



80 W. Central Ave. Morgan Hill, Ca 95037 | britton.mhusd.org

Year Built: 1940
 Year Modernized:
 Student Population (2016 – 2017): 880
 Capacity:
 Utilization:
 Number of Classrooms: 28
 Number of Portables: 5
 Site Acreage: 22 acres
 Building Area: 86,272 square feet
 Academic Focus:

PRINCIPAL'S TWO 3 'WANTS'

1. Science/Math classroom functionality
2. Gym/Auditorium
3. Busses, student pick-up/drop-off, overall traffic flow

Desired Program Support Improvements/Additions

- A new 2-story classroom building is to begin construction in Summer of 2017.
- Industrial classroom space has minimal power outlets and low lighting for the type of work completed in the classroom. The principal desires the industrial classroom to support individual and group work

Functionality of Space

- The existing auditorium doesn't have built-in audio-visual equipment; has no bleachers; has non-functioning air-conditioning or heat; and the kitchen is original to the building.
- The existing gymnasium has acoustical insulation that falls from the ceiling; bleachers that are original to the building; no built-in projectors or screen with a questionable sound system; and is large enough to seat half the school.

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 [1]

- General site parking is compliant. The stripes need general maintenance.

Parking

Category [0]

- No comments were made to the number of available parking.

Concrete Paving

Category [5]

- The existing paving throughout the campus is in poor condition, with areas in the play yard that are graveled or with patches that are in disrepair.

AC paving

Category [5]

- The existing paving by the west campus buildings are in very bad condition.
- There are areas that are unpaved between the school and the maintenance yard

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Ramps & Stairs

Category [3]

- There are ramps that are provided with areas that have stairs or on drastic level changes.

SITE AMENITIES

Drinking Fountains

Category [3]

- The drinking fountains servicing the gymnasium and locker rooms are compliant, while the main campus drinking fountains are non-compliant.

Shade Shelter

Category [2]

- General maintenance on the shade structures are recommended.

Bike Area

Category [0]

- No issues were observed or reported.

Covered Walkways

Category [0]

Play Structures

Category [3]

- The basketball standards in the play yard have no netting

Athletic Fields & Facilities

Category [5]

- The existing track has holes on the running surface.
- The gymnasium’s bleachers are damaged; the acoustic insulation in the roof is old.
- The boys and girls locker rooms are in good condition.
- The field bleachers seating boards are worn.

Landscape

Category [2]

- The space between classroom buildings have steep paved slopes with minimal landscaping.

Irrigation

Category [-]

Fencing & Gates

Category [5]

- The perimeter campus fencing have been infiltrated by vandals over weekends.

ASSESSMENT OF BUILDINGS

Exterior

Overall Rating: Category [3]

- General maintenance on the buildings are recommended.

Paint

Category [4]

- General paint on the buildings and doors are faded or damaged.

Door / Frames / Locks

Category [4]

- The doors to the gymnasium are heavy with no door stops to prop them open.

Windows

Category [-]

Roof

Category [4]

- The interior space used for stationary bicycles has roof leaks in the storage rooms.
- There are roof leaks in the west campus portables that have damaged the interior flooring.

ADA Compliance

Category [3]

- The auditorium building’s accessible lift does not work.
- The outdoor paving leading to the east outdoor basketball courts have a few steep slope transitions.
- There is not a gradual transition to the exterior door landings at the west campus classrooms.
- Sinks and cabinets in science classrooms are non-compliant.
- Toilet room signage on the main campus are non-compliant.
- The space between classroom buildings have a steep slope.
- The ramp leading to the kitchen door entrance is non-compliant.

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Interior

Overall Rating: Category [5]

- Paint updates are needed in the auditorium building.
- The portables flooring have been damaged by roof leaks.
- The toilet rooms in the auditorium building are out of date.
- General classrooms flooring have some damage.
- The faculty breakroom and kitchen has damaged ceiling tiles and flooring.
- The finishes in the auditorium are in poor condition.

Food Service

Category [-]

Restrooms

Category [5]

- The gymnasium toilet rooms have damaged partitions.
- The auditorium toilet rooms are non-compliant.

ASSESSMENT OF SYSTEMS

Site Utilities

Domestic Water

Category [-]

Fire Protection

Category [-]

Gas

Category [-]

Sewer

Category [-]

Storm Drain / Drainage

Category [-]

Mechanical

Overall Rating: Category [4]

- The existing mechanical units need to be replaced.

Plumbing

Category [-]

Electrical

Power

Category [3]

- More power outlets are desired in the student shop.

Fire Alarm

Category [5]

- The fire alarm doesn't work in some of the classroom wings.

Technology

Category [3]

- For most of the campus, the wi-fi works. At minimum, all classrooms have a projector and screen, but no sound.
- There is no technology in the auditorium building nor the gymnasium.

Intercom / Clock / Bell

Category [0]

- No issues were observed or reported.

Security

Category [5]

- False security alarms during inclement weather.
- Vandals are able to climb the existing campus perimeter fencing.

Lighting

Category [5]

- Exterior lighting is sparse, and are not tied into an occupancy sensor.

511 FACILITY CONDITION ASSESSMENT BRITTON MIDDLE SCHOOL

OVERVIEW

FACILITY CONDITION ASSESSMENT

EXISTING CAMPUS PLAN

CONCEPTUAL MASTER PLAN

COST SUMMARY



Drop-Off Lane



Parking



Typical Concrete Paving



Covered Walkway



Outdoor Dining



Administration Office



Playfields / Athletics



Hardcourts



Media Center

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OVERVIEW

FACILITY CONDITION ASSESSMENT

EXISTING CAMPUS PLAN

CONCEPTUAL MASTER PLAN

COST SUMMARY



Windows



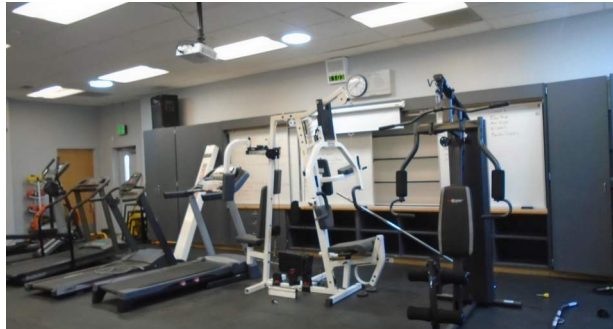
Exterior Door Hardware



Counseling Office



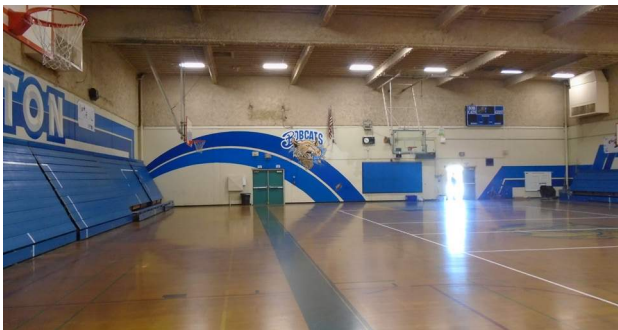
Staff Work Room / Lounge



Fitness Room



Auditorium



Gymnasium



Food Serving Area



Kitchen



Drinking Fountain



Typical Classroom



Science Lab



Music Room



Drama / Theater



Career and Technical Education



Teacher Prep Room

511 FACILITY CONDITION ASSESSMENT BRITTON MIDDLE SCHOOL

OVERVIEW

FACILITY CONDITION ASSESSMENT

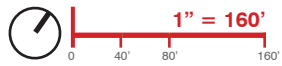
EXISTING CAMPUS PLAN

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



511 FACILITY CONDITION ASSESSMENT BRITTON MIDDLE SCHOOL

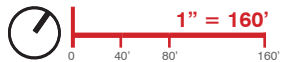
OVERVIEW

FACILITY CONDITION ASSESSMENT

EXISTING CAMPUS PLAN

CONCEPTUAL MASTER PLAN

COST SUMMARY



511 FACILITY CONDITION ASSESSMENT BRITTON MIDDLE SCHOOL

OVERVIEW

FACILITY CONDITION ASSESSMENT

EXISTING CAMPUS PLAN

CONCEPTUAL MASTER PLAN

COST SUMMARY

SCOPE OF WORK CATEGORIES	MASTER PLAN COST (2017\$)
1. Modernize / Reconfigure Existing Classrooms	\$ 2,468,000
2. Existing Building Systems, Toilets & Improved Energy Efficiency	\$ 1,683,000
3. Site Utilities	\$ 467,000
4. New Construction (Classrooms)	\$ -
5. Science, Arts, CTE & Electives Programs	\$ 4,959,000
6. Performing Arts Improvements	\$ 1,348,000
7. MPR, Student Union & Food Service Improvements	\$ 2,070,000
8. Physical Education Improvements	\$ 3,840,000
9. Staff & Parent Support	\$ 449,000
10. Media Center & Student Support Services	\$ -
11. Safety & Security	\$ 3,058,000
12. Parking & Drop-Off	\$ 405,000
13. Outdoor Learning Courts, Quads & Landscape	\$ -
14. Exterior Play Spaces, Playfields & Hardcourts	\$ 7,399,000
15. Instructional Design Furniture	\$ 422,000
16. Technology Infrastructure and Equipment	\$ 203,000
Total Construction / Project Cost (2017\$)	\$ 28,771,000

- 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\$)