



340 Main St., Orange, CA 92688

### EXISTING SITE INFORMATION

Year Built: 1956

Year Modernized: 2008

Student Population (2019-2020): 395

Grade Levels: K-6 & Pre-K SDC

Number of Permanent Classrooms: 20

Number of Relocatables: 06

Site Acreage: 8.90

Permanent Building Area: 26,242 sf not including admin addition

Relocatable Classroom Area: 4,800 sf

Other Relocatable Area: 1,440 sf

Parking: 45 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

- 2013 - Installed VOIP telephones at classrooms
- 2013 - Installed (9) data outlets & (1) voice/data outlet and data network cabling
- 2013 - Installed IP Public Address System outdoors
- 2013 - Installed cable television outlets and cabling at classrooms
- 2013 - Installed an intrusion detection system
- 2013 - Installed battery-operated clocks
- 2013 - Improved the Computer Lab and located it central to the campus
- 2013 - Replaced air distribution system handlers, ductwork, air inlets, outlets, fresh air intakes, exhaust louvers and associated accessories.
- 2013 - Replaced exhaust systems in remodeled restrooms
- 2013 - Installed Energy Management System for the HVAC system
- 2013 - Upgraded plumbing infrastructure & fixtures to meet ADA requirements at classroom sink cabinetry & restrooms in Administration
- 2013 - Installed new plumbing fixtures in remodeled restrooms
- 2013 - New fire alarm system
- 2013 - Installed power receptacles and branch circuits including new electrical panels



- 2013 - Replaced light fixtures and installed occupancy sensors
- 2013 - New parking lot lighting
- 2013 - Replaced door and hardware systems to meet ADA requirements
- 2013 - Installed new window frames and tinted, dual-glazed windows
- 2013 - Replaced non-accessible cabinetry with ADA accessible cabinetry
- 2013 - Installed new teaching walls, accessible teacher's desks, accessible computer stations and accessible bookshelves at classrooms
- 2013 - Upgraded access & path of travel to ADA requirements
- 2013 - Upgraded the Administration building to provide ADA upgrades to the staff restrooms, Nurse's office, reception counter, clerical and workroom
- 2013 - Reconfigured & striped existing parking lot
- 2013 - New accessible parking lot on the north west side of campus
- 2013 - New accessible bus drop-off and parking lot added on the north side of campus
- 2013 - New accessible parent drop-off on the south side of campus

### PRINCIPAL COMMENTS

#### Site

- Walking from the parking lot to the sidewalk is not safe for families, as they are required to walk across the line of incoming cars.
- The front of the school could be improved with some new landscape near the office entrance.
- Would like the Main Quad to be covered to use for assemblies, etc.
- Would like to expand the school garden.
- Would like additional play equipment, such as swings and a slide.
- Site in need of water infrastructure updates

#### Program

- Some programs would work better if we had a Multi-Purpose Room (MPR).
- Lunches are staggered, but there is still not enough table space.
- There are no conference rooms currently.

#### Highest Priorities

1. Additional parking in the front lot
2. Shade structure in the quad area
3. Multi-Purpose Room (MPR)

### COMMUNITY USE

- The playfields are used by Orange Little League on a daily basis. They maintain the fields.

### 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]

- The school does not have sufficient parking currently and needs more.
- Need improved ingress/egress, traffic flow, and drop-off curb.

#### Paving

Category [2]

#### AC Paving

Category [2]

- The asphalt is in good condition but is due for a slurry seal and re-stripe to prevent deterioration.

#### Ramps and Stairs

Category [3]

### SITE AMENITIES

#### Shade Shelter - Lunch Canopy

Category [1]



### Lunch Tables and Benches

Category [3]

### Drinking Fountains

Category [2]

- The playground could use additional drinking fountains near the playfield, ideally at the west end of the lunch shelter.

### Play Equipment

Category [3]

- The playground is not ADA accessible.
- The playground equipment is old and there isn't very much of it. New equipment with rubber surfacing is needed.

### Landscape

Category [2]

- Would like to add trees for shade along the fence line shared with Portola Middle School.
- A large tree in front of the school is old and scrapes the roof of the 20's building, causing a potential safety issue.
- The planter south of the 20's wing does not have irrigation. Irrigation should be added or the planter replaced with paving.
- The playfields are taken up with Little League diamonds.

### Irrigation

Category [2]

### Fencing/Gates

Category [2]

## ASSESSMENT OF BUILDINGS

### EXTERIOR

Overall Rating: Category [3]

#### Exterior Finish/Paint

Category [2]

- Exterior paint is needed at the main classroom buildings.

#### Door & Frames

Category [3]

- The doors need to be replaced.
- The door locks need to be replaced.

#### Windows

Category [3]

- The window systems need to be replaced.

#### Roof

Category [3]

- The roofing needs to be replaced.
- The concealed gutters need to be replaced.
- The downspout in the corner, outside Room 25, creates flooding and doesn't drain well over the grass to the concrete swale.

### ADA Compliance

Category [1]

### INTERIOR

Overall Rating: Category [1]

- Classrooms underwent modernization (new teaching walls, paint and lighting)
- Ceilings need to be replaced.
- The site does not have a common large meeting space for assemblies/meetings or indoor lunch seating.
- The Administrative Office does not have meeting space. Meeting space is needed for parent meetings, IEPs, etc.
- A dedicated cool-down room with appropriate finishes is needed.

### Restrooms

ADA Compliance: [0]

## ASSESSMENT OF SYSTEMS

### SITE UTILITIES

Overall Rating: Category [2]

- Flooding occurs where the finger buildings meet walkways.

### MECHANICAL

Overall Rating: Category [3]

- All of the HVAC needs to be replaced.

### PLUMBING

Overall Rating: Category [1]

- Student restroom plumbing in the 20's wing backs up from time to time.

### ELECTRICAL

Overall Rating: Category [1]

- The Preschool relocatable classroom is not interconnected. Preschool cannot hear announcements, etc. from the main school.



## 5.4

# EXISTING SITE CONDITIONS SYCAMORE PK-6 ELEMENTARY

## Orange Unified School District Facilities Master Plan



Puddling issues around campus.



Lunch shelter furniture due for an update.



Aged portable condition.



Water fountains due for an update.



Location of drains causes flooding.



Typical door hardware due for an update.



Flooding issues across hardcourts.



Typical fencing condition.

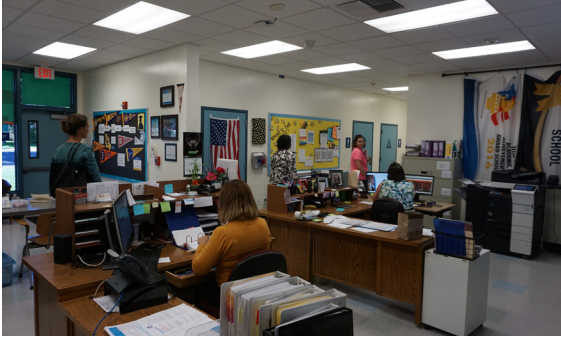


Typical restroom condition.



## 5.4 EXISTING SITE CONDITIONS SYCAMORE PK-6 ELEMENTARY

## Orange Unified School District Facilities Master Plan



Front office.



Cot room.



Faculty workroom.



Faculty lounge.



Outdoor auditorium space.



Kindergarten classroom.



Kinder play area.



Preschool area.



Typical lower grade classroom.



## 5.4

# EXISTING SITE CONDITIONS SYCAMORE PK-6 ELEMENTARY

## Orange Unified School District Facilities Master Plan



Typical upper grade classroom.



Library.



STEAM lab.



Upper grade play structure.



Psychology office.



Speech classroom.



SDC Classroom.



Kitchen.



Lunch shelter.



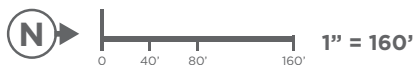
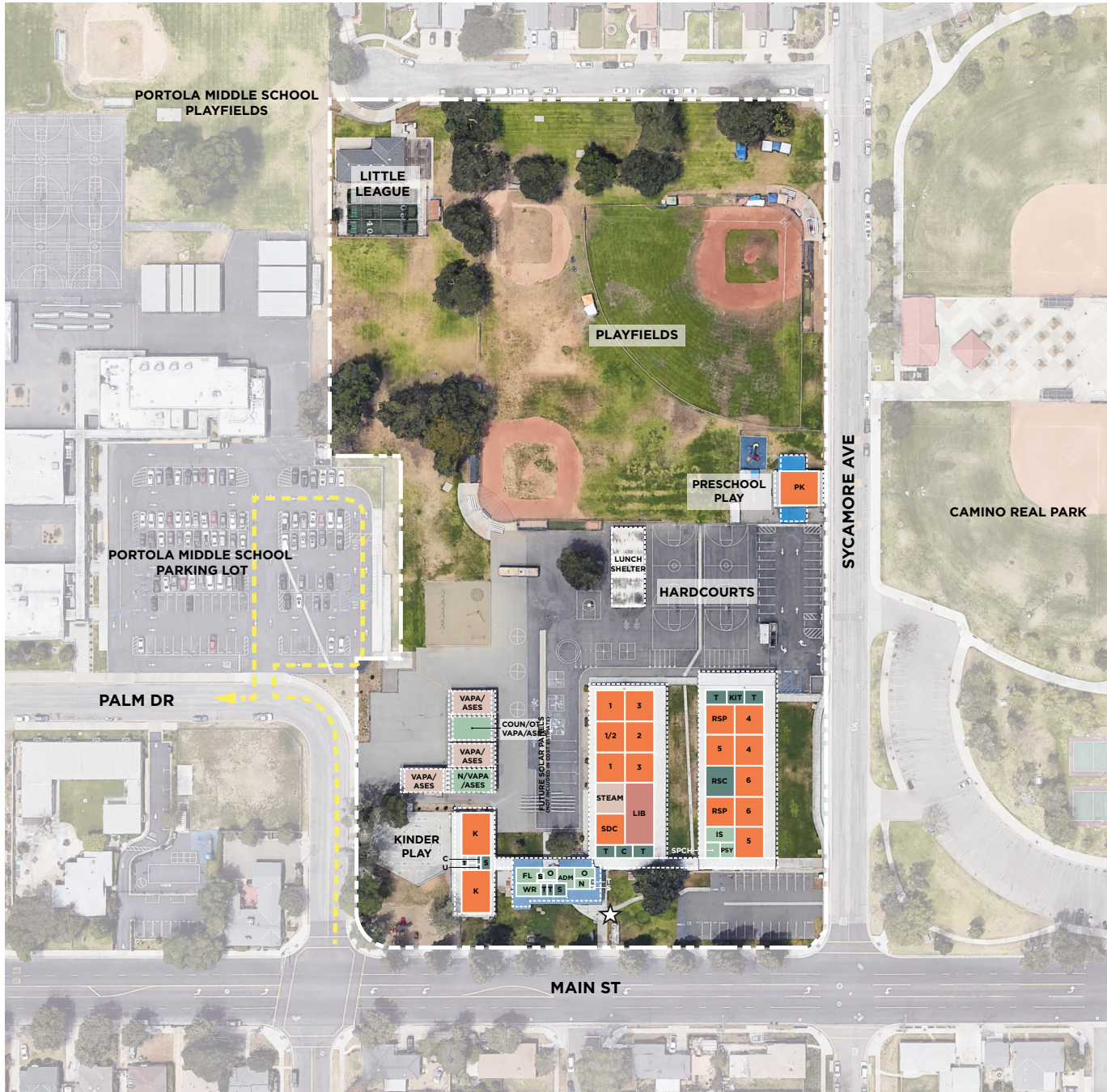
## 5.4

## COST ESTIMATE SYCAMORE PK-6 ELEMENTARY

## Orange Unified School District Facilities Master Plan



	TOTAL PROJECT COST (2021\$)
01. Modernize & Reconfigure Existing Classrooms	\$ 419,000
02. Building Systems, Toilets & Improved Energy Efficiency	\$ 240,000
03. Site Utilities	\$ -
04. Classroom New Construction	\$ 6,003,000
05. Enrichment Programs & Electives	\$ 3,119,000
06. Science Labs	\$ -
07. Assembly & Food Service Improvements	\$ 727,000
08. Media Center	\$ -
09. Student Support / Counseling Services	\$ 1,088,000
10. Administration & Staff Support	\$ 769,000
11. Physical Education Improvements	\$ -
12. After School Support	\$ 191,000
13. Safety & Security	\$ 344,000
14. Campus Arrival: Parking, Drop-off & Entry Plaza	\$ 704,000
15. Outdoor Learning Environments & Quads	\$ 1,291,000
16. Exterior Play Spaces, Playfields & Hardcourts	\$ 1,712,000
17. Flexible Furniture	\$ 538,000
18. Technology Infrastructure & Equipment	\$ 533,000
<b>Total Project Cost (2021\$)</b>	<b>\$ 17,678,000</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: 401**

**Teaching Stations:**

Preschool, PK	1
Transitional Kinder, TK	0
Kindergarten, K	2
1st-3rd Grade	6
4th-5th Grade	6
STEAM Lab	1
VAPA	3
Computer Lab	0
SDC	1
RSP	2
Other (1-Resource, 1-Instruct Spec/ Psych/Spch, 1-Nurse, 1-Couns/OT)	4

**Grand Total: 26**

**5.4**

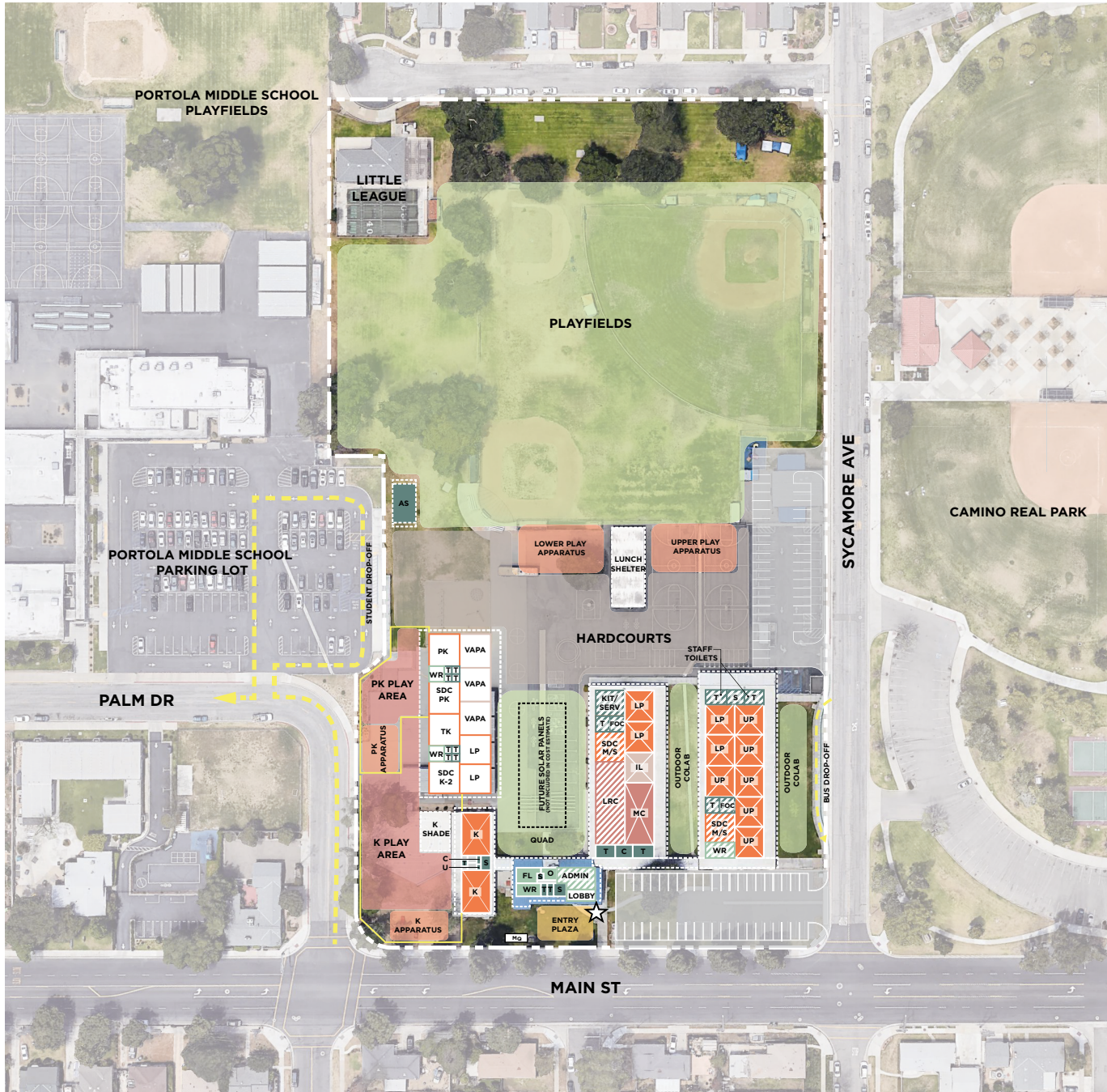
**EXISTING SITE PLAN  
SYCAMORE PK-6 ELEMENTARY**

Orange Unified School District  
Facilities Master Plan



**382**





	MODERNIZATION	RECONFIGURE	NEW CONSTRUCTION	QTY.
<b>Classrooms, CR</b>				
PK				1
TK				1
K				2
LP				6
UP				6
SDC				4
<b>Specialty Spaces</b>				
IL				1
VAPA				3
<b>Shared Spaces</b>				
COLAB				0
MPR				0
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 Features</b>				
⊗	No Work Required			
⊞	Portable Classrooms			
★	Main Entry			
➡	Drop-Off			
—	Fence			
MQ	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>522</b>
<b>Teaching Stations:</b>	
Preschool, PK	1
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	1
SDC	3
Other (1-After School)	1
<b>Grand Total:</b>	<b>25</b>

5.4

# PROPOSED SITE PLAN SYCAMORE PK-6 ELEMENTARY

Orange Unified School District  
Facilities Master Plan



LPA

383

