

5.5

EXISTING SITE CONDITIONS OLIVE PK-6 ELEMENTARY

Orange Unified School District Facilities Master Plan



3038 Magnolia Ave., Orange, CA 92865

EXISTING SITE INFORMATION

Year Built: 1951
 Year Modernized: N/A
 Student Population (2019-2020): 351
 Grade Levels: K-6
 Number of Permanent Classrooms: 19
 Number of Relocatables: 4
 Site Acreage: 10.6
 Permanent Building Area: 40,123 sf
 Relocatable Building Area: 3,840 sf
 Other Relocatable Area: 720 sf
 Parking: 66 spaces + 5 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

- 2004 - Gym Basketball Backboards Installation
- 2013 - Lunch Shelter
- 2013 - Five Light Pole Foundations (Caissons)
- 2013 - MPR Building Alterations (Historic Building)
- 2013 - Alterations to Admin & CR Building
- 2016 - Interior Lighting Upgrade/LED Bulb Replacement
- 2016 - Exterior LED Lighting Upgrade
- 2017 - Interior Painting (All Classrooms & Office)
- 2018 - Floor Covering Replacement Phase II
- 2018 - Interior Painting Phase II
- 2019 - Flooring replaced in Rooms 1, 4, 7-10, 14 and 18

PRINCIPAL COMMENTS

Site

- The drop-off is a safety concern as there is no sidewalk along the drop-off and students are walking in the road to the stairs on to the school site.
- The southwestern corner of the site is under utilized green space that has a severe grade change. This could be upgraded with nicer landscaping for curb appeal.
- Severe flooding in middle area of campus is a constant concern.



- The significant grade change on the school site is a challenge to provide ADA compliant and appropriate access to all buildings.
- Would like to use the space west of the Kinder parking lot for either more parking or a garden.
- Playground Equipment: Both upper and lower grades playground equipment is old and not ADA compliant. Needs new equipment/fall materials.
- Quad Retaining Wall - Retaining wall is stained with dirt from water run-off. Would like some solution to the staining run off issue
- Hallways: Would like safety circles painted on concrete for door swings
- Hallway Restroom Roof by Room 15: Roof is flat and does not drain well. Roof drain backs up with leaves and pine needles
- Upper Playground could use lighting. Playground is dark during night events.
- Security concern on north east side of campus due to close proximity of residential neighborhood.
- Pine Tree: Pine tree at rear of room 10 is lifting the sidewalk. Tree is on the slope and could be dangerous if it went over.

Building

- The historic building is used as a Multi-Purpose Room (MPR), but the basement (currently used for VAPA) is not ADA compliant.
- Two Kindergarten classes do not have direct access to a restroom and have to go to another building.
- The kitchen is in a portable that is remote from the rest of the classroom buildings.
- There is a need for proper lighting for the building located on the north side of campus.
- Convert Room P1 to T-K room. Needs floor

covering replacement

- Convert Room K-1 to preschool room
- New TK and Preschool Rooms: Need convenient ADA access from parking lot with ramp and walkway
- Kindergarten Boys Restroom is in need of deep cleaning.

Highest Priorities

1. Flooding near portables and in quad area near rooms 5,6,&7
2. Safety for pedestrians on Olive Street
3. Curb appeal on Orange Olive Rd. and Buena Vista Ave. (primarily the playgrounds)

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]

- Difficult to find the administrative building from the eastern or western entrances to the school site.
- The western approach to the school site at drop-off could use a mural or better school signage to show school spirit on the large retaining wall.

Parking

Category [3]

- Access to parking is unmarked and does not provide direct access to the school administrative building.

Paving

Category [2]

AC Paving

Category [2]

- Good condition but ready for slurry seal and restripe

Ramps and Stairs

Category [1]

SITE AMENITIES

Shade Shelter - Lunch Canopy

Category [3]

- The shelter is fabric and needs to be replaced.

Lunch Tables and Benches

Category [3]

- Old and warped and need to be replaced.

Drinking Fountains

Category [2]

Play Equipment

Category [3]

- The older play structures with sand under them need to be replaced.

Landscape

Category [3]

- Upper and lower playfields are in poor condition and need renovation. Grass area is mostly weeds.

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Irrigation

Category [3]

- Drainage and flooding issues in front of relocatable classrooms
- Drainage and flooding issues in front of Room 5

Fencing/Gates

Category [3]

- Fence is rusty, damaged and in poor condition especially on upper playground.

ASSESSMENT OF BUILDINGS

EXTERIOR

Overall Rating: Category [2]

Exterior Finish/Paint

Category [2]

- The lower classroom buildings need to be repainted.
- Exterior of school needs painting.

Door & Frames

Category [3]

Windows

Category [3]

Roof

Category [1]

- The roofs were done in late 1990's.

ADA Compliance

Category [3]

- The main concerns are site related, as the campus is on a hill.

INTERIOR

Overall Rating: Category [1]

- Floors and interior paint redone in the last 10 years.

RESTROOMS

ADA Compliance: [3]

- Upper Student Restrooms: Tile floor slightly damaged, paint old, needs repainting

ASSESSMENT OF SYSTEMS

SITE UTILITIES

Overall Rating: Category [0]

MECHANICAL

Overall Rating: Category [2]

- HVAC is an ongoing concern with units needing repair.
- HVAC System - System is old and has ongoing issues

PLUMBING

Overall Rating: Category [2]

ELECTRICAL

Overall Rating: Category [1]

5.5

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Inaccessible ramping.



Stair in gym in need of attention.



Lack of ADA access to stage.



Lunch tables due for an update.



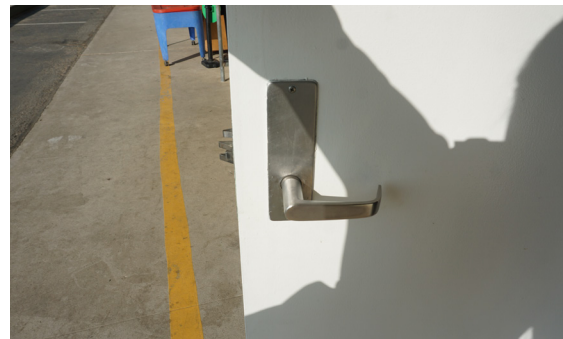
Dilapidated curb condition.



Flooding issue near portables.



Window thresholds in need of attention.



Door hardware due for an update.



Sand under play structure in need of replacement.

5.5

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Street access to office.



Front office.



Principal office.



Faculty lounge.



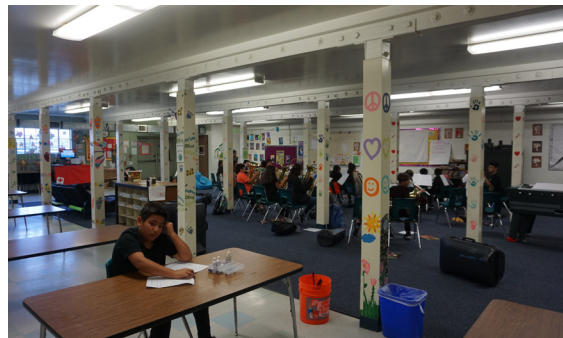
Typical area between classrooms.



Gym and stage.



Music room.



Band room.



Lunch area.

5.5

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Lower grade classroom.



Play area.



Kindergarten classroom.



Kinder play structure.



Kinder hardcourts.



STEAM lab.



Upper grade classroom.



Library.



Lunch shelter.



	TOTAL PROJECT COST (2021\$)
01. Modernize & Reconfigure Existing Classrooms	\$ 3,075,000
02. Building Systems, Toilets & Improved Energy Efficiency	\$ 2,264,000
03. Site Utilities	\$ 806,000
04. Classroom New Construction	\$ 16,798,000
05. Enrichment Programs & Electives	\$ 4,013,000
06. Science Labs	\$ -
07. Assembly & Food Service Improvements	\$ 4,411,000
08. Media Center	\$ 1,245,000
09. Student Support / Counseling Services	\$ 2,736,000
10. Administration & Staff Support	\$ 1,921,000
11. Physical Education Improvements	\$ -
12. After School Support	\$ 1,388,000
13. Safety & Security	\$ 1,098,000
14. Campus Arrival: Parking, Drop-off & Entry Plaza	\$ 1,186,000
15. Outdoor Learning Environments & Quads	\$ 753,000
16. Exterior Play Spaces, Playfields & Hardcourts	\$ 2,260,000
17. Flexible Furniture	\$ 538,000
18. Technology Infrastructure & Equipment	\$ 573,000
Total Project Cost (2021\$)	\$ 45,065,000



5.5

EXISTING SITE PLAN OLIVE PK-6 ELEMENTARY

- 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)
 - GYM Gymnasium
 - 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: 420

Teaching Stations:

Preschool, PK	1
Transitional Kinder, TK	1
Kindergarten, K	2
1 st -3 rd Grade	5
4 th -6 th Grade	5
STEAM Lab	1
VAPA	1
Computer Lab	0.5
SDC	3
RSP	1
Other (1-Psych, 1-Instruct Spec/Spch, 1-Nurse)	3
Grand Total:	23.5

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Facilities Master Plan



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