

5001 E. Gerda Dr., Anaheim, CA 92807

EXISTING SITE INFORMATION

Year Built: 1968
Year Modernized: N/A
Student Population (2019-2020): 735
Grade Levels: K-6
Number of Permanent Classrooms: 33
Number of Relocatables: 0
Site Acreage: 23.8
Permanent Building Area: 67,319 sf
Relocatable Classroom Area: 0 sf
Other Relocatable Area: 0 sf
Parking: 58 spaces + 1 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

- 2010 - Fire Alarm Upgrades & ADA Student Restroom Upgrades
- 2013 - HVAC & Lighting/Energy Upgrade
- 2015 - Asphalt Replacement at Parking Lot and Playground
- 2016 - Field Renovations/Improvements (core aeration, weed control, fertilization & hydro-seeding)
- 2017 - Floor Covering Replacement (13 Classrooms, Library & Office)
- 2017 - Interior Painting (13 Classrooms, Library & Office)
- 2018 - Floor Covering Replacement Phase II
- 2018 - Interior Painting Phase II
- 2018 - IP Bell/PA System

PRINCIPAL COMMENTS

Site

- The kindergarten playground is in need of a shade structure over the lunch area.
- Current parking lot layout causes traffic and circulation issues - in need of a solution.

Building

- The locker building needs attention; the lockers need to be replaced and security into the building is an issue.
- Several science labs are currently being used as art classrooms or storage.

- The southwest corner building is used for District science kit storage.
- Building exteriors need repainting.
- Staff and student restrooms need upgrades.
- Cafeteria floors and lighting in need repair or replacement.
- Floors in science labs are worn and need replacing.

Programs
- There is a GATE magnet program in third through sixth grades.

Highest Priorities
1. Restrooms
2. Drinking fountains
3. Cafetorium needs refurbishing (ceiling and floor)

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 [0]

Paving
Category [3]
- Areas where paving has come up need to be replaced.

AC Paving
Category [1]

Ramps and Stairs
Category [1]

SITE AMENITIES

Shade Shelter - Lunch Canopy
Category [0]

Lunch Tables and Benches
Category [0]

Drinking Fountains
Category [1]

Play Equipment
Category [1]

Landscape
Category [2]

Irrigation
Category [3]
- The irrigation is old and needs to be replaced.

Fencing/Gates
Category [1]

ASSESSMENT OF BUILDINGS

EXTERIOR

Overall Rating: Category [2]

Exterior Finish/Paint
Category [2]
- The locker rooms have exterior damage.
- The fascia boards on all buildings need to be replaced.

Door & Frames
Category [3]
- The doors and frames are all original and need to be replaced.

Windows
Category [3]
- The windows are all original and need to be replaced.

Roof
Category [3]
- All the roofs on the lower campus need to be replaced.

ADA Compliance

Category [3]

- Restrooms are not compliant and need to be replaced.

INTERIOR

Category [3] at both permanent and portable buildings.

- Locker room building has major water damage and is in need of renovation/ modernization.

RESTROOMS

Category [3]

- Restrooms need to be made compliant
- In need of deep cleaning, paint, and repairs

ASSESSMENT OF SYSTEMS

SITE UTILITIES

Overall Rating: Category [1]

MECHANICAL

Overall Rating: Category [2]

- The mechanical system is older and needs to be repaired.

PLUMBING

Overall Rating: Category [3]

- Original piping needs to be replaced.

ELECTRICAL

Overall Rating: Category [1]



Dry grass/no landscaping.



Unmaintained landscaping to playfields.



Water damage on locker room building.



Outdated, old locker room used for storage.



Non-compliant stairs to MPR stage.



Damaged ceiling condition in MPR.



Empty planters around campus.



Uneven and cracked thresholds into classrooms.



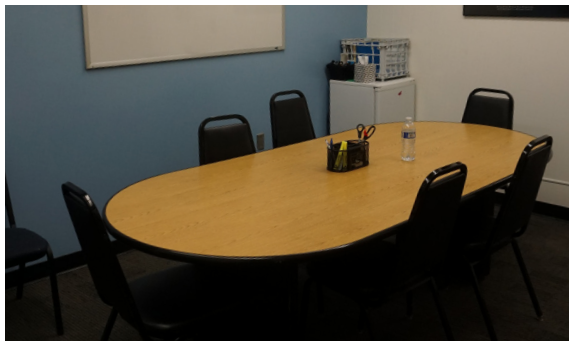
Damaged fascia boards.



Drop off area.



Main administration office.



Typical conference room.



Nurse cot room.



Typical kindergarten classroom.



Old science lab used for VAPA.



Typical classroom.



Teacher workroom.



Playfields.



Primary play structure.



Ramping and stairs for site elevation changes.



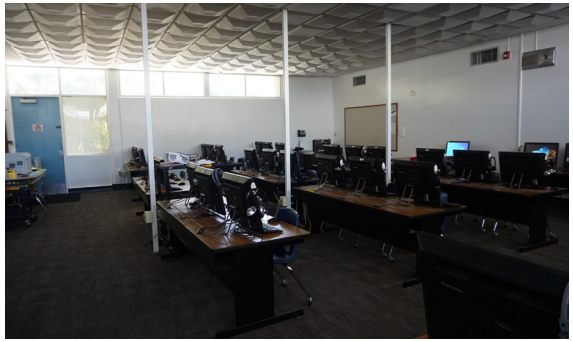
Lunch shelter.



Kitchen area.



Multi-Purpose room.



Computer lab.



District warehouse storage.



STEAM lab.



Library.



5125 E. Gerda Dr., Anaheim, CA 92807

EXISTING SITE INFORMATION

Year Built: 1965
Year Modernized: N/A
Student Population (2019-2020): 190
Grade Levels: Pre-K
Number of Permanent Classrooms: 18
Number of Relocatables: 0
Site Acreage: 13.9
Permanent Building Area: 30,679 sf
Relocatable Classroom Area: 0 sf
Other Relocatable Area: 0 sf
Parking: 52 spaces + 2 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

- 2010 - School-wide Energy Conservation Project (HVAC 200's and 300's wings)
- 2016 - 10-Year Roof Coating
- 2017 - Floor Covering Replacement (9 Classrooms, Office, OT/PT Resource Center)
- 2017 - Interior Painting (9 Classrooms, Office, OT/PT Resource Center)
- 2018 - Floor Covering Replacement Phase II
- 2018 - Interior Painting Phase II

PRINCIPAL COMMENTS

Site

- There are non-compliant ramps and tripping hazards where paving has lifted.
- Exterior wood lunch shelter is used as the Multi-Purpose Room (MPR) and as the only outdoor shade.
- There is a need for age appropriate play equipment/structures.

Building

- Common spaces have been broken up into smaller areas for support spaces, through the use of furniture.
- Smoke detectors are either missing or not working in the buildings.
- There are not enough appropriate restrooms for Preschool (PK) students.
- Record storage has a rat problem.

Highest Priorities
1. Fire alarm and smoke detectors
2. Benches and seating for students outdoors
3. Sidewalk repair, signage and markings in parking

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]
- The front entry has multiple areas with concrete paving that has lifted. The signage and wayfinding for the main building is unclear.

Parking
Category [0]

Paving
Category [3]
- Concrete is upheaving in some locations and needs to be replaced.

AC Paving
Category [1]

Ramps and Stairs
Category [3]
- Site ramps are non-compliant.

SITE AMENITIES

Shade Shelter - Lunch Canopy
Category [3]
- The shade structure leaks, wood rot, and termites. Needs to be replaced.

Lunch Tables and Benches
Category [3]
- Lunch tables are original and need to be replaced at an appropriate size for the student age level.

Drinking Fountains
Category [3]
- Drinking fountains are non-compliant and need to be replaced.

Play Equipment
Category [3]
- Play equipment is original and needs to be replaced.
- Handball blacktops have holes and rotten plywood. Needs to be replaced.

Landscape
Category [2]
- Grass areas north of the 200's and 300's wings are dead. In need of attention.

Irrigation
Category [3]
- Irrigation is old and should be replaced.

Fencing/Gates
Category [1]

ASSESSMENT OF BUILDINGS

EXTERIOR
Overall Rating: Category [3]

Exterior Finish/Paint
Category [3]
- The fascia and exterior paint is peeling and needs to be redone.

Door & Frames
Category [3]
- Doors and frames are original and need to be replaced.

Windows
Category [3]
- Windows are original and need to be replaced.

Roof
Category [3]

ADA Compliance
Category [3]

INTERIOR
Category [3] at both permanent and portable buildings.

RESTROOMS
ADA Compliance: [3]

ASSESSMENT OF SYSTEMS

SITE UTILITIES
Overall Rating: Category [1]

MECHANICAL

Overall Rating: Category [2]
- Mechanical units are old and need repair or replacement.

PLUMBING
Overall Rating: Category [3]
- Plumbing is original and needs to be re-piped.
- Custodial closet water heater nonfunctional

ELECTRICAL
Overall Rating: Category [1]



Decaying wooden lunch shelter.



Outdated bathroom fixtures need replacing.



Damaged exterior doors need replacing.



Damaged handball courts need replacing.



Insufficient record storage.



Non-compliant ramp access to play area.



In need of appropriate furniture.



Puddling and flooding around campus.



Lack of landscaping around campus.



Main entry.



Main administration office.



Teacher work room and break room.



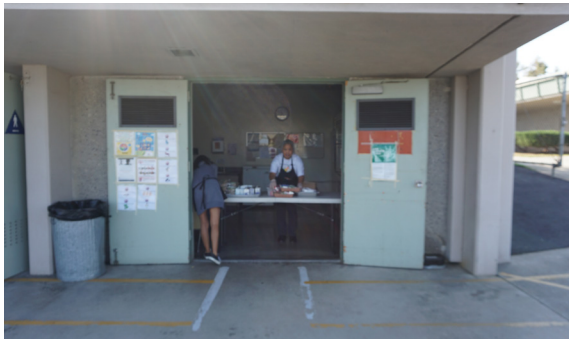
Health office and cot room.



Wooden-slat shade structure.



Play structure.



Food warming and serving area.



Hardcourts.



Typical classroom.



Typical restroom.



Restroom changing area.



Typical hallway.



Occupational therapy area.



Teacher workroom inside classroom building.



Administrative suite.



Typical exterior hallway.

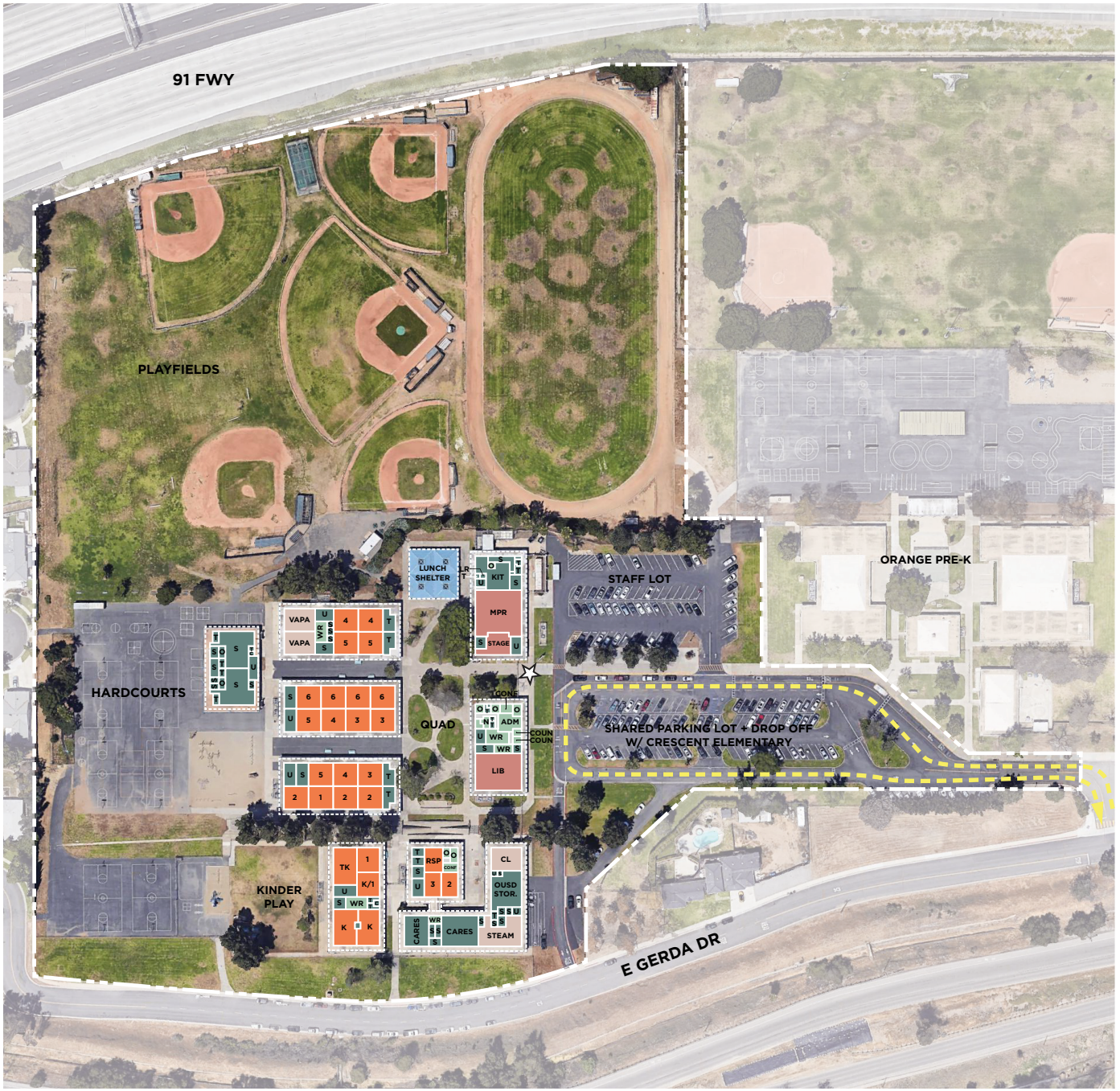


Speech room.



Secondary play area.

	TOTAL PROJECT COST (2021$)	
01. Modernize & Reconfigure Existing Classrooms	$	7,468,000
02. Building Systems, Toilets & Improved Energy Efficiency	$	8,648,000
03. Site Utilities	$	1,811,000
04. Classroom New Construction	$	188,000
05. Enrichment Programs & Electives	$	4,429,000
06. Science Labs	$	1,813,000
07. Assembly & Food Service Improvements	$	1,561,000
08. Media Center	$	2,103,000
09. Student Support / Counseling Services	$	2,121,000
10. Administration & Staff Support	$	4,230,000
11. Physical Education Improvements	$	11,002,000
12. After School Support	$	595,000
13. Safety & Security	$	3,497,000
14. Campus Arrival: Parking, Drop-off & Entry Plaza	$	3,353,000
15. Outdoor Learning Environments & Quads	$	2,795,000
16. Exterior Play Spaces, Playfields & Hardcourts	$	3,142,000
17. Flexible Furniture	$	1,375,000
18. Technology Infrastructure & Equipment	$	1,441,000
Total Project Cost (2021$)	**$**	**61,572,000**



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

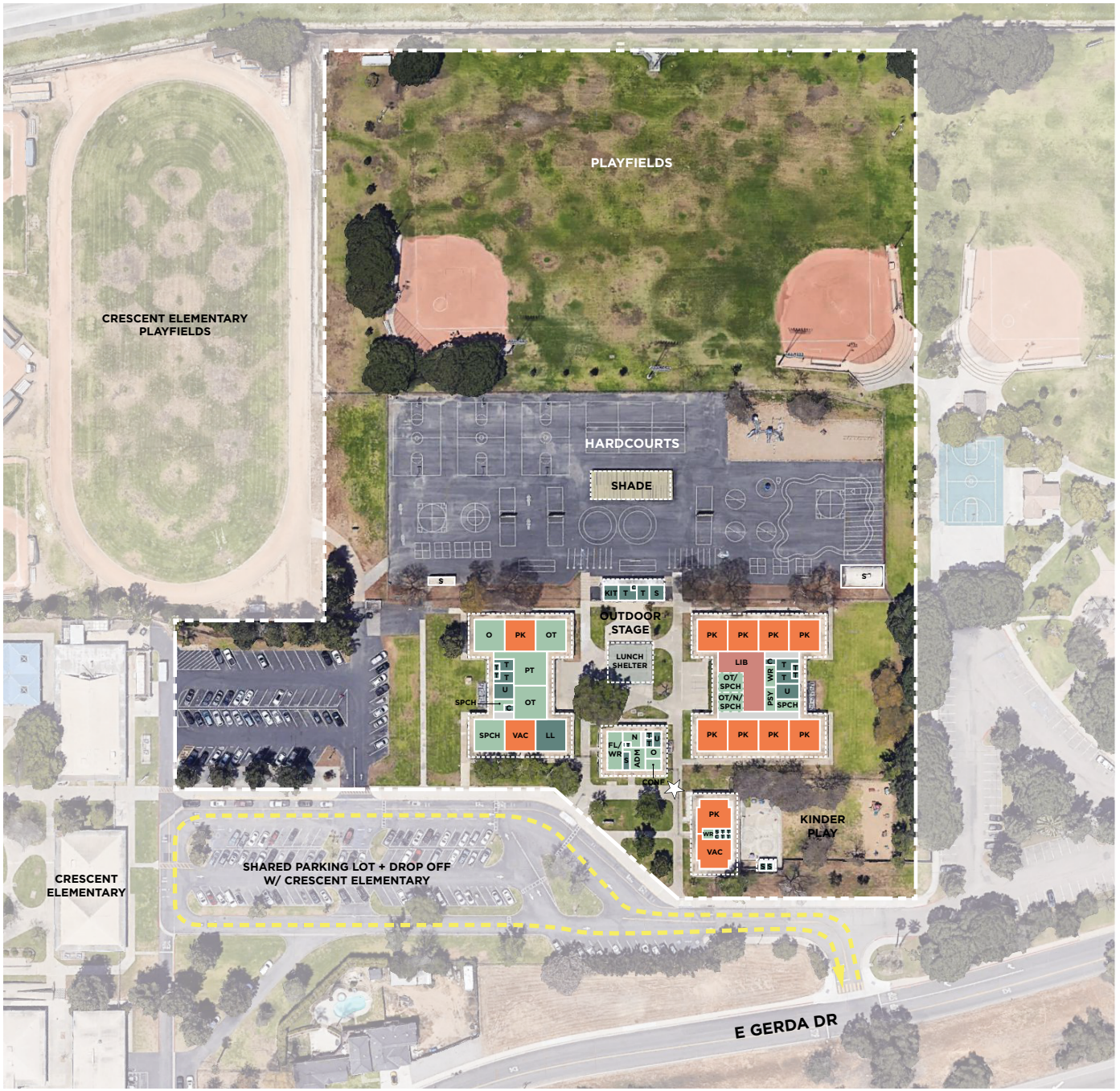
Existing 2019/20 Enrollment:	764
Teaching Stations:	
Preschool, PK	0
Transitional Kinder, TK	1
Kindergarten, K	2
1st-3rd Grade	11
4th-6th Grade	12
STEAM Lab	1
VAPA	2
Computer Lab	1
SDC	0
RSP	1
Other (2-CARES)	2
Grand Total:	33

N

0 40' 80' 160'

1" = 160'

EXISTING SITE PLAN
ORANGE PRE-K



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:	190
Teaching Stations:	
SDC	10
RSP	0
Other (1-Office, 2-OT, 1-PT, 1-Learning Links, 2-Vacant)	7
Grand Total:	17

N

0 40' 80' 160'

1" = 160'

Orange Unified School District
Facilities Master Plan

LPA



N

0 50' 100' 200'

1" = 200'

MODERNIZATION
RECONFIGURE
NEW CONSTRUCTION

		QTY.
Classrooms, CR		
PK	Preschool	0
TK	Transitional Kindergarten	1
K	Kindergarten	3
LP	Lower Primary (grades 1-3)	10
UP	Upper Primary (grades 4-6)	9
MS	Middle School (grades 7-8)	3
SDC	Special Day Class	0
GATE	GATE Program	3
Specialty Spaces		
IL	Innovation Lab	2
VAPA	Visual Arts/Performing Arts	3
SCI	Science	2
ELEC	Elective	
	SM - Small	1
	LG - Large	1
Shared Spaces		
COLAB	Collaboration Space (interior)	6
MPR	Multi-Purpose Room	1
MC	Media Center	1
LRC	Learning Resource Center	1
GYM	Gymnasium	1
CH	Changing Room	2
Admin / Faculty		
FW	Faculty Work	
FL	Faculty Lounge	
N	Nurse	
CONF	Conference Room	
WR	Staff Work Room	
Support Spaces		
AS	After School	2
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/Promenade

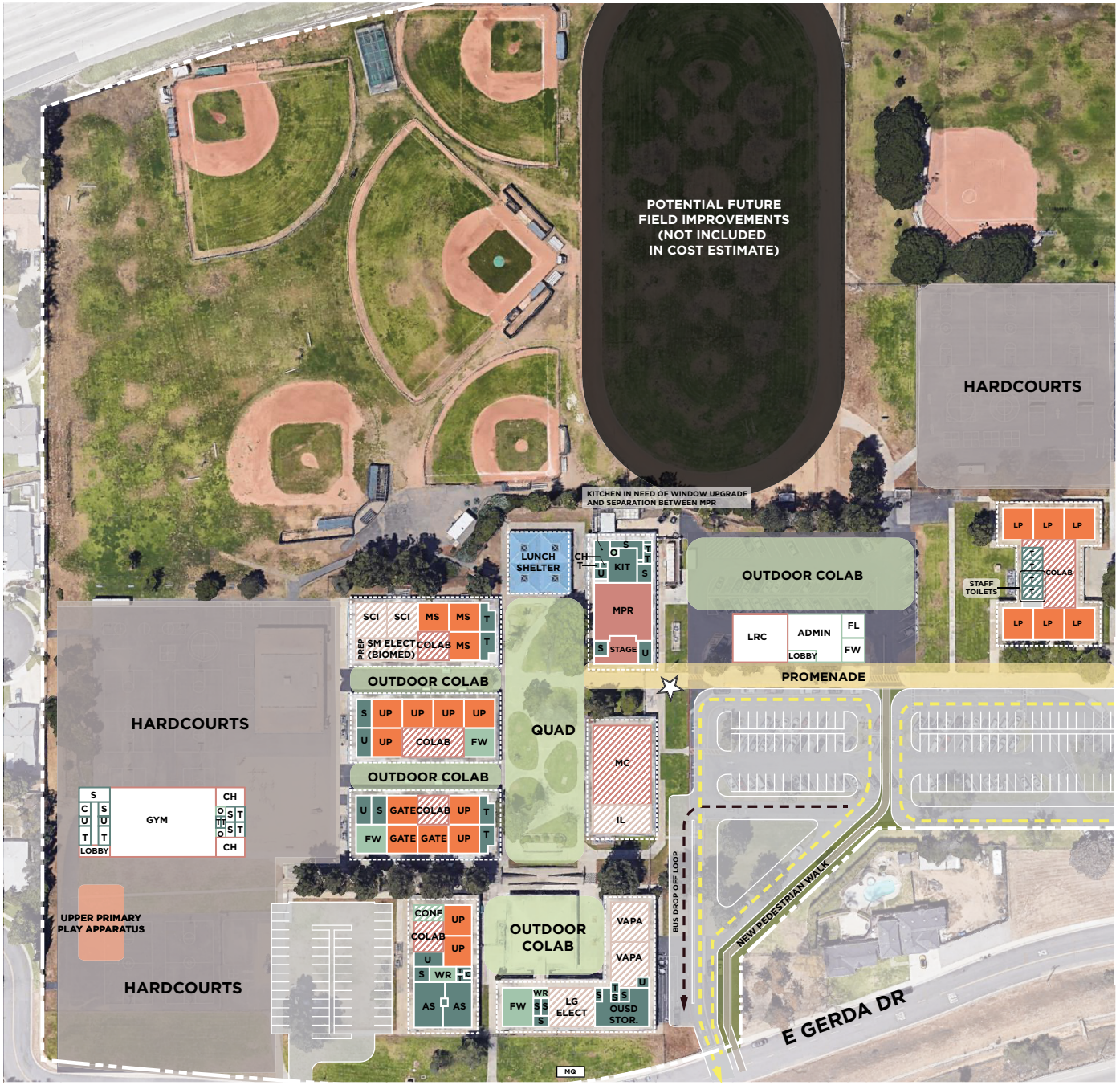
Proposed Capacity:	**900**
Teaching Stations:	
Preschool, PK	0
Transitional Kinder, TK	1
Kindergarten, K	4
1st-3rd Grade	10
4th-6th Grade (incl. GATE)	12
Innovation Lab	1
VAPA	3
English, ENG	1
History, HIST	1
Math	1
Science, SCI	1
Electives	2
SDC Preschool	0
SDC	0
Other (2-After School)	2
Grand Total:	39

5.2

PROPOSED OVERALL SITE PLAN
CRESCENT TK-8 MAGNET

Orange Unified School District
Facilities Master Plan

LPA



N

0 40' 80' 160'

1" = 160'

MODERNIZATION
RECONFIGURE
NEW CONSTRUCTION

		QTY.
Classrooms, CR		
PK	Preschool	0
TK	Transitional Kindergarten	1
K	Kindergarten	3
LP	Lower Primary (grades 1-3)	10
UP	Upper Primary (grades 4-6)	12
MS	Middle School (grades 7-8)	3
SDC	Special Day Class	0
Specialty Spaces		
IL	Innovation Lab	2
VAPA	Visual Arts/Performing Arts	3
SCI	Science	2
ELEC	Elective	
	SM - Small	1
	LG - Large	1
Shared Spaces		
COLAB	Collaboration Space (interior)	6
MPR	Multi-Purpose Room	1
MC	Media Center	1
LRC	Learning Resource Center	1
GYM	Gymnasium	1
CH	Changing Room	2
Admin / Faculty		
FW	Faculty Work	
FL	Faculty Lounge	
N	Nurse	
CONF	Conference Room	
WR	Staff Work Room	
Support Spaces		
AS	After School	2
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/Promenade

Proposed Capacity:	**900**
Teaching Stations:	
Preschool, PK	0
Transitional Kinder, TK	1
Kindergarten, K	4
1st-3rd Grade	10
4th-6th Grade	12
Innovation Lab	1
VAPA	3
English, ENG	1
History, HIST	1
Math	1
Science, SCI	1
Electives	2
SDC Preschool	0
SDC	0
Other (2-After School)	2
Grand Total:	39

5.2

PROPOSED SITE PLAN - WEST
CRESCENT TK-8 MAGNET

Orange Unified School District
Facilities Master Plan

LPA



N

0 40' 80' 160'

1" = 160'

MODERNIZATION
RECONFIGURE
NEW CONSTRUCTION

		QTY.
Classrooms, CR		
PK	Preschool	0
TK	Transitional Kindergarten	1
K	Kindergarten	3
LP	Lower Primary (grades 1-3)	10
UP	Upper Primary (grades 4-6)	12
MS	Middle School (grades 7-8)	3
SDC	Special Day Class	0
Specialty Spaces		
IL	Innovation Lab	2
VAPA	Visual Arts/Performing Arts	3
SCI	Science	2
ELEC	Elective	
	SM - Small	1
	LG - Large	1
Shared Spaces		
COLAB	Collaboration Space (interior)	6
MPR	Multi-Purpose Room	1
MC	Media Center	1
LRC	Learning Resource Center	1
GYM	Gymnasium	1
CH	Changing Room	2
Admin / Faculty		
FW	Faculty Work	
FL	Faculty Lounge	
N	Nurse	
CONF	Conference Room	
WR	Staff Work Room	
Support Spaces		
AS	After School	2
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/Promenade

Proposed Capacity:	**900**
Teaching Stations:	
Preschool, PK	0
Transitional Kinder, TK	1
Kindergarten, K	4
1st-3rd Grade	10
4th-6th Grade	12
Innovation Lab	1
VAPA	3
English, ENG	1
History, HIST	1
Math	1
Science, SCI	1
Electives	2
SDC Preschool	0
SDC	0
Other (2-After School)	2
Grand Total:	39

PROPOSED SITE PLAN - EAST
CRESCENT TK-8 MAGNET