

181 S. Del Giorgio Dr., Anaheim, CA 92808

EXISTING SITE INFORMATION

Year Built: 1974
Year Modernized: N/A
Student Population (2019-2020): 1,180
Grade Levels: 7-8
Number of Permanent Classrooms: 39
Number of Relocatables: 3
Site Acreage: 20.2
Permanent Building Area: 100,798 sf
Relocatable Classroom Area: 2,880 sf
Other Relocatable Area: 912 sf
Parking: 110 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

- 2009 - Replace Lunch Shelter/Restroom Upgrades at B Building
- 2011 - ADA Restroom Upgrades
- 2013 - 1 Classroom and Admin Alterations
- 2013 - HVAC/Lighting/Energy Upgrades/ Repave Parking Lot
- 2018 - Fire Alarm Upgrade
- 2018 - Construct Gym/Science Building

PRINCIPAL COMMENTS

Site

- Would prefer solar shading to be a "hangout" for students rather than in the parking lots where they obstruct views.
- Would like a security booth at the entrance to monitor people coming into campus.

Building

- The stage does not have an ADA lift.
- There is no ADA access to the locker rooms.
- Have recently updated furniture and materials.
- Administration building's floor covering needs replacement.

Highest Priorities

1. Bathrooms
2. Atrium (slip hazard)
3. Shade outside for students

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 [0]

Paving
Category [2]
- Cracking observed around campus.

AC Paving
Category [0]

Ramps and Stairs
Category [0]

SITE AMENITIES

Shade Shelter - Lunch Canopy
Category [1]
- The shelter is metal which is loud for students sitting under it.

Lunch Tables and Benches
Category [2]

Drinking Fountains
Category [2]
- Many drinking fountains are old and need to be replaced.

Landscape
Category [1]

Irrigation
Category [1]

Fencing/Gates
Category [0]

ASSESSMENT OF BUILDINGS

EXTERIOR

Overall Rating: Category [1]
Exterior Finish/Paint
Category [1]

Door & Frames
Category [1]

Windows
Category [1]

Roof
Category [0]

ADA Compliance
Category [3]
- Site access is non-compliant.

INTERIOR

Category [2] at both permanent and portable buildings.
- Floor coverings: carpets and VCT are old, worn, stained and in need of replacement
- ceiling tiles are worn and stained throughout the campus - in need of replacement.
- Cabinets and Casework: Formica delaminating in various locations throughout the campus. In need of attention.

RESTROOMS

ADA Compliance: [0]

ASSESSMENT OF SYSTEMS

SITE UTILITIES

Overall Rating: Category [1]

MECHANICAL

Overall Rating: Category [2]
- Units are loud and potentially cause condensation at the Administration building.

PLUMBING

Overall Rating: Category [1]

ELECTRICAL

Overall Rating: Category [1]



Concrete cracking across campus.



Outdated electrical equipment.



Outdated water fountains.



Non-compliant access to lecture hall stage.



Inadequate storing of IDF.



Paint and baseboards need refurbishing.



Surfaces in cafeteria need refurbishing.



Drainage and puddling issues around campus.



Non-compliant access to lower buildings.



Drop off.



Front of main administration office.



Atrium area.



Typical hallway between atrium and classrooms.



Typical exterior area behind classrooms.



Wood shop classroom.



Home economics classroom.



Typical science lab.



Lecture hall.



Library.



Digital media classroom.



SDC classroom.



Band room.



Food serving area.



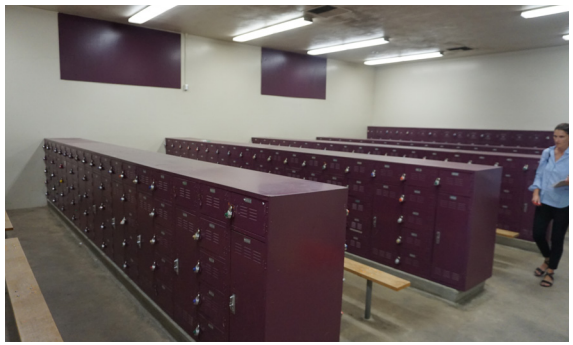
Stage.



Lunch shelter.

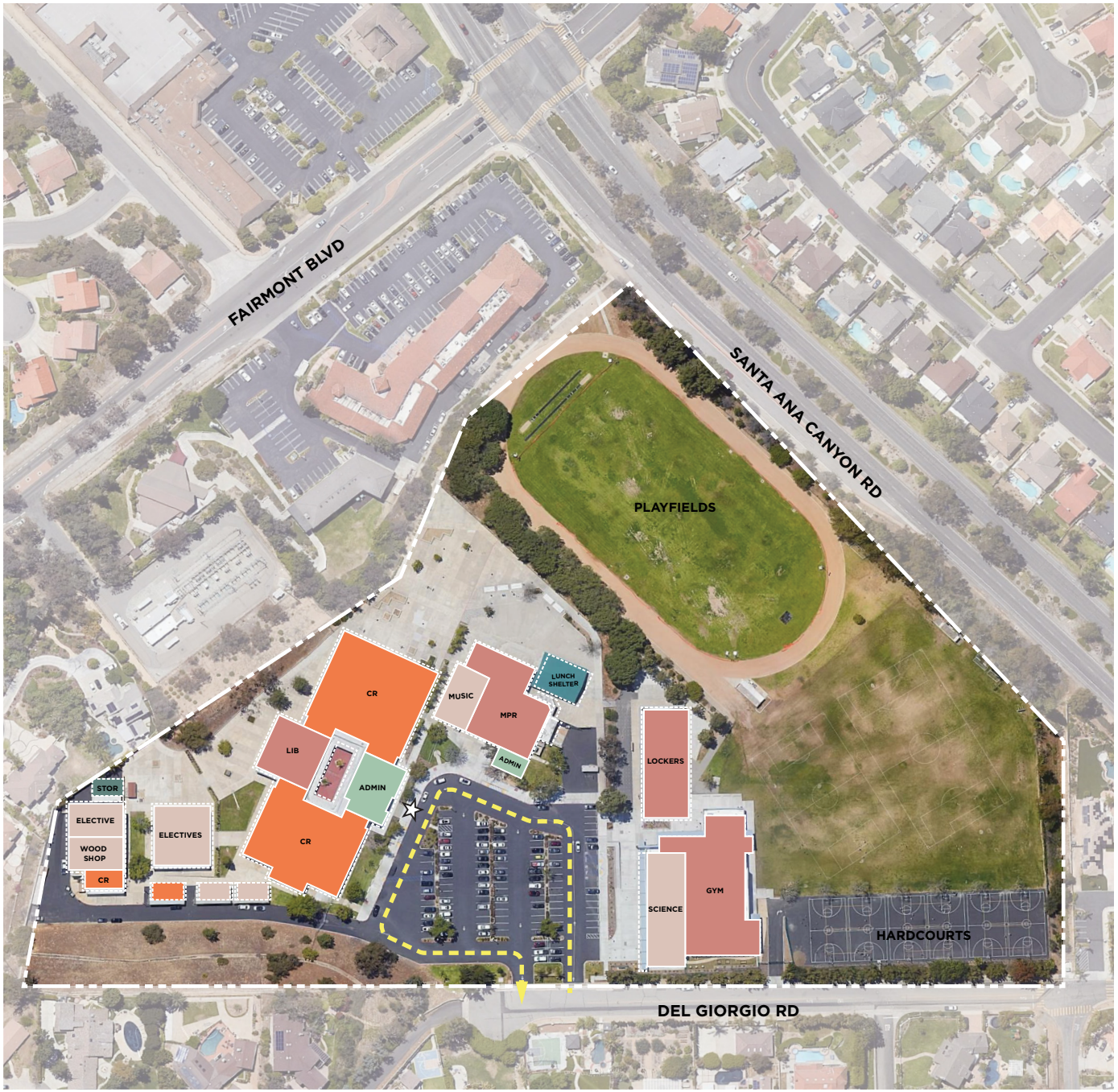


Outdoor stage.



Locker room.

	TOTAL PROJECT COST (2021$)	
01. Modernize & Reconfigure Existing Classrooms	$	3,421,000
02. Building Systems, Toilets & Improved Energy Efficiency	$	2,504,000
03. Site Utilities	$	-
04. Classroom New Construction	$	-
05. Enrichment Programs & Electives	$	4,298,000
06. Science Labs	$	-
07. Assembly & Food Service Improvements	$	2,101,000
08. Media Center	$	836,000
09. Student Support / Counseling Services	$	756,000
10. Administration & Staff Support	$	1,874,000
11. Physical Education Improvements	$	1,393,000
12. After School Support	$	-
13. Safety & Security	$	196,000
14. Campus Arrival: Parking, Drop-off & Entry Plaza	$	120,000
15. Outdoor Learning Environments & Quads	$	-
16. Exterior Play Spaces Playfields & Hardcourts	$	111,000
17. Flexible Furniture	$	1,225,000
18. Technology Infrastructure & Equipment	$	1,332,000
Total Project Cost (2021$)	**$**	**20,167,000**



Classrooms, CR

Electives / Science Labs

Shared Spaces

Admin / Faculty

Support Spaces

Portable Classroom

Main Entry

Drop Off

N

0 50' 100' 200'

1" = 200'

5.2

EXISTING OVERALL SITE PLAN

EL RANCHO 7-8 CHARTER MIDDLE

Orange Unified School District

Facilities Master Plan

LPA



Classrooms, CR

ENG	English
HIST	History
MATH	Math
RSP	Resource Specialist
SDC	Special Day Class
VAC	Vacant

Electives / Labs

SCI	Science Lab
COMP	Computer Lab

Shared Spaces

MPR	Multi-Purpose Room
MC	Media Center
LR	Locker Room

Admin / Faculty

FW	Faculty Work
FL	Faculty Lounge
WR	Workroom
O	Office
N	Nurse
PSY	Psychologist
SPCH	Speech
OT/PT	Occupational Therapy/Physical Therapy
CONF	Conference Room
COUN	Counselor
PTA	Parent Teacher Association

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: 1,180

Teaching Stations:

English, ENG	7
History, HIST	5
Math	7
Science, SCI	5
Electives, ELEC	14
Computer Lab, COMP	1
RSP	1
SDC	3
Other (1-Storage)	1
Grand Total:	44

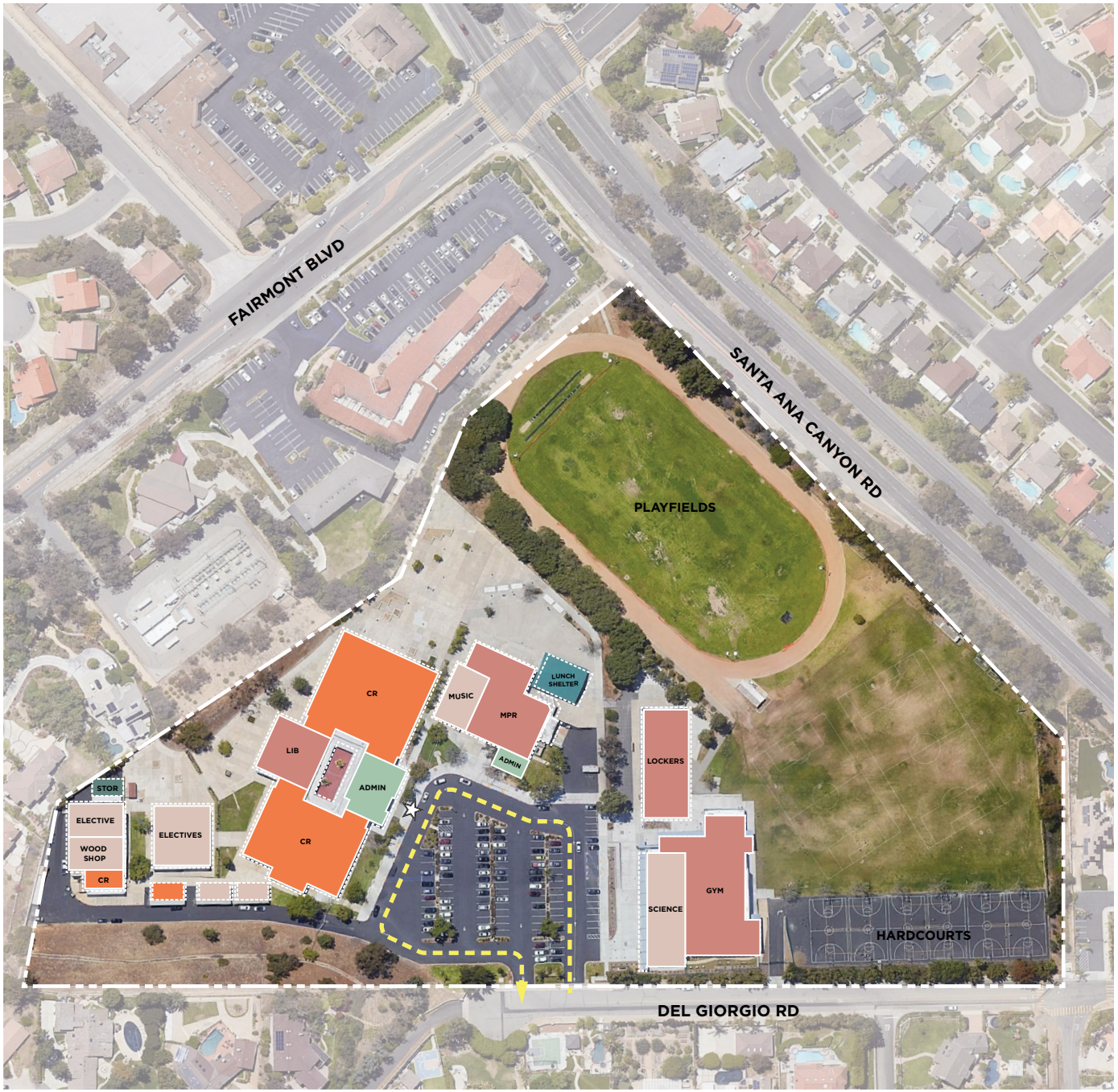
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0 40' 80' 160'

1" = 160'

LPA

PROPOSED OVERALL SITE PLAN
EL RANCHO 7-8 CHARTER MIDDLE



MODERNIZATION
RECONFIGURE
NEW CONSTRUCTION

- Classrooms, CR
- Electives / Labs
- Shared Spaces
- Admin / Faculty
- Support Spaces

- 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

N

0 50' 100' 200'

1" = 200'



N

0 40' 80' 160'

1" = 160'

MODERNIZATION
RECONFIGURE
NEW CONSTRUCTION

		QTY.
Classrooms, CR		
CR	Classroom	20
SDC	Special Day Class	3
RSP	Resource Specialist	1
Electives / Labs		
SCI	Science Lab	5
ELEC	Elective	
	SM - Small	5
	LG - Large	8
Shared Spaces		
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	
CONF	Conference Room	
WR	Staff Work Room	
Support Spaces		
AS	After School	0
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:	**900**
Teaching Stations:	
English, ENG	5
History, HIST	5
Math	5
Science, SCI	5
Electives, ELEC	13
SDC	3
Other (1-Storage)	1
Grand Total:	37

5.2

PROPOSED SITE PLAN
EL RANCHO 7-8 CHARTER MIDDLE

Orange Unified School District
Facilities Master Plan

LPA