

5.3

EXISTING SITE CONDITIONS CHAPMAN HILLS TK-6 ELEMENTARY

Orange Unified School District Facilities Master Plan



170 N. Aspen St., Orange CA 92869

EXISTING SITE INFORMATION

Year Built: 1989
 Year Modernized: N/A
 Student Population (2019-2020): 434
 Grade Levels: K-6 & Pre-K SDC
 Number of Permanent Classrooms: 18
 Number of Relocatables: 3
 Site Acreage: 7.14
 Permanent Building Area: 35,526 sf
 Relocatable Classroom Area: 1,920 sf
 Other Relocatable Area: 1,440 sf
 Parking: 53 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

- 2007 - ADA Restroom Upgrades
- 2015 - Exterior Painting
- 2016 - Interior Lighting Upgrade/LED Bulb Replacement
- 2016 - Exterior LED Lighting Upgrade
- 2017 - HVAC Replacement/Energy Upgrade
- 2017 - Floor Covering Replacement Phase I
- 2017 - Interior Painting Phase I
- 2018 - Floor Covering Replacement Phase II
- 2018 - Interior Painting Phase II
- 2019 - Flooring replaced in Rooms 11, 12, 20-24, 30-34, P1 and P2
- 2019 - New interior paint in Rooms 11, 12, 20-24, 30-34, P1 and P2

PRINCIPAL COMMENTS

Site

- Flooding on the east side of the building is a constant issue for the school.
- There is erosion on the north side of the field; the school would like better perimeter fencing.
- Field Turf - Turf at both kindergarten and main playgrounds needs renovation.
- Picnic tables - Tables were painted in the summer of 2018. Paint does not stick well to the plastic tables and is peeling off.



Building

- Would like a dedicated parent waiting area in front of the campus.
- High visibility of front office is a security concern.
- Would like to replace computer equipment in colabs with collaborative furniture and equipment.
- Exterior Paint - Fascia boards and trim paint is peeling. Exterior of school was painted in the summer of 2015.
- Cabinets/Casework - Formica cabinets and casework throughout campus are delaminating and deteriorating.
- Exterior Doors - Wood doors (especially west facing) are delaminating and deteriorating, need replacing.
- Library Shelves - Formica casework and shelving is delaminating and deteriorating.
- Exterior Wood and Wood Posts - Posts have termite damage.
- Roof has ongoing leaks.
- Fire alarm system has ongoing issues throughout campus.
- Rubber Cove Base - New rubber cove base (installed summer 2018) is not sticking well to the wall and is peeling off in places.
- Interior Paint (summer 2018) is bubbling in places.
- Wall Carpet - Classroom walls have carpet attached directly to the wall board. Carpet is pink in some rooms, it's difficult to push pins into it and looks rather dated.
- Exterior Window Frames - Paint is peeling and bubbling on exterior window frames.

Highest Priorities

1. Exterior paint
2. Bookshelves
3. Office safety

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 [1]

Paving

Category [2]

- Paving in many areas is cracked and upheaving, needs to be replaced/repared.

AC Paving

Category [2]

- Areas in parking that need to be repaired due to cracking.

Ramps and Stairs

Category [2]

SITE AMENITIES

Shade Shelter - Lunch Canopy

Category [3]

- Lunch shelter has wood rot and termite damage. In need of replacement.

Lunch Tables and Benches

Category [3]

- Need to be replaced.

Drinking Fountains

Category [1]

Play Equipment

Category [3]

- The sand base needs to be replaced with rubber surfacing.

Landscape

Category [0]

Irrigation

Category [0]

Fencing/Gates

Category [0]

ASSESSMENT OF BUILDINGS

EXTERIOR

Overall Rating: Category [3]

Exterior Finish/Paint

Category [1]

Door & Frames

Category [3]

- The doors and frames need to be reviewed further for potential replacement.

Windows

Category [3]

- Clerestory windows are used for mechanical relief, however they need to be further reviewed due to moisture issues on the interior.

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Roof

Category [3]

- A new roof is need (extremely high pitched).
- The fascia boards on several buildings need to be replaced.

ADA Compliance

Category [1]

INTERIOR

Category [1] at both permanent and portable buildings.

RESTROOMS

ADA Compliance: [1]

- ADA upgrade done in the early 2000s.

ASSESSMENT OF SYSTEMS

SITE UTILITIES

Overall Rating: Category [2]

MECHANICAL

Overall Rating: Category [0]

- Newer system.

PLUMBING

Overall Rating: Category [3]

- Re-piping is required in many areas.

ELECTRICAL

Overall Rating: Category [1]

- Upgrade to fire alarm has already been completed.

5.3

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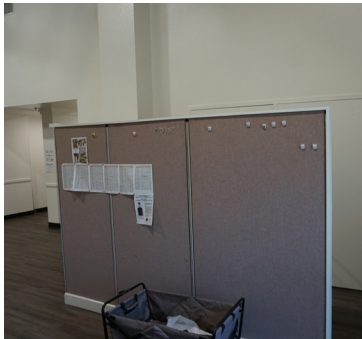
Lack of privacy in front office.



Termite damage to lunch shelter.



Inadequate security gate into school.



Lack of private space for PTA.



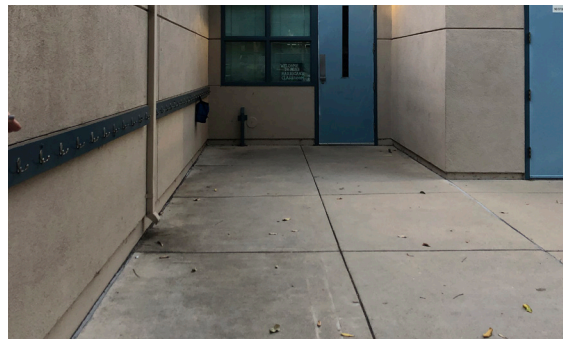
Fascia boards in need of an update.



Library casework in need of an update.



Cracked parking surface.



Flooding in between buildings.



Cracked concrete pads on playground.

5.3

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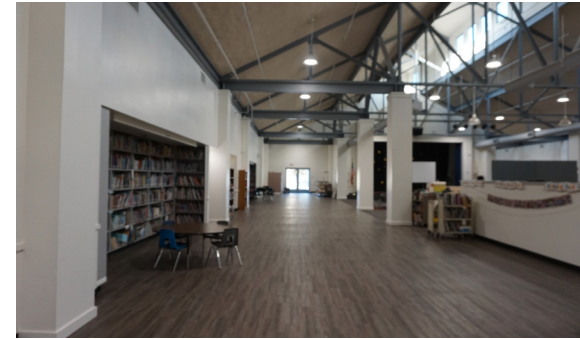
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Front entrance.



Front administration office.



Main thoroughfare.



Typical kindergarten classroom.



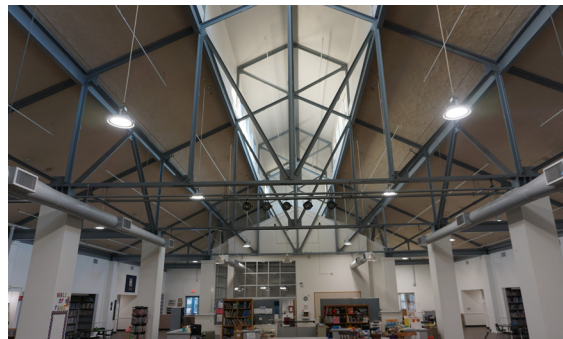
Typical kinder workroom.



Typical collaboration pod.



STEAM area.



Main gathering space.



Stage.

5.3

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Teacher workroom.



Speech room.



Library.



Computer lab area.



Typical classroom.



Typical restroom.



Outdoor amphitheater.



Playground.



Lunch area.

5.3

COST ESTIMATE CHAPMAN HILLS TK-6 ELEMENTARY

Orange Unified School District Facilities Master Plan



	TOTAL PROJECT COST (2021\$)
01. Modernize & Reconfigure Existing Classrooms	\$ 3,333,000
02. Building Systems, Toilets & Improved Energy Efficiency	\$ 1,295,000
03. Site Utilities	\$ 1,100,000
04. Classroom New Construction	\$ 1,102,000
05. Enrichment Programs & Electives	\$ 813,000
06. Science Labs	\$ -
07. Assembly & Food Service Improvements	\$ 2,130,000
08. Media Center	\$ 1,091,000
09. Student Support / Counseling Services	\$ 2,121,000
10. Administration & Staff Support	\$ 559,000
11. Physical Education Improvements	\$ -
12. After School Support	\$ 90,000
13. Safety & Security	\$ 225,000
14. Campus Arrival: Parking, Drop-off & Entry Plaza	\$ 120,000
15. Outdoor Learning Environments & Quads	\$ -
16. Exterior Play Spaces, Playfields & Hardcourts	\$ 1,221,000
17. Flexible Furniture	\$ 598,000
18. Technology Infrastructure & Equipment	\$ 639,000
Total Project Cost (2021\$)	\$ 16,437,000



- 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: 464	
Teaching Stations:	
Preschool, PK	0
Transitional Kinder, TK	1
Kindergarten, K	2
1 st -3 rd Grade	7
4 th -6 th Grade	8
STEAM Lab	1
VAPA	0
Computer Lab	0
SDC	0
RSP	2
Other (1-After School)	1
Grand Total:	22

5.3

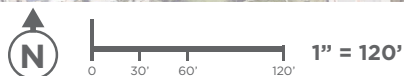
EXISTING SITE PLAN CHAPMAN HILLS TK-6 ELEMENTARY

Orange Unified School District
Facilities Master Plan



LPA

245



Proposed Capacity:	454
Teaching Stations:	
Preschool, PK	0
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 (3-After School)	3
Grand Total:	22