

5.6 FACILITY CONDITION ASSESSMENT PARADISE VALLEY ENGINEERING ACADEMY

OVERVIEW

FACILITY CONDITION ASSESSMENT

EXISTING CAMPUS PLAN

CONCEPTUAL MASTER PLAN

COST SUMMARY



1400 La Crosse Dr. Morgan Hill, Ca 95037 | paradise.mhusd.org

Year Built: 1978
 Year Modernized: 2014 (restrooms)
 Student Population (2016 – 2017): 508
 Number of Classrooms: 22
 Number of Portables: 7
 Site Acreage: 8.4 acres
 Building Area: 41,334 square feet
 Academic Focus: engineering

PRINCIPAL’S TOP 3 ‘WANTS’

1. Parking and drop-off
2. Safe and secure campus
3. Reconfiguration to remove pie-shaped classrooms and expand admin office.

Desired Program Support Improvements/Additions

- Additional meeting spaces for staff, counselors, and parents.
- Additional, separate conference room for the Principal with ability to hold leadership meetings for up to 10 people.

Functionality of Space

- Pie-shaped classrooms make functionality and group-work challenging.
- MPR does not have a stage.
- The Administrative offices and front desk are reported as being small. Improved visibility of visitors is desired.
- Confidential meetings are currently held in non-confidential spaces.
- Newly renovated Exploration Center and Design Lab function very well.
- Kindergarten space has an inefficient shared space with an abandoned food prep area.

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]

- Ingress and egress is challenging when making a left turn into the parking lot and due to the proximity of the crosswalk.
- A separate parking/drop-off is desired for Kindergarten.
- There is enough parking for staff, not for visitors.

Concrete Paving

Category [0]

- No issues were observed or reported.

AC paving

Category [3]

- AC paving in parking lot and blacktop areas are cracked and in poor condition.
- Rubberized surfacing is in poor condition.



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Ramps & Stairs

Category [0]

- This condition does not exist.

SITE AMENITIES

Drinking Fountains

Category [5]

- Drinking fountains are in poor condition.

Shade Shelter

Category [0]

- Existing shade structures are in good condition, however does not provide full coverage for outdoor dining.

Bike Area

Category [0]

- This condition does not exist.

Covered Walkways

Category [0]

- This condition does not exist.

Play Structures

Category [5]

- The play structure is in poor condition.

Athletic Fields & Facilities

Category [4]

- Playfield is uneven, cracked due to high clay content of the soil, and is damaged by gophers.

Landscape

Category [2]

- General site landscaping areas is planted with grass which appears to be in fair condition.
- Various mature trees on campus have caused adjacent AC paving to lift.

Irrigation

Category [4]

- Irrigation control wiring has been damaged.
- Water pressure is very low.

Fencing & Gates

Category [4]

- Perimeter fencing height is low.

ASSESSMENT OF BUILDINGS

Exterior

Paint

Category [3]

- Interior paint in moderate condition. Exterior paint is damaged at doors.

Door / Frames / Locks

Category [4]

- Doors are original to the building.

Windows

Category [4]

- Windows are original to the building.

Roof

Category [0]

- No issues were observed or reported.

ADA Compliance

Category [5]

- General site drinking fountains are non-compliant.
- Vision glass in doors are non-compliant.
- Doors are heavy to operate.
- There is no braille on room signage.

Interior

Overall Rating: Category [3]

- Classroom carpet and ceiling tiles are in poor condition.
- Classroom casework and counter tops have some damage.

Food Service

Category [5]

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

Restrooms

Category [-]

- Kindergarten restroom updates are desired.
- Restrooms in the main two buildings were renovated in 2016.

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.



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Gas

Category [0]

- No issues were observed or reported.

Sewer

Category [0]

- No issues were observed or reported.

Storm Drain / Drainage

Category [3]

- Areas of flooding were reported near the Kindergarten building.

Mechanical

Category [0]

- No issues were observed or reported.

Plumbing

Category [0]

- Isolation shut-off valves are needed at each building.

Electrical

Power

Category [3]

- Power poles are used in the administrative offices.
- Classrooms do not have occupancy sensors on the lights.

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 [2]

- Security camera replacement occurred in 2016 but did not provide full site coverage. Additional cameras are desired.
- Building intrusion alarms are in good condition.

Lighting

Category [4]

- Exterior site lighting is very poor.

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Drop-Off Lane



Parking



Typical Concrete Paving



Outdoor Dining



Security Fencing



Hardcourts



Play Structure



Landscaping

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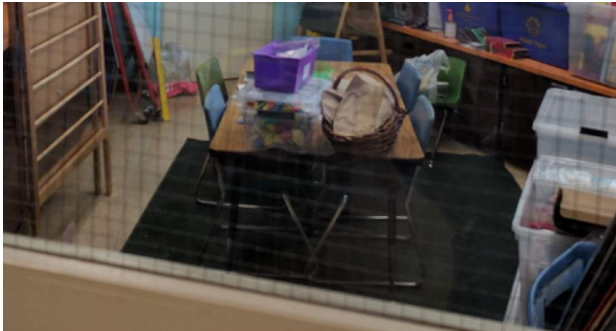
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Windows



Exterior Door Hardware



Administration Office



Staff Work Room / Lounge



Counseling Office



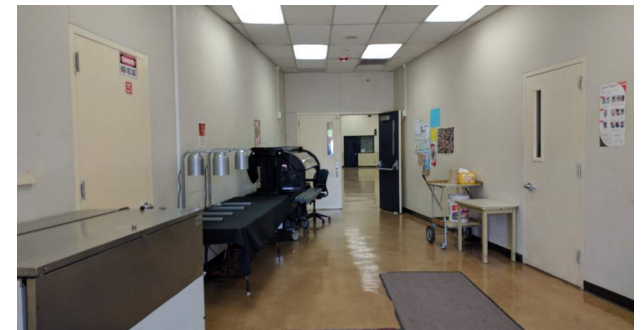
Conference Room



Multipurpose Room



Kitchen



Food Serving Area

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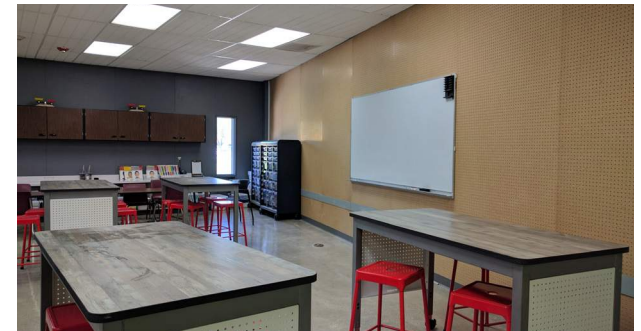
Typical Classroom



Interior Hallway



Media Center



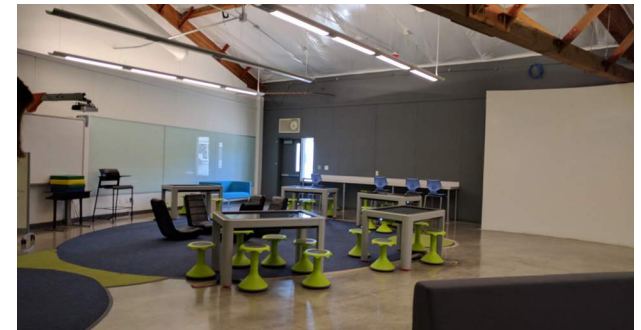
Special Feature: Exploration Center



Restroom



Teacher Prep Room



Special Feature: Design Lab

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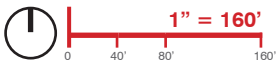
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- **Classrooms (CR)**
Indicates Grade Level
PS Preschool
TK Transitional Kindergarten
K Kindergarten
SDC Special Day Class
SH Severely Handicapped
- **Electives / Labs**
B Band
CL Computer Lab
ENG Engineering
HL Health
MU Music
PI Piano
SCI Science
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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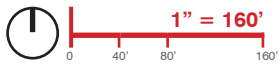
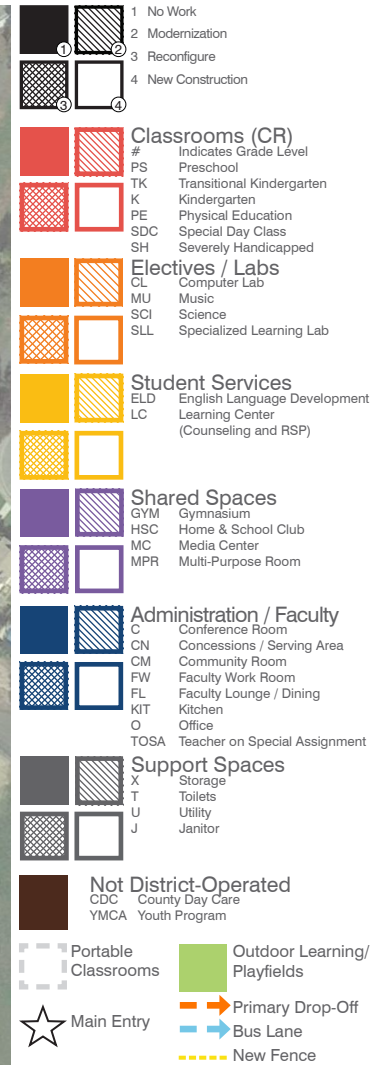
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SCOPE OF WORK CATEGORIES	MASTER PLAN COST (2017\$)
1. Modernize / Reconfigure Existing Classrooms	\$ 1,139,000
2. Existing Building Systems, Toilets & Improved Energy Efficiency	\$ -
3. Site Utilities	\$ 772,000
4. New Construction (Classrooms)	\$ 7,175,000
5. Science, Arts, CTE & Electives Programs	\$ -
6. Performing Arts Improvements	\$ -
7. MPR, Student Union & Food Service Improvements	\$ 539,000
8. Physical Education Improvements	\$ -
9. Staff & Parent Support	\$ 1,567,000
10. Media Center & Student Support Services	\$ 2,655,000
11. Safety & Security	\$ 1,172,000
12. Parking & Drop-Off	\$ 1,291,000
13. Outdoor Learning Courts, Quads & Landscape	\$ 398,000
14. Exterior Play Spaces, Playfields & Hardcourts	\$ 1,783,000
15. Instructional Design Furniture	\$ 591,000
16. Technology Infrastructure and Equipment	\$ 135,000
Total Construction / Project Cost (2017\$)	\$ 19,217,000

- 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\$)