

# 5.9 FACILITY CONDITION ASSESSMENT P.A. WALSH STEAM ACADEMY

OVERVIEW

FACILITY CONDITION ASSESSMENT

EXISTING CAMPUS PLAN

CONCEPTUAL MASTER PLAN

COST SUMMARY



353 W. Main Ave. Morgan Hill, Ca 95037 | pawalsh.mhusd.org

Year Built: 1952  
 Year Modernized: 2015  
 Student Population (2016 – 2017): 500  
 Number of Classrooms: 34  
 Number of Portables: 14  
 Site Acreage: 10.06 acres  
 Building Area: 44,832 square feet

### PRINCIPAL'S TOP 3 'WANTS'

1. Safety items
2. Outdoor area with tables and benches
3. Entryway from Peak to Cafeteria with school signage

### Desired Program Support Improvements/Additions

- Library, YMCA/Music room were not included in the recent modernization. Consider converting this space into an art space with outdoor learning.

### Functionality of Space

- Art room works well
- STEAM Lab at MPR has two sinks and needs better furniture that is sized for elementary students.
- Professional Development occurs in the STEAM Lab or in Room 8 (conference room).

### 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]

- Area between hardcourts and concrete paving have a non-compliant slope.

#### Parking

Category [-]

- A parking lot with drop-off was recently added along Peak Avenue, however it is not located near the front of campus/Administration office.

#### Concrete Paving

Category [0]

- No issues were observed or reported.

#### AC paving

Category [3]

- AC paving is in good condition at the portables.
- AC paving is in poor condition between the portable restroom and the MPR.
- Slurry and reseal is needed at areas of poor AC paving and at hardcourts.

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#### Ramps & Stairs

Category [4]

- Ramping at Library does not meet current code requirements.

#### SITE AMENITIES

##### Drinking Fountains

Category [5]

- Drinking fountains do not meet current code requirements and are in poor condition.

##### Shade Shelter

Category [0]

- No issues were observed or reported.

##### Bike Area

Category [1]

- Bike rack can accommodate less than 10 bikes. Consider replacement.

##### Covered Walkways

Category [1]

- Bug screen vents are damaged.

##### Play Structures

Category [5]

- Play structures are in poor condition.

#### Athletic Fields & Facilities

Category [1]

- Basketball nets are damaged or missing.

#### Landscape

Category [0]

- No issues were observed or reported.

#### Irrigation

Category [-]

- Water pressure is very low at the playfields, creating uneven and spotty coverage.

#### Fencing & Gates

Category [0]

- No issues were observed or reported.

#### ASSESSMENT OF BUILDINGS

##### Exterior

##### Paint

Category [0]

- No issues were observed or reported.

##### Door / Frames / Locks

Category [2]

- Doors and frames are original to the building. Doors are heavy and show signs of wear and tear.
- No issues were observed or reported with locks.

##### Windows

Category [-]

- Windows are single pane with wire glass at the MPR.

##### Roof

Category [-]

- Roof leaks were reported at Library and portable #24.

#### ADA Compliance

Category [3]

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

#### Interior

Overall Rating: Category [3]

- Ceiling tiles are in poor condition and should be replaced.
- Library and Music/YMCA rooms were not included in the recent modernization.

#### Food Service

Category [4]

- Cold food storage refrigerator is located outside MPR in an unconditioned space, requiring great efforts to maintain a cold temperature.

#### Restrooms

Category [0]

- No issues were observed or reported.

#### ASSESSMENT OF SYSTEMS

##### Site Utilities

##### Domestic Water

Category [0]

- No issues were observed or reported.

##### Fire Protection

Category [0]

- No issues were observed or reported.

##### Gas

Category [0]

- No issues were observed or reported.

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#### Sewer

Category [5]

- Lines at restrooms regularly flood and need to be replaced.
- Damage to sewer lines due to root intrusion was reported.

#### Storm Drain / Drainage

Category [4]

- Site has poor drainage across portables 30-34.
- Main parking near Admin has poor drainage.
- Water drains towards room #1 building, causing toilet doors to swell.

#### Mechanical

Overall Rating: Category [-]

#### Plumbing

Category [4]

- Plumbing lines at restrooms regularly flood and need to be replaced.

#### Electrical

##### Power

Category [4]

- Electrical upgrades are desired to include additional outlets and increased electrical capacity.

#### Fire Alarm

Category [3]

- Fire Alarm panel does not reflect actual room numbering and requires frequent maintenance.

#### Technology

Category [3]

- Interactive whiteboards are aged and due for replacement.

#### Intercom / Clock / Bell

Category [0]

- No issues were observed or reported.

#### Security

Category [3]

- Security system is reported to be problematic and may need to be reprogrammed or replaced.

#### Lighting

Category [0]

- No issues were observed or reported.



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Parking



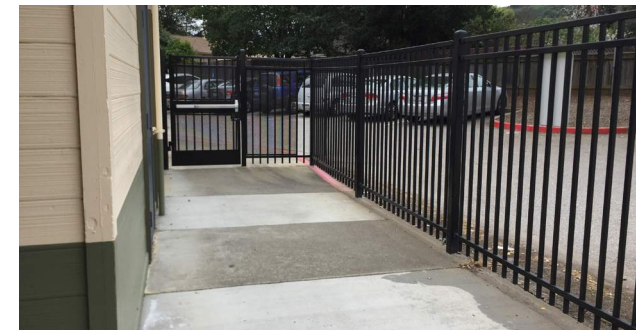
Typical Concrete Paving



Covered Walkway



Outdoor Dining



Security Fencing



Hardcourts



Play Structure



Landscaping



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Windows



Exterior Door Hardware



Administration Office



Staff Work Room / Lounge



Counseling Office



Multipurpose Room



Kitchen



Food Serving Area

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Drinking Fountain



Typical Classroom



Media Center



Art Classroom



Restroom



Teacher Prep Room



Special Feature: STEAM Lab



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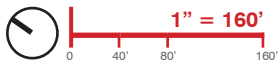
EXISTING CAMPUS PLAN

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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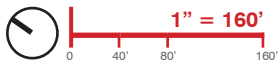
EXISTING CAMPUS PLAN

CONCEPTUAL MASTER PLAN

COST SUMMARY



	1 No Work 2 Modernization 3 Reconfigure 4 New Construction
	<b>Classrooms (CR)</b> # Indicates Grade Level PS Preschool TK Transitional Kindergarten K Kindergarten PE Physical Education SDC Special Day Class SH Severely Handicapped
	<b>Electives / Labs</b> CL Computer Lab MU Music SCI Science SLL Specialized Learning Lab
	<b>Student Services</b> ELD English Language Development LC Learning Center (Counseling and RSP)
	<b>Shared Spaces</b> GYM Gymnasium HSC Home & School Club MC Media Center MPR Multi-Purpose Room
	<b>Administration / Faculty</b> 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
	<b>Support Spaces</b> X Storage T Toilets U Utility J Janitor
	<b>Not District-Operated</b> 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	\$ 445,000
4. New Construction (Classrooms)	\$ 22,754,000
5. Science, Arts, CTE & Electives Programs	\$ 3,585,000
6. Performing Arts Improvements	\$ 978,000
7. MPR, Student Union & Food Service Improvements	\$ 8,239,000
8. Physical Education Improvements	\$ -
9. Staff & Parent Support	\$ 4,389,000
10. Media Center & Student Support Services	\$ 5,334,000
11. Safety & Security	\$ 732,000
12. Parking & Drop-Off	\$ 993,000
13. Outdoor Learning Courts, Quads & Landscape	\$ 900,000
14. Exterior Play Spaces, Playfields & Hardcourts	\$ 4,815,000
15. Instructional Design Furniture	\$ 816,000
16. Technology Infrastructure and Equipment	\$ -
<b>Total Construction / Project Cost (2017\$)</b>	<b>\$ 53,980,000</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\$)