



9530 Monterey Rd. Morgan Hill, Ca 95037 | csmh.org

Year Built:

- 1960
- MPR added in 1964
- Gym added in 2016

Year Modernized: N/A

Student Population (2016 – 2017): 630

Number of Classrooms: 28

Number of Portables: 14

Site Acreage: 12 acres

Building Area:

Academic Focus:

PRINCIPAL'S TOP 3 'WANTS'

1. More classrooms – but not portables
2. Replacement of old portables with classrooms that support 21st century teaching and learning. Classrooms should have natural light and be inviting for students.
3. Updating the restrooms

Desired Program Support Improvements/Additions

- Dedicated rooms for art, music, drama, agricultural science, and other specialized program spaces.
- Update science room to middle school/NGSS standards.
- Enhanced/additional counseling office(s).
- Addition of 4-6 classrooms.
- Dedicated play yard for Kindergarten.

Functionality of Space

- Administration does not have a clear view to the front of school.
- No confidential offices exist for private conversations.
- Programs such as art, music, and drama use a mobile cart to bring the program into the classrooms.

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 [4]

- The parking lot was reported as being undersized.

Concrete Paving

Category [2]

- Concrete paving is minimal, but in fair condition where existing.

AC paving

Category [0]

- No issues were observed or reported.

Ramps & Stairs

Category [3]

- Ramps to many portable classrooms are in poor condition.

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

SITE AMENITIES

Drinking Fountains

Category [3]

- Drinking fountains are in poor condition.

Shade Shelter

Category [0]

- Fabric shade structures are in good condition.
- Additional shade shelter is desired adjacent to the Gymnasium for covered outdoor dining.

Bike Area

Category [0]

- This condition does not exist.

Covered Walkways

Category [0]

- Walkway covers were replaced approximately 8-10 years ago.
- No issues were observed or reported.

Play Structures

Category [0]

- No issues were observed or reported with the existing play structures.
- A Kindergarten play area is desired.

Athletic Fields & Facilities

Category [2]

- Improvements are desired to the playfields.

Landscape

Category [0]

- No issues were observed or reported.

Irrigation

Category [0]

- No issues were observed or reported.

Fencing & Gates

Category [5]

- Perimeter fencing is chainlink and is less than 5 feet in height.

ASSESSMENT OF BUILDINGS

Exterior

Overall Rating: Category [-]

- Portable classrooms 113, 114, and 115 were placed directly on grade (dirt) and are difficult to access service from underneath.

Paint

Category [2]

- Paint is in fair condition. Cracked/chipped paint was observed at building eaves.

Door / Frames / Locks

Category [0]

- No issues were observed or reported.

Windows

Category [3]

- Windows are original to the building with single-pane glass.

Roof

Category [-]

- Roof leaks were reported at room 108.

ADA Compliance

Category [3]

- Many exterior thresholds do not provide a smooth transition to the interior.

Interior

Overall Rating: Category [3]

- Most building interiors have not received modernization and appear outdated, aged, and in poor condition.
- Some rooms have received new carpet.

Food Service

Category [0]

- No issues were observed or reported.

Restrooms

Category [4]

- Restrooms need to be modernized.
- Restrooms show extensive damage to finished surfaces/tiles.

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.

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

Gas

Category [0]

- No issues were observed or reported.

Sewer

Category [0]

- No issues were observed or reported with the new leach field.

Storm Drain / Drainage

Category [4]

- Poor drainage and ponding was observed at portable classroom 122, behind the MPR.

Mechanical

Overall Rating: Category [4]

- Temperature regulation is challenging, even at the new gymnasium.

Plumbing

Category [3]

- Restrooms need to be modernized.

Electrical

Power

Category [2]

- Additional outlets are desired within the classrooms.
- The site is equipped with a backup generator.

Fire Alarm

Category [5]

- The fire alarm is problematic and needs to be replaced.

Technology

Category [0]

- No issues were observed or reported.

Intercom / Clock / Bell

Category [0]

- No issues were observed or reported.

Security

Category [0]

- Security cameras are desired.

Lighting

Category [5]

- Exterior lighting is desired.

510 FACILITY CONDITION ASSESSMENT ENCINAL SITE

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

510 FACILITY CONDITION ASSESSMENT ENCINAL SITE

OVERVIEW

FACILITY CONDITION ASSESSMENT

EXISTING CAMPUS PLAN

CONCEPTUAL MASTER PLAN

COST SUMMARY



Windows



Exterior Door Hardware



Administration Office



Staff Work Room / Lounge



Counseling Office



Conference Room



Multipurpose Room



Kitchen



Food Serving Area

510 FACILITY CONDITION ASSESSMENT ENCINAL SITE

OVERVIEW

FACILITY CONDITION ASSESSMENT

EXISTING CAMPUS PLAN

CONCEPTUAL MASTER PLAN

COST SUMMARY



Drinking Fountain



Typical Classroom



Media Center



Health Office



Science Room



Restroom



Teacher Prep Room



Special Feature: Farm

510 FACILITY CONDITION ASSESSMENT ENCINAL SITE

OVERVIEW

FACILITY CONDITION ASSESSMENT

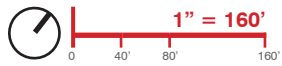
EXISTING CAMPUS PLAN

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



510 FACILITY CONDITION ASSESSMENT ENCINAL SITE

OVERVIEW

FACILITY CONDITION ASSESSMENT

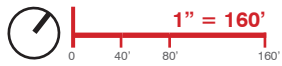
EXISTING CAMPUS PLAN

CONCEPTUAL MASTER PLAN

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



SCOPE OF WORK CATEGORIES	MASTER PLAN COST (2017\$)
1. Modernize / Reconfigure Existing Classrooms	\$ 1,555,000
2. Existing Building Systems, Toilets & Improved Energy Efficiency	\$ 1,118,000
3. Site Utilities	\$ 761,000
4. New Construction (Classrooms)	\$ 14,426,000
5. Science, Arts, CTE & Electives Programs	\$ 6,599,000
6. Performing Arts Improvements	\$ 959,000
7. MPR, Student Union & Food Service Improvements	\$ 539,000
8. Physical Education Improvements	\$ -
9. Staff & Parent Support	\$ 4,299,000
10. Media Center & Student Support Services	\$ 4,890,000
11. Safety & Security	\$ 1,104,000
12. Parking & Drop-Off	\$ 1,050,000
13. Outdoor Learning Courts, Quads & Landscape	\$ 240,000
14. Exterior Play Spaces, Playfields & Hardcourts	\$ 2,796,000
15. Instructional Design Furniture	\$ 1,097,000
16. Technology Infrastructure and Equipment	\$ 149,000
Total Construction / Project Cost (2017\$)	\$ 41,582,000

- 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\$)