

17852 Serrano Ave., Villa Park, CA 92861

EXISTING SITE INFORMATION

Year Built: 1963
Year Modernized: N/A
Student Population (2019-2020): 885
Grade Levels: 6-8
Number of Permanent Classrooms: 35
Number of Relocatables: 7
Site Acreage: 22.48
Permanent Building Area: 67,164 sf
Relocatable Classroom Area: 5,760 sf
Other Relocatable Area: 1,440 sf
Parking: 107 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

- 2008 - Parking Lot, ADA Upgrades, Construct Amphitheater
- 2010 - HVAC Replacement/Energy Upgrade
- 2015 - Asphalt Replacement at Parking Lot and Playground
- 2015 - Library Remodel (asbestos abatement, floor covering replacement, window replacement, wall removal)
- 2015 - HVAC Replacement
- 2016 - Construction of 2 Shade Structures
- 2016 - Interior Lighting Upgrade/LED Bulb Replacement
- 2016 - Exterior LED Lighting Upgrade
- 2016 - Interior Painting (Auditorium, Band & Choir rooms, 7 Classrooms)
- 2016 - Field Renovations/Improvements (core aeration, weed control, fertilization & hydro-seeding)
- 2017 - Floor Covering Replacement (Counseling Office, Band & Choir Rooms, 26 Classrooms)
- 2017 - Interior Painting (Counseling Office, Band & Choir Rooms, 26 Classrooms)
- 2018 - Floor Covering Replacement Phase II
- 2018 - Interior Painting Phase III
- 2018 - Security System/IP Cameras
- 2018 - IP Bell/PA System
- 2018 - Career Readiness Lab Renovation
- 2019 - Floor Cover Replacement

PRINCIPAL COMMENTS

Site

- Pedestrian access to the school site is a safety issue. The Principal would like an additional crossing at the baseball field. Students currently cross at this location without a guard or crosswalk.
- The outdoor amphitheater is uncovered; would like shade at this location.
- The center areas at the classroom buildings are uncovered with some small planters and benches. Would like to have shade, better seating for student collaboration during class, and all planters removed as maintenance is an ongoing issue.
- There is currently no shade at the lunch area.
- Security is an issue; would like more security cameras.
- HVAC System: Ongoing issues throughout campus.
- Hardscape Trip Hazards: Asphalt and concrete are deteriorating and have uneven surfaces creating trip hazards throughout campus.
- Asphalt is especially bad north of relocatable classrooms, but needs addressing throughout.
- Drainage: Site drainage creates ponding especially east of the 200's building
- Landscaping: Area east of 200's building has dirt that washes onto the sidewalk from sprinklers. Area was grass but is worn thin. Tree roots were covered with dirt that is now washing away.
- Landscaping Front of School: Tree roots in lawn create a trip hazard where kids congregate after school.
- Landscaping Edging: Sprinkler, Christi Box, and walkway locations have been edged back to the point there are hard bare dirt spots. These are unsightly and create trip hazards.
- Landscaping Lawns: Grass areas in several locations need renovation especially under large trees.
- Amphitheater Shade Structure: Installing a shade structure over the amphitheater are would increase school usage and create opportunities for outside use.

Building

- The locker rooms are in need of repair, replacement of flooring, and replacement of all lockers.
- Support spaces are shared, however there is a new Wellness Center with some consolidated services.
- CCR modules are developed ad hoc; would like more dedicated spaces for these classes.
- Creating a "Wellness Center" in a portable near the Administration Building; would like to add a restroom for the nurse and health clerk.
- Asbestos Abatement: Auditorium and rooms 201, 202, 205, and 206 have VAT floor tile. Needs abatement.
- Roof Gutters/Drainage - Roofs are clogged with leaves creating ponding on the roofs. Problem is especially bad on the 200's building.
- PE/Locker Room Building: Boys and Girls locker rooms need modernization and renovation. Design is outdated and needs updating. Lockers need replacing, shower areas need removing/repurposing. Building needs HVAC.
- Restrooms are old and not ADA compliant.

Highest Priorities

1. Exposed tree roots
2. Large cracks in the asphalt
3. Making sure the HVAC is updated and fully operational

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 [1]
Parking lot underwent asphalt and ADA upgrades in the last 20 years.

Paving

Category [3]

- Paving in multiple areas needs to be replaced and upgraded.
- Grounds: Gum on sidewalks throughout campus - in need of attention.

AC Paving

Category [3]

- AC paving is old and needs to be resurfaced.
- Asphalt is cracked under Amphitheater benches due to roots and erosion - in need of repair or replacement.

Ramps and Stairs

Category [3]

SITE AMENITIES

Shade Shelter - Lunch Canopy
Category [3]
- There is not enough shade.

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

Drinking Fountains
Category [3]

Play Equipment
Category [1]

Landscape
Category [1]
- Field renovations and improvements done in 2016.
- Tripping hazards caused by tree roots need to be addressed.

Irrigation
Category [1]

Fencing/Gates
Category [1]

ASSESSMENT OF BUILDINGS

EXTERIOR

Overall Rating: Category [2]

Exterior Finish/Paint
Category [2]

Door & Frames
Category [3]
- Doors and frames are original and need replacing.

Windows
Category [3]
- Windows are original and need replacing.

Roof
Category [1]
- The campus was re-roofed recently.
- Gutters clog easily and need of constant maintenance - in need of attention.

ADA Compliance
Category [2]

INTERIOR
Category [1] at both permanent and portable buildings.
- Interior paint and flooring redone in the last 10 years.
- PE Locker Rooms: Lockers damaged, broken, missing components.

RESTROOMS
ADA Compliance: [3]
- Restrooms need renovation and upgrading.

ASSESSMENT OF SYSTEMS

SITE UTILITIES

Overall Rating: Category [1]

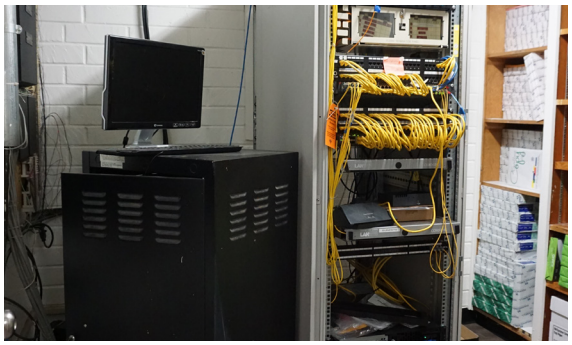
MECHANICAL

Overall Rating: Category [1]
HVAC replacement done in past 10 years.

PLUMBING
Overall Rating: Category [1]

ELECTRICAL

Overall Rating: Category [2]



In need of proper IDF storage.



Typical waterfountains due for an update.



Cracking in courtyard areas.



Original classroom casework due for an update.



Uneven, cracked threshold into classroom.



Building exterior in need of attention.



Flooring in locker rooms in need of attention.



Lockers in need of replacement.



Cracked paving underneath outdoor amphitheater



Front entry.


Conference room.


Cot room.


Faculty workroom.


Admin office.

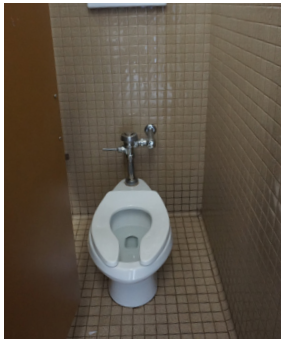


Library.


Polygon building - courtyard space.


Typical classroom.


Art classroom.

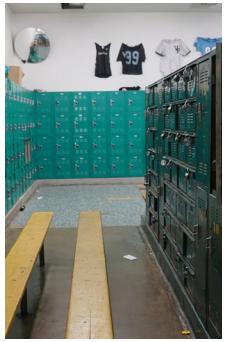
Typical restroom.



Science lab.



Hardcourts.

Typical locker rooms.



Converted science lab to art classroom.



CTE classrooms.



Kitchen.



Multipurpose room and stage.



Lunch shelter.

	TOTAL PROJECT COST (2021$)	
01. Modernize & Reconfigure Existing Classrooms	$	2,711,000
02. Building Systems, Toilets & Improved Energy Efficiency	$	2,577,000
03. Site Utilities	$	751,000
04. Classroom New Construction	$	-
05. Enrichment Programs & Electives	$	6,170,000
06. Science Labs	$	5,544,000
07. Assembly & Food Service Improvements	$	6,572,000
08. Media Center	$	1,203,000
09. Student Support / Counseling Services	$	1,396,000
10. Administration & Staff Support	$	1,779,000
11. Physical Education Improvements	$	10,781,000
12. After School Support	$	-
13. Safety & Security	$	2,377,000
14. Campus Arrival: Parking, Drop-off & Entry Plaza	$	1,608,000
15. Outdoor Learning Environments & Quads	$	1,638,000
16. Exterior Play Spaces, Playfields & Hardcourts	$	987,000
17. Flexible Furniture	$	956,000
18. Technology Infrastructure & Equipment	$	1,045,000
Total Project Cost (2021$)	**$**	**48,095,000**



Classrooms, CR

Electives / Science Labs

Shared Spaces

Admin / Faculty

Support Spaces

Portable Classroom

Main Entry

Drop Off

N

0 60' 120' 240'

1" = 240'

5.5

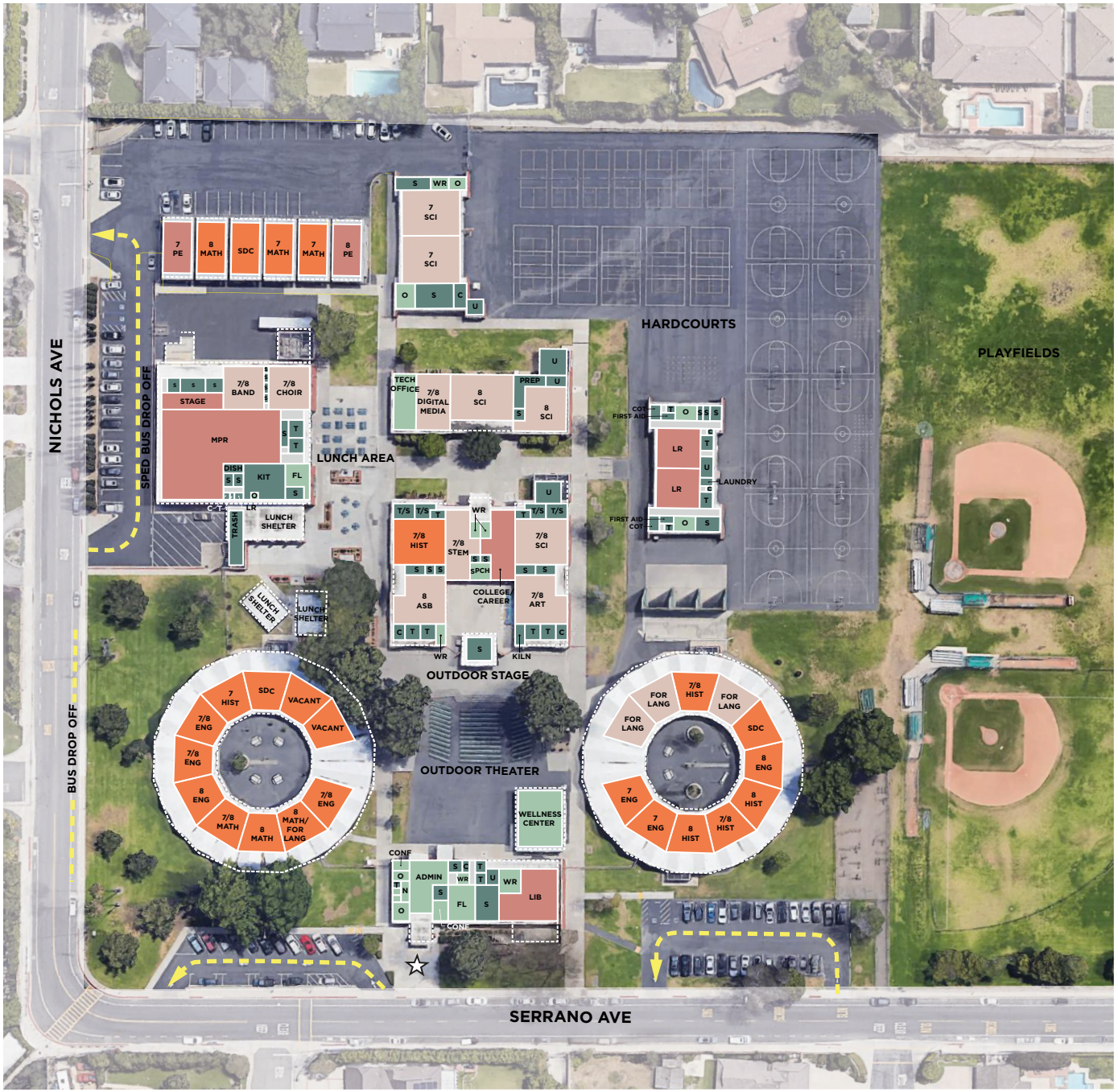
EXISTING OVERALL SITE PLAN

CERRO VILLA 7-8 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
LIB	Library
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: 904

Teaching Stations:

English, ENG	7
History, HIST	6
Math	6
Science, SCI	5
Electives, ELEC	9
Computer Lab, COMP	0
RSP	0
SDC	3
Other (2-Vacant, 1-College/Career, 2-PE)	5
Grand Total:	41

N

0 30' 60' 120'

1" = 120'

EXISTING SITE PLAN
CERRO VILLA 7-8 MIDDLE

Orange Unified School District
Facilities Master Plan

LPA



MODERNIZATION
RECONFIGURE
NEW CONSTRUCTION

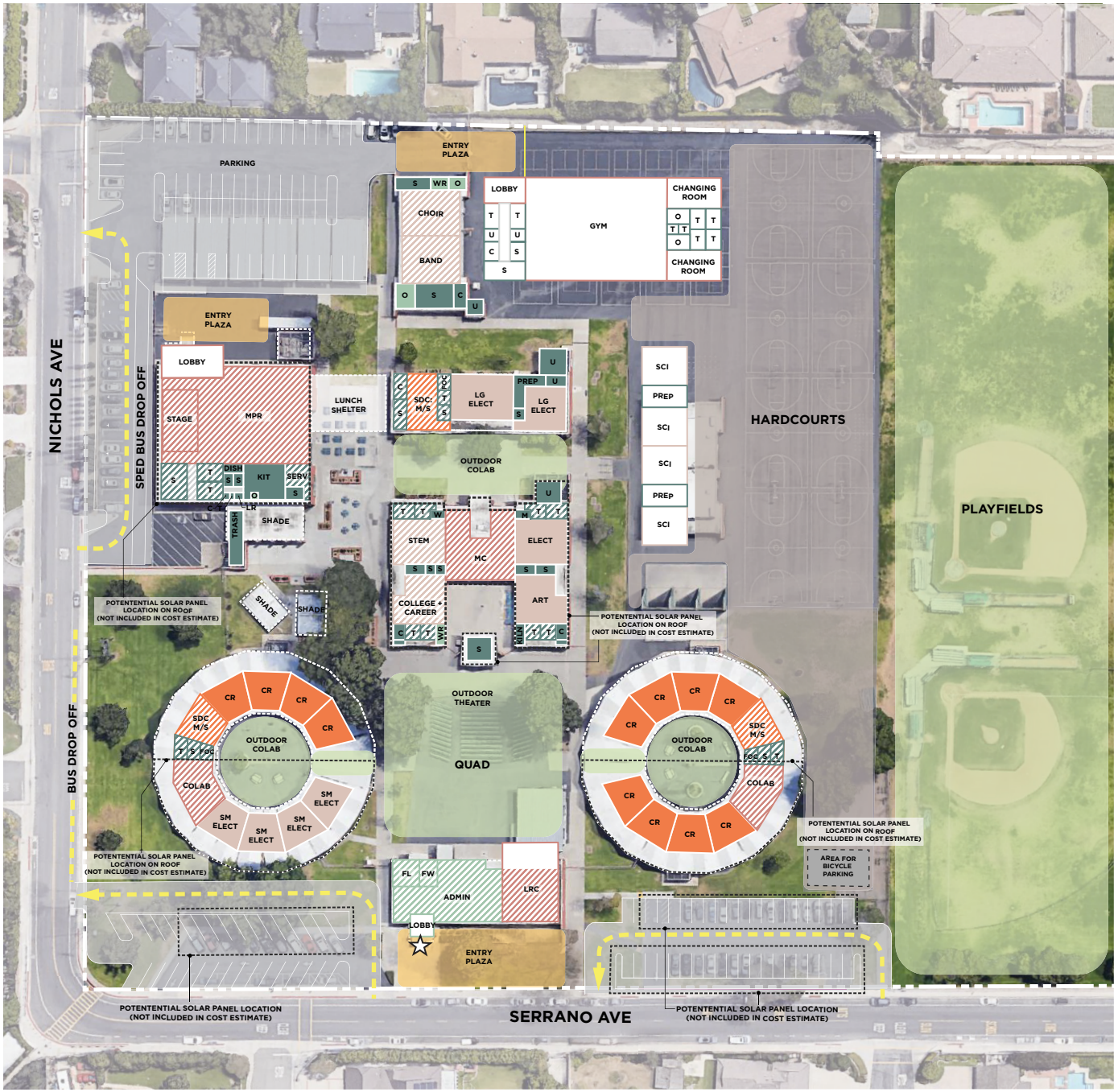
- Classrooms, CR
- Electives / Labs
- Shared Spaces
- Admin / Faculty
- Support Spaces

- 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 60' 120' 240'

1" = 240'



MODERNIZATION
RECONFIGURE
NEW CONSTRUCTION

		QTY.
Classrooms, CR		
CR	Classroom	12
SDC	Special Day Class	3
RSP	Resource Specialist	0
Electives / Labs		
SCI	Science Lab	4
ELEC	Elective	
	SM - Small	4
	LG - Large	8
Shared Spaces		
COLAB	Collaboration Space (interior)	2
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	
Support Spaces		
AS	After School	4
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:	**768**
Teaching Stations:	
English, ENG	4
History, HIST	4
Math	4
Science, SCI	4
Electives, ELEC	12
SDC	3
Other	0
Grand Total:	31

N

0 30' 60' 120'

1" = 120'

5.5

PROPOSED SITE PLAN
CERRO VILLA 7-8 MIDDLE

Orange Unified School District
Facilities Master Plan

LPA

480