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EXISTING SITE CONDITIONS SANTIAGO 7-8 CHARTER MIDDLE

Orange Unified School District Facilities Master Plan



515 N. Rancho Santiago Blvd., Orange, CA 92869

EXISTING SITE INFORMATION

Year Built: 1973
Year Modernized: N/A
Student Population (2019-2020): 984
Grade Levels: 7-8
Number of Permanent Classrooms: 34
Number of Relocatables: 6
Site Acreage: 23.10
Permanent Building Area: 76,034 sf
Relocatable Classroom Area: 6,240 sf
Other Relocatable Area: 960 sf
Parking: 89 spaces + 2 accessible

OVERVIEW

The Condition Assessment information outlined on the following pages was gathered in the following four ways:

1. Each Principal filled out a survey related to the current educational programs, the needs and goals of those programs, and the ways in which physical space is supporting or hindering the program goals.
2. The District provided a Facilities Assessment that was completed internally in 2018.
3. LPA met with and interviewed the various trades in the Maintenance & Operations Department to understand what work has

been completed, where they have identified issues and what items generate the most work orders.

4. LPA team members met with each Principal to ask questions and walk each site with them to get a better understanding of the layout, areas of concern, and work completed to-date.

RECENT DEFERRED/MAJOR MAINTENANCE & RENOVATION PROJECTS

- 2012 - HVAC Upgrades/Energy Conservation Project
- 2013 - Fire Alarm and Site Utilities (H2O & Gas) Upgrades
- 2019 - Solar panels installed over parking and amphitheater
- 2019 - New exterior paint throughout

PRINCIPAL COMMENTS

Site

- The hardcourts need to be resurfaced.
- There are ADA sloping issues towards the playfields.
- Both parking lots and black top in PE area have cracks. Asphalt needs slurry seal coat and restriping.
- Asphalt adjacent to room 702 needs replacing due to root damage.
- Retaining Wall - Retaining wall at back of school needs repair.
- Atrium Floor is uneven and needs repair.
- Irrigation system is in poor condition and needs major repairs/replacement.
- Concrete area behind kitchen needs repair especially the drainage area.
- Concrete behind Room 703 needs repair.

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Building

- Restrooms need modernization.
- There is a large Special Education population; toileting currently happens at the nurse's station.
- Would like to have large garage doors/operable walls to expand the STEM classrooms outdoors (400 building).
- Student Restrooms: (100s, 200s, and PE) need renovation and upgrading.
- PE Lockers: Student lockers in PE building need replacing or major repair/refurbishing.
- Cafeteria Tables - Tables are in poor condition and need replacement.
- Library Doors: Entry double doors and rear door are in poor condition and need replacement, cannot be repaired any further.
- Floor covering throughout is in need of replacement. Room 114 and choir room are especially bad.
- Snack area tables are old and in disrepair, need replacing.
- Storage Room Relocatable: Roof leaks and siding need repair.

Programs

- Interested in having a health clinic on campus (community wellness center).
- Current CTE pathways include culinary arts, wood shop, web/graphic design, and e-sports.

Highest Priorities

1. Concrete floor in the atrium (between the main office and Library).
2. Completion of solar panel project in the amphitheater.
3. Removal of fence between the school and the surplus property to allow for additional parking. The property line is different than the fence line.

CONDITION ASSESSMENT

Each category evaluated is ranked using a facilities condition category as follows:

- CATEGORY [0]: No Work.
- CATEGORY [1]: Minor Modernization.
- CATEGORY [2]: Standard Modernization.
- CATEGORY [3]: Major Modernization/Reconfiguration/ Complete Replacement.

ASSESSMENT OF SITE

Curb Appeal

Category [0]

Parking

Category [2]

- Additional parking is needed to accommodate pick-up and drop-off.

Paving

Category [1]

AC Paving

Category [1]

Ramps and Stairs

Category [2]

- Access to the locker rooms is a concern.

SITE AMENITIES

Shade Shelter - Lunch Canopy

Category [1]

Lunch Tables and Benches

Category [3]

- In need of replacement.

Drinking Fountains

Category [3]

Play Equipment

Category [1]

Landscape

Category [2]

- Water pooling issues across playfields - in need of attention.

Irrigation

Category [3]

Fencing/Gates

Category [1]

ASSESSMENT OF BUILDINGS

EXTERIOR

Overall Rating: Category [2]

Exterior Finish/Paint

Category [0]

- Exterior painting received a refresh in Summer 2019

Door & Frames

Category [2]

- Many doors and frames need to be replaced.

Windows

Category [2]

- Many windows need to be replaced.

Roof

Category [1]

- Done in the last ten years.

ADA Compliance

Category [3]

**INTERIOR**

Category [2] at both permanent and portable buildings.

- Carpets and VCT are old, worn, and stained throughout campus - in need of attention.
- Ceiling tiles scuffed, damaged, and stained in many locations throughout campus - in need of attention.
- Classroom casework and fixtures in need of refresh or replacement.

RESTROOMS

ADA Compliance: [3]

- Restrooms in need of an upgrade.

ASSESSMENT OF SYSTEMS**SITE UTILITIES**

Overall Rating: Category [1]

MECHANICAL

Overall Rating: Category [1]

- Received modernization upgrades within the last 10 years.

PLUMBING

Overall Rating: Category [1]

- Received modernization upgrades within the last 10 years.

ELECTRICAL

Overall Rating: Category [0]

- Received modernization upgrades within the last 10 years.

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Dense tree line causing safety hazard.



Flooding issue on playfields.



Access/ramp concern to locker room.



Locker room interior in need of attention.



Classroom casework due for an update.



In need of outdoor learning spaces.



Typical water fountains due for an update.



In need of proper IDF storage.



Playfields in need of attention.

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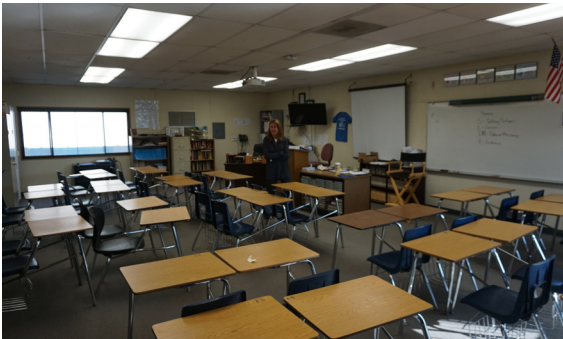
Central atrium area.



Home economics room.



ASB room.



Typical portable classroom.



Typical planting area.



Wood shop.



Drama classroom.



Lounge area.



Cafeteria/MPR.

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Outdoor amphitheater.



Faculty lunch room.



Typical hallway.



SDC classroom.



Typical restroom.



Typical classroom.



Library.



Lecture hall.



Locker room.

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COST ESTIMATE SANTIAGO 7-8 CHARTER MIDDLE

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	TOTAL PROJECT COST (2021\$)
01. Modernize & Reconfigure Existing Classrooms	\$ 3,131,000
02. Building Systems, Toilets & Improved Energy Efficiency	\$ 595,000
03. Site Utilities	\$ -
04. Classroom New Construction	\$ -
05. Enrichment Programs & Electives	\$ 4,026,000
06. Science Labs	\$ 1,417,000
07. Assembly & Food Service Improvements	\$ 2,391,000
08. Media Center	\$ 1,174,000
09. Student Support / Counseling Services	\$ -
10. Administration & Staff Support	\$ 1,388,000
11. Physical Education Improvements	\$ 1,761,000
12. After School Support	\$ -
13. Safety & Security	\$ 683,000
14. Campus Arrival: Parking, Drop-off & Entry Plaza	\$ 120,000
15. Outdoor Learning Environments & Quads	\$ -
16. Exterior Play Spaces, Playfields & Hardcourts	\$ 1,624,000
17. Flexible Furniture	\$ 1,195,000
18. Technology Infrastructure & Equipment	\$ 1,344,000
Total Project Cost (2021\$)	\$ 20,849,000

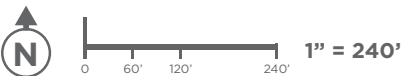


- Classrooms, CR
- Electives / Science Labs
- Shared Spaces
- Admin / Faculty
- Support Spaces
- Portable Classroom
- Main Entry
- Drop Off

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EXISTING OVERALL SITE PLAN SANTIAGO 7-8 CHARTER MIDDLE

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- Classrooms, CR**
 - ENG English
 - HIST History
 - MATH Math
 - RSP Resource Specialist
 - SDC Special Day Class
 - VAC Vacant
- Electives / Labs**
 - SCI Science Lab
 - COMP Computer Lab
- Shared Spaces**
 - MPR Multi-Purpose Room
 - MC Media Center
 - LR Locker Room
- Admin / Faculty**
 - FW Faculty Work
 - FL Faculty Lounge
 - WR Workroom
 - O Office
 - N Nurse
 - PSY Psychologist
 - SPCH Speech
 - OT/PT Occupational Therapy/Physical Therapy
 - CONF Conference Room
 - COUN Counselor
 - PTA Parent Teacher Association
- Support Spaces**
 - CARES Expanded Learning Program
 - ASES After School Education & Safety
 - S Storage
 - T Toilet
 - U Utility
 - C Custodial
 - KIT Kitchen
- Portable Classroom**
- Main Entry**
- Drop Off**

Existing 2019/20 Enrollment: 1022	
Teaching Stations:	
English, ENG	6
History, HIST	5
Math	6
Science, SCI	6
Electives, ELEC	12
Computer Lab, COMP	0
RSP	0
SDC	5
Other (2-Vacant)	2
Grand Total:	42





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PROPOSED OVERALL SITE PLAN
SANTIAGO 7-8 CHARTER MIDDLE

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	MODERNIZATION	RECONFIGURE	NEW CONSTRUCTION	QTY.
Classrooms, CR	CR	Classroom		18
	SDC	Special Day Class		5
	RSP	Resource Specialist		0
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Electives / Labs	SCI	Science Lab		6
	ELEC	Elective		4
		SM - Small LG - Large		8
Shared Spaces	COLAB	Collaboration Space (interior)		0
	MPR	Multi-Purpose Room		1
	MC	Media Center		1
	LRC	Learning Resource Center		0
	GYM	Gymnasium		0
	CH (LR)	Changing Room		2
Admin / Faculty	FW	Faculty Work		
	FL	Faculty Lounge		
	CONF	Conference Room		
Support Spaces	AS	After School		0
	FOC	Focus Room		
	S	Storage		
	T	Toilet		
	U	Utility		
	C	Custodial		
	KIT	Kitchen		
	SERV	Serving		
	No Work Required			
	Portable Classrooms			
	Main Entry			
	Drop-Off			
	Fence			
	MQ	Site to include cost for underground utilities to support future digital marquee		
	Kinder Play			
	Play Apparatus			
	Outdoor Colab/Quad/Playfield			
	Harcourts			
	Entry Plaza			

Proposed Capacity:	956
Teaching Stations:	
English, ENG	6
History, HIST	6
Math	6
Science, SCI	6
Electives, ELEC	12
SDC	5
Other	0
Grand Total:	33

PROPOSED SITE PLAN SANTIAGO 7-8 CHARTER MIDDLE

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