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EXISTING SITE CONDITIONS CANYON RIM TK-6 ELEMENTARY

Orange Unified School District Facilities Master Plan



1090 S. The Highlands Dr., Anaheim, CA 92808

EXISTING SITE INFORMATION

Year Built: 1997

Year Modernized: N/A

Student Population (2019-2020): 603

Grade Levels: K-6

Number of Permanent Classrooms: 18

Number of Relocatables: 12

Site Acreage: 11.86

Permanent Building Area: 32,176 sf

Relocatable Classroom Area: 9,600 sf

Other Relocatable Area: 1,920 sf

Parking: 83 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

- 2015 - ADA Restroom Upgrades
- 2015 - New Kindergarten Shade Structure
- 2016 - Asphalt Slurry/Seal Coat
- 2016 - Exterior Painting
- 2016 - Field Renovations/Improvements (core aeration, weed control, fertilization & hydro-seeding)
- 2017 - HVAC Replacement/Energy Upgrade
- 2017 - Floor Covering Replacement (12 Classrooms)
- 2018 - Floor Covering Replacement Phase II
- 2018 - Interior Painting
- 2019 - Floor Cover Replacement in Rooms 11-18, K1, and K2
- 2019 - New playground equipment at primary playground
- 2019 - Solar panels installed over parking

PRINCIPAL COMMENTS

Site

- There is a lot of flooding due to poor stormwater management and full gutters that overflow.
- Buses stop on the street and traffic backs up down the hill.
- Hardscaping is cracked and uneven creating tripping hazards and parental concern.
- Playground equipment is in need of a refresh due to safety and hazard concerns



- specifically the wood border around the sand box.

- Handball courts are in need of repair or replacement.
- The grass playfields have ongoing gopher issues causing safety and health concerns.

Building

- The buildings are generally in good condition, but need gutters and exterior paint.
- Administration building "tower" could be repurposed/redesigned.
- Administration office could use a check-in counter or barrier to provide security and separation between staff and the public.
- Kindergarten classrooms do not have direct access to restrooms.
- The classroom doors need an update in door/panic hardware.
- Small interconnecting rooms between classes are loud and difficult to manage.
- Would like to have a cool down area for the Special Education behavioral program.
- The school psychologist and counselor have limited space, which impacts group and individual activities.
- The amphitheater is not being used.
- The staff workroom/lounge does not accommodate the entire staff.

Highest Priorities

1. Drainage for when it rains
2. Uneven concrete on campus and in parking lot
3. Improve Wi-Fi

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 [0]

Parking

Category [1]

- After school pick-up usually causes problems in the parking and drop-off areas.

Paving

Category [3]

- There is upheaving in many locations that need to be repaired and/or replaced.

AC Paving

Category [3]

- The AC paving is in poor condition and needs to be replaced.

Ramps and Stairs

Category [1]

SITE AMENITIES

Shade Shelter - Lunch Canopy

Category [0]

Lunch Tables and Benches

Category [1]

Drinking Fountains

Category [1]

Play Equipment

Category [1]

- Sandbox wood border is a tripping hazard and needs to be replaced.

Landscape

Category [1]

- Gopher presence on playfields needs to be addressed.

Irrigation

Category [3]

Fencing/Gates

Category [0]

ASSESSMENT OF BUILDINGS

EXTERIOR

Overall Rating: Category [1]

- Rain gutters on relocatable classrooms are rusted and need to be replaced.

Exterior Finish/Paint

Category [2]

Door & Frames

Category [1]

Windows

Category [0]

Roof

Category [1]

- The roofs are newer.
- The gutters need to be replaced.

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ADA Compliance

Category [3]

- Restrooms are not compliant.

INTERIOR

Category [0] at both permanent and portable buildings.

- Ceiling tiles in several rooms are damaged, stained and in need of replacement.
- The carpet in several rooms are stained, warped, and in need of replacement.
- Vinyl tack walls and ceiling tiles are damaged and in need of replacement.

ASSESSMENT OF SYSTEMS

SITE UTILITIES

Overall Rating: Category [3]

- Site drainage appears to be compromised, and results in flooding in many areas around classrooms and path of travel for student

MECHANICAL

Overall Rating: Category [1]

PLUMBING

Overall Rating: Category [3]

- Requires a re-pipe

ELECTRICAL

Overall Rating: Category [1]



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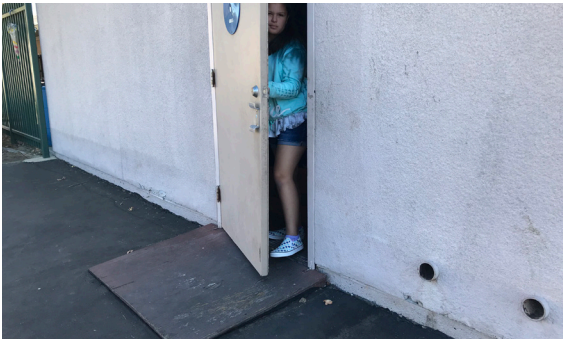
Patchy grass areas and lifting concrete pads.



Damaged floor in MPR.



Outdated water fountains.



Difficult access to restroom playgrounds.



Cracking and flooding near portables.



Puddling in quad area.



Raised concrete pads.



Cracked asphalt in hardcourt area.



Flooding and cracking in parking lot.

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Front entry and drop off area.



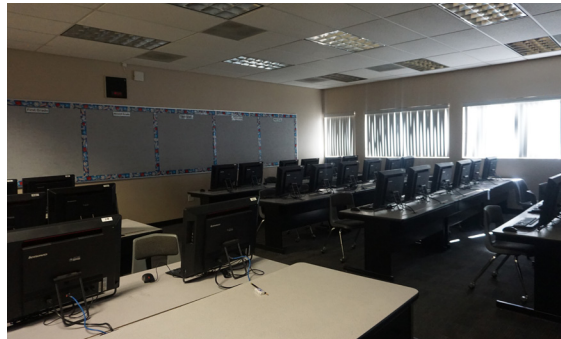
Main administration office.



Library.



Staff breakroom.



Computer lab.



Typical kindergarten classroom.



Kindergarten play area.



Kindergarten lunch and shade area.



Typical colab pod between classrooms.

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EXISTING SITE CONDITIONS CANYON RIM TK-6 ELEMENTARY

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Typical outdoor space outside of classrooms.



Typical classroom.



STEAM lab.



Multi-Purpose room.



Food warming area.



Lunch shelter.



Typical bathroom.



Hardcourts and playfields.



Typical portable classroom.

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COST ESTIMATE CANYON RIM TK-6 ELEMENTARY

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	TOTAL PROJECT COST (2021\$)
01. Modernize & Reconfigure Existing Classrooms	\$ 2,482,000
02. Building Systems, Toilets & Improved Energy Efficiency	\$ 1,612,000
03. Site Utilities	\$ 1,342,000
04. Classroom New Construction	\$ 6,436,000
05. Enrichment Programs & Electives	\$ 4,217,000
06. Science Labs	\$ -
07. Assembly & Food Service Improvements	\$ 1,565,000
08. Media Center	\$ 1,188,000
09. Student Support / Counseling Services	\$ 925,000
10. Administration & Staff Support	\$ 1,148,000
11. Physical Education Improvements	\$ -
12. After School Support	\$ 1,015,000
13. Safety & Security	\$ 1,091,000
14. Campus Arrival: Parking, Drop-off & Entry Plaza	\$ 405,000
15. Outdoor Learning Environments & Quads	\$ 563,000
16. Exterior Play Spaces, Playfields & Hardcourts	\$ 1,828,000
17. Flexible Furniture	\$ 538,000
18. Technology Infrastructure & Equipment	\$ 580,000
Total Project Cost (2021\$)	\$ 26,935,000



- 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: 664	
Teaching Stations:	
Preschool, PK	0
Transitional Kinder, TK	1
Kindergarten, K	3
1 st -3 rd Grade	9
4 th -6 th Grade	9
STEAM Lab	1
VAPA	1
Computer Lab	1
SDC	2
RSP	1
Other (1-Spch, 2-CARES)	3
Grand Total:	31





	MODERNIZATION	RECONFIGURE	NEW CONSTRUCTION	QTY.
Classrooms, CR				
PK Preschool				0
TK Transitional Kindergarten				1
K Kindergarten				3
LP Lower Primary (grades 1-3)				9
UP Upper Primary (grades 4-6)				9
SDC Special Day Class				0

Specialty Spaces				
IL Innovation Lab				1
VAPA Visual Arts/Performing Arts				3

Shared Spaces				
COLAB Collaboration Space (interior)				1
MPR Multi-Purpose Room				1
MC Media Center				1
LRC Learning Resource Center				1

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

Support Spaces				
AS After School				1
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 underground utilities to support future digital marquee
- Kinder Play
- Play Apparatus
- Outdoor Colab/Quad/Playfield
- Hardcourts
- Entry Plaza

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

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PROPOSED SITE PLAN CANYON RIM TK-6 ELEMENTARY

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