



1415 Fairhaven Ave., Santa Ana, CA 92705

EXISTING SITE INFORMATION

Year Built: 1980

Year Modernized: N/A

Student Population (2019-2020): 425

Grade Levels: K-6 & Pre-K SDC

Number of Permanent Classrooms: 14

Number of Relocatables: 17

Site Acreage: 8.70

Permanent Building Area: 25,525 sf

Relocatable Classroom Area: 14,440 sf

Other Relocatable Area: 2,640 sf

Parking: 102 spaces + 6 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

- 2002 - Shade Structure
- 2013 - Food Service & Classroom Relos, ADA Restroom Upgrades
- 2015 - Exterior LED Lighting Upgrade/Replacement
- 2016 - Interior Lighting Upgrade/LED Bulb Replacement
- 2016 - Interior Painting (Main Office)
- 2017 - Asphalt Slurry/Seal Coat
- 2017 - Floor Covering Replacement (15 Classrooms & MPR)
- 2017 - Interior Painting (15 Classrooms & MPR)
- 2018 - HVAC Replacement/Energy Upgrade
- 2018 - Floor Covering Replacement Phase II
- 2018 - Interior Painting Phase II
- 2018 - IP Bell/PA System
- 2019 - New interior paint
- 2019 - New exterior paint throughout

PRINCIPAL COMMENTS

Site

- A bigger or redesigned parking lot is desired.
- Overall, the school looks run down.
- Need a brick wall or taller fence on the west edge of the site, near the playground that backs up to Big Lots.
- Large security concern with homeless population near west edge of campus.



- Need to replace the shade structure that was removed from the main playground.
- Need shade for Kindergarten.
- The slope on the east side of campus, in the Kindergarten play area, is a safety concern for the students.
- Updated play equipment along with easier access for Special Education students is desired.

Program

- Would like to remove the intercom system on the wall in the main office.
- A covered area for students to get food on rainy days is needed.

Highest Priorities

1. Kindergarten playground lunch shelter
2. Fence or wall on playground
3. Upgraded playground equipment

COMMUNITY USE

- The playfields are used for soccer once a week.

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]

- Fencing at the front of the school is chainlink.

Parking

Category [1]

Paving

Category [2]

AC Paving

Category [2]

- Hardcourt paving is in good condition.

Ramps and Stairs

Category [2]

SITE AMENITIES

Shade Shelter - Lunch Canopy

Category [3]

- The lunch shelter has termite/dry rot damage that needs repair.
- The Kindergarten play area needs a shade structure over the lunch tables.

Lunch Tables and Benches

Category [3]

Drinking Fountains

Category [3]

Play Equipment

Category [2]

- The main playground shade structure was removed but never replaced. Replace with new shade structure.
- Sand and wood chips should be replaced with rubber surfacing.

Landscape

Category [2]

- The playfields have gopher and rodent issues.
- The turf at the Kindergarten play area and main playgrounds needs leveling and renovation.

Irrigation

Category [2]

- The irrigation system is old and needs to be replaced.

Fencing/Gates

Category [3]

- There are ongoing concerns with homeless people at the edge of the school site, including individuals accessing campus over the fence during school hours.
- The utility enclosures need to be replaced.
- Chain link fencing is in good condition.



ASSESSMENT OF BUILDINGS

EXTERIOR

Overall Rating: Category [3]

Exterior Finish/Paint

Category [0]

- Exterior paint redone throughout campus in Summer 2019

Door & Frames

Category: [2]

- The wood doors are delaminating and deteriorating and need to be replaced.

Windows

Category [3]

- Many windows are Plexiglas. Plexiglas is bowed, etched, and fogged. Windows rattle in the wind.
- Metal window frames are rusted and deteriorating in places
- The window systems need to be replaced.

Roof

Category [3]

- Roofing needs to be replaced.

ADA Compliance

Category [3]

INTERIOR

Overall Rating: Category [2]

- Ceiling tiles rattle in wind storms and are often displaced by the wind.
- The folding partition in the Staff Room needs to be removed.
- Interior paint redone in 2016, 2018, and summer 2019 throughout campus.
- Classroom casework and fixtures due for an update.

RESTROOMS

ADA Compliance: [1]

Received ADA upgrades in 2013.

ASSESSMENT OF SYSTEMS

Site Utilities

Overall Rating: Category [0]

MECHANICAL

Overall Rating: Category [3]

- All of the HVAC needs to be replaced.

PLUMBING

Overall Rating: Category [3]

- All of the building plumbing needs to be replaced.

ELECTRICAL

Overall Rating: Category [2]

- The public address system has been superseded by the new phone system but is tied into the old fire alarm system.
- Camera security system was installed in 2015, but is not working.
- The fire alarm system needs to be replaced.

5.4

EXISTING SITE CONDITIONS FAIRHAVEN PK-6 ELEMENTARY

Orange Unified School District Facilities Master Plan



Uneven paving around campus.



Holes in slope next to fencing is a safety hazard.



Access issues to play structure.



Outdated water fountains.



Original casework due for updated.



Typical door hardware due for update.



Lack of storage for MPR equipment.



Damaged door conditions.



Cracking around hardcourts.

5.4 EXISTING SITE CONDITIONS FAIRHAVEN PK-6 ELEMENTARY

Orange Unified School District Facilities Master Plan



Drop off.



Front office.



Faculty lounge.



Custodian office.



Typical restroom.



Dedicated SDC restroom.



Food warming and serving area.



Lunch shelter.



Typical fencing condition.

5.4

EXISTING SITE CONDITIONS FAIRHAVEN PK-6 ELEMENTARY

Orange Unified School District Facilities Master Plan



SDC classroom.



Typical portable classroom.



Upper grade play structure.



Kindergarten classroom.



Lower grade play structure.



STEAM room.



Library.



Computer lab.



MPR.

5.4

COST ESTIMATE FAIRHAVEN PK-6 ELEMENTARY

Orange Unified School District Facilities Master Plan



	TOTAL PROJECT COST (2021\$)
01. Modernize & Reconfigure Existing Classrooms	\$ 1,835,000
02. Building Systems, Toilets & Improved Energy Efficiency	\$ 848,000
03. Site Utilities	\$ -
04. Classroom New Construction	\$ 9,321,000
05. Enrichment Programs & Electives	\$ 4,159,000
06. Science Labs	\$ -
07. Assembly & Food Service Improvements	\$ 6,858,000
08. Media Center	\$ 1,848,000
09. Student Support / Counseling Services	\$ 2,159,000
10. Administration & Staff Support	\$ 1,253,000
11. Physical Education Improvements	\$ -
12. After School Support	\$ 145,000
13. Safety & Security	\$ 1,695,000
14. Campus Arrival: Parking, Drop-off & Entry Plaza	\$ 120,000
15. Outdoor Learning Environments & Quads	\$ 126,000
16. Exterior Play Spaces, Playfields & Hardcourts	\$ 2,674,000
17. Flexible Furniture	\$ 478,000
18. Technology Infrastructure & Equipment	\$ 432,000
Total Project Cost (2021\$)	\$ 33,951,000



- 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: 516	
Teaching Stations:	
Preschool, PK	1
Transitional Kinder, TK	1
Kindergarten, K	2
1 st -3 rd Grade	7
4 th -5 th Grade	6
STEAM Lab	1
VAPA	3
Computer Lab	1
SDC	4
RSP	1
Other (1-Resource, 1-LL, 1-Nurse/OT, 1-Instruct Spec, 1-ASES)	5
Grand Total:	32





	MODERNIZATION	RECONFIGURE	NEW CONSTRUCTION	QTY.
Classrooms, CR				
PK				1
TK				1
K				2
LP				6
UP				6
SDC				5
LEARNING LINKS				1
Specialty Spaces				
IL				1
VAPA				3
Shared Spaces				
COLAB				3
MPR				1
MC				1
LRC				1
Admin / Faculty				
FW				
FL				
N				
CONF				
WR				
Support Spaces				
AS				1
S				
T				
U				
C				
KIT				
SERV				
Other				
No Work Required				
Portable Classrooms				
Main Entry				
Drop-Off				
Fence				
Site to include cost for underground utilities to support future digital marquee				

Proposed Capacity:	534
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	1
SDC	4
Other (1-Learning Links, 1-After School)	2
Grand Total:	27

5.4

PROPOSED SITE PLAN
FAIRHAVEN PK-6 ELEMENTARY

Orange Unified School District
Facilities Master Plan



LPA

347