

# 5.5 FACILITY CONDITION ASSESSMENT NORDSTROM ELEMENTARY SCHOOL

OVERVIEW

FACILITY CONDITION ASSESSMENT

EXISTING CAMPUS PLAN

CONCEPTUAL MASTER PLAN

COST SUMMARY



1425 East Dunne Ave. Morgan Hill, Ca 95037 | nordstrom.mhusd.org

Year Built: 1963

Year Modernized:

- 2014: Roof, mechanical, and fire alarm system replaced
- In progress: MPR

Student Population (2016 – 2017): 640

Number of Classrooms: 31

Number of Portables: 10

Site Acreage: 10.4 acres

Building Area: 46,808 square feet

## PRINCIPAL'S TOP 3 'WANTS'

1. Portables
2. Drop-off
3. Aging campus

## Desired Program Support Improvements/Additions

- Indoor assembly space
- Updated computer labs
- Better proximity of student services (reading intervention, resource, ELD) to the classrooms.
- Student services / counseling:
  - Psychologist
  - Counselor
  - Occupational Therapist
  - SDC speech
- Labs:
  - Science lab
  - Technology lab
  - Project-based learning lab
- Expanded Administration building

## Functionality of Space

- Teachers prep in their classroom; there is no faculty prep room.
- Occupational Therapy uses a storage room in the MPR.
- Professional Development occurs in the Resource Center.

## 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 [5]

- Parking lot is reported as being undersized.
- Drop-off lane becomes very congested and dangerous due to the proximity of the freeway.

### Concrete Paving

Category [0]

- No issues were observed or reported.

### AC paving

Category [4]

- Hardcourts need to be resealed and expanded.

### Ramps & Stairs

Category [0]

- This condition does not exist.

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#### SITE AMENITIES

##### Drinking Fountains

Category [5]

- Drinking fountains are in poor condition.

##### Shade Shelter

Category [0]

- No issues were observed or reported.

##### Bike Area

Category [0]

- No issues were observed or reported.

##### Covered Walkways

Category [0]

- This condition does not exist.

##### Play Structures

Category [0]

- No issues were observed or reported.

##### Athletic Fields & Facilities

Category [3]

- Playfields are in fair to poor conditions and may be considered for replanting or replacement.

#### Landscape

Category [2]

- Landscape is dying off surrounding the Kinder yard where irrigation wiring was damaged.

#### Irrigation

Category [5]

- Irrigation wiring and controller need to be replaced.

#### Fencing & Gates

Category [5]

- Fencing is low (4-ft) between school site and adjacent park.

#### ASSESSMENT OF BUILDINGS

##### Exterior

##### Paint

Category [3]

- Paint shows signs of chipping at building exteriors.

##### Door / Frames / Locks

Category [2]

- Doors and frames appear to be original to the building and show signs of chipped paint.
- No issues were observed or reported with locks.

##### 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]

- No issues were observed or reported.

#### ADA Compliance

Category [3]

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

#### Interior

Overall Rating: Category [3]

- Building interiors have not received modernization in approximately 20 or more years and appear outdated and aged.

#### Food Service

Category [4]

- A hallway is used as the serving area, which is crowded.
- Kitchen is also undersized.

#### Restrooms

Category [3]

- Restrooms need to be 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.

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#### Storm Drain / Drainage

Category [3]

- Areas of poor drainage are present on the hardcourts and near the Kindergarten building.

#### Mechanical

Overall Rating: Category [3]

- HVAC is spotty throughout campus, especially at the portable classrooms and in Resource Center building.

#### Plumbing

Category [3]

- Restrooms need to be modernized.

#### Electrical

##### Power

Category [4]

- Need for additional outlets throughout classrooms.

#### Fire Alarm

Category [3]

- Fire alarm panel needs to be updated/replaced.
- The main fire alarm panel does not communicate with the portables and does not reset all zones.

#### Technology

Category [0]

- No issues were observed or reported.

#### Intercom / Clock / Bell

Category [0]

- No issues were observed or reported.

#### Security

Category [5]

- Intruder alarms is problematic, users have trouble setting the system. The system frequently shorts out, causing false alarms, and needs to be replaced.

#### Lighting

Category [3]

- Fluorescent lights throughout; consider lighting upgrade.



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Drop-Off Lane



Parking



Typical Concrete Paving



Outdoor Dining



Hardcourts



Play Structure



Landscaping



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Windows



Exterior Door Hardware



Administration Office



Staff Work Room / Lounge



Counseling Office



Conference Room



Multipurpose Room



Kitchen



Food Serving Area

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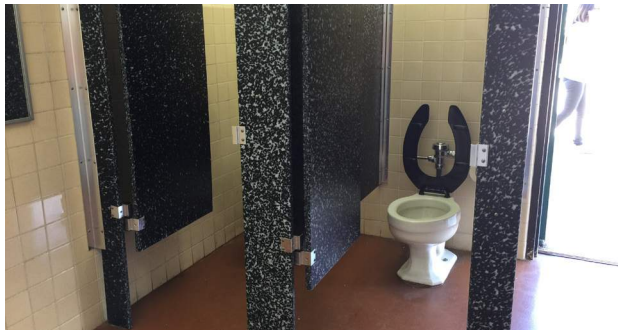
Typical Classroom



Interior Hallway



Media Center



Restroom



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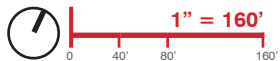
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COST SUMMARY



- 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**



Morgan Hill Unified School District  
FACILITIES MASTER PLAN



LPA 259



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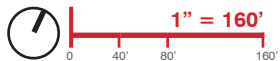
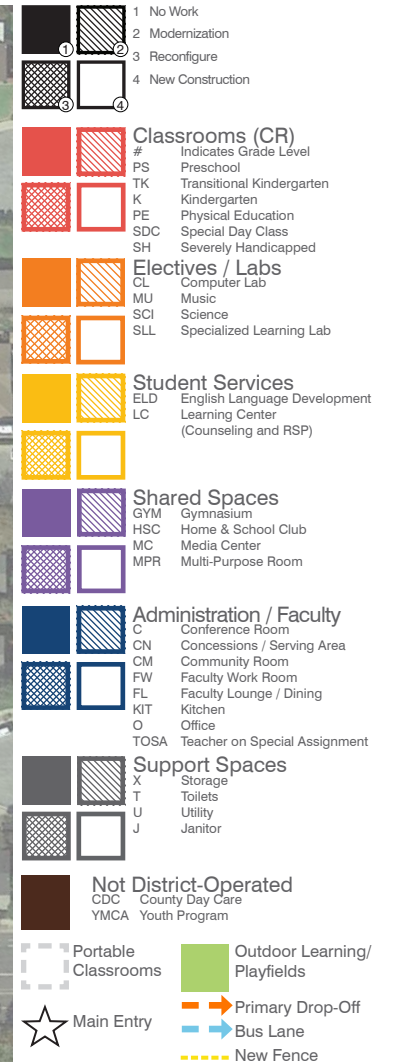
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SCOPE OF WORK CATEGORIES	MASTER PLAN COST (2017\$)
1. Modernize / Reconfigure Existing Classrooms	\$ -
2. Existing Building Systems, Toilets & Improved Energy Efficiency	\$ -
3. Site Utilities	\$ 407,000
4. New Construction (Classrooms)	\$ 24,768,000
5. Science, Arts, CTE & Electives Programs	\$ 1,980,000
6. Performing Arts Improvements	\$ -
7. MPR, Student Union & Food Service Improvements	\$ 7,716,000
8. Physical Education Improvements	\$ -
9. Staff & Parent Support	\$ 2,949,000
10. Media Center & Student Support Services	\$ 4,137,000
11. Safety & Security	\$ 422,000
12. Parking & Drop-Off	\$ 1,672,000
13. Outdoor Learning Courts, Quads & Landscape	\$ 322,000
14. Exterior Play Spaces, Playfields & Hardcourts	\$ 2,288,000
15. Instructional Design Furniture	\$ 900,000
16. Technology Infrastructure and Equipment	\$ -
<b>Total Construction / Project Cost (2017\$)</b>	<b>\$ 47,561,000</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\$)