

6450 E. Serrano Ave., Anaheim, CA 92807

EXISTING SITE INFORMATION

Year Built: 1977
Year Modernized: N/A
Student Population (2019-2020): 484
Grade Levels: K-6
Number of Permanent Classrooms: 21
Number of Relocatables: 4
Site Acreage: 14.78
Permanent Building Area: 32,708 sf
Relocatable Classroom Area: 2,880 sf
Other Relocatable Area: 960 sf
Parking: 70 spaces + 4 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

- 1990s - New MPR was added to the campus
- 2009 - Construction of Toilet/Concession Building and Light Poles
- 2012 - Field Lighting Installation
- 2012 - Construction of Lunch Building/ Shelter
- 2012 - Fire Alarm Upgrade
- 2014 - HVAC Replacement/Lighting Upgrade
- 2015 - 10-year Roof Coating
- 2016 - Asphalt Slurry/Seal Coat at Parking Lot and Playground
- 2017 - Floor Covering Replacement (9 Classrooms & Office)
- 2018 - Floor Covering Replacement Phase II
- 2018 - Interior Painting Phase I (Rooms 42-44 and Custodial Storage Room)

PRINCIPAL COMMENTS

Site

- There are concerns with cyclists coming on the trail at high speeds through the campus.
- There is flooding around the Transitional Kindergarten/Kindergarten lunch shelter.
- At special events, parking is a problem.
- The iron fence is in need of replacement due to rust, corrosion, and damage.

Building
- Safety is a concern with interconnected spaces.
- The center classrooms in the northwestern block do not have direct access to the exterior.
- The classrooms need additional electrical outlets.

Programs
- There are lots of theater productions.
- Support services are currently using unused classrooms.

Highest Priorities
1. Parking lot safety
2. Connection of classrooms and safety of our students
3. Shade structure and playground revitalization

COMMUNITY USE
- Field is shared with the City of Anaheim.

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]
- Parking is an issue when the school has events.

Paving
Category [1]
- Paving is cracked in some places and needs to be repaired.

AC Paving
Category [2]
- Paving is cracked in many places including play areas and need to be resurfaced.
- The parking lots needs to be resurfaced.

Ramps and Stairs
Category [1]

SITE AMENITIES

Shade Shelter - Lunch Canopy
Category [1]

Lunch Tables and Benches
Category [1]

Drinking Fountains
Category [1]

Play Equipment
Category [1]
- The play equipment currently has sand below the structures.

Landscape
Category [1]

Irrigation
Category [3]
- The irrigation system needs to be replaced; the current system includes battery operated valves.

Fencing/Gates
Category [2]

ASSESSMENT OF BUILDINGS

EXTERIOR

Overall Rating: Category [3]

Exterior Finish/Paint
Category [3]
- Need new exterior paint.

Door & Frames
Category [2]
- Many doors and frames are damaged and need to be replaced.

Windows
Category [1]
- A few windows are damaged and need to be replaced.

Roof
Category [0]
- Roofs are in good condition.

ADA Compliance
Category [3]
- Restrooms are not compliant and need to be replaced.

INTERIOR
Category [2] at both permanent and portable buildings.
- Several buildings have damaged and stained ceiling tiles.
- The walls and ceilings in the relocatable classrooms are damaged.

ASSESSMENT OF SYSTEMS

SITE UTILITIES

Overall Rating: Category [0]

MECHANICAL

Overall Rating: Category [0]
- The mechanical systems are less than 10 years old.

PLUMBING

Overall Rating: Category [3]
- Plumbing needs to be re-piped per discussion with M&O.

ELECTRICAL

Overall Rating: Category [2]
- Many locations in classrooms need upgrades in terms of both technology and power.



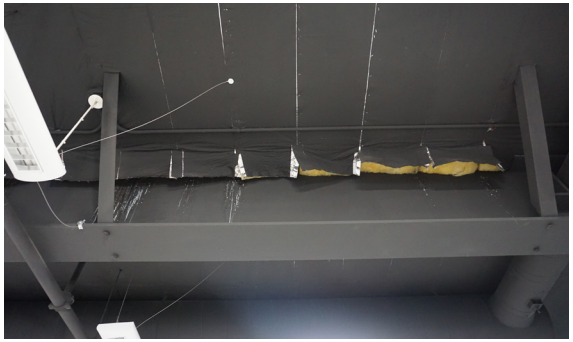
Baseboard in classrooms need replacing.



Original casework needs replacing.



No physical/acoustic separation between classes.



Damage on MPR ceiling.



Lack of proper storage for MPR.



Aged bathroom partitions need replacing.



Weathered fascia boards.



Security issue with public hiking entrance next to classrooms.



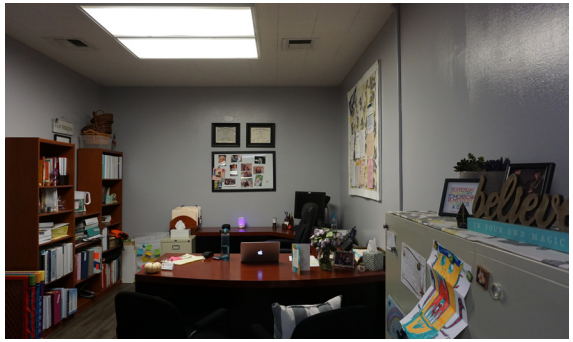
Cracked parking lot surface.



School drop off area.



Main administration area.



Principal office.



Typical kindergarten classroom.



Kindergarten restrooms.



STEAM lab.



Kinder play area.



Kinder lunch area.



Typical classroom.



Typical hallway between classrooms.



Lunch area with metal deck shelter.



Typical water fountain.



Multi-Purpose room.



Typical bathroom condition.



Media Center/Library.



Food serving and warming.



Hardcourts and play area.



Typical outdoor area between buildings.

	TOTAL PROJECT COST (2021$)	
01. Modernize & Reconfigure Existing Classrooms	$	2,937,000
02. Building Systems, Toilets & Improved Energy Efficiency	$	1,354,000
03. Site Utilities	$	746,000
04. Classroom New Construction	$	4,403,000
05. Enrichment Programs & Electives	$	4,139,000
06. Science Labs	$	-
07. Assembly & Food Service Improvements	$	1,128,000
08. Media Center	$	812,000
09. Student Support / Counseling Services	$	2,121,000
10. Administration & Staff Support	$	1,059,000
11. Physical Education Improvements	$	-
12. After School Support	$	145,000
13. Safety & Security	$	1,323,000
14. Campus Arrival: Parking, Drop-off & Entry Plaza	$	696,000
15. Outdoor Learning Environments & Quads	$	167,000
16. Exterior Play Spaces, Playfields & Hardcourts	$	917,000
17. Flexible Furniture	$	538,000
18. Technology Infrastructure & Equipment	$	537,000
Total Project Cost (2021$)	**$**	**23,022,000**

EXISTING SITE PLAN
ANAHEIM HILLS TK-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)
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:	511
Teaching Stations:	
Preschool, PK	0
Transitional Kinder, TK	1
Kindergarten, K	2
1st-3rd Grade	7
4th-6th Grade	7
STEAM Lab	1
VAPA	3
Computer Lab	0
SDC	0
RSP	1
Other (1-CARES)	1
Grand Total:	23

N

0 40' 80' 160'

1" = 160'

Orange Unified School District
Facilities Master Plan

LPA

PROPOSED SITE PLAN
ANAHEIM HILLS TK-6 ELEMENTARY



N

0 40' 80' 160'

1" = 160'

MODERNIZATION
RECONFIGURE
NEW CONSTRUCTION

Classrooms, CR
- PK Preschool
- TK Transitional Kindergarten
- K Kindergarten
- LP Lower Primary (grades 1-3)
- UP Upper Primary (grades 4-6)
- SDC Special Day Class

Specialty Spaces
- IL Innovation Lab
- VAPA Visual Arts/Performing Arts

Shared Spaces
- COLAB Collaboration Space (interior)
- MPR Multi-Purpose Room
- MC Media Center
- LRC Learning Resource Center

Admin / Faculty
- FW Faculty Work
- FL Faculty Lounge
- N Nurse
- CONF Conference Room
- WR Staff Work Room

Support Spaces
- AS After School
- FOC Focus Room
- S Storage
- T Toilet
- U Utility
- C Custodial
- KIT Kitchen
- SERV Serving

- No Work Required
- Portable Classrooms
- Main Entry
- Drop-Off
- Fence
- MQ Site to include cost for undergound utilities to support future digital marquee
- Kinder Play
- Play Apparatus
- Outdoor Colab/ Quad/Playfield
- Hardcourts
- Entry Plaza

Proposed Capacity:	502
Teaching Stations:	
Preschool, PK	0
Transitional Kinder, TK	1
Kindergarten, K	2
1st-3rd Grade	6
4th-6th Grade	6
Innovation Lab	1
VAPA	3
SDC Preschool	1
SDC	3
Other (1-After School)	1
Grand Total:	24