

5.8

FACILITY CONDITION ASSESSMENT

SAN MARTIN / GWINN ENVIRONMENTAL SCIENCE ACADEMY

OVERVIEW

FACILITY CONDITION ASSESSMENT

EXISTING CAMPUS PLAN

CONCEPTUAL MASTER PLAN

COST SUMMARY



13745 Llagas Ave. San Martin, Ca 95046 | smg.mhusd.org

Year Built:

- San Martin: 1955
- Gwinn: 1964

Year Modernized: 2017 (Gwinn)

Student Population (2016 – 2017): 575

Number of Classrooms: 36

Number of Portables: 2

Site Acreage: 18.73 acres

Building Area: 54,487 square feet

PRINCIPAL'S TOP 3 'WANTS'

1. Bigger Multipurpose Room and tables for middle school
2. Repair gutters and ceiling gutters
3. Paths from playground to bathroom outside Library

Desired Program Support Improvements/Additions

- Additional classrooms as the campus grows to a full K-8 site.

Functionality of Space

- Motor skills / Occupational Therapy uses a portable across the hardcourts on the San Martin side.
- Special Education
 - SDC
 - RSP
 - SH

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 [0]

- Parking and drop-off along Llagas Avenue has been newly replaced.
- No issues were observed or reported with the parking lot off of North Street.

Concrete Paving

Category [0]

- No issues were observed or reported.

AC paving

Category [3]

- Hardcourts are in poor condition.

Ramps & Stairs

Category [0]

- This condition does not exist.

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SITE AMENITIES

Drinking Fountains

Category [3]

- New drinking fountains have been installed on the Gwinn side.
- Drinking fountains on the San Martin side are in poor condition.

Shade Shelter

Category [0]

- Shade shelters at the outdoor environmental science labs are in new condition.

Bike Area

Category [0]

- No issues were observed or reported.

Covered Walkways

Category [2]

- Walkway covers are in good condition, however there are gaps in the vertical plane where the walkway meets the building. These gaps allow rainfall onto the walkway.

Play Structures

Category [0]

- No issues were observed or reported.

Athletic Fields & Facilities

Category [-]

- Playfields may need improvements to accommodate the program for middle school.

Landscape

Category [0]

- Landscaping has been recently replaced and is in good condition.

Irrigation

Category [4]

- Irrigation wiring is new.
- Irrigation on the San Martin side is sourced from a tank that may be reaching its useful life expectancy.
- Irrigation on the Gwinn side is sourced from a well which needs a new compressor for adequate water pressure.

Fencing & Gates

Category [1]

- There are gaps in the chainlink fence at the Gwinn hardcourts.

ASSESSMENT OF BUILDINGS

Exterior

Paint

Category [0]

- No issues were observed or reported.

Door / Frames / Locks

Category [3]

- Doors and frames on San Martin side show mild damage due to age including chipped paint, leaks in hydraulic door closures, and dents in the frames.
- Locks appear to have been recently replaced and are functional.

Windows

Category [3]

- Windows appear to be original, single pane at the buildings on the San Martin side.
- Windows have been recently replaced on the Gwinn side.

Roof

Category [5]

- Gutters are damaged and leak onto walkway.

ADA Compliance

Category [3]

- Restrooms on San Martin side need to be modernized.
- Many exterior thresholds do not provide a smooth transition to the interior.

Interior

Overall Rating: Category [3]

- The interior of classrooms on the San Martin side have not had recent modernization and appear in fair to poor condition.
- Interiors on the Gwinn side have been recently modernized or reconfigured.

Food Service

Category [4]

- Kitchen/MPR needs to be modernized and/or expanded to serve a K-8 community.

Restrooms

Category [3]

- Restrooms on San Martin side need to be modernized.



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ASSESSMENT OF SYSTEMS

Site Utilities

Domestic Water

Category [5]

- Backflow preventer needs to be replaced on San Martin side.

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.

Mechanical

Overall Rating: Category [5]

- Mechanical units in classroom wings are problematic and in poor condition.

Plumbing

Category [0]

- No issues were observed or reported.

Electrical

Power

Category [1]

- Additional outlets are desired at the reception desk of Administration.

Fire Alarm

Category [2]

- Site fire panels are broken into three locations (on San Martin side, on Gwinn side, and at new renovations on Gwinn side), requiring each panel to be accessed/reset individually.
- Consider replacing wiring to alleviate frequency of false alarms.

Technology

Category [0]

- No issues were observed or reported.

Intercom / Clock / Bell

Category [0]

- No issues were observed or reported.

Security

Category [0]

- Consider replacing wiring to alleviate frequency of false alarms.

Lighting

Category [0]

- Lighting is desired at the North Street parking lot.



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COST SUMMARY



Drop-Off Lane



Parking



Typical Concrete Paving



Covered Walkway



Outdoor Dining



Security Fencing



Hardcourts



Play Structure



Landscaping

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COST SUMMARY



Windows



Exterior Door Hardware



Administration Office



Staff Work Room / Lounge



Counseling Office



Conference Room



Multipurpose Room



Kitchen



Food Serving Area

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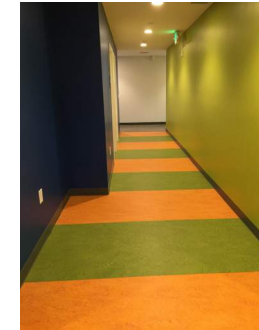
COST SUMMARY



Drinking Fountain



Typical Classroom



Interior Hallway



Media Center



Health Office



Science Lab



Restroom



Teacher Prep Room



Special Feature: Outdoor Science Station

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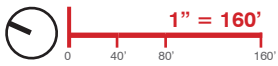
EXISTING CAMPUS PLAN

CONCEPTUAL MASTER PLAN

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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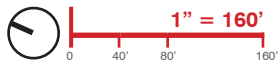
EXISTING CAMPUS PLAN

CONCEPTUAL MASTER PLAN

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	\$ 780,000
4. New Construction (Classrooms)	\$ 10,812,000
5. Science, Arts, CTE & Electives Programs	\$ 1,569,000
6. Performing Arts Improvements	\$ 765,000
7. MPR, Student Union & Food Service Improvements	\$ 9,122,000
8. Physical Education Improvements	\$ 797,000
9. Staff & Parent Support	\$ -
10. Media Center & Student Support Services	\$ 760,000
11. Safety & Security	\$ 1,848,000
12. Parking & Drop-Off	\$ 240,000
13. Outdoor Learning Courts, Quads & Landscape	\$ 1,272,000
14. Exterior Play Spaces, Playfields & Hardcourts	\$ 3,553,000
15. Instructional Design Furniture	\$ 507,000
16. Technology Infrastructure and Equipment	\$ -
Total Construction / Project Cost (2017\$)	\$ 32,025,000

- 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\$)