



15600 Concord Circle, Morgan Hill, Ca 95037 | mhusd.org

Year Built:

- 1971 - Original Construction
- 2001 - Addition

Year Modernized:

Site Acreage: 2.1 acres
 Building Area: 40,685 SF

Desired Program Support Improvements/Additions

- Dedicated conference room for Business Services.
- Dedicated conference room for Human Resources with direct access to the outside.
- Dedicated Lobby for Human Resources.
- Additional space for fingerprinting that accommodates 2-3 people.
- Additional small, private conference room for the queuing of interviewees.
- Additional space in the Lobby.
- Additional space to accommodate a 20-25% growth in District Office employees.
- Lockers in the Wood Shop.
- Increased, secured paper storage.

Functionality of Space

- Special Services and the Enrollment Center are regularly accessed by the public and poorly located on the second floor.
- Seating in the Board room is limited, additional seating is available in the Professional Development Center on the second floor.
- It is desired that the entire building spaces be reconfigured if building lease is extended.
- Professional Development space accommodates approximately 50 adults with desks; ideally would accommodate 200-300 people.
- Student assessment testing is done in the Professional Development Center.

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.
- Curb ramps do not meet current standards.

Parking

Category [4]

- Parking is limited and fills quickly during Professional Development events.
- Striping is faded and should be repainted.

Concrete Paving

Category [2]

- Concrete paving is in fair condition.

AC paving

Category [5]

- The AC paving at the parking lot is extremely worn and in poor condition.

Ramps & Stairs

Category [-]

- This condition does not exist.

ASSESSMENT RATING LEGEND:

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- CATEGORY [5] Complete Replacement

SITE AMENITIES

Drinking Fountains

Category [0]

- No issues were observed or reported.

Shade Shelter

Category [-]

- This condition does not exist.

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 [-]

- This condition does not exist.

Landscape

Category [1]

- Landscape consists of mature trees, shrubs, and turf.
- A paver stone path runs from the side parking row to the front sidewalk and is not easily navigated.

Irrigation

Category [0]

- No issues were observed or reported.

Fencing & Gates

Category [0]

- The rear yard is secured with chainlink fences with rolling, vehicular gates.

ASSESSMENT OF BUILDINGS

Exterior

Overall Rating: Category [-]

Paint

Category [3]

- No issues were observed or reported.

Door / Frames / Locks

Category [5]

- No issues were observed or reported.

Windows

Category [5]

- Windows are single pane and are original to the building.
- Windows on the east side of the building leak.

Roof

Category [1]

- Leaks were reported over the portion of the building that was built in 1971.

ADA Compliance

Category [4]

- Interior elevator is hydraulic and can be problematic or slow at times.

Interior

Overall Rating: Category [4]

- Finishes are dated and show signs of normal wear and tear.
- New paint and carpet are desired.

Food Service

Category [-]

- This condition does not exist.

Restrooms

Category [2]

- Most restrooms have been modernized and are in good condition.
- Restrooms in the Facilities & Maintenance department are dated and in fair to poor condition.

ASSESSMENT RATING LEGEND:

- CATEGORY [0]** No Work
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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 [0]

- No issues were observed or reported.

Mechanical

Overall Rating: Category [4]

- Some thermostats are split between rooms due to interior reconfigurations.
- Mechanical system needs to be rebalanced and reconfigured to better fit the needs of the users.

Plumbing

Category [0]

- No issues were observed or reported.

Electrical

Power

Category [4]

- Current service is undersized for the demanded capacity.
- The transformer is original to the building and should be replaced.

Fire Alarm

Category [0]

- No issues were observed or reported.

Technology

Category [4]

- Technology has been updated.
- MDF is located on the second floor; ideally would be located on the first floor in the warehouse.

Intercom / Clock / Bell

Category [-]

- This condition does not exist.

Security

Category [3]

- Currently the building has an intrusion alarm and standard key system.
- Card reader access is preferred.

Lighting

Category [-]

- Natural light is minimal to none at the interior spaces.
- Skylights are installed at Technology.
- Exterior lighting consists of photocells with motion detectors.

517 FACILITY CONDITION ASSESSMENT DISTRICT OFFICE

OVERVIEW

FACILITY CONDITION ASSESSMENT

EXISTING CAMPUS PLAN

CONCEPTUAL MASTER PLAN

COST SUMMARY



Entry Signage



Parking



Typical Concrete Paving



Covered Walkway



Yard



Security Fencing



Lobby



Board Room



Executive Conference Room

517 FACILITY CONDITION ASSESSMENT DISTRICT OFFICE

OVERVIEW

FACILITY CONDITION ASSESSMENT

EXISTING CAMPUS PLAN

CONCEPTUAL MASTER PLAN

COST SUMMARY



Windows / Doors



Open Offices



Interior Hallway



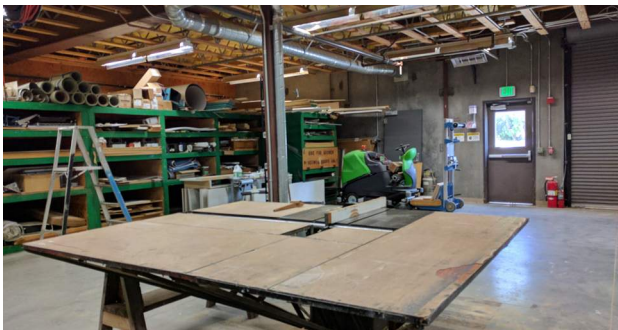
Staff Work Room / Lounge



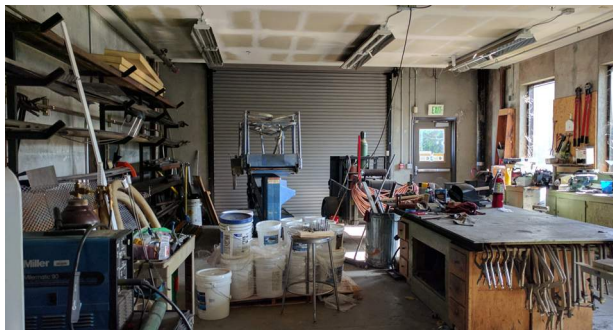
Private Office



Conference Room



Wood Shop



Welding



Professional Development Center

517 FACILITY CONDITION ASSESSMENT DISTRICT OFFICE

OVERVIEW

FACILITY CONDITION ASSESSMENT

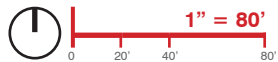
EXISTING CAMPUS PLAN

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



517 FACILITY CONDITION ASSESSMENT DISTRICT OFFICE

OVERVIEW

FACILITY CONDITION ASSESSMENT

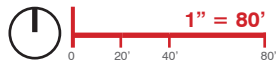
EXISTING CAMPUS PLAN

CONCEPTUAL MASTER PLAN

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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	\$ 80,000
3. Site Utilities	\$ 98,000
4. New Construction (Classrooms)	\$ -
5. Science, Arts, CTE & Electives Programs	\$ -
6. Performing Arts Improvements	\$ -
7. MPR, Student Union & Food Service Improvements	\$ -
8. Physical Education Improvements	\$ -
9. Staff & Parent Support	\$ 8,568,000
10. Media Center & Student Support Services	\$ -
11. Safety & Security	\$ 110,000
12. Parking & Drop-Off	\$ 290,000
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\$)	\$ 9,146,000

These costs reflect one option for the District Office. This option is to reconfigure the existing District Office building as shown in the diagram on the previous page.

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\$)

SCOPE OF WORK CATEGORIES	MASTER PLAN COST (2017\$)
1. Modernize / Reconfigure Existing Classrooms	\$ -
2. Existing Building Systems, Toilets & Improved Energy Efficiency	\$ -
3. Site Utilities	\$ 705,000
4. New Construction (Classrooms)	\$ -
5. Science, Arts, CTE & Electives Programs	\$ -
6. Performing Arts Improvements	\$ -
7. MPR, Student Union & Food Service Improvements	\$ -
8. Physical Education Improvements	\$ -
9. Staff & Parent Support	\$ 13,122,000
10. Media Center & Student Support Services	\$ -
11. Safety & Security	\$ -
12. Parking & Drop-Off	\$ 2,541,000
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\$)	\$ 16,368,000

These costs reflect an alternative option for the District Office. Through the Facility Condition Assessment process and interactions with the users, it was learned that the District Office uses and personnel may be better accommodated in a new or different building. The costs on this page reflect the alternative option of building a new District Office. As always, land acquisition costs are not included.

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\$)