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EXISTING SITE CONDITIONS JORDAN PK-6 ACADEMY

Orange Unified School District Facilities Master Plan



4319 E. Jordan Ave., Orange CA 92869

EXISTING SITE INFORMATION

Year Built: 1962
Year Modernized: 2011
Student Population (2019-2020): 311
Grade Levels: K-6 & Pre-K SDC
Number of Permanent Classrooms: 23
Number of Relocatables: 2
Site Acreage: 12.75
Permanent Building Area: 34,424 sf
Relocatable Classroom Area: 1,920 sf
Other Relocatable Area: 0
Parking: 49 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

- 2011 - School-wide Modernization and Shade Structure
- 2016 - Asphalt Replacement
- 2018 - Exterior Painting

PRINCIPAL COMMENTS

Site

- There are health concerns because of the geese dropping on the playfields.
- The play structures need to be replaced and the surfacing beneath replaced.
- Fencing on the east side is too low.
- The lunch shelter is situated on a slope.

Building

- Would like exterior access to restrooms for the Kindergarten building.
- Kindergarten Restrooms: Rooms have odors - in need of attention
- Concrete Floors in Hallway: Concrete is stained
- Playground: Asphalt has cracks in lunch table area
- Rain Gutters: Gutters are leaking in many areas

Highest Priorities

1. The playground blacktop has many cracks and needs resurfacing
2. The Kindergarten field needs proper seeding
3. The lunch area blacktop is uneven and needs resurfacing

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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 [2]

- New parking lot lighting were provided in 2011 modernization.

Paving

Category [3]

AC Paving

Category [3]

- The AC paving is in poor condition and needs to be replaced.

Ramps and Stairs

Category [1]

SITE AMENITIES

Shade Shelter - Lunch Canopy

Category [3]

- The lunch shelter is located on a sloped surface and needs to be replaced.

Lunch Tables and Benches

Category [3]

- Located on a sloped surface.

Drinking Fountains

Category [3]

Play Equipment

Category [3]

- The play structure on the west side needs to be replaced. Rubber surfacing is needed below the new equipment.
- The play structure on the east side is 5 years old. The sand below the structure needs to be replaced with rubber surfacing.
- Playground swings' chain links are worn and need replacing.

Landscape

Category [3]

- There is erosion at the retaining wall; additional landscape is needed. needs added landscape

Irrigation

Category [2]

Fencing/Gates

Category [2]

ASSESSMENT OF BUILDINGS

EXTERIOR

Overall Rating: Category [2]

Exterior Finish/Paint

Category [2]

Door & Frames

Category [1]

- Door hardware updated in 2011 modernization.

Windows

Category [2]

Roof

Category [3]

ADA Compliance

Category [1]

- Site access, parking, path of travel and access to buildings was upgraded to meet ADA requirements in 2011 modernization.

INTERIOR

Category [2] at both permanent and portable buildings.

- Classrooms - Interior wall paint has minor scuffing in a number of rooms, needs touch up
- Office Room 801 - Exhaust fans inoperable in men's and women's restroom.

RESTROOMS

ADA Compliance: [2]

ASSESSMENT OF SYSTEMS

SITE UTILITIES

Overall Rating: Category [1]

- The storm drain system needs repair. The campus experiences flooding in many areas.

MECHANICAL

Overall Rating: Category [1]

- Was modernized.

PLUMBING

Overall Rating: Category [3]

ELECTRICAL

Overall Rating: Category [0]

- Was modernized.

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Lunch shelter's ground condition needs attention.



Drainage issues near lunch shelter.



Play structure ground condition needs attention.



Flooding issues on hardcourts.



Playfields need maintenance.



Cracking on hardcourts.



Cracked concrete pads on main walkways.



Sand beneath swings need replacing.



Flooding issues between classrooms.

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Pick up-drop off area.



Front office.



Faculty lounge.



Faculty workstation.



Typical kindergarten classroom.



Kinder play area.



Typical covered walkway.



Library.



Computer lab.

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STEAM lab.



Lunch area.



Food warming kitchen.



Typical restroom.



Hardcourts.



Staff training room.



Classroom converted to overflow storage.



Trash enclosure.



Typical grass area behind classroom.

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COST ESTIMATE JORDAN PK-6 ACADEMY

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	TOTAL PROJECT COST (2021\$)
01. Modernize & Reconfigure Existing Classrooms	\$ 1,523,000
02. Building Systems, Toilets & Improved Energy Efficiency	\$ 985,000
03. Site Utilities	\$ 951,000
04. Classroom New Construction	\$ 2,240,000
05. Enrichment Programs & Electives	\$ 4,112,000
06. Science Labs	\$ -
07. Assembly & Food Service Improvements	\$ 6,762,000
08. Media Center	\$ 934,000
09. Student Support / Counseling Services	\$ 925,000
10. Administration & Staff Support	\$ 1,453,000
11. Physical Education Improvements	\$ -
12. After School Support	\$ -
13. Safety & Security	\$ 1,255,000
14. Campus Arrival: Parking, Drop-off & Entry Plaza	\$ 1,003,000
15. Outdoor Learning Environments & Quads	\$ 861,000
16. Exterior Play Spaces, Playfields & Hardcourts	\$ 2,707,000
17. Flexible Furniture	\$ 688,000
18. Technology Infrastructure & Equipment	\$ 680,000
Total Project Cost (2021\$)	\$ 27,079,000



- 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: 379	
Teaching Stations:	
Preschool, PK	2
Transitional Kinder, TK	0
Kindergarten, K	3
1 st -3 rd Grade	4
4 th -6 th Grade	5
STEAM Lab	1
VAPA	1
Computer Lab	1
SDC	3
RSP	3
Other (1-Resource, 0.5-Psych/Spch, 0.5-Nurse, 1-ASES)	4
Grand Total:	27





	MODERNIZATION	RECONFIGURE	NEW CONSTRUCTION	QTY.
Classrooms, CR				
PK	Preschool			1
TK	Transitional Kindergarten			1
K	Kindergarten			2
LP	Lower Primary (grades 1-3)			6
SDC	Upper Primary (grades 4-6)			6
LEARNING LINKS				5
Specialty Spaces				
IL	Innovation Lab			1.5
VAPA	Visual Arts/Performing Arts			3
Shared Spaces				
COLAB	Collaboration Space (interior)			0
MPR	Multi-Purpose Room			1
MC	Media Center			1
LRC	Learning Resource Center			1
Admin / Faculty				
FW	Faculty Work			
FL	Faculty Lounge			
N	Nurse			
CONF	Conference Room			
WR	Staff Work Room			
Support Spaces				
AS	After School			0.5
S	Storage			
T	Toilet			
U	Utility			
C	Custodial			
KIT	Kitchen			
SERV	Serving			
Other				
	No Work Required			
	Portable Classrooms			
	Main Entry			
	Drop-Off			
	Fence			
	Site to include cost for underground utilities to support future digital marquee			

Proposed Capacity:	534
Teaching Stations:	
Preschool, PK	1
Transitional Kinder, TK	1
Kindergarten, K	2
1 st -3 rd Grade	6
4 th -6 th Grade	6
Innovation Lab	2
VAPA	3
SDC Preschool	1
SDC	4
Other (1-Learning Links)	1
Grand Total:	27

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PROPOSED SITE PLAN JORDAN PK-6 ACADEMY

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