

# 5.2 FACILITY CONDITION ASSESSMENT EL TORO HEALTH SCIENCE ACADEMY

OVERVIEW

FACILITY CONDITION ASSESSMENT

EXISTING CAMPUS PLAN

CONCEPTUAL MASTER PLAN

COST SUMMARY



455 East Main Ave. Morgan Hill, Ca 95037 | [eltoro.mhusd.org](http://eltoro.mhusd.org)

Year Built: 1992  
 Year Modernized:  
 Student Population (2016 – 2017): 450  
 Number of Classrooms: 25  
 Number of Portables: 2  
 Site Acreage: 12.7 acres  
 Building Area: 43,300 square feet  
 Academic Focus: Health Science

**PRINCIPAL'S TOP 3 'WANTS'**

1. New roof
2. Front gate security
3. New coat of paint for all buildings

**Desired Program Support Improvements/Additions**

- Running/fitness track with work out station.
- Improvement to Administration offices for increased space efficiency.

**Functionality of Space**

- The Library will move to room 15. Existing Library space will be converted to a Health Lab (currently in design phases of development).
- Classrooms front on a central quad, which enhances the opportunity for outdoor learning environments.

**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]
- The parking lot has one entrance for ingress/egress.

**Concrete Paving**

- Category [0]
- No issues were observed or reported.

**AC paving**

- Category [2]
- AC paving in the parking lots is in fair to poor condition.
  - AC paving at the hardcourts is in good condition.

**Ramps & Stairs**

- Category [0]
- This condition does not exist.



# 5.2 FACILITY CONDITION ASSESSMENT EL TORO HEALTH SCIENCE ACADEMY

OVERVIEW

FACILITY CONDITION ASSESSMENT

EXISTING CAMPUS PLAN

CONCEPTUAL MASTER PLAN

COST SUMMARY

## ASSESSMENT RATING LEGEND:

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

### SITE AMENITIES

#### Drinking Fountains

Category [5]

- Drinking fountains are in poor condition, replacement is desired.

#### Shade Shelter

Category [0]

- This condition does not exist.

#### Bike Area

Category [0]

- No issues were observed or reported.

#### Covered Walkways

Category [2]

- Exterior stucco at covered walkway columns is damaged in areas near the base.

#### Play Structures

Category [5]

- Kindergarten play structures are in poor condition; replacement is desired.
- Play structure for upper grades is in good condition.

### Athletic Fields & Facilities

Category [4]

- The field area at the corner of E Central Ave. and Calle Mazatlan is unimproved.

### Landscape

Category [1]

- Landscaping areas are bare/sparsely planted.

### Irrigation

Category [5]

- Irrigation wiring is damaged; new irrigation wiring is desired.
- Poor water pressure was reported.
- New booster pump and backflow preventer are desired.

### Fencing & Gates

Category [1]

- Perimeter fencing/gates are in fair condition.

### ASSESSMENT OF BUILDINGS

#### Exterior

##### Paint

Category [3]

- Exterior stucco at buildings and covered walkway columns is damaged at corners and in areas near the base.
- Painting to the exterior is planned for 2017.

#### Door / Frames / Locks

Category [0]

- Doors, frames, and locks appear to be original to the building.

#### Windows

Category [0]

- Windows are original, single-pane.

### Roof

Category [5]

- Roofing replacement is planned for 2017.

### ADA Compliance

Category [0]

- No issues were observed or reported.

### Interior

Overall Rating: Category [2]

- Building interior finishes and casework appear to be original.
- Flooring is in fair condition, replacement should be considered.

### Food Service

Category [0]

- No issues were observed or reported.

### Restrooms

Category [3]

- Restrooms are in poor condition; modernization is desired.

### 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.

# 5.2 FACILITY CONDITION ASSESSMENT EL TORO HEALTH SCIENCE ACADEMY

OVERVIEW

FACILITY CONDITION ASSESSMENT

EXISTING CAMPUS PLAN

CONCEPTUAL MASTER PLAN

COST SUMMARY

## 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

### Sewer

Category [0]

- No issues were observed or reported.

### Storm Drain / Drainage

Category [0]

- No issues were observed or reported.

### Mechanical

Overall Rating: Category [-]

- Mechanical units are original to the building (1992) and do not provide even heating/cooling.

### Plumbing

Category [3]

- Restrooms are in poor condition; modernization is desired.

### Electrical

#### Power

Category [0]

- No issues were observed or reported.

#### Fire Alarm

Category [3]

- Upgrade to the fire alarm system, including the panel is desired.

### Technology

Category [0]

- No issues were observed or reported.

### Intercom / Clock / Bell

Category [0]

- No issues were observed or reported.

### Security

Category [-]

- Security fencing at campus entry will be reconfigured in 2017/2018 to increase campus security.

### Lighting

Category [4]

- Exterior lighting additions/improvements is desired.



# 5.2 FACILITY CONDITION ASSESSMENT EL TORO HEALTH SCIENCE ACADEMY

OVERVIEW

**FACILITY CONDITION ASSESSMENT**

EXISTING CAMPUS PLAN

CONCEPTUAL MASTER PLAN

COST SUMMARY



Drop-Off Lane



Parking



Typical Concrete Paving



Covered Walkway



Outdoor Dining



Security Fencing



Hardcourts



Play Structure



Landscaping



# 5.2 FACILITY CONDITION ASSESSMENT EL TORO HEALTH SCIENCE ACADEMY

OVERVIEW

FACILITY CONDITION ASSESSMENT

EXISTING CAMPUS PLAN

CONCEPTUAL MASTER PLAN

COST SUMMARY



Windows



Exterior Door Hardware



Administration Office



Staff Work Room / Lounge



Multipurpose Room



Kitchen



Food Serving Area

# 5.2 FACILITY CONDITION ASSESSMENT EL TORO HEALTH SCIENCE ACADEMY

OVERVIEW

FACILITY CONDITION ASSESSMENT

EXISTING CAMPUS PLAN

CONCEPTUAL MASTER PLAN

COST SUMMARY



Drinking Fountain



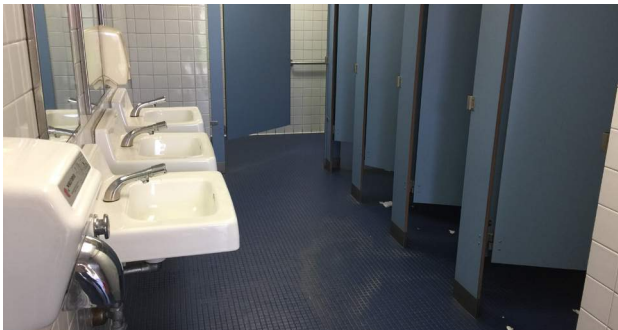
Typical Classroom



Media Center



Health Office



Restroom



Teacher Prep Room



# 5.2 FACILITY CONDITION ASSESSMENT EL TORO HEALTH SCIENCE ACADEMY

OVERVIEW

FACILITY CONDITION ASSESSMENT

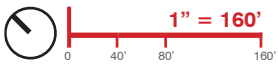
EXISTING CAMPUS PLAN

CONCEPTUAL MASTER PLAN

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





# 5.2 FACILITY CONDITION ASSESSMENT EL TORO HEALTH SCIENCE ACADEMY

OVERVIEW

FACILITY CONDITION ASSESSMENT

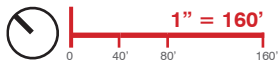
EXISTING CAMPUS PLAN

CONCEPTUAL MASTER PLAN

COST SUMMARY



	<ul style="list-style-type: none"> <li>1 No Work</li> <li>2 Modernization</li> <li>3 Reconfigure</li> <li>4 New Construction</li> </ul>
	<p><b>Classrooms (CR)</b></p> <ul style="list-style-type: none"> <li># Indicates Grade Level</li> <li>PS Preschool</li> <li>TK Transitional Kindergarten</li> <li>K Kindergarten</li> <li>PE Physical Education</li> <li>SDC Special Day Class</li> <li>SH Severely Handicapped</li> </ul>
	<p><b>Electives / Labs</b></p> <ul style="list-style-type: none"> <li>CL Computer Lab</li> <li>MU Music</li> <li>SCI Science</li> <li>SLL Specialized Learning Lab</li> </ul>
	<p><b>Student Services</b></p> <ul style="list-style-type: none"> <li>ELD English Language Development</li> <li>LC Learning Center (Counseling and RSP)</li> </ul>
	<p><b>Shared Spaces</b></p> <ul style="list-style-type: none"> <li>GYM Gymnasium</li> <li>HSC Home &amp; School Club</li> <li>MC Media Center</li> <li>MPR Multi-Purpose Room</li> </ul>
	<p><b>Administration / Faculty</b></p> <ul style="list-style-type: none"> <li>C Conference Room</li> <li>CN Concessions / Serving Area</li> <li>CM Community Room</li> <li>FW Faculty Work Room</li> <li>FL Faculty Lounge / Dining</li> <li>KIT Kitchen</li> <li>O Office</li> <li>TOSA Teacher on Special Assignment</li> </ul>
	<p><b>Support Spaces</b></p> <ul style="list-style-type: none"> <li>X Storage</li> <li>T Toilets</li> <li>U Utility</li> <li>J Janitor</li> </ul>
	<p><b>Not District-Operated</b></p> <ul style="list-style-type: none"> <li>CDC County Day Care</li> <li>YMCA Youth Program</li> </ul>
	<p>Portable Classrooms</p>
	<p>Outdoor Learning/Playfields</p>
	<p>★ Main Entry</p>
	<ul style="list-style-type: none"> <li>→ Primary Drop-Off</li> <li>→ Bus Lane</li> <li>--- New Fence</li> </ul>





# 5.2 FACILITY CONDITION ASSESSMENT EL TORO HEALTH SCIENCE ACADEMY

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	\$ 3,223,000
2. Existing Building Systems, Toilets & Improved Energy Efficiency	\$ 2,301,000
3. Site Utilities	\$ 27,000
4. New Construction (Classrooms)	\$ 5,782,000
5. Science, Arts, CTE & Electives Programs	\$ -
6. Performing Arts Improvements	\$ -
7. MPR, Student Union & Food Service Improvements	\$ 2,957,000
8. Physical Education Improvements	\$ -
9. Staff & Parent Support	\$ 2,082,000
10. Media Center & Student Support Services	\$ 2,508,000
11. Safety & Security	\$ 723,000
12. Parking & Drop-Off	\$ 974,000
13. Outdoor Learning Courts, Quads & Landscape	\$ 800,000
14. Exterior Play Spaces, Playfields & Hardcourts	\$ 2,551,000
15. Instructional Design Furniture	\$ 788,000
16. Technology Infrastructure and Equipment	\$ 257,000
<b>Total Construction / Project Cost (2017\$)</b>	<b>\$ 24,973,000</b>

- 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\$)

