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EXISTING SITE CONDITIONS RUNNING SPRINGS K-6 ELEMENTARY

Orange Unified School District Facilities Master Plan



8670 E. Running Springs Dr., Anaheim, CA 92808

EXISTING SITE INFORMATION

Year Built: 1999
Year Modernized: N/A
Student Population (2019-2020): 620
Grade Levels: K-6
Number of Permanent Classrooms: 30
Number of Relocatables: 6
Site Acreage: 9.0
Permanent Building Area: 47,364 sf
Relocatable Classroom Area: 3,840 sf
Other Relocatable Area: 1,920 sf
Parking: 87 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

- 2000 - Construction of Admin, MPR and Classroom Buildings
- 2005 - Construction of Classroom 3 Buildings - 300, 400, 500
- 2016 - Fire Alarm System Upgrade/Replacement
- 2016 - Asphalt Slurry/Seal Coat
- 2016 - Field Renovations/Improvements (core aeration, weed control, fertilization & hydro-seeding)
- 2017 - Floor Covering Replacement (Computer Lab)
- 2018 - Floor Covering Replacement Phase II
- 2018 - Interior Painting
- 2019 - Floor Cover Replacement in rooms: 100-101, 103-105, 107, 110-112, Building 100 Workrooms, 300-303, 307, Building 300 Workrooms
- 2019 - Interior Painting in rooms: 100-101, 103-105, 107, 110-112, Building 100 workrooms, 300-303, 307, and Building 300 Workrooms
- 2019 - New Rubber Surfacing at the Kinder playground

PRINCIPAL COMMENTS

Site

- Landscaping is eroding out onto the sidewalk in the front - in need of new landscaping to fill in dirt areas.

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- Fencing at the bottom of the hill is open and is a security concern.
- Fencing is also rusted and corroded - in need of replacement.
- There is flooding at the front of the school site.
- Would like to utilize outdoor spaces for learning.
- Would like to have gates between the Kindergarten area and the lower grade buildings for better security of the Kindergartners.
- Would like the curb appeal to match the neighborhood.
- Not many areas for Kindergarten and Transitional Kindergarten to play and explore.

Building

- Do not have the space to adequately serve mod-severe students. Need more cool down space.
- Would like dedicated building for mod-severe students, including toileting facilities.
- Would like covered walkways between buildings.
- The eaves on the Administration building need to be reworked.
- The administration building's fascia boards and trim need repainting.
- Would like a dedicated space for VAPA.

Program

- International Baccalaureate program

Highest Priorities

1. Landscaping and irrigation
2. Paint on Administration building
3. Beautification of slopes outside the Administration building

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 [0]

AC Paving

Category [0]

Ramps and Stairs

Category [2]

SITE AMENITIES

Shade Shelter - Lunch Canopy

Category [1]

Lunch Tables and Benches

Category [0]

Drinking Fountains

Category [0]

Play Equipment

Category [3]

- There are tripping hazards at play areas. New equipment is needed for Kindergarten.

Landscape

Category [3]

- Access and landscape at the front of school needs to be addressed to mitigate water flowing onto sidewalks.
- Standing water and drainage issue in swale near classrooms C502 and C503.
- Ant problem throughout the campus in need of attention.

Irrigation

Category [1]

Fencing/Gates

Category [1]

- Fencing needs to be replaced in some areas where security is a concern.

ASSESSMENT OF BUILDINGS

EXTERIOR

Overall Rating: Category [1]

Exterior Finish/Paint

Category [1]

Door & Frames

Category [2]

Windows

Category [1]

- Classrooms C301 and C302 have water leaks under windows into rooms.

Roof

Category [1]

**ADA Compliance**

Category [2]

INTERIOR

Category [1] at both permanent and Category [2] at portable buildings.

- Floors in classrooms are old, worn, and stained in need of cleaning or replacement.
- Vinyl tack, carpet, rain gutters, and base skirting in portable buildings are in poor condition and in need of attention.

RESTROOMS

ADA Compliance: [2]

ASSESSMENT OF SYSTEMS**SITE UTILITIES**

Overall Rating: Category [1]

MECHANICAL

Overall Rating: Category [1]

- HVAC is loud and needs further assessment.

PLUMBING

Overall Rating: Category [1]

ELECTRICAL

Overall Rating: Category [1]

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Administration building needs new paint.



Flooding issues at the front of campus.



Lack of landscaping causing runoff on sidewalks.



Drainage issues between classrooms.



Play structure surface damaged, needs replacing.



Broken ceiling tiles in Multi-Purpose room.



Fencing is not continuous.



Lack of landscaping around campus.



Drainage and flooding issues on hardcourts.

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Front of administration building.



Main administration office.



Teacher workroom.



Library.



Typical kindergarten classroom.



Kindergarten play structure.



Kindergarten shaded lunch area.



Typical restrooms.



Typical outdoor area between classrooms.

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Quad.



Typical colab space between classrooms.



Typical classroom.



Hardcourts and play area.



Play structure.



Lunch shelter.



Multi-Purpose room.



STEAM lab.



Drop off.

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COST ESTIMATE RUNNING SPRINGS TK-8 ACADEMY

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	TOTAL PROJECT COST (2021\$)
01. Modernize & Reconfigure Existing Classrooms	\$ 1,337,000
02. Building Systems, Toilets & Improved Energy Efficiency	\$ -
03. Site Utilities	\$ 752,000
04. Classroom New Construction	\$ 5,442,000
05. Enrichment Programs & Electives	\$ 5,758,000
06. Science Labs	\$ 1,146,000
07. Assembly & Food Service Improvements	\$ 2,232,000
08. Media Center	\$ 1,116,000
09. Student Support / Counseling Services	\$ 1,046,000
10. Administration & Staff Support	\$ -
11. Physical Education Improvements	\$ 2,017,000
12. After School Support	\$ 525,000
13. Safety & Security	\$ 207,000
14. Campus Arrival: Parking, Drop-off & Entry Plaza	\$ 341,000
15. Outdoor Learning Environments & Quads	\$ 739,000
16. Exterior Play Spaces, Playfields & Hardcourts	\$ 392,000
17. Flexible Furniture	\$ 837,000
18. Technology Infrastructure & Equipment	\$ 897,000
Total Project Cost (2021\$)	\$ 24,784,000



- 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: 672	
Teaching Stations:	
Preschool, PK	0
Transitional Kinder, TK	0
Kindergarten, K	4
1 st -3 rd Grade	11
4 th -6 th Grade	8
STEAM Lab	1
VAPA	2
Computer Lab	1
SDC	3
RSP	2
Other (1-Spch, 1-OT, 2-Vacant, 1-CARES)	5
Grand Total:	37

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	MODERNIZATION	RECONFIGURE	NEW CONSTRUCTION	QTY.
Classrooms, CR				
PK				0
TK				1
K				3
LP				9
MS				3
SDC				0

Specialty Spaces				
IL				2
VAPA				3
SCI				2
ELEC				2
SM - Small				2
LG - Large				1

Shared Spaces				
COLAB				5
MPR				1
MC				1
LRC				1
GYM				0
CH				2

Admin / Faculty				
FW				
FL				
N				
CONF				
WR				

Support Spaces				
AS				1
S				
T				
U				
C				
KIT				
SERV				

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

Proposed Capacity:	900
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
English, ENG	1
History, HIST	1
Math	1
Science, SCI	2
Electives	3
SDC Preschool	0
SDC	0
Other (1-After School)	1
Grand Total:	32

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PROPOSED SITE PLAN RUNNING SPRINGS TK-8 ACADEMY

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