

Facilities Assessment Plan

Presented to the
Board of Education on
May 4, 2021



Process

- District Staff and Independent Inspector conducted an facilities inspection and assessment
- Items were categorized into four primary scopes of work: Roofing, paving, fire alarm systems and HVAC mechanical systems
- Rating scale as follows:
 - 0 - No improvements necessary
 - 1 - Improvements recommended but not necessary (3 to 5 years remaining on typical life cycle)
 - 2 - Improvements needed (1 to 2 years remaining on typical life cycle)
 - 3 - Improvements necessary (end of typical life cycle)

Unit Cost Markups and Escalation Reserve

30%

Soft Costs

18%

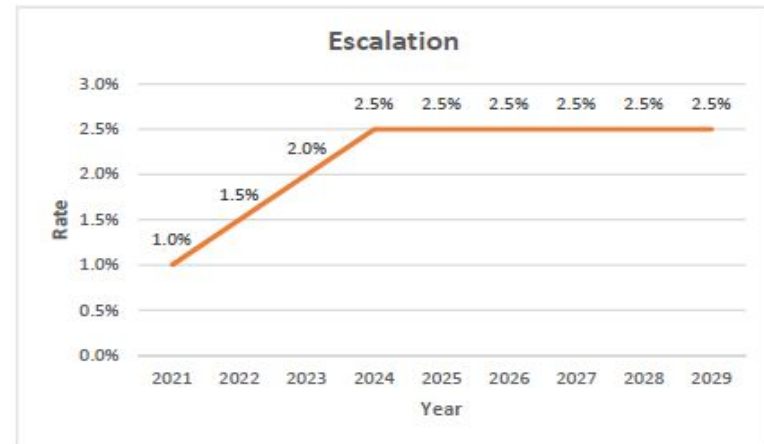
Contingency

Escalation Reserve

See Table

Escalation Rates		
Year	Rate	Compounded
2021	1.0%	1.00%
2022	1.5%	2.51%
2023	2.0%	4.57%
2024	2.5%	7.18%
2025	2.5%	9.86%
2026	2.5%	12.61%
2027	2.5%	15.42%
2028	2.5%	18.31%
2029	2.5%	21.26%

Updated: 04/06/2021



Summary by School

Cost Summary by School

School	Cost Information Summary By School*				
	No Improvements Necessary	Recommend Improvements But not Necessary	Improvements Needed Nearing End of Life Cycle But Have Time	Improvements Needed Functional But at End of Life Cycle	Total
Adult Education	-	-	-	1,002,960	1,002,960
Ann Sobrato High School	16,433,290	-	181,350	899,160	17,513,800
Barrett Elementary School	2,024,400	2,868,020	-	329,420	5,221,840
Britton Middle School	6,010,380	-	211,580	4,379,220	10,601,180
Central High School	1,762,300	340,510	-	1,300,480	3,403,290
Charter School of Morgan Hill	1,369,590	30,230	-	638,560	2,038,380
District Office	-	-	484,400	1,041,110	1,525,510
El Toro Elementary School	1,375,290	-	991,650	799,490	3,166,430
Jackson Elementary School	3,110,620	-	-	806,100	3,916,720
Live Oak High School	7,091,000	1,615,570	574,370	13,531,220	22,812,160
Los Paseos Elementary School	1,138,880	-	846,440	1,186,100	3,171,420
Machado Learning Center	-	-	73,820	8,050	81,870
Martin Murphy Middle School	2,771,430	30,090	-	4,454,700	7,256,220
Nordstrom Elementary School	2,244,850	-	3,888,620	806,400	6,939,870
PA Walsh Elementary School	2,179,270	470,030	-	1,545,720	4,195,020
Paradise Valley Elementary School	4,417,180	-	-	2,347,180	6,764,360
San Martin/Gwinn Elementary School	1,908,530	-	30,230	5,598,340	7,537,100
Totals:	\$ 53,837,010	\$ 5,354,450	\$ 7,282,460	\$ 40,674,210	\$ 107,148,130

* Cost information reported in June 2021 Dollars. Costs should be escalated if work performed at a later date.

Determine Priorities

- Prioritize by fire, life, safety and preservation of building infrastructure
 1. Fire Alarm
 2. HVAC
 3. Roofing
 4. Asphalt
- Most critical projects reviewed with Facilities Department
- Asphalt will need to be delayed due budget constraints



Scope Priority

Cost Information Summary By Scope of Work*					
Scope of Work	No Improvements Necessary	Recommend Improvements But not Necessary	Improvements Needed Nearing End of Life Cycle But Have Time	Improvements Needed Functional But at End of Life Cycle	Total
Fire Alarm System Upgrade	4,379,350	810,540	0	5,121,510	10,311,400
HVAC	12,342,900	1,675,890	3,743,240	8,442,820	26,204,850
Roof	35,548,980	2,868,020	3,539,220	6,178,040	48,134,260
Totals:	\$52,271,230	\$5,354,450	\$7,282,460	\$19,742,370	\$84,650,510

* Cost information reported in June 2021 Dollars. Costs should be escalated if work performed at a later date.

Fire Alarm

Adult Education
El Toro Elementary School
Live Oak High School
Los Paseos Elementary School
Martin Murphy Middle School
Nordstrom Elementary School
San Martin/Gwinn Elementary School



HVAC

Adult Education
Britton Middle School
Live Oak High School
Martin Murphy Middle School
PA Walsh Elementary School
San Martin/Gwinn Elementary School



Roofing

Adult Education
Britton Middle School
District Office
Charter School of Morgan Hill
Live Oak High School
Los Paseos Elementary School
San Martin/Gwinn Elementary School



Asphalt

Following these three phases, asphalt will need to be addressed along with a funding resource

Adult Education

Ann Sobrato High School

Barrett Elementary

Britton Middle School

Central High School

Charter School of Morgan Hill

District Office

El Toro Elementary School

Jackson Academy

Live Oak High School

Los Paseos Elementary School

Machado Learning Center

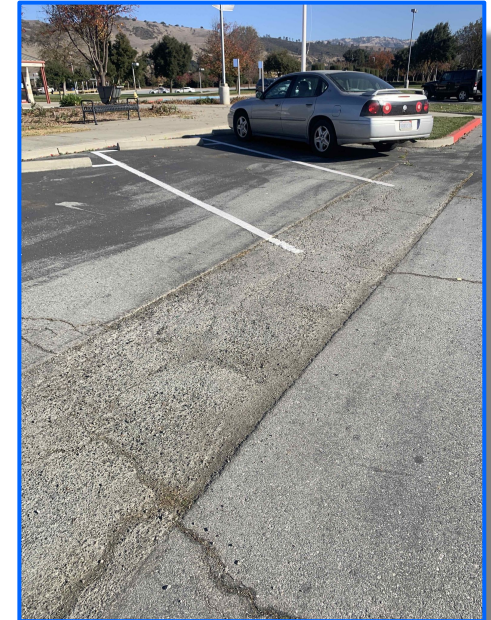
Martin Murphy Middle School

Nordstrom Elementary School

PA Walsh Elementary School

Paradise Valley Elementary

San Martin/Gwinn Elementary School



Questions and Comments