

5.4

EXISTING SITE CONDITIONS PORTOLA 6-8 MIDDLE

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

- 2006 - Fire Damage Renovation to 600 Building
- 2011 - School-wide Modernization
 - Reconfigured undersized classrooms in Buildings A and C into full-size classrooms
 - Upgraded classroom technology, including (4) new computer stations, a technology station at the teacher's desk, an LCD projector and a teaching wall
 - Upgraded lighting, cabling and power at classrooms (added 8 wall outlets per classroom)
 - Upgraded HVAC at classrooms
 - Replaced acoustic ceiling tiles at classrooms
 - Installed new flooring at classrooms
 - Installed new hollow metal exterior doors and door hardware at classrooms
 - Upgraded door thresholds to meet code compliance
 - Installed new vinyl tackable wall surface on (3) walls at classrooms
 - Replaced broken windows and Plexiglas with tempered glass
 - Installed new casework, including a built-in teacher's desk, bookcase and computer stations at classrooms

EXISTING SITE INFORMATION

Year Built: 1959
 Year Modernized: 2011
 Student Population (2019-2020): 638
 Grade Levels: 6-8
 Number of Permanent Classrooms: 32
 Number of Relocatables: 10
 Site Acreage: 21.80
 Permanent Building Area: 58,515 sf
 Relocatable Classroom Area: 9,600 sf
 Other Relocatable Area: 0 sf
 Parking: 104 spaces + 5 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



- Reconfigured the Administration area
- Installed VOIP telephone systems at classrooms
- New fire alarm system at classrooms
- Installed new fencing to secure the campus during school hours
- Upgraded the Computer Lab HVAC, lighting, cabling, and power
- Modernized (3) science labs; the one remaining science lab was modernized in 2010
- Added HVAC in the Multi-purpose Building G for the Auditorium, Stage and Faculty Lounge
- Added heating to the locker room area of Building F
- Upgraded all restrooms to meet ADA requirements
- Redesigned restrooms at the locker rooms to add capacity to the campus
- Added restrooms to the Multi-purpose building to add capacity
- Added two lifts to the stage and loading dock area to meet ADA requirements
- 2018 - HVAC Replacement/Energy Upgrade 100 & 200 Buildings
- 2018 - Security System/IP Cameras
- 2019 - ANSUL Kitchen Fire System Upgrade
- 2019 - Flooring replaced at Rooms 302-307
- 2019 - Solar panels installed over parking

PRINCIPAL COMMENTS

Site

- Need more shade in outdoor areas.
- Spaces between the buildings are under utilized.
- Would like to use more native planting.
- There are no proper crosswalks to access the school site which is a safety concern.
- Would like a quad for gathering space.
- Would like to improve the curb appeal along the south side of campus at Maple Ave.

Program

- The HVAC in the Media Center/Library is old.
- The Health Office needs updates to provide more privacy for middle school students.
- The Speech and Counseling spaces are good.
- The CTE engineering spaces are well used.
- Need a meeting space for the entire school.
- The music areas and band room are in need of more storage.
- The STEM Lab electrical needs are being met with ceiling and wall mounted outlets, but could be planned better.

Highest Priorities

1. Shade over a quad and at the eating area
2. Traffic safety
3. Handball courts

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]

Parking

Category [1]

Paving

Category [1]

AC Paving

Category [1]

- The asphalt throughout campus has cracks and needs a slurry seal and re-stripe.

Ramps and Stairs

Category [1]

SITE AMENITIES

Shade Shelter - Lunch Canopy

Category [1]

- No exterior lunch canopy - school uses MPR

Lunch Tables and Benches

Category [2]

Drinking Fountains

Category [2]



Play Equipment

Category [2]

- The handball walls and courts are in need of repair and repainting.

Landscape

Category [1]

- Planters located in the campus interior need replanting; their current condition has dirt, mud, and debris overflow issues.

Irrigation

Category [1]

Fencing/Gates

Category [1]

INTERIOR

Overall Rating: Category [1]

- The vinyl tack walls in classrooms are dirty and damaged and due for an update.
- Casework and furnishings due for an update.
- Cafeteria building has ongoing roof leaks.

RESTROOMS

ADA Compliance: [0]

- The 700's wing restrooms need to be repainted.
- Restrooms underwent ADA upgrades in 2011 modernization

ASSESSMENT OF BUILDINGS

EXTERIOR

Overall Rating: Category [1]

Exterior Finish/Paint

Category [1]

- The building trim and fascia need to be repainted.

Door & Frames

Category [0]

Windows

Category [0]

Roof

Category [0]

ADA Compliance

Category [0]

ASSESSMENT OF SYSTEMS

SITE UTILITIES

Overall Rating: Category [0]

MECHANICAL

Overall Rating: Category [1]

- Locker rooms are in need of air conditioning.

PLUMBING

Overall Rating: Category [0]

ELECTRICAL

Overall Rating: Category [1]

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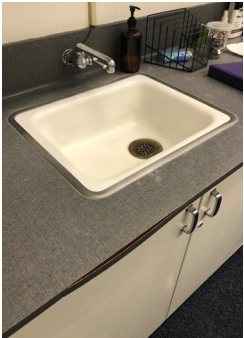
Ceiling in locker room due for an update.



Flooding issues near lunch area.



Typical door hardware due for update.



Typical casework and fixtures due for updates.



Cracking caused by plants roots.



Typical railing in need of attention.



Typical ceiling tiles in need of attention.



Band storage in need of an update.



Admin building exterior condition in need of attention.

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Front office.



Front office reception area.



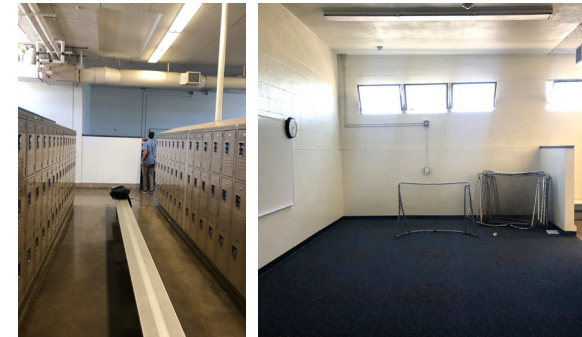
Nurse's office.



Typical classroom.



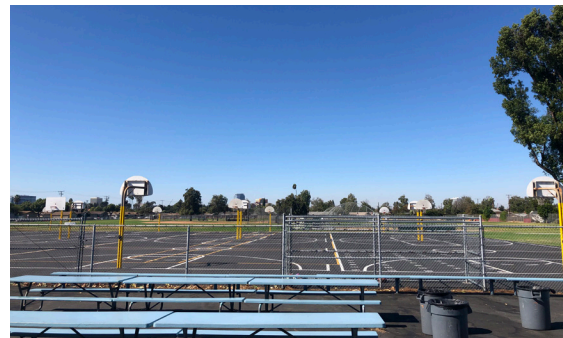
Typical covered exterior walkway.



Locker room with classroom space.



Typical outdoor seating area.



Hardcourts.



MPR and stage.

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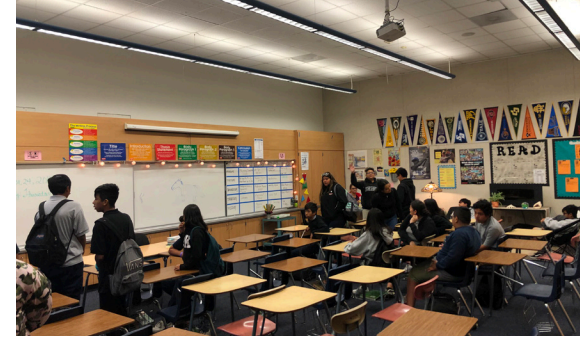
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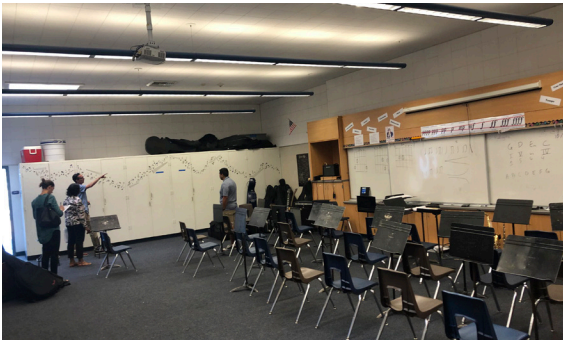
Food serving area.



Typical classroom.



ASB classroom.



Band room.



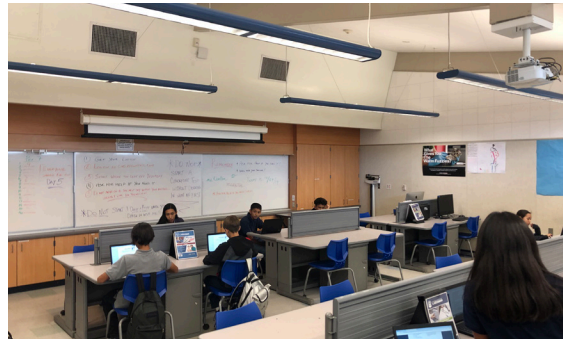
Typical restroom.



Science lab.



Library.



CTE classroom.



Mural found around campus.

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COST ESTIMATE PORTOLA 6-8 MIDDLE

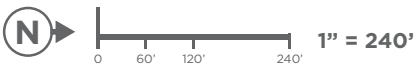
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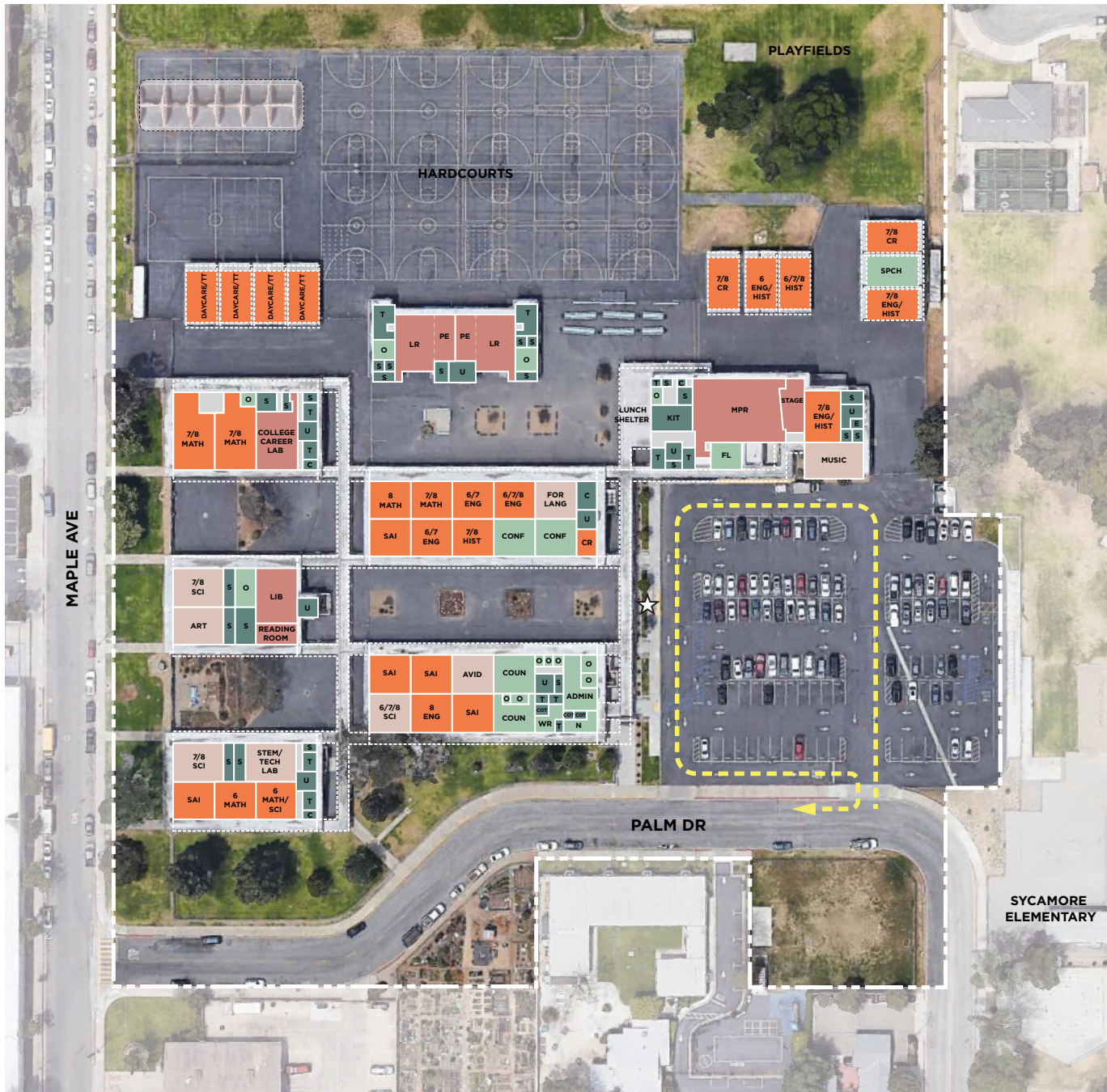


	TOTAL PROJECT COST (2021\$)
01. Modernize & Reconfigure Existing Classrooms	\$ 3,181,000
02. Building Systems, Toilets & Improved Energy Efficiency	\$ 615,000
03. Site Utilities	\$ 289,000
04. Classroom New Construction	\$ -
05. Enrichment Programs & Electives	\$ 665,000
06. Science Labs	\$ -
07. Assembly & 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
- Electives / Science Labs
- Shared Spaces
- Admin / Faculty
- Support Spaces
- Portable Classroom
- Main Entry
- Drop Off





- Classrooms, CR**
 - ENG English
 - HIST History
 - MATH Math
 - RSP Resource Specialist
 - SDC Special Day Class
 - VAC Vacant
- Electives / Labs**
 - SCI Science Lab
 - COMP Computer Lab
- Shared Spaces**
 - MPR Multi-Purpose Room
 - MC Media Center
 - LR Locker Room
- Admin / Faculty**
 - FW Faculty Work
 - FL Faculty Lounge
 - WR Workroom
 - O Office
 - N Nurse
 - PSY Psychologist
 - SPCH Speech
 - OT/PT Occupational Therapy/Physical Therapy
 - CONF Conference Room
 - COUN Counselor
 - PTA Parent Teacher Association
- 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: 659	
Teaching Stations:	
English, ENG	5
History, HIST	4
Math	6
Science, SCI	3
Electives, ELEC	5
Computer Lab, COMP	0
RSP	5
SDC	0
Other (2-Clrms, 1-Spch, 2-Conf, 1-Couns, 4-Vacant, 1-College/Career)	11
Grand Total:	39

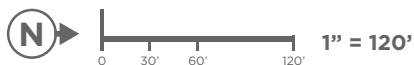
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PROPOSED OVERALL SITE PLAN
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