

3.4 PLANNING CONSIDERATIONS FACILITY CONDITION ASSESSMENTS SUMMARY

HOPE SCHOOL & GILBERT WEST



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7901 Knott Ave.
Buena Park, CA 90620

Year Constructed	1964
Year Last Modernized	1999 HVAC 2007 Exterior Paint 2010 Office Building

Current Enrollment	300
Grade Levels	7 Adult
Administrative Staff	5 Administrative 25 Teachers 3 Sign Language 1 Speech 95 Classified

Square Footage	75,604
Site Size (acres)	20

GREATEST NEEDS:

- ▶ Highest Program Needs:
 - Need for improved restrooms with changing and support facilities (medical model) that can be utilized as a life skills teaching area.
- ▶ Additional and improved toilet facilities for both students and staff. Accommodate equipment such as “Hoyer” lifts.
- ▶ Improved classroom hygiene. Need sink as a minimum in classrooms.
- ▶ Need to improve drop-off area. Seventy wheelchairs are trying to fit through Building 9 bottleneck. Need to include a waiting/seating area.

- ▶ Improve curb appeal along Knott Ave.
- ▶ Need to add hard flooring in classrooms; carpet not appropriate. Polished concrete preferred vs. linoleum.
- ▶ Visioning: toilet facilities are living skills “classrooms.”
- ▶ Need to add storage space.
- ▶ Add shade structures.
- ▶ Nurse’s office needs restroom.
- ▶ Reconfigure P.E. building for better use.
- ▶ Upgrade fencing on south property line, adjacent to shopping center.



CONDITION ASSESSMENT

HOPE SCHOOL

Hope School is a special needs school that consequently has special needs unto itself. ADA accessibility and hygiene requirements are amplified. Of the 300 total number of students, 70 are in wheelchairs, 10 are blind, and 20 are hearing impaired. The age range is from 12-22.

Hope School is located at 7901 Knott Ave., Buena Park, CA 90620. The school is sited on 20 acres. It was originally built in 1964 as La Palma High School and converted to a special needs school in 1979.

Although the administration area was modernized in 2010, all other areas are in need of major modernization. The architectural finishes, plumbing, mechanical and electrical systems are old and dated. Much additional work is required to address the special needs user. Hope School is identified as requiring a major modernization.

All classrooms need replacement of old finishes and systems plus the addition of a hygiene area with new sinks, counters, water and sewer where there was none before. Major renovation will be necessary in the two changing areas that do not meet ADA requirements and that do not have clear separation between the boys and girls areas. Buildings 8 (gym) and 10 (MPR) will require major renovations. The overall condition of both buildings is extremely poor with non-accessibility being a primary issue. Building 9 was recently converted into the Administration Building. It is in fair condition, but still needs additional work.

GILBERT WEST

Gilbert West is an adult education (transition) school where independent studies are offered. The school is

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comprised of a two-story main building and a newer relocatable restroom building. The main building houses science classrooms, computer labs, regular classrooms, a media center, and an administration space. In general, all spaces are in need of a major modernization. There is no accessible access to the second floor and a new elevator will be required. Major work will be needed to improve the existing stairs as they are rusting with plant growth at the crevices. Recondition the second floor exterior deck. The newer relocatable restroom building provides staff and student restrooms and is immediately adjacent to the main building.

Buildings 11 and 12 require roofing tear off and replacement. All other roofing needs a tune up. Existing windows on campus also require replacement with special needs considerations.

SITE CONDITIONS

The drop-off area requires major improvement. Seventy wheelchairs are currently trying to fit through a bottleneck at Building 9. A waiting/seating/shaded area should be added at this location.

The campus exterior along Knott Ave. is in need of improved curb appeal.

Currently, there are downspout issues at every building with water flowing down to the path of travel. Asphalt paving is in poor condition at all areas with large gaps throughout the campus grounds creating trip hazards (213,750 s.f.). Accessible parking is required at both the Hope School and Gilbert West parking lots.

The existing field and courtyard irrigation is in

poor condition and should be replaced at Hope School and Gilbert West. Improve courtyard areas throughout with new hardscape, landscape, seating, irrigation with smart controllers, shade structures and event lighting giving special consideration to the needs of the users.

BUILDING SYSTEMS

PLUMBING

The existing sewer, domestic water and gas lines need to be replaced at Hope School and Gilbert West. Provide a gas earthquake shutoff valve.

Improve drainage south of the campus in the alleyway.

MECHANICAL

The HVAC units at Hope School were replaced in 1999, but are now life-cycled. The campus needs all new HVAC systems including Gilbert West.

ELECTRICAL

A full modernization of all low voltage systems is required at Hope School and at Gilbert West. The main electrical power was previously updated, but a rework of the distribution is required along with a modernization of all low voltage systems. The fire alarm system requires replacement at Hope School and Gilbert West. A new security system is also needed.

At both Hope school and Gilbert West, improve exterior lighting, and parking lot lighting and replace interior lighting.

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Additional specialized toilet facilities are needed.



Replace irrigation, provide accessibility, rehabilitate fields & track.



Need to improve drop-off/bottleneck for wheelchairs.



Replace carpeting with hard floors in classrooms.



Building 9 was recently modernized.



Paving in poor condition across campus.



Landscape and irrigation in need of renovation.



Classrooms require modernization with special needs.

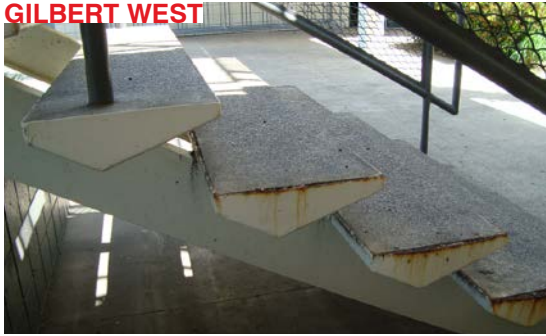


Drainage issues at the south of campus.

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Stairs in poor condition.



No ADA access to upper level. Provide elevator.



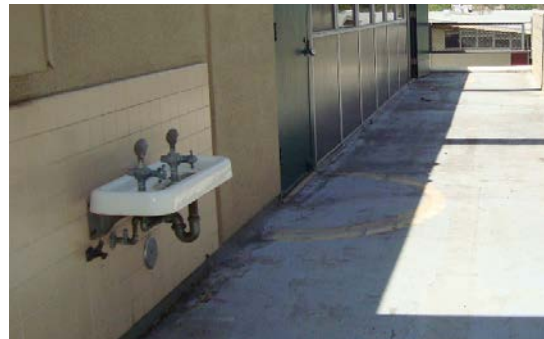
AC paving poor at parking lot.



Provide ADA accessible restrooms.



Provide ADA accessible casework in science classrooms.



Accessible hi-lo drinking fountains are required.



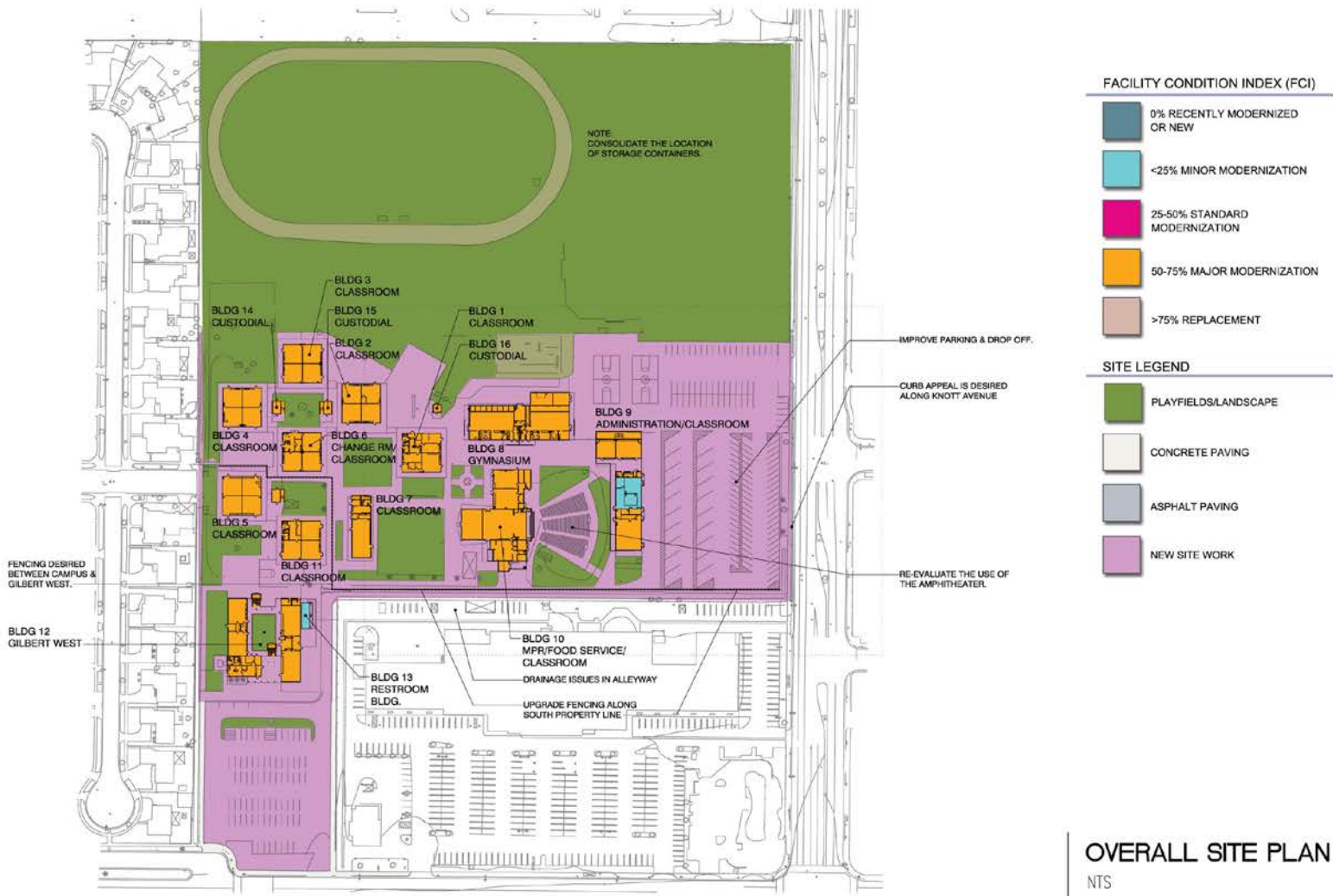
Accessible handrails needed at stairs and at upper level.



Standard modernization needed in classrooms.

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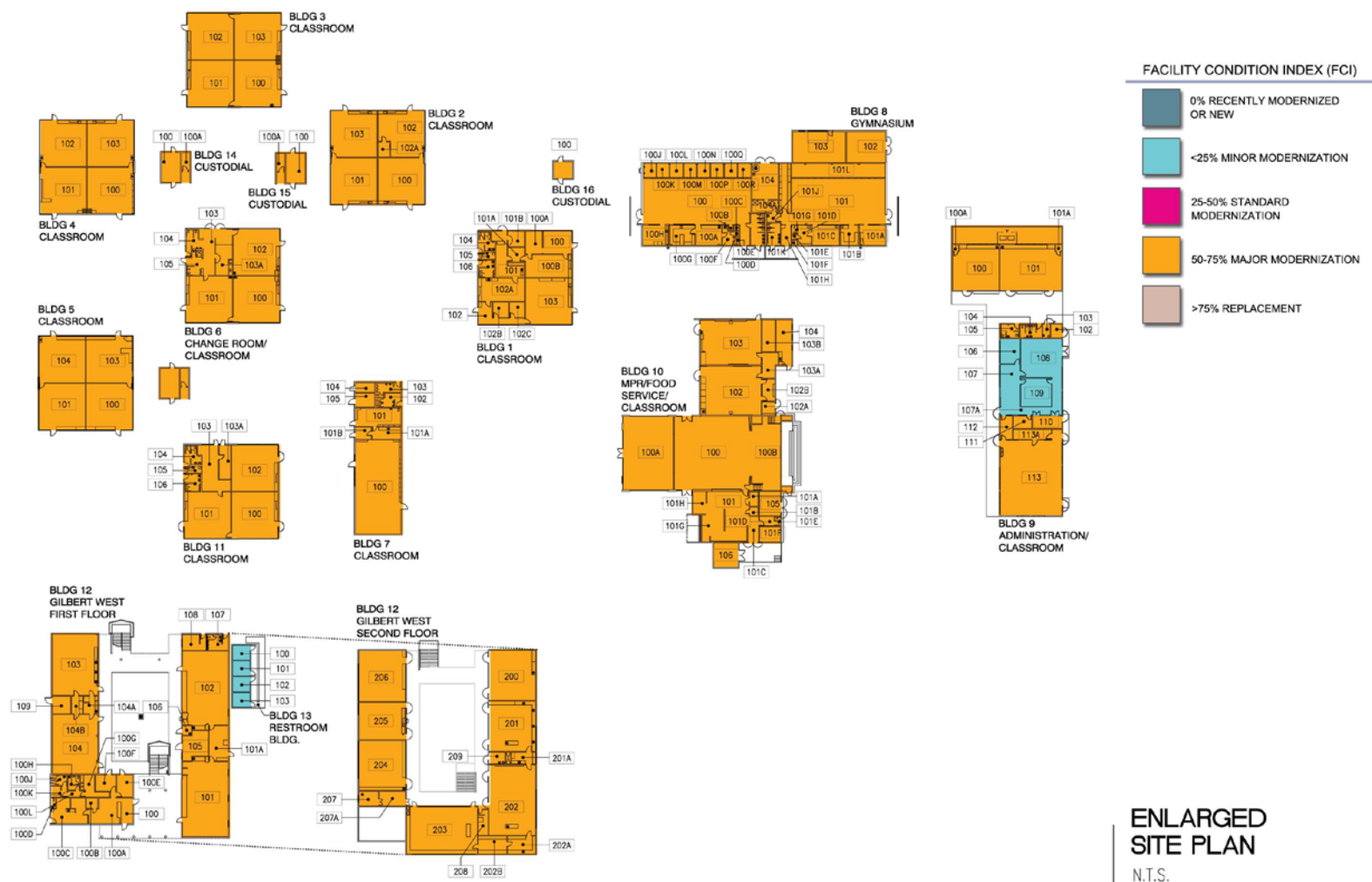
OVERALL SITE PLAN
NTS

HOPE SCHOOL + GILBERT WEST
ANAHEIM UNION HIGH SCHOOL DISTRICT



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