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EXISTING SITE CONDITIONS YORBA 6-8 MIDDLE

Orange Unified School District Facilities Master Plan



EXISTING SITE INFORMATION

Year Built: 1956
 Year Modernized: 2013
 Student Population (2019-2020): 517
 Grade Levels: 6-8
 Number of Permanent Classrooms: 34
 Number of Relocatables: 0
 Site Acreage: 18.23
 Permanent Building Area: 64,702 sf
 Relocatable Classroom Area: 0
 Other Relocatable Area: 0
 Parking: 65 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

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

- 2013 - Campus-wide Modernization
 - Upgraded classroom technology, including student computer stations, a technology station at the teacher's desk, an LCD projector and a teaching wall
 - Upgraded lighting, cabling and power at classrooms
 - Upgraded HVAC at Buildings A-K
 - Replaced acoustic ceiling tiles at classrooms
 - Installed new VCT flooring; installed quarry tile at the kitchen
 - Installed new hollow metal exterior doors and door hardware
 - Installed new vinyl tackable wall surface on (3) walls at classrooms
 - Replaced single pane glass with dual-paned tempered glass
 - Installed new casework, including a built-in teacher's desk, bookcase and computer stations at classrooms
 - Installed VOIP telephone systems at classrooms
 - New fire alarm system at classrooms
 - Reconfigured area for SH students to provide a changing room and Living Skills Lab
 - Reconfigured the Administration area



- Installed new casework in administrative areas
- Installed new fencing to secure the campus during school hours
- Upgraded the Multi-purpose building to enhance the arts program
- New Kitchen building addition
- Upgraded the Computer Lab HVAC, lighting, cabling, and power
- Upgraded HVAC, lighting, cabling and power plus an LCD projector screen at Drama, Art, Choral, Band and Science
- Modernized (3) science labs
- Added HVAC in the Multi-purpose Building G for the Auditorium, Stage and Faculty Lounge
- Added heating to the locker room area of Building L
- Upgraded all restrooms to meet ADA requirements
- Redesigned restrooms at the locker rooms to add capacity to the campus
- Added one lift and a ramp to the stage area meet ADA requirements
- Upgraded site ramps and site drop-offs to meet ADA requirements
- Addressed ongoing drainage issues

- 2013 - New Kitchen Building
- 2013 - Addition to Administration Building
- 2018 - Security System/IP Cameras
- 2018 - Solar Panels installed

PRINCIPAL COMMENTS

Site

- The drop-off and parking areas are very limited. Large professional development trainings require people to park on the playfields.
- Delivery access interferes with student drop-off and pick-up.
- An access gate between California

Elementary and Yorba Middle School, along the northeast edge, is desired.

- Need better basketball courts.
- The solar panels located north of the track & field cause major concerns regarding curb appeal and takes up field space and hardcourt space.
- Would like safety circles painted on concrete to indicate door swings.
- Security Cameras installed in summer 2018 is not working as of November 2018.

Program

- Need a gymnasium so the physical education teachers can do indoor activities/sports, especially in inclement weather.
- Would like more sinks in the Science and STEM labs.
- A dedicated classroom for video and broadcasting is desired.
- A Dual Immersion program will begin in the 2020-2021 school year.
- An indoor space for students to eat is needed.
- Would like a nicer Staff Lounge.
- The Library needs to be renovated.
- The Multi-Purpose Room (MPR) needs a better sound system.
- The Locker Rooms are in need of an update. The old ones were converted into classroom space.

Highest Priorities

1. Gymnasium
2. Better air conditioning and a better sound system at the Multi-Purpose Room (MPR) for events with large groups of people
3. A larger staff parking lot

COMMUNITY USE

- Crossway Church of Orange County uses some classrooms, restrooms, and the MPR on Sundays.
- OJSC Youth Soccer uses the fields for practice and games after school hours.

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 [3]

Parking

Category [1]

- Parking is limited. Need additional parking.
- Improved ingress/egress, traffic flow and drop-off and pick-up is needed.

Paving

Category [2]

AC Paving

Category [2]

- The asphalt under the lunch table area puddles and has standing water during the rainy season.

Ramps and Stairs

Category [0]

SITE AMENITIES

Shade Shelter - Lunch Canopy

Category [0]

Lunch Tables and Benches

Category [1]



Drinking Fountains

Category [1]

Landscape

Category [1]

- Potholes and uneven surfaces create trip hazards at the playfields.

Irrigation

Category [1]

- Draining and flooding issues around campus.

Fencing/Gates

Category [1]

- The dumpsters need to be secured from the public.

INTERIOR

Overall Rating: Category [1]

- The stained and sagging ceiling tiles in the 200 and 300 wings need to be addressed.
- The locker rooms are in need of modernization/renovation.
- Interior spaces underwent upgrades in 2013 modernization.

RESTROOMS

ADA Compliance: [0]

- The student restrooms in the 100 wing have a foul smell and need renovation.
- The floor tile and grout are dirty and stained in most restrooms throughout campus.
- All restrooms received ADA upgrades in 2013 modernization.

ASSESSMENT OF SYSTEMS

SITE UTILITIES

Overall Rating: Category [0]

MECHANICAL

Overall Rating: Category [0]

- HVAC is new.
- The air conditioner tends to break down school-wide quite often.
- The air conditioner in the MPR does not work well when the room is at capacity.

PLUMBING

Overall Rating: Category [1]

- There are pipe and plumbing issues in the 100 Building.

ELECTRICAL

Overall Rating: Category [1]

ASSESSMENT OF BUILDINGS

EXTERIOR

Overall Rating: Category [0]

Exterior Finish/Paint

Category [1]

- Exterior paint could use a refresh.

Door & Frames

Category [0]

Windows

Category [0]

Roof

Category [0]

- Roofing is new.

ADA Compliance

Category [1]

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Puddling and drainage issues on track.



Blocked off playfields due to solar panel field.



Flooding issues on hardcourts.



Threshold into locker rooms need attention.



Typical water fountain due for an update.



Typical door hardware due for an update.



Typical classroom furniture due for an update.



Exterior paint due for a refresh.



Drainage and flooding issues between buildings.

5.4 EXISTING SITE CONDITIONS YORBA 6-8 MIDDLE

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Front office.



MPR and stage.



Faculty lunch room.



Kitchen.



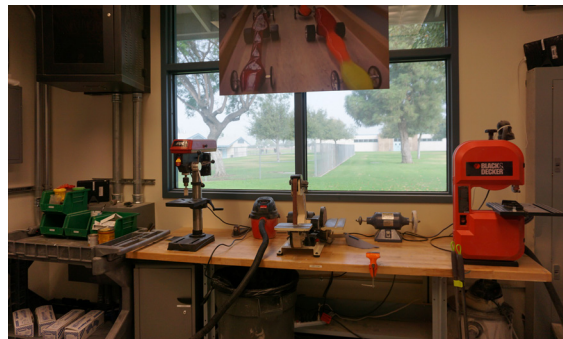
Lunch shelter.



Food serving area.



STEAM/CTE classroom.



Student workbench area.



Typical restroom condition.

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Locker room.



Band room.



Dance classroom.



Typical classroom.



Typical science lab.



Living skills classroom.



Library.



Computer lab.



Quad space.

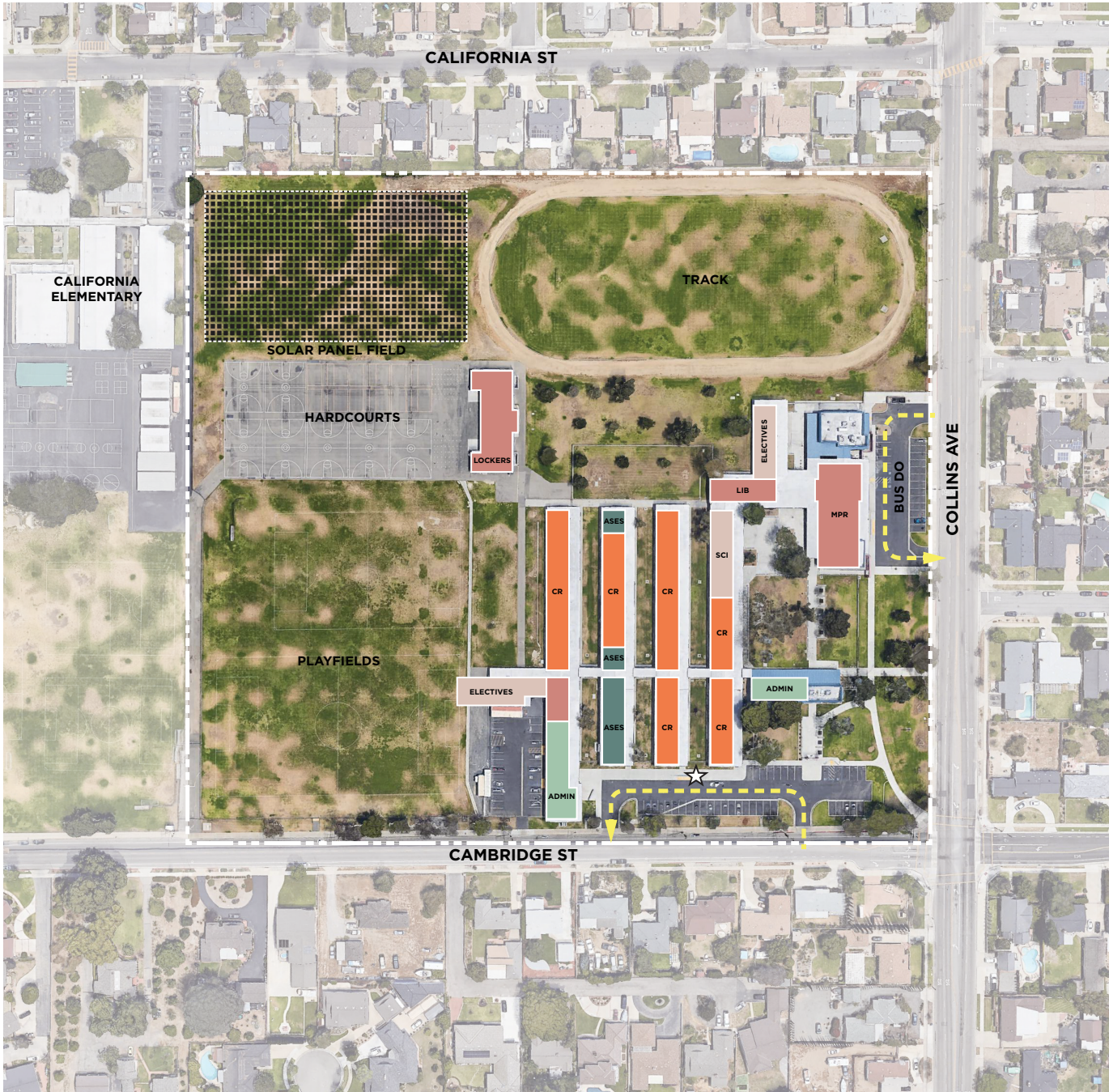
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COST ESTIMATE YORBA TK-8 MAGNET

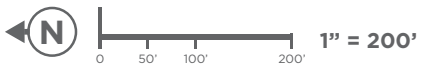
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	TOTAL PROJECT COST (2021\$)
01. Modernize & Reconfigure Existing Classrooms	\$ 838,000
02. Building Systems, Toilets & Improved Energy Efficiency	\$ 362,000
03. Site Utilities	\$ 818,000
04. Classroom New Construction	\$ -
05. Enrichment Programs & Electives	\$ 3,208,000
06. Science Labs	\$ -
07. Assembly & Food Service Improvements	\$ 574,000
08. Media Center	\$ 2,406,000
09. Student Support / Counseling Services	\$ 749,000
10. Administration & Staff Support	\$ 168,000
11. Physical Education Improvements	\$ 7,722,000
12. After School Support	\$ -
13. Safety & Security	\$ 817,000
14. Campus Arrival: Parking, Drop-off & Entry Plaza	\$ 1,551,000
15. Outdoor Learning Environments & Quads	\$ 1,801,000
16. Exterior Play Spaces, Playfields & Hardcourts	\$ 2,996,000
17. Flexible Furniture	\$ 1,046,000
18. Technology Infrastructure & Equipment	\$ 633,000
Total Project Cost (2021\$)	\$ 25,689,000



- Classrooms, CR
- Electives / Science Labs
- Shared Spaces
- Admin / Faculty
- Support Spaces
- Portable Classroom
- Main Entry
- Drop Off



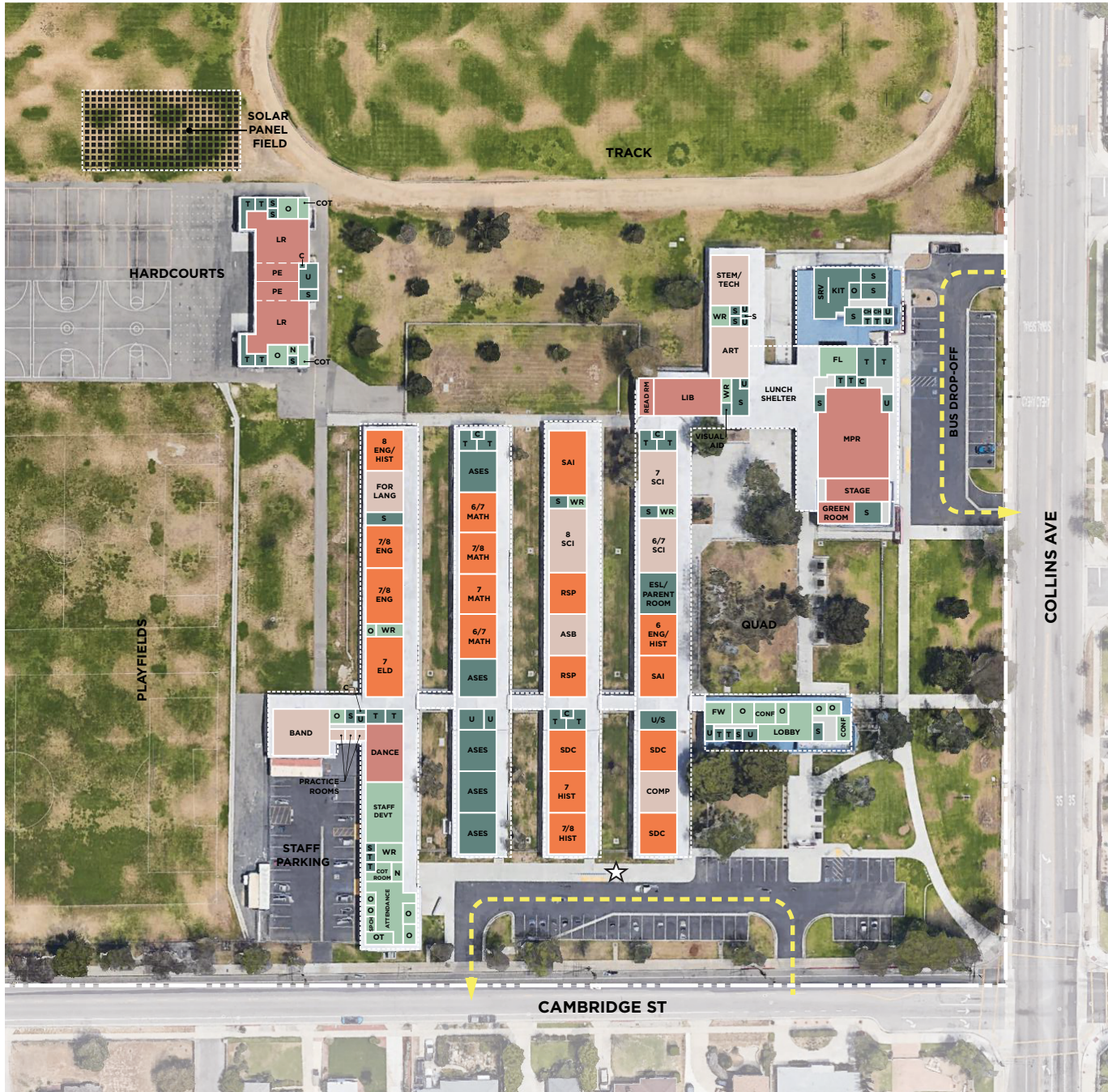
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EXISTING OVERALL SITE PLAN YORBA 6-8 MIDDLE

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- 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: 552	
Teaching Stations:	
English, ENG	3
History, HIST	3
Math	4
Science, SCI	3
Electives, ELEC	6
Computer Lab, COMP	1
RSP	4
SDC	3
Other (1-ELD, 5-ASES, 1-Parent Room)	7
Grand Total:	34

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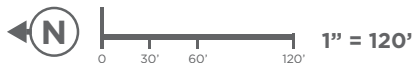
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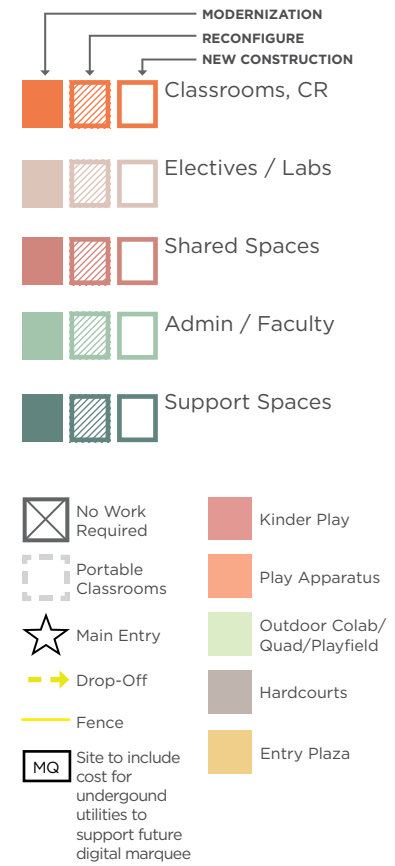
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PROPOSED OVERALL SITE PLAN
YORBA TK-8 MAGNET

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