

1829 N. Cambridge St., Orange, CA 92865

## EXISTING SITE INFORMATION

Year Built: 1961
Year Modernized: N/A
Student Population (2019-2020):524
Grade Levels: K-6 & Pre-K SDC
Number of Permanent Classrooms: 29
Number of Relocatables: 1
Site Acreage: 19.96
Permanent Building Area: 41,306 sf
Relocatable Classroom Area: 0 sf
Other Relocatable Area: 960 sf
Parking: 70 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 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

- 2003 - Fire Alarm System Upgrade
- 2015 - Asphalt Replacement at Parking Lot
- 2015 - Exterior Painting
- 2016 - Exterior LED Lighting Upgrade
- 2016 - 10-Year Roof Coating
- 2016 - Field Renovation/Improvements (core aeration, weed control, fertilization & hydro-seeding)
- 2017 - Floor Covering Replacement (12 Classrooms & Kitchen)
- 2017 - Interior Painting (12 Classrooms & Kitchen)
- 2017 - Campus-wide LED Lighting Upgrades
- 2018 - Floor Covering Replacement Phase II
- 2019 - New interior paint in All Rooms
- 2019 - New Play Equipment at the Primary and Upper playgrounds

### PRINCIPAL COMMENTS

Site

- Parking - School does not have sufficient parking, especially on training days; need additional parking. Possible options could be to add parking on the backside of the 20's wing or by the CARES relocatable.
- Traffic/Circulation - Drop-off & Pick up of Transitional Kindergarten is challenging. Need improved ingress/egress, traffic flow, and drop-off curb. Parking and traffic are interrelated.

- Neighbors have also installed gates in the fence for access to the playfield. Site would like new fence. One neighbor at rear of school (east fence), has installed double gates to park his trailer and boat in his back yard and accesses through the playground.
- Juniper Bushes are scruffy and unsightly. Would like them removed and replaced with something else.

Building

- Would like better facilities for Speech and Occupational Therapy (OT), as they are currently sharing a closet as an office.
- Currently using two classrooms as a Multi-Purpose Room (MPR).
- Recently had new flooring and paint done.
- Would encompass the Fletcher Mandarin Immersion Academy - Need pod areas that support each language
- There could be a cultural component to the Learning Commons/Courtyards or the architecture.
- Missing a performance space

Highest Priorities

1. Parking lot and drop-off/pick-up areas
2. Multi-Purpose Room (MPR)
3. Plants on campus

## 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 [3]
- The landscaping and entry are original and need replacement. The signage for the school is also in need of replacement.

**Parking**
Category [2]
- The drop-off area is small, with parking not connected to the main entry into the school site.

**Paving**
Category [3]
- The paving at classroom doors in many locations need to be repaired.

**AC Paving**
Category [2]

**Ramps and Stairs**
Category [2]

### SITE AMENITIES

**Shade Shelter - Lunch Canopy**
Category [3]
- The lunch shelter is slatted and tables get wet. Needs to be replaced.

**Lunch Tables and Benches**
Category [3]
- The lunch tables are old and warped and need to be replaced.

**Drinking Fountains**
Category [3]
- The drinking fountains are original and need to be replaced.

**Play Equipment**
Category [0]
- New Play Equipment at the Primary and Upper playgrounds

**Landscape**
Category [0]
- Field renovations and improvements done in 2016.

**Irrigation**
Category [0]

**Fencing/Gates**
Category [2]
- Perimeter Fencing is old and in poor condition.

## ASSESSMENT OF BUILDINGS

### EXTERIOR

Overall Rating: Category [3]

**Exterior Finish/Paint**
Category [2]

**Door & Frames**
Category [3]
- The doors and frames are original and need to be replaced.

**Windows**
Category [3]
- The windows are original and need to be replaced.

**Roof**
Category [0]
- The roof was replaced in the last 10 years.
- The rain gutters need to be replaced.

**ADA Compliance**
Category [2]

**INTERIOR**
Category [1] at both permanent and portable buildings.
- Interior paint and flooring redone in the last 10 years.

**RESTROOMS**
ADA Compliance: [2]

## ASSESSMENT OF SYSTEMS

**SITE UTILITIES**
Overall Rating: Category [0]

**MECHANICAL**
Overall Rating: Category [3]

**PLUMBING**
Overall Rating: Category [3]

**ELECTRICAL**
Overall Rating: Category [1]



Uneven, cracked threshold into classroom.



Window threshold in need of attention.



Typical water fountains due for an update.



Puddling and drainage issues around campus.



Site in need of electronic marquee




In need of appropriate food serving area.



Door hardware is due for an update.



Building exterior due for a refresh.



Lunch shelter due for an update.



Front entry and drop off.




Front office.



Staff restroom.



Typical kindergarten classroom.



Kindergarten workroom.



Kinder play area.



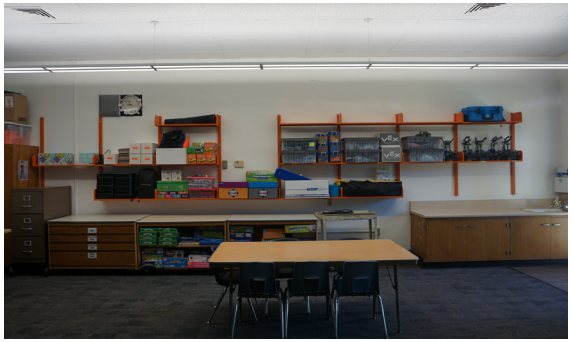
Typical area between classroom buildings.



Multi-Purpose room.



Food warming kitchen.



STEAM lab.



Library.



Typical classroom.



Typical restroom.



Storage room.



Typical classroom technology - smartboards



Hardcourt area.



Typical covered walkway.



Typical outdoor area between classrooms.

| | TOTAL PROJECT COST (2021$) | |
|---|---|---|
| 01. Modernize & Reconfigure Existing Classrooms | $ | 3,333,000 |
| 02. Building Systems, Toilets & Improved Energy Efficiency | $ | 1,509,000 |
| 03. Site Utilities | $ | 716,000 |
| 04. Classroom New Construction | $ | 7,137,000 |
| 05. Enrichment Programs & Electives | $ | 6,395,000 |
| 06. Science Labs | $ | 2,296,000 |
| 07. Assembly & Food Service Improvements | $ | 8,028,000 |
| 08. Media Center | $ | 945,000 |
| 09. Student Support / Counseling Services | $ | 925,000 |
| 10. Administration & Staff Support | $ | 2,436,000 |
| 11. Physical Education Improvements | $ | 2,017,000 |
| 12. After School Support | $ | 1,106,000 |
| 13. Safety & Security | $ | 2,013,000 |
| 14. Campus Arrival: Parking, Drop-off & Entry Plaza | $ | 1,619,000 |
| 15. Outdoor Learning Environments & Quads | $ | 634,000 |
| 16. Exterior Play Spaces, Playfields & Hardcourts | $ | 2,289,000 |
| 17. Flexible Furniture | $ | 897,000 |
| 18. Technology Infrastructure & Equipment | $ | 833,000 |
| **Total Project Cost (2021$)** | **$** | **45,128,000** |




## 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: | 552 |
|---|---|
| Teaching Stations: | |
| Preschool, PK | 1 |
| Transitional Kinder, TK | 1 |
| Kindergarten, K | 2 |
| 1st-3rd Grade | 10 |
| 4th-6th Grade | 8 |
| STEAM Lab | 1 |
| VAPA | 0 |
| Computer Lab | 0 |
| SDC | 0 |
| RSP | 1 |
| Other (2-GLAD, 0.5-IMC, 0.5-ASES, 1-Resource, 1-CARES) | 5 |
| **Grand Total:** | **29** |

N

0 50' 100' 150'

1" = 150'

5.5

EXISTING SITE PLAN

**TAFT PK-6 ELEMENTARY**

Orange Unified School District

Facilities Master Plan

LPA




N

0 50' 100' 150'

1" = 150'

MODERNIZATION
RECONFIGURE
NEW CONSTRUCTION

| | | QTY. |
|---|---|---|
| **Classrooms, CR** | | |
| PK | Preschool | 1 |
| TK | Transitional Kindergarten | 1 |
| K | Kindergarten | 3 |
| LP | Lower Primary (grades 1-3) | 9 |
| UP | Upper Primary (grades 4-6) | 9 |
| MS | Middle School (grades 7-8) | 3 |
| SDC | Special Day Class | 0 |
| **Specialty Spaces** | | |
| IL | Innovation Lab | 1 |
| VAPA | Visual Arts/Performing Arts | 3 |
| SCI | Science | 2 |
| ELEC | Elective | |
| | SM - Small | 1 |
| | LG - Large | 1 |
| **Shared Spaces** | | |
| COLAB | Collaboration Space (interior) | 2 |
| MPR | Multi-Purpose Room | 1 |
| MC | Media Center | 1 |
| LRC | Learning Resource Center | 1 |
| GYM | Gymnasium | 0 |
| CH | Changing Room | 2 |
| **Admin / Faculty** | | |
| FW | Faculty Work | |
| FL | Faculty Lounge | |
| N | Nurse | |
| CONF | Conference Room | |
| WR | Staff Work Room | |
| **Support Spaces** | | |
| AS | After School | 1 |
| 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:** | **910** |
|---|---|

Teaching Stations:

| | |
|---|---|
| Preschool, PK | 1 |
| Transitional Kinder, TK | 1 |
| Kindergarten, K | 3 |
| 1st-3rd Grade | 9 |
| 4th-6th Grade | 9 |
| Innovation Lab | 1 |
| VAPA | 3 |
| English, ENG | 1 |
| History, HIST | 1 |
| Math | 1 |
| Science, SCI | 2 |
| Electives | 2 |
| SDC Preschool | 0 |
| SDC | 0 |
| Other (2-After School) | 2 |
| **Grand Total:** | **36** |

# 5.5 PROPOSED SITE PLAN
## TAFT PK-8 MAGNET

Orange Unified School District
Facilities Master Plan

LPA

460