



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

- 2015 - Two-story Classroom Building
- 2015 - Reconfigured Building 600 to Library, RSP and classroom
- 2015 - Expanded Building 500/Admin to include a separate Staff Lounge, Workroom, Nurse Area, offices and restroom
- 2015 - Added (1) additional toilet to Building 700
- 2015 - School-wide Modernization
 - Installed new multi-media control systems, LAN, intrusion alarms, and interactive whiteboards
 - Replaced air distribution system, including ductwork, air inlets, outlets, fresh air intakes, exhaust louvers and associated accessories
 - Replaced HVAC systems and fixtures
 - Upgraded plumbing infrastructure and fixtures to meet ADA requirements
 - Upgraded lighting fixtures and electrical systems
 - Replaced door and hardware systems to meet ADA requirements
 - Installed new casework
 - Upgraded path of travel, doors, and toilet fixtures to meet ADA requirements
- 2015 - Shade Structure

EXISTING SITE INFORMATION

Year Built: 1962
 Year Modernized: N/A
 Student Population (2019-2020): 711
 Grade Levels: K-5
 Number of Permanent Classrooms: 35
 Number of Relocatables: 4
 Site Acreage: 11.90
 Permanent Building Area: 32,316 sf + new 2-story
 Relocatable Classroom Area: 2,880 sf
 Other Relocatable Area: 960 sf
 Parking: 122 spaces + 8 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



- 2015 - Reconfigured and repaved parking lot near 2-story building
- 2016 - Field Renovations/Improvements (core aeration, weed control, fertilization & hydro-seeding)
- 2017 - Asphalt Slurry/Seal Coat (Parking Lot)

PRINCIPAL COMMENTS

Site

- The parking lot is small and does not accommodate the student population.
- The traffic jams along Lampson Avenue.
- Plumbing Fixtures - Sink and toilet valves in restrooms and classrooms are of poor quality and require a lot of maintenance. Values need replacing with higher quality products. Suggest replacing a wing at a time not just piecemeal. Also concerned about leaks.
- Playgrounds: Students eat lunch outdoors and on windy days trash, sand and dirt blow around - landscaping in need of attention.
- Playground Fall Material: Wood chips blow out of boxes on windy days. Suggest replacing with rubber.
- Site Drainage/Gutters: Gutters don't drain well and smell

Building

- PA system does not reach far end of playground, safety concern.
- PA system does not have a separate tone for lockdown. Suggest creating a distinct tone for a lock down.
- Security camera system needs repair/upgrading, not working properly.

Program

- Need an auditorium. There isn't a large space to hold student performances, assemblies, or school-wide events.

Highest Priorities

1. Multi-Purpose Room (MPR)
2. Larger parking lot
3. Indoor dining area/More staff restrooms

COMMUNITY USE

- Classrooms and the lawn are both used.

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]

- The landscaping along the street needs to be updated.

Parking

Category [1]

- There are concerns about traffic backing up along the street as parents wait to enter the drop-off. The Principal would like to expand the drop-off options by adding an another location on the west side of the school site.
- Additional parking spaces are needed.

Paving

Category [0]

AC Paving

Category [0]

Ramps and Stairs

Category [0]

SITE AMENITIES

Shade Shelter - Lunch Canopy

Category [1]

Lunch Tables and Benches

Category [2]

- Many lunch tables are old and warped and need to be replaced.

Drinking Fountains

Category [3]

Play Equipment

Category [1]

- Wood chips should be replaced with rubber surfacing.

Landscape

Category [1]

- Would like to update for curb appeal.

Irrigation

Category [1]

Fencing/Gates

Category [1]

- Fencing is in good condition.



ASSESSMENT OF BUILDINGS

EXTERIOR

Overall Rating: Category [0]

Exterior Finish/Paint

Category [0]

Door & Frames

Category [0]

Windows

Category [0]

Roof

Category [2]

- The gutters do not drain well.

ADA Compliance

Category [1]

INTERIOR

Overall Rating: Category [1]

- The site does not have a common large meeting space for assemblies/meetings or indoor lunch seating.
- Minor paint peeling in several classrooms.

Restrooms

ADA Compliance: [1]

- Received ADA upgrades in 2015 modernization.

PLUMBING

Overall Rating: Category [1]

- The sink and toilet valves in restrooms and classrooms are of poor quality and require a lot of maintenance. Replace valves.

ELECTRICAL

Overall Rating: Category [2]

- The light switches in several classrooms and other locations 'pop' when operated.
- The Public Address (PA) system does not reach the far end of the playground which is a safety concern.
- The PA system does not have a separate tone for lock down.
- The security camera system needs repair/upgrading.

ASSESSMENT OF SYSTEMS

SITE UTILITIES

Overall Rating: Category [0]

MECHANICAL

Overall Rating: Category [1]

- The fans in the mens' and womens' restrooms are inoperable/noisy.

5.4

EXISTING SITE CONDITIONS LAMPSON PK-5 ELEMENTARY

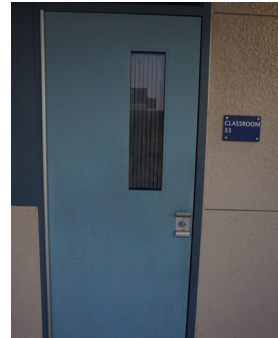
Orange Unified School District Facilities Master Plan



Admin building fascia boards need attention.



Typical door hardware do for an update.



Damaged/rotting fascia boards.



Unused space between buildings.



Kinder shade structure due for an update.



Water fountains around campus due for update.



Play structure sand needs replacing.



Lunch shelter furniture due for an update.



In need of proper lighting for sensory sensitive students.

5.4

EXISTING SITE CONDITIONS LAMPSON PK-5 ELEMENTARY

Orange Unified School District Facilities Master Plan



Parking and drop off.



Faculty work area.



Faculty lounge.



Nurse's office.



Typical restroom condition.



Conference room.



STEAM lab.



PTA room.



Library.

5.4

EXISTING SITE CONDITIONS LAMPSON PK-5 ELEMENTARY

Orange Unified School District Facilities Master Plan



Green screen/video broadcasting area.



Food warming and serving.



Lunch shelter.



Kindergarten classroom.



Kinder lunch area.



Typical upper grade classroom.



Sensory room.



Computer lab.



Typical lower grade classroom.

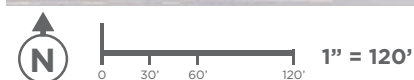
5.4

COST ESTIMATE LAMPSON PK-8 ACADEMY

Orange Unified School District Facilities Master Plan



	TOTAL PROJECT COST (2021\$)
01. Modernize & Reconfigure Existing Classrooms	\$ -
02. Building Systems, Toilets & Improved Energy Efficiency	\$ -
03. Site Utilities	\$ 769,000
04. Classroom New Construction	\$ 6,660,000
05. Enrichment Programs & Electives	\$ 4,295,000
06. Science Labs	\$ 2,296,000
07. Assembly & Food Service Improvements	\$ 8,528,000
08. Media Center	\$ 838,000
09. Student Support / Counseling Services	\$ 1,068,000
10. Administration & Staff Support	\$ -
11. Physical Education Improvements	\$ 2,017,000
12. After School Support	\$ 417,000
13. Safety & Security	\$ 916,000
14. Campus Arrival: Parking, Drop-off & Entry Plaza	\$ 1,929,000
15. Outdoor Learning Environments & Quads	\$ 2,240,000
16. Exterior Play Spaces, Playfields & Hardcourts	\$ 3,727,000
17. Flexible Furniture	\$ 867,000
18. Technology Infrastructure & Equipment	\$ 570,000
Total Project Cost (2021\$)	\$ 37,137,000



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: 741	
Teaching Stations:	
Preschool, PK	2
Transitional Kinder, TK	1
Kindergarten, K	3
1 st -3 rd Grade	12
4 th -5 th Grade	8
STEAM Lab	1
VAPA	0
Computer Lab	2
SDC	0
RSP	4
Other (0.5-Spch, 1-Instruct Spec, 4-Vacant, 1-PTA, 1-CARES)	6.5
Grand Total:	40.5

5.4

EXISTING SITE PLAN
LAMPSON PK-5 ELEMENTARY

Orange Unified School District
Facilities Master Plan



LPA

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5.4

PROPOSED SITE PLAN
LAMPSON PK-8 ACADEMY

Orange Unified School District
Facilities Master Plan



365

	MODERNIZATION	RECONFIGURE	NEW CONSTRUCTION	QTY.
Classrooms, CR				
PK				2
TK				1
K				3
LP				9
UP				9
MS				3
SDC				0
Specialty Spaces				
IL				1
VAPA				3
SCI				2
ELEC				2
SM - Small				2
LG - Large				1
Shared Spaces				
COLAB				0
MPR				1
MC				1
LRC				1
GYM				0
CH				2
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

	No Work Required		Kinder Play
	Portable Classrooms		Play Apparatus
	Main Entry		Outdoor Colab/Quad/Playfield
	Drop-Off		Hardcourts
	Fence		Entry Plaza
	Site to include cost for underground utilities to support future digital marquee		

Proposed Capacity:	930
Teaching Stations:	
Preschool, PK	2
Transitional Kinder, TK	1
Kindergarten, K	3
1 st -3 rd Grade	9
4 th -6 th Grade	9
Innovation Lab	1
VAPA	3
English, ENG	1
History, HIST	1
Math	1
Science, SCI	2
Electives	2
SDC Preschool	0
SDC	0
Other (1-After School, 1-Public Speaking)	2
Grand Total:	37

