



381 N. Esplanade St., Orange CA 92869

### EXISTING SITE INFORMATION

Year Built: 1961  
 Year Modernized: 2013  
 Student Population (2019-2020): 309  
 Grade Levels: K-6  
 Number of Permanent Classrooms: 20  
 Number of Relocatables: 6  
 Site Acreage: 9.70  
 Permanent Building Area: 31,403 sf  
 Relocatable Classroom Area: 4,800 sf  
 Other Relocatable Area: 1,440 sf  
 Parking: 80 spaces + 5 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 - Campus wide modernization
- 2013 - Shade Structure, ADA Upgrades, Lunch Area Upgrades, Modernization
- 2015 - Asphalt Replacement

### PRINCIPAL COMMENTS

#### Site

- There is severe flooding in multiple locations across the site when it rains, particularly between finger buildings. There is a need to use sandbags on a regular basis.
- There is no outdoor accessible play area for the mod-severe student population.
- The shade structure needs to be replaced.
- There is not enough shade for students.
- Landscaping/Trees - Site would like more shade trees. They lost a pine tree in a wind storm fall 2018 that damaged the lunch shelter.
- Playground Equipment - Playground equipment is old and not ADA compliant. Equipment/fall materials need renovation and upgrading.
- Catch basins and drain lines need scheduled annual maintenance cleaning due to flooding issues.
- Lunch Shelter - Tree damage (fall 2018) needs repairing.

## 5.3 EXISTING SITE CONDITIONS

### ESPLANADE PK-6 ELEMENTARY

## Orange Unified School District Facilities Master Plan



#### Building

- There is no Multi-Purpose Room (MPR); an outdoor area is used.
- Food is served outside.
- The kitchen is undersized and has issues with the fire alarm.
- There is a high Special Education population; classrooms for these students are not appropriately set up for students with acoustic and sensory sensitivities.
- Classrooms Interior Paint - Interior walls have paint peeling from tape removal. Paint is removed down to the wallboard, plaster.
- Stucco - Base of exterior walls have efflorescence. Repairs/painting have not proved to be a permanent solution.
- Playground equipment is old, would like replaced with age/ADA appropriate structure for special education students.
- Site does not have common large meeting space for assemblies/meetings or indoor lunch seating.

#### Parking

- There is not enough parking for parents when staff is on campus.
- The bus turn out is tight.
- Palm trees in parking lot need regular maintenance trimming. Dead fronds drop in windstorms into parking lot.

#### Highest Priorities

1. Indoor space
2. Playground
3. Traffic flow and space for 5-8 special education buses

### 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]

- There is not enough parking for parents when staff is using the lot.

#### Paving

Category [2]

- There is cracked paving at many building entrances.

#### AC Paving

Category [2]

- Areas between buildings need repair.

#### Ramps and Stairs

Category [2]

### SITE AMENITIES

#### Shade Shelter - Lunch Canopy

Category [3]

- There is not enough shade on playfields or hardcourts.

#### Lunch Tables and Benches

Category [3]

- The lunch shelter is metal and has some damage.

#### Drinking Fountains

Category [3]

- The drinking fountains are old and need to be replaced.

#### Play Equipment

Category [3]

- The play equipment is old and needs to be replaced. The sand needs to be replaced with rubber surfacing.

#### Landscape

Category [1]

#### Irrigation

Category [0]

#### Fencing/Gates

Category [2]

### ASSESSMENT OF BUILDINGS

#### EXTERIOR

Overall Rating: Category [3]

#### Exterior Finish/Paint

Category [3]

- Building need paint

#### Door & Frames

Category [2]

- Many doors and frames are old and damaged; they need to be replaced.

## 5.3 EXISTING SITE CONDITIONS ESPLANADE PK-6 ELEMENTARY



### Windows

Category [2]

- Many windows are old and damaged; they need to be replaced.

### Roof

Category [2]

- Roofs on the lower campus and at the locker rooms need to be replaced.

### ADA Compliance

Category [3]

### INTERIOR

Category [3] at both permanent and portable buildings.

- There is no dedicated space for Special Education toileting.

### RESTROOMS

ADA Compliance: [3]

- Restrooms are not compliant.

## ASSESSMENT OF SYSTEMS

### SITE UTILITIES

Overall Rating: Category [3]

- The storm drain system needs to be replaced; the campus experiences severe flooding.

### MECHANICAL

Overall Rating: Category [1]

- Has been redone in the last 10 years.

### PLUMBING

Overall Rating: Category [3]

- Underground system needs to be redone.

### ELECTRICAL

Overall Rating: Category [1]



# 5.3

## EXISTING SITE CONDITIONS ESPLANADE PK-6 ELEMENTARY

## Orange Unified School District Facilities Master Plan



Drainage issues on campus.



Typical water fountains in need of an update.



Damaged lunch shelter needs attention.



Typical lunch shelter furniture needs updating.



Flooding issues around campus.



Classroom paint needs updating.



Drainage onto playground causing flooding.



Ramping issues around campus.



Steep curbs around campus.



## 5.3

# EXISTING SITE CONDITIONS ESPLANADE PK-6 ELEMENTARY

## Orange Unified School District Facilities Master Plan



Front office.



Nurse's office and cot room.



Typical outdoor area between buildings.



Typical kindergarten classrooms.



Kindergarten workroom.



Kinder play area.



OT room.



Kindergarten play structure.



Computer lab.



# 5.3

## EXISTING SITE CONDITIONS ESPLANADE PK-6 ELEMENTARY

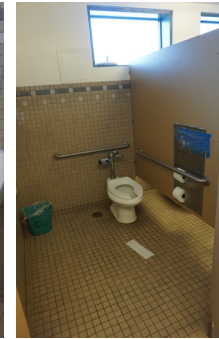
## Orange Unified School District Facilities Master Plan



Library.



Typical restroom.



Area for school performances/awards.



Hardcourts.



Lunch serving area.



Food warming kitchen.



Play structure.



Typical fencing condition around campus.



Fire lane access.

## 5.3

## COST ESTIMATE ESPLANADE PK-6 ELEMENTARY

## Orange Unified School District Facilities Master Plan



	TOTAL PROJECT COST (2021\$)
01. Modernize & Reconfigure Existing Classrooms	\$ 3,014,000
02. Building Systems, Toilets & Improved Energy Efficiency	\$ 783,000
03. Site Utilities	\$ 1,111,000
04. Classroom New Construction	\$ 16,727,000
05. Enrichment Programs & Electives	\$ 4,178,000
06. Science Labs	\$ -
07. Assembly & Food Service Improvements	\$ 8,433,000
08. Media Center	\$ 881,000
09. Student Support / Counseling Services	\$ 874,000
10. Administration & Staff Support	\$ 2,527,000
11. Physical Education Improvements	\$ -
12. After School Support	\$ 1,388,000
13. Safety & Security	\$ 1,928,000
14. Campus Arrival: Parking, Drop-off & Entry Plaza	\$ 1,194,000
15. Outdoor Learning Environments & Quads	\$ 1,011,000
16. Exterior Play Spaces, Playfields & Hardcourts	\$ 2,151,000
17. Flexible Furniture	\$ 478,000
18. Technology Infrastructure & Equipment	\$ 481,000
<b>Total Project Cost (2021\$)</b>	<b>\$ 47,159,000</b>





- 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: 353**

Teaching Stations:

Preschool, PK	1
Transitional Kinder, TK	1
Kindergarten, K	1
1st-3rd Grade	3
4th-6th Grade	5
STEAM Lab	1
VAPA	4
Computer Lab	1
SDC	4
RSP	1
Other (1-Resource, 1-Spch/Psych, 1-Instruct Spec, 1-PTA, 1-ASES)	5

**Grand Total: 27**

**5.3**

## EXISTING SITE PLAN ESPLANADE PK-6 ELEMENTARY

Orange Unified School District  
Facilities Master Plan



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	MODERNIZATION	RECONFIGURE	NEW CONSTRUCTION	QTY.
<b>Classrooms, CR</b>				
PK				1
TK				1
K				3
LP				9
UP				9
SDC				4
<b>Specialty Spaces</b>				
IL				1
VAPA				3
<b>Shared Spaces</b>				
COLAB				0
MPR				1
MC				1
LRC				1
<b>Admin / Faculty</b>				
FW				
FL				
N				
CONF				
WR				
<b>Support Spaces</b>				
AS				1
FOC				
S				
T				
U				
C				
KIT				
SERV				
<b>Other</b>				
No Work Required				
Portable Classrooms				
Main Entry				
Drop-Off				
Fence				
Site to include cost for underground utilities to support future digital marquee				

<b>Proposed Capacity:</b>	<b>734</b>
<b>Teaching Stations:</b>	
Preschool, PK	1
Transitional Kinder, TK	1
Kindergarten, K	3
1 <sup>st</sup> -3 <sup>rd</sup> Grade	9
4 <sup>th</sup> -6 <sup>th</sup> Grade	9
Innovation Lab	1
VAPA	3
SDC Preschool	1
SDC	3
Other (1-After School)	1
<b>Grand Total:</b>	<b>32</b>

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## PROPOSED SITE PLAN ESPLANADE PK-6 ELEMENTARY

Orange Unified School District  
Facilities Master Plan



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