

333 S. Prospect St., Orange, CA 92869

EXISTING SITE INFORMATION

Year Built: 1960
Year Modernized: N/A
Student Population (2019-2020): 847
Grade Levels: K-8
Number of Permanent Classrooms: 33
Number of Relocatables: 0
Site Acreage: 23.89
Permanent Building Area: 64,462 sf
Relocatable Classroom Area: 0 sf
Other Relocatable Area: 0 sf
Parking: 252 spaces + 16 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 - HVAC Replacement, Lighting Upgrade, Fire Alarm Upgrade
- 2011 - HVAC Replacement/Energy Upgrade 500 & 600
- 2015 - Asphalt Replacement (Parking Lot)
- 2015 - Lunch Shelter Replacement
- 2016 - Interior Lighting Upgrade/LED Bulb Replacement
- 2016 - Exterior LED Lighting Upgrade
- 2018 - Athletic Fields, Concession and Restroom Buildings
- 2018 - Asbestos Abatement/Floor Covering Replacement
- 2018 - Floor Covering Replacement Phase II
- 2018 - Interior Painting Phase II
- 2018 - Exterior Painting
- 2018 - IP Bell/PA System
- 2018 - STEM Lab Classroom Renovation
- 2019 - Flooring replaced in Buildings 200 & 700
- 2019 - New interior paint in Rooms 200-209, 800-805 and the Locker Rooms
- 2019 - New Rubber Surfacing at the Kinder playground
- 2019 - Solar panels installed over parking

PRINCIPAL COMMENTS

Site
- Would like to have outdoor learning spaces.
- Security at the points of entry (main entrances, hallways) and at the restrooms are a concern.

Building
- The HVAC works well but is loud.
- Will be adding two new daycare portables in the summer of 2020.
- Daycare: Would like to install independent/ separate relocatable for day care so site can utilize their classroom for other instructional purposes
- Student Restrooms: Need renovations/ upgrades, install electric hand dryer

Highest Priorities
1. Restrooms
2. Security cameras
3. Finish painting and flooring in classrooms

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 [0]

Paving
Category [3]
- Site concrete is upheaving and needs to be replaced.

AC Paving
Category [0]

Ramps and Stairs
Category [1]

SITE AMENITIES

Shade Shelter - Lunch Canopy
Category [2]
- Wood slat lunch shelter due for an upgrade.

Lunch Tables and Benches
Category [3]

Drinking Fountains
Category [3]

Play Equipment
Category [1]
- New Rubber Surfacing at the Kinder playground

Landscape
Category [1]
- Grounds: Ash trees are overgrown, need pruning

Irrigation
Category [1]

Fencing/Gates
Category [1]

ASSESSMENT OF BUILDINGS

EXTERIOR

Overall Rating: Category [2]

Exterior Finish/Paint
Category [0]
- Exterior was repainted in 2018.

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 [2]
- The roofing was done 15 years ago.

ADA Compliance
Category [3]
- Restrooms are not ADA compliant.

INTERIOR

Category [1] at both permanent and portable buildings.
- Has new carpet and paint.
- Fixtures in need of an update.
- Ceiling Tiles: Room 805 ceiling tiles messed up due to previous repair work.

RESTROOMS

ADA Compliance: [3]

ASSESSMENT OF SYSTEMS

SITE UTILITIES

Overall Rating: Category [2]

MECHANICAL

Overall Rating: Category [1]

- Received modernization in the last 10 years.

PLUMBING

Overall Rating: Category [3]

ELECTRICAL

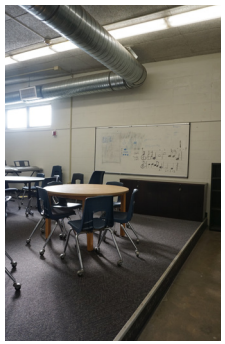
Overall Rating: Category [1]

- Received modernization in the last 10 years.



Typical water fountains due for an update.





In need of proper class space for band.



Door hardware due for an update.



Classroom fixtures due for an update.



Wood slat lunch shelter due for an update.



Lifting concrete pads around campus.



Lunch tables due for an update.



Classroom interiors in need of attention.



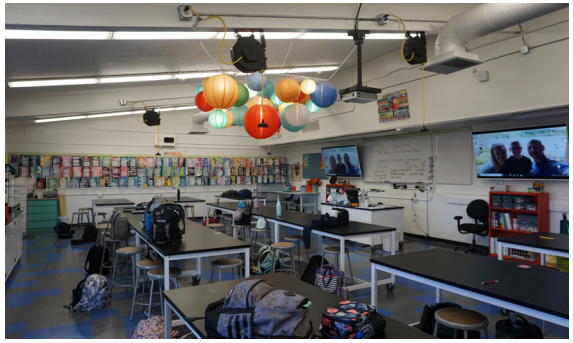
Window thresholds in need of attention.



Front office.



Typical outdoor area between classrooms.



Science lab.



STEAM lab.



Music/Band room.



Locker room.



Hardcourts and playfields.



Earth lab.



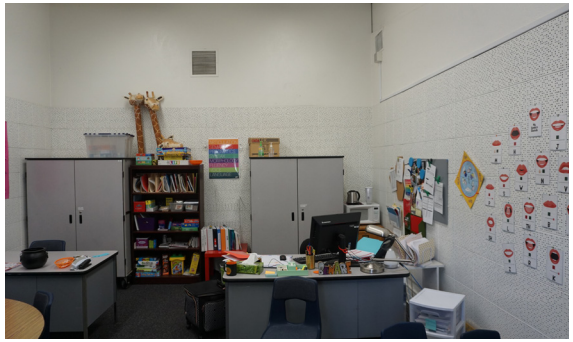
Typical classroom.



Play structure and quad.



Kindergarten classroom.



Speech room.



Back of theater room.

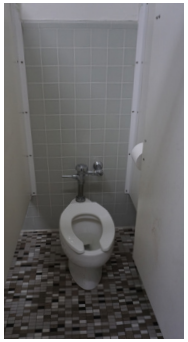


Occupational therapy room.



Library.







Restrooms.



Stage.



Food serving.

	TOTAL PROJECT COST (2021$)	
01. Modernize & Reconfigure Existing Classrooms	$	3,807,000
02. Building Systems, Toilets & Improved Energy Efficiency	$	1,833,000
03. Site Utilities	$	1,860,000
04. Classroom New Construction	$	5,213,000
05. Enrichment Programs & Electives	$	4,742,000
06. Science Labs	$	3,018,000
07. Assembly & Food Service Improvements	$	2,268,000
08. Media Center	$	1,203,000
09. Student Support / Counseling Services	$	1,217,000
10. Administration & Staff Support	$	2,053,000
11. Physical Education Improvements	$	8,366,000
12. After School Support	$	517,000
13. Safety & Security	$	848,000
14. Campus Arrival: Parking, Drop-off & Entry Plaza	$	365,000
15. Outdoor Learning Environments & Quads	$	612,000
16. Exterior Play Spaces, Playfields & Hardcourts	$	2,168,000
17. Flexible Furniture	$	1,076,000
18. Technology Infrastructure & Equipment	$	1,104,000
Total Project Cost (2021$)	**$**	**42,270,000**

EXISTING OVERALL SITE PLAN
MCPHERSON K-8 MAGNET



- Classrooms, CR
- Electives / Science Labs
- Shared Spaces
- Admin / Faculty
- Support Spaces
- Portable Classroom
- Main Entry
- Drop Off

N

0 60' 120' 240'

1" = 240'

Orange Unified School District
Facilities Master Plan

LPA



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	Staff Work Room
O	Staff 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:	847
Teaching Stations:	
Kindergarten, K	3
1st-3rd Grade	9
4th-6th Grade	8
STEAM Lab	1
English, ENG	1
History, HIST	1
Math	2
Science, SCI	2
Electives	5
SAI	3
SDC	0
Other (1-District OT, 1-After School)	2
Grand Total:	37

N

0 30' 60' 120'

1" = 120'

EXISTING SITE PLAN
MCPHERSON K-8 MAGNET

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
- Kinder Play
- Entry Plaza
- Learning Court Quad/Playfield
- Hardcourts

N

0 60' 120' 240'

1" = 240'



N

0 30' 60' 120'

1" = 120'

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)	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	2
	LG - Large	1
Shared Spaces		
COLAB	Collaboration Space (interior)	5
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	
N	Nurse	
CONF	Conference Room	
WR	Staff Work Room	
Support Spaces		
AS	After School	2
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:	**900**
Teaching Stations:	
Preschool, PK	0
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	3
SDC Preschool	0
SDC	0
Other (2-After School)	2
Grand Total:	36

5.3

PROPOSED SITE PLAN
MCPHERSON TK-8 MAGNET

Orange Unified School District
Facilities Master Plan

LPA