

3.4 PLANNING CONSIDERATIONS FACILITY CONDITION ASSESSMENTS SUMMARY

SOUTH JR. HIGH SCHOOL



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2320 E. South Street
Anaheim, CA 92806

Year Constructed	1964
Year Last Modernized	2005
Current Enrollment	1575
Grade Levels	7-8
Administrative Staff	3 Administrators 3 Counselors 75 Teachers 45 Classified
Square Footage	120,580
Site Size (acres)	21.8

GREATEST NEEDS:

- ▶ Highest Program Needs:
 - Library / Media Center technology upgrade.
 - Classroom upgrades for 21st century learning.
- ▶ Relocate the band function from the new multipurpose building and build a permanent stage.
- ▶ Provide a central location for a new faculty lounge (approximately 1200 s.f.) should the existing location be repurposed.
- ▶ Need to improve site security/fencing.
- ▶ Need to fix landscape and hardscape campus wide.
- ▶ Need to relocate and expand the existing food service area.
- ▶ Shade structures.



CONDITION ASSESSMENT

South Junior High School was established in 1964. The 21.8 acre site is located at 2320 E. South Street, Anaheim, CA 92806.

The modernization of all buildings, and the addition of a new administration building, two classroom buildings and a multipurpose building in 2005, leave South JHS in good condition. Much improvement is still needed to incorporate 21st century classroom components to all teaching spaces.

A major need at South JHS is to relocate the band room from the new multipurpose building. The multipurpose building needs a permanent stage and an operable partition.

Currently, South JHS has 13 science teachers but only 7 science labs. After QEIA reductions, they will still need 3 more labs. Common Core testing will additionally require 3 or 4 mobile computer labs.

The existing food service area needs to be expanded to incorporate freezer and storage space. A central location needs to be determined for a new faculty lounge (approximately 1200 s.f.) should the existing location be repurposed.

The existing campus roofing is in need of a tune up.

Relocate the attendance office to the front of the administration building. Resurface the exterior stair treads and second floor deck.

Evaluate the feasibility of replacing single pane glazing with energy efficient window systems.

Resurface the exterior stair treads and 2nd floor deck.

Total classroom count is 64 including 9 QEIA temporary classrooms, 36 standard classrooms,

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6 computer labs, 7 science labs, 1 art, 1 drama, 1 band, 1 wood shop, 1 home economics and 1 special education classroom.

SITE CONDITIONS

While the front drop-off and parking lot were recently renovated, some site work remains. A second bus drop off along South Street will be master planned.

Additional fencing is required to secure the campus. Complete the ornamental fencing along South Street. Replace the 3' high fence along the east property line (3,000 l.f.). Add fencing between the campus and the playfields to secure the campus. The area behind Building 16 needs to be closed off.

Asphalt needs to be refurbished at the central quad and between buildings (161,000 s.f.). While door threshold and concrete paving transitions generally comply with ADA code requirements. The remaining cracked concrete needs to be removed and replaced (approx. 22,000 s.f.).

The central quad needs to be redesigned to include new hardscape, seating, landscape, irrigation with a smart controller, and event lighting. Add new lunch shelters throughout the campus. The existing digital marquee is new.

The existing playing fields (9.4 acres) are in good shape but some reconditioning is required. Field irrigation and smart controller are in good condition. The track is not draining properly and flooding/ponding occurs at the south end. The tennis courts require resurfacing (35,500 s.f.), new fencing and windscreens.

BUILDING SYSTEMS

PLUMBING

Approximately 50% of the sewer and gas lines need replacement. Add an earthquake shut off valve at the gas meter. Replace site domestic water piping throughout. The fire water piping was added in 2005.

The existing underground storm drainage system has blockages that cause ponding at various areas of campus. A camera should be run to determine location of clogging due to tree roots.

MECHANICAL

The HVAC was modernized in 2005 with new packaged units. Split systems for original buildings were installed in 2000. Life cycle replacement will be required in the next decade. The Johnson controls EMS system was installed in 2005.

ELECTRICAL

The campus power system was modernized in 2005 and is in good condition. All low voltage systems were modernized in 2005. Consider the addition of cameras to the existing security system. Add a "Quantum" network card to the existing Bogen P.A. system. Expand technology throughout campus.

Upgrade the existing site and parking lot lighting with L.E.D. technology for energy efficiency.

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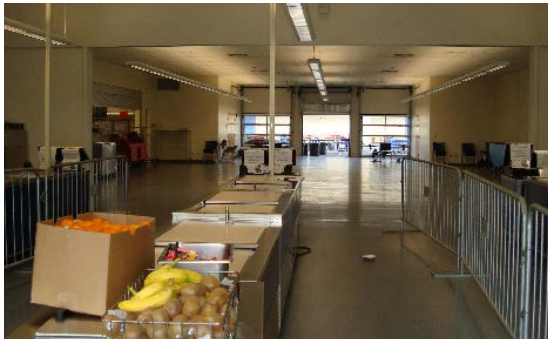
Need more technology to meet Common Core requirements.



Need to refurbish tennis courts.



Need lunch shelters throughout campus.



Need to expand food service, add freezer space.



9 QEIA portables will be removed soon. Propose second bus drop off area.



Playing fields need reconditioning.



Replace the low fence at the neighboring school and park.



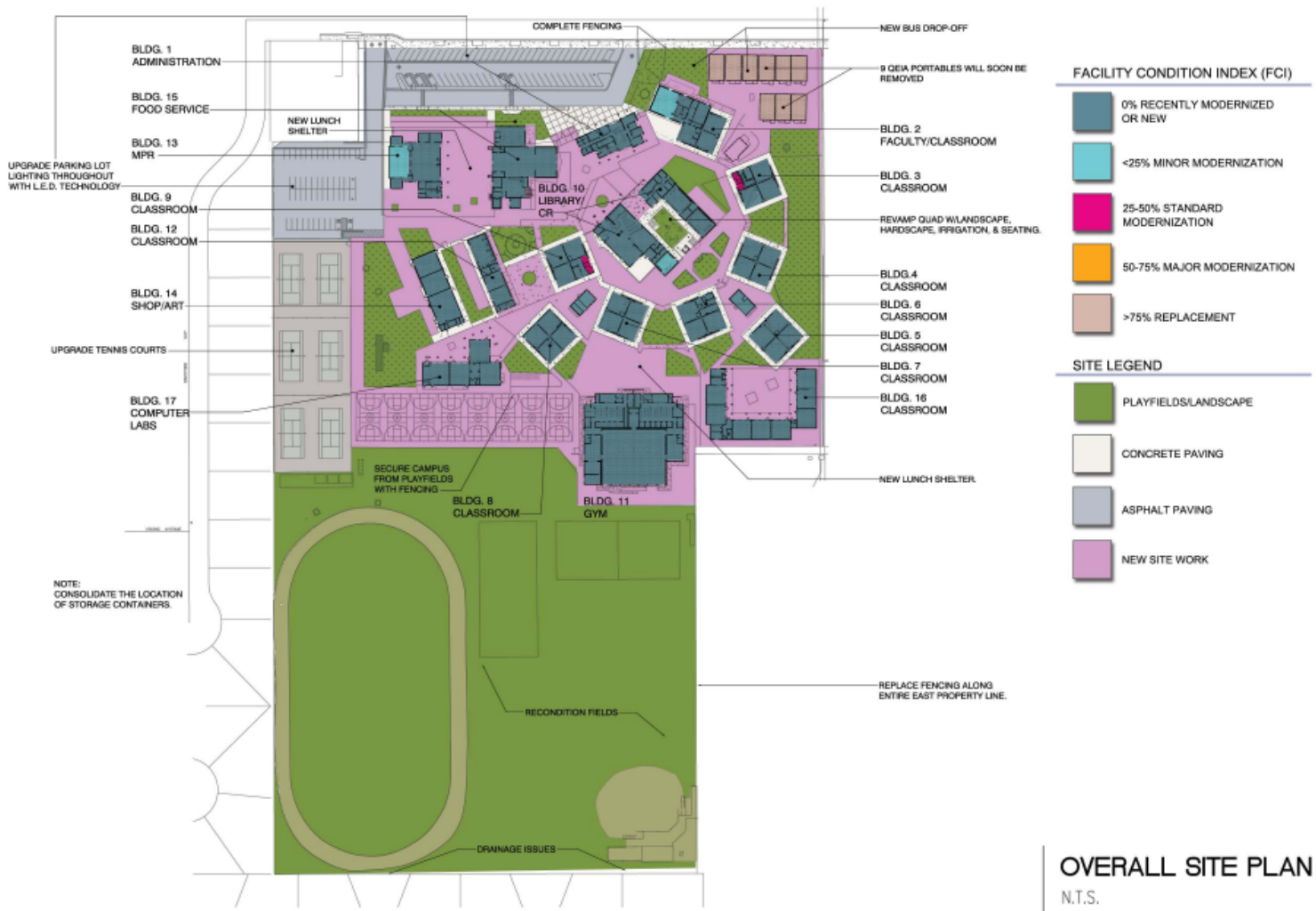
Ponding/drainage issues need to be addressed.



Replace the portable stage with permanent.

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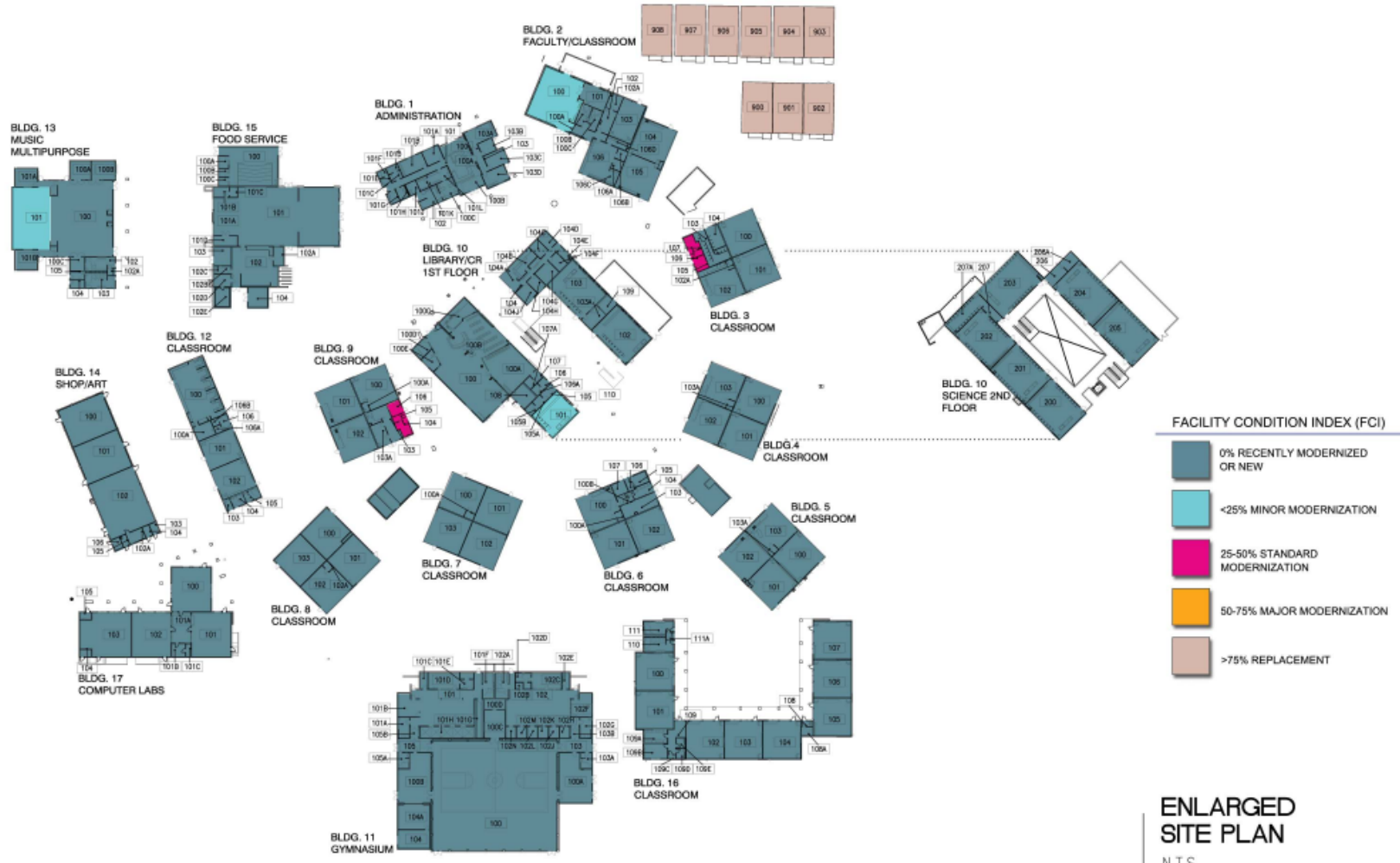
OVERALL SITE PLAN
N.T.S.

SOUTH JR. HIGH SCHOOL
ANAHEIM UNION HIGH SCHOOL DISTRICT



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SITE PLAN
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