

5.3

EXISTING SITE CONDITIONS LINDA VISTA K-6 ELEMENTARY

Orange Unified School District Facilities Master Plan



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

- 2016 - Interior Lighting Upgrade/LED Bulb Replacement
- 2016 - Exterior LED Lighting Upgrade
- 2016 - Asphalt Replacement
- 2016 - Floor Covering Replacement
- 2016 - Exterior Painting
- 2016 - 10-Year Roof Coating
- 2017 - HVAC Replacement/Energy Upgrade
- 2017 - Floor Covering Replacement (9 Classrooms & MPR)
- 2017 - Interior Painting (9 Classrooms & MPR)
- 2018 - Floor Covering Replacement Phase II
- 2018 - Interior Painting Phase II
- 2018 - IP Bell/PA System
- 2019 - Concrete addition to the front of the school
- 2019 - New Play Equipment at the Primary and Upper playgrounds

PRINCIPAL COMMENTS

Site

- Would like a staff parking lot added on the north side of the hardcourt area.
- Parking and drop-off are an issue for the campus.
- There is limited use of the playfields due to supervision issues.
- The site hardscape is old and needs to be replaced.

EXISTING SITE INFORMATION

Year Built: 1968
 Year Modernized: N/A
 Student Population (2019-2020): 407
 Grade Levels: K-6
 Number of Permanent Classrooms: 21
 Number of Relocatables: 1
 Site Acreage: 9.0
 Permanent Building Area: 33,569 sf
 Relocatable Classroom Area: 0 sf
 Other Relocatable Area: 960 sf
 Parking: 50 spaces + 2 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



- Walkways are too narrow and path of travel is not direct.
- East Fence Line: Asphalt embankment is eroding. Needs retain wall or other solution. Currently has safety fence.
- South Fence Line: Sloped area is eroding, needs retaining solution.
- Rooms 15-18: Exterior of classrooms by backpack hooks need concrete so kids don't have to walk in the dirt planter.
- Drinking Fountains: Drinking fountains are old and need replacing.

Building

- Restrooms are old and need modernization.
- Would like to convert the computer lab to a STEM lab.
- Administrative Office/Staff Room: Room needs painting and remodeling.
- Communications System: New Cisco Phone system is not fully integrated into PA system. PA function is only available on old Bogan System. Need to complete installation and cross-over.
- Phone Issues: Conference room does not have a phone, need conference room phone.
- Principal's Office: Phone has a long extension cord due to jack location.
- Office Ceiling: Office ceiling is "popcorn" acoustic. Its dirty and can't be cleaned due to asbestos. Would like ceiling scrapped and retextured.
- HVAC Room 13 - Rooms does not cool on hot days.
- Exit Signs: Exit signs are not illuminating during power outages.
- Cabinets/Casework: Cabinets and casework throughout campus is old and needs replacing.
- Front of School Entry : Fascia at school entry has termite damage that was not repaired but simply painted over.

Highest Priorities

1. Retaining wall between community and school needs to be reconstructed
2. Hardscape around the buildings to replace dirt areas near classrooms
3. Create a Kindergarten classroom in place of two service provider rooms

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 [3]

- Pick-up and drop-off are an issue with crowding and parents trying to park on-site at these times.

Paving

Category [3]

- The paving is old and needs to be replaced.
- The area around the lunch shelter is uneven and needs to be replaced.

AC Paving

Category [3]

- The AC paving is old and needs to be replaced.

Ramps and Stairs

Category [3]

SITE AMENITIES

Shade Shelter - Lunch Canopy

Category [3]

- The shelter is old and needs to be replaced.

Lunch Tables and Benches

Category [3]

Drinking Fountains

Category [3]

- The drinking fountains are original and not compliant; they need to be replaced.

Play Equipment

Category [1]

- The north playground is hard to supervise and could be moved.
- New playground equipment provided in Summer 2019

Landscape

Category [3]

Irrigation

Category [2]

Fencing/Gates

Category [3]

- The fencing needs to be replaced.

ASSESSMENT OF BUILDINGS

EXTERIOR

Overall Rating: Category [2]

Exterior Finish/Paint

Category [1]

- Termite damage at front of entry fascia needs attention.

5.3 EXISTING SITE CONDITIONS LINDA VISTA K-6 ELEMENTARY



Door & Frames

Category [2]

Windows

Category [2]

Roof

Category [0]

ADA Compliance

Category [3]

INTERIOR

Category [3] at both permanent and portable buildings.

RESTROOMS

ADA Compliance: [3]

ASSESSMENT OF SYSTEMS

SITE UTILITIES

Overall Rating: Category [0]

MECHANICAL

Overall Rating: Category [1]

PLUMBING

Overall Rating: Category [3]

- Needs a complete re-pipe.

ELECTRICAL

Overall Rating: Category [1]

5.3

EXISTING SITE CONDITIONS LINDA VISTA K-6 ELEMENTARY

Orange Unified School District Facilities Master Plan



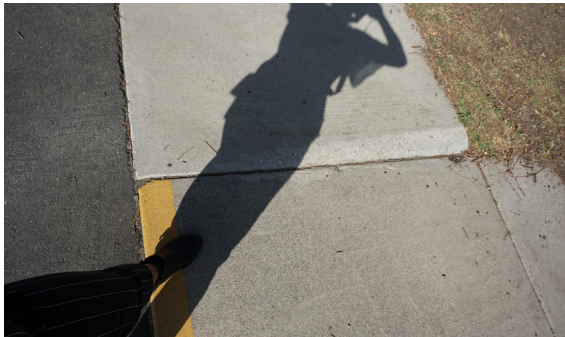
In need of proper IDF storage.



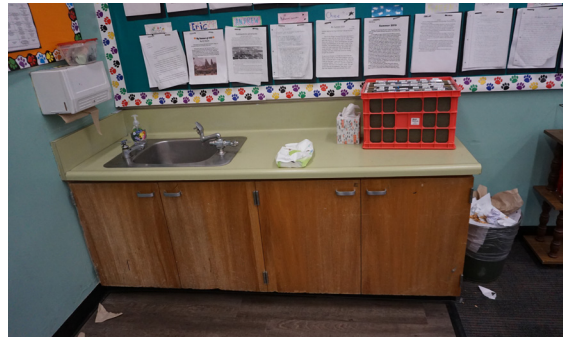
Uneven planter beds.



Restroom fixtures in need of an update.



Lifting concrete pads around campus.



Classroom casework in need of an update.



Typical water fountains in need of an update.



Play structure ground in need of replacement.



Sand under swings in need of replacement.



Safety hazard with damaged slope adjacent to hardcourts.

5.3

EXISTING SITE CONDITIONS LINDA VISTA K-6 ELEMENTARY

Orange Unified School District Facilities Master Plan



Pick up-drop off area.



Front office.



Atrium area adjacent to front office.



Faculty workroom and lounge.



Faculty storage and workroom.



Cot room.



Hardcourts and play structure.



Upper grade classroom.



Multi-Purpose room.

5.3

EXISTING SITE CONDITIONS LINDA VISTA K-6 ELEMENTARY

Orange Unified School District Facilities Master Plan



Instructional specialist room.



Computer lab.



Library.



Speech room.



Food warming kitchen.



Lunch shelter.



Typical kindergarten classroom.



Kinder play area.



Typical restrooms.

5.3

COST ESTIMATE LINDA VISTA TK-6 ELEMENTARY

Orange Unified School District Facilities Master Plan



	TOTAL PROJECT COST (2021\$)
01. Modernize & Reconfigure Existing Classrooms	\$ 2,336,000
02. Building Systems, Toilets & Improved Energy Efficiency	\$ 963,000
03. Site Utilities	\$ -
04. Classroom New Construction	\$ -
05. Enrichment Programs & Electives	\$ 3,568,000
06. Science Labs	\$ -
07. Assembly & Food Service Improvements	\$ 2,299,000
08. Media Center	\$ 685,000
09. Student Support / Counseling Services	\$ 937,000
10. Administration & Staff Support	\$ 1,190,000
11. Physical Education Improvements	\$ -
12. After School Support	\$ 145,000
13. Safety & Security	\$ 1,938,000
14. Campus Arrival: Parking, Drop-off & Entry Plaza	\$ 707,000
15. Outdoor Learning Environments & Quads	\$ 290,000
16. Exterior Play Spaces, Playfields & Hardcourts	\$ 1,929,000
17. Flexible Furniture	\$ 598,000
18. Technology Infrastructure & Equipment	\$ 690,000
Total Project Cost (2021\$)	\$ 18,275,000



- 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: 440	
Teaching Stations:	
Preschool, PK	0
Transitional Kinder, TK	0
Kindergarten, K	3
1 st -3 rd Grade	6
4 th -6 th Grade	6
STEAM Lab	0.5
VAPA	0
Computer Lab	1
SDC	0
RSP	0
Other (2-Instruct Spec, 0.5-Psych/Couns, 0.5-Spch/OT, 2-CARES)	5
Grand Total:	21.5

5.3

EXISTING SITE PLAN LINDA VISTA K-6 ELEMENTARY

Orange Unified School District
Facilities Master Plan



280



	MODERNIZATION	RECONFIGURE	NEW CONSTRUCTION	QTY.
Classrooms, CR				
PK				0
TK				1
K				2
LP				6
UP				6
SDC				0
Specialty Spaces				
IL				1
VAPA				3
Shared Spaces				
COLAB				0
MPR				1
MC				1
LRC				1
Admin / Faculty				
FW				1
FL				1
N				1
CONF				1
WR				1
Support Spaces				
AS				1
S				1
T				1
U				1
C				1
KIT				1
SERV				1
Other				
				1

	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:	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 (1-After School)	1
Grand Total:	20

5.3

PROPOSED SITE PLAN LINDA VISTA TK-6 ELEMENTARY

Orange Unified School District
Facilities Master Plan



281