

513 FACILITY CONDITION ASSESSMENT ANN SOBRATO HIGH SCHOOL

OVERVIEW

FACILITY CONDITION ASSESSMENT

EXISTING CAMPUS PLAN

CONCEPTUAL MASTER PLAN

COST SUMMARY



4001 Burnett Ave. Morgan Hill, Ca 95037 | sobrato.mhusd.org

Year Built: 2004
 Year Modernized: N/A
 Student Population (2016 – 2017): 1,476
 Number of Classrooms: 74
 Number of Portables: 2
 Site Acreage: 120 acres
 Building Area: 189,360 square feet
 Academic Focus:

PRINCIPAL'S TOP 3 'WANTS'

1. Fields
2. Dirt spaces between classrooms
3. Drop-off/Pick-up areas

Desired Program Support Improvements/Additions

- Grouped science labs for the opportunity to share material.
- Additional private offices, conference room(s).
- Storage.
- Dedicated faculty lounge.

Functionality of Space

- Wayfinding is a challenge with the way rooms/classroom wings are numbered.
- Break-out rooms were designed for small group collaboration but are not well utilized and are difficult to supervise.
- Approximately 8 classrooms have operable partitions between rooms. These rarely get used and allow noise pollution from the adjacent room.

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 [0]

- No issues were observed or reported.

Parking

Category [2]

- Parking is ample, however ingress/egress circulation from Burnett Avenue is challenging.
- Parking and drop-off near Administration creates circulation challenges.

Concrete Paving

Category [0]

- No issues were observed or reported.

AC paving

Category [1]

- AC paving is in fair condition and could use resurfacing.

Ramps & Stairs

Category [0]

- This condition does not exist.



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- CATEGORY [5]** Complete Replacement

SITE AMENITIES

Drinking Fountains

Category [-]

- Drinking fountains are desired at the sports fields.

Shade Shelter

Category [0]

- No issues were observed or reported.

Bike Area

Category [0]

- No issues were observed or reported.

Covered Walkways

Category [0]

- No issues were observed or reported.

Play Structures

Category [0]

- This condition does not exist.

Athletic Fields & Facilities

Category [3]

- Synthetic turf is desired at the playfields.
- Permanent bleachers/spectator seating is desired at the tennis courts.
- Additional lockers are desired in the Girls locker room.
- Roof leaks were reported throughout the Gymnasium, weight room, locker rooms, etc., which has caused water damage throughout. This may be due to the copper piping issue described in the Plumbing section of this document.

Landscape

Category [4]

- Landscaped areas between classroom wings have large areas of decomposed granite, which regularly gets tracked into classrooms and produces ponding in wet seasons.

Irrigation

Category [4]

- Sensors were not installed on the irrigation system, so leaks aren't identified in a timely fashion.
- Replacement of the irrigation system is desired.
- Replacement of the well is desired.

Fencing & Gates

Category [0]

- No issues were observed or reported at existing fencing.

ASSESSMENT OF BUILDINGS

Exterior

Overall Rating: Category [-]

Paint

Category [3]

- Exterior paint is extremely dirty and needs to be pressure-washed and/or repainted.

Door / Frames / Locks

Category [0]

- No issues were observed or reported.

Windows

Category [0]

- No issues were observed or reported.

Roof

Category [0]

- No issues were observed or reported.

ADA Compliance

Category [0]

- No issues were observed or reported.

Interior

Category [0]

- No issues were observed or reported.

Food Service

Category [4]

- The central kitchen needs upgrades in order to be fully operational for all food type storage.
- Satellite food service window is in a poor location, not central to student gathering areas and serves approximately 60-80 meals per service.

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Restrooms

Category [1]

- Water is not heated.

ASSESSMENT OF SYSTEMS

Site Utilities

Domestic Water

Category [0]

- No issues were observed or reported.

Fire Protection

Category [0]

- No issues were observed or reported.

Gas

Category [0]

- No issues were observed or reported.

Sewer

Category [0]

- No issues were observed or reported.

Storm Drain / Drainage

Category [1]

- Minor, occasional clogs in storm drain.

Mechanical

Overall Rating: Category [5]

- Classroom wings receive HVAC from cooling towers behind the Kitchen/Gym, which are difficult to predict/control.
- Administration, Gym, and Media Center have package units.

Plumbing

Category [4]

- Copper piping at the locker rooms is eroding and needs to be replaced.
- Pool mechanical room piping needs to be replaced.
- The acid pit for the pool produces a bad odor by the end of the school year and could benefit from better drainage.

Electrical

Power

Category [0]

- No issues were observed or reported.

Fire Alarm

Category [0]

- No issues were observed or reported.

Technology

Category [0]

- No issues were observed or reported.

Intercom / Clock / Bell

Category [0]

- No issues were observed or reported.

Security

Category [-]

- Intrusion alarms frequently malfunction.
- Additional security cameras are desired.
- Perimeter fencing is desired.

Lighting

Category [4]

- Exterior lighting is desired at the farm.

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Drop-Off Lane



Parking



Typical Concrete Paving



Covered Walkway



Outdoor Dining



Administration Office



Playfields / Athletics



Hardcourts



Media Center

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COST SUMMARY



Windows



Exterior Door Hardware



Counseling Office



Staff Work Room / Lounge



Fitness Room



Training Room



Gymnasium



Pool



Kitchen

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Drinking Fountain



Typical Classroom



Science Lab



Music Room



Drama / Theater



Career and Technical Education



Art



Teacher Prep Room



Special Feature: Farm

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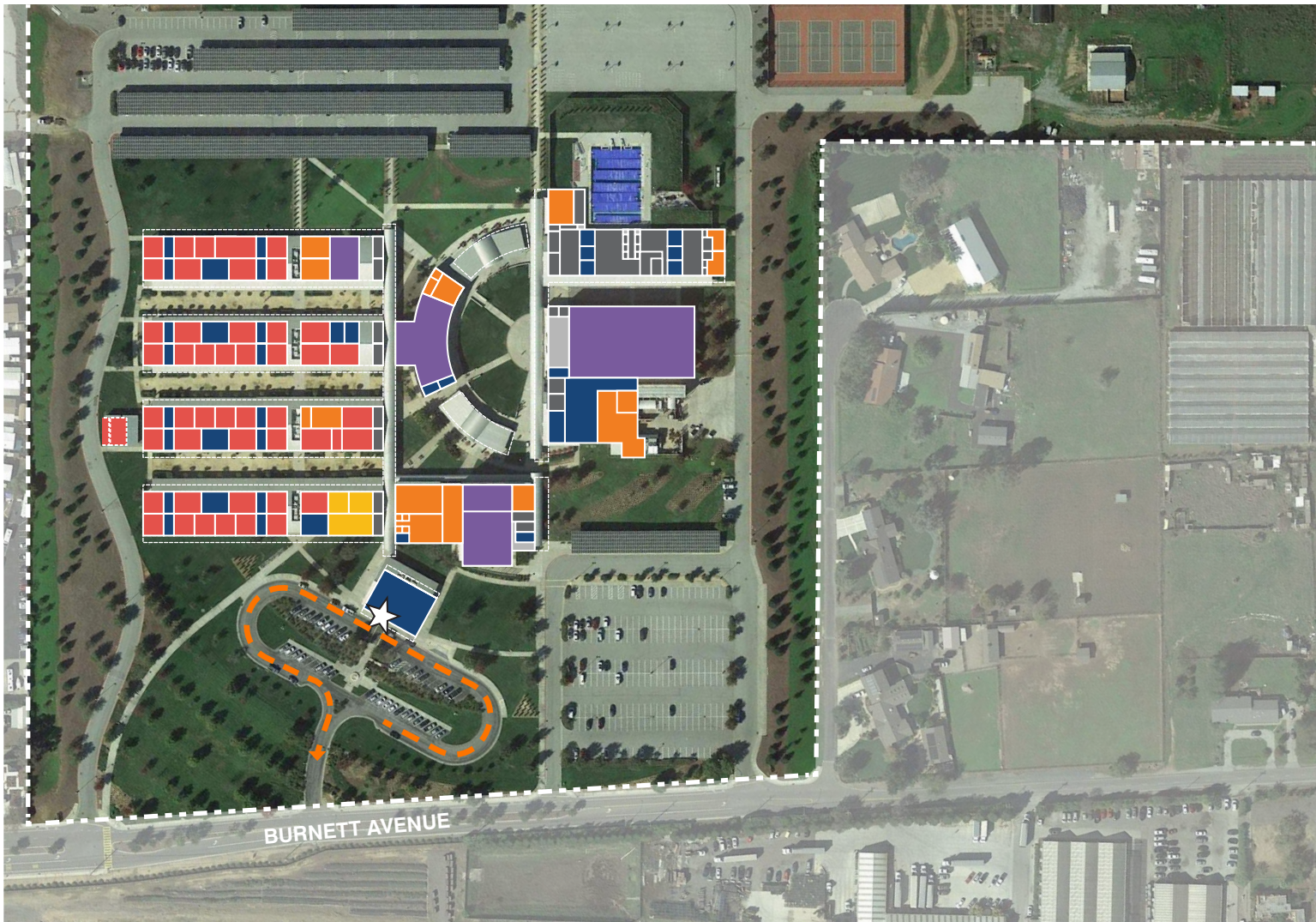
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CONCEPTUAL MASTER PLAN

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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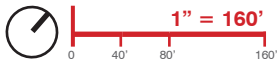
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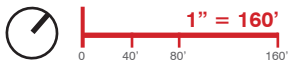
EXISTING CAMPUS PLAN

CONCEPTUAL MASTER PLAN

COST SUMMARY



- | | |
|--|--------------------|
| | 1 No Work |
| | 2 Modernization |
| | 3 Reconfigure |
| | 4 New Construction |
-
- | | |
|------------------------|----------------------|
| Classrooms (CR) | |
| LA | Language Arts |
| MA | Math |
| PE | Physical Education |
| SCI | Science (with Lab) |
| SE | Special Education |
| SH | Severely Handicapped |
| SS | Social Studies |
| WL | World Language |
-
- | | |
|-------------------------|---------------------------|
| Electives / Labs | |
| CL | Computer Lab |
| CS | Computer Science |
| CUL | Culinary Arts |
| DR | Drama |
| ENG | Engineering |
| FIT | Fitness |
| MU | Music / Band / Choir |
| SCI | Science |
| SLL | Specialized Learning Lab |
| VB | Video Broadcast & Editing |
| YB | Yearbook / Journalism |
-
- | | |
|-------------------------|--------------------------------------|
| Student Services | |
| ASB | Student Leadership |
| CC | College & Career Center |
| ELD | English Language Development |
| LC | Learning Center (Counseling and RSP) |
| IS | Independent Study / Testing |
-
- | | |
|----------------------|--------------------|
| Shared Spaces | |
| GYM | Gymnasium |
| HSC | Home & School Club |
| LECT | Lecture Hall |
| MC | Media Center |
| MPR | Multi-Purpose Room |
-
- | | |
|---------------------------------|----------------------------|
| Administration / Faculty | |
| C | Conference Room |
| CN | Concessions / Serving Area |
| CM | Community Room |
| FW | Faculty Work Room |
| FL | Faculty Lounge / Dining |
| KIT | Kitchen |
| O | Office |
-
- | | |
|-----------------------|---------|
| Support Spaces | |
| X | Storage |
| T | Toilets |
| U | Utility |
| J | Janitor |
-
- | | |
|--|------------------------------|
| | Portable Classrooms |
| | Outdoor Learning/ Playfields |
| | Main Entry |
| | Primary Drop-Off |
| | Bus Lane |
| | New Fence |



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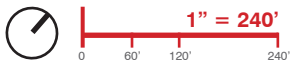
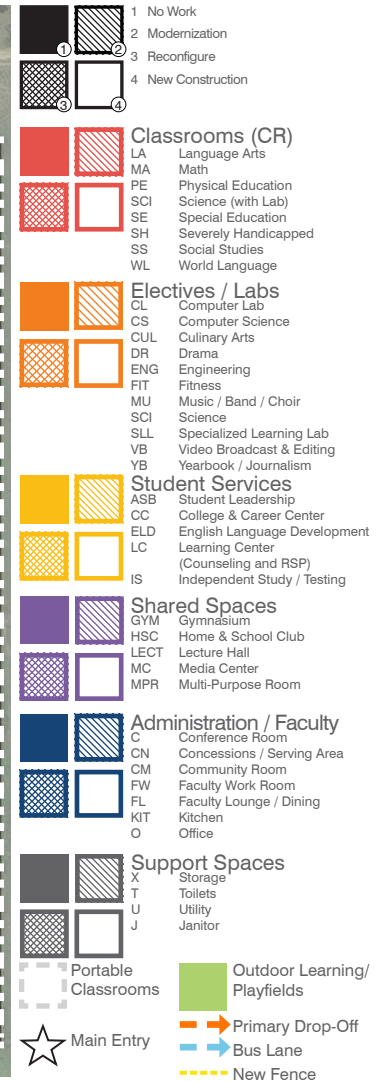
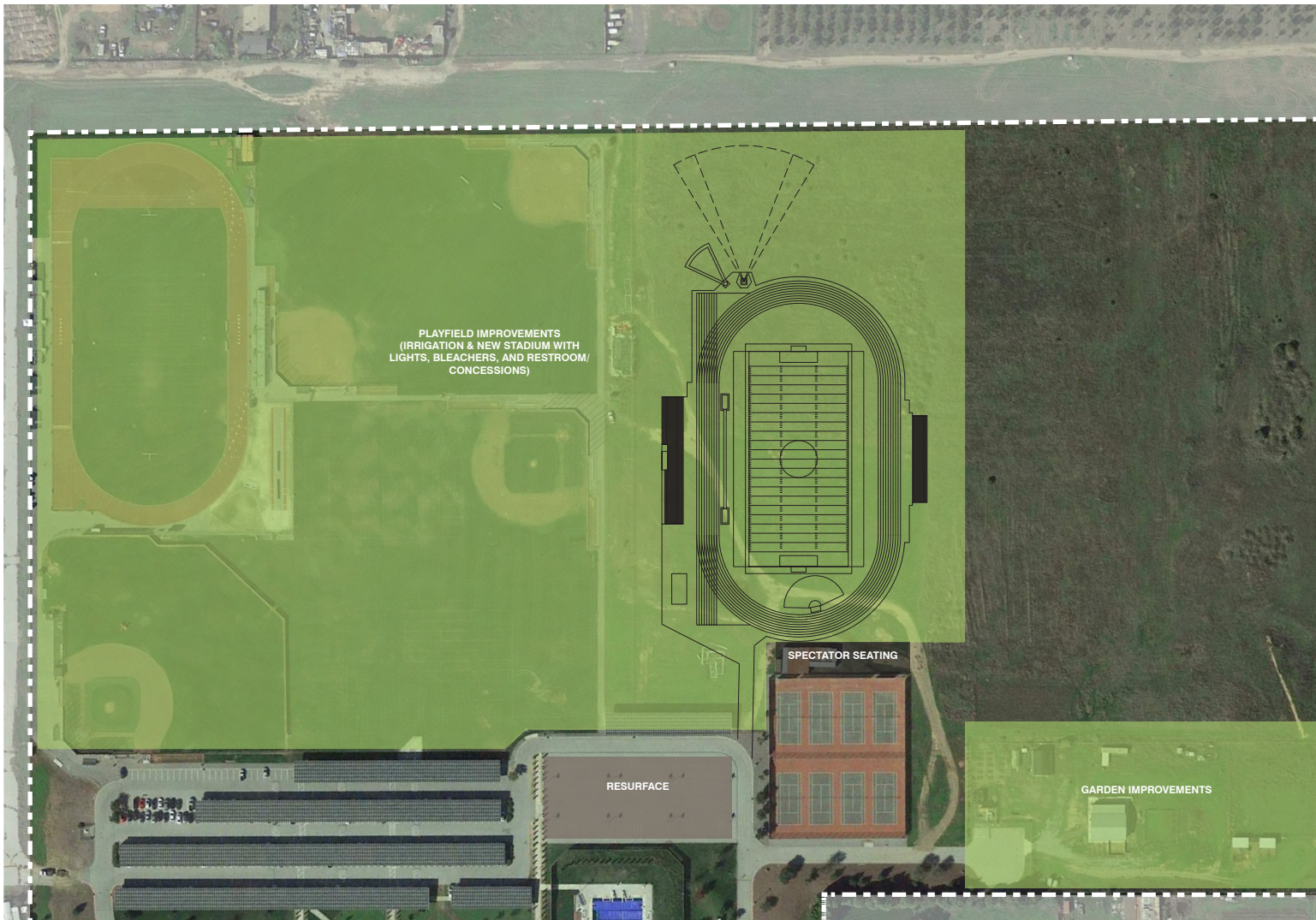
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| SCOPE OF WORK CATEGORIES | MASTER PLAN COST (2017\$) |
|--|------------------------------|
| 1. Modernize / Reconfigure Existing Classrooms | \$ 6,611,000 |
| 2. Existing Building Systems, Toilets & Improved Energy Efficiency | \$ 4,625,000 |
| 3. Site Utilities | \$ 1,360,000 |
| 4. New Construction (Classrooms) | \$ - |
| 5. Science, Arts, CTE & Electives Programs | \$ 6,565,000 |
| 6. Performing Arts Improvements | \$ - |
| 7. MPR, Student Union & Food Service Improvements | \$ 9,616,000 |
| 8. Physical Education Improvements | \$ 2,199,000 |
| 9. Staff & Parent Support | \$ 2,180,000 |
| 10. Media Center & Student Support Services | \$ 841,000 |
| 11. Safety & Security | \$ 3,280,000 |
| 12. Parking & Drop-Off | \$ 3,204,000 |
| 13. Outdoor Learning Courts, Quads & Landscape | \$ 3,074,000 |
| 14. Exterior Play Spaces, Playfields & Hardcourts | \$ 13,963,000 |
| 15. Instructional Design Furniture | \$ 1,632,000 |
| 16. Technology Infrastructure and Equipment | \$ 783,000 |
| Total Construction / Project Cost (2017\$) | \$ 59,933,000 |

- 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\$)