



10512 Crawford Canyon Rd., Santa Ana, CA 92705

### EXISTING SITE INFORMATION

Year Built: 1965  
 Year Modernized: N/A  
 Student Population (2019-2020): 400  
 Grade Levels: K-6  
 Number of Permanent Classrooms: 13  
 Number of Relocatables: 3  
 Site Acreage: 6.19  
 Permanent Building Area: 16,780 sf  
 Relocatable Classroom Area: 1,920 sf  
 Other Relocatable Area: 1,680 sf  
 Parking: 79 spaces + 1 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

- 2010 - Fire Alarm System Upgrade
- 2015 - Classroom Modernization Rooms 3 & 5
- 2016 - Interior Lighting Upgrade/LED Bulb Replacement
- 2016 - Exterior LED Lighting Upgrade
- 2016 - Field Renovations/Improvements (core aeration, weed control, fertilization & hydro-seeding)
- 2017 - Floor Covering Replacement (7 Classrooms, Office & Library)
- 2017 - Interior Painting (7 Classrooms, Office & Library)
- 2017 - 10-Year Roof Coating
- 2018 - HVAC Replacement/Energy Upgrade
- 2018 - Floor Covering Replacement Phase II
- 2018 - Interior Painting Phase II
- 2019 - Expanded Staff Parking Lot and Slurry Coated all parking lots

### PRINCIPAL COMMENTS

#### Site

- There is 4' high fencing in front of the campus; this is both a safety and security as well as curb appeal concern.
- The tree line creates safety issues during high winds.
- There is currently no ADA access to the upper fields.
- The upper fields contain fire access.

## EXISTING SITE CONDITIONS

### PANORAMA TK-6 ELEMENTARY

## Orange Unified School District Facilities Master Plan



- Access to the staff parking in the back of campus is currently via a one-way road; would like the road to be two-ways.
- Drainage is an issue on the site.

#### Building

- VAPA is currently held in the staff lounge.
- Additional Classroom Space: Would like to install 1-2 relocatable classrooms for STEM lab and VAPA

#### Highest Priorities

1. More classrooms/portables to support the academic vision and programs
2. Accessibility to upper parking lot
3. Update restrooms throughout

## 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 [0]

- Parking lot was expanded and slurried over in summer 2019.

### Paving

Category [3]

- The paving is old and needs to be replaced.
- The area around the lunch shelter is uneven and needs to be replaced.

### AC Paving

Category [3]

- The AC paving is old and needs to be replaced.

### Ramps and Stairs

Category [3]

- Relocatable Room 15 – Wood ramp and stairs are deteriorating, loose, and rotting; creates a safety hazard.

### SITE AMENITIES

#### Shade Shelter - Lunch Canopy

Category [3]

#### Lunch Tables and Benches

Category [3]

#### Drinking Fountains

Category [3]

#### Play Equipment

Category [1]

- Kindergarten has a new play structure.
- The other play structures were replaced 6-7 years ago.

#### Landscape

Category [3]

- Concerns of tree maintenance and trimming limbs.

#### Irrigation

Category [0]

#### Fencing/Gates

Category [3]

- The fencing is old and needs to be replaced.
- Fencing - Northeast perimeter fence is leaning severely.

## ASSESSMENT OF BUILDINGS

### EXTERIOR

Overall Rating: Category [2]

#### Exterior Finish/Paint

Category [1]

#### Door & Frames

Category [2]

#### Windows

Category [3]

- Window thresholds in needs of attention.

#### Roof

Category [1]

- The flat roof was replaced in 2018.

#### ADA Compliance

Category [3]

### INTERIOR

Category [2] at both permanent and portable buildings.

- Interior repainting done in the last two years
- Classroom casework due for an update.

### RESTROOMS

ADA Compliance: [3]

- Restrooms needs to be upgraded.
- CARES Relocatable – Restroom exhaust fan damaged/rattles.
- Kinder Boys Restroom – Sink is pulling away from wall.

## ASSESSMENT OF SYSTEMS

### SITE UTILITIES

#### Domestic Water

Category [2]

## 5.3 EXISTING SITE CONDITIONS PANORAMA TK-6 ELEMENTARY

### Sewer

Category [2]

### MECHANICAL

Overall Rating: Category [0]

- Was replaced 2 years ago.

### PLUMBING

Overall Rating: Category [3]

### ELECTRICAL

Overall Rating: Category [1]





## 5.3

# EXISTING SITE CONDITIONS PANORAMA TK-6 ELEMENTARY

## Orange Unified School District Facilities Master Plan



Dense tree line causing safety hazard.



Typical water fountains due for an update.



Drainage issues near portables and planters.



Classroom technology due for an update.



Lifting under play structure.



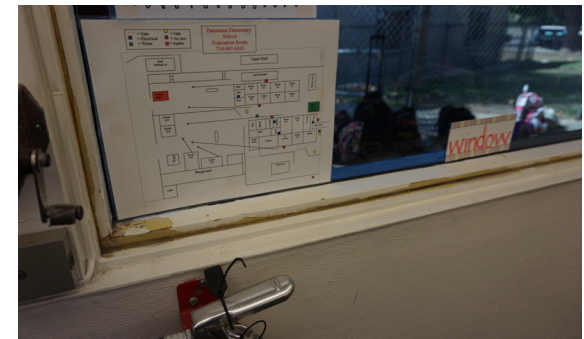
Planter beds in need of attention.



Faculty lounge casework due for an update.



Door hardware due for an update.



Window threshold in need of attention.



## 5.3

# EXISTING SITE CONDITIONS PANORAMA TK-6 ELEMENTARY

## Orange Unified School District Facilities Master Plan



Pick up-drop off area.



Front office.



Faculty lounge.



Typical kindergarten classroom.



Kinder lunch area.



Kinder play area.



Hardcourts.



Upper grade classroom.



Murals found around campus.



# 5.3

## EXISTING SITE CONDITIONS PANORAMA TK-6 ELEMENTARY

## Orange Unified School District Facilities Master Plan



Lower grade classroom.



Library.



RSP room.



Playfields.



Zen garden.



Planter boxes for outdoor learning.



Typical area between classrooms.



Typical restroom condition.



Wood-slat lunch shelter.

## 5.3

# COST ESTIMATE PANORAMA TK-6 ELEMENTARY

## Orange Unified School District Facilities Master Plan



	TOTAL PROJECT COST (2021\$)
01. Modernize & Reconfigure Existing Classrooms	\$ 648,000
02. Building Systems, Toilets & Improved Energy Efficiency	\$ 187,000
03. Site Utilities	\$ 1,382,000
04. Classroom New Construction	\$ 12,894,000
05. Enrichment Programs & Electives	\$ 4,350,000
06. Science Labs	\$ -
07. Assembly & Food Service Improvements	\$ 6,732,000
08. Media Center	\$ 1,848,000
09. Student Support / Counseling Services	\$ 2,121,000
10. Administration & Staff Support	\$ 1,229,000
11. Physical Education Improvements	\$ -
12. After School Support	\$ 201,000
13. Safety & Security	\$ 1,148,000
14. Campus Arrival: Parking, Drop-off & Entry Plaza	\$ 1,386,000
15. Outdoor Learning Environments & Quads	\$ 935,000
16. Exterior Play Spaces, Playfields & Hardcourts	\$ 1,683,000
17. Flexible Furniture	\$ 150,000
18. Technology Infrastructure & Equipment	\$ 158,000
<b>Total Project Cost (2021\$)</b>	<b>\$ 37,052,000</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

<b>Existing 2019/20 Enrollment: 430</b>	
<b>Teaching Stations:</b>	
Preschool, PK	0
Transitional Kinder, TK	1
Kindergarten, K	2
1 <sup>st</sup> -3 <sup>rd</sup> Grade	6
4 <sup>th</sup> -6 <sup>th</sup> Grade	6
STEAM Lab	0
VAPA	0
Computer Lab	0
SDC	0
RSP	1
Other (1-Office for After School Program)	1
<b>Grand Total:</b>	<b>17</b>







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

<b>Proposed Capacity:</b>	<b>454</b>
<b>Teaching Stations:</b>	
Preschool, PK	0
Transitional Kinder, TK	1
Kindergarten, K	2
1 <sup>st</sup> -3 <sup>rd</sup> Grade	6
4 <sup>th</sup> -6 <sup>th</sup> Grade	6
Innovation Lab	1
VAPA	3
SDC Preschool	0
SDC	0
Other (1-After School)	1
<b>Grand Total:</b>	<b>20</b>

5.3

# PROPOSED SITE PLAN PANORAMA TK-6 ELEMENTARY

Orange Unified School District  
 Facilities Master Plan



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