

516 FACILITY CONDITION ASSESSMENT ACT EDUCATION CENTER

OVERVIEW

FACILITY CONDITION ASSESSMENT

EXISTING CAMPUS PLAN

CONCEPTUAL MASTER PLAN

COST SUMMARY



17960 Monterey Rd. Morgan Hill, Ca 95037 | adultschool.mhusd.org

Year Built: 1978
 Year Modernized: 2000 (adult school expansion)
 Student Population (2016 – 2017): 200 students
 Number of Classrooms: 4 regular classrooms
 Number of Portables: 5
 Site Acreage:
 Building Area: 12,397 SF
 Academic Focus: Adult school

PRINCIPAL'S TOP 3 'WANTS'

1. Child care facilities on-site
2. Restroom updates
3. Space for CTE classes or college/adult education program

Desired Program Support Improvements/Additions

- Students generally don't socialize with each other because of the lack of communal space.
- Limited parking is available for students.
- Future CTE or adult education classes would need classroom updates to support the program.

Functionality of Space

- Classrooms are original to the buildings with aged or damaged finishes.
- The drop-off area can be congested. High school students or community soccer players are generally dropped off.
- The only shared student space is the lobby of the Central building.

ASSESSMENT RATING LEGEND:

- CATEGORY [0] No Work
- CATEGORY [1] Minor Work
- CATEGORY [2] Minor Modernization
- CATEGORY [3] Standard Modernization
- CATEGORY [4] Major Modernization / Reconfiguration
- CATEGORY [5] Complete Replacement

GENERAL

ADA Compliance

Category [5]

- There are no truncated domes from the parking lot to the sidewalk.

Parking

Category [5]

- Limited parking is available for students on-site.

Concrete Paving

Category [2]

- Concrete paving is in fair condition. Mild ponding was observed.

AC paving

Category [5]

- The AC paving at the basketball area by the Central building

Ramps & Stairs

Category [-]

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- CATEGORY [5]** Complete Replacement

SITE AMENITIES

Drinking Fountains

Category [5]

- Drinking fountains are non-compliant.

Shade Shelter

Category [-]

- N/A

Bike Area

Category [-]

- No designated bike area provided.

Covered Walkways

Category [-]

- This condition does not exist.

Play Structures

Category [-]

- This condition does not exist.

Athletic Fields & Facilities

Category [3]

- There is an AC pavement with basketball court outlines on the campus that is not used by the school. There are no outdoor basketball standards. The field is used by a local soccer group, and attendees park on the AC pavement.

Landscape

Category [3]

- Outdoor eating area has decomposed granite
- Tree leaves are a nuisance for maintenance.

Irrigation

Category [0]

- No issues were identified or reported.

Fencing & Gates

Category [4]

- The existing fencing is only at the front of the campus. The rest of the campus perimeter remains open.

ASSESSMENT OF BUILDINGS

Exterior

Overall Rating: Category [-]

- Downspouts are not attached to drain pipe.
- There's no campus identification facing the street for visitors.

Paint

Category [3]

- Exterior paint on siding, doors, and window trims are peeling.

Door / Frames / Locks

Category [5]

- Doors are heavy with outdated hardware, particularly in the Central building.
- Keys availability for doors is questionable.

Windows

Category [3]

- Windows are original to the building.

Roof

Category [5]

- There is a number of water-damaged ceiling tiles in the Central building, which generally indicates that the roof is leaking.

ADA Compliance

Category [4]

- Signage to classrooms do not have braille
- Door thresholds heights to existing paving are higher than 1/4".

Interior

Overall Rating: Category [5]

- Flooring in classrooms are damaged.
- There is an unknown odor in a couple of the classrooms.
- The ceilings in Central building are damaged.

Food Service

Category [-]

- N/A. There is a food preparation area in the Central building that is not used.

Restrooms

Category [5]

- Finishes in the toilet rooms are in poor conditions. The flooring is warped or stained, the ceilings are damaged, and the toilet partitions have paint damage.

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ASSESSMENT OF SYSTEMS

Site Utilities

Domestic Water

Category [0]

- No issues were identified or reported.

Fire Protection

Category [0]

- No issues were identified or reported.

Gas

Category [0]

- No issues were identified or reported.

Sewer

Category [0]

- No issues were identified or reported.

Storm Drain / Drainage

Category [0]

- No issues were identified or reported.

Mechanical

Overall Rating: Category [4]

- The air-conditioning is unreliable and sometimes does not work.

Plumbing

Category [0]

- No issues were identified or reported.

Electrical

Power

Category [0]

- No issues were identified or reported.

Fire Alarm

Category [0]

- No issues were identified or reported.

Technology

Category [4]

- The technology was updated in 2015. The wifi works.
- The document camera and chromebooks are funded through Gavilan College.

Intercom / Clock / Bell

Category [-]

- N/A

Security

Category [5]

- There is a gate at the front entrance of the campus, but it does not go all the way around the campus.
- The site lighting is sparse at the parking lot.

Lighting

Category [5]

- Exterior lighting is poor – some lights do not work. Lighting in the parking area is sparse, which can be troublesome since evening classes are provide four times a week.

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Parking



Typical Concrete Paving



Outdoor Dining



Security Fencing



Hardcourts



Playfields



Landscaping

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Windows



Exterior Door Hardware



Administration Office



Staff Work Room / Lounge



Counseling Office



Conference Room



Multipurpose Room



Kitchen



Computer Lab

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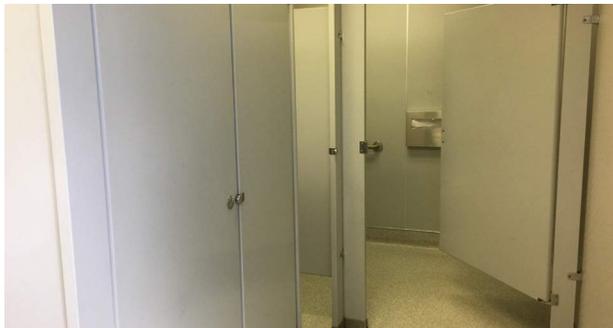
Drinking Fountain



Typical Classroom



Media Center



Restroom

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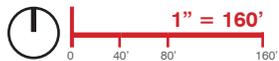
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COST SUMMARY



- Classrooms (CR)**
 - LA Language Arts
 - MA Math
 - PE Physical Education
 - SCI Science (with Lab)
 - SE Special Education
 - SS Social Studies
 - WL World Language
- Electives / Labs**
 - CL Computer Lab
 - CS Computer Science
 - CTE Career & Technical Education
 - D Dance
 - DR Drama
 - ENG Engineering
 - FIT Fitness
 - MU Music
 - V Video
 - YB Yearbook / Journalism
- Student Services**
 - ASB Student Leadership
 - CC Career Center
 - CO Counseling
 - ELD English Language Development
 - RSP Resource Specialist
- Shared Spaces**
 - CE Community Education
 - GYM Gymnasium
 - LECT Lecture Hall
 - MC Media Center
 - TH Theater
 - ST Stage
- Administration / Faculty**
 - C Conference Room
 - CN Concessions / Serving Area
 - FW Faculty Work Room
 - FL Faculty Lounge / Dining
 - KIT Kitchen
 - N Nurse
 - O Office
- Support Spaces**
 - X Storage
 - T Toilets
 - U Utility
 - J Janitor
 - E Elevator
- Operable Partition
- Portable Classrooms
- ☆ Main Entry
- Primary Drop-Off
- Bus Lane



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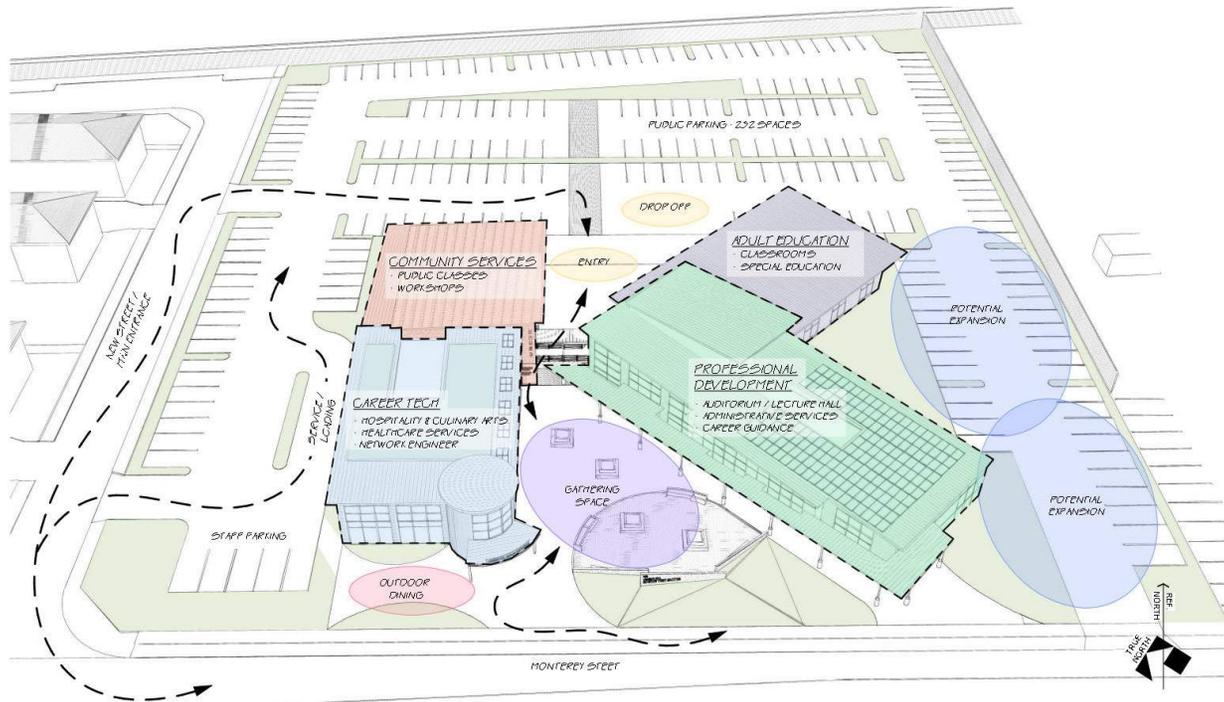
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- HIGH PERFORMANCE BUILDING ENVELOPE**
 - Low-emitting glass with integrated sunscreens
 - Rain screen systems
 - High performance insulation
 - Roofing to reduce heat island effect
- RECYCLED CONTENT**
 - Low-emitting materials
 - Materials with high recycled content
 - Construction material diversion & recycling program
- NATURAL DAYLIGHT AND VIEWS**
 - Eggspace glazing and filtered daylight in 90% of spaces
- GREEN ROOF**
 - Adaptive native plantings provide habitat for local insects and birds
 - Stormwater management
 - Insulating heat-island / cooling effect
- OPTIMIZED ENERGY-USE PERFORMANCE**
 - Daylight sensors to control lighting
 - Zoned climate controls
- PERMEABLE PAVEMENT**
 - Allow stormwater to permeate and control runoff
 - Slow release into ground water system
- WATER USE REDUCTION**
 - 30% water reduction
 - Low flow fixtures and drip irrigation
- OCCUPANCY SENSORS**
 - Sensors control room lighting
 - Task lighting integrated into furniture
- ELECTRIC CAR CHARGING STATION**
 - Students and staff can charge while at class or events
- NATURAL VENTILATION**
 - Operable windows provide fresh air, cooling, and a connection to the Bay Area climate
- NATIVE LOW-WATER LANDSCAPING**
 - Palette of local plant species minimizes the need for maintenance and irrigation
- PHOTOVOLTAIC SYSTEM**
 - Harness solar energy to sun building systems and reduce carbon footprint
- USER CONTROLLED EXTERIOR SUNSHADES**
 - Preserve views while reducing solar heat gain and glare on exterior windows
 - Allow sun in during the winter, shade during summer
- BUILDING MONITORING SYSTEM**
 - Real time display in public areas of building energy and water usage
 - Integrated color display continuously signals the most favorable time to open or close windows, based on outside temperature conditions
- STORMWATER MANAGEMENT**
 - Underground stormwater retention system that collects water and permeates at a controlled rate back into the ground water system

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SCOPE OF WORK CATEGORIES	MASTER PLAN COST (2017\$)
1. Modernize / Reconfigure Existing Classrooms	\$ -
2. Existing Building Systems, Toilets & Improved Energy Efficiency	\$ -
3. Site Utilities	\$ 826,000
4. New Construction (Classrooms)	\$ 11,803,000
5. Science, Arts, CTE & Electives Programs	\$ 5,693,000
6. Performing Arts Improvements	\$ -
7. MPR, Student Union & Food Service Improvements	\$ -
8. Physical Education Improvements	\$ -
9. Staff & Parent Support	\$ 8,740,000
10. Media Center & Student Support Services	\$ -
11. Safety & Security	\$ -
12. Parking & Drop-Off	\$ 4,225,000
13. Outdoor Learning Courts, Quads & Landscape	\$ -
14. Exterior Play Spaces, Playfields & Hardcourts	\$ -
15. Instructional Design Furniture	\$ -
16. Technology Infrastructure and Equipment	\$ -
Total Construction / Project Cost (2017\$)	\$ 31,287,000

- The following items are excluded from this budget:**
- Utility hook-up fees & City connection fees
 - Off-site work and traffic signals
 - Land acquisition costs
 - Hazardous material surveys, abatement and disposal
 - Escalation (costs are in 2017\$)