

5.3 FACILITY CONDITION ASSESSMENT JACKSON ACADEMY OF MATH & MUSIC

OVERVIEW

FACILITY CONDITION ASSESSMENT

EXISTING CAMPUS PLAN

CONCEPTUAL MASTER PLAN

COST SUMMARY



2700 Fountain Oaks Dr. Morgan Hill, Ca 95037 | jackson.mhusd.org

Year Built: 1977
 Year Modernized: 2014-2016 (roof, restrooms, mechanical systems, EMS)
 Student Population (2016 – 2017): 567
 Number of Classrooms: 25
 Number of Portables: 5
 Site Acreage: 9 acres
 Building Area: 39,084 square feet

PRINCIPAL’S TOP 3 ‘WANTS’

1. Cafeteria / Cafetorium
2. Gymnasium
3. Parking / traffic flow / fencing safety / directionality

Desired Program Support Improvements/Additions

- Storage
 - PE
 - Art
 - Book room
- Science lab
- Student support spaces:
 - Counseling
 - Psychology
 - RSP
 - Pull-out rooms
 - Discovery counseling / intern
 - CALSOAP (college & career)
- Gymnasium

Functionality of Space

- Administration is tucked to the side of a hallway which enables parents/visitors to bypass the front desk.

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 [4]

- Paved areas of the site appear to be at a slope that is steeper than current code permits and should be studied for grading.

Parking

Category [4]

- Parking lot is reported to be undersized.

Concrete Paving

Category [0]

- Concrete paving is in good condition at the outdoor dining area and seatwalls.
- Concrete paving is patchy at areas adjacent to buildings and is in fairly good condition.

AC paving

Category [3]

- AC paving in parking lot and blacktop areas are in poor condition and need a new slurry coat and seal.

Ramps & Stairs

Category [5]

- Large ramp exists between upper and lower hardcourt areas and shows signs of cracking and uneven pavement.



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- CATEGORY [5]** Complete Replacement

SITE AMENITIES

Drinking Fountains

Category [5]

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

Shade Shelter

Category [0]

- The site does not currently have a shade shelter.
- Shade shelters, covered walkways, building overhangs are desired.

Bike Area

Category [0]

- No issues were observed or reported.

Covered Walkways

Category [0]

- This condition does not currently exist.

Play Structures

Category [0]

- No issues were observed or reported.

Athletic Fields & Facilities

Category [0]

- No issues were observed or reported.

Landscape

Category [2]

- Many planter areas are in poor condition and need to be replanted.

Irrigation

Category [5]

- Irrigation controller needs to be updated.
- Backflow preventer needs to be replaced.

Fencing & Gates

Category [0]

- This condition does not currently exist.

ASSESSMENT OF BUILDINGS

Exterior

Paint

Category [3]

- The site is due for a fresh coat of paint.

Door / Frames / Locks

Category [2]

- Doors and frames appear to be original. Some exterior doors are in poor condition

Windows

Category [5]

- Windows are original to the buildings; are single pane with wire glass. Replacement is recommended if buildings are to remain long-term.

Roof

Category [0]

- Roof was replaced in 2014-2016.

ADA Compliance

Category [3]

- Exterior door thresholds do not have a smooth transition to adjacent paving.

Interior

Overall Rating: Category [-]

- Wall panels are original and outdated.
- Wall panel is damaged near the exterior door of room 9.

Food Service

Category [5]

- The heat-and-serve kitchen is extremely small.
- A hallway is used for the serving area.

Restrooms

Category [0]

- Restrooms have recently been modernized.

ASSESSMENT OF SYSTEMS

Site Utilities

Domestic Water

Category [5]

- Backflow preventer needs to be replaced.

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.



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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

Mechanical

Category [0]

- No issues were observed or reported.

Plumbing

Category [0]

- Restrooms were recently modernized.
- Isolation shut-off valves are needed at each building.

Electrical

Power

Category [0]

- No issues were observed or reported.

Fire Alarm

Category [3]

- Fire alarm panel 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 [4]

- Not all security cameras are operational and need to be repaired and/or supplemented with additional cameras for full site coverage.

Lighting

Category [0]

- No issues were observed or reported for the interior lighting.
- Security lighting is needed in the parking lot.

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COST SUMMARY



Drop-Off Lane



Parking



Typical Concrete Paving



Outdoor Dining



Hardcourts



Play Structure



Landscaping

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COST SUMMARY



Windows



Exterior Door Hardware



Administration Office



Staff Work Room / Lounge



Counseling Office



Multipurpose Room



Kitchen



Food Serving Area

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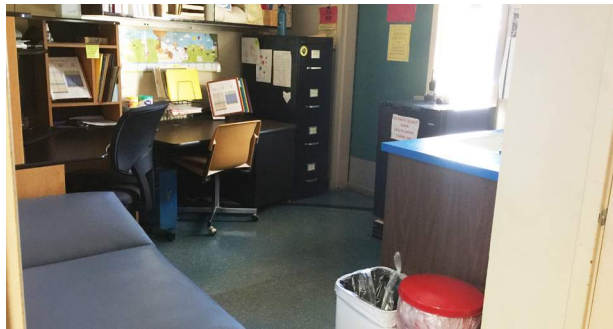
COST SUMMARY



Typical Classroom



Media Center



Health Office



Restroom



Teacher Prep Room



Special Feature: Piano Lab

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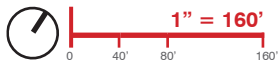
EXISTING CAMPUS PLAN

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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



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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)

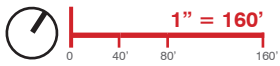
	Shared Spaces
GYM	Gymnasium
HSC	Home & School Club
MC	Media Center
MPR	Multi-Purpose Room

	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



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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	\$ -
3. Site Utilities	\$ 354,000
4. New Construction (Classrooms)	\$ 19,639,000
5. Science, Arts, CTE & Electives Programs	\$ 3,959,000
6. Performing Arts Improvements	\$ 1,627,000
7. MPR, Student Union & Food Service Improvements	\$ 9,815,000
8. Physical Education Improvements	\$ 862,000
9. Staff & Parent Support	\$ 5,789,000
10. Media Center & Student Support Services	\$ 6,204,000
11. Safety & Security	\$ 1,495,000
12. Parking & Drop-Off	\$ 1,049,000
13. Outdoor Learning Courts, Quads & Landscape	\$ 257,000
14. Exterior Play Spaces, Playfields & Hardcourts	\$ 2,525,000
15. Instructional Design Furniture	\$ 900,000
16. Technology Infrastructure and Equipment	\$ -
Total Construction / Project Cost (2017\$)	\$ 54,475,000

- 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\$)

