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EXISTING SITE CONDITIONS LA VETA TK-6 ELEMENTARY

Orange Unified School District Facilities Master Plan



2800 E. La Veta Ave., Orange CA 92869

EXISTING SITE INFORMATION

Year Built: 1968
 Year Modernized: N/A
 Student Population (2019-2020): 568
 Grade Levels: K-6
 Number of Permanent Classrooms: 31
 Number of Relocatables: 4
 Site Acreage: 16.8
 Permanent Building Area: 43,255 sf
 Relocatable Classroom Area: 2,880 sf
 Other Relocatable Area: 960 sf
 Parking: 68 spaces + 2 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

- 2016 - Asphalt Slurry/Seal Coat
- 2016 - Floor Covering Replacement
- 2017 - HVAC, Lighting, Fire Alarm Systems Upgrade
- 2017 - Floor Covering Replacement (9 Classrooms)
- 2017 - Interior Painting (9 Classrooms)
- 2018 - Floor Covering Replacement Phase II
- 2018 - Interior Painting Phase II

PRINCIPAL COMMENTS

Site

- The bus turn around occurs at the lunch shelter which is a safety issue.
- The low fence at the Kindergarten building is a security issue.
- Flooding at the front of school and between the finger buildings is typical.
- Have a nice outdoor assembly space with seats.
- There is a security gate issue at the south side of campus; people are able to walk onto campus.
- There is a health concern regarding the geese droppings at the playfields.
- In need of additional staff parking
- Playfield - Playfield grass has ongoing red ant issues.
- Trees - Large trees drop branches on windy



- days and create root issues.
- Lunch Shelter - Existing lunch shelter is in poor condition due to termite damage. Requires ongoing repairs.

Building

- An empty classroom is currently used as the Multi-Purpose Room (MPR).
- Most of the administrative functions are located in the furthest building from the Administration building.
- Having a STEM lab would be wonderful.
- Plumbing - Sewer lines have backed up in multiple locations and overflowed both inside and outside of buildings.
- HVAC - 50s wing and other classrooms throughout don't cool properly.
- Windows - Windows leak/blow open and allow dirt/dust into the classrooms on windy days.
- Doors - Wood doors are delaminating throughout campus.
- Student Restrooms (primarily upper grades) need renovations/upgrades, ADA, Partitions, and updated plumbing fixtures.
- Stucco - Base of exterior walls have efflorescence. Repairs/painting have not proved to be a permanent solution.
- Termites - Ongoing termite issues in various locations on campus lunch seating.

Programs

- Currently transitioning out Special Education programs.
- VAPA is currently located in a portable.
- Shares MPR with McPherson K-8 Magnet

Highest Priorities

- All student and adults restrooms on campus, specifically the floors

- Air conditioning in the 50's and 70's buildings
- Pick-up and drop-off, the bus loading and unloading area, and the staff parking lot

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 [1]

Paving

Category [2]

AC Paving

Category [3]

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

Ramps and Stairs

Category [2]

SITE AMENITIES

Shade Shelter - Lunch Canopy

Category [3]

- The wood shelter needs to be replaced.

Lunch Tables and Benches

Category [2]

- The older tables that are warped need to be replaced.

Drinking Fountains

Category [3]

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

Play Equipment

Category [2]

- Surfacing below the equipment should be replaced with rubber surfacing.

Landscape

Category [2]

- Tree maintenance is needed due to falling boughs.
- Would like more shade for students.

Irrigation

Category [3]

- The irrigation is old and needs to be replaced.

Fencing/Gates

Category [3]

ASSESSMENT OF BUILDINGS

EXTERIOR

Overall Rating: Category [3]

Exterior Finish/Paint

Category [3]

- Exterior painting is needed on many buildings.
- The fascia boards on most buildings need to be replaced.



Door & Frames

Category [3]

- Doors and Door Jambs: Scuffed, chipped, and peeling paint throughout
- The doors and frames are original and need to be replaced.

Windows

Category [3]

- Plexiglas Windows : Fogged, scratched, hazy and caulking damage
- The window systems are original and need to be replaced.

Roof

Category [0]

- The roofs are in good condition.

ADA Compliance

Category [2]

INTERIOR

Category [1] at both permanent and portable buildings.

- Ceiling tiles need to be replaced.
- Classrooms: Interior wall paint has minor scuffing in a number of rooms, needs touch up
- Casework and Cabinets: Damaged/stained, Need refinishing

RESTROOMS

ADA Compliance: [3]

MECHANICAL

Overall Rating: Category [3]

- The mechanical system is original and needs to be replaced.

PLUMBING

Overall Rating: Category [3]

- The plumbing system is original and needs to be replaced.

ELECTRICAL

Overall Rating: Category [2]

ASSESSMENT OF SYSTEMS

SITE UTILITIES

Overall Rating: Category [2]

- The storm drain system needs to be repaired to address the flooding on site between buildings.

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Typical water fountains in need of an update.



Wood-slat lunch shelter in need of an update.



Window trim in need of replacing.



Doors and door hardware in need of replacing.



Flooding issues between buildings.



Drainage issues around campus.



Building fascia boards need attention.



Building exteriors need attention.



In need of proper storage - bathroom converted to storage.

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Pick up-drop off area.



Front office.



Reception desk.



Typical covered walkway and grass area,



Outdoor gathering space.



Faculty lounge and workroom.



Typical restroom.



Lower grade classroom.



MPR space.

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EXISTING SITE CONDITIONS LA VETA TK-6 ELEMENTARY

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Library.



Computer lab.



STEAM lab.



Upper grade classroom.



Staff training room.



Food warming kitchen.



Typical kindergarten classroom.



Play structure.



Hardcourts.

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COST ESTIMATE LA VETA TK-6 ELEMENTARY

Orange Unified School District Facilities Master Plan



	TOTAL PROJECT COST (2021\$)
01. Modernize & Reconfigure Existing Classrooms	\$ 3,516,000
02. Building Systems, Toilets & Improved Energy Efficiency	\$ 3,440,000
03. Site Utilities	\$ 94,000
04. Classroom New Construction	\$ -
05. Enrichment Programs & Electives	\$ 2,307,000
06. Science Labs	\$ -
07. Assembly & Food Service Improvements	\$ 1,380,000
08. Media Center	\$ 1,178,000
09. Student Support / Counseling Services	\$ 1,479,000
10. Administration & Staff Support	\$ 955,000
11. Physical Education Improvements	\$ -
12. After School Support	\$ 602,000
13. Safety & Security	\$ 2,686,000
14. Campus Arrival: Parking, Drop-off & Entry Plaza	\$ 897,000
15. Outdoor Learning Environments & Quads	\$ 567,000
16. Exterior Play Spaces, Playfields & Hardcourts	\$ 3,141,000
17. Flexible Furniture	\$ 927,000
18. Technology Infrastructure & Equipment	\$ 855,000
Total Project Cost (2021\$)	\$ 24,024,000



- 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: 601	
Teaching Stations:	
Preschool, PK	0
Transitional Kinder, TK	1
Kindergarten, K	2
1 st -3 rd Grade	7
4 th -6 th Grade	10
STEAM Lab	1
VAPA	3
Computer Lab	1
SDC	1
RSP	2
Other (1-Resource, 1-Conf, 1-Spch, 1-PTA, 1-Vacant, 2-CARES)	7
Grand Total:	35

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EXISTING SITE PLAN LA VETA TK-6 ELEMENTARY

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LPA

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	MODERNIZATION	RECONFIGURE	NEW CONSTRUCTION	QTY.
Classrooms, CR				
PK				0
TK				1
K				3
LP				9
UP				6
SDC				0
GATE				3
VAC				1
Specialty Spaces				
IL				1
VAPA				3
Shared Spaces				
COLAB				0
MPR				1
MC				1
LRC				1
Admin / Faculty				
FW				
FL				
N				
CONF				
WR				
Support Spaces				
AS				1
S				
T				
U				
C				
KIT				
SERV				
	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			

Proposed Capacity:	665
Teaching Stations:	
Preschool, PK	0
Transitional Kinder, TK	1
Kindergarten, K	3
1 st -3 rd Grade	9
4 th -6 th Grade (incl. GATE)	9
Innovation Lab	1
VAPA	3
SDC Preschool	0
SDC	0
Other (1-After School)	1
Grand Total:	27

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PROPOSED SITE PLAN LA VETA TK-6 ELEMENTARY

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