

513 ANN SOBRATO HIGH SCHOOL

FACILITY CONDITION ASSESSMENT

OVERVIEW

FACILITY CONDITION ASSESSMENT

EXISTING CAMPUS PLAN

CONCEPTUAL MASTER PLAN

COST SUMMARY

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

SITE AMENITIES

Drinking Fountains

- Category [-]
- Drinking fountains are desired at the sports fields.

Shade Shelter

- Category [0]
- No issues were observed or reported.

Bike Area

- Category [0]
- No issues were observed or reported.

Covered Walkways

- Category [0]
- No issues were observed or reported.

Play Structures

- Category [0]
- This condition does not exist.

Athletic Fields & Facilities

- Category [3]
- Synthetic turf is desired at the playfields.
 - Permanent bleachers/spectator seating is desired at the tennis courts.
 - Additional lockers are desired in the Girls locker room.
 - Roof leaks were reported throughout the Gymnasium, weight room, locker rooms, etc., which has caused water damage throughout. This may be due to the copper piping issue described in the Plumbing section of this document.

Landscape

- Category [4]
- Landscaped areas between classroom wings have large areas of decomposed granite, which regularly gets tracked into classrooms and produces ponding in wet seasons.

Irrigation

- Category [4]
- Sensors were not installed on the irrigation system, so leaks aren't identified in a timely fashion.
 - Replacement of the irrigation system is desired.
 - Replacement of the well is desired.

Fencing & Gates

- Category [0]
- No issues were observed or reported at existing fencing.

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 [0]
- No issues were observed or reported.

Windows

- Category [0]
- No issues were observed or reported.

Roof

- Category [0]
- No issues were observed or reported.

ADA Compliance

- Category [0]
- No issues were observed or reported.

Interior

- Category [0]
- No issues were observed or reported.

Food Service

- Category [4]
- The central kitchen needs upgrades in order to be fully operational for all food type storage.
 - Satellite food service window is in a poor location, not central to student gathering areas and serves approximately 60-80 meals per service.



513 ANN SOBRATO HIGH SCHOOL

FACILITY CONDITION ASSESSMENT

OVERVIEW

FACILITY CONDITION ASSESSMENT

EXISTING CAMPUS PLAN

CONCEPTUAL MASTER PLAN

COST SUMMARY

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

Restrooms

- Category [1]
- Water is not heated.

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.

Sewer

- Category [0]
- No issues were observed or reported.

Storm Drain / Drainage

- Category [1]
- Minor, occasional clogs in storm drain.

Mechanical

Overall Rating: Category [5]

- Classroom wings receive HVAC from cooling towers behind the Kitchen/Gym, which are difficult to predict/control.
- Administration, Gym, and Media Center have package units.

Plumbing

Category [4]

- Copper piping at the locker rooms is eroding and needs to be replaced.
- Pool mechanical room piping needs to be replaced.
- The acid pit for the pool produces a bad odor by the end of the school year and could benefit from better drainage.

Electrical

Power

Category [0]

- No issues were observed or reported.

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 [-]

- Intrusion alarms frequently malfunction.
- Additional security cameras are desired.
- Perimeter fencing is desired.

Lighting

Category [4]

- Exterior lighting is desired at the farm.

5.13 ANN SOBRATO HIGH SCHOOL

FACILITY CONDITION ASSESSMENT

OVERVIEW

FACILITY CONDITION ASSESSMENT

EXISTING CAMPUS PLAN

CONCEPTUAL MASTER PLAN

COST SUMMARY



Drop-Off Lane



Parking



Typical Concrete Paving



Covered Walkway



Outdoor Dining



Administration Office



Playfields / Athletics



Hardcourts



Media Center

513 ANN SOBRATO HIGH SCHOOL

FACILITY CONDITION ASSESSMENT

OVERVIEW

FACILITY CONDITION ASSESSMENT

EXISTING CAMPUS PLAN

CONCEPTUAL MASTER PLAN

COST SUMMARY



Windows



Exterior Door Hardware



Counseling Office



Staff Work Room / Lounge



Fitness Room



Training Room



Gymnasium



Pool



Kitchen

513 ANN SOBRATO HIGH SCHOOL

FACILITY CONDITION ASSESSMENT

OVERVIEW

FACILITY CONDITION ASSESSMENT

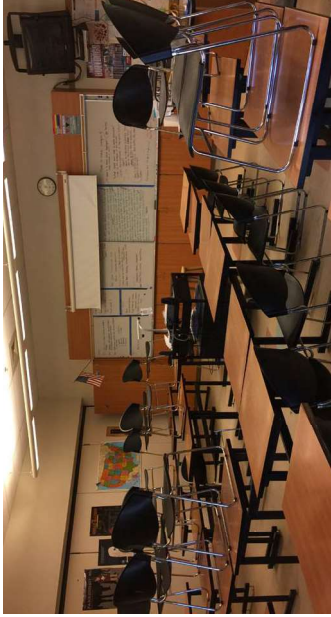
EXISTING CAMPUS PLAN

CONCEPTUAL MASTER PLAN

COST SUMMARY



Drinking Fountain



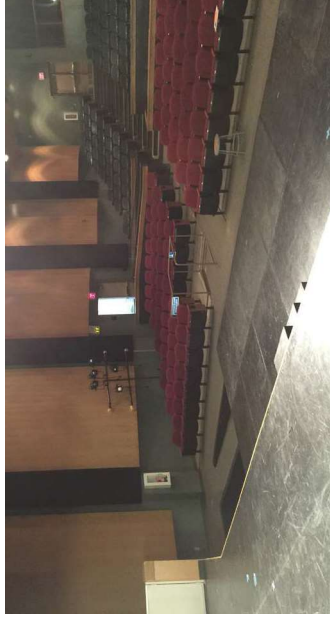
Typical Classroom



Science Lab



Music Room



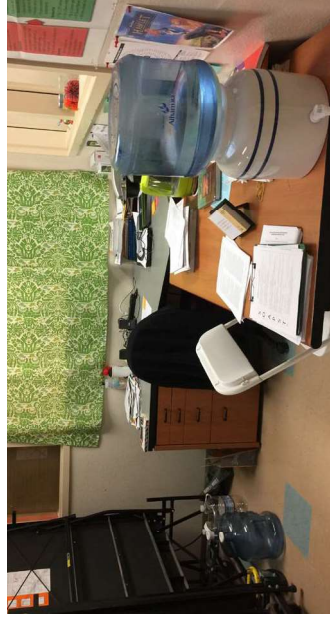
Drama / Theater



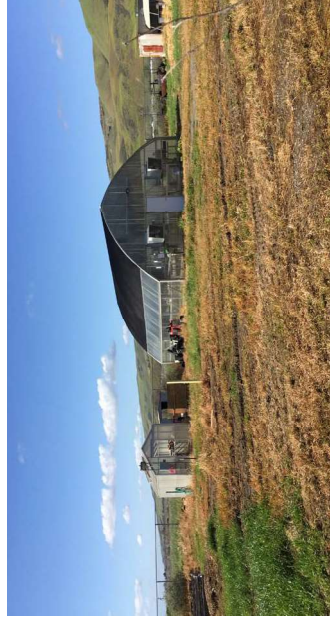
Career and Technical Education



Art



Teacher Prep Room



Special Feature: Farm

513 ANN SOBRATO HIGH SCHOOL

FACILITY CONDITION ASSESSMENT

OVERVIEW

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
- CA Conference / Serving Area
- EW Faculty Work Room
- FL Faculty Lounge / Dining
- NT Kitchen
- N Nurse
- O Office

Support Spaces

- X Storage
- T Toilets
- U Utility
- J Janitor
- E Elevator

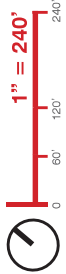
Operable Partition

Portable Classrooms

Main Entry

Primary Drop-Off

Bus Lane



513 ANN SOBRATO HIGH SCHOOL

FACILITY CONDITION ASSESSMENT

OVERVIEW

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

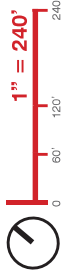
Student Services
 ASB Student Leadership
 CC Career Center
 CC Counseling
 ELD English Language
 Development
 RSP Resource Specialist

Shared Spaces
 CE Community Education
 GYM Gymnasium
 LECT Lecture Hall
 MC Media Center
 TH Theater
 ST Stage

Administration / Faculty
 C Conference Room
 CN Classrooms / Serving Area
 EW Faculty Work Room
 FL Faculty Lounge / Dining
 NT Nurses
 N Kitchen
 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



513 ANN SOBRATO HIGH SCHOOL

FACILITY CONDITION ASSESSMENT

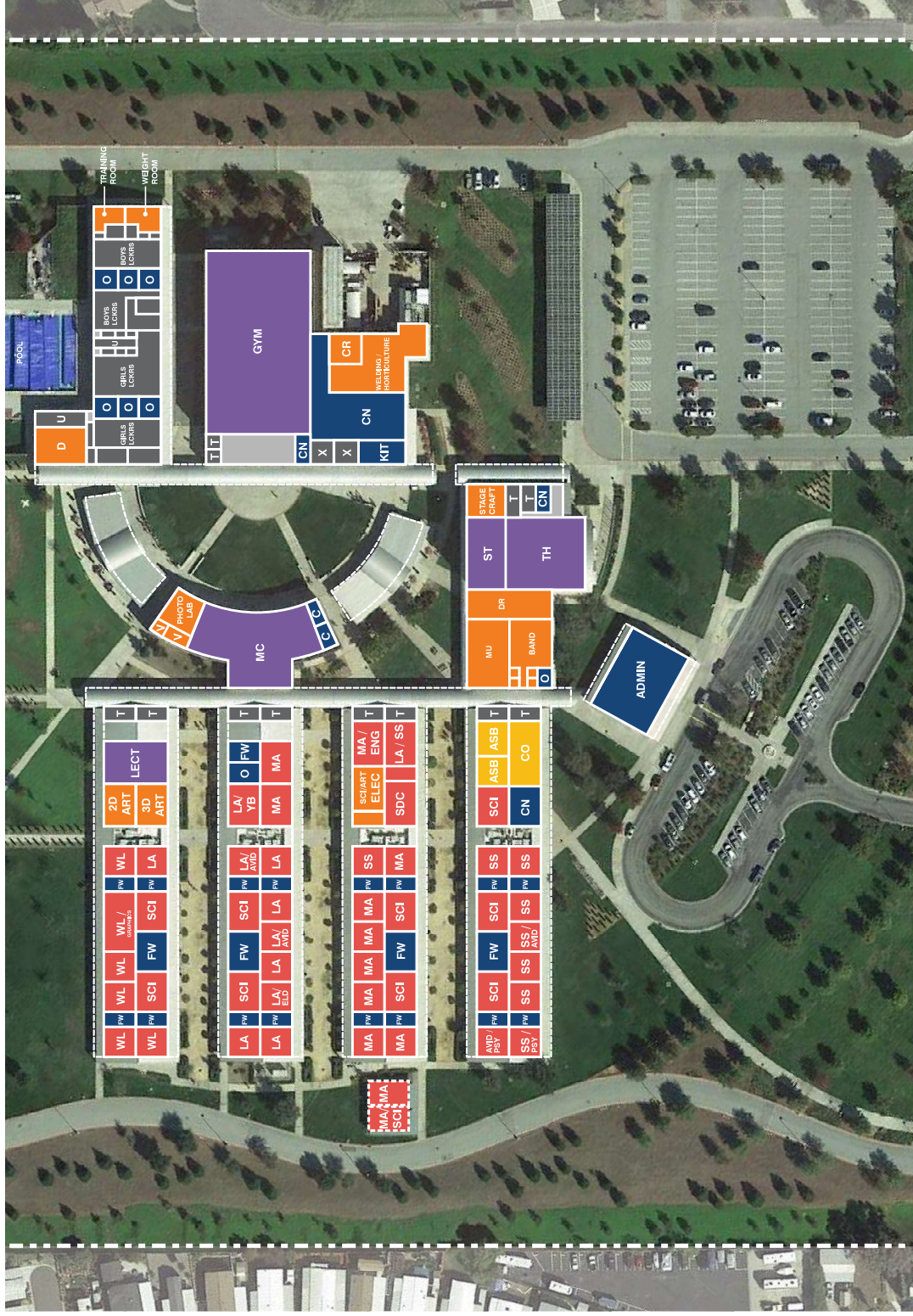
OVERVIEW

FACILITY CONDITION ASSESSMENT

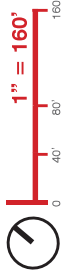
EXISTING CAMPUS PLAN

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 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 Classrooms / Serving Area
 - FW Faculty Work Room
 - ELV Faculty Lounge / Dining
 - KT Kitchen
 - N Nurse
 - O Office
- Support Spaces**
 - X Storage
 - T Toilets
 - U Utility
 - J Janitor
 - E Elevator
- Operable Partition**
 - Dashed line
- Portable Classrooms**
 - Dotted line
- Main Entry**
 - Star symbol
- Primary Drop-Off**
 - Orange arrow
- Bus Lane**
 - Blue arrow



Morgan Hill Unified School District
FACILITIES MASTER PLAN

513 ANN SOBRATO HIGH SCHOOL

FACILITY CONDITION ASSESSMENT

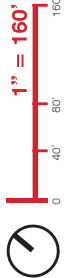
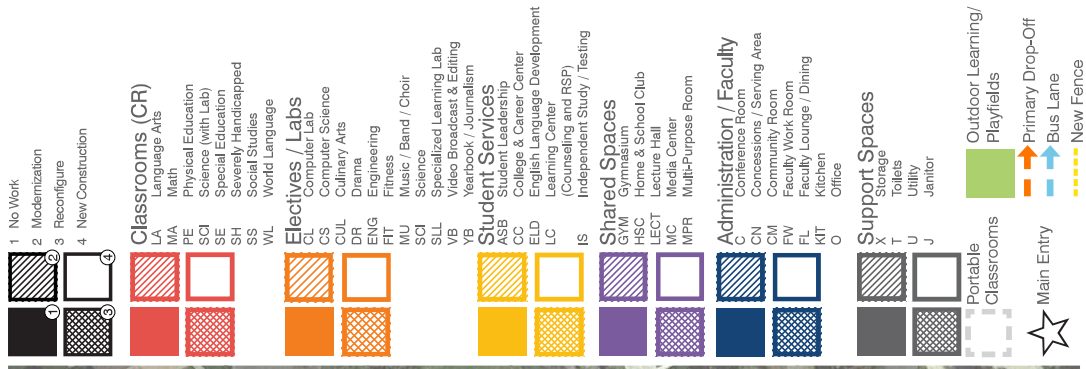
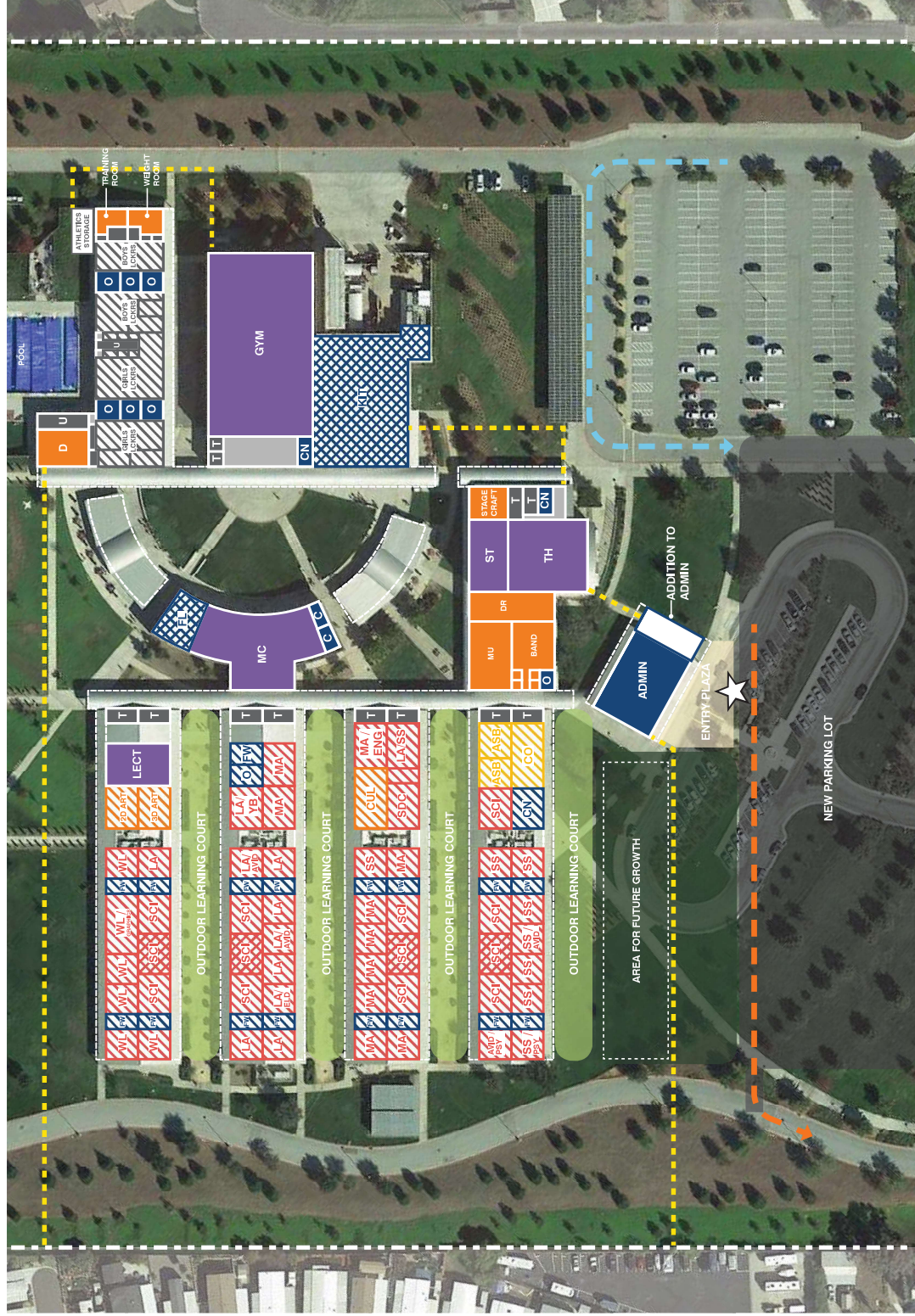
OVERVIEW

FACILITY CONDITION ASSESSMENT

EXISTING CAMPUS PLAN

CONCEPTUAL MASTER PLAN

COST SUMMARY



Morgan Hill Unified School District
FACILITIES MASTER PLAN

513 ANN SOBRATO HIGH SCHOOL

FACILITY CONDITION ASSESSMENT

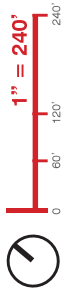
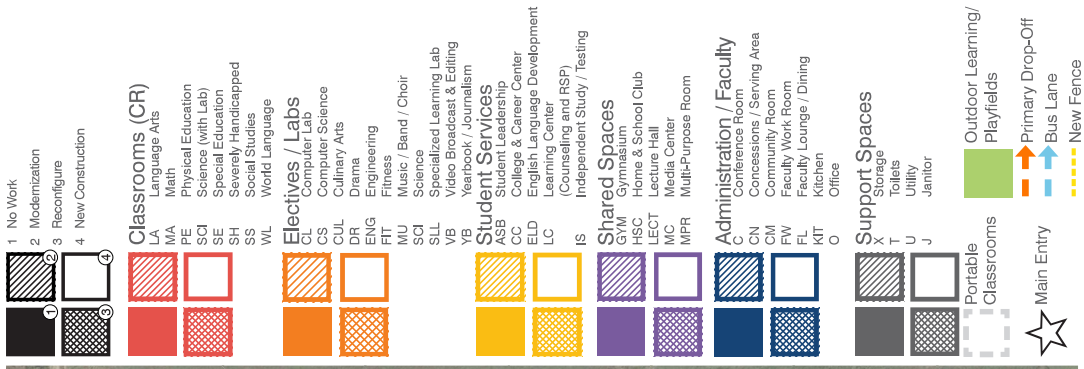
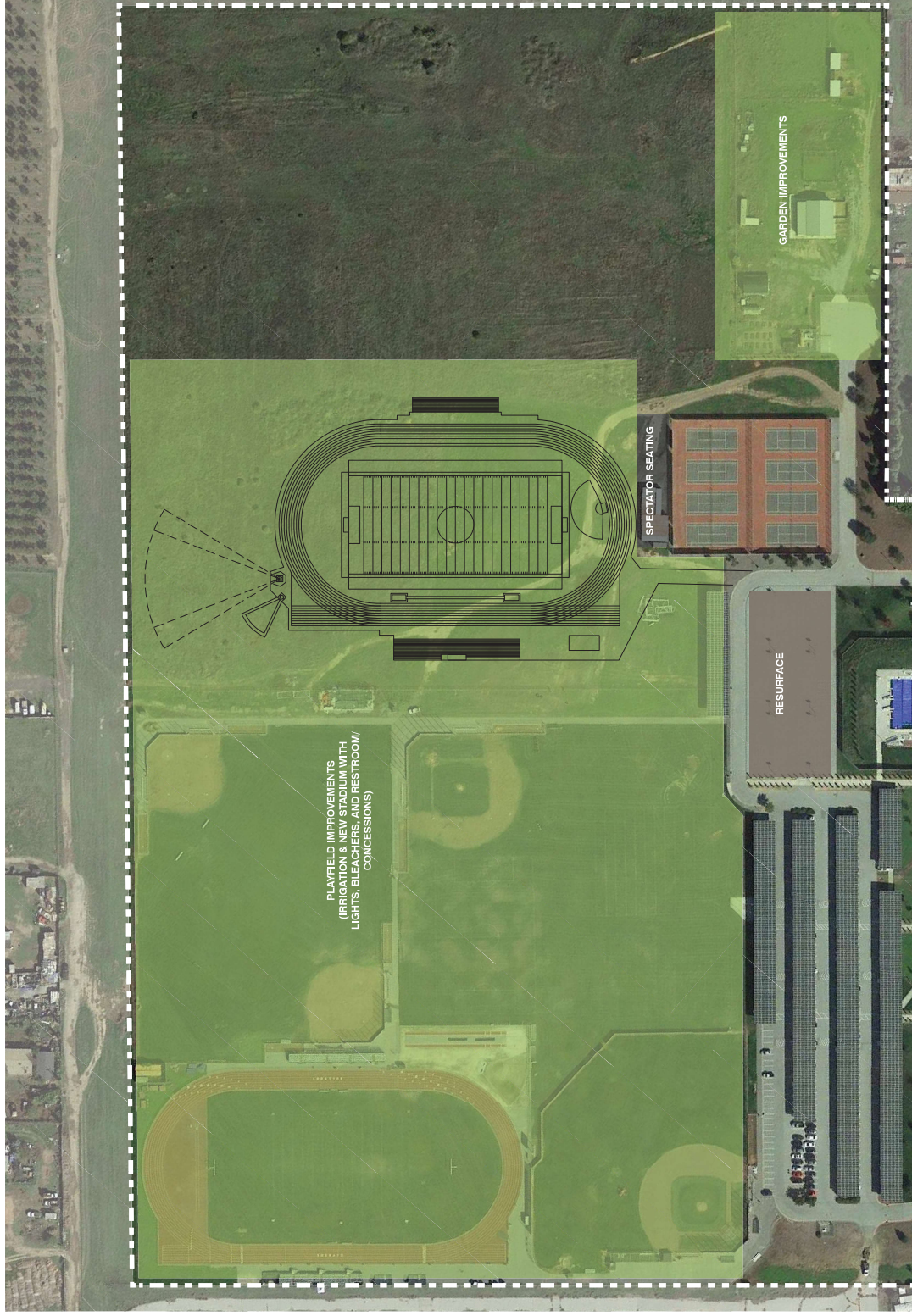
OVERVIEW

FACILITY CONDITION ASSESSMENT

EXISTING CAMPUS PLAN

CONCEPTUAL MASTER PLAN

COST SUMMARY



Morgan Hill Unified School District
FACILITIES MASTER PLAN

513 ANN SOBRATO HIGH SCHOOL

FACILITY CONDITION ASSESSMENT

OVERVIEW

FACILITY CONDITION ASSESSMENT

EXISTING CAMPUS PLAN

CONCEPTUAL MASTER PLAN

COST SUMMARY

SCOPE OF WORK CATEGORIES	MASTER PLAN COST (2017\$)
1. Modernize / Reconfigure Existing Classrooms	\$ 6,611,000
2. Existing Building Systems, Toilets & Improved Energy Efficiency	\$ 4,625,000
3. Site Utilities	\$ 1,360,000
4. New Construction (Classrooms)	\$ -
5. Science, Arts, CTE & Electives Programs	\$ 6,565,000
6. Performing Arts Improvements	\$ -
7. MPR, Student Union & Food Service Improvements	\$ 9,616,000
8. Physical Education Improvements	\$ 2,199,000
9. Staff & Parent Support	\$ 2,180,000
10. Media Center & Student Support Services	\$ 841,000
11. Safety & Security	\$ 3,280,000
12. Parking & Drop-Off	\$ 3,204,000
13. Outdoor Learning Courts, Quads & Landscape	\$ 3,074,000
14. Exterior Play Spaces, Playfields & Hardcourts	\$ 13,963,000
15. Instructional Design Furniture	\$ 1,632,000
16. Technology Infrastructure and Equipment	\$ 783,000
Total Construction / Project Cost (2017\$)	\$ 59,933,000

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\$)