

FACILITY CONDITION ASSESSMENT



prepared for

Gilroy Unified School District
7810 Arroyo Circle
Gilroy, CA 95020



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BV PROJECT #:

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DATE OF REPORT:

August 7, 2025

ON SITE DATE:

July 7, 2025

Mt. Madonna High School
8750 Hirasaki Court
Gilroy, CA 95020

Bureau Veritas

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1. Executive Summary

Campus Overview and Assessment Details

General Information	
Property Type	High School
Number of Buildings	3
Main Address	8750 Hirasaki Court, Gilroy, CA 95020
Site Developed	1986 Renovated 2024
Outside Occupants / Leased Spaces	None
Date(s) of Visit	July 7, 2025
Management Point of Contact	AEDIS Architects Joe Vela, Associate Principal 4083005160 Jvela@aedisarchitects.com
On-site Point of Contact (POC)	Marissa Van Patten
Assessment and Report Prepared By	Harley Davis
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AssetCalc Link	Full dataset for this assessment can be found at: https://www.assetcalc.net/



Campus Findings and Deficiencies

Historical Summary

Mt. Madonna High School was originally constructed in 1986 and is currently occupied by the Aedis / Gilroy School District. Since its construction, there have been some recent renovations to the site in 2024. Shade structures and an ADA ramp were added to the site. Administrative Buildings were added in 1996. The campus consists of administration offices, various classrooms and a Kitchen.

Architectural

The main building exhibits a stucco façade, and the administrative buildings have wood siding. The largest building with classrooms has TPO roofing, and gabled asphalt roofing, The 2 administrative buildings have a metal standing seam roof. All 3 Buildings have no reported structural or façade issues. The interior flooring comprises a mix of vinyl faux wood floors, walls with painted wallpaper, and ceilings primarily finished with painted gypsum board and ACT acoustic tiles. Typical lifecycle interior and exterior finish replacements are budgeted and anticipated.

Mechanical, Electrical, Plumbing and Fire (MEPF)

There's a number of Rooftop Units that provide heating and cooling for the main building and the administrative office building. The smallest building in the center of the campus has a PTAC unit for heating and cooling.

Site

The site is comprised of concrete and asphalt pavement, and basketball courts with covered shade structures and picnic tables to sit at. Asphalt parking lots serve the facility which are in adequate condition. Exterior Building lighting is provided throughout.

Recommended Additional Studies

No additional studies recommended at this time.

Facility Condition Index (FCI)

One of the major goals of the FCA is to calculate the Facility Condition Index (FCI), which provides a theoretical objective indication of a facility’s overall condition. The FCI is defined as the ratio of the cost of current needs divided by the current replacement value (CRV) of the facility. The chart below presents the industry standard ranges and cut-off points.

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

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

Facility	Cost/SF	Total SF	Replacement Value	Current	3-Year	5-Year	10-Year
Building A	\$550	11,120	\$6,116,000	0%	0.8%	3.3%	15.9%
Building B	\$350	1,000	\$350,000	0%	0.0%	4.8%	18.7%
Building C	\$350	2,700	\$945,000	0%	0%	5.7%	22.6%
Site	\$0	0	\$0	%	%	%	%
Mt. Madonna High School	\$0	15,320	\$0	%	%	%	%



Immediate Needs

Facility/Building	Total Items	Total Cost
Mt. Madonna High School / Building B	1	\$1,000
TOTAL	1	\$1,000

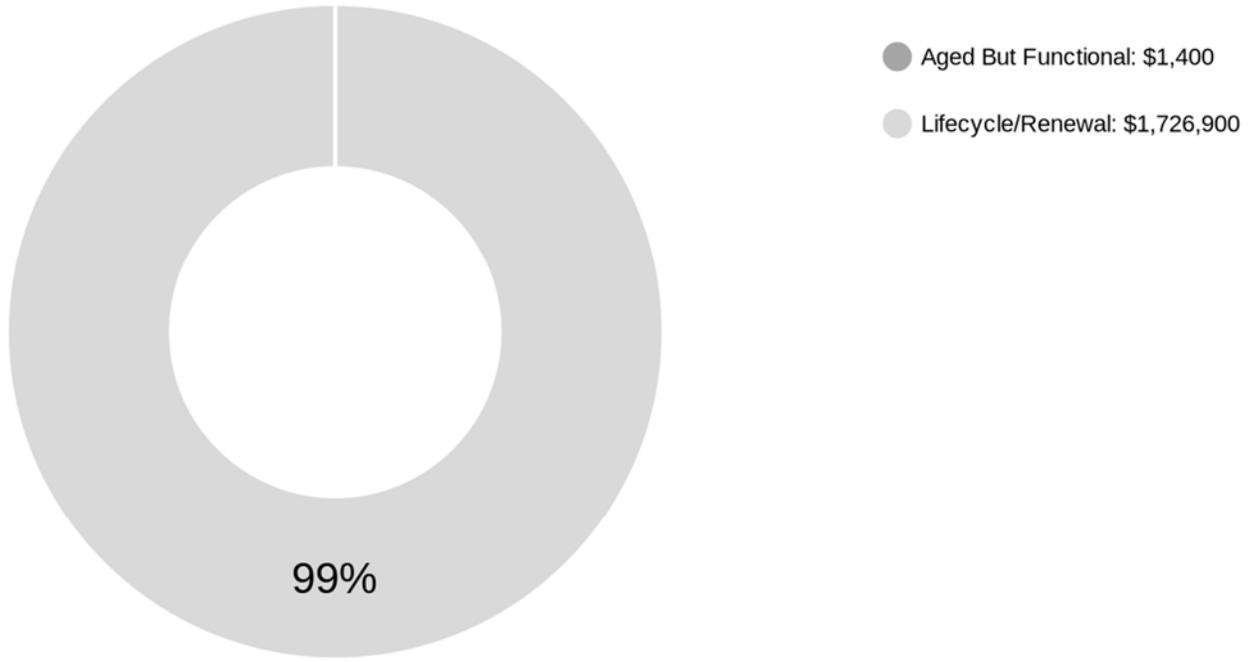


Plan Types

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

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



10-Year Total: \$1,728,300

2. Building A



Building A: Building Systems Summary

Address	8750 Hirasaki Court, Gilroy, CA 95020	
GPS Coordinates	37.3326639, -121.8918364	
Constructed/Renovated	1986	
Building Area	11,120 SF	
Number of Stories	1 above grade	
<i>System</i>	<i>Description</i>	<i>Condition</i>
Structure	Masonry bearing walls with metal roof deck supported by open-web steel joists and concrete strip/wall footing foundation system	Fair
Facade	Primary Wall Finish: Stucco, Wood siding Windows: Aluminum	Fair
Roof	Primary: Flat construction with single-ply TPO/PVC membrane Secondary: Gable construction with asphalt shingles	Fair
Interiors	Walls: Painted gypsum board, painted Wallpaper Floors: VCT, faux wood plank LVT, Ceramic Tile, Sealed Epoxy Ceilings: Painted gypsum board, and ACT	Fair
Elevators	None	n/a

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

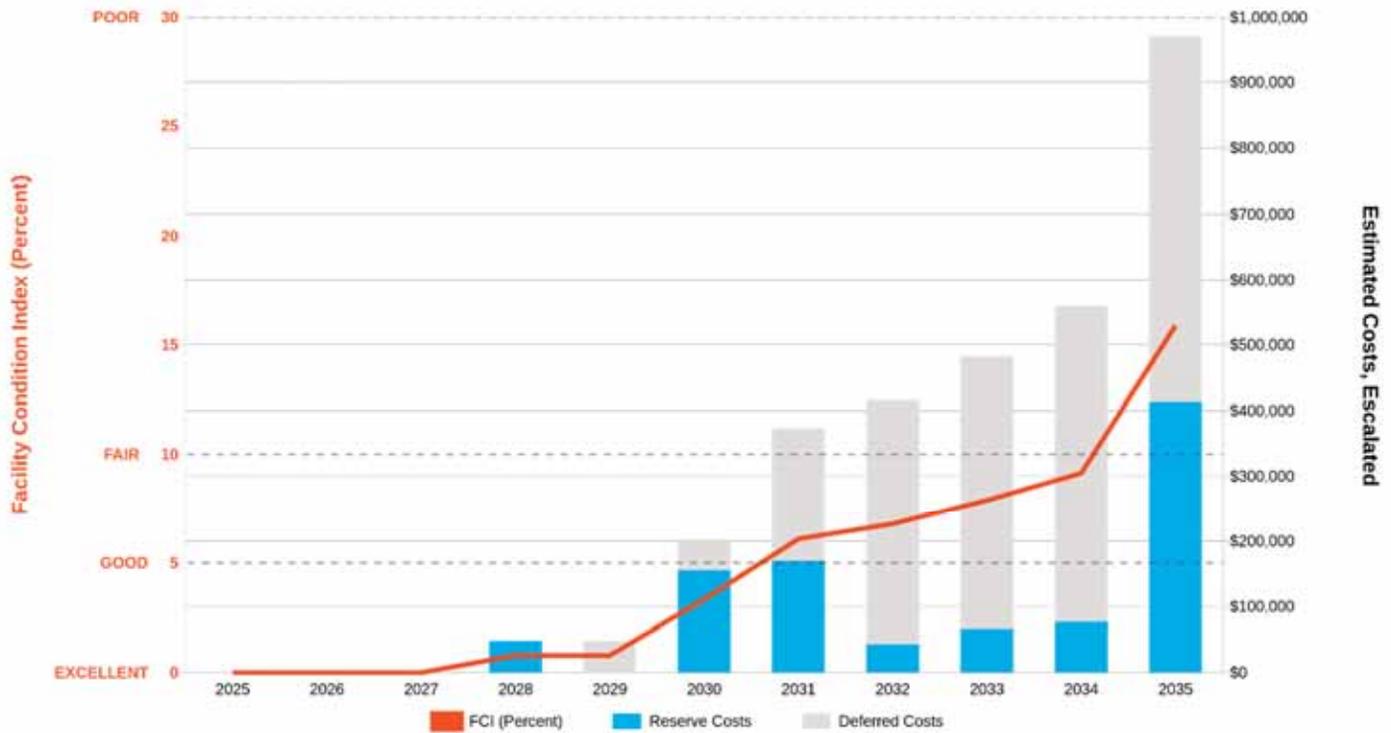
The table below shows the anticipated costs by trade or building system over the next 20 years.

Building A: System Expenditure Forecast						
System	Immediate	Short Term (1-2 yr)	Near Term (3-5 yr)	Med Term (6-10 yr)	Long Term (11-20 yr)	TOTAL
Facade	\$0	\$0	\$0	\$95,494	\$93,873	\$189,367
Roofing	\$0	\$0	\$139,293	\$27,527	\$0	\$166,820
Interiors	\$0	\$0	\$33,982	\$162,795	\$74,665	\$271,442
Plumbing	\$0	\$0	\$0	\$25,645	\$0	\$25,645
HVAC	\$0	\$0	\$21,805	\$98,994	\$56,741	\$177,540
Electrical	\$0	\$0	\$8,193	\$235,898	\$39,960	\$284,051
Fire Alarm and Electronic Systems	\$0	\$0	\$0	\$75,251	\$0	\$75,251
Equipment and Furnishings	\$0	\$0	\$0	\$33,669	\$0	\$33,669
Sitework	\$0	\$0	\$0	\$12,665	\$17,617	\$30,282
TOTALS	\$0	\$0	\$203,300	\$768,000	\$282,900	\$1,254,200

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

Needs by Year with Unaddressed FCI Over Time

Replacement Value: \$6,116,000.00 Inflation Rate: 3% Average Needs (per year - over next 10 years): \$88,291.00



Immediate Needs

There are no immediate needs to report.

Key Findings

There are no key findings to report.

Building A: Photographic Overview



1 – FRONT ELEVATION



2 – LEFT ELEVATION



3 – RIGHT ELEVATION



4 – REAR ELEVATION



5 – CONCRETE SIDEWALK



6 – BUILDING FACADE



7 – PRIMARY ROOF OVERVIEW



8 – SECONDARY ROOF OVERVIEW



9 – TYPICAL CLASSROOM



10 – TYPICAL CLASSROOM



11 – TYPICAL CLASSROOM



12 – TYPICAL CLASSROOM

3. Building B



Building B: Building Systems Summary

Address	8750 Hirasaki Court, Gilroy, CA 95113	
GPS Coordinates	37.3326639, -121.8918364	
Constructed/Renovated	1996	
Building Area	1,000 SF	
Number of Stories	1 above grade	
<i>System</i>	<i>Description</i>	<i>Condition</i>
Structure	Conventional wood frame structure over concrete slab foundation	Fair
Facade	Primary Wall Finish: Wood siding Windows: Aluminum	Fair
Roof	Primary: Flat construction with metal finish	Fair
Interiors	Walls: Painted gypsum board, painted wallpaper Floors: VCT, faux wood plank LVT Ceilings: ACT	Fair
Elevators	None	Fair
Plumbing	Distribution: Copper and cast-iron waste and venting Hot Water: None Fixtures: Toilets, and sinks in restrooms	Fair

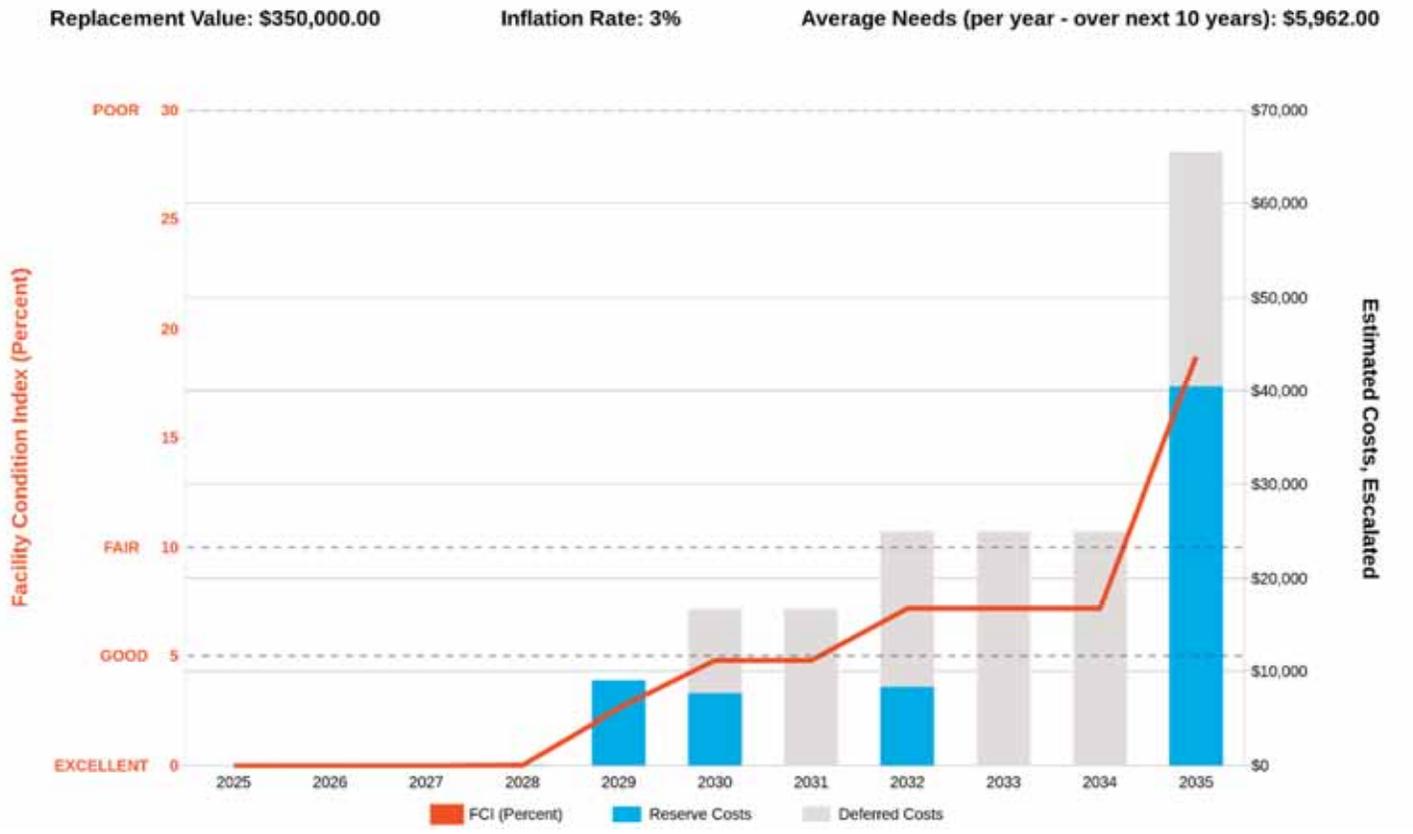
Building B: Building Systems Summary		
HVAC	Non-Central System: PTAC unit	Fair
Fire Suppression	Fire extinguishers only	Fair
Electrical	Source and Distribution: Main switchboard panel with copper wiring Interior Lighting: LED Emergency Power: None	Fair
Fire Alarm	Smoke detectors, alarms, strobes, pull stations, back-up emergency lights, and exit signs	Fair
Equipment/Special	None	Fair
Accessibility	Presently it does not appear an accessibility study is needed for this building. See the appendix for associated photos and additional information.	
Additional Studies	No additional studies are currently recommended for the building.	
Areas Observed	The interior spaces were observed to gain a clear understanding of the facility's overall condition. Other areas accessed and assessed included the exterior equipment and assets directly serving the building, the exterior walls of the facility, and the roof.	
Key Spaces Not Observed	All key areas of the facility were accessible and observed.	

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

Building B: System Expenditure Forecast						
System	Immediate	Short Term (1-2 yr)	Near Term (3-5 yr)	Med Term (6-10 yr)	Long Term (11-20 yr)	TOTAL
Structure	\$0	\$0	\$60	\$0	\$80	\$140
Facade	\$0	\$0	\$2,360	\$27,528	\$0	\$29,888
Roofing	\$0	\$0	\$578	\$0	\$27,491	\$28,069
Interiors	\$0	\$0	\$4,583	\$15,392	\$7,140	\$27,115
HVAC	\$0	\$0	\$3,888	\$0	\$6,058	\$9,946
Electrical	\$0	\$0	\$554	\$4,559	\$8,969	\$14,082
Fire Alarm and Electronic Systems	\$0	\$0	\$4,720	\$0	\$7,354	\$12,074
Sitework	\$0	\$0	\$0	\$1,368	\$0	\$1,368
TOTALS	\$0	\$0	\$16,800	\$48,900	\$57,100	\$122,800

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

Needs by Year with Unaddressed FCI Over Time



Immediate Needs

Location	UF Code	Description	Condition	Plan Type	Cost
Mt. Madonna High School / Building B	G2033	Site Stairs and Ramps, Handrails, Metal, Install	NA	Aged But Functional	\$1,000
TOTAL (1 items)					\$1,000



Key Findings

There are no key findings to report.

Building B: Photographic Overview



1 – BUILDING FACADE



2 – FRONT ELEVATION



3 – LEFT ELEVATION



4 – REAR ELEVATION



5 – RIGHT ELEVATION



6 – MAIN ENTRANCE



7 – ADA PATHS OF TRAVEL



8 – ADA PATHS OF TRAVEL



9 – INTERIOR PHOTO



10 – INTERIOR PHOTO



11 – PACKAGED TERMINAL AIR CONDITIONING



12 – WALL FINISHES

4. Building C



Building C: Building Systems Summary

Address	701 SW 37 Street, Gilroy, CA 95113	
GPS Coordinates	37.0029828, -121.5566373	
Constructed/Renovated	1996	
Building Area	2,700 SF	
Number of Stories	1 above grade	
<i>System</i>	<i>Description</i>	<i>Condition</i>
Structure	Conventional wood frame structure over concrete slab foundation	Fair
Facade	Primary Wall Finish: Wood siding Windows: Aluminum	Fair
Roof	Primary: Flat construction with metal finish	Fair
Interiors	Walls: Painted gypsum board, painted wallpaper Floors: VCT, faux wood plank LVT Ceilings: ACT	Fair
Elevators	None	Fair
Plumbing	Distribution: Copper and cast-iron waste and venting Hot Water: None Fixtures: Toilets, and sinks in restrooms	Fair

Building C: Building Systems Summary		
HVAC	Non-Central System: Packaged rooftop units	Fair
Fire Suppression	Fire extinguishers only	Fair
Electrical	Source and Distribution: Main switchboard panel with copper wiring Interior Lighting: LED Emergency Power: None	Fair
Fire Alarm	Smoke detectors, alarms, strobes, pull stations, back-up emergency lights, and exit signs	Fair
Equipment/Special	Kitchen Appliances	Fair
Accessibility	Presently it does not appear an accessibility study is needed for this building. See the appendix for associated photos and additional information.	
Additional Studies	No additional studies are currently recommended for the building.	
Areas Observed	The interior spaces were observed to gain a clear understanding of the facility's overall condition. Other areas accessed and assessed included the exterior equipment and assets directly serving the building, the exterior walls of the facility, and the roof.	
Key Spaces Not Observed	All key areas of the facility were accessible and observed.	

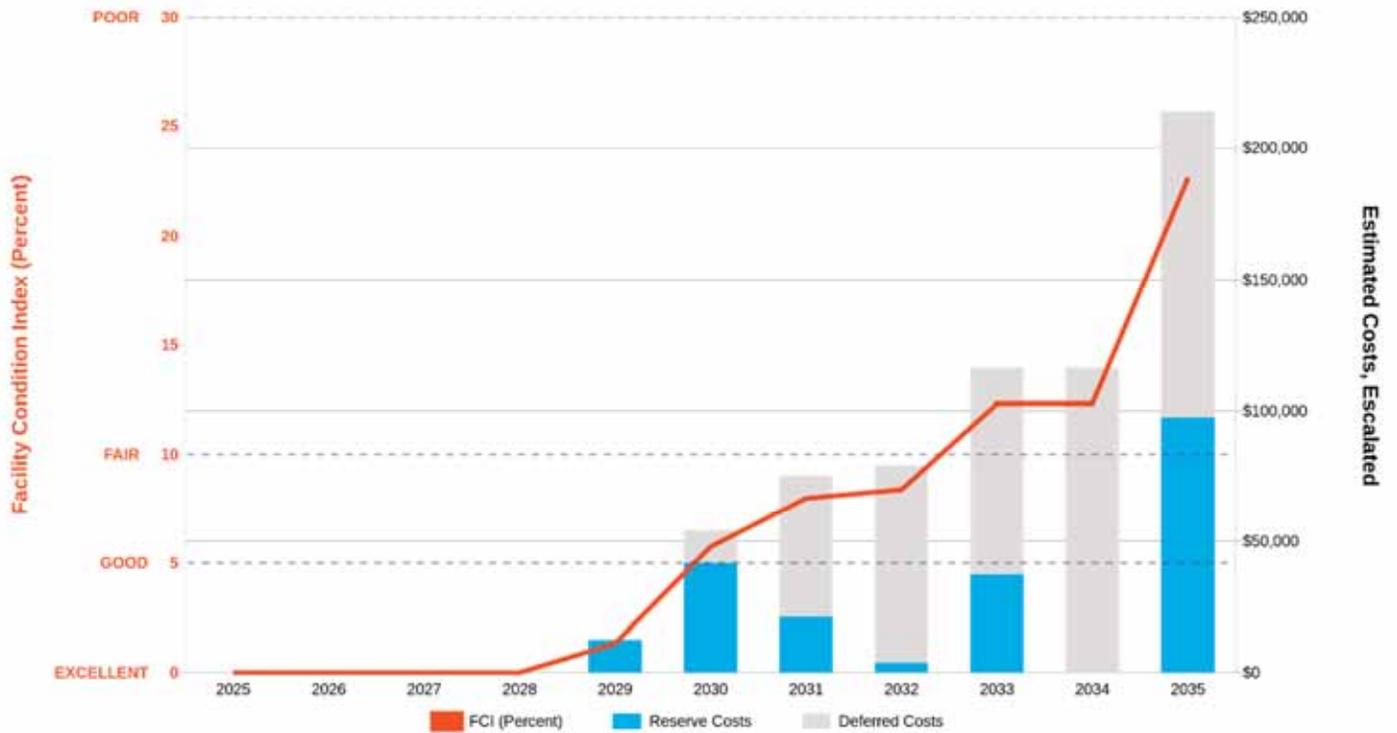
The table below shows the anticipated costs by trade or building system over the next 20 years.

Building C: System Expenditure Forecast						
System	Immediate	Short Term (1-2 yr)	Near Term (3-5 yr)	Med Term (6-10 yr)	Long Term (11-20 yr)	TOTAL
Facade	\$0	\$0	\$10,228	\$70,314	\$0	\$80,542
Roofing	\$0	\$0	\$0	\$0	\$69,979	\$69,979
Interiors	\$0	\$0	\$12,526	\$43,172	\$25,283	\$80,981
Plumbing	\$0	\$0	\$0	\$11,937	\$0	\$11,937
HVAC	\$0	\$0	\$31,471	\$9,286	\$0	\$40,757
Electrical	\$0	\$0	\$0	\$0	\$36,974	\$36,974
Fire Alarm and Electronic Systems	\$0	\$0	\$0	\$8,250	\$0	\$8,250
Equipment and Furnishings	\$0	\$0	\$0	\$16,686	\$0	\$16,686
TOTALS	\$0	\$0	\$54,300	\$159,700	\$132,300	\$346,300

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

Needs by Year with Unaddressed FCI Over Time

Replacement Value: \$945,000.00 Inflation Rate: 3% Average Needs (per year - over next 10 years): \$19,442.00



Immediate Needs

There are no immediate needs to report.

Key Findings

There are no key findings to report.

Building C: Photographic Overview



1 – FRONT ELEVATION



2 – BUILDING FACADE



3 – LEFT ELEVATION



4 – RIGHT ELEVATION



5 – REAR ELEVATION



6 – PRIMARY ROOF OVERVIEW



7 – PACKAGED UNITS



8 – INTERIOR PHOTO



9 – INTERIOR PHOTO



10 – KITCHEN



11 – INTERIOR PHOTO



12 – INTERIOR PHOTO

5. Site



Site: Site Information		
Site Area	16 acres	
Parking Spaces	80 total spaces all in open lots; 3 of which are accessible.	
<i>System</i>	<i>Description</i>	<i>Condition</i>
Site Pavement	Asphalt lots with limited areas of concrete aprons and pavement and adjacent concrete sidewalks, curbs, ramps, and stairs	Fair
Site Development	Building-mounted signage, chain link, wrought iron, dumpster enclosure Playgrounds and sports courts with fencing, and site lights	Fair
Landscaping and Topography	Limited landscaping features including, trees, bushes Irrigation: not present Low to moderate site slopes throughout	Fair
Utilities	Municipal water and sewer Local utility-provided electric and natural gas	Fair
Site Lighting	Building-mounted: LED	Fair
Ancillary Structures	None	Fair
Site Accessibility	Presently it does not appear an accessibility study is needed for the exterior and site areas. See the appendix for associated photos and additional information.	

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

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

Site: System Expenditure Forecast						
System	Immediate	Short Term (1-2 yr)	Near Term (3-5 yr)	Med Term (6-10 yr)	Long Term (11-20 yr)	TOTAL
Special Construction and Demo	\$0	\$0	\$0	\$248,758	\$0	\$248,758
Sitework	\$0	\$1,766	\$53,352	\$173,766	\$134,427	\$363,311
TOTALS	\$0	\$1,800	\$53,400	\$422,600	\$134,500	\$612,300

Immediate Needs

There are no immediate needs to report.

Key Findings

There are no key findings to report.

Site: Photographic Overview



1 – FRONT ELEVATION



2 – REAR ELEVATION



3 – LEFT ELEVATION



4 – RIGHT ELEVATION



5 – PARKING AREA



6 – ASPHALT LOT

6. ADA Accessibility

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

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

However, this does not:

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

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

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

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

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

Accessibility Summary			
<i>Facility</i>	<i>Year Built/ Renovated</i>	<i>Prior Study Provided?</i>	<i>Major/Moderate Issues Observed?</i>
General Site	1996 / 0	No	No
Building A	1986 / 0	No	No
Building B	1996 / 0	No	No
Building C	1996 / 0	No	No
Mt. Madonna High School	1986 / 2024	No	No
Site	1986 / 0	No	No

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

7. Purpose and Scope

Purpose

Bureau Veritas was retained by the client to render an opinion as to the Property's current general physical condition on the day of the site visit.

Based on the observations, interviews and document review outlined below, this report identifies significant deferred maintenance issues, existing deficiencies, and material code violations of record, which affect the Property's use. Opinions are rendered as to its structural integrity, building system condition and the Property's overall condition. The report also notes building systems or components that have realized or exceeded their typical expected useful lives.

The physical condition of building systems and related components are typically defined as being in one of five condition ratings. For the purposes of this report, the following definitions are used:

Condition Ratings	
Excellent	New or very close to new; component or system typically has been installed within the past year, sound and performing its function. Eventual repair or replacement will be required when the component or system either reaches the end of its useful life or fails in service.
Good	Satisfactory as-is. Component or system is sound and performing its function, typically within the first third of its lifecycle. However, it may show minor signs of normal wear and tear. Repair or replacement will be required when the component or system either reaches the end of its useful life or fails in service.
Fair	Showing signs of wear and use but still satisfactory as-is, typically near the median of its estimated useful life. Component or system is performing adequately at this time but may exhibit some signs of wear, deferred maintenance, or evidence of previous repairs. Repair or replacement will be required due to the component or system's condition and/or its estimated remaining useful life.
Poor	Component or system is significantly aged, flawed, functioning intermittently or unreliably; displays obvious signs of deferred maintenance; shows evidence of previous repair or workmanship not in compliance with commonly accepted standards; has become obsolete; or exhibits an inherent deficiency. The present condition could contribute to or cause the deterioration of contiguous elements or systems. Either full component replacement is needed or repairs are required to restore to good condition, prevent premature failure, and/or prolong useful life.
Failed	Component or system has ceased functioning or performing as intended. Replacement, repair, or other significant corrective action is recommended or required.
Not Applicable	Assigning a condition does not apply or make logical sense, most commonly due to the item in question not being present.

Scope

The standard scope of the Facility Condition Assessment includes the following:

- Visit the Property to evaluate the general condition of the building and site improvements, review available construction documents in order to familiarize ourselves with, and be able to comment on, the in-place construction systems, life safety, mechanical, electrical, and plumbing systems, and the general built environment.
- Identify those components that are exhibiting deferred maintenance issues and provide cost estimates for Immediate Costs and Replacement Reserves based on observed conditions, maintenance history and industry standard useful life estimates. This will include the review of documented capital improvements completed within the last five-year period and work currently contracted for, if applicable.
- Provide a full description of the Property with descriptions of in-place systems and commentary on observed conditions.
- Provide a high-level categorical general statement regarding the subject Property's compliance to Title III of the Americans with Disabilities Act. This will not constitute a full ADA survey, but will help identify exposure to issues and the need for further review.
- Obtain background and historical information about the facility from a building engineer, property manager, maintenance staff, or other knowledgeable source. The preferred methodology is to have the client representative or building occupant complete a Pre-Survey Questionnaire (PSQ) in advance of the site visit. Common alternatives include a verbal interview just prior to or during the walk-through portion of the assessment.
- Review maintenance records and procedures with the in-place maintenance personnel.
- Observe a representative sample of the interior spaces/units, including vacant spaces/units, to gain a clear understanding of the property's overall condition. Other areas to be observed include the exterior of the property, the roofs, interior common areas, and the significant mechanical, electrical and elevator equipment rooms.
- Provide recommendations for additional studies, if required, with related budgetary information.
- Provide an Executive Summary at the beginning of this report, which highlights key findings and includes a Facility Condition Index as a basis for comparing the relative conditions of the buildings within the portfolio.

8. 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.

9. Certification

Gilroy Unified School District (the Client) retained Bureau Veritas to perform this Facility Condition Assessment in connection with its continued operation of Mt. Madonna High School, 8750 Hirasaki Court, Gilroy, CA 95020, the "Property". It is our understanding that the primary interest of the Client is to locate and evaluate materials and building system defects that might significantly affect the value of the property and to determine if the present Property has conditions that will have a significant impact on its continued operations.

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

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

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

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

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10. Appendices

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



Appendix A:

Site Plan(s)

Site Plan



	Project Number	Site Name	
	171004.25R000-014.017	Mt. Madonna High School	
	Source	On-Site Date	
Google	July 7, 2025		

Appendix B:

Pre-Survey Questionnaire(s)

BV FACILITY CONDITION ASSESSMENT: PRE-SURVEY QUESTIONNAIRE

Building / Facility Name: Mt. Madonna High School

Name of person completing form: Marissa Van Patten

Title / Association w/ property: Project Manager - Facilities

Length of time associated w/ property: 4 years

Date Completed: 7/7/2025

Phone Number: 4086122720

Method of Completion: INTERVIEW - verbally completed during interview

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

Data Overview		Response		
1	Year(s) constructed	Constructed	Renovated	Constructed in 1986. Administration buildings were built in 1996.
2	Building size in SF	60,000 SF		
3	Major Renovation/Rehabilitation		Year	Additional Detail
		Facade		
		Roof		
		Interiors		
		HVAC		
		Electrical		
		Site Pavement	2024	Added 2 Shade structures
		Accessibility	2024	ADA pads for new shade structures. Restriped parking spaces. Added Handrails.
4	List other significant capital improvements (focus on recent years; provide approximate date).	NA		
5	List any major capital expenditures planned/requested for the next few years. Have they been budgeted?	Fire Alarm upgrades have been budgeted. Unsure if they'll move forward with upgrades since school is relocating.		
6	Describe any on-going extremely problematic, historically chronic, or immediate facility needs.	Water intrusion from failing roofs. Trim for windows and general needs replaced in places.		

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				Window leaks. Roof is a concern but unsure if there's active leaks.
9	Has any part of the facility ever contained visible suspect mold growth, or have there been any indoor air quality complaints?		X			
10	Are your elevators unreliable, with frequent service calls?				X	
11	Are there any plumbing leaks, water pressure, or clogging/backup issues?		X			
12	Have there been any leaks or pressure problems with natural gas, HVAC piping, or steam service?		X			
13	Are any areas of the facility inadequately heated, cooled or ventilated? Poorly insulated areas?		X			
14	Is the electrical service outdated, undersized, or problematic?		X			
15	Are there any problems or inadequacies with exterior lighting?		X			
16	Is site/parking drainage inadequate, with excessive ponding or other problems?		X			
17	Are there any other unresolved construction defects or significant issues/hazards at the property that have not yet been identified above?		X			
18	ADA: Has an accessibility study been previously performed? If so, when?		X			
19	ADA: Have any ADA improvements been made to the property since original construction? Describe.		X			
20	ADA: Has building management reported any accessibility-based complaints or litigation?		X			
21	Are any areas of the property leased to outside occupants?		X			



Signature of Assessor



Signature of POC

Appendix C: Accessibility Review and Photos

Visual Survey - 2010 ADA Standards for Accessible Design

Property Name: Mt. Madonna High School

BV Project Number: 171004.25R000-014.017

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		

Mt. Madonna High School: Accessibility Issues				
Category	Major Issues (ADA study recommended)	Moderate Issues (ADA study recommended)	Minor Issues	None*
Parking				X
Exterior Accessible Route				X
Building Entrances				X
Interior Accessible Route				X
Elevators				
Public Restrooms			Piping is not covered below sink.	
Kitchens/Kitchenettes				
Playgrounds & Swimming Pools				
Other				

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

Mt. Madonna High School: Photographic Overview



OVERVIEW OF ACCESSIBLE PARKING AREA



CLOSE-UP OF STALL



CURB CUT



ACCESSIBLE PATH



MAIN ENTRANCE



ADDITIONAL ENTRANCE

Mt. Madonna High School: Photographic Overview



ACCESSIBLE INTERIOR PATH



DOOR HARDWARE



RESTROOM



FAUCET HANDLES AND PIPING

Appendix D:

Component Condition Report

Component Condition Report | Mt. Madonna High School / Building B

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Structure						
B1080	Building Exterior	Fair	Stair/Ramp Rails, Metal, Refinish	30 LF	3	9497630
Facade						
B2010	Building Exterior	Fair	Exterior Walls, Wood Siding	1,600 SF	10	9497633
B2020	Building Exterior	Fair	Glazing, any type by SF	30 SF	5	9497619
B2050	Building Exterior	Fair	Exterior Door, Steel, Standard	1	10	9497622
Roofing						
B3010	Roof	Fair	Roofing, Metal	1,100 SF	15	9497628
B3020	Building Exterior	Fair	Roof Appurtenances, Gutters & Downspouts, Aluminum w/ Fittings	45 LF	5	9497632
Interiors						
C1030	Building Exterior	Fair	Door Hardware, School, per Door	1	10	9497625
C1070	Throughout Building	Fair	Suspended Ceilings, Acoustical Tile (ACT)	1,100 SF	10	9497620
C2010	Throughout Building	Fair	Wall Finishes, Wallpaper	1,500 SF	4	9497627
C2030	Throughout Building	Fair	Flooring, Vinyl Tile (VCT)	1,100 SF	7	9497618
HVAC						
D3030	Building Exterior	Fair	Packaged Terminal Air Conditioner, PTAC	1	4	9497631
Electrical						
D5030	Throughout Building	Fair	Electrical System, Wiring & Switches, Average or Low Density/Complexity	1,100 SF	10	9497624
D5040	Throughout Building	Fair	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures	1,100 SF	13	9497629
D5040	Building Exterior	Fair	Exterior Light, any type, w/ LED Replacement	1	4	9497623
Fire Alarm & Electronic Systems						
D7030	Throughout Building	Fair	Security/Surveillance System, Full System Installation, Average Density, Install	1,100 SF	5	9497621
Pedestrian Plazas & Walkways						
G2030	Building Exterior	NA	Site Stairs & Ramps, Handrails, Metal, Install	15 LF	0	9497626

Component Condition Report | Mt. Madonna High School / Building A

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Facade						
B2010	Building Exterior	Fair	Exterior Walls, Stucco Fog Coat, 1-2 Story Building, Prep & Fog Coat or Paint	13,000 SF	6	9497485
B2020	Building Exterior	Fair	Glazing, any type by SF	120 SF	10	9497440
B2050	Building Exterior	Fair	Exterior Door, Steel, Standard	16	10	9497453
Roofing						
B3010	Roof	Fair	Roofing, Single-Ply Membrane, TPO/PVC	6,000 SF	5	9497466
B3010	Roof	Fair	Roofing, Asphalt Shingle, 20-Year Standard	5,000 SF	7	9497437
Interiors						
C1030	Building Exterior	Fair	Door Hardware, School, per Door	16	10	9497476
C1030	Classrooms General	Fair	Interior Door, Steel, Standard	13	15	9497426
C1070	Classrooms General	Fair	Suspended Ceilings, Acoustical Tile (ACT)	10,000 SF	10	9497420
C1090	Restrooms	Fair	Toilet Partitions, Metal	5	7	9497431
C2010	Classrooms General	Fair	Wall Finishes, any surface, Prep & Paint	17,000 SF	3	9497456
C2030	Classrooms General	Fair	Flooring, Vinyl Tile (VCT)	10,000 SF	9	9497424
C2030	Restrooms	Fair	Flooring, Ceramic Tile	500 SF	10	9497429
C2030	Classrooms General	Fair	Flooring, any surface, w/ Paint or Sealant, Prep & Paint	600 SF	3	9497474
C2050	Restrooms	Fair	Ceiling Finishes, Gypsum Board/Plaster	1,000 SF	15	9497484
Plumbing						
D2010	Restrooms	Fair	Sink/Lavatory, Service Sink, Wall-Hung	3	10	9497469
D2010	Restrooms	Fair	Toilet, Commercial Water Closet	5	10	9497457
D2010	Classrooms General	Fair	Sink/Lavatory, Vanity Top, Enameled Steel	5	10	9497446
HVAC						
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted	2	8	9497479
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted	4	13	9497482
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted	1	3	9497444

Component Condition Report | Mt. Madonna High School / Building A

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D3050	Classrooms General	Fair	HVAC System, Ductwork, Low Density	11,000 SF	10	9497442
D3060	Roof	Fair	Exhaust Fan, Centrifugal, 36"Damper	1	5	9497488
D3060	Roof	Fair	Exhaust Fan, Centrifugal, 24" Damper	1	8	9497478
Electrical						
D5020		Fair	Distribution Panel, 120/208 V	1	5	9497461
D5020		Fair	Switchboard, 120/208 V	1	10	9497422
D5030	Classrooms General	Fair	Electrical System, Wiring & Switches, Average or Low Density/Complexity	11,000 SF	10	9497435
D5040	Classrooms General	Fair	Interior Lighting System, Full Upgrade, Low Density & Standard Fixtures	11,000 SF	13	9497448
D5040	Building Exterior	Fair	Exterior Light, any type, w/ LED Replacement	2	8	9497462
Fire Alarm & Electronic Systems						
D6060	Throughout Building	Fair	Intercom/PA System, Intercom System Upgrade, Facility-Wide	11,000 SF	6	9497471
D7030	Throughout Building	Fair	Security/Surveillance System, Full System Upgrade, Average Density	11,000 SF	6	9497416
D7050		Fair	Fire Alarm Panel, Fully Addressable	1	6	9497465
Equipment & Furnishings						
E2010	Classrooms General	Fair	Casework, Cabinetry, Economy	100 LF	6	9497458
E2010	Classrooms General	Fair	Casework, Countertop, Plastic Laminate	125 LF	7	9497450
Sitework						
G2060		Fair	Dumpster Enclosure, Masonry (CMU) Walls, 8' High (per LF), Replace/Install	60 LF	15	9497418
G2060		Fair	Bollard, Concrete or Metal	8	10	9497433

Component Condition Report | Mt. Madonna High School / Building C

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Facade						
B2010	Building Exterior	Fair	Exterior Walls, Wood Siding	4,000 SF	10	9497670
B2020	Throughout Building	Fair	Glazing, any type by SF	130 SF	5	9497682

Component Condition Report | Mt. Madonna High School / Building C

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
B2050	Building Exterior	Fair	Exterior Door, Steel, Standard	4	10	9497675
Roofing						
B3010	Roof	Fair	Roofing, Metal	2,800 SF	15	9497678
Interiors						
C1030	Throughout Building	Fair	Door Hardware, School, per Door	9	10	9497669
C1030	Throughout Building	Fair	Interior Door, Steel, Standard	5	15	9497677
C1070	Throughout Building	Fair	Suspended Ceilings, Acoustical Tile (ACT)	2,800 SF	8	9497671
C2010	Throughout Building	Fair	Wall Finishes, Wallpaper	4,100 SF	4	9497679
C2030	Throughout Building	Fair	Flooring, Vinyl Tile (VCT)	2,800 SF	8	9497667
Plumbing						
D2010	Restrooms	Fair	Sink/Lavatory, Vanity Top, Enameled Steel	2	10	9497665
D2010	Kitchenette	Fair	Sink/Lavatory, Vanity Top, Stainless Steel	2	10	9497674
D2010	Restrooms	Fair	Toilet, Commercial Water Closet	2	10	9497683
HVAC						
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted	2	5	9497673
D3050	Throughout Building	Fair	HVAC System, Ductwork, Low Density	2,800 SF	10	9497676
Electrical						
D5030	Throughout Building	Fair	Electrical System, Wiring & Switches, Average or Low Density/Complexity	2,800 SF	15	9497680
D5040	Throughout Building	Fair	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures	2,800 SF	14	9497681
Fire Alarm & Electronic Systems						
D7030	Throughout Building	Fair	Security/Surveillance System, Full System Upgrade, Average Density	2,800 SF	6	9497666
Equipment & Furnishings						
E2010	Kitchenette	Fair	Casework, Countertop, Plastic Laminate	50 LF	7	9497672
E2010	Kitchenette	Fair	Casework, Cabinetry, Economy	50 LF	6	9497668

Component Condition Report | Mt. Madonna High School / Site

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Special Construction & Demo						
F1020	Site General	Fair	Shed/Gazebo/Shade Structure, Wood or Metal-Framed, Standard	3,000 SF	10	9497641
Pedestrian Plazas & Walkways						
G2020	Site Parking Areas	Fair	Parking Lots, Pavement, Asphalt, Seal & Stripe	20,000 SF	3	9497642
G2020	Site Parking Areas	Fair	Parking Lots, Pavement, Asphalt, Mill & Overlay	20,000 SF	10	9497638
Athletic, Recreational & Playfield Areas						
G2050	Site Playground Areas	Fair	Sports Apparatus, Basketball, Backboard/Rim/Pole	3	5	9497637
G2050	Site General	Fair	Athletic Surfaces & Courts, Basketball/General, Asphalt Pavement, Mill & Overlay	3,000 SF	10	9497643
G2050	Site Playground Areas	Fair	Athletic Surfaces & Courts, Basketball/General, Asphalt Pavement, Seal & Stripe	3,000 SF	2	9497644
G2050	Site General	Fair	Athletic Surfaces & Courts, Skate Park, Concrete Pavement, Maintain	15,000 SF	4	9497635
Sitework						
G2060	Site General	Fair	Flagpole, Metal	1	15	9497640
G2060	Site General	Fair	Fences & Gates, Fence, Chain Link 8'	300 LF	20	9497636
G2060	Site General	Fair	Fences & Gates, Fence, Chain Link 6'	300 LF	15	9497639

Appendix E: Replacement Reserves

Replacement Reserves Report



8/7/2025

Location	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	Total Escalated Estimate	
Mt. Madonna High School	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
Mt. Madonna High School / Building A	\$0	\$0	\$0	\$48,142	\$0	\$155,135	\$169,720	\$42,739	\$66,555	\$76,851	\$412,090	\$0	\$0	\$142,373	\$0	\$46,616	\$93,874	\$0	\$0	\$0	\$0	\$0	\$1,254,096
Mt. Madonna High School / Building B	\$0	\$0	\$0	\$61	\$9,028	\$7,661	\$0	\$8,347	\$0	\$0	\$40,506	\$0	\$0	\$9,052	\$0	\$27,492	\$0	\$0	\$0	\$13,199	\$7,355	\$122,701	
Mt. Madonna High School / Building C	\$0	\$0	\$0	\$0	\$12,528	\$41,700	\$21,144	\$3,794	\$37,204	\$0	\$97,513	\$0	\$0	\$0	\$23,518	\$89,205	\$0	\$0	\$0	\$19,518	\$0	\$346,125	
Mt. Madonna High School / Site	\$0	\$0	\$1,767	\$12,136	\$20,833	\$20,385	\$0	\$2,049	\$14,069	\$24,151	\$382,260	\$0	\$2,375	\$16,310	\$27,998	\$16,918	\$0	\$2,753	\$18,907	\$32,457	\$16,716	\$612,085	
Grand Total	\$0	\$0	\$1,767	\$60,339	\$42,389	\$224,881	\$190,864	\$56,930	\$117,827	\$101,002	\$932,369	\$0	\$2,375	\$167,735	\$51,516	\$180,232	\$93,874	\$2,753	\$18,907	\$65,174	\$24,070	\$2,335,007	

Mt. Madonna High School

Mt. Madonna High School / Building A

Uniformat Code	Location Description	ID	Cost Description	Lifespan (EUL)	EA	RUL	Quantity	Unit	Unit Cost*	Subtotal	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	Deficiency Repair Estimate	
B2010	Building Exterior	9497485	Exterior Walls, Stucco Fog Coat, 1-2 Story Building, Prep & Fog Coat or Paint	10	4	6	13000	SF	\$4.50	\$58,499																					\$58,499	\$116,999	
B2020	Building Exterior	9497440	Glazing, any type by SF, Replace	30	20	10	120	SF	\$64.79	\$7,775																						\$7,775	\$7,775
B2050	Building Exterior	9497453	Exterior Door, Steel, Standard, Replace	30	20	10	16	EA	\$706.80	\$11,309																						\$11,309	\$11,309
B3010	Roof	9497437	Roofing, Asphalt Shingle, 20-Year Standard, Replace	20	13	7	5000	SF	\$4.48	\$22,382																						\$22,382	\$22,382
B3010	Roof	9497466	Roofing, Single-Ply Membrane, TPO/PVC, Replace	20	15	5	6000	SF	\$20.03	\$120,156																						\$120,156	\$120,156
C1030	Classrooms General	9497426	Interior Door, Steel, Standard, Replace	40	25	15	13	EA	\$706.80	\$9,188																						\$9,188	\$9,188
C1030	Building Exterior	9497476	Door Hardware, School, per Door, Replace	30	20	10	16	EA	\$471.20	\$7,539																						\$7,539	\$7,539
C1070	Classrooms General	9497420	Suspended Ceilings, Acoustical Tile (ACT), Replace	25	15	10	10000	SF	\$4.12	\$41,230																						\$41,230	\$41,230
C1090	Restrooms	9497431	Toilet Partitions, Metal, Replace	20	13	7	5	EA	\$1,001.30	\$5,007																						\$5,007	\$5,007
C2010	Classrooms General	9497456	Wall Finishes, any surface, Prep & Paint	10	7	3	17000	SF	\$1.77	\$30,039																						\$30,039	\$60,078
C2030	Classrooms General	9497474	Flooring, any surface, w/ Paint or Sealant, Prep & Paint	10	7	3	600	SF	\$1.77	\$1,060																						\$1,060	\$2,120
C2030	Restrooms	9497429	Flooring, Ceramic Tile, Replace	40	30	10	500	SF	\$21.20	\$10,602																						\$10,602	\$10,602
C2030	Classrooms General	9497424	Flooring, Vinyl Tile (VCT), Replace	15	6	9	10000	SF	\$5.89	\$58,900																						\$58,900	\$58,900
C2050	Restrooms	9497484	Ceiling Finishes, Gypsum Board/Plaster, Replace	50	35	15	1000	SF	\$9.42	\$9,424																						\$9,424	\$9,424
D2010	Restrooms	9497469	Sink/Lavatory, Service Sink, Wall-Hung, Replace	35	25	10	3	EA	\$1,649.20	\$4,948																						\$4,948	\$4,948
D2010	Restrooms	9497457	Toilet, Commercial Water Closet, Replace	30	20	10	5	EA	\$1,531.40	\$7,657																						\$7,657	\$7,657
D2010	Classrooms General	9497446	Sink/Lavatory, Vanity Top, Enameled Steel, Replace	30	20	10	5	EA	\$1,295.80	\$6,479																						\$6,479	\$6,479
D3050	Roof	9497444	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	17	3	1	EA	\$12,958.00	\$12,958																						\$12,958	\$12,958
D3050	Roof	9497479	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	12	8	2	EA	\$23,560.00	\$47,120																						\$47,120	\$47,120
D3050	Classrooms General	9497442	HVAC System, Ductwork, Low Density, Replace	30	20	10	11000	SF	\$2.36	\$25,916																						\$25,916	\$25,916
D3050	Roof	9497482	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	7	13	4	EA	\$9,659.60	\$38,638																						\$38,638	\$38,638
D3060	Roof	9497488	Exhaust Fan, Centrifugal, 36" Damper, Replace	25	20	5	1	EA	\$6,597.80	\$6,597																						\$6,597	\$6,597
D3060	Roof	9497478	Exhaust Fan, Centrifugal, 24" Damper, Replace	25	17	8	1	EA	\$3,534.00	\$3,534																						\$3,534	\$3,534
D5020	Building A	9497422	Switchboard, 120/208 V, Replace	40	30	10	1	EA	\$141,360.00	\$141,360																						\$141,360	\$141,360
D5020	Building A	9497461	Distribution Panel, 120/208 V, Replace	30	25	5	1	EA	\$7,068.00	\$7,068																						\$7,068	\$7,068
D5030	Classrooms General	9497435	Electrical System, Wiring & Switches, Average or Low Density/Complexity, Replace	40	30	10	11000	SF	\$2.95	\$32,395																						\$32,395	\$32,395
D5040	Building Exterior	9497462	Exterior Light, any type, w/ LED Replacement, Replace	20	12	8	2	EA	\$942.40	\$1,885																						\$1,885	\$1,885
D5040	Classrooms General	9497448	Interior Lighting System, Full Upgrade, Low Density & Standard Fixtures, Replace	20	7	13	11000	SF	\$2.47	\$27,212																						\$27,212	\$27,212
D6060	Throughout Building	9497471	Intercom/PA System, Intercom System Upgrade, Facility-Wide, Replace	20	14	6	11000	SF	\$1.77	\$19,437																						\$19,437	\$19,437
D7030	Throughout Building	9497416	Security/Surveillance System, Full System Upgrade, Average Density, Replace	15	9	6	11000	SF	\$2.36	\$25,916																						\$25,916	\$25,916
D7050	Building A	9497465	Fire Alarm Panel, Fully Addressable, Replace	15	9	6	1	EA	\$17,670.00	\$17,670																						\$17,670	\$17,670
E2010	Classrooms General	9497458	Casework, Cabinetry, Economy, Replace	20	14	6	100	LF	\$206.15	\$20,615																						\$20,615	\$20,615
E2010	Classrooms General	9497450	Casework, Countertop, Plastic Laminate, Replace	15	8	7	125	LF	\$58.90	\$7,363																						\$7,363	\$7,363
G2060	Building A	9497433	Bollard, Concrete or Metal, Replace	30	20	10	8	EA	\$1,178.00	\$9,424																						\$9,424	\$9,424
G2060	Building A	9497418	Dumpster Enclosure, Masonry (CMU) Walls, 8' High (per LF), Replace/Install	40	25	15	60	LF	\$188.48	\$11,309																						\$11,309	\$11,309

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
E2010	Kitchenette	9497672	Casework, Countertop, Plastic Laminate, Replace	15	8	7	50	LF	\$61.70	\$3,085								\$3,085													\$3,085	
Totals, Unescalated											\$0	\$0	\$0	\$0	\$11,131	\$35,971	\$17,708	\$3,085	\$29,369	\$0	\$72,559	\$0	\$0	\$0	\$15,548	\$57,258	\$0	\$0	\$0	\$11,131	\$0	\$253,760
Totals, Escalated (3.0% inflation, compounded annually)											\$0	\$0	\$0	\$0	\$12,528	\$41,700	\$21,144	\$3,794	\$37,204	\$0	\$97,513	\$0	\$0	\$0	\$23,518	\$89,205	\$0	\$0	\$0	\$19,518	\$0	\$346,125

Mt. Madonna High School / Site

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					
F1020	Site General	9497641	Shed/Gazebo/Shade Structure, Wood or Metal-Framed, Standard, Replace	30	20	10	3000	SF	\$61.70	\$185,100										\$185,100											\$185,100						
G2020	Site Parking Areas	9497642	Parking Lots, Pavement, Asphalt, Seal & Stripe	5	2	3	20000	SF	\$0.56	\$11,106				\$11,106				\$11,106					\$11,106					\$11,106			\$44,424						
G2020	Site Parking Areas	9497638	Parking Lots, Pavement, Asphalt, Mill & Overlay	25	15	10	20000	SF	\$4.32	\$86,380										\$86,380											\$86,380						
G2050	Site Playground Areas	9497644	Athletic Surfaces & Courts, Basketball/General, Asphalt Pavement, Seal & Stripe	5	3	2	3000	SF	\$0.56	\$1,666			\$1,666					\$1,666				\$1,666					\$1,666				\$6,664						
G2050	Site General	9497635	Athletic Surfaces & Courts, Skate Park, Concrete Pavement, Maintain	5	1	4	15000	SF	\$1.23	\$18,510				\$18,510				\$18,510				\$18,510					\$18,510				\$74,040						
G2050	Site Playground Areas	9497637	Sports Apparatus, Basketball, Backboard/Rim/Pole, Replace	25	20	5	3	EA	\$5,861.50	\$17,585					\$17,585																\$17,585						
G2050	Site General	9497643	Athletic Surfaces & Courts, Basketball/General, Asphalt Pavement, Mill & Overlay	25	15	10	3000	SF	\$4.32	\$12,957										\$12,957											\$12,957						
G2060	Site General	9497639	Fences & Gates, Fence, Chain Link 6', Replace	40	25	15	300	LF	\$25.91	\$7,774																					\$7,774						
G2060	Site General	9497636	Fences & Gates, Fence, Chain Link 8', Replace	40	20	20	300	LF	\$30.85	\$9,255																				\$9,255	\$9,255						
G2060	Site General	9497640	Flagpole, Metal, Replace	30	15	15	1	EA	\$3,085.00	\$3,085																					\$3,085						
Totals, Unescalated											\$0	\$0	\$1,666	\$11,106	\$18,510	\$17,585	\$0	\$1,666	\$11,106	\$18,510	\$284,437	\$0	\$1,666	\$11,106	\$18,510	\$10,859	\$0	\$1,666	\$11,106	\$18,510	\$9,255	\$0	\$1,666	\$11,106	\$18,510	\$9,255	\$447,263
Totals, Escalated (3.0% inflation, compounded annually)											\$0	\$0	\$1,767	\$12,136	\$20,833	\$20,385	\$0	\$2,049	\$14,069	\$24,151	\$382,260	\$0	\$2,375	\$16,310	\$27,998	\$16,918	\$0	\$2,753	\$18,907	\$32,457	\$16,716	\$0	\$2,753	\$18,907	\$32,457	\$16,716	\$612,085

* Markup has been included in unit costs.