPO/PVC	23,000 SF	7	9589373
B3060	Gymnasium	Fair	Roof Skylight, per SF of glazing	720 SF	17	9588807
<b>Interiors</b>						
C1020	Throughout Building	Fair	Interior Glazing, any type by SF	300 SF	26	9589394
C1030	Throughout Building	Fair	Door Hardware, School, per Door	59	17	9589384
C1030	Throughout Building	Fair	Interior Door, Wood, Solid-Core with metal cladding and vision lite	18	27	9588778
C1030	Throughout Building	Fair	Interior Door, Wood, Solid-Core with metal cladding	11	27	9588796
C1070	Throughout Building	Fair	Suspended Ceilings, Acoustical Tile (ACT)	20,000 SF	12	9588816
C1090	Throughout Building	Fair	Lockers, Steel-Baked Enamel, 6' Height per LF	200 LF	7	9589389
C1090	Restrooms	Fair	Toilet Partitions, Plastic/Laminate	20	7	9588811
C2010	Restrooms	Fair	Wall Finishes, Ceramic Tile	3,500 SF	27	9588801
C2010	Hallways	Fair	Wall Finishes, Wood Paneling, Raised Architectural Wainscot	5,000 SF	17	9588802
C2010	Throughout Building	Fair	Wall Finishes, any surface, Prep & Paint	50,000 SF	4	9588780
C2010	Gymnasium	Fair	Wall Finishes, Gym Wall Pads, Secured and 1.5" Thick	6,000 SF	5	9588792
C2030	Wrestling Mats	Fair	Flooring, Wrestling Mats, Secured and 2" Thick	1,000 SF	2	9588781
C2030	Throughout Building	Fair	Flooring, any surface, w/ Paint or Sealant, Prep & Paint	1,000 SF	2	9589333
C2030	Gymnasium	Fair	Flooring, Wood, Sports, Refinish	21,000 SF	4	9588795
C2030	Throughout Building	Fair	Flooring, any surface, w/ Elastomeric Coating, Prep & Paint	5,000 SF	2	9588779

## Component Condition Report | Christopher High School / Christopher High School - Building C

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
C2030	Fitness room	Fair	Flooring, Athletic Resilient Rolled Sheeting	2,000 SF	2	9588789
C2030	Throughout	Fair	Flooring, Vinyl Tile (VCT)	10,000 SF	2	9588777
C2030	Restrooms	Fair	Flooring, Ceramic Tile	3,000 SF	27	9588808
C2050	Throughout	Fair	Ceiling Finishes, any flat surface, Prep & Paint	3,000 SF	4	9588800
C2050	Gymnasium	Fair	Ceiling Finishes, exposed irregular elements, Prep & Paint	19,280 SF	4	9589334
<b>Conveying</b>						
D1010	Between coaches 'rooms	Fair	Vertical Lift, Wheelchair, 5' Rise, Renovate	1	12	9589392
<b>Plumbing</b>						
D2010	Lockers	Fair	Shower, Valves & Heads, Single Showerhead	2	17	9589404
D2010	Mechanical room	Fair	Water Heater, Gas, Commercial (125 MBH), 75 to 100 GAL	2	7	9589382
D2010	Throughout Building	Fair	Drinking Fountain, Wall-Mounted, Bi-Level	4	2	9588806
D2010	Throughout Building	Fair	Sink/Lavatory, Service Sink, Floor	2	21	9589393
D2010	Restrooms	Fair	Toilet, Commercial Water Closet	25	17	9588812
D2010	Restrooms	Fair	Sink/Lavatory, Wall-Hung	18	17	9588805
D2010	Throughout Building	Fair	Plumbing System, Supply & Sanitary, Medium Density (excludes fixtures)	43,000 SF	27	9589376
D2010	Lockers	Fair	Shower, Valves & Heads, Communal Column w/ 4 to 6 Heads	4	7	9589405
D2010	Restrooms	Fair	Urinal, Standard	8	17	9588782
<b>HVAC</b>						
D3050	Throughout Building	Fair	HVAC System, Ductwork, Medium Density	43,000 SF	17	9589378
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted, 6 to 7.5 TON	13	6	9589383
<b>Fire Protection</b>						
D4010	Throughout Building	Fair	Fire Suppression System, Existing Sprinkler Heads, by SF	43,000 SF	12	9589375
<b>Electrical</b>						
D5020	Electrical room	Fair	Secondary Transformer, Dry, Stepdown, 112.5 KVA	1	17	9589379
D5020	Throughout	Fair	Switchboard, 277/480 V, 800 AMP	1	27	9589380

### Component Condition Report | Christopher High School / Christopher High School - Building C

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D5030	Throughout Building	Fair	Electrical System, Wiring & Switches, High Density/Complexity	43,000 SF	27	9589377
D5040	Building exterior	Fair	Exterior Light, Building-Mounted, Doorway/Soffit/Lower-Lumen	45	7	9589390
D5040	Throughout Building	Excellent	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures	43,000 SF	19	9589388
<b>Fire Alarm &amp; Electronic Systems</b>						
D6060	Throughout Building	Fair	Intercom/PA System, Public Address Upgrade, Facility-Wide	43,000 SF	6	9589385
D7030	Throughout Building	Fair	Security/Surveillance System, Full System Upgrade, Average Density	43,000 SF	2	9589387
D7050	Electrical room	Fair	Fire Alarm Panel, Multiplex	1	2	9589381
D7050	Throughout Building	Fair	Fire Alarm System, Full System Upgrade, Standard Addressable, Install	43,000 SF	7	9588785
<b>Equipment &amp; Furnishings</b>						
E1070	Gymnasium	Fair	Basketball Backboard, Ceiling-Mounted, Operable, Operable	8	17	9588804
E1070	Gymnasium	Fair	Gym Scoreboard, Electronic Standard	2	17	9588773
E2010	Gymnasium	Fair	Bleachers, Telescoping Power-Operated, up to 15 Tier (per Seat)	100	7	9588794
E2010	Throughout Building	Fair	Casework, Cabinetry, Standard	100 LF	7	9589406

### Component Condition Report | Christopher High School / Christopher High School - Building D

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
<b>Facade</b>						
B2010	Building Exterior	Fair	Exterior Walls, any painted surface, Prep & Paint	13,600 SF	3	9590486
B2020	Commercial Kitchen	Fair	Screens & Shutters, Rolling Security Shutter, 10 to 50 SF	1	4	9590487
B2020	Building Exterior	Fair	Glazing, any type by SF	7,300 SF	14	9590474
B2050	Building Exterior	Fair	Exterior Door, Steel, Commercial	10	24	9590500
B2050	Building Exterior	Fair	Exterior Door, Aluminum-Framed & Glazed, Standard Swing	19	14	9590483
<b>Roofing</b>						
B3010	Roof	Fair	Roofing, Metal	8,200 SF	24	9590484
B3010	Roof	Fair	Roofing, Single-Ply Membrane, TPO/PVC	13,250 SF	4	9590470

## Component Condition Report | Christopher High School / Christopher High School - Building D

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
B3060	Roof	Fair	Roof Skylight, per unit, up to 20 SF	6	14	9590437
<b>Interiors</b>						
C1030	Classrooms General	Fair	Interior Door, Wood, Solid-Core Commercial	4	24	9590438
C1030	Throughout Building	Fair	Interior Door, Aluminum-Framed & Glazed, Standard Swing	11	24	9590469
C1070	Classrooms General	Fair	Suspended Ceilings, Acoustical Tile (ACT)	14,300 SF	9	9590431
C1090	Restrooms	Fair	Toilet Partitions, Plastic/Laminate	3	4	9590489
C1090	Hallways & Common Areas	Fair	Lockers, Steel-Baked Enamel, 12" W x 15" D x 72" H	12 LF	4	9590509
C2010	Restrooms	Fair	Wall Finishes, Ceramic Tile	6,600 SF	24	9590467
C2010	Classrooms General	Fair	Wall Finishes, any surface, Prep & Paint	37,400 SF	3	9590459
C2030	Classrooms General	Fair	Flooring, Carpet, Commercial Standard	2,600 SF	2	9590476
C2030	Cafeteria	Fair	Flooring, any surface, w/ Epoxy Coating, Prep & Paint	7,700 SF	3	9590485
C2030	Restrooms	Fair	Flooring, Vinyl Sheeting	3,300 SF	3	9590498
C2030	Classrooms General	Fair	Flooring, Vinyl Tile (VCT)	8,400 SF	3	9590473
C2050	Classrooms General	Fair	Ceiling Finishes, any flat surface, Prep & Paint	7,700 SF	3	9590434
<b>Plumbing</b>						
D2010	Commercial Kitchen	Fair	Sink/Lavatory, Service Sink, Wall-Hung	5	19	9590466
D2010	Utility Rooms/Areas	Fair	Sink/Lavatory, Service Sink, Floor	3	19	9590475
D2010	Restrooms	Fair	Sink/Lavatory, Service Sink, Wall-Hung	3	19	9590499
D2010	Throughout Building	Fair	Plumbing System, Supply & Sanitary, Low Density (excludes fixtures)	22,000 SF	24	9590446
D2010	Utility Rooms/Areas	Fair	Water Heater, Gas, Commercial (125 MBH)	1	3	9590312
D2010	Restrooms	Fair	Urinal, Standard	1	14	9590502
D2010	Restrooms	Fair	Toilet, Commercial Water Closet	4	14	9590477
D2010	Classrooms General	Fair	Sink/Lavatory, Vanity Top, Stainless Steel	1	14	9590504
<b>HVAC</b>						
D3030	Building Exterior	Fair	Split System, Condensing Unit/Heat Pump	1	3	9590460

## Component Condition Report | Christopher High School / Christopher High School - Building D

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D3050	Throughout Building	Fair	HVAC System, Ductwork, Medium Density	22,000 SF	14	9590430
D3060	Kitchen	Fair	Supplemental Components, Air Curtain, 5' Wide Heated	1	3	9590311
<b>Fire Protection</b>						
D4010	Throughout Building	Fair	Fire Suppression System, Existing Sprinkler Heads, by SF	22,000 SF	9	9590508
<b>Electrical</b>						
D5020	Electrical Room	Fair	Secondary Transformer, Dry, Stepdown, 225 KVA	1	14	9590454
D5020	Electrical Room	Fair	Distribution Panel, 120/208 V, 400 AMP	3	14	9590452
D5020	Electrical Room	Fair	Switchboard, 120/208 V, 800 AMP	1	24	9590495
D5030	Throughout Building	Fair	Electrical System, Wiring & Switches, Average or Low Density/Complexity	22,000 SF	24	9590478
D5040	Throughout Building	Fair	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures	22,000 SF	4	9590480
D5040	Throughout Building	Fair	Emergency & Exit Lighting System, Full Interior Upgrade, LED	22,000 SF	3	9590432
D5040	Building Exterior	Fair	Exterior Light, any type, w/ LED Replacement	7	4	9590507
<b>Fire Alarm &amp; Electronic Systems</b>						
D6060	Throughout Building	Fair	Intercom/PA System, Public Address Upgrade, Facility-Wide	22,000 SF	4	9590481
D7030	Throughout Building	Fair	Security/Surveillance System, Full System Upgrade, Average Density	22,000 SF	3	9590493
D7050	Throughout Building	Fair	Fire Alarm System, Full System Upgrade, Standard Addressable, Upgrade/Install	22,000 SF	4	9590439
D7050	Electrical Room	Fair	Fire Alarm Panel, Multiplex	1	3	9590462
<b>Equipment &amp; Furnishings</b>						
E1030	Commercial Kitchen	Fair	Foodservice Equipment, Commercial Kitchen, 2-Bowl	1	14	9590448
E1030	Kitchen	Fair	Foodservice Equipment, Range/Oven, 4-Burner	1	3	9590490
E1030	Kitchen	Fair	Foodservice Equipment, Conveyor Toaster	1	4	9590479
E1030	Kitchen	Fair	Foodservice Equipment, Walk-In, Freezer	1	4	9590496
E1030	Commercial Kitchen	Fair	Foodservice Equipment, Commercial Kitchen, 3-Bowl	1	14	9590455
E1030	Kitchen	Fair	Foodservice Equipment, Refrigerator, 2-Door Reach-In	7	3	9590494
E1030	Kitchen	Fair	Foodservice Equipment, Food Warmer, Proofing Cabinet on Wheels	1	3	9590457

**Component Condition Report | Christopher High School / Christopher High School - Building D**

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
E1030	Kitchen	Fair	Foodservice Equipment, Refrigerator, 2-Door Reach-In	1	3	9590440
E1030	Kitchen	Fair	Foodservice Equipment, Prep Table Refrigerated, Salad/Sandwich	4	3	9590443
E1030	Kitchen	Fair	Commercial Kitchen Line, Serving/Warming Equipment	25 LF	8	9590456
E1030	Commercial Kitchen	Fair	Foodservice Equipment, Dishwasher Commercial	1	3	9590435
E1030	Commercial Kitchen	Fair	Foodservice Equipment, Walk-In, Evaporator for Refrigerator/Freezer	2	3	9590506
E1030	Kitchen	Fair	Foodservice Equipment, Griddle	1	3	9590465
E1030	Kitchen	Fair	Foodservice Equipment, Food Warmer, Proofing Cabinet on Wheels	1	3	9590445
E1030	Commercial Kitchen	Fair	Foodservice Equipment, Commercial Kitchen, 1-Bowl	1	18	9590458
E1030	Commercial Kitchen	Fair	Foodservice Equipment, Exhaust Hood, 8 to 10 LF	1	3	9590488
E1030	Kitchen	Excellent	Foodservice Equipment, Blast Chiller/Freezer	1	10	9590447
E1030	Kitchen	Fair	Foodservice Equipment, Food Warmer, Proofing Cabinet on Wheels	1	2	9590492
E1030	Kitchen	Fair	Foodservice Equipment, Freezer, 1-Door Reach-In	1	3	9590442
E1030	Kitchen	Fair	Foodservice Equipment, Food Warmer, Proofing Cabinet on Wheels	2	3	9590505
E2010	Library	Fair	Library Shelving, Single-Faced, up to 90" Height	100 LF	4	9590501
E2010	Classrooms General	Fair	Casework, Cabinetry, Standard	60 LF	4	9590433
E2010	Library	Fair	Library Shelving, Double-Faced, up to 90" Height	200 LF	4	9590453

**Component Condition Report | Christopher High School / Christopher High School - Building E**

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
<b>Facade</b>						
B2010	Building Exterior	Fair	Exterior Walls, any painted surface, Prep & Paint	21,100 SF	2	9590628
B2020	Building Exterior	Fair	Glazing, any type by SF	7,400 SF	17	9590648
B2050	Building Exterior	Fair	Exterior Door, Aluminum-Framed & Glazed, Standard Swing	12	17	9590625
<b>Roofing</b>						
B3010	Roof	Poor	Roofing, Single-Ply Membrane, TPO/PVC	31,000 SF	1	9590661

## Component Condition Report | Christopher High School / Christopher High School - Building E

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
<b>Interiors</b>						
C1030	Classrooms General	Fair	Interior Door, Aluminum-Framed & Glazed, Standard Swing	1	27	9590635
C1070	Classrooms General	Fair	Suspended Ceilings, Acoustical Tile (ACT)	40,300 SF	12	9590642
C1090	Restrooms	Fair	Toilet Partitions, Plastic/Laminate	13	7	9590622
C2010	Restrooms	Fair	Wall Finishes, Ceramic Tile	12,400 SF	27	9590623
C2010	Classrooms General	Fair	Wall Finishes, any surface, Prep & Paint	111,600 SF	2	9590641
C2030	Classrooms General	Fair	Flooring, Vinyl Tile (VCT)	49,600 SF	2	9590643
C2030	Restrooms	Fair	Flooring, Ceramic Tile	6,200 SF	27	9590633
C2030	Classrooms General	Fair	Flooring, Carpet, Commercial Standard	6,200 SF	2	9590630
C2050	Classrooms General	Fair	Ceiling Finishes, any flat surface, Prep & Paint	21,700 SF	2	9590632
<b>Conveying</b>						
D1010	Hallways & Common Areas	Fair	Passenger Elevator, Hydraulic, 2 Floors, Renovate	1	17	9590627
<b>Plumbing</b>						
D2010	Utility Rooms/Areas	Fair	Water Heater, Electric, Residential, 16 to 29 GAL	1	2	9590649
D2010	Hallways & Common Areas	Fair	Drinking Fountain, Wall-Mounted, Bi-Level	6	2	9590629
D2010	Throughout Building	Fair	Plumbing System, Supply & Sanitary, Low Density (excludes fixtures)	62,000 SF	27	9590650
D2010	Restrooms	Fair	Toilet, Commercial Water Closet	13	17	9590655
D2010	Utility Rooms/Areas	Fair	Sink/Lavatory, Service Sink, Floor	1	22	9590636
D2010	Utility Rooms/Areas	Fair	Water Heater, Electric, Residential, 16 to 29 GAL	1	2	9590662
D2010	Restrooms	Fair	Urinal, Standard	5	17	9590656
D2010	Restrooms	Fair	Sink/Lavatory, Wall-Hung	6	17	9590652
<b>HVAC</b>						
D3030	Mechanical Room	Fair	Split System, Fan Coil Unit, DX	1	2	9590660
D3050	Throughout Building	Fair	HVAC System, Ductwork, Medium Density	62,000 SF	17	9590647
<b>Fire Protection</b>						

## Component Condition Report | Christopher High School / Christopher High School - Building E

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D4010	Throughout Building	Fair	Fire Suppression System, Existing Sprinkler Heads, by SF	62,000 SF	12	9590658
<b>Electrical</b>						
D5020	Electrical Room	Fair	Distribution Panel, 120/208 V, 400 AMP	12	17	9590653
D5020	Electrical Room	Fair	Switchboard, 277/480 V, 1200 AMP	1	27	9590634
D5020	Electrical Room	Good	Secondary Transformer, Dry, Stepdown, 112.5 KVA	2	17	9590651
D5030	Throughout Building	Fair	Electrical System, Wiring & Switches, Average or Low Density/Complexity	62,000 SF	27	9590638
D5040	Throughout Building	Fair	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures	62,000 SF	7	9590645
D5040	Throughout Building	Fair	Emergency & Exit Lighting System, Full Interior Upgrade, LED	62,000 SF	2	9590657
<b>Fire Alarm &amp; Electronic Systems</b>						
D6060	Throughout Building	Fair	Intercom/PA System, Public Address Upgrade, Facility-Wide	62,000 SF	7	9590640
D7030	Throughout Building	Fair	Security/Surveillance System, Full System Upgrade, Average Density	62,000 SF	2	9590644
D7050	Mechanical Room	Fair	Fire Alarm Panel, Multiplex	1	2	9590624
D7050	Throughout Building	Fair	Fire Alarm System, Full System Upgrade, Standard Addressable, Upgrade/Install	62,000 SF	7	9590659
<b>Equipment &amp; Furnishings</b>						
E2010	Classrooms General	Fair	Casework, Cabinetry, Standard	120 LF	7	9590639
<b>Follow-up Studies</b>						
P2030	Roof	NA	Architectural Study, Building Envelope, Roof, Evaluate/Report	1	0	9590631

## Component Condition Report | Christopher High School / Christopher High School - Building F (Performance Center)

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
<b>Facade</b>						
B2010	Building Exterior	Fair	Exterior Walls, any painted surface, Prep & Paint	11,000 SF	3	9590666
B2020	Building Exterior	Fair	Glazing, any type by SF	4,000 SF	14	9590669
B2050	Building Exterior	Fair	Exterior Door, Aluminum-Framed & Glazed, Standard Swing	4	14	9590674
<b>Roofing</b>						

## Component Condition Report | Christopher High School / Christopher High School - Building F (Performance Center)

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
B3010	Roof	Fair	Roofing, Single-Ply Membrane, TPO/PVC	8,100 SF	4	9590678
<b>Interiors</b>						
C1030	Hallways & Common Areas	Fair	Interior Door, Steel, Standard	4	24	9590676
C1070	Classrooms General	Fair	Suspended Ceilings, Acoustical Tile (ACT)	4,900 SF	9	9590679
C2010	Classrooms General	Fair	Wall Finishes, any surface, Prep & Paint	16,200 SF	3	9590672
C2030	Classrooms General	Fair	Flooring, Vinyl Tile (VCT)	8,100 SF	3	9590665
C2050	Classrooms General	Fair	Ceiling Finishes, any flat surface, Prep & Paint	3,200 SF	3	9590673
<b>Fire Protection</b>						
D4010	Throughout Building	Fair	Fire Suppression System, Existing Sprinkler Heads, by SF	8,100 SF	9	9590663
<b>Electrical</b>						
D5040	Throughout Building	Fair	Emergency & Exit Lighting System, Full Interior Upgrade, LED	8,100 SF	3	9590677
D5040	Throughout Building	Fair	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures	8,100 SF	4	9590668
<b>Fire Alarm &amp; Electronic Systems</b>						
D6060	Throughout Building	Fair	Intercom/PA System, Public Address Upgrade, Facility-Wide	8,100 SF	4	9590675
D7030	Throughout Building	Fair	Security/Surveillance System, Full System Upgrade, Average Density	8,100 SF	3	9590671
D7050	Throughout Building	Fair	Fire Alarm System, Full System Upgrade, Standard Addressable, Upgrade/Install	8,100 SF	4	9590667

## Component Condition Report | Christopher High School / Christopher High School - Building H

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
<b>Facade</b>						
B2010	Building Exterior	Fair	Exterior Walls, Brick/Masonry/Stone, Clean & Seal, Prep & Paint	2,600 SF	7	9575202
B2020	Building Exterior	Fair	Glazing, any type by SF	200 SF	17	9575196
B2050	Building Exterior	Fair	Exterior Door, Steel, Standard with vision lite	2	17	9575210
<b>Roofing</b>						
B3010	Roof	Good	Roofing, Metal Standing Seam	2,600 SF	27	9590396

## Component Condition Report | Christopher High School / Christopher High School - Building H

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
<b>Interiors</b>						
C1030	Throughout	Fair	Door Hardware, School, per Door	8	17	9590410
C1030	Classrooms General	Good	Interior Door, Steel, Standard	4	27	9575190
C1070	Throughout Building	Fair	Suspended Ceilings, Acoustical Tile (ACT)	1,400 SF	12	9575209
C1090	Restrooms	Fair	Toilet Partitions, Plastic/Laminate	7	7	9575204
C2010	Throughout Building	Fair	Wall Finishes, any surface, Prep & Paint	2,000 SF	4	9575201
C2010	Restrooms	Good	Wall Finishes, Ceramic Tile	2,000 SF	27	9575198
C2030	Classrooms General	Fair	Flooring, Vinyl Tile (VCT)	1,400 SF	4	9575205
C2030	Restrooms	Good	Flooring, Ceramic Tile	1,200 SF	27	9575188
C2050	Classrooms General	Fair	Ceiling Finishes, any flat surface, Prep & Paint	1,200 SF	4	9575187
<b>Plumbing</b>						
D2010	Restrooms	Fair	Toilet, Commercial Water Closet	7	17	9575197
D2010	Office	Fair	Sink/Lavatory, Drop-In Style, Stainless Steel	1	16	9590395
D2010	Throughout Building	Good	Plumbing System, Supply & Sanitary, Medium Density (includes fixtures)	2,600 SF	27	9575207
D2010	Restrooms	Fair	Urinal, Standard	3	17	9575194
D2010	Building exterior	Fair	Drinking Fountain, Wall-Mounted, Bi-Level	1	4	9590418
D2010	Building exterior	Fair	Shower, Valves & Heads, Single Showerhead	8	17	9590400
D2010	Restrooms	Fair	Sink/Lavatory, Wall-Hung	4	17	9575195
<b>HVAC</b>						
D3030	Throughout Building	Fair	Packaged Terminal Air Conditioner, PTAC, 6000 to 12000 BTUH	3	3	9590394
<b>Fire Protection</b>						
D4010	Throughout	Good	Fire Suppression System, Full System Install/Retrofit, Low Density/Complexity, Install	2,600 SF	26	9590397
<b>Electrical</b>						
D5030	Throughout Building	Good	Electrical System, Wiring & Switches, Average or Low Density/Complexity	2,600 SF	27	9575191
D5040	Building Exterior	Fair	Exterior Light, Building-Mounted, Doorway/Soffit/Lower-Lumen	1	7	9590399

## Component Condition Report | Christopher High School / Christopher High School - Building H

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D5040	Throughout Building	Fair	Interior Lighting System, Full Upgrade, High Density & Standard Fixtures	2,600 SF	7	9575193
<b>Fire Alarm &amp; Electronic Systems</b>						
D6060	Throughout Building	Fair	Intercom/PA System, Public Address Upgrade, Facility-Wide	2,600 SF	7	9575208
D7030	Throughout Building	Fair	Security/Surveillance System, Full System Upgrade, Average Density	2,600 SF	4	9575212
<b>Special Construction &amp; Demo</b>						
F1020	Throughout	Fair	Shed/Gazebo/Shade Structure, Wood or Metal-Framed, Standard	2,400 SF	17	9590409
F1020	Aquatic Center-Site	Fair	Ancillary Building, Wood-Framed or CMU, Basic/Minimal	200 SF	22	9590417
F1050	Pool	Fair	Pool Equipment, Pool Lift, Accessible Transfer Device	1	7	9590403
F1050	Pool	Good	Pool Accessories, Ladder	2	27	9590402
F1050	Next to the pool	Good	Pool Accessories, Lifeguard Chair	4	27	9590401
F1050	Throughout	Good	Pool Finishes, Basin & Deck Finishes, Concrete	10,000 SF	36	9590408
F1050	Pool	Fair	Pool Finishes, Basin & Deck Finishes, Plaster Basin, Refinish	13,000 SF	3	9590407
<b>Athletic, Recreational &amp; Playfield Areas</b>						
G2050	Aquatic Center-Site	Fair	Bleachers, Aluminum Benches (per Seat)	20	12	9590415
G2050	Aquatic Center-Site	Fair	Sports Apparatus, Scoreboard, Electronic Standard	1	12	9590412
G2050	Aquatic Center	Fair	Play Structure, Multipurpose, Medium	1	7	9590405
G2050	Acquatic Center	Fair	Aquatic Play Structure, Multipurpose, Large	1	7	9590404
<b>Sitework</b>						
G2060	Aquatic Center-Site	Good	Fences & Gates, Fence, Wrought Iron 4'	400 LF	37	9590419
G2060	Aquatic Center-Site	Fair	Fences & Gates, Pedestrian Gate, Aluminized Steel	3	12	9590411
G2060	Aquatic Center-Site	Fair	Fences & Gates, Fence, any Painted Surface, Prep & Paint	400 SF	4	9590420
G2060	Throughout	Fair	Picnic Table, Metal Powder-Coated	25	10	9590406
G2060	Aquatic Center-Site	Fair	Trash Receptacle, Portable/Light-Duty	8	3	9590416
G4050	Aquatic Center-Site	Fair	Pole Light Fixture w/ Lamps, any type 20' High, w/ LED Replacement, 300 W	8	7	9590413

## Component Condition Report | Christopher High School / Christopher High School - Building H1

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
<b>Facade</b>						
B2010	Building exterior	Fair	Exterior Walls, Brick/Masonry/Stone, Clean & Seal	2,400 SF	12	9590422
B2050	Building exterior	Fair	Exterior Door, Wire Mesh Metal, Gate	7	4	9590421
<b>Roofing</b>						
B3010	Roof	Good	Roofing, Metal Standing Seam	1,400 SF	28	9575219
<b>Interiors</b>						
C2010	Throughout	Good	Wall Finishes, any surface, Prep & Paint	2,250 SF	5	9590425
C2030	Throughout Building	Fair	Flooring, any surface, w/ Paint or Sealant, Prep & Paint	1,400 SF	4	9575217
C2050	Throughout Building	Fair	Ceiling Finishes, exposed irregular elements, Prep & Paint	1,400 SF	4	9575214
<b>Plumbing</b>						
D2010	Throughout Building	Good	Plumbing System, Supply & Sanitary, Low Density (excludes fixtures)	1,400 SF	27	9575218
<b>HVAC</b>						
D3050	Throughout Building	Good	HVAC System, Hydronic Piping, 2-Pipe	1,400 SF	27	9575221
<b>Fire Protection</b>						
D4010	Throughout Building	Fair	Fire Suppression System, Existing Sprinkler Heads, by SF	1,400 SF	12	9575215
<b>Electrical</b>						
D5030	Throughout Building	Good	Electrical System, Wiring & Switches, Average or Low Density/Complexity	1,400 SF	27	9575222
D5040	Building exterior	Fair	Exterior Light, Building-Mounted, Doorway/Soffit/Lower-Lumen	5	7	9590423
D5040	Throughout Building	Fair	Interior Lighting System, Full Upgrade, High Density & Standard Fixtures	1,400 SF	7	9575220
<b>Fire Alarm &amp; Electronic Systems</b>						
D7050	Throughout	Fair	Fire Alarm System, Full System Upgrade, Simple Addressable, Install	1,400 SF	7	9590424
<b>Special Construction &amp; Demo</b>						
F1050	Throughout	Fair	Pool Equipment, Circulation Pump, 30 to 50 HP	4	12	9588730
F1050	Throughout	Poor	Pool Equipment, Gas Heater	1	2	9589407
F1050	Throughout	Good	Pool Equipment, Gas Heater	3	18	9588729

**Component Condition Report | Christopher High School / Christopher High School - Building H1**

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
F1050	Throughout Building	Fair	Pool Equipment, Filtration System	7	3	9575216

**Component Condition Report | Christopher High School / Christopher High School -Portable 1**

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
<b>Facade</b>						
B2010	Building exterior	Fair	Exterior Walls, any painted surface, Prep & Paint	1,000 SF	4	9589402
<b>Roofing</b>						
B3010	Roof	Good	Roofing, Metal Standing Seam	640 SF	30	9589397
<b>Interiors</b>						
C1070	Throughout Building	Fair	Suspended Ceilings, Acoustical Tile (ACT)	640 SF	15	9589395
C1090	Restrooms	Fair	Toilet Partitions, Plastic/Laminate	8	10	9588727
C2010	Restrooms	Good	Wall Finishes, Laminated Paneling (FRP)	1,000 SF	20	9588721
C2030	Restrooms	Fair	Flooring, any surface, w/ Elastomeric Coating, Prep & Paint	640 SF	3	9588726
<b>Plumbing</b>						
D2010	Boys Restroom	Good	Urinal, Standard	4	20	9588725
D2010	Building exterior	Fair	Drinking Fountain, Wall-Mounted, Bi-Level	1	5	9588722
D2010	Throughout Building	Good	Toilet, Commercial Water Closet	8	20	9588724
D2010	Restrooms	Good	Sink/Lavatory, Wall-Hung	6	20	9588728
D2010	Throughout	Good	Plumbing System, Supply & Sanitary, Low Density (excludes fixtures)	640 SF	30	9589401
<b>HVAC</b>						
D3060	Roof	Fair	Fan, Centrifugal, 12" Diameter, 100 to 1000 CFM	1	14	9589400
<b>Electrical</b>						
D5030	Throughout	Good	Electrical System, Wiring & Switches, Average or Low Density/Complexity	640 SF	30	9589398
D5040	Building exterior	Fair	Exterior Light, Building-Mounted, Doorway/Soffit/Lower-Lumen	4	10	9589399
D5040	Throughout	Fair	Interior Lighting System, Full Upgrade, Low Density & Standard Fixtures	640 SF	10	9589403

**Component Condition Report | Christopher High School / Christopher High School -Portable 1**

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
<b>Fire Alarm &amp; Electronic Systems</b>						
D7050	Throughout Building	Fair	Fire Alarm System, Full System Upgrade, Basic/Zoned, Install	640 SF	9	9589396

**Component Condition Report | Christopher High School / Christopher High School-Site**

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
<b>Plumbing</b>						
D2010	Site	Fair	Drinking Fountain, Exterior/Site, Precast Pedestal	2	5	9589260
<b>Fire Protection</b>						
D4010	Site General	Fair	Backflow Preventer, Fire Suppression, 6 IN	6	17	9575184
<b>Equipment &amp; Furnishings</b>						
E2010	Site Sports Fields & Courts	Fair	Bleachers, Fixed Steel Frame, Aluminum Benches (per Seat)	32	12	9589309
<b>Special Construction &amp; Demo</b>						
F1020	Site Sports Fields & Courts	Fair	Ancillary Building, Steel, Pre-Engineered	2,500 SF	22	9589318
<b>Pedestrian Plazas &amp; Walkways</b>						
G2020	Site Parking Areas	Fair	Parking Lots, Pavement, Asphalt, Mill & Overlay	200,000 SF	12	9575181
G2020	Parking lot	Fair	Parking Lots, Pavement, Asphalt, Seal & Stripe	200,000 SF	3	9594775
<b>Athletic, Recreational &amp; Playfield Areas</b>						
G2050	Site Sports Fields & Courts	Fair	Sports Apparatus, Football, Goal Post	2	12	9589313
G2050	Site Playground Areas	Fair	Athletic Surfaces & Courts, Basketball/General, Asphalt Pavement, Mill & Overlay	34,000 SF	5	9589315
G2050	Site Sports Fields & Courts	Fair	Sports Site Lighting, Fields & Courts, Pole Fixture w/ Lamps	12	12	9589319
G2050	Track	Fair	Athletic Surfaces & Courts, Track Surface, Rubber	45,000 SF	5	9590427
G2050	Site Sports Fields & Courts	Fair	Sports Apparatus, Basketball, Backboard w/ Pole	12	12	9589265
G2050	Site Sports Fields & Courts	Fair	Sports Apparatus, Tennis/Volleyball, Net w/ Posts & Anchors	6	7	9589282
G2050	Site Sports Fields & Courts	Fair	Sports Apparatus, Baseball, Backstop Chain-Link	1	7	9589312
G2050	Site Sports Fields & Courts	Fair	Sports Apparatus, Scoreboard, Electronic Very Robust	1	12	9589288

**Component Condition Report | Christopher High School / Christopher High School-Site**

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
G2050	Site Sports Fields & Courts	Fair	Sports Apparatus, Player/Dugout Benches, 12' Length	4	5	9589291
G2050	Site Sports Fields & Courts	Fair	Sports Apparatus, Baseball, Batting Cage	2	5	9589273
G2050	Baseball/Football	Fair	Athletic Surfaces & Courts, Baseball/Football,urf	85,000 SF	5	9590428
G2050	Site Sports Fields & Courts	Fair	Sports Apparatus, Baseball/Football, Protective Netting	4,000 SF	4	9589250
G2050	Site Sports Fields & Courts	Fair	Sports Apparatus, Soccer, Regulation Goal	2	7	9589266
<b>Sitework</b>						
G2060	Site General	Fair	Bike Rack, Fixed Single Loop	48	7	9589287
G2060	Throughout	Fair	Fences & Gates, Fence, Chain Link 6'	1,000 LF	23	9590429
G2060	Site	Fair	Trash Receptacle, Portable/Light-Duty	100	7	9589314
G2060	Site General	Fair	Flagpole, Metal	1	13	9575174
G2080	Site General	Fair	Irrigation System, Pop-Up Spray Heads, Commercial, Replace/Install	50,000 SF	7	9575183
G4050	Site General	Fair	Pole Light Fixture w/ Lamps, any type 20' High, w/ LED Replacement, 150 W	48	3	9589299

**Component Condition Report | Christopher High School / Christopher High School-Portable 2**

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
<b>Special Construction &amp; Demo</b>						
F1020	Site Sports Fields & Courts	Good	Ancillary Building, Steel, Pre-Engineered	530 SF	25	9588720

## Appendix F: Replacement Reserves

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Replacement Reserves Report



8/7/2025

Uniformat Code	Location Description	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost*	Subtotal	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	Deficiency Repair Estimate	
C1090	Restrooms	9588811	Toilet Partitions, Plastic/Laminate, Replace	20	13	7	20	EA	\$883.50	\$17,670								\$17,670														\$17,670	
C1090	Throughout Building	9589389	Lockers, Steel-Baked Enamel, 6' Height per LF, Replace	20	13	7	200	LF	\$589.00	\$117,800								\$117,800														\$117,800	
C2010	Hallways	9588802	Wall Finishes, Wood Paneling, Raised Architectural Wainscot, Replace	30	13	17	5000	SF	\$32.98	\$164,920																						\$164,920	
C2010	Gymnasium	9588792	Wall Finishes, Gym Wall Pads, Secured and 1.5" Thick, Replace	15	10	5	6000	SF	\$19.79	\$118,742						\$118,742																\$118,742	
C2010	Throughout Building	9588780	Wall Finishes, any surface, Prep & Paint	10	6	4	50000	SF	\$1.77	\$88,350					\$88,350										\$88,350							\$88,350	
C2030	Throughout Building	9589333	Flooring, any surface, w/ Paint or Sealant, Prep & Paint	10	8	2	1000	SF	\$1.77	\$1,767			\$1,767										\$1,767									\$1,767	
C2030	Throughout Building	9588779	Flooring, any surface, w/ Elastomeric Coating, Prep & Paint	10	8	2	5000	SF	\$10.60	\$53,010			\$53,010										\$53,010									\$53,010	
C2030	Fitness room	9588789	Flooring, Athletic Resilient Rolled Sheetting, Replace	15	13	2	2000	SF	\$11.44	\$22,877			\$22,877																			\$22,877	
C2030	Throughout	9588777	Flooring, Vinyl Tile (VCT), Replace	15	13	2	10000	SF	\$5.89	\$58,900			\$58,900																			\$58,900	
C2030	Wrestling Mats	9588781	Flooring, Wrestling Mats, Secured and 2" Thick, Replace	10	8	2	1000	SF	\$9.13	\$9,130			\$9,130										\$9,130									\$9,130	
C2030	Gymnasium	9588795	Flooring, Wood, Sports, Refinish	10	6	4	21000	SF	\$5.89	\$123,690					\$123,690										\$123,690							\$123,690	
C2050	Throughout	9588800	Ceiling Finishes, any flat surface, Prep & Paint	10	6	4	3000	SF	\$2.36	\$7,068					\$7,068										\$7,068							\$7,068	
C2050	Gymnasium	9589334	Ceiling Finishes, exposed irregular elements, Prep & Paint	10	6	4	19280	SF	\$2.95	\$56,780					\$56,780											\$56,780							\$56,780
D1010	Between coaches 'rooms	9589392	Vertical Lift, Wheelchair, 5' Rise, Renovate	25	13	12	1	EA	\$20,026.00	\$20,026													\$20,026										\$20,026
D2010	Mechanical room	9589382	Water Heater, Gas, Commercial (125 MBH), 75 to 100 GAL, Replace	20	13	7	2	EA	\$14,607.20	\$29,214																							\$29,214
D2010	Throughout Building	9588806	Drinking Fountain, Wall-Mounted, Bi-Level, Replace	15	13	2	4	EA	\$1,767.00	\$7,068			\$7,068																				\$7,068
D2010	Lockers	9589405	Shower, Valves & Heads, Communal Column w/ 4 to 6 Heads, Replace	20	13	7	4	EA	\$14,960.60	\$59,842																							\$59,842
D2010	Lockers	9589404	Shower, Valves & Heads, Single Showerhead, Replace	30	13	17	2	EA	\$942.40	\$1,885																							\$1,885
D2010	Restrooms	9588812	Toilet, Commercial Water Closet, Replace	30	13	17	25	EA	\$1,531.40	\$38,285																							\$38,285
D2010	Restrooms	9588805	Sink/Lavatory, Wall-Hung, Replace	30	13	17	18	EA	\$2,002.60	\$36,047																							\$36,047
D2010	Restrooms	9588782	Urinal, Standard, Replace	30	13	17	8	EA	\$1,295.80	\$10,366																							\$10,366
D3050	Roof	9589383	Packaged Unit, RTU, Pad or Roof-Mounted, 6 to 7.5 TON, Replace	20	14	6	13	EA	\$17,670.00	\$229,710																							\$229,710
D3050	Throughout Building	9589378	HVAC System, Ductwork, Medium Density, Replace	30	13	17	43000	SF	\$4.71	\$202,616																							\$202,616
D4010	Throughout Building	9589375	Fire Suppression System, Existing Sprinkler Heads, by SF, Replace	25	13	12	43000	SF	\$1.26	\$54,200													\$54,200										\$54,200
D5020	Electrical room	9589379	Secondary Transformer, Dry, Stepdown, 112.5 KVA, Replace	30	13	17	1	EA	\$18,848.00	\$18,848																							\$18,848
D5040	Building exterior	9589390	Exterior Light, Building-Mounted, Doorway/Soffit/Lower-Lumen, Replace	20	13	7	45	EA	\$471.20	\$21,204																							\$21,204
D5040	Throughout Building	9589388	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures, Replace	20	1	19	43000	SF	\$5.30	\$227,943																							\$227,943
D6060	Throughout Building	9589385	Intercom/PA System, Public Address Upgrade, Facility-Wide, Replace	20	14	6	43000	SF	\$1.94	\$83,579																							\$83,579
D7030	Throughout Building	9589387	Security/Surveillance System, Full System Upgrade, Average Density, Replace	15	13	2	43000	SF	\$2.36	\$101,308			\$101,308																				\$101,308
D7050	Electrical room	9589381	Fire Alarm Panel, Multiplex, Replace	15	13	2	1	EA	\$4,712.00	\$4,712			\$4,712																				\$4,712
D7050	Throughout Building	9588785	Fire Alarm System, Full System Upgrade, Standard Addressable, Install	20	13	7	43000	SF	\$3.53	\$151,962																							\$151,962
E1070	Gymnasium	9588804	Basketball Backboard, Ceiling-Mounted, Operable, Operable	30	13	17	8	EA	\$9,223.74	\$73,790																							\$73,790
E1070	Gymnasium	9588773	Gym Scoreboard, Electronic Standard, Replace	30	13	17	2	EA	\$10,013.00	\$20,026																							\$20,026
E2010	Throughout Building	9589406	Casework, Cabinetry, Standard, Replace	20	13	7	100	LF	\$353.40	\$35,340																							\$35,340
E2010	Gymnasium	9588794	Bleachers, Telescoping Power-Operated, up to 15 Tier (per Seat), Replace	20	13	7	100	EA	\$530.10	\$53,010																							\$53,010
<b>Totals, Unescalated</b>											\$0	\$0	\$258,771	\$0	\$275,888	\$118,742	\$313,289	\$990,462	\$0	\$0	\$0	\$0	\$220,592	\$0	\$275,888	\$0	\$0	\$955,252	\$0	\$227,943	\$118,742	\$3,755,570	
<b>Totals, Escalated (3.0% inflation, compounded annually)</b>											\$0	\$0	\$274,530	\$0	\$310,514	\$137,655	\$374,084	\$1,218,144	\$0	\$0	\$0	\$0	\$314,512	\$0	\$417,305	\$0	\$0	\$1,578,886	\$0	\$399,699	\$214,462	\$5,239,791	

Christopher High School / Christopher High School - Building D

Uniformat Code	Location Description	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost*	Subtotal	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	Deficiency Repair Estimate	
B2010	Building Exterior	9590486	Exterior Walls, any painted surface, Prep & Paint	10	7	3	13600	SF	\$3.53	\$48,062				\$48,062										\$48,062									\$48,062
B2020	Building Exterior	9590474	Glazing, any type by SF, Replace	30	16	14	7300	SF	\$64.79	\$472,967															\$472,967								\$472,967
B2020	Commercial Kitchen	9590487	Screens & Shutters, Rolling Security Shutter, 10 to 50 SF, Replace	20	16	4	1	EA	\$1,413.60	\$1,414					\$1,414																		\$1,414
B2050	Building Exterior	9590483	Exterior Door, Aluminum-Framed & Glazed, Standard Swing, Replace	30	16	14	19	EA	\$1,531.40	\$29,097															\$29,097								\$29,097
B3010	Roof	9590470	Roofing, Single-Ply Membrane, TPO/PVC, Replace	20	16	4	13250	SF	\$20.03	\$265,345					\$265,345																		\$265,345
B3060	Roof	9590437	Roof Skylight, per unit, up to 20 SF, Replace	30	16	14	6	EA	\$1,531.40	\$9,188															\$9,188								\$9,188
C1070	Classrooms General	9590431	Suspended Ceilings, Acoustical Tile (ACT), Replace	25	16	9	14300	SF	\$4.12	\$58,959											\$58,959												\$58,959
C1090	Restrooms	9590489	Toilet Partitions, Plastic/Laminate, Replace	20	16	4	3	EA	\$883.50	\$2,651					\$2,651																		\$2,651
C1090	Hallways & Common Areas	9590509	Lockers, Steel-Baked Enamel, 12" W x 15" D x 72" H, Replace	20	16	4	12	LF	\$589.00	\$7,068					\$7,068																		\$7,068
C2010	Classrooms General	9590459	Wall Finishes, any surface, Prep & Paint	10																													

Replacement Reserves Report



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Uniformat Code	Location Description	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost*	Subtotal	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	Deficiency Repair Estimate
C2030	Cafeteria	9590485	Flooring, any surface, w/ Epoxy Coating, Prep & Paint	10	7	3	7700	SF	\$14.14	\$108,847				\$108,847										\$108,847								\$217,694
C2030	Restrooms	9590498	Flooring, Vinyl Sheeting, Replace	15	12	3	3300	SF	\$8.25	\$27,212				\$27,212																		\$54,424
C2030	Classrooms General	9590473	Flooring, Vinyl Tile (VCT), Replace	15	12	3	8400	SF	\$5.89	\$49,476				\$49,476																		\$98,952
C2030	Classrooms General	9590476	Flooring, Carpet, Commercial Standard, Replace	10	8	2	2600	SF	\$8.84	\$22,971			\$22,971										\$22,971									\$45,942
C2050	Classrooms General	9590434	Ceiling Finishes, any flat surface, Prep & Paint	10	7	3	7700	SF	\$2.36	\$18,141				\$18,141										\$18,141								\$36,282
D2010	Utility Rooms/Areas	9590312	Water Heater, Gas, Commercial (125 MBH), Replace	20	17	3	1	EA	\$14,607.20	\$14,607				\$14,607																		\$14,607
D2010	Restrooms	9590502	Urinal, Standard, Replace	30	16	14	1	EA	\$1,295.80	\$1,296																						\$1,296
D2010	Restrooms	9590477	Toilet, Commercial Water Closet, Replace	30	16	14	4	EA	\$1,531.40	\$6,126																						\$6,126
D2010	Classrooms General	9590504	Sink/Lavatory, Vanity Top, Stainless Steel, Replace	30	16	14	1	EA	\$1,413.60	\$1,414																						\$1,414
D2010	Commercial Kitchen	9590466	Sink/Lavatory, Service Sink, Wall-Hung, Replace	35	16	19	5	EA	\$1,649.20	\$8,246																						\$8,246
D2010	Utility Rooms/Areas	9590475	Sink/Lavatory, Service Sink, Floor, Replace	35	16	19	3	EA	\$942.40	\$2,827																						\$2,827
D2010	Restrooms	9590499	Sink/Lavatory, Service Sink, Wall-Hung, Replace	35	16	19	3	EA	\$1,649.20	\$4,948																						\$4,948
D3030	Building Exterior	9590460	Split System, Condensing Unit/Heat Pump, Replace	15	12	3	1	EA	\$4,712.00	\$4,712				\$4,712																		\$4,712
D3050	Throughout Building	9590430	HVAC System, Ductwork, Medium Density, Replace	30	16	14	22000	SF	\$4.71	\$103,664																						\$103,664
D3060	Kitchen	9590311	Supplemental Components, Air Curtain, 5' Wide Heated, Replace	20	17	3	1	EA	\$3,298.40	\$3,298				\$3,298																		\$3,298
D4010	Throughout Building	9590508	Fire Suppression System, Existing Sprinkler Heads, by SF, Replace	25	16	9	22000	SF	\$1.26	\$27,730										\$27,730												\$27,730
D5020	Electrical Room	9590454	Secondary Transformer, Dry, Stepdown, 225 KVA, Replace	30	16	14	1	EA	\$29,450.00	\$29,450																						\$29,450
D5020	Electrical Room	9590452	Distribution Panel, 120/208 V, 400 AMP, Replace	30	16	14	3	EA	\$7,068.00	\$21,204																						\$21,204
D5040	Throughout Building	9590432	Emergency & Exit Lighting System, Full Interior Upgrade, LED, Replace	10	7	3	22000	SF	\$0.77	\$16,845				\$16,845										\$16,845								\$33,691
D5040	Throughout Building	9590480	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures, Replace	20	16	4	22000	SF	\$5.30	\$116,622					\$116,622																	\$116,622
D5040	Building Exterior	9590507	Exterior Light, any type, w/ LED Replacement, Replace	20	16	4	7	EA	\$471.20	\$3,298					\$3,298																	\$3,298
D6060	Throughout Building	9590481	Intercom/PA System, Public Address Upgrade, Facility-Wide, Replace	20	16	4	22000	SF	\$1.94	\$42,761																						\$42,761
D7030	Throughout Building	9590493	Security/Surveillance System, Full System Upgrade, Average Density, Replace	15	12	3	22000	SF	\$2.36	\$51,832				\$51,832																		\$51,832
D7050	Electrical Room	9590462	Fire Alarm Panel, Multiplex, Replace	15	12	3	1	EA	\$4,712.00	\$4,712				\$4,712																		\$4,712
D7050	Throughout Building	9590439	Fire Alarm System, Full System Upgrade, Standard Addressable, Upgrade/Install	20	16	4	22000	SF	\$3.53	\$77,748					\$77,748																	\$77,748
E1030	Kitchen	9590492	Foodservice Equipment, Food Warmer, Proofing Cabinet on Wheels, Replace	15	13	2	1	EA	\$2,002.60	\$2,003			\$2,003																			\$2,003
E1030	Kitchen	9590490	Foodservice Equipment, Range/Oven, 4-Burner, Replace	15	12	3	1	EA	\$5,301.00	\$5,301				\$5,301																		\$5,301
E1030	Kitchen	9590494	Foodservice Equipment, Refrigerator, 2-Door Reach-In, Replace	15	12	3	7	EA	\$5,418.80	\$37,932				\$37,932																		\$37,932
E1030	Kitchen	9590457	Foodservice Equipment, Food Warmer, Proofing Cabinet on Wheels, Replace	15	12	3	1	EA	\$2,002.60	\$2,003				\$2,003																		\$2,003
E1030	Kitchen	9590440	Foodservice Equipment, Refrigerator, 2-Door Reach-In, Replace	15	12	3	1	EA	\$5,418.80	\$5,419				\$5,419																		\$5,419
E1030	Kitchen	9590443	Foodservice Equipment, Prep Table Refrigerated, Salad/Sandwich, Replace	15	12	3	4	EA	\$5,536.60	\$22,146				\$22,146																		\$22,146
E1030	Commercial Kitchen	9590435	Foodservice Equipment, Dishwasher Commercial, Replace	10	7	3	1	EA	\$25,327.00	\$25,327														\$25,327								\$25,327
E1030	Commercial Kitchen	9590506	Foodservice Equipment, Walk-In, Evaporator for Refrigerator/Freezer, Replace	15	12	3	2	EA	\$5,418.80	\$10,838				\$10,838																		\$10,838
E1030	Kitchen	9590465	Foodservice Equipment, Griddle, Replace	15	12	3	1	EA	\$8,246.00	\$8,246				\$8,246																		\$8,246
E1030	Kitchen	9590445	Foodservice Equipment, Food Warmer, Proofing Cabinet on Wheels, Replace	15	12	3	1	EA	\$2,002.60	\$2,003				\$2,003																		\$2,003
E1030	Commercial Kitchen	9590488	Foodservice Equipment, Exhaust Hood, 8 to 10 LF, Replace	15	12	3	1	EA	\$5,301.00	\$5,301				\$5,301																		\$5,301
E1030	Kitchen	9590442	Foodservice Equipment, Freezer, 1-Door Reach-In, Replace	15	12	3	1	EA	\$3,651.80	\$3,652				\$3,652																		\$3,652
E1030	Kitchen	9590505	Foodservice Equipment, Food Warmer, Proofing Cabinet on Wheels, Replace	15	12	3	2	EA	\$2,002.60	\$4,005				\$4,005																		\$4,005
E1030	Kitchen	9590479	Foodservice Equipment, Conveyor Toaster, Replace	20	16	4	1	EA	\$2,002.60	\$2,003					\$2,003																	\$2,003
E1030	Kitchen	9590496	Foodservice Equipment, Walk-In, Freezer, Replace	20	16	4	1	EA	\$29,450.00	\$29,450					\$29,450																	\$29,450
E1030	Kitchen	9590456	Commercial Kitchen Line, Serving/Warming Equipment, Replace	20	12	8	25	LF	\$1,178.00	\$29,450									\$29,450													\$29,450
E1030	Kitchen	9590447	Foodservice Equipment, Blast Chiller/Freezer, Replace	10	0	10	1	EA	\$15,667.40	\$15,667											\$15,667											\$15,667
E1030	Commercial Kitchen	9590448	Foodservice Equipment, Commercial Kitchen, 2-Bowl, Replace	30	16	14	1	EA	\$2,473.80	\$2,474																						\$2,474
E1030	Commercial Kitchen	9590455	Foodservice Equipment, Commercial Kitchen, 3-Bowl, Replace	30	16	14	1	EA	\$2,945.00	\$2,945																						\$2,945
E1030	Commercial Kitchen	9590458	Foodservice Equipment, Commercial Kitchen, 1-Bowl, Replace	30	12	18	1	EA	\$1,884.80	\$1,885																						\$1,885
E2010	Library	9590501	Library Shelving, Single-Faced, up to 90" Height, Replace	20	16	4	100	LF	\$388.74	\$38,874				\$38,874																		\$38,874
E2010	Classrooms General	9590433	Casework, Cabinetry, Standard, Replace	20	16	4	60	LF	\$353.40	\$21,204				\$21,204																		\$21,204
E2010	Library	9590453	Library Shelving, Double-Faced, up to 90" Height, Replace	20	16	4	200	LF	\$565.44	\$113,088				\$113,088																		\$113,088
<b>Totals, Unescalated</b>											\$0	\$0	\$24,974	\$546,003	\$721,525	\$0	\$0	\$0	\$29,450	\$86,689	\$15,667	\$0	\$22,971	\$283,309	\$679,824	\$0	\$0	\$2,003	\$246,673	\$16,021	\$15,667	\$2,690,776
<b>Totals, Escalated (3.0% inflation, compounded annually)</b>											\$0																					

Replacement Reserves Report



8/7/2025

Christopher High School / Christopher High School - Building E

Uniformat Code	Location Description	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost*	Subtotal	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	Deficiency Repair Estimate						
B2010	Building Exterior	9590628	Exterior Walls, any painted surface, Prep & Paint	10	8	2	21100	SF	\$3.53	\$74,567			\$74,567										\$74,567									\$149,135						
B2020	Building Exterior	9590648	Glazing, any type by SF, Replace	30	13	17	7400	SF	\$64.79	\$479,446																	\$479,446					\$479,446						
B2050	Building Exterior	9590625	Exterior Door, Aluminum-Framed & Glazed, Standard Swing, Replace	30	13	17	12	EA	\$1,531.40	\$18,377																	\$18,377					\$18,377						
B3010	Roof	9590661	Roofing, Single-Ply Membrane, TPO/PVC, Replace	20	19	1	31000	SF	\$20.03	\$620,806		\$620,806																				\$620,806						
C1070	Classrooms General	9590642	Suspended Ceilings, Acoustical Tile (ACT), Replace	25	13	12	40300	SF	\$4.12	\$166,157													\$166,157									\$166,157						
C1090	Restrooms	9590622	Toilet Partitions, Plastic/Laminate, Replace	20	13	7	13	EA	\$883.50	\$11,486							\$11,486															\$11,486						
C2010	Classrooms General	9590641	Wall Finishes, any surface, Prep & Paint	10	8	2	111600	SF	\$1.77	\$197,197			\$197,197										\$197,197									\$394,394						
C2030	Classrooms General	9590643	Flooring, Vinyl Tile (VCT), Replace	15	13	2	49600	SF	\$5.89	\$292,144			\$292,144													\$292,144						\$584,288						
C2030	Classrooms General	9590630	Flooring, Carpet, Commercial Standard, Replace	10	8	2	6200	SF	\$8.84	\$54,777			\$54,777										\$54,777									\$109,554						
C2050	Classrooms General	9590632	Ceiling Finishes, any flat surface, Prep & Paint	10	8	2	21700	SF	\$2.36	\$51,125			\$51,125										\$51,125									\$102,250						
D1010	Hallways & Common Areas	9590627	Passenger Elevator, Hydraulic, 2 Floors, Renovate	30	13	17	1	EA	\$70,680.00	\$70,680																	\$70,680					\$70,680						
D2010	Utility Rooms/Areas	9590649	Water Heater, Electric, Residential, 16 to 29 GAL, Replace	15	13	2	1	EA	\$765.70	\$766			\$766														\$766					\$1,531						
D2010	Utility Rooms/Areas	9590662	Water Heater, Electric, Residential, 16 to 29 GAL, Replace	15	13	2	1	EA	\$765.70	\$766			\$766														\$766					\$1,531						
D2010	Hallways & Common Areas	9590629	Drinking Fountain, Wall-Mounted, Bi-Level, Replace	15	13	2	6	EA	\$1,767.00	\$10,602			\$10,602														\$10,602					\$21,204						
D2010	Restrooms	9590655	Toilet, Commercial Water Closet, Replace	30	13	17	13	EA	\$1,531.40	\$19,908																	\$19,908					\$19,908						
D2010	Restrooms	9590656	Urinal, Standard, Replace	30	13	17	5	EA	\$1,295.80	\$6,479																	\$6,479					\$6,479						
D2010	Restrooms	9590652	Sink/Lavatory, Wall-Hung, Replace	30	13	17	6	EA	\$2,002.60	\$12,016																	\$12,016					\$12,016						
D3030	Mechanical Room	9590660	Split System, Fan Coil Unit, DX, Replace	15	13	2	1	EA	\$2,473.80	\$2,474			\$2,474														\$2,474					\$4,948						
D3050	Throughout Building	9590647	HVAC System, Ductwork, Medium Density, Replace	30	13	17	62000	SF	\$4.71	\$292,144																\$292,144						\$292,144						
D4010	Throughout Building	9590658	Fire Suppression System, Existing Sprinkler Heads, by SF, Replace	25	13	12	62000	SF	\$1.26	\$78,149													\$78,149									\$78,149						
D5020	Electrical Room	9590651	Secondary Transformer, Dry, Stepdown, 112.5 KVA, Replace	30	13	17	2	EA	\$18,848.00	\$37,696																\$37,696						\$37,696						
D5020	Electrical Room	9590653	Distribution Panel, 120/208 V, 400 AMP, Replace	30	13	17	12	EA	\$7,068.00	\$84,816																\$84,816						\$84,816						
D5040	Throughout Building	9590657	Emergency & Exit Lighting System, Full Interior Upgrade, LED, Replace	10	8	2	62000	SF	\$0.77	\$47,473			\$47,473										\$47,473									\$94,947						
D5040	Throughout Building	9590645	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures, Replace	20	13	7	62000	SF	\$5.30	\$328,662							\$328,662															\$328,662						
D6060	Throughout Building	9590640	Intercom/PA System, Public Address Upgrade, Facility-Wide, Replace	20	13	7	62000	SF	\$1.94	\$120,509							\$120,509															\$120,509						
D7030	Throughout Building	9590644	Security/Surveillance System, Full System Upgrade, Average Density, Replace	15	13	2	62000	SF	\$2.36	\$146,072			\$146,072													\$146,072						\$292,144						
D7050	Mechanical Room	9590624	Fire Alarm Panel, Multiplex, Replace	15	13	2	1	EA	\$4,712.00	\$4,712			\$4,712														\$4,712					\$9,424						
D7050	Throughout Building	9590659	Fire Alarm System, Full System Upgrade, Standard Addressable, Upgrade/Install	20	13	7	62000	SF	\$3.53	\$219,108							\$219,108															\$219,108						
E2010	Classrooms General	9590639	Casework, Cabinetry, Standard, Replace	20	13	7	120	LF	\$353.40	\$42,408							\$42,408															\$42,408						
P2030	Roof	9590631	Architectural Study, Building Envelope, Roof, Evaluate/Report	0	0	0	1	EA	\$8,246.00	\$8,246	\$8,246																					\$8,246						
<b>Totals, Unescalated</b>											\$8,246	\$620,806	\$882,675	\$0	\$0	\$0	\$0	\$722,173	\$0	\$0	\$0	\$0	\$669,446	\$0	\$0	\$0	\$0	\$669,446	\$0	\$0	\$0	\$0	\$1,479,097	\$0	\$0	\$0	\$0	\$4,382,443
<b>Totals, Escalated (3.0% inflation, compounded annually)</b>											\$8,246	\$639,430	\$936,430	\$0	\$0	\$0	\$0	\$888,182	\$0	\$0	\$0	\$0	\$954,469	\$0	\$0	\$0	\$0	\$954,469	\$0	\$0	\$0	\$0	\$2,444,722	\$0	\$0	\$0	\$0	\$5,871,479

Christopher High School / Christopher High School - Building F (Performance Center)

Uniformat Code	Location Description	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost*	Subtotal	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	Deficiency Repair Estimate	
B2010	Building Exterior	9590666	Exterior Walls, any painted surface, Prep & Paint	10	7	3	11000	SF	\$3.53	\$38,874				\$38,874										\$38,874								\$77,748	
B2020	Building Exterior	9590669	Glazing, any type by SF, Replace	30	16	14	4000	SF	\$64.79	\$259,160															\$259,160								\$259,160
B2050	Building Exterior	9590674	Exterior Door, Aluminum-Framed & Glazed, Standard Swing, Replace	30	16	14	4	EA	\$1,531.40	\$6,126															\$6,126							\$6,126	
B3010	Roof	9590678	Roofing, Single-Ply Membrane, TPO/PVC, Replace	20	16	4	8100	SF	\$20.03	\$162,211				\$162,211																		\$162,211	
C1070	Classrooms General	9590679	Suspended Ceilings, Acoustical Tile (ACT), Replace	25	16	9	4900	SF	\$4.12	\$20,203									\$20,203													\$20,203	
C2010	Classrooms General	9590672	Wall Finishes, any surface, Prep & Paint	10	7	3	16200	SF	\$1.77	\$28,625			\$28,625										\$28,625									\$57,251	
C2030	Classrooms General	9590665	Flooring, Vinyl Tile (VCT), Replace	15	12	3	8100	SF	\$5.89	\$47,709			\$47,709													\$47,709						\$95,418	
C2050	Classrooms General	9590673	Ceiling Finishes, any flat surface, Prep & Paint	10	7	3	3200	SF	\$2.36	\$7,539			\$7,539										\$7,539									\$15,078	
D4010	Throughout Building	9590663	Fire Suppression System, Existing Sprinkler Heads, by SF, Replace	25	16	9	8100	SF	\$1.26	\$10,210										\$10,210												\$10,210	
D5040	Throughout Building	9590677	Emergency & Exit Lighting System, Full Interior Upgrade, LED, Replace	10	7	3	8100	SF	\$0.77	\$6,202			\$6,202										\$6,202									\$12,404	
D5040	Throughout Building	9590668	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures, Replace	20	16	4	8100	SF	\$5.30	\$42,938				\$42,938																		\$42,938	
D6060	Throughout Building	9590675	Intercom/PA System, Public Address Upgrade, Facility-Wide, Replace	20	16	4	8100	SF	\$1.94	\$15,744				\$15,744																		\$15,744	
D7030	Throughout Building	9590671	Security/Surveillance System, Full System Upgrade, Average Density, Replace	15	12	3	8100	SF	\$2.36	\$19,084			\$19,084														\$19,084					\$38,167	





Replacement Reserves Report



8/7/2025

Uniformat Code	Location Description	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost*	Subtotal	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	Deficiency Repair Estimate
G2060	Site General	9575174	Flagpole, Metal, Replace	30	17	13	1	EA	\$2,945.00	\$2,945														\$2,945								\$2,945
G2080	Site General	9575183	Irrigation System, Pop-Up Spray Heads, Commercial, Replace/Install	20	13	7	50000	SF	\$1.18	\$58,900								\$58,900														\$58,900
G4050	Site General	9589299	Pole Light Fixture w/ Lamps, any type 20' High, w/ LED Replacement, 150 W, Replace	20	17	3	48	EA	\$4,712.00	\$226,176				\$226,176																		\$226,176
<b>Totals, Unescalated</b>											\$0	\$0	\$0	\$332,196	\$18,848	\$519,498	\$0	\$144,658	\$106,020	\$0	\$0	\$0	\$1,002,290	\$108,965	\$0	\$365,180	\$0	\$74,214	\$106,020	\$18,848	\$14,136	\$2,810,873
<b>Totals, Escalated (3.0% inflation, compounded annually)</b>											\$0	\$0	\$0	\$363,000	\$21,214	\$602,241	\$0	\$177,912	\$134,303	\$0	\$0	\$0	\$1,429,025	\$160,019	\$0	\$568,939	\$0	\$122,664	\$180,492	\$33,050	\$25,531	\$3,818,388

\* Markup has been included in unit costs.