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EXISTING SITE CONDITIONS PALMYRA PK-6 ELEMENTARY

Orange Unified School District Facilities Master Plan



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 - Asphalt Replacement (Parking Lot & Playground)
- 2016 - Fire Alarm System Upgrade
- 2016 - Asphalt Replacement
- 2016 - Floor Covering Replacement
- 2016 - Exterior Painting
- 2017 - Floor Covering Replacement (11 Classrooms)
- 2017 - Interior Painting (11 Classrooms)
- 2018 - Floor Covering Replacement Phase II
- 2018 - Interior Painting Phase II
- 2019 - Flooring replaced in Rooms 52-55 and Preschool

EXISTING SITE INFORMATION

Year Built: 1951
 Year Modernized: N/A
 Student Population (2019-2020): 359
 Grade Levels: K-6
 Number of Permanent Classrooms: 16
 Number of Relocatables: 15
 Site Acreage: 10.0
 Permanent Building Area: 23,465 sf
 Relocatable Classroom Area: 1,680 sf
 Other Relocatable Area: 1,680 sf
 Parking: 61 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

PRINCIPAL COMMENTS

Site

- The drop-off lane at the front of the school is mostly taken up by busses. A separate bus drop-off area is needed.
- The design of the main parking lot is difficult for cars to drive through due to the narrow lanes.
- A lot of complaints are received about the curb appeal of the school, including the fence line along Lincoln.
- Delivery trucks have to drive across the playground to access the kitchen.
- Additional handball courts are needed.
- The playground equipment needs to be updated.



Program

- A cafeteria/fully covered eating area is the second most requested item on parent surveys.
- Window coverings are needed to prevent glare when using the projector/technology.
- Flexible seating/furniture in all classrooms would further support collaborative learning.
- Better soundproofing for classrooms (especially those that face the Kindergarten playground).
- More electrical outlets are needed in more convenient locations.
- Would like a Sensory Room for the Moderate-Severe Autism program.
- Need a dedicated Special Education toileting facility.
- A larger library is needed; space for a work station, student collaboration and a whole group reading area are needed.
- Need a more secure entrance/exit at the front office (ie. a latching gate to create a barrier).
- There are no conference rooms currently.
- More privacy is needed in the Nurse's area.
- The serving line is not covered which can cause issues in inclement weather.

Highest Priorities

1. Curb appeal
2. Restrooms
3. Multi-Purpose Room (MPR)/Indoor Cafeteria

COMMUNITY USE

- St. John's School uses the playfields for flag football after school.

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]

- Renovate/update the landscape in front of the school.

Parking

Category [1]

- Asphalt was redone in 2015

Paving

Category [2]

AC Paving

Category [2]

- Paving is cracking and needs to be replaced.

Ramps and Stairs

Category [3]

SITE AMENITIES

Shade Shelter - Lunch Canopy

Category [3]

- The existing lunch shelter is in poor condition due to termite damage and needs to be replaced. It also doesn't provide sufficient coverage/shade.

Lunch Tables and Benches

Category [3]

Drinking Fountains

Category [3]

- The drinking fountains are outdated and need to be replaced.

Play Equipment

Category [3]

- The playground is not ADA compliant.

Landscape

Category [0]

Irrigation

Category [0]

- The irrigation system needs to be updated or replaced.

Fencing/Gates

Category [1]

- The site has concerns regarding safety because the campus is too open to the street on three sides.

ASSESSMENT OF BUILDINGS

EXTERIOR

Overall Rating: Category [2]

Exterior Finish/Paint

Category [1]

- Building fascia boards need a refresh

Door & Frames

Category [2]

- 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.

ADA Compliance

Category [3]

INTERIOR

Overall Rating: Category [1]

- The site does not have a common large meeting space for assemblies/meetings or indoor lunch seating.
- Flooring and interior paint redone in the last 10 years.
- Relocatable 73 – Active termites and termite damage on skirting at rear corner

RESTROOMS

ADA Compliance: [3]

- All restrooms need ADA upgrades, renovation, new partitions and paint.

ASSESSMENT OF SYSTEMS**SITE UTILITIES**

Overall Rating: Category [1]

- There is a lack of positive drainage to the catch basins.

MECHANICAL

Overall Rating: Category [3]

- All of the HVAC needs to be replaced.

PLUMBING

Overall Rating: Category [3]

- All restroom plumbing fixtures need to be replaced.

ELECTRICAL

Overall Rating: Category [0]

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Fascia boards need attention.



Wood-slat lunch shelter due for update.



Cracking and puddling issues around campus.



Access issues into kitchen.



Damaged handball court.



Outdated water fountain due for update.



Sloping issues around campus.



Restroom tile and doors due for an update.



Uneven threshold into classrooms.

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Front office.



Principal's office.



Faculty workroom.



Faculty lounge.



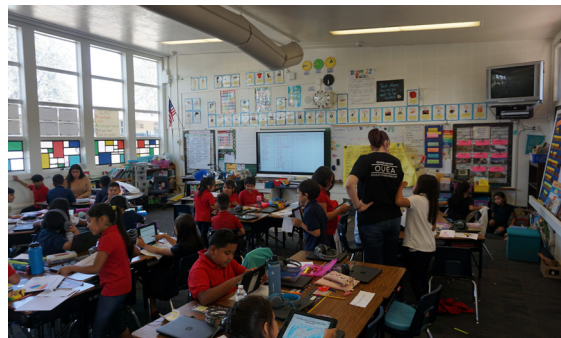
Typical outdoor area between classrooms.



SDC class in portable.



Typical upper grade classroom.



Typical lower grade classroom.



Kindergarten classroom.

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Preschool classroom.



STEAM room.



Library.



Computer lab.



Preschool play area.



Hardcourts.



Kitchen portable.



Food warming and serving area.



Typical restroom condition.

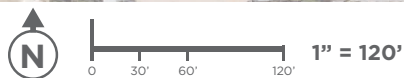
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COST ESTIMATE PALMYRA PK-6 ELEMENTARY

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	TOTAL PROJECT COST (2021\$)
01. Modernize & Reconfigure Existing Classrooms	\$ 3,199,000
02. Building Systems, Toilets & Improved Energy Efficiency	\$ 2,341,000
03. Site Utilities	\$ 1,063,000
04. Classroom New Construction	\$ 8,369,000
05. Enrichment Programs & Electives	\$ 897,000
06. Science Labs	\$ -
07. Assembly & Food Service Improvements	\$ 1,128,000
08. Media Center	\$ 877,000
09. Student Support / Counseling Services	\$ 908,000
10. Administration & Staff Support	\$ 644,000
11. Physical Education Improvements	\$ -
12. After School Support	\$ 191,000
13. Safety & Security	\$ 610,000
14. Campus Arrival: Parking, Drop-off & Entry Plaza	\$ 1,070,000
15. Outdoor Learning Environments & Quads	\$ 642,000
16. Exterior Play Spaces, Playfields & Hardcourts	\$ 2,517,000
17. Flexible Furniture	\$ 717,000
18. Technology Infrastructure & Equipment	\$ 654,000
Total Project Cost (2021\$)	\$ 25,827,000



-  Portable Classroom
-  Main Entry
-  Drop Off

Existing 2019/20 Enrollment: 397	
Teaching Stations:	
Preschool, PK	1
Transitional Kinder, TK	0
Kindergarten, K	2
1 st -3 rd Grade	5
4 th -5 th Grade	6
STEAM Lab	2
VAPA	3
Computer Lab	1
SDC	6
RSP	1
Other (1-PTA, 1-Instruct Spec, 1-Psych, 1-Spch, 1-Reading Rsc, 1-CARES)	6
Grand Total:	33



