



4100 E. Nohl Ranch Rd., Anaheim, CA 92807

EXISTING SITE INFORMATION

Year Built: 1969

Year Modernized: N/A

Student Population (2019-2020): 531

Grade Levels: K-6

Number of Permanent Classrooms: 19

Number of Relocatables: 4

Site Acreage: 8.90

Permanent Building Area: 34,629 sf

Relocatable Classroom Area: 1,920 sf

Other Relocatable Classrooms: 960 sf

Parking: 94 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

- 2005 - HVAC Replacement/Energy Upgrade
- 2006 - ADA Restroom Upgrades
- 2014 - Fire Alarm Replacement Upgrade
- 2015 - Fire Alarm Systems Upgrade/Replacement
- 2016 - Interior Lighting Upgrade/LED Bulb Replacement
- 2016 - Exterior LED Lighting Upgrade
- 2016 - Floor Covering Replacement
- 2016 - Field Renovations/Improvements (core aeration, weed control, fertilization & hydro-seeding)
- 2017 - Floor Covering Replacement (10 Classrooms & Computer Lab)
- 2017 - Interior Painting (10 Classrooms & Computer Lab)
- 2018 - Floor Covering Replacement Phase II
- 2018 - Interior Painting Phase II
- 2018 - Field Renovations/Improvements (grading, drainage, irrigation, field sod, walking track)

PRINCIPAL COMMENTS

Site

- Southern fence line is a security and safety issue at the top of the slope. Students have dug under the chain link fence, which poses a safety concern.
- Not enough shade for students, especially at the Kinder play areas.
- Dedicated site for CARES. Have their own parking areas.
- Drop-off currently works, although parking can be an issue.



- There are security issues at the tree area north of the CARES parking lot. Would like a visual and physical barrier.
- Would like to install rubberized fall material on the playground. (PTA donation)
- Sidewalks: Adjacent city sidewalks and path of travel not ADA complaint, need curb cut at corner intersection, driveway aprons damaged, sidewalk width too narrow, street slope is steep

Building

- TLC doubles as a gathering place, though the upper stage area is under utilized, and the school would like to remove it for more open area below.
- Outdoor covered quad is used as the Multi-Purpose Room (MPR). The fabric shade cover needs to be replaced.
- The northwestern most classroom currently has direct access outside beyond the campus fenceline which poses a security issue.
- The Library is currently housed in a portable. Would like a space that combines the library functions, along with the computer lab, and STEAM lab.
- Phone/PA System: Old Bogan system needs upgrade/replacement
- Restrooms: Need Painting and new partitions, current partitions are too low in upper grades.

Program

- The Library is currently in a portable. Would like to move it to a more central location.

Highest Priorities

1. Fascia throughout school (lunch shelter especially)
2. Cement steps in the quad area are breaking and cement is cracking
3. Shade structure for Kindergarten

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]

- Difficult to discern where the front entry to the school is.

Parking

Category [2]

- Parking is separated into two lots on either side of the school site. The lot that is accessed the most is the smallest.

Paving

Category [2]

AC Paving

Category [2]

- AC at the Kinder play area needs to be replaced.

Ramps and Stairs

Category [2]

SITE AMENITIES

Shade Shelter - Lunch Canopy

Category [3]

- The current shelter is wood and needs to be replaced.

Lunch Tables and Benches

Category [2]

Drinking Fountains

Category [3]

Play Equipment

Category [3]

- The play structures for primary and upper are outdated.

Landscape

Category [1]

Underwent renovations in 2018.

Ongoing gopher issues need attention

Irrigation

Category [1]

Underwent renovations in 2018.

Fencing/Gates

Category [3]

- Need additional fencing at perimeter; this is a safety concern for students.

ASSESSMENT OF BUILDINGS

EXTERIOR

Overall Rating: Category [3]

Exterior Finish/Paint

Category [3]

- The buildings need updates to fascia and paint on the exterior.

Door & Frames

Category [3]

- Doors need to be replaced.
- Locks need to be replaced.

5.5 EXISTING SITE CONDITIONS **NOHL CANYON K-6 ELEMENTARY**



Windows

Category [3]

Roof

Category [3]

ADA Compliance

Category [3]

INTERIOR

Category [2] at both permanent and portable buildings.

- Interiors are dated and need new paint and ceiling tiles.

RESTROOMS

ADA Compliance: [3]

ASSESSMENT OF SYSTEMS

SITE UTILITIES

Overall Rating: Category [3]

- The sewer has continual issues with the system and needs to be replaced.

MECHANICAL

Overall Rating: Category [2]

PLUMBING

Overall Rating: Category [3]

ELECTRICAL

Overall Rating: Category [1]

- Underwent modernizations in the past 10 years.

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EXISTING SITE CONDITIONS NOHL CANYON K-6 ELEMENTARY

Orange Unified School District Facilities Master Plan



Cracking and flooding issues around campus.



Cracked paint on interior walls.



Safety issue with fencing gaps overlooking cliff.



Sand under play structure needs replacing.



Wood-slat lunch shelter due for an update.



Fascia boards need attention.



Wooden\ shade structures need attention.



Aged and damaged portable condition.



Lack of physical and acoustic privacy between classrooms.

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EXISTING SITE CONDITIONS NOHL CANYON K-6 ELEMENTARY

Orange Unified School District Facilities Master Plan



Drop off and front entry.



Front office.



Nurse's office and cot room.



Faculty storage.



Faculty lounge.



Library.



Typical restroom.



Collaboration area within classroom cluster.

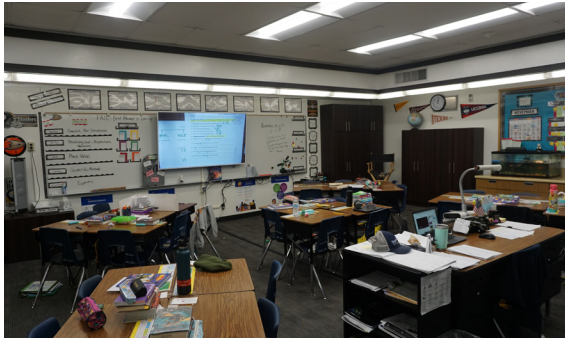


Small stage area.

5.5

EXISTING SITE CONDITIONS NOHL CANYON K-6 ELEMENTARY

Orange Unified School District Facilities Master Plan



Typical upper grade classroom.



Outdoor amphitheater.



Computer lab.



Typical lower grade classroom.



Hallway arrangement between classrooms.



Typical kindergarten classroom.



Playground.



Kitchen.



Play structure.

5.5

COST ESTIMATE NOHL CANYON TK-6 ELEMENTARY

Orange Unified School District Facilities Master Plan



	TOTAL PROJECT COST (2021\$)
01. Modernize & Reconfigure Existing Classrooms	\$ 3,831,000
02. Building Systems, Toilets & Improved Energy Efficiency	\$ 1,283,000
03. Site Utilities	\$ 1,506,000
04. Classroom New Construction	\$ 5,674,000
05. Enrichment Programs & Electives	\$ 3,520,000
06. Science Labs	\$ -
07. Assembly & Food Service Improvements	\$ 7,933,000
08. Media Center	\$ 943,000
09. Student Support / Counseling Services	\$ 894,000
10. Administration & Staff Support	\$ 865,000
11. Physical Education Improvements	\$ -
12. After School Support	\$ 1,144,000
13. Safety & Security	\$ 556,000
14. Campus Arrival: Parking, Drop-off & Entry Plaza	\$ 120,000
15. Outdoor Learning Environments & Quads	\$ 559,000
16. Exterior Play Spaces, Playfields & Hardcourts	\$ 1,495,000
17. Flexible Furniture	\$ 598,000
18. Technology Infrastructure & Equipment	\$ 585,000
Total Project Cost (2021\$)	\$ 31,506,000



- 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: 531

Teaching Stations:

Preschool, PK	0
Transitional Kinder, TK	0
Kindergarten, K	4
1 st -3 rd Grade	8
4 th -6 th Grade	9
STEAM Lab	0
VAPA	0
Computer Lab	1
SDC	0
RSP	1
Other (0.5-Spch, 3-CARES)	3.5
Grand Total:	26.5

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EXISTING SITE PLAN NOHL CANYON K-6 ELEMENTARY

Orange Unified School District
Facilities Master Plan



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	MODERNIZATION	RECONFIGURE	NEW CONSTRUCTION	QTY.
Classrooms, CR				
PK	Preschool			0
TK	Transitional Kindergarten			1
K	Kindergarten			3
LP	Lower Primary (grades 1-3)			9
UP	Upper Primary (grades 4-6)			6
SDC	Special Day Class			0
GATE	GATE Program			1
Specialty Spaces				
IL	Innovation Lab (STEAM)			1
VAPA	Visual Arts/Performing Arts			3
Shared Spaces				
COLAB	Collaboration Space (interior)			3
MPR	Multi-Purpose Room			1
MC	Media Center			1
LRC	Learning Resource Center			1
Admin / Faculty				
FW	Faculty Work			
FL	Faculty Lounge			
N	Nurse			
CONF	Conference Room			
WR	Staff Work Room			
Support Spaces				
AS	After School Storage			1
T	Toilet			
U	Utility			
C	Custodial			
KIT	Kitchen			
SERV	Serving			
	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			

Proposed Capacity:	665
Teaching Stations:	
Preschool, PK	0
Transitional Kinder, TK	1
Kindergarten, K	3
1 st -3 rd Grade	9
4 th -6 th Grade (incl. GATE)	9
Innovation Lab	1
VAPA	3
SDC Preschool	0
SDC	0
Other (1-After School)	1
Grand Total:	27

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PROPOSED SITE PLAN NOHL CANYON TK-6 ELEMENTARY

Orange Unified School District
Facilities Master Plan



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