



EXISTING SITE INFORMATION

Year Built: 1974
 Year Modernized: 2010
 Student Population (2019): 46
 Grade Levels: K-15
 Number of Permanent Classrooms: 13
 Number of Relocatables: 0
 Site Acreage: 4.0
 Permanent Building Area: 21,436 sf
 Relocatable Classroom Area: 0 sf
 Other Relocatable Area: 0 sf
 Parking: 29 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

- 2010 - ADA Student Restroom Upgrades D & E Building
- 2017 - Floor Covering Replacement (Living Transitions Area/Room 12)
- 2017 - Exterior Painting

PRINCIPAL COMMENTS

Site

- Leftover open space on the west side of the school site, which could be used by students, is currently underutilized
- The parking and bus drop-off is challenging as most students are bussed in. Buses park at an angle, and are occasionally boxed in by parked cars.
- The central quad area is underutilized. It could be used for eating lunch, but needs shade.
- Playgrounds: Fall material on both upper and lower grade playgrounds is deteriorating creating trip hazards. Material needs to be replaced.
- Front Grass: Area needs a paved walkway



from the walkway at the back of room 15 to the hallway at the front of room 15 and to the front parking lot.

- Interior Quad: Cracks and deteriorating concrete create a trip hazards for students in wheel chairs and those that have difficulty walking.
- Area Between School Fences: The area between Canyon Hills and Imperial ES needs annual weed abatement

Building

- Many classrooms do not have adequate storage; it is either old or there is not enough.
- The health clerk needs more space for cots.
- The restrooms are inadequate and not appropriate for the student population.
- Many restrooms are not ADA compliant.
- There is a pressing need for more restrooms with appropriate equipment to assist students with toileting.
- The HVAC and electrical systems are old and need to be replaced.
- Rooms 4, 5, & 6 – HVAC doesn't sufficiently cool the rooms on hot days.

Programs

- Students range in age from 3-22.
- There is a full-time nurse on site.
- They currently have 47 students with an on-site staff of 30.

Highest Priorities

1. Playground surface
2. Office appearance, including carpet

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]

- The parking lot is small and many of the buses back into the drop-off lane at an angle.

Paving

Category [3]

- The paving is old and needs to be replaced in many areas.

AC Paving

Category [3]

Ramps and Stairs

Category [3]

- ADA accessibility is a concern; many students are in wheelchairs or require other assistance.

SITE AMENITIES

Shade Shelter - Lunch Canopy

Category [3]

- A shaded outdoor area for students to eat is needed. They currently have a fabric shade.

Lunch Tables and Benches

Category [3]

- Old and need to be replaced.

Drinking Fountains

Category [3]

- The drinking fountains are not ADA compliant.

Play Equipment

Category [3]

- They currently have one inclusion swing, but there is not enough outdoor play equipment for the number of students.

Landscape

Category [3]

Irrigation

Category [2]

Fencing/Gates

Category [2]

ASSESSMENT OF BUILDINGS

EXTERIOR

Overall Rating: Category [3]

Exterior Finish/Paint

Category [2]

Door & Frames

Category [3]

- The doors and door frames are old and need to be replaced.

Windows

Category [2]

- The window systems are old and need to be replaced.

5.6 EXISTING SITE CONDITIONS CANYON HILLS



Roof

Category [3]

- The wood walkway trellises are rotted and need to be replaced.

ADA Compliance

Category [3]

INTERIOR

Category [3] at both permanent and portable buildings.

- Cabinets and Casework: Formica is delaminating throughout campus
- Floor Covering: Carpet, VCT, and cove base is old and worn
- Ceiling Tiles - Dirty and stained in many locations

RESTROOMS

ADA Compliance: [1]

- Restrooms underwent upgrades in the past 10 years.

ASSESSMENT OF SYSTEMS

SITE UTILITIES

Overall Rating: Category [3]

MECHANICAL

Overall Rating: Category [3]

PLUMBING

Overall Rating: Category [3]

ELECTRICAL

Overall Rating: Category [3]

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EXISTING SITE CONDITIONS CANYON HILLS

Orange Unified School District Facilities Master Plan



Cracked concrete under lunch shelter.



Typical door frames & hardware need attention.



Typical casework in classrooms need replacing.



ADA issues in circulation areas between buildings.



Ceiling condition in maintenance rooms.



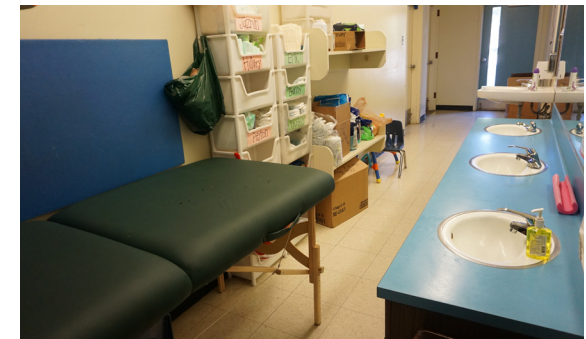
Play structure flooring needs replacing.



Typical furniture needs updating to accommodate student population.



Typical water fountain.



ADA circulation issues due to equipment storage.

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EXISTING SITE CONDITIONS CANYON HILLS

Orange Unified School District Facilities Master Plan



Front office.



Administration office.



Faculty lounge.



Shaded lunch area.



Quad area.



Typical exterior hallway.



Typical classroom.



Typical classroom.

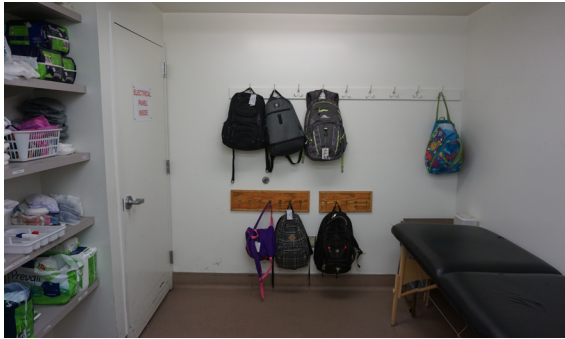


Restroom with changing table.

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EXISTING SITE CONDITIONS CANYON HILLS

Orange Unified School District Facilities Master Plan



Changing table area.



Meditation garden.



Office space.



Skills lab.



Skills lab kitchen.



Typical restroom.



Gym/Fitness area



Play structure and swings.



Sensory room.

5.6

COST ESTIMATE
CANYON HILLSOrange Unified School District
Facilities Master Plan

	TOTAL PROJECT COST (2021\$)
01. Modernize & Reconfigure Existing Classrooms	\$ 1,981,000
02. Building Systems, Toilets & Improved Energy Efficiency	\$ 1,416,000
03. Site Utilities	\$ 1,444,000
04. Classroom New Construction	\$ -
05. Enrichment Programs & Electives	\$ 304,000
06. Science Labs	\$ -
07. Assembly & Food Service Improvements	\$ 628,000
08. Media Center	\$ 132,000
09. Student Support / Counseling Services	\$ -
10. Administration & Staff Support	\$ 713,000
11. Physical Education Improvements	\$ 543,000
12. After School Support	\$ -
13. Safety & Security	\$ 828,000
14. Campus Arrival: Parking, Drop-off & Entry Plaza	\$ 243,000
15. Outdoor Learning Environments & Quads	\$ 276,000
16. Exterior Play Spaces, Playfields & Hardcourts	\$ 592,000
17. Flexible Furniture	\$ 419,000
18. Technology Infrastructure & Equipment	\$ 404,000
Total Project Cost (2021\$)	\$ 9,923,000



- Classrooms, CR**
 CR Classroom
 SENSR Sensory Room
 VI Visually Impaired
- Specialty Spaces**
 PE Physical Education
- Shared Spaces**
 COLAB Collaboration Space (interior)
 MPR Multi-Purpose Room
 LIB Library
 GYM Gymnasium
- Admin / Faculty**
 ADM Administration
 FW Faculty Work
 FL Faculty Lounge
 WR Workroom
 O Office
 N Nurse
 PSY Psychologist
 SPCH Speech
 CONF Conference Room
- 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: 46	
Teaching Stations:	
Classrooms, CR	6
Electives	3
Other (1-Sensory, 1-Visually Impaired)	2
Grand Total:	11





	MODERNIZATION	RECONFIGURE	NEW CONSTRUCTION	QTY.
Classrooms, CR				
CR Classroom				6
SENSR Sensory Room				1
VI Visually Impaired				1
Specialty Spaces				
PE Physical Education				1
Shared Spaces				
COLAB Collaboration Space (interior)				0
MPR Multi-Purpose Room				0
MC Media Center				1
GYM Gymnasium				1
Admin / Faculty				
ADM Administration				
FW Faculty Work				
FL Faculty Lounge				
WR Workroom				
O Office				
N Nurse				
PSY Psychologist				
SPCH Speech				
CONF Conference Room				
Support Spaces				
S Storage				
T Toilet				
U Utility				
C Custodial				
KIT Kitchen				
No Work Required				
Portable Classrooms				
Main Entry				
Drop-Off				
Fence				
Site to include cost for underground utilities to support future digital marquee				
Kinder Play				
Play Apparatus				
Outdoor Colab/Quad/Playfield				
Hardcourts				
Entry Plaza				

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PROPOSED SITE PLAN CANYON HILLS

Orange Unified School District
Facilities Master Plan



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Proposed Capacity:	96
Teaching Stations:	
Classrooms, CR	6
Electives	3
Other (1-Sensory, 1-Visually Impaired)	2
Grand Total:	11