

5.4 EXISTING SITE CONDITIONS WEST ORANGE PK-5 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

- 2016 - Interior Lighting Upgrade/LED Bulb Replacement
- 2016 - Exterior LED Lighting Upgrade
- 2016 - HVAC Replacement/Energy Upgrade
- 2016 - Interior Painting (Main Office)
- 2017 - Floor Covering Replacement (13 Classrooms & Library)
- 2017 - Interior Painting (13 Classrooms & Library)
- 2018 - Floor Covering Replacement Phase II
- 2018 - Interior Painting Phase II
- 2019 - Restroom Refurbishment - new fixtures and partitions, terrazzo polish at 4 restrooms

EXISTING SITE INFORMATION

Year Built: 1961
Year Modernized: N/A
Student Population (2019-2020): 358
Grade Levels: K-5
Number of Permanent Classrooms: 14
Number of Relocatables: 11
Site Acreage: 8.0
Permanent Building Area: 19,809 sf
Relocatable Classroom Area: 9,600 sf
Other Relocatable Area: 1,320 sf
Parking: 47 spaces + 4 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

- Adjustments are needed to the back parking lot pick-up and drop-off. One lane is needed versus two lanes.
- The main quad area where students eat needs a completely covered space.
- Would love an outdoor learning space and garden.
- There are trip hazards near building edges that need to be addressed.
- Hardcourts need to be resurfaced and painted.
- Need Lock Blocks in case there is an intruder on campus.

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Program

- Need a Multi-Purpose Room (MPR) to have presentations, lunch when it rains, and other school-wide activities.
- Need an adequate STEAM Lab, including storage, technology display monitors, flexible furniture, and additional tools/resources.
- Need large screen displays in each classroom along with the means to cover the windows to prevent glare.
- Storage is needed in the Library.
- A dedicated entry/waiting area for parents and visitors is desired.
- There are no conference rooms currently.
- The Staff Workroom is undersized.
- There are not enough Student Support staff offices. The counselor shares office space with the psychologist and speech pathologist.

Highest Priorities

1. Multi-Purpose Room (MPR)
2. Permanent storage space for STEAM Lab
3. Larger staff dining area

COMMUNITY USE

- Four classrooms and a storage room/office are used for the Boys and Girls Club.
- One classroom is used for Cal State Fullerton.

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]

- School does not have sufficient parking and needs additional spaces.
- Drop-off and pick-up is challenging. Need improved ingress/egress, traffic flow, and drop-off curb.

Paving

Category [3]

- The paving is lifting in some areas and needs to be replaced.

AC Paving

Category [3]

- The AC paving is old and needs to be replaced.

Ramps and Stairs

Category [3]

SITE AMENITIES

Shade Shelter - Lunch Canopy

Category [3]

- The wooden lunch shelter slats are dilapidated. The shelter needs to be repaired or replaced.

Lunch Tables and Benches

Category [3]

Drinking Fountains

Category [3]

- The drinking fountains are not working properly in several classrooms.

Play Equipment

Category [3]

- The playground equipment is old and there isn't very much of it. New equipment and rubber surfacing are needed.

Landscape

Category [2]

- The playfield is uneven and in poor condition. Renovation and repairs are needed.
- Surface water issues near portables does not drain.

Irrigation

Category [2]

Fencing/Gates

Category [3]

- The fencing and gates are old and need to be replaced.

ASSESSMENT OF BUILDINGS

EXTERIOR

Overall Rating: Category [3]

- Exterior repairs are needed and gutters need to be addressed.

Exterior Finish/Paint

Category [1]

Door & Frames

Category [3]

5.4 EXISTING SITE CONDITIONS WEST ORANGE PK-5 ELEMENTARY



Windows

Category [3]

Roof

Category [2]

- The fascia boards are dilapidated and damaged and need to be repaired or replaced.

ADA Compliance

Category [3]

INTERIOR

Overall Rating: Category [1]

- Site does not have a common large meeting space for assemblies/meetings or indoor lunch seating.
- Office space needs reconfiguration/modernization. Consider relocating the main office off of Almond Avenue.
- The Staff Lounge needs renovation.
- Several classroom drinking fountains are non-function and in need of repair or replacement.
- Interior paint and flooring redone in last 10 years.

RESTROOMS

ADA Compliance: [1]

- Restroom Refurbishment - new fixtures and partitions, terrazzo polish at 4 restrooms.

ASSESSMENT OF SYSTEMS

SITE UTILITIES

Overall Rating: Category [1]

MECHANICAL

Overall Rating: Category [1]

- HVAC replacement done in last 10 years.
- New HVAC controls are needed.

PLUMBING

Overall Rating: Category [1]

ELECTRICAL

Overall Rating: Category [3]

- The fire alarm system needs to be replaced.

5.4 EXISTING SITE CONDITIONS
WEST ORANGE PK-5 ELEMENTARY



Sloping issues around campus.



Drainage issues causing flooding.



Lifting concrete pads - tripping hazards.



Water fountains due for an update.



Access issue into kindergarten area.



Damaged fascia boards in need of attention.



Aged curb need repainting.



Lunch shelter furniture due for an update.



Sand pit causing maintenance and safety issues.

5.4 EXISTING SITE CONDITIONS
WEST ORANGE PK-5 ELEMENTARY



Front office.



Faculty lounge.



Kindergarten classroom.



Kindergarten play area.



Lunch shelter.



Kitchen and food serving.



Library.



Computer lab.



STEAM lab.

5.4 EXISTING SITE CONDITIONS
WEST ORANGE PK-5 ELEMENTARY



Hardcourts and play structure.



Typical classroom.



Portable area.



Typical portable classroom.



Typical fencing condition.



CARES portable.



Typical exterior walkway.



Typical restroom condition.



Typical outdoor space between classrooms.

5.4 COST ESTIMATE WEST ORANGE TK-6 ELEMENTARY



	TOTAL PROJECT COST (2021\$)
01. Modernize & Reconfigure Existing Classrooms	\$ 3,181,000
02. Building Systems, Toilets & Improved Energy Efficiency	\$ 615,000
03. Site Utilities	\$ 289,000
04. Classroom New Construction	\$ -
05. Enrichment Programs & Electives	\$ 665,000
06. Science Labs	\$ -
07. Assembly & Food Service Improvements	\$ 475,000
08. Media Center	\$ 800,000
09. Student Support / Counseling Services	\$ 1,087,000
10. Administration & Staff Support	\$ 1,316,000
11. Physical Education Improvements	\$ -
12. After School Support	\$ -
13. Safety & Security	\$ 1,744,000
14. Campus Arrival: Parking, Drop-off & Entry Plaza	\$ 1,018,000
15. Outdoor Learning Environments & Quads	\$ 720,000
16. Exterior Play Spaces, Playfields & Hardcourts	\$ 2,085,000
17. Flexible Furniture	\$ 747,000
18. Technology Infrastructure & Equipment	\$ 648,000
Total Project Cost (2021\$)	\$ 15,390,000



- 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: 388

Teaching Stations:

Preschool, PK	1
Transitional Kinder, TK	1
Kindergarten, K	2
1 st -3 rd Grade	6
4 th -5 th Grade	4
STEAM Lab	1
VAPA	3
Computer Lab	1
SDC	0
RSP	2
Other (2-Vacant, 1-Instruct Spec, 1-Resource, 1-CARES)	5
Grand Total:	26





<ul style="list-style-type: none"> MODERNIZATION RECONFIGURE NEW CONSTRUCTION 	QTY.
<ul style="list-style-type: none"> Classrooms, CR PK Preschool 0 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 0 	5.4
<ul style="list-style-type: none"> Specialty Spaces IL Innovation Lab (STEAM) 1 VAPA Visual Arts/Performing Arts 3 	
<ul style="list-style-type: none"> Shared Spaces COLAB Collaboration Space (interior) 0 MPR Multi-Purpose Room 0 MC Media Center 1 LRC Learning Resource Center 1 	
<ul style="list-style-type: none"> Admin / Faculty FW Faculty Work FL Faculty Lounge N Nurse CONF Conference Room WR Staff Work Room 	
<ul style="list-style-type: none"> Support Spaces AS After School FOC Focus Room S Storage T Toilet U Utility C Custodial KIT Kitchen SERV Serving 	2
<ul style="list-style-type: none"> No Work Required Portable Classrooms Main Entry Drop-Off Fence Site to include cost for underground utilities to support future digital marquee 	
<ul style="list-style-type: none"> Kinder Play Play Apparatus Outdoor Colab/Quad/Playfield Hardcourts Entry Plaza 	

Proposed Capacity:	454
Teaching Stations:	
Preschool, PK	0
Transitional Kinder, TK	1
Kindergarten, K	2
1 st -3 rd Grade	6
4 th -6 th Grade	6
Innovation Lab	1
VAPA	3
SDC Preschool	0
SDC	0
Other (2-After School)	2
Grand Total:	21

5.4
PROPOSED SITE PLAN
WEST ORANGE TK-6 ELEMENTARY

Orange Unified School District
Facilities Master Plan

