



10551 Center Dr., Villa Park, CA 92861

EXISTING SITE INFORMATION

Year Built: 1956

Year Modernized: N/A

Student Population (2019-2020): 609

Grade Levels: K-6

Number of Permanent Classrooms: 15

Number of Relocatables: 9

Site Acreage: 10.0

Permanent Building Area: 29,756 sf

Relocatable Classroom Area: 10,560 sf

Other Relocatable Area: 960 sf

Parking: 56 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

- 2009 - Fire Alarm Upgrade
- 2009 - Construct/Replace Lunch Shelter Shade Structure
- 2013 - ADA Restroom Upgrades (B Building)
- 2015 - Asphalt Replacement (Parking Lot and Playground)
- 2016 - Asphalt Replacement
- 2016 - Floor Covering Replacement
- 2016 - 10-Year Roof Coating
- 2019 - Restroom Refurbishment – new fixtures and partitions, terrazzo polish at 4 restrooms

PRINCIPAL COMMENTS

Site

- The new quad is wonderful, however there is not enough shade.
- The heritage trees are a constant maintenance problem.
- The play structures are old; would like new structures.
- The grass areas around the new quad have drainage problems.
- Supervision is a concern during recess, lunch and drop-off/pick-up.
- Would like considerations for safety in drop-off and pick-up (no crossing guard).
- Drinking Fountains: Site would like to replace/install drinking fountains with water bottle filling stations.

5.5 EXISTING SITE CONDITIONS

VILLA PARK K-6 ELEMENTARY

Orange Unified School District Facilities Master Plan



Building

- Many classroom spaces perform double duty for support functions; would like dedicated spaces.
- The kitchen and "storage" area next to it are old and have original equipment.
- There is no Multi-Purpose Room (MPR).
- The exterior building conditions in many locations need to be addressed.
- Recently received new fixtures for half the bathrooms on campus.
- Lacking conference room space.
- Exterior Lighting: Need exterior lights above 6th grade relocatable for safety during night events.
- 3rd Grade Classrooms: Install hard surface in front of 3rd grade classrooms where bushes were removed for backpack hook access.

Programs

- The Media Center spaces are used as a Library and Maker Space (run by the librarian).

Highest Priorities

1. Windows and sinks
2. Technology
3. Appropriate use of space

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 [1]

Parking

Category [1]

- Split parking and the drop-off for the lower and upper grades seems to work well.

Paving

Category [2]

AC Paving

Category [1]

- Asphalt was replaced for both the parking lot and playground in 2015 and 2016.

Ramps and Stairs

Category [1]

SITE AMENITIES

Shade Shelter - Lunch Canopy

Category [3]

- The lunch shelter is fabric and needs to be replaced.

Lunch Tables and Benches

Category [0]

Drinking Fountains

Category [2]

- Some drinking fountains have been replaced, but others need to be upgraded.

Play Equipment

Category [3]

- Play equipment needs to be upgraded.

Landscape

Category [1]

Irrigation

Category [2]

Fencing/Gates

Category [1]

ASSESSMENT OF BUILDINGS

EXTERIOR

Overall Rating: Category [2]

Exterior Finish/Paint

Category [2]

Door & Frames

Category [3]

- Door and frames are original and need to be replaced.

Windows

Category [3]

- Windows are original and need to be replaced.

Roof

Category [1]

- The roof was replaced in the last 20 years.

ADA Compliance

Category [2]

**INTERIOR**

Category [2] at both permanent and portable buildings.

- Ceiling tiles need to be replaced in many classrooms.

RESTROOMS

ADA Compliance: [1]

- Building B restrooms underwent ADA upgrades in 2013.
- Restrooms were refurbished with new fixtures and partitions, terrazzo polish at 4 restrooms in 2019.

ASSESSMENT OF SYSTEMS**SITE UTILITIES**

Overall Rating: Category [1]

MECHANICAL

Overall Rating: Category [1]

PLUMBING

Overall Rating: Category [1]

ELECTRICAL

Overall Rating: Category [3]

- Technology and electrical upgrades are needed.

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EXISTING SITE CONDITIONS VILLA PARK K-6 ELEMENTARY

Orange Unified School District Facilities Master Plan



Puddling and drainage issues around campus.



Accessibility to classrooms in need of attention.



Lunch shelter due for an update.



Classroom exterior in need of an update.



Window threshold in need of attention.



In need of proper IDF storage.



Cracked, damaged hardcourt paving.



Classroom equipment in need of an update.



Uneven, cracked threshold into classroom.

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EXISTING SITE CONDITIONS VILLA PARK K-6 ELEMENTARY

Orange Unified School District Facilities Master Plan



Front entry.



Main office.



Faculty workroom.



Cot room.



Principal's office.



Faculty eating area.



Faculty lounge.



Quad.



Typical seating outside of classrooms.

5.5

EXISTING SITE CONDITIONS VILLA PARK K-6 ELEMENTARY

Orange Unified School District Facilities Master Plan



Food warming kitchens.



Multi-Purpose room.



Typical classroom.



Library.



STEAM area.



Lunch shelter.



Computer lab.



Typical kindergarten classroom.



Hardcourts and playfield.

5.5

COST ESTIMATE VILLA PARK TK-6 ELEMENTARY

Orange Unified School District Facilities Master Plan



	TOTAL PROJECT COST (2021\$)
01. Modernize & Reconfigure Existing Classrooms	\$ 1,801,000
02. Building Systems, Toilets & Improved Energy Efficiency	\$ 1,437,000
03. Site Utilities	\$ 716,000
04. Classroom New Construction	\$ 10,146,000
05. Enrichment Programs & Electives	\$ 4,102,000
06. Science Labs	\$ -
07. Assembly & Food Service Improvements	\$ 1,823,000
08. Media Center	\$ 1,886,000
09. Student Support / Counseling Services	\$ 1,088,000
10. Administration & Staff Support	\$ 893,000
11. Physical Education Improvements	\$ -
12. After School Support	\$ 1,106,000
13. Safety & Security	\$ 1,675,000
14. Campus Arrival: Parking, Drop-off & Entry Plaza	\$ 1,450,000
15. Outdoor Learning Environments & Quads	\$ 820,000
16. Exterior Play Spaces, Playfields & Hardcourts	\$ 1,596,000
17. Flexible Furniture	\$ 449,000
18. Technology Infrastructure & Equipment	\$ 445,000
Total Project Cost (2021\$)	\$ 31,433,000



- 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: 609	
Teaching Stations:	
Preschool, PK	0
Transitional Kinder, TK	0
Kindergarten, K	3
1 st -3 rd Grade	9
4 th -6 th Grade	9
STEAM Lab	0
VAPA	0
Computer Lab	1
SDC	0
RSP	1
Other (1-Spch, 1-CARES)	2
Grand Total:	25

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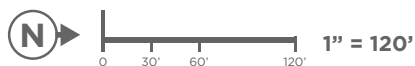
EXISTING SITE PLAN VILLA PARK K-6 ELEMENTARY

Orange Unified School District
Facilities Master Plan



LPA

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

Proposed Capacity:	665
Teaching Stations:	
Preschool, PK	0
Transitional Kinder, TK	1
Kindergarten, K	3
1 st -3 rd Grade	9
4 th -6 th Grade	9
Innovation Lab	1
VAPA	3
SDC Preschool	0
SDC	0
Other (1-After School)	1
Grand Total:	27

5.5 PROPOSED SITE PLAN VILLA PARK TK-6 ELEMENTARY

Orange Unified School District
Facilities Master Plan

