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# EXISTING SITE CONDITIONS IMPERIAL TK-6 ELEMENTARY

## Orange Unified School District Facilities Master Plan



### EXISTING SITE INFORMATION

Year Built: 1976  
 Year Modernized: N/A  
 Student Population (2019-2020): 419  
 Grade Levels: K-6  
 Number of Permanent Classrooms: 20  
 Number of Relocatables: 1  
 Site Acreage: 10.0  
 Permanent Building Area: 30,246 sf  
 Relocatable Classroom Area: 0  
 Other Relocatable Area: 960 sf  
 Parking: 41 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

- 2008 - ADA Braille Signage Replacement
- 2014 - HVAC Replacement/Energy Upgrade
- 2014 - Fire Alarm Upgrade
- 2015 - Floor Covering Replacement
- 2016 - Floor Covering Replacement
- 2017 - Floor Covering Replacement (Media Center)
- 2017 - Exterior Painting
- 2018 - Field Renovations/Improvements (Grading, Sprinkler Adjustment, Hydro-seeding)
- 2018 - IP Bell/PA System
- 2019 - Restroom Refurbishment (Full DSA renovation at 2 main restrooms)

### PRINCIPAL COMMENTS

#### Site

- There are considerable parking, drop-off and site access issues.
- Flooding was present when the site was visited (potentially an underground pipe).
- The north part of the playfield is unused due to poor visibility and supervision issues.

#### Building

- This site was designed as a single-room school. Classroom separation, acoustics, storage, and adequate facilities for the

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- Special Education population are all issues.
- Restrooms have considerable flooding issues.
- The Media Center has a trussed roof so there are no partitions. The space is used for VAPA and as the Library.
- The health office doubles as the mail room.
- Need diaper changing facilities.
- There is currently no dedicated area for food delivery. Food is wheeled through the Library.
- School interior paint could use a refresh.
- Would like more office space for the psychologist and speech pathologist.

### Programs

- There are three self-contained SDC classrooms.

### Highest Priorities

- Walls and doors on classrooms
- Interior paint
- Multi-Purpose Room (MPR)/Portable for additional 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 [2]

- Entry is dated and signage for Campus can be improved.

### Parking

Category [3]

- Concerns during pick up and drop off - parents park at Parkside ROP below and walk up because parking is in adequate.

### Paving

Category [3]

- Cracked and upheaving paving in many areas are a tripping hazard.

### AC Paving

Category [3]

- Asphalt paving is old and needs replacement.

### Ramps and Stairs

Category [3]

- Site access in many areas is non compliant.

## SITE AMENITIES

### Shade Shelter - Lunch Canopy

Category [3]

- Wood, need to be replaced.

### Lunch Tables and Benches

Category [3]

### Drinking Fountains

Category [3]

### Play Equipment

Category [2]

- Equipment is old and needs to be replaced.

### Landscape

Category [1]

### Irrigation

Category [3]

### Fencing/Gates

Category [2]

## ASSESSMENT OF BUILDINGS

### EXTERIOR

Overall Rating: Category [3]

### Exterior Finish/Paint

Category [3]

### 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.

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### Roof

Category [1]

### ADA Compliance

Category [0]

- Restrooms were recently updated

### INTERIOR

Category [2] at both permanent and portable buildings.

- Ceiling tiles, in several rooms, are damaged, stained and in need of replacement.

### RESTROOMS

Category [2]

ADA Compliance: [0]

- Restroom floor tiles and partitions are in poor condition and in need of replacement.

## ASSESSMENT OF SYSTEMS

### SITE UTILITIES

Overall Rating: Category [0]

### MECHANICAL

Overall Rating: Category [0]

### PLUMBING

Overall Rating: Category [3]

- Original and needs to be replaced

### ELECTRICAL

Overall Rating: Category [1]

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Cracked ceiling tiles.



Outdated casework in teacher workroom.



No physical/acoustic separation between classes.



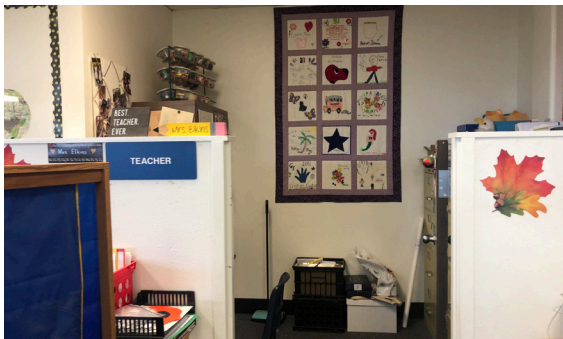
Cracking across hardcourts.



Non-compliant access to play structures.



Inappropriate storing of IDF.



No private office space for teachers.



Sand in kinder play area needs to be replaced.



MPR space partitioned for storage and other programs.

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# EXISTING SITE CONDITIONS IMPERIAL TK-6 ELEMENTARY

## Orange Unified School District Facilities Master Plan



Drop off area.



Main entry.



Main administration office.



Nurse cot room.



Teacher work room.



Teacher break room.



Library.



Computer lab.



Typical classroom.

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# EXISTING SITE CONDITIONS IMPERIAL TK-6 ELEMENTARY

## Orange Unified School District Facilities Master Plan



Food warming and serving.



Typical restroom.



Typical restroom fixture.



Playfields.



Upper grade swing set.



Wood-slat lunch shelter.



Typical kindergarten classroom.



Kindergarten play structure.



Kindergarten hardcourt and shaded lunch area.

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# COST ESTIMATE IMPERIAL TK-6 ELEMENTARY

## Orange Unified School District Facilities Master Plan



|                                                            | TOTAL PROJECT COST<br>(2021\$) |
|------------------------------------------------------------|--------------------------------|
| 01. Modernize & Reconfigure Existing Classrooms            | \$ 2,188,000                   |
| 02. Building Systems, Toilets & Improved Energy Efficiency | \$ 904,000                     |
| 03. Site Utilities                                         | \$ -                           |
| 04. Classroom New Construction                             | \$ 6,329,000                   |
| 05. Enrichment Programs & Electives                        | \$ 4,082,000                   |
| 06. Science Labs                                           | \$ -                           |
| 07. Assembly & Food Service Improvements                   | \$ 4,335,000                   |
| 08. Media Center                                           | \$ 1,374,000                   |
| 09. Student Support / Counseling Services                  | \$ 2,121,000                   |
| 10. Administration & Staff Support                         | \$ 1,235,000                   |
| 11. Physical Education Improvements                        | \$ -                           |
| 12. After School Support                                   | \$ 191,000                     |
| 13. Safety & Security                                      | \$ 197,000                     |
| 14. Campus Arrival: Parking, Drop-off & Entry Plaza        | \$ 120,000                     |
| 15. Outdoor Learning Environments & Quads                  | \$ -                           |
| 16. Exterior Play Spaces, Playfields & Hardcourts          | \$ 2,383,000                   |
| 17. Flexible Furniture                                     | \$ 449,000                     |
| 18. Technology Infrastructure & Equipment                  | \$ 509,000                     |
| <b>Total Project Cost (2021\$)</b>                         | <b>\$ 26,417,000</b>           |



- 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

|                                         |           |
|-----------------------------------------|-----------|
| <b>Existing 2019/20 Enrollment: 487</b> |           |
| <b>Teaching Stations:</b>               |           |
| Preschool, PK                           | 0         |
| Transitional Kinder, TK                 | 1         |
| Kindergarten, K                         | 2         |
| 1 <sup>st</sup> -3 <sup>rd</sup> Grade  | 6         |
| 4 <sup>th</sup> -6 <sup>th</sup> Grade  | 6         |
| STEAM Lab                               | 1         |
| VAPA                                    | 1         |
| Computer Lab                            | 0         |
| SDC                                     | 3         |
| RSP                                     | 1         |
| Other                                   | 0         |
| <b>Grand Total:</b>                     | <b>21</b> |

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EXISTING SITE PLAN  
IMPERIAL TK-6 ELEMENTARY

Orange Unified School District  
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|                         | MODERNIZATION                                                                    | RECONFIGURE | NEW CONSTRUCTION | QTY. |
|-------------------------|----------------------------------------------------------------------------------|-------------|------------------|------|
| <b>Classrooms, CR</b>   |                                                                                  |             |                  |      |
| PK                      |                                                                                  |             |                  | 0    |
| TK                      |                                                                                  |             |                  | 1    |
| K                       |                                                                                  |             |                  | 2    |
| LP                      |                                                                                  |             |                  | 6    |
| UP                      |                                                                                  |             |                  | 6    |
| SDC                     |                                                                                  |             |                  | 5    |
| <b>Specialty Spaces</b> |                                                                                  |             |                  |      |
| IL                      |                                                                                  |             |                  | 1    |
| VAPA                    |                                                                                  |             |                  | 3    |
| <b>Shared Spaces</b>    |                                                                                  |             |                  |      |
| COLAB                   |                                                                                  |             |                  | 0    |
| MPR                     |                                                                                  |             |                  | 1    |
| MC                      |                                                                                  |             |                  | 1    |
| LRC                     |                                                                                  |             |                  | 1    |
| <b>Admin / Faculty</b>  |                                                                                  |             |                  |      |
| FW                      |                                                                                  |             |                  |      |
| FL                      |                                                                                  |             |                  |      |
| N                       |                                                                                  |             |                  |      |
| CONF                    |                                                                                  |             |                  |      |
| WR                      |                                                                                  |             |                  |      |
| <b>Support Spaces</b>   |                                                                                  |             |                  |      |
| AS                      |                                                                                  |             |                  | 1    |
| S                       |                                                                                  |             |                  |      |
| T                       |                                                                                  |             |                  |      |
| U                       |                                                                                  |             |                  |      |
| C                       |                                                                                  |             |                  |      |
| KIT                     |                                                                                  |             |                  |      |
| SERV                    |                                                                                  |             |                  |      |
| <b>Legend</b>           |                                                                                  |             |                  |      |
|                         | No Work Required                                                                 |             |                  |      |
|                         | Portable Classrooms                                                              |             |                  |      |
|                         | Main Entry                                                                       |             |                  |      |
|                         | Drop-Off                                                                         |             |                  |      |
|                         | Fence                                                                            |             |                  |      |
|                         | Site to include cost for underground utilities to support future digital marquee |             |                  |      |
|                         | Kinder Play                                                                      |             |                  |      |
|                         | Play Apparatus                                                                   |             |                  |      |
|                         | Outdoor Colab/Quad/Playfield                                                     |             |                  |      |
|                         | Hardcourts                                                                       |             |                  |      |
|                         | Entry Plaza                                                                      |             |                  |      |

|                                        |            |
|----------------------------------------|------------|
| <b>Proposed Capacity:</b>              | <b>514</b> |
| <b>Teaching Stations:</b>              |            |
| Preschool, PK                          | 0          |
| Transitional Kinder, TK                | 1          |
| Kindergarten, K                        | 2          |
| 1 <sup>st</sup> -3 <sup>rd</sup> Grade | 6          |
| 4 <sup>th</sup> -6 <sup>th</sup> Grade | 6          |
| Innovation Lab                         | 1          |
| VAPA                                   | 3          |
| SDC Preschool                          | 1          |
| SDC                                    | 4          |
| Other (1-After School)                 | 1          |
| <b>Grand Total:</b>                    | <b>25</b>  |

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## PROPOSED SITE PLAN IMPERIAL TK-6 ELEMENTARY

Orange Unified School District  
Facilities Master Plan



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