

514 FACILITY CONDITION ASSESSMENT LIVE OAK HIGH SCHOOL

OVERVIEW

FACILITY CONDITION ASSESSMENT

EXISTING CAMPUS PLAN

CONCEPTUAL MASTER PLAN

COST SUMMARY



1505 E Main Ave. Morgan Hill, Ca 95037 | liveoak.mhusd.org

Year Built: 1975
 Year Modernized: 1999 (restroom modernization, new roofs on 6 buildings)
 Student Population (2016 – 2017): 1,160
 Number of Classrooms: 68
 Number of Portables: 1
 Site Acreage:
 Building Area: 185,896 square feet
 Academic Focus:

PRINCIPAL'S TOP 3 'WANTS'

1. Camera system, including the farm
2. Dirt area behind the girl's locker room
3. Stadium entrance

Desired Program Support Additions/Improvements

- Storage and classroom space to accommodate growing Visual and Performing Arts / Band programs.
- Athletics storage.
- Upgraded science labs for chemistry and physics. Upgrades to include fume hoods.

Functionality of Space

- Food service and Faculty Lounge building is in poor condition and does not function well for its purpose.
- The center of each classroom building was designed to hold a conference room, restrooms, computer lab, storage, and a faculty prep area. These spaces have become storage areas (primarily) and are not well utilized.
- The kiln in the Ceramics room cannot be used due to poor ventilation.

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 [-]

- ADA access to the stadium is problematic.

Parking

Category [1]

- The E Main Avenue turn-around lane is used for parking and drop-off during the day. This area needs to be kept clear for emergency vehicles, so a swing gate is desired that closes this loop from public access.

Concrete Paving

Category [3]

- Concrete paving is in fair condition.

AC paving

Category [3]

- AC paving throughout the site is in poor condition.

Ramps & Stairs

Category [0]

- No issues were observed or reported.

ASSESSMENT RATING LEGEND:

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SITE AMENITIES

Drinking Fountains

Category [3]

- Drinking fountains are in poor condition and need to be replaced.

Shade Shelter

Category [2]

- Shade shelters are in fair condition, could use a new coat of paint.

Bike Area

Category [0]

- No issues were observed or reported.

Covered Walkways

Category [2]

- Walkway covers are in fair condition, could use a new coat of paint.

Play Structures

Category [0]

- This condition does not exist.

Athletic Fields & Facilities

Category [4]

- The locker rooms are adequate.
- The pool was recently resurfaced.
- A new press box was added to the stadium in 2015.
- An expansion to the weight room, possibly with outdoor space, is desired.
- Tennis court surfacing is in poor condition and needs to be resurfaced.
- New bleachers are desired at the stadium.
- Better acoustics is desired at the large Gymnasium.
- The entrance to the stadium, between the parking lot to the track, is in poor condition. This area is paved with decomposed granite which gets muddy in rainy weather.

Landscape

Category [5]

- Site landscaping is minimal.
- Irrigation lines are impacted by tree root intrusion and need to be replaced throughout.
- An upgrade to the well is desired.

Irrigation

Category [5]

- Irrigation lines are damaged due to tree root intrusion.
- Replacement of the irrigation system site-wide is desired.
- Replacement of the well is desired.

Fencing & Gates

Category [0]

- No issues were observed or reported.

ASSESSMENT OF BUILDINGS

Exterior

Overall Rating: Category [-]

Paint

Category [3]

- Exterior paint is extremely dirty and needs to be pressure-washed and/or repainted.

Door / Frames / Locks

Category [5]

- Doors may be original to the building, replacement is recommended.

Windows

Category [5]

- Windows are original to the buildings; are single pane with wire glass.

Roof

Category [-]

- Roof leaks were reported in both Gymnasiums and are currently undergoing maintenance.

ADA Compliance

Category [-]

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

Interior

Overall Rating: Category [4]

- Flooring in both Gymnasiums is in poor condition.
- Classroom interiors are dated and in fair to poor condition.
- Casework is in fair to poor condition.
- Ceiling tiles and flooring need to be replaced.

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Food Service

Category [5]

- The central kitchen needs upgrades/expansion in order to be fully operational.

Restrooms

Category [3]

- Restroom modernization is desired.

ASSESSMENT OF SYSTEMS

Site Utilities

Domestic Water

Category [4]

- Shutoff valve is desired at each building.

Fire Protection

Category [0]

- No issues were observed or reported.

Gas

Category [4]

- Gas isolation shutoff valve is desired at each building.

Sewer

Category [0]

- No issues were observed or reported.

Storm Drain / Drainage

Category [4]

- Areas of poor drainage were observed at the hardcourts near the small Gym.
- The area at the entrance to the stadium exhibits poor drainage.

Mechanical

Overall Rating: Category [5]

- Mechanical systems are problematic and need to be replaced.

Plumbing

Category [-]

- Restroom modernization is desired.

Electrical

Power

Category [4]

- Main electrical has been upgraded, however building load capacities have not.

Fire Alarm

Category [-]

- System is likely to be original to the building and needs to be upgraded/replaced.

Technology

Category [0]

- No issues were observed or reported.
- Ceiling-mounted LCD screens are planned to be in every classroom by 2018.

Intercom / Clock / Bell

Category [0]

- No issues were observed or reported.

Security

Category [2]

- Intrusion alarms frequently malfunction.
- Additional security cameras are desired.

Lighting

Category [3]

- Exterior site lighting can be enhanced/supplemented to ensure full coverage.

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Drop-Off Lane



Parking



Typical Concrete Paving



Covered Walkway



Outdoor Dining



Playfields / Athletics



Hardcourts



Media Center

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Windows



Exterior Door Hardware



Counseling Office



Staff Work Room / Lounge



Fitness Room



Training Room



Gymnasium



Pool



Kitchen

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Drinking Fountain



Typical Classroom



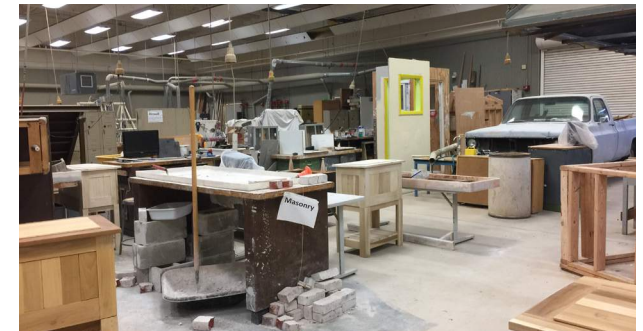
Science Lab



Lecture Hall



Drama / Theater



Career and Technical Education



Art



Teacher Prep Room

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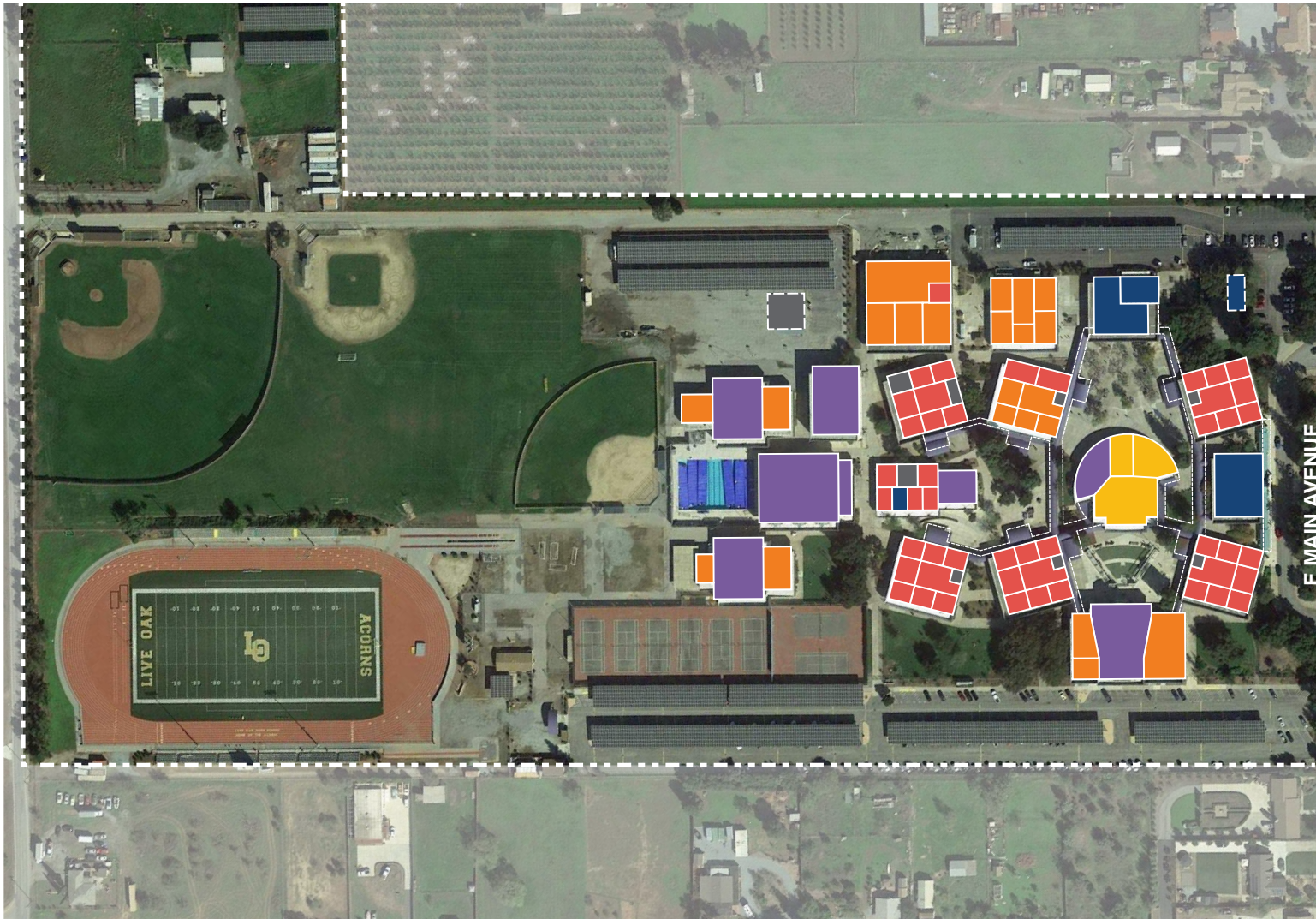
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FACILITY CONDITION ASSESSMENT

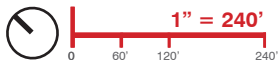
EXISTING CAMPUS PLAN

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



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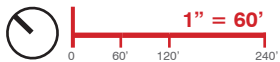
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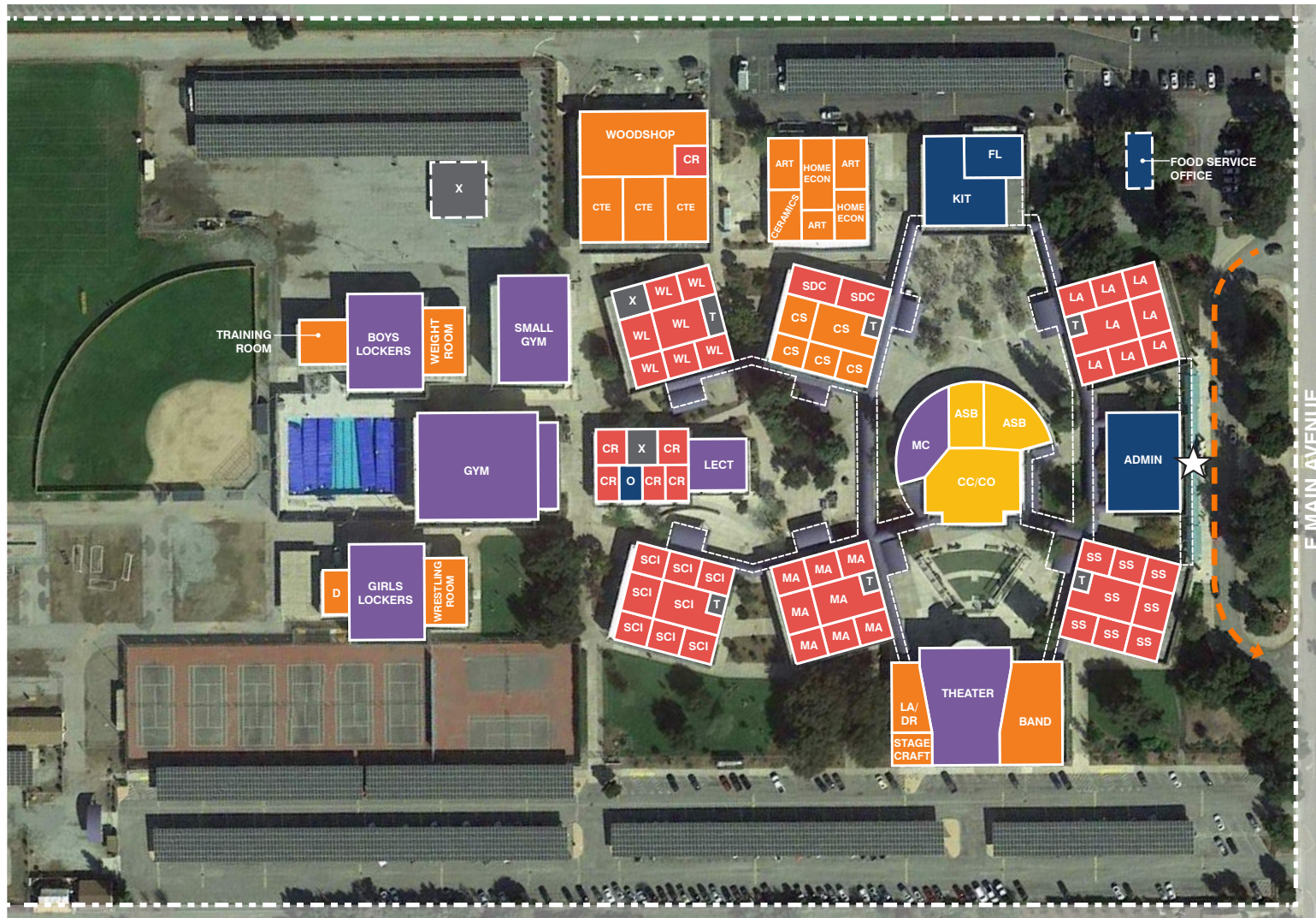
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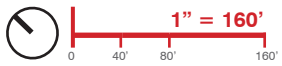
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 - WL World Language
- **Electives / Labs**
 - CL Computer Lab
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 - ENG Engineering
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 - ELD English Language
 - Development
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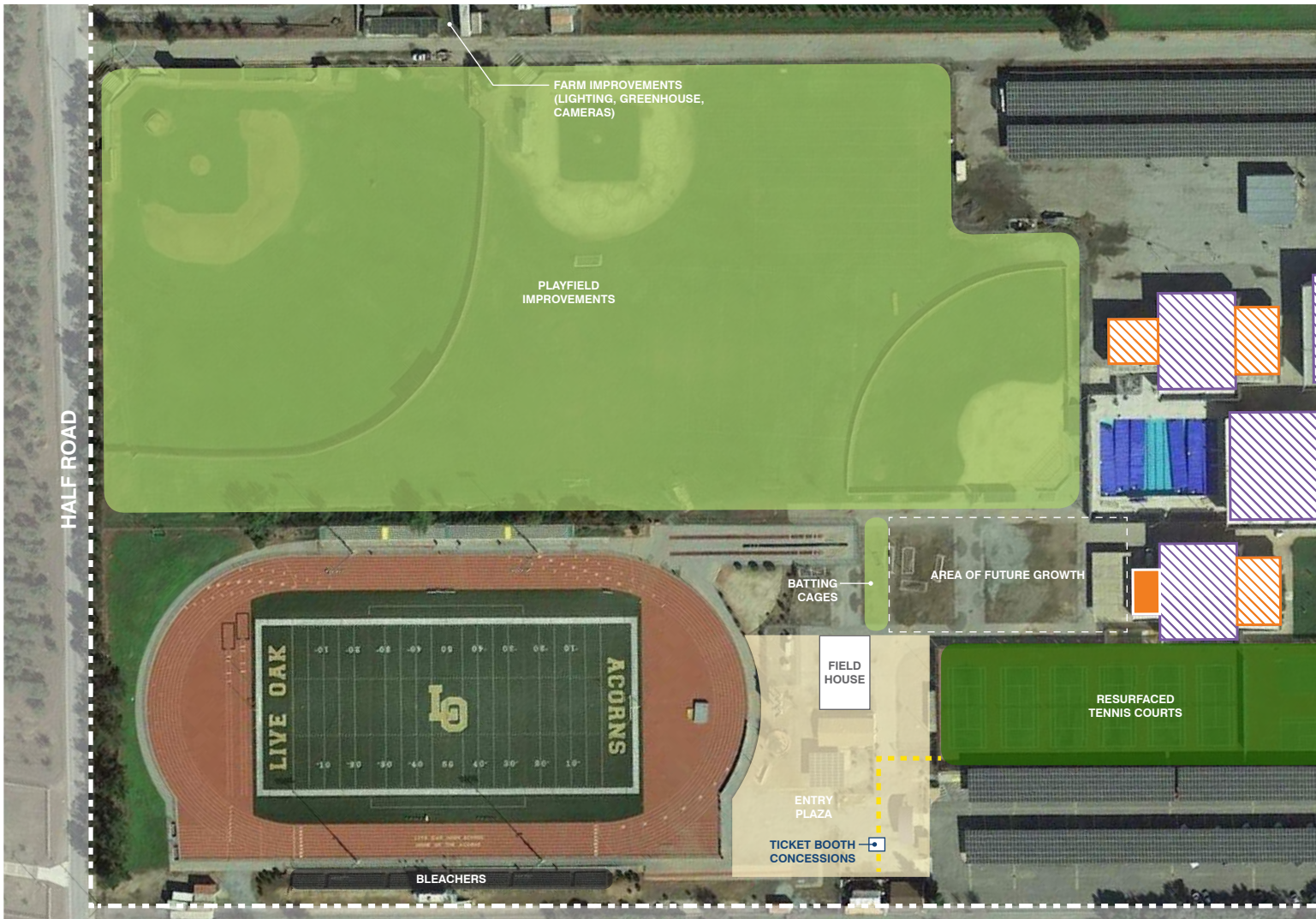
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COST SUMMARY



	1 No Work
	2 Modernization
	3 Reconfigure
	4 New Construction

	Classrooms (CR)
	LA Language Arts
	MA Math
	PE Physical Education
	SCI Science (with Lab)
	SE Special Education
	SH Severely Handicapped
	SS Social Studies
	WL World Language

	Electives / Labs
	CL Computer Lab
	CS Computer Science
	CUL Culinary Arts
	DR Drama
	ENG Engineering
	FIT Fitness
	MU Music / Band / Choir
	SCI Science
	SLL Specialized Learning Lab
	VB Video Broadcast & Editing
	YB Yearbook / Journalism

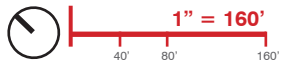
	Student Services
	ASB Student Leadership
	CC College & Career Center
	ELD English Language Development
	LC Learning Center (Counseling and RSP)
	IS Independent Study / Testing

	Shared Spaces
	GYM Gymnasium
	HSC Home & School Club
	LECT Lecture Hall
	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

	Support Spaces
	X Storage
	T Toilets
	U Utility
	J Janitor

	Portable Classrooms
	Outdoor Learning/Playfields
	Primary Drop-Off
	Bus Lane
	New Fence
	Main Entry



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SCOPE OF WORK CATEGORIES	MASTER PLAN COST (2017\$)
1. Modernize / Reconfigure Existing Classrooms	\$ 5,265,000
2. Existing Building Systems, Toilets & Improved Energy Efficiency	\$ 1,700,000
3. Site Utilities	\$ 1,836,000
4. New Construction (Classrooms)	\$ 17,928,000
5. Science, Arts, CTE & Electives Programs	\$ 44,186,000
6. Performing Arts Improvements	\$ 11,026,000
7. MPR, Student Union & Food Service Improvements	\$ 13,718,000
8. Physical Education Improvements	\$ 10,373,000
9. Staff & Parent Support	\$ 6,885,000
10. Media Center & Student Support Services	\$ 2,297,000
11. Safety & Security	\$ 4,973,000
12. Parking & Drop-Off	\$ 1,317,000
13. Outdoor Learning Courts, Quads & Landscape	\$ 2,883,000
14. Exterior Play Spaces, Playfields & Hardcourts	\$ 6,862,000
15. Instructional Design Furniture	\$ 2,166,000
16. Technology Infrastructure and Equipment	\$ 270,000
Total Construction / Project Cost (2017\$)	\$ 133,685,000

- 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\$)