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EXISTING SITE CONDITIONS RICHLAND CONTINUATION HIGH SCHOOL

Orange Unified School District Facilities Master Plan



EXISTING SITE INFORMATION

Year Built: 1962
 Year Modernized: 2017
 Student Population (2018): 159
 Grade Levels: 9-12
 Number of Permanent Classrooms: 4
 Number of Relocatables: 9
 Site Acreage: 6.9
 Permanent Building Area: 9,796 sf
 Relocatable Classroom Area: 10,552 sf
 Other Relocatable Area: 0 sf
 Parking: 56 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

- 2009 - ADA restroom upgrade
- 2016 - ADA Ramp Installation for Rooms 13, 14, 15
- 2017 - Fire Alarm System Upgrade
- 2016 - Interior Lighting Upgrade/LED Bulb Replacement
- 2016 - Exterior LED Lighting Upgrade
- 2017 - Interior Painting (6 Rooms, Counseling Office)
- 2018 - Floor Covering Replacement
- 2018 - Interior Painting Phase II
- 2018 - Security System/IP Cameras

PRINCIPAL COMMENTS

Site

- Basketball Courts: Primary campus low spot is in the middle of the asphalt basketball court area. City Park sprinklers overflow and fill area with 1/2" of water nightly. Rain accumulates and doesn't drain. Needs drainage solution.
- Relocatable Rooms 1 & 2: Access/ADA slope + major drainage issues, buildings installed over dirt, exteriors are deteriorating, buildings are settling and significantly out of level.
- Room 3: Access/ADA slope issues on walkway to rooms 1 & 2
- Room 7: Close to blacktop and PE. Rooms gets hit with balls etc. disrupting instruction



Building

- Interiors have new paint and floor covering, but are in poor condition overall. Buildings need replacing.
- Room 7: Site would like to convert room to a PE/weight room and install a door and covered entry on the north wall facing the basketball courts. Weight room is currently in a sea/train container.
- Relocatable Rooms 11 & 12: Would like to install an additional operable window on the south wall for ventilation and visibility.
- Rooms 9 & 10: Fascia boards have termite damage and gutters are rusted out.
- Rooms 9, 10, 14: Rooms have older door hardware, need crash bars and interior lock-ability.
- Rooms 13 - 15: Front of building fascia needs rain gutter. Rain runs off onto walkway ramps. No way to access rooms without getting wet.
- East Fence: Chain-link fence along City Park playground could use privacy slates between rooms 6 & 7.
- Counseling office: Partition walls are not full height. Offices need more privacy. Lights, HVAC, and FA create a challenge to extending walls full height.
- New Classroom: An additional classroom will be needed to house class displaced by Room 7 weight room conversion.
- Office/Private Space: Nursing moms need a private space and secure refrigerated storage for breast milk.

Program

- Would like additional tables for outdoor learning activities and lunch time.
- Need supportive learning spaces with access to natural light for Adult Transitional Programs (ATP)
- Specialty programs: video production, graphic design, business tech, STEAM lab, ATP

Highest Priorities

1. Confidential Space/Counseling Area
2. Shade Structure/Multipurpose Room
3. Replace portables

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 [2]

Parking

Category [2]

Paving

Category [2]

- Uneven sloping and paving cause for accessibility and drainage issues across campus - in need of attention.

AC Paving

Category [1]

Ramps and Stairs

Category [1]

SITE AMENITIES

Shade Shelter - Lunch Canopy

Category [3]

- School only has individual tables shaded with single umbrellas - in need of exterior lunch canopy.

Lunch Tables and Benches

Category [1]

- Current tables and benches in good condition, but need more to support outdoor learning and lunch time capacity.

Drinking Fountains

Category [3]

Landscape

Category [1]

- Unused grass area in need of attention and programming.

Irrigation

Category [2]

- Drainage issues all across campus - needs to be addressed.

Fencing/Gates

Category [3]

- In need of better perimeter fencing for security and safety reasons - especially along City Park playground edge.

ASSESSMENT OF BUILDINGS

EXTERIOR

Overall Rating: Category [3]

Exterior Finish/Paint

Category [3]

- Building Exterior: Termite and dry rot damage in several locations - in need of attention.

Door & Frames

Category [2]

- Old door hardware due for a replacement.

Windows

Category [2]

**Roof**

Category [3]

- Rusted gutters is several locations - in need or repair or replacement.

ADA Compliance

Category [2]

INTERIOR

Category [2] at both permanent and portable buildings.

- Interior paint and flooring redone in past 10 years.
- Casework and furnishings due for an update.
- There is a need for sheltered physical education space.

RESTROOMS

ADA Compliance: [1]

- Restrooms underwent ADA upgrades in the last 20 years.

ASSESSMENT OF SYSTEMS**SITE UTILITIES**

Overall Rating: Category [3]

MECHANICAL

Overall Rating: Category [3]

PLUMBING

Overall Rating: Category [3]

ELECTRICAL

Overall Rating: Category [1]

- Fire alarm system underwent an upgrade in 2017
- Exterior and interior lighting underwent upgrades in the past 10 years.

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Technology and electrical storage issues.



In need of storage to not impede faculty lounge



Privacy issues when security meets with students.



Flooding issues around portables.



Sloping issues for students in wheelchairs.



Unused open space.



Fencing and privacy issues with adjacent neighborhood.



Sound and privacy issues in counselors' offices.



Typical fencing condition around campus.

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EXISTING SITE CONDITIONS RICHLAND CONTINUATION HIGH SCHOOL

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Front office.



Nurse's office.



Quad space.



Lunch area.



Typical classroom.



Digital media classroom.



Photography studio.



Student-led market stall.



Library and career center.

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Typical classroom.



Counselors' office.



Counselor's room.



STEAM lab.



Hardcourts.



Typical space in between buildings.



Conference room.



Faculty lounge.



Staff restroom.

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COST ESTIMATE RICHLAND CONTINUATION HIGH SCHOOL

Orange Unified School District Facilities Master Plan



	TOTAL PROJECT COST (2021\$)
01. Modernize & Reconfigure Existing Classrooms	\$ 1,432,000
02. Building Systems, Toilets & Improved Energy Efficiency	\$ 1,454,000
03. Site Utilities	\$ 1,759,000
04. Classroom New Construction	\$ 4,174,000
05. Enrichment Programs & Electives	\$ 5,161,000
06. Science Labs	\$ -
07. Assembly & Food Service Improvements	\$ 1,510,000
08. Media Center	\$ 334,000
09. Student Support / Counseling Services	\$ 631,000
10. Administration & Staff Support	\$ 1,082,000
11. Physical Education Improvements	\$ 1,393,000
12. After School Support	\$ -
13. Safety & Security	\$ 193,000
14. Campus Arrival: Parking, Drop-off & Entry Plaza	\$ 414,000
15. Outdoor Learning Environments & Quads	\$ 877,000
16. Exterior Play Spaces, Playfields & Hardcourts	\$ 634,000
17. Flexible Furniture	\$ 299,000
18. Technology Infrastructure & Equipment	\$ 273,000
Total Project Cost (2021\$)	\$ 21,620,000














- Classrooms, CR**
- ASB All Student Body
 - ATP Adult Transition Program
 - ENG English
 - HIST History
 - MATH Math
 - PE Physical Education
 - RSP Resource Specialist
 - SDC Special Day Class
 - VAC Vacant
- Electives / Labs**
- SCI Science Lab
 - STEAM Science/Tech/Engineering/Art/Math
 - COMP Computer Lab
- Shared Spaces**
- MPR Multi-Purpose Room
 - LIB Library
 - 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: 159	
Teaching Stations:	
English, ENG	3
History, HIST	2
Math	2
Eng. Lang. Dev't., ELD	1
Science, SCI	0
Electives, ELEC	5
SDC / ATP	2
Other	0
Grand Total:	15





	No Work Required		Kinder Play
	Portable Classrooms		Play Apparatus
	Main Entry		Outdoor Colab/Quad/Playfield
	Drop-Off		Hardcourts
	Fence		Entry Plaza
	Site to include cost for underground utilities to support future digital marquee		

Proposed Capacity:	344
Teaching Stations:	
Classroom, CR	9
Electives, ELEC	6
SDC / ATP	2
Other	0
Grand Total:	15

PROPOSED SITE PLAN
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RICHLAND CONTINUATION HIGH SCHOOL

Orange Unified School District
Facilities Master Plan
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