



85 Tilton Ave. Morgan Hill, Ca 95037 | central.mhusd.org

Year Built: 1960
 Year Modernized: 2014
 Student Population (2016 – 2017): 107
 Number of Classrooms: 15
 Number of Portables: 2
 Site Acreage:
 Building Area: 32,688 square feet
 Academic Focus:

Desired Program Support Improvements/Additions

- Culinary program/space is desired.

Functionality of Space

- The fenced area adjacent to the Counseling offices provide opportunity for a child development program.

PRINCIPAL'S TOP 3 'WANTS'

1. Security cameras
2. Fencing by warehouse for security
3. Shade structure(s) for outdoor eating

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 [-]

- Additional parking is desired.

Concrete Paving

Category [-]

- Concrete paving is in good condition at school entry.
- Paving within campus is patchwork but functional.

AC paving

Category [3]

- AC paving is cracked and in poor condition.

Ramps & Stairs

Category [1]

- Ramping at portables is in poor condition.

OVERVIEW

FACILITY CONDITION ASSESSMENT

EXISTING CAMPUS PLAN

CONCEPTUAL MASTER PLAN

COST SUMMARY

ASSESSMENT RATING LEGEND:

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Site Amenities**Drinking Fountains**

Category [0]

- No issues were observed or reported.

Shade Shelter

Category [-]

- This condition does not exist but is desired for outdoor dining.

Bike Area

Category [0]

- No issues were observed or reported.

Covered Walkways

Category [0]

- This condition does not exist.

Play Structures

Category [0]

- This condition does not exist.

Athletic Fields & Facilities

Category [-]

- Site does not have locker facilities.
- PE/fitness room operates in one of the portables.

Landscape

Category [0]

- No issues were observed or reported.

Irrigation

Category [5]

- Irrigation lines are in poor condition, replacement of irrigation lines and valves is desired as well as replacement of the well.
- Irrigation has been disconnected from the school frontage, causing the planting to die off in the parking lot and adjacent the Multipurpose room. Re-connection of the irrigation lines and re-planting is desired.

Fencing & Gates

Category [4]

- Fencing is in good condition at entry.
- Site fencing near District warehouse is low chainlink. Replacement of fencing to ensure a closed campus is desired.

ASSESSMENT OF BUILDINGS**Exterior**

Overall Rating: Category [1]

- Minor damage to exterior stucco was observed.

Paint

Category [0]

- No issues were observed or reported.

Door / Frames / Locks

Category [1]

- Doors have been recently replaced, however water damage was observed.

Windows

Category [0]

- No issues were observed or reported.

Roof

Category [0]

- No issues were observed or reported.

ADA Compliance

Category [0]

- No issues were observed or reported.

Interior

Overall Rating: Category [0]

- No issues were observed or reported.

Food Service

Category [0]

- No issues were observed or reported.

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.

Gas

Category [0]

- No issues were observed or reported.

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Sewer

Category [0]

- No issues were observed or reported.

Storm Drain / Drainage

Category [2]

- Poor drainage was reported at the area between the portables and Dougherty Avenue.

Mechanical

Overall Rating: Category [0]

- Enhanced thermal comfort is desired in the original LBJ room.

Plumbing

Category [0]

- No issues were observed or reported.

Electrical**Power**

Category [0]

- No issues were observed or reported.

Fire Alarm

Category [0]

- No issues were observed or reported.

Technology

Category [0]

- No issues were observed or reported.

Intercom / Clock / Bell

Category [0]

- No issues were observed or reported.

Security

Category [3]

- Security cameras are desired.

Lighting

Category [0]

- No issues were observed or reported.

515 FACILITY CONDITION ASSESSMENT

LORITTA BONFANTE JOHNSON EDUCATION CENTER

OVERVIEW

FACILITY CONDITION ASSESSMENT

EXISTING CAMPUS PLAN

CONCEPTUAL MASTER PLAN

COST SUMMARY



Drop-Off Lane



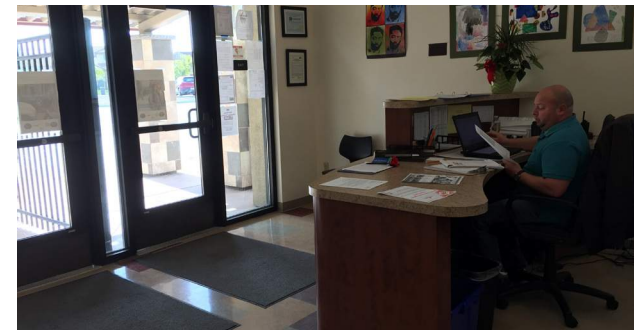
Parking



Typical Concrete Paving



Conference Room



Administration Office



Hardcourts



Media Center

515 FACILITY CONDITION ASSESSMENT

LORITTA BONFANTE JOHNSON EDUCATION CENTER

OVERVIEW

FACILITY CONDITION ASSESSMENT

EXISTING CAMPUS PLAN

CONCEPTUAL MASTER PLAN

COST SUMMARY



Windows



Exterior Door Hardware



Counseling Office



Staff Work Room / Lounge



Fitness Room



Interior Hallway



Multipurpose Room



Professional Development



Kitchen

515 FACILITY CONDITION ASSESSMENT

LORITTA BONFANTE JOHNSON EDUCATION CENTER

OVERVIEW

FACILITY CONDITION ASSESSMENT

EXISTING CAMPUS PLAN

CONCEPTUAL MASTER PLAN

COST SUMMARY



Typical Classroom



Science Lab



Teacher Prep Room



Special Feature: Oasis

515 FACILITY CONDITION ASSESSMENT

LORITTA BONFANTE JOHNSON EDUCATION CENTER

OVERVIEW

FACILITY CONDITION ASSESSMENT

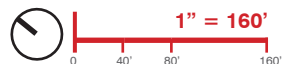
EXISTING CAMPUS PLAN

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**



515 FACILITY CONDITION ASSESSMENT

LORITTA BONFANTE JOHNSON EDUCATION CENTER

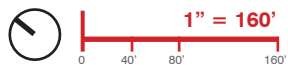
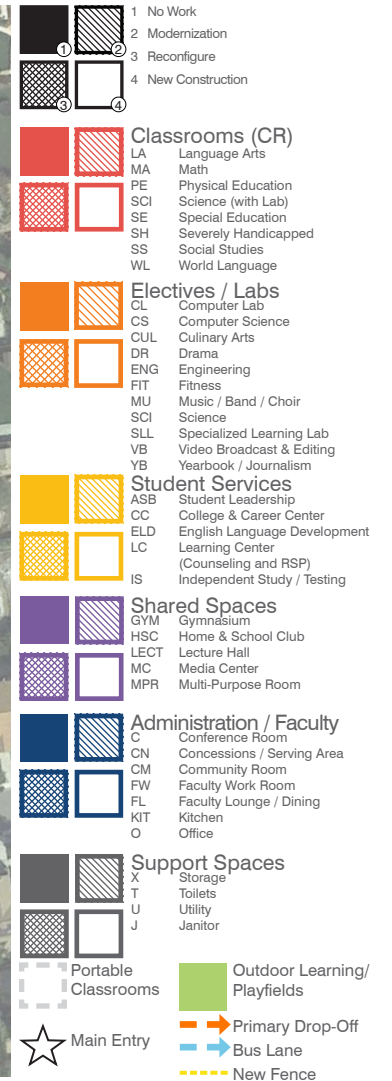
OVERVIEW

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. Existing Building Systems, Toilets & Improved Energy Efficiency	\$ -
3. Site Utilities	\$ 337,000
4. New Construction (Classrooms)	\$ -
5. Science, Arts, CTE & Electives Programs	\$ 1,740,000
6. Performing Arts Improvements	\$ -
7. MPR, Student Union & Food Service Improvements	\$ 1,034,000
8. Physical Education Improvements	\$ 13,777,000
9. Staff & Parent Support	\$ -
10. Media Center & Student Support Services	\$ -
11. Safety & Security	\$ 705,000
12. Parking & Drop-Off	\$ 1,523,000
13. Outdoor Learning Courts, Quads & Landscape	\$ -
14. Exterior Play Spaces, Playfields & Hardcourts	\$ 1,136,000
15. Instructional Design Furniture	\$ 113,000
16. Technology Infrastructure and Equipment	\$ -
Total Construction / Project Cost (2017\$)	\$ 20,365,000

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\$)