

## 5.4

# EXISTING SITE CONDITIONS HANDY PK-6 ELEMENTARY

## Orange Unified School District Facilities Master Plan



860 N. Handy St., Orange, CA 92867

### EXISTING SITE INFORMATION

Year Built: 1960  
 Year Modernized: N/A  
 Student Population (2019-2020): 418  
 Grade Levels: K-6  
 Number of Permanent Classrooms: 32  
 Number of Relocatables: 2  
 Site Acreage: 13.48  
 Permanent Building Area: 41,673 sf  
 Relocatable Classroom Area: 960 sf  
 Other Relocatable Area: 960 sf  
 Parking: 67 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

- 2016 - Asphalt Replacement
- 2017 - Floor Covering Replacement (20 Classrooms, Lounge & Library)
- 2017 - Interior Painting (20 Classrooms, Lounge & Library)
- 2018 - Interior Painting (Administration/Phase II)
- 2018 - IP Bell/PA System

### PRINCIPAL COMMENTS

#### Site

- Would like to replace sand at the playgrounds with rubber surfacing.
- Would like to install a shade structure over outdoor assembly area.
- The perimeter fencing along the south side of the school site has seen some vandalism and can be a security issue.
- Drainage between finger buildings is a problem.
- Would like an updated monument sign.
- Flooding on the southeast side of campus occurs frequently.

#### Building

- Need cool down areas for behavioral issues; a safer space with padded surfaces is desired.
- There is currently no Multi-Purpose Room (MPR).



- Currently use a classroom as the Parent Center.
- Would like better separation in office areas for confidential conversations.
- There is a concern of mold in conference rooms.
- Would like to remove the black box in the office and would like new floor covering in office.

### Program

- Currently 1:1 on iPads.
- Prefer not to use projectors.
- VAPA and after school dance would benefit from a dance room.

### Highest Priorities

1. Multi-Purpose Room (MPR)
2. Modernization
3. Curb appeal

### COMMUNITY USE

- The playfields are used for Little League, Santiago Community College Parent ESL classes, and Headstart.

## 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]

### Parking

Category [2]

- Staff and parent parking is currently shared with bus access.

### Paving

Category [1]

### AC Paving

Category [1]

### Ramps and Stairs

Category [1]

## SITE AMENITIES

### Shade Shelter - Lunch Canopy

Category [3]

- The lunch shelter is old and needs to be replaced.

### Lunch Tables and Benches

Category [3]

- Lunch tables are a mix of steel and wood and need to be replaced.

### Drinking Fountains

Category [2]

### Play Equipment

Category [3]

- Would like new basketball hoops.

### Landscape

Category [2]

- Would like to reduce the landscaped areas.

### Irrigation

Category [2]

- The irrigation system is old and needs to be replaced.

### Fencing/Gates

Category [2]

- The low fence at the south side of the school site poses security issues in this neighborhood.

## ASSESSMENT OF BUILDINGS

### EXTERIOR

Overall Rating: Category [3]

### Exterior Finish/Paint

Category [3]

### Door & Frames

Category [3]

- The doors and frames are original and need to be replaced.

### Windows

Category [3]

- The windows are original, or have been replaced piecemeal, and need to be replaced.
- Window glazing needs to be replaced.

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### Roof

Category [3]

- The roofs need to be replaced.
- New rain gutters are needed.

### ADA Compliance

Category [3]

### INTERIOR

Category [2] at both permanent and portable buildings.

- Interior painting redone in 2017 and 2018.

### RESTROOMS

ADA Compliance: [3]

## ASSESSMENT OF SYSTEMS

### SITE UTILITIES

Overall Rating: Category [3]

### MECHANICAL

Overall Rating: Category [3]

- All of the HVAC needs to be replaced.

### PLUMBING

Overall Rating: Category [3]

- All of the building plumbing needs to be replaced.

### ELECTRICAL

Overall Rating: Category [1]

- Pending fire alarm upgrade in summer 2020.



## 5.4 EXISTING SITE CONDITIONS HANDY PK-6 ELEMENTARY

## Orange Unified School District Facilities Master Plan



Fascia boards need attention.



Typical classroom windows need replacing.



Lunch tables due for an update.



Lunch shelter surface in poor condition.



Typical door hardware due for an update



In need of proper IDF storage.



In need of proper decompression space for behavioral students.



Lack of landscaping.



Faculty lounge due for an update.



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## Orange Unified School District Facilities Master Plan



Front office.



Principal's office.



Typical covered exterior walkway.



Typical water fountain.



Typical kindergarten classroom.



Kinder play area.



Outdoor amphitheater.



Library.



Kitchen.



## 5.4 EXISTING SITE CONDITIONS HANDY PK-6 ELEMENTARY

## Orange Unified School District Facilities Master Plan



Hardcourts.



Computer lab.



Typical classroom.



STEAM room.



Faculty kitchenette.



Faculty workroom.



OT room.



Speech room.



Typical exterior area between buildings.

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## COST ESTIMATE HANDY PK-6 ELEMENTARY




## Orange Unified School District Facilities Master Plan



	TOTAL PROJECT COST (2021\$)
01. Modernize & Reconfigure Existing Classrooms	\$ 4,473,000
02. Building Systems, Toilets & Improved Energy Efficiency	\$ 2,956,000
03. Site Utilities	\$ 1,507,000
04. Classroom New Construction	\$ -
05. Enrichment Programs & Electives	\$ 2,175,000
06. Science Labs	\$ -
07. Assembly & Food Service Improvements	\$ 119,000
08. Media Center	\$ 1,288,000
09. Student Support / Counseling Services	\$ 1,209,000
10. Administration & Staff Support	\$ 1,752,000
11. Physical Education Improvements	\$ -
12. After School Support	\$ 342,000
13. Safety & Security	\$ 555,000
14. Campus Arrival: Parking, Drop-off & Entry Plaza	\$ 120,000
15. Outdoor Learning Environments & Quads	\$ 1,186,000
16. Exterior Play Spaces, Playfields & Hardcourts	\$ 532,000
17. Flexible Furniture	\$ 807,000
18. Technology Infrastructure & Equipment	\$ 791,000
<b>Total Project Cost (2021\$)</b>	<b>\$ 19,812,000</b>





-  Portable Classroom
-  Main Entry
-  Drop Off

Existing 2019/20 Enrollment: 445	
Teaching Stations:	
Preschool, PK	1
Transitional Kinder, TK	1
Kindergarten, K	2
1 <sup>st</sup> -3 <sup>rd</sup> Grade	6
4 <sup>th</sup> -5 <sup>th</sup> Grade	6
STEAM Lab	1
VAPA	5
Computer Lab	1
SDC	5
RSP	0
Other (1-Instruct Spec, 0.5-Nurse, 0.5-Spch, 1-Interv, 1-Psych, 2-ASES)	6
<b>Grand Total:</b>	<b>34</b>



