

5.1 FACILITY CONDITION ASSESSMENT BARRETT ELEMENTARY SCHOOL

OVERVIEW

FACILITY CONDITION ASSESSMENT

EXISTING CAMPUS PLAN

CONCEPTUAL MASTER PLAN

COST SUMMARY



895 Barrett Ave. Morgan Hill, Ca 95037 | barrett.mhusd.org

Year Built: 2001
 Year Modernized: none
 Student Population (2016 – 2017): 443
 Number of Classrooms: 25
 Number of Portables: 0
 Site Acreage: 9.64 acres
 Building Area: 47,845 square feet
 Academic Focus: None

PRINCIPAL’S TOP 3 ‘WANTS’

1. Update playground structures
2. Technology
3. Audio/Visual improvements

Desired Program Support Improvements/Additions

- Special Education:
 - Sensory space/furniture
 - Lockable cabinets
 - Changing table
- Integration with peers
- Computer lab or 1:1 devices campus-wide
- Counseling:
 - Additional, confidential offices within the

- Administration building
 - Small group rooms
- Food Service:
 - Enclosed dining area
- May need facilities to support Next Generation Science Standards; site currently does not have a science lab.

Functionality of Space

- Two classrooms have been combined (operable partition opened between rooms 23 and 24) and the space is used as a Teacher Learning Lab for professional development.
- The Library furniture is uncomfortable, uninviting, and makes the space feel tight. The Principal would like furniture that encourages students to stay and is more conducive to reading.

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 [3]

- ADA parking spaces do not meet current code compliance. Consider updating striping, signage, and tactile domes.

Parking

Category [0]

- No issues were observed or reported.

Concrete Paving

Category [0]

- No issues were observed or reported.

AC paving

Category [3]

- AC paving is experiencing normal wear and tear, cracking; need to be resurfaced and repainted in parking lots and hardcourts.

Ramps & Stairs

Category [0]

- No issues were observed or reported.



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SITE AMENITIES

Drinking Fountains

Category [5]

- Drinking fountains do not meet current code compliance. Complete replacement is recommended.

Shade Shelter

Category [0]

- The shade structure at Kinder is new and in good condition, but the school site feels that due to its height, does not provide adequate protection.
- Shade at pick-up areas is desired.

Bike Area

Category [0]

- No issues were observed or reported.

Covered Walkways

Category [0]

- No issues were observed or reported.

Play Structures

Category [3]

- Play structures are damaged; may need partial or full replacement.

Athletic Fields & Facilities

Category [0]

- No issues were observed or reported.

Landscape

Category [1]

- Turf grass areas between classroom wings are in good condition and provide opportunity to add bench seating or other areas for student congregation.

Irrigation

Category [2]

- VFD provides water from well and is problematic during a power outage.

Fencing & Gates

Category [0]

- Tube steel fencing and chain link are used to secure the school.
- No issues were observed or reported.

ASSESSMENT OF BUILDINGS

Exterior

Overall Rating: Category [3]

- Stucco shows cracking and chipping due to normal wear and tear.

Paint

Category [3]

- Paint at exterior doors is new however is showing extreme weathering/fading.
- Buildings are due for a new coat of paint.

Door / Frames / Locks

Category [0]

- Aside from the faded paint mentioned above, the condition of the doors, frames, and hardware are good.

Windows

Category [0]

- No issues were observed or reported.

Roof

Category [0]

- Standing seam metal roof.
- The paint is faded, but generally the roofs are in good condition.

ADA Compliance

Category [2]

- Ramp at MPR needs a handrail extension.

Interior

Overall Rating: Category [5]

- Carpet shows typical wear and tear and need to be replaced.

Food Service

Category [2]

- Needs a dedicated delivery bay separate from drop-off lane.
- Minor table repair is needed.

Restrooms

Category [0]

- No issues were observed or reported.

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.

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Gas

Category [0]

- No issues were observed or reported.

Sewer

Category [0]

- No issues were observed or reported.

Storm Drain / Drainage

Category [0]

- No issues were observed or reported.

Mechanical

Overall Rating: Category [-]

- District would like to install Alerton energy management system at this site.
- Domestic cooling towers serve the mechanical system and will need an overhaul in the next 10 years.
- It was reported that ventilation does not provide adequate cooling/warming.

Plumbing

Category [1]

- Fixtures experience normal wear and tear.
- Facilities clog due to misuse.
- Water pressure is good.

Electrical

Power

Category [0]

- All rooms have occupancy sensors.
- No issues were observed or reported.

Fire Alarm

Category [0]

- No issues were observed or reported.

Technology

Category [3]

- Smartboards are an estimated 8 years old and due for a refresh.
- MPR needs an improved sound/presentation system, enhanced WIFI, and abilities to support performances.
- Consider additional outlets/ways to charge devices within classrooms.
- The Library has very limited technology, consider providing presentation technology, additional outlets, and tech stations.

Intercom / Clock / Bell

Category [0]

- No issues were observed or reported.

Security

Category [0]

- No issues were observed or reported.

Lighting

Category [4]

- Consider providing additional exterior lighting at the hardcourts and parking lots.
- Exterior site lighting is poor.

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Drop-Off Lane



Parking



Typical Concrete Paving



Covered Walkway



Outdoor Dining



Security Fencing



Hardcourts



Play Structure



Landscaping

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Windows



Exterior Door Hardware



Administration Office



Staff Work Room / Lounge



Counseling Office



Conference Room



Multipurpose Room



Kitchen



Food Serving Area

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Drinking Fountain



Typical Classroom



Media Center



Health Office



Restroom



Teacher Prep Room

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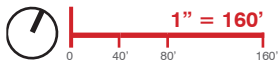
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COST SUMMARY



- **Classrooms (CR)**
Indicates Grade Level
PS Preschool
TK Transitional Kindergarten
K Kindergarten
SDC Special Day Class
SH Severely Handicapped
- **Electives / Labs**
B Band
CL Computer Lab
ENG Engineering
HL Health
MU Music
PI Piano
SCI Science
VI Violin
- **Student Services**
CO Counseling
ELD English Language Development
OT Occupational Therapy
RSP Resource Specialist
- **Shared Spaces**
CC Community Center
GYM Gymnasium
HSC Home & School Club
MC Media Center
MPR Multi-Purpose Room
- **Administration / Faculty**
C Conference Room
CN Concessions / Snack Bar
FW Faculty Work Room
FL Faculty Lounge / Dining
KIT Kitchen
N Nurse
O Office
TOSA Teacher on Special Assignment
- **Support Spaces**
X Storage
T Toilets
U Utility
J Janitor
E Elevator
- **Not District-Operated**
CDC County Day Care
YMCA Youth Program
- Operable Partition
- Portable Classrooms
- ★ Main Entry
- ➔ Primary Drop-Off
- ➔ Bus Lane



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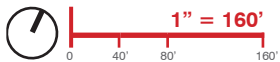
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COST SUMMARY



	1 No Work 2 Modernization 3 Reconfigure 4 New Construction
	Classrooms (CR) # Indicates Grade Level PS Preschool TK Transitional Kindergarten K Kindergarten PE Physical Education SDC Special Day Class SH Severely Handicapped
	Electives / Labs CL Computer Lab MU Music SCI Science SLL Specialized Learning Lab
	Student Services ELD English Language Development LC Learning Center (Counseling and RSP)
	Shared Spaces GYM Gymnasium HSC Home & School Club 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 TOSA Teacher on Special Assignment
	Support Spaces X Storage T Toilets U Utility J Janitor
	Not District-Operated CDC County Day Care YMCA Youth Program
	Portable Classrooms Outdoor Learning/Playfields
	★ Main Entry → Primary Drop-Off → Bus Lane --- New Fence



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SCOPE OF WORK CATEGORIES	MASTER PLAN COST (2017\$)
1. Modernize / Reconfigure Existing Classrooms	\$ 3,929,000
2. Existing Building Systems, Toilets & Improved Energy Efficiency	\$ 3,287,000
3. Site Utilities	\$ 26,000
4. New Construction (Classrooms)	\$ -
5. Science, Arts, CTE & Electives Programs	\$ 862,000
6. Performing Arts Improvements	\$ -
7. MPR, Student Union & Food Service Improvements	\$ 2,454,000
8. Physical Education Improvements	\$ -
9. Staff & Parent Support	\$ 1,941,000
10. Media Center & Student Support Services	\$ 812,000
11. Safety & Security	\$ 302,000
12. Parking & Drop-Off	\$ 1,088,000
13. Outdoor Learning Courts, Quads & Landscape	\$ 623,000
14. Exterior Play Spaces, Playfields & Hardcourts	\$ 1,316,000
15. Instructional Design Furniture	\$ 732,000
16. Technology Infrastructure and Equipment	\$ 351,000
Total Construction / Project Cost (2017\$)	\$ 17,723,000

- 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\$)