



17741 Serrano Ave., Villa Park, CA 92861

EXISTING SITE INFORMATION

Year Built: 1962

Year Modernized: N/A

Student Population (2019-2020): 539

Grade Levels: K-6

Number of Permanent Classrooms: 19

Number of Relocatables: 3

Site Acreage: 11.54

Permanent Building Area: 29, 676 sf

Relocatable Classroom Area: 1,920 sf

Other Relocatable Area: 960 sf

Parking: 70 spaces + 3 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

- 2006 - Shade Structure, ADA Restroom Upgrades
- 2013 - Fire Alarm System Upgrade
- 2016 - Floor Covering Replacement
- 2017 - Floor Covering Replacement (11 Classrooms)
- 2017 - Interior Painting (11 Classrooms)
- 2018 - Floor Covering Replacement Phase II
- 2018 - Interior Painting Phase II
- 2018 - IP Bell/PA System
- 2018 - Two Shade Structures, ADA Restroom Upgrades
- 2019 - Restroom Refurbishment: new fixtures and partitions, terrazzo polish at 4 restrooms
- 2019 - Back Playground Asphalt Extension
- 2019 - New Play Equipment at the Primary playground

PRINCIPAL COMMENTS

Site

- There is flooding in the back by the ball courts. The black top was replaced during the summer. Follow up with school site on the status is recommended.
- The ball walls are falling apart and need to be replaced.
- The drop-off works okay.



- Would like to consider turf in the Kinder play area.
- Playground: Both kindergarten and upper grades playgrounds are dirt. It becomes muddy when it rains and dirt/mud/dust is tracked into classrooms
- Front Kindergarten Fence: Chain link fence needs privacy slat replacement

Building

- There is no Multi-Purpose Room (MPR). Currently use the outdoor lunch shelter as a gathering space.
- The gutters and fascia on all buildings are a priority.
- Computer Lab 51/STEM Lab 52: Site would like to create more flexible open space for group activities. Put STEM tables on casters and reconfigure computer lab for additional flexibility. Can moveable partition between 51 & 52 be made operational again?
- Kindergarten Room 2: Interior of room needs painting
- Classrooms: Several classrooms were not painted in 2018 due to the inconvenience of displacing teachers. Rooms still need painting.
- Staff Restrooms in Administration Building: Flooring needs replacing.

Highest Priorities

1. Updating technology in the classrooms
2. Consider Multi-Purpose Room (MPR)
3. Develop plan for a new blacktop

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 [1]

- Drop-off and parking is tight. Many parents park on the street and walk students to school.

Paving

Category [3]

- Paving in many areas has been compromised due to drainage issues.

AC Paving

Category [2]

- Has been uplifted by tree roots in some areas and needs to be repaired.

Ramps and Stairs

Category [2]

SITE AMENITIES

Shade Shelter - Lunch Canopy

Category [0]

- The lunch shelter is fully roofed and has lighting.

Lunch Tables and Benches

Category [3]

- The lunch tables are warped and in need of replacing.

Drinking Fountains

Category [3]

- The drinking fountains need to be updated.
- Request from the school site for bottle fillers.

Play Equipment

Category [1]

- The play equipment was replaced for the primary playground in 2019.

Landscape

Category [3]

- Playground and grass area in front of school has tree roots above ground that create trip hazards - needs attention.

Irrigation

Category [3]

- Campus-wide Drainage: Campus has drainage and flooding issues. Collection point by Room 41 and rear office door floods and backs up.

Fencing/Gates

Category [3]

- The fencing is old and needs to be replaced.
- Playground by 10s Wing: East fence line has significant lean to it

5.5 EXISTING SITE CONDITIONS SERRANO TK-6 ELEMENTARY

Orange Unified School District Facilities Master Plan



ASSESSMENT OF BUILDINGS

EXTERIOR

Overall Rating: Category [2]

Exterior Finish/Paint

Category [2]

- Peeling paint and damaged fascia.

Door & Frames

Category [2]

Windows

Category [1]

Roof

Category [2]

ADA Compliance

Category [1]

INTERIOR

Category [1] at both permanent and portable buildings.

- Interior paint and flooring redone in the last 10 years
- Casework and furnishings due for an update.

RESTROOMS

ADA Compliance: [1]

- Restrooms underwent ADA upgrades and refurbishment in 2018 and 2019.

ASSESSMENT OF SYSTEMS

SITE UTILITIES

Overall Rating: Category [0]

MECHANICAL

Overall Rating: Category [2]

PLUMBING

Overall Rating: Category [2]

- Needs updating.

ELECTRICAL

Overall Rating: Category [3]

- Classroom technology due for an update.

5.5

EXISTING SITE CONDITIONS SERRANO TK-6 ELEMENTARY

Orange Unified School District Facilities Master Plan



Falling branches from trees - safety concern.



Typical water fountain due for an update.



Classroom casework due for an update.



Fascia boards in need of attention.



Window threshold in need of attention.



Residential fencing - safety and privacy concern.



Lunch shelter due for an update.



Lifting curbs.



Cracked hardcourt surface.

5.5

EXISTING SITE CONDITIONS SERRANO TK-6 ELEMENTARY

Orange Unified School District Facilities Master Plan



Front entry and drop off area.



Front office.



Cot room.



Faculty storage and workroom.



Faculty lounge.



Typical covered exterior walkway.



Typical kindergarten classroom.



Kindergarten workroom.



Lunch shelter.

5.5

EXISTING SITE CONDITIONS SERRANO TK-6 ELEMENTARY

Orange Unified School District Facilities Master Plan



Food serving and warming kitchen.



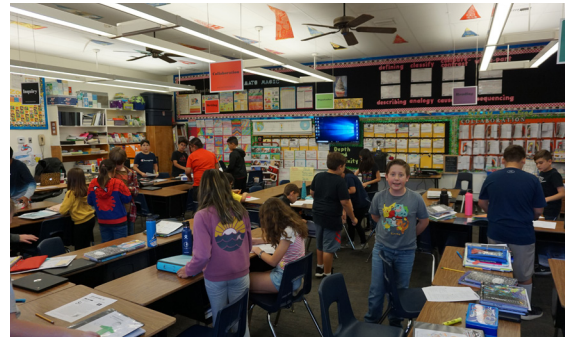
Library.



Computer lab.



STEAM lab.



Typical classroom.



Typical exterior area between classrooms.



Typical restroom.



Speech room.



Hardcourt area.

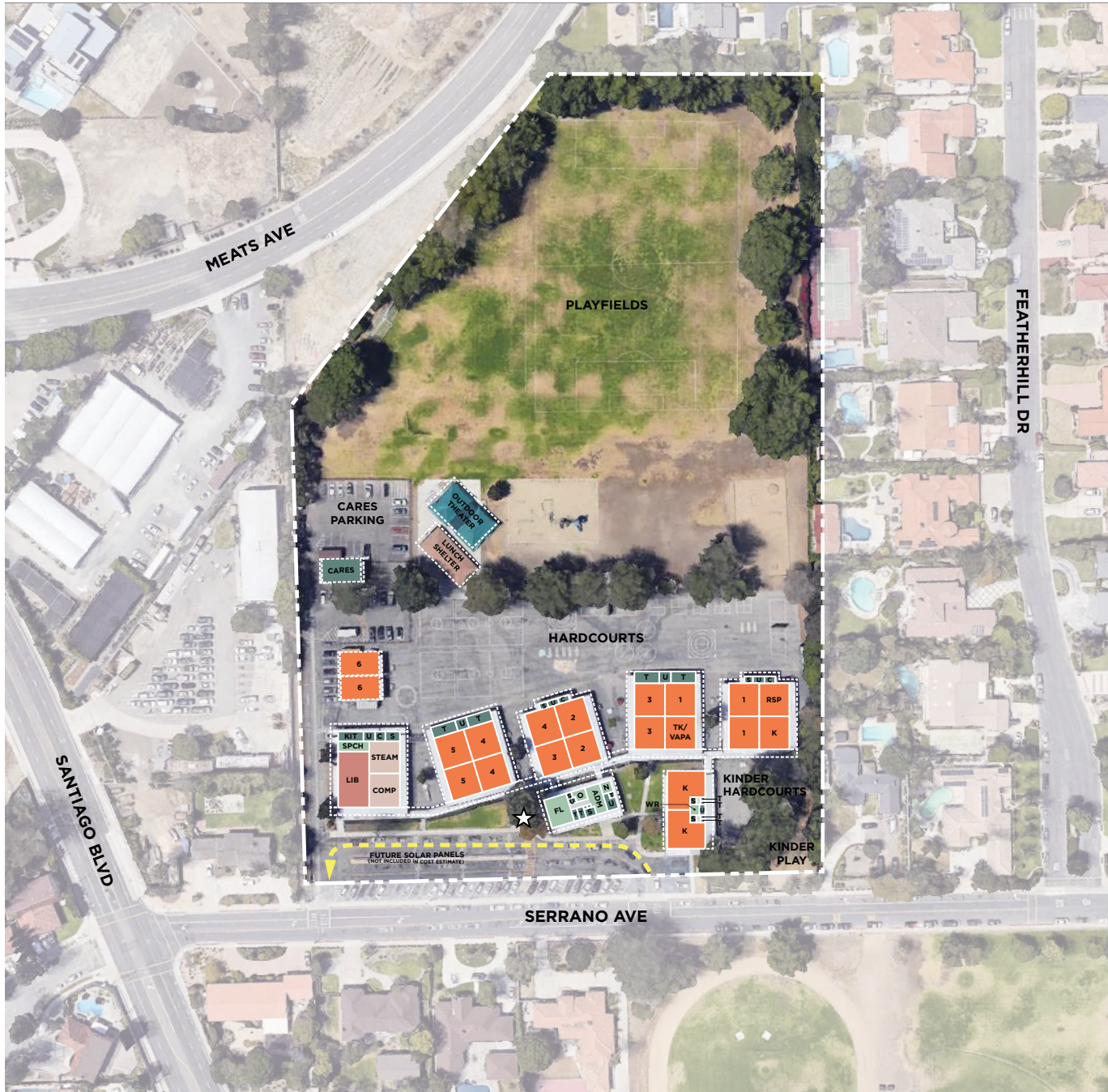
5.5

COST ESTIMATE SERRANO PK-6 ELEMENTARY

Orange Unified School District Facilities Master Plan



	TOTAL PROJECT COST (2021\$)
01. Modernize & Reconfigure Existing Classrooms	\$ 3,759,000
02. Building Systems, Toilets & Improved Energy Efficiency	\$ 2,702,000
03. Site Utilities	\$ 920,000
04. Classroom New Construction	\$ -
05. Enrichment Programs & Electives	\$ 2,623,000
06. Science Labs	\$ -
07. Assembly & Food Service Improvements	\$ 1,059,000
08. Media Center	\$ 1,848,000
09. Student Support / Counseling Services	\$ 2,121,000
10. Administration & Staff Support	\$ 691,000
11. Physical Education Improvements	\$ -
12. After School Support	\$ 1,106,000
13. Safety & Security	\$ 1,707,000
14. Campus Arrival: Parking, Drop-off & Entry Plaza	\$ 1,128,000
15. Outdoor Learning Environments & Quads	\$ 514,000
16. Exterior Play Spaces, Playfields & Hardcourts	\$ 2,889,000
17. Flexible Furniture	\$ 628,000
18. Technology Infrastructure & Equipment	\$ 580,000
Total Project Cost (2021\$)	\$ 24,275,000



- Classrooms, CR**
 - PK Preschool
 - TK Transitional Kindergarten
 - K Kindergarten
 - # Grade Level
 - SDC Special Day Class
 - RSP Resource Specialist
- Specialty Spaces**
 - COMP Computer Lab
 - STEAM Science/Tech/Engineering/Art/Math
 - VAPA Visual Arts/Performing Arts
- Shared Spaces**
 - COLAB Collaboration Space (interior)
 - MPR Multi-Purpose Room
 - LIB Library
- Admin / Faculty**
 - FW Faculty Work
 - FL Faculty Lounge
 - WR Workroom
 - O Office
 - N Nurse
 - PSY Psychologist
 - SPCH Speech
 - IS Instructional Support
 - CONF Conference Room
 - COUN Counselor
 - PTA Parent Teacher Association
 - OT/PT Occupational Therapy/Physical Therapy
- 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: 539	
Teaching Stations:	
Preschool, PK	0
Transitional Kinder, TK	1
Kindergarten, K	3
1 st -3 rd Grade	8
4 th -6 th Grade	7
STEAM Lab	1
VAPA	0
Computer Lab	1
SDC	0
RSP	1
Other (I-CARES)	1
Grand Total:	23

5.5

EXISTING SITE PLAN SERRANO TK-6 ELEMENTARY

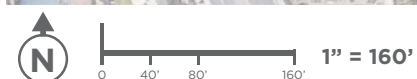
Orange Unified School District
Facilities Master Plan



LPA

450





	MODERNIZATION	RECONFIGURE	NEW CONSTRUCTION	QTY.
Classrooms, CR				
PK				1
TK				1
K				2
LP				6
UP				6
SDC				0
Specialty Spaces				
IL				1
VAPA				3
Shared Spaces				
COLAB				0
MPR				0
MC				1
LRC				1
Admin / Faculty				
FW				1
FL				1
N				1
CONF				1
WR				1
Support Spaces				
AS				1
FOC				1
S				1
T				1
U				1
C				1
KIT				1
SERV				1
	No Work Required			
	Portable Classrooms			
	Main Entry			
	Drop-Off			
	Fence			
	Site to include cost for underground utilities to support future digital marquee			
	Kinder Play			
	Play Apparatus			
	Outdoor Colab/ Quad/Playfield			
	Hardcourts			
	Entry Plaza			

Proposed Capacity:	474
Teaching Stations:	
Preschool, PK	1
Transitional Kinder, TK	1
Kindergarten, K	2
1 st -3 rd Grade	6
4 th -6 th Grade	6
Innovation Lab	1
VAPA	3
SDC Preschool	0
SDC	0
Other (1-After School)	1
Grand Total:	21

5.5

PROPOSED SITE PLAN SERRANO PK-6 ELEMENTARY

Orange Unified School District
Facilities Master Plan



LPA

451