



been completed, where they have identified issues and what items generate the most work orders.

- 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

- 2015 - Fire Alarm Upgrade
- 2015 - Asphalt Replacement at Parking Lot
- 2016 - Asphalt Slurry/Seal Coat
- 2016 - Interior Lighting Upgrade/LED Bulb Replacement
- 2016 - Exterior LED Lighting Upgrade
- 2016 - Field Renovations/Improvements (core aeration, weed control, fertilization & hydro-seeding)
- 2017 - Interior Painting (13 Rooms)
- 2017 - Floor Covering Replacement (13 Rooms)
- 2018 - Floor Covering Replacement Phase II
- 2018 - Interior Painting Phase II
- 2018 - IP Bell/PA System
- 2019 - Exterior Paint throughout campus

PRINCIPAL COMMENTS

Site

- Parking and drop-off/pick-up routines are a constant struggle.
- Would like an outdoor space that can be used for outdoor learning or assemblies.
- The lunch shelter is not weatherproof. Would like a shelter that is.
- Play equipment needs to be updated. Would like to have shade structures as well.
- There are security/visibility/privacy issues

EXISTING SITE INFORMATION

Year Built: 1951

Year Modernized: N/A

Student Population (2019-2020): 427

Grade Levels: K-6

Number of Permanent Classrooms: 22

Number of Relocatables: 5

Site Acreage: 8.70

Permanent Building Area: 33,742 sf

Relocatable Classroom Area: 3,840 sf

Other Relocatable Area: 960 sf

Parking: 50 spaces + 3 accessible

OVERVIEW

The Condition Assessment information outlined on the following pages was gathered in the following four ways:

- 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.
- The District provided a Facilities Assessment that was completed internally in 2018.
- LPA met with and interviewed the various trades in the Maintenance & Operations Department to understand what work has



along the northeast side of campus, bordering the adjacent church parking lot.

- Drainage: Missing rain gutters causes tremendous flooding, water runs into classrooms (especially 40's Wing displacing students when rains are heavy)

Program

- All classrooms would benefit from additional storage, additional electrical outlets and updated technology infrastructure.
- It would be helpful to have flexible learning spaces (ie. pods of classrooms with a flexible shared space).
- The library, computer lab, STEAM lab, and Robotics lab occupy the space that used to be the Multi-Purpose Room (MPR). There is currently no where to have assemblies or large group gatherings.
- Additional dedicated work/collaboration space for teachers is desired.
- Updated furniture and counter surfaces, additional storage and technology are needed in Administration.
- A dedicated conference room is needed.
- Would like dedicated restrooms for the SDC population.

Highest Priorities

1. Drains/Gutters
2. Electrical outlets
3. Traffic/Parking/Drop-off

COMMUNITY USE

- The community uses the playfields for sports activities.
- The MPR is used as a polling location.

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 [2]

- The landscaping needs to be updated and cleaned up.
- Trash dumpsters are visible from the street.

Parking

Category [1]

- Parking is a constant struggle. Would like to consider the grassy area in front of the school.
- Asphalt redone in 2015.

Paving

Category [2]

AC Paving

Category [2]

- The hardcourts need grinding and new overlay.

Ramps and Stairs

Category [2]

SITE AMENITIES

Shade Shelter - Lunch Canopy

Category [3]

- Replace wood lunch shelter with a solid metal structure.

Drinking Fountains

Category [3]

- The drinking fountains need repairs and/or to be replaced.

Play Equipment

Category [2]

- Play structures need updating.

Landscape

Category [2]

- The planters between finger buildings flood during rain events.

Irrigation

Category [2]

- The irrigation system is due for a replacement.

ASSESSMENT OF BUILDINGS

EXTERIOR

Overall Rating: Category [2]

Exterior Finish/Paint

Category [1]

- Repair stucco damage caused by irrigation.
- Exterior was repainted in summer 2019

Door & Frames

Category [3]

- The doors need to be replaced.
- The door locks need to be replaced.

Windows

Category [3]

- The window systems need to be replaced.

**Roof**

Category [1]

- Roofing is in good condition.
- Rain gutters are missing, causing flooding issues.

ADA Compliance

Category [3]

INTERIOR

Overall Rating: Category [1]

- Ceiling tiles are damaged/stained in several rooms; need to be replaced.
- Interior paint redone in the last 5 years.

RESTROOMS

ADA Compliance: [3]

- Three sets of student restrooms need to be renovated/updated.

ELECTRICAL

Overall Rating: Category [3]

- There are limited electrical outlets throughout the campus.
- The internet, phone and intercom systems in the 50's wings and relocatable classrooms are not reliable and often interrupted.
- The wireless internet connection is very weak on the north side of campus.

ASSESSMENT OF SYSTEMS**SITE UTILITIES**

Overall Rating: Category [2]

- The domestic water system needs to be replaced.
- 50% of the gas lines are new. The remaining 50% needs to be replaced.

MECHANICAL

Overall Rating: Category [3]

PLUMBING

Overall Rating: Category [3]

5.4

EXISTING SITE CONDITIONS CAMBRIDGE PK-6 ELEMENTARY

Orange Unified School District Facilities Master Plan



Drainage issues in front of campus.



Outdated water fountains need to be replaced.



Windows in classrooms need replacing.



Sand under swings needs to be replaced.



Typical door hardware to be replaced.



Cracked, uneven thresholds into classrooms.



Outdated classroom equipment - chalk boards.



Building fascia boards need attention.



Wooden shade structure needs to be replaced.

5.4

EXISTING SITE CONDITIONS CAMBRIDGE PK-6 ELEMENTARY

Orange Unified School District Facilities Master Plan



Drop off.



Front office.



Principal's office.



Faculty lounge.



Typical space in between classrooms.



Typical restroom condition.



Kindergarten classroom.



Kindergarten workroom.

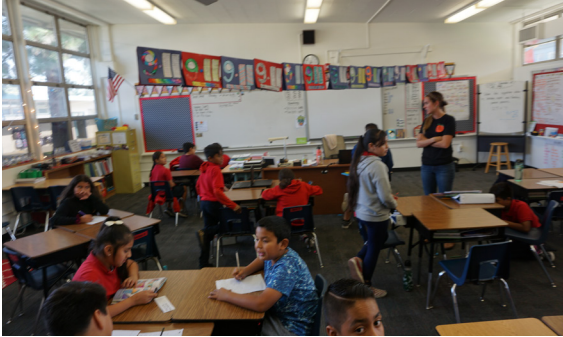


Play structure.

5.4

EXISTING SITE CONDITIONS CAMBRIDGE PK-6 ELEMENTARY

Orange Unified School District Facilities Master Plan



Typical classroom.



STEAM room.



Speech room.



Computer area.



Library.



Hardcourts.



Kitchen.



Food serving area.



Outdoor stage.

5.4

COST ESTIMATE CAMBRIDGE PK-6 ELEMENTARY

Orange Unified School District Facilities Master Plan



	TOTAL PROJECT COST (2021\$)
01. Modernize & Reconfigure Existing Classrooms	\$ 2,195,000
02. Building Systems, Toilets & Improved Energy Efficiency	\$ 1,877,000
03. Site Utilities	\$ 1,132,000
04. Classroom New Construction	\$ 4,832,000
05. Enrichment Programs & Electives	\$ 3,110,000
06. Science Labs	\$ -
07. Assembly & Food Service Improvements	\$ 6,762,000
08. Media Center	\$ 526,000
09. Student Support / Counseling Services	\$ 943,000
10. Administration & Staff Support	\$ 1,691,000
11. Physical Education Improvements	\$ -
12. After School Support	\$ 525,000
13. Safety & Security	\$ 157,000
14. Campus Arrival: Parking, Drop-off & Entry Plaza	\$ 1,755,000
15. Outdoor Learning Environments & Quads	\$ 1,241,000
16. Exterior Play Spaces, Playfields & Hardcourts	\$ 2,428,000
17. Flexible Furniture	\$ 688,000
18. Technology Infrastructure & Equipment	\$ 636,000
Total Project Cost (2021\$)	\$ 30,498,000



- 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: 531	
Teaching Stations:	
Preschool, PK	1
Transitional Kinder, TK	2
Kindergarten, K	2
1 st -3 rd Grade	7
4 th -5 th Grade	6
STEAM Lab	1
VAPA	0
Computer Lab	0
SDC	4
RSP	1
Other (1-Spch, 1-Resource, 2-ASES)	4
Grand Total:	28





	MODERNIZATION	RECONFIGURE	NEW CONSTRUCTION	QTY.
Classrooms, CR				
PK Preschool				1
TK Transitional Kindergarten				1
K Kindergarten				2
LP Lower Primary (grades 1-3)				6
UP Upper Primary (grades 4-6)				6
SDC Special Day Class				5

Specialty Spaces				
IL Innovation Lab (STEAM)				1
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				
OBSRV Observation/Training Room				3

Support Spaces				
AS After School				1
GLAD Specialized Teacher Training				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 underground utilities to support future digital marquee

Kindergarten Play

Play Apparatus

Outdoor Colab/Quad/Playfield

Hardcourts

Entry Plaza

Proposed Capacity: 534

Teaching Stations:

Preschool, PK	1
Transitional Kinder, TK	1
Kindergarten, K	2
1st-3rd Grade	6
4th-6th Grade	6
Innovation Lab	1
VAPA	3
SDC Preschool	1
SDC	4
Other (1-After School, 2-GLAD)	3

Grand Total: 29

5.4

PROPOSED SITE PLAN CAMBRIDGE PK-6 ELEMENTARY

Orange Unified School District
Facilities Master Plan



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