

## 5.4

# EXISTING SITE CONDITIONS CALIFORNIA PK-5 ELEMENTARY

## Orange Unified School District Facilities Master Plan



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

- 2008 - Shade Structure
- 2013 - New Windows at finger buildings
- 2014 - Fire Alarm Upgrade
- 2015 - Asphalt Replacement at Parking Lot
- 2015 - Exterior LED Lighting Upgrade
- 2016 - Interior Lighting Upgrade/LED Bulb Replacement
- 2016 - Exterior LED Lighting Upgrade
- 2016 - Interior Painting (Main Office)
- 2017 - Floor Covering Replacement (9 Classrooms, Library & Office)
- 2017 - Interior Painting (9 Classrooms & Library)
- 2018 - Floor Covering Replacement Phase II
- 2018 - Interior Painting Phase II

### EXISTING SITE INFORMATION

Year Built: 1958  
 Year Modernized: N/A  
 Student Population (2019-2020): 569  
 Grade Levels: K-5  
 Number of Permanent Classrooms: 22  
 Number of Relocatables: 7  
 Site Acreage: 10.1  
 Permanent Building Area: 33,742 sf  
 Relocatable Classroom Area: 5,760 sf  
 Other Relocatable Area: 960 sf  
 Parking: 62 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

### PRINCIPAL COMMENTS

#### Site

- Fencing is needed around the Kindergarten play area near the parking lot.
- There is a home on the north side of campus that has a door to access the playground. This is a safety concern.
- Converting a portion of the playfield into a 'global agriculture garden', including the use of an adjacent portable as a Science Center, is desired.
- Would like site circulation and common paths of travel to be updated with hardscape.



### Program

- Need flexible furniture in order to move towards a more active learning school model.

### Highest Priorities

1. WiFi
2. Multi-Purpose Room (MPR)
3. Staff workroom and professional learning

## 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 [3]

- Renovate/update landscaping in front of the school.
- Outdated marquee due for an update.

### Parking

Category [3]

- Student drop-off and pick-up is challenging due to limited curb space. Need improved ingress/egress, traffic flow, and drop-off curb.

### Paving, Ramps, & Stairs

Category [3]

- Several walkways between finger buildings are not ADA compliant.
- Site has drainage and puddling issues in a number of locations.

### AC Paving

Category [1]

- AC paving is in fair condition.

### Ramps and Stairs

Category [3]

### SITE AMENITIES

#### Shade Shelter - Lunch Canopy

Category [3]

- The shelter is old and needs to be replaced; it does not provide enough cover to students.

#### Lunch Tables and Benches

Category [3]

- The lunch tables are old, solid metal top tables that are warped and need to be replaced.

#### Drinking Fountains

Category [3]

#### Play Equipment

Category [2]

- The play equipment in both the Kindergarten play area and the primary area are old.

#### Irrigation

Category [3]

- The current irrigation system is hydraulic and needs to be replaced.

#### Fencing/Gates

Category [3]

- There is currently no fencing at the Kindergarten play area which presents a security risk.
- Direct access to campus from the gate in the block wall shared with a residential neighbor is a security concern.
- The chainlink fencing is in good shape.

## ASSESSMENT OF BUILDINGS

### EXTERIOR

Overall Rating: Category [3]

#### Exterior Finish/Paint

Category [3]

- The exterior of the school needs paint, especially the trim.

#### Door & Frames

Category [3]

- The doors need to be replaced.

#### Windows

Category [0]

- The window systems do not need to be replaced - received updates in 2013.

#### Roof

Category [2]

- Roofing is in adequate condition and does not need to be replaced.
- Roof gutters need to be replaced.
- Roof gutters are needed on the Kitchen/Library building.

#### ADA Compliance

Category [3]

### INTERIOR

Overall Rating: Category [1]

- Ceiling tiles are damaged/stained in several rooms.
- The site does not have a common large meeting space for assemblies/meetings or indoor lunch seating.
- Furniture needs to be updated to keep pace with flexible learning environment requirements.
- Interior paint was refreshed in 2018.

### RESTROOMS

ADA Compliance: [3]

**ASSESSMENT OF SYSTEMS****SITE UTILITIES**

Overall Rating: Category [3]

- Sewer lines have backed up in multiple locations and overflowed both inside and outside buildings. They need to be addressed.
- There is considerable flooding at walkways between finger buildings.
- The center quad floods during rain events.

**MECHANICAL**

Overall Rating: Category [2]

- An HVAC replacement is planned for Summer 2020.

**PLUMBING**

Overall Rating: Category [2]

- A plumbing replacement is planned for Summer 2020.

**ELECTRICAL**

Overall Rating: Category [3]

- Emergency lighting is needed.



## 5.4

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Drainage and flooding issues around campus.



Sloping issues near playfields.



Exterior paint chipping.



Damaged fascia boards.



Flooding in between classroom buildings.



Lack of outdoor learning opportunities.



Classroom fixtures in need of an update.



Damaged door condition and hardware in need of an update.



Lifting concrete pads around campus.



## 5.4

# EXISTING SITE CONDITIONS CALIFORNIA PK-5 ELEMENTARY

## Orange Unified School District Facilities Master Plan



Front office.



Principal's office.



Nurse's office.



Quad space.



Faculty lounge.



Typical portable classroom.



Typical exterior hallway.



Kitchen and food serving.



Lunch shelter.



# 5.4

## EXISTING SITE CONDITIONS CALIFORNIA PK-5 ELEMENTARY

## Orange Unified School District Facilities Master Plan



Play structure.



Typical outdoor area between buildings.



Typical upper grade classroom.



Typical lower grade classroom.



Computer lab.



Typical restroom condition.



Library.



Kindergarten classroom.



Kinder play area.

## 5.4

# COST ESTIMATE CALIFORNIA PK-6 ACADEMY

## Orange Unified School District Facilities Master Plan



	TOTAL PROJECT COST (2021\$)
01. Modernize & Reconfigure Existing Classrooms	\$ 1,811,000
02. Building Systems, Toilets & Improved Energy Efficiency	\$ 708,000
03. Site Utilities	\$ 929,000
04. Classroom New Construction	\$ 12,379,000
05. Enrichment Programs & Electives	\$ 4,139,000
06. Science Labs	\$ -
07. Assembly & Food Service Improvements	\$ 1,606,000
08. Media Center	\$ 924,000
09. Student Support / Counseling Services	\$ 925,000
10. Administration & Staff Support	\$ 1,870,000
11. Physical Education Improvements	\$ -
12. After School Support	\$ 792,000
13. Safety & Security	\$ 1,116,000
14. Campus Arrival: Parking, Drop-off & Entry Plaza	\$ 1,186,000
15. Outdoor Learning Environments & Quads	\$ 212,000
16. Exterior Play Spaces, Playfields & Hardcourts	\$ 1,797,000
17. Flexible Furniture	\$ 598,000
18. Technology Infrastructure & Equipment	\$ 553,000
<b>Total Project Cost (2021\$)</b>	<b>\$ 31,545,000</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: 599**

Teaching Stations:

Preschool, PK	1
Transitional Kinder, TK	1
Kindergarten, K	3
1 <sup>st</sup> -3 <sup>rd</sup> Grade	11
4 <sup>th</sup> -5 <sup>th</sup> Grade	7
STEAM Lab	1
VAPA	0
Computer Lab	1
SDC	0
RSP	0.5
Other (2-Vacant, 1-Psych, 1-Resource, 1-Conf, 1-Stor, 2-ASES)	8

**Grand Total: 33.5**

**5.4**

**EXISTING SITE PLAN  
CALIFORNIA PK-5 ELEMENTARY**

Orange Unified School District  
Facilities Master Plan



**328**





	MODERNIZATION	RECONFIGURE	NEW CONSTRUCTION	QTY.
<b>Classrooms, CR</b>				
PK Preschool				1
TK Transitional Kindergarten				1
K Kindergarten				3
LP Lower Primary (grades 1-3)				9
UP Upper Primary (grades 4-6)				9
SDC Special Day Class				0
<b>Specialty Spaces</b>				
IL Innovation Lab (STEAM)				1
VAPA Visual Arts/Performing Arts				3
<b>Shared Spaces</b>				
COLAB Collaboration Space (interior)				2
MPR Multi-Purpose Room				0
MC Media Center				1
LRC Learning Resource Center				1
<b>Admin / Faculty</b>				
FW Faculty Work				
FL Faculty Lounge				
N Nurse				
CONF Conference Room				
WR Staff Work Room				
<b>Support Spaces</b>				
AS After School				
S Storage				
T Toilet				
U Utility				
C Custodial				
KIT Kitchen				
SERV Serving				
				2
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				

<b>Proposed Capacity:</b>	<b>686</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	0
SDC	0
Other (2-After School)	2
<b>Grand Total:</b>	<b>29</b>

5.4

## PROPOSED SITE PLAN CALIFORNIA PK-6 ACADEMY

Orange Unified School District  
Facilities Master Plan



LPA

329

