



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 - Fire Alarm Replacement
- 2016 - Field Renovation/Improvements (core aeration, weed control, fertilization & hydro-seeding)
- 2016 - Interior Lighting Upgrade/LED Bulb Replacement
- 2016 - Exterior LED Lighting Upgrade
- 2018 - 10-year Roofing Coating (HVAC Pits)
- 2018 - IP Bell/PA System
- 2019 - HVAC Replacement/Energy Upgrade, Roofing Replacement
- 2019 - Restroom Refurbishment - new epoxy flooring, fixtures, and partitions at 4 restrooms

EXISTING SITE INFORMATION

Year Built: 1965
 Year Modernized: N/A
 Student Population (2019-2020): 421
 Grade Levels: K-6
 Number of Permanent Classrooms: 20
 Number of Relocatables: 2
 Site Acreage: 7.80
 Permanent Building Area: 31,817 sf
 Relocatable Classroom Area: 0 sf
 Other Relocatable Area: 1,920 sf
 Parking: 62 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

PRINCIPAL COMMENTS

Site

- There is extensive flooding in the quad areas.
- Would like to use the quads for outdoor learning opportunities.
- The Kinder play area needs more shade and outdoor space.
- Fencing is a security issue where it is 4' high.
- Landscaping and entry area needs a face lift
- Playground equipment is old and in need of an update.

5.5 EXISTING SITE CONDITIONS FLETCHER TK-6 ELEMENTARY

Orange Unified School District Facilities Master Plan



Building

- There is not enough space for large parent groups (PTA and Mandarin After School program).
- There are not enough conference rooms and pull out areas for support services and places to meet with new parents that are interested in the program.
- Currently, the school does not have a Multi-Purpose Room (MPR). Would like to have a place for the entire school to congregate.
- In need of space to properly house Transitional Kindergarten (TK).
- Would potentially like to place portable on the Kinder hardcourt area.
- Staff and student restrooms need renovation and updating.
- VCT flooring throughout campus is labor intensive to maintain as well as noisy.

Program

- The school has a growing Mandarin program that have students from 15 different school districts attend, however classrooms are at capacity.

Highest Priorities

1. Flooring and office remodel
2. Remaining restroom remodel
3. Quad area remodel

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 [2]

- Very small parking lot. Buses drop off on the street.

Paving

Category [1]

AC Paving

Category [1]

Ramps and Stairs

Category [1]

SITE AMENITIES

Shade Shelter - Lunch Canopy

Category [3]

- Wood slat lunch shelter with dry rot. Needs to be replaced.
- Would like more shade on the site.

Lunch Tables and Benches

Category [2]

- Old and need to be replaced.

Drinking Fountains

- Category [2]

Play Equipment

Category [2]

- The play equipment is outdated and needs to be replaced.

Landscape

Category [1]

Trip hazard along north edge of blacktop/ concrete swale

Irrigation

Category [3]

- The irrigation system is old and needs to be replaced.

Fencing/Gates

Category [1]

ASSESSMENT OF BUILDINGS

EXTERIOR

Overall Rating: Category [1]

Exterior Finish/Paint

Category [2]

- Entryway portico has dry rot and water runs off poorly

Door & Frames

Category [3]

- Door hardware is original and outdated, and needs to be replaced.

Windows

Category [3]

- Windows are original and need to be replaced.

5.5 EXISTING SITE CONDITIONS **FLETCHER TK-6 ELEMENTARY**

Orange Unified School District Facilities Master Plan



Roof

Category [0]

- Roofs were recently replaced.

ADA Compliance

Category [1]

INTERIOR

Category [1] at both permanent and portable buildings.

- Many classroom interior partitions are original folding partitions that are no longer used, and create sound transmission problems.
- Boys restroom has plaster damage

RESTROOMS

ADA Compliance: [1]

- Underwent restroom refurbishment in summer 2019

ASSESSMENT OF SYSTEMS

SITE UTILITIES

Overall Rating: Category [0]

MECHANICAL

Overall Rating: Category [0]

- Was replaced recently.

PLUMBING

Overall Rating: Category [3]

- The plumbing is original and needs replacement.

ELECTRICAL

Overall Rating: Category [1]

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EXISTING SITE CONDITIONS FLETCHER TK-6 ELEMENTARY

Orange Unified School District Facilities Master Plan



Wood-slat lunch shelter needs replacing.



Insufficient storage on campus.



Building exteriors need refurbishing.



Drainage issues cause landscape damage.



Outdated water fountains need replacing.



Inoperable foldable partitions need replacing.



Outdated operable partition in teacher workroom needs replacing.



Outdated panic hardware needs replacing.



Outdated fixtures in teacher break room need replacing.

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EXISTING SITE CONDITIONS FLETCHER TK-6 ELEMENTARY

Orange Unified School District Facilities Master Plan



Drop off and entrance to main office.



Main administration office.



Principal office.



Nurse and cot room.



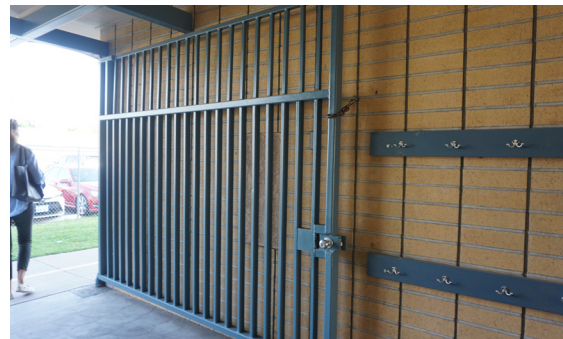
Atrium area outside of main office.



Typical exterior hallway between classrooms.



Typical classroom.



Typical gate for school lockdowns.



Wood-slat lunch shelter.

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EXISTING SITE CONDITIONS FLETCHER TK-6 ELEMENTARY

Orange Unified School District Facilities Master Plan



Hardcourts and playfields.



Typical shading around campus.



Typical kindergarten classroom.



Outdoor garden area.



Speech room.



Teacher breakroom.



Teacher workroom.



Library.



Counselor office.

5.5

COST ESTIMATE FLETCHER PK-6 ELEMENTARY

Orange Unified School District Facilities Master Plan



	TOTAL PROJECT COST (2021\$)
01. Modernize & Reconfigure Existing Classrooms	\$ 2,574,000
02. Building Systems, Toilets & Improved Energy Efficiency	\$ 1,033,000
03. Site Utilities	\$ 110,000
04. Classroom New Construction	\$ -
05. Enrichment Programs & Electives	\$ 1,031,000
06. Science Labs	\$ -
07. Assembly & Food Service Improvements	\$ 1,064,000
08. Media Center	\$ 255,000
09. Student Support / Counseling Services	\$ 442,000
10. Administration & Staff Support	\$ 1,207,000
11. Physical Education Improvements	\$ -
12. After School Support	\$ -
13. Safety & Security	\$ 525,000
14. Campus Arrival: Parking, Drop-off & Entry Plaza	\$ 120,000
15. Outdoor Learning Environments & Quads	\$ 525,000
16. Exterior Play Spaces, Playfields & Hardcourts	\$ 1,819,000
17. Flexible Furniture	\$ 658,000
18. Technology Infrastructure & Equipment	\$ 649,000
Total Project Cost (2021\$)	\$ 12,012,000



- 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: 451	
Teaching Stations:	
Preschool, PK	0
Transitional Kinder, TK	1
Kindergarten, K	3
1 st -3 rd Grade	8
4 th -6 th Grade	8
STEAM Lab	1
VAPA	0
Computer Lab	0
SDC	0
RSP	1
Other (I-Spch/Wkrm, I-PTA, I-CARES)	3
Grand Total:	25

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EXISTING SITE PLAN FLETCHER TK-6 ELEMENTARY

Orange Unified School District
Facilities Master Plan



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

Proposed Capacity:	474
Teaching Stations:	
Preschool, PK	1
Transitional Kinder, TK	1
Kindergarten, K	2
1 st -3 rd Grade	6
4 th -6 th Grade	6
Innovation Lab	1
VAPA	3
SDC Preschool	0
SDC	0
Other (1-After School)	1
Grand Total:	21

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PROPOSED SITE PLAN FLETCHER PK-6 ELEMENTARY

Orange Unified School District
Facilities Master Plan



LPA

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