

# 3.4 PLANNING CONSIDERATIONS FACILITY CONDITION ASSESSMENTS SUMMARY

## WESTERN HIGH SCHOOL



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501 South Western Avenue  
Anaheim, CA 92804

Year Constructed	1954
Year Last Modernized	1993
Current Enrollment	2250
Grade Levels	9-12
Administrative Staff	4 Administrators 86 Teachers 4 Counselors 25-30 Classified
Square Footage	167,699
Site Size (acres)	39



### GREATEST NEEDS:

- ▶ Highest Program Needs:
  - Classroom Upgrades
  - Gym and PE / Athletic Facilities Upgrades
  - District facilities – “The Forum” and Stadium – need upgrades. Bus access and drop-off to stadium along back driveway should be evaluated for safety.
  - Restroom upgrades
- ▶ The existing buildings are in need of major modernization.
- ▶ The campus is not secure - major problem with vandalism and theft. Need upgraded security fencing.
- ▶ Shade structures.
- ▶ Need to redesign campus quad.

- ▶ Playing fields need to be reconditioned.
- ▶ Need to add separate staff/student parking.
- ▶ Maximize the functionality of the small site.
- ▶ Revamp teaching spaces to meet S.T.E.M. and Common Core requirements.

### CONDITION ASSESSMENT

Western originally opened as a junior high school in 1954 sharing a similar finger plan building layout with Brookhurst Jr. High School and Orangeview Jr. High School. Western was converted to a high school in 1957 with the addition of the Forum Theater and a second gymnasium. The 39-acre site is located at 501 South Western Avenue, Anaheim, CA 92804. Western

High School is also home to the District’s Handel Stadium that operates independently from Western High School athletics.

Total number of classrooms is 72 with 53 standard classrooms, 5 science labs, 3 computer labs, 3 special education classrooms, 2 art, 1 band, 1 choir, 1 culinary arts, 1 wood shop, 1 ASB and 1 ROTC. Some undersized spaces are used as classrooms, but they do not appear in this count.

While some repair work has occurred at Western High School in recent years, the general condition of most buildings is poor to very poor. Architectural finishes are dated and worn. Ceilings replaced in 1993 are sagging. There are not enough restrooms to support students or faculty; some of the previous restroom facilities are non-operational and have been converted to storage. The existing windows are in poor condition and need to be replaced. Of the existing roofing, 85% is in need of a tune-up. The boys locker room and shop building roofs need to be torn off and replaced.

The Forum and Media Center finishes are very dated. Both exhibit severe ADA accessibility issues. The Forum has no accessible audience seating and the stage also lacks accessibility. Outfit the Forum with new seating, ADA wheelchair lift, house lighting, upgraded sound booth, cyclorama and technology. Dressing rooms are needed in the facility.

The Media Center needs new finishes, technology, and ADA access to all levels.

There are several issues to be addressed at the gymnasium including the need for new bleachers. The leaking roof skylights need to be addressed. The girls and boys locker rooms, offices, and team rooms need to be modernized. Provide showers and lockers to meet the current need.

## 3.4

## PLANNING CONSIDERATIONS

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This school is in need of adequately housed and equipped science and computer labs to meet S.T.E.M. requirements.

Enhance the presence and functionality of the administration building.

The existing restrooms need upgrading. Additional restroom facilities are needed. Replace the student store. The portable classroom buildings are new, on concrete foundations, and in good condition. Re-key the school to the District standard keying system. The majority of the window systems need replacement. Provide new window coverings throughout. It is imperative to maximize the functionality of the small site with the addition of two-story facilities.

#### SITE CONDITIONS

Campus security is a major concern at Western High School with the need to address ongoing theft and vandalism. Tall fencing is required at the perimeter. Provide chainlink fence (3,100 l.f.) at east and west of fields. Complete the masonry fence (800 l.f.) along the north property line. Provide ornamental steel fence (2,500 l.f.) along the south side of the pedestrian easement and along Orange Avenue.

While the Western Avenue parking lot was recently upgraded and congestion improved, separate staff parking is still needed. Reconfigure the parking lot along Orange Ave. to segregate staff and student parking.

The asphalt paving at the main parking lot and areas between classrooms is in poor condition (247,000 s.f.). The central quad and finger wing concrete paving is in poor condition (97,000 s.f.) with several ADA compliance issues. There are several areas where the cross slope exceeds 2% and where the

slope in the direction of travel exceeds 5% without handrails.

Revamp the entire central quad to include hardscape, landscape, irrigation with smart controllers, seating areas, shade structures and event lighting. Repurpose classroom courtyards to outdoor learning environments with enhanced technology. Address severe ponding in these areas.

Provide a new bike enclosure, golf cart storage and trash enclosure. The digital marquee was installed in 2011. Hi-lo drinking fountains are needed to meet ADA requirements.

Athletic fields need reconditioning. Replace the field irrigation system and connect to the existing smart controller. Provide permanent fence around varsity baseball field.

Provide shared lighting controls at the new tennis complex. Provide gates at each courts.

The swimming pool needs a complete overhaul to address shape, size, and depth.

#### HANDEL STADIUM

Handel Stadium needs include:

- o Upgraded restrooms and team rooms.
- o ADA parking
- o Bus parking
- o Perimeter ornamental steel fencing
- o Security system with cameras
- o Synthetic track and field
- o Replace visitor bleachers
- o New ticket booth and concessions

- o Evaluate the replacement of the stadium lighting.
- o Provide separate irrigation water supply to the stadium.

#### PLUMBING

The existing sewer, water and gas lines need to be replaced. There are major sewer issues within the Administration and PE. buildings. Provide a gas earthquake shut off valve.

Evaluate the existing storm drain system.

#### MECHANICAL

The existing EMS requires a software upgrade. The gym ventilation systems require modernization. A majority of HVAC units need replacement. Address HVAC issues at the new relocatable buildings.

#### ELECTRICAL

Revisit the power distribution system. The existing telephone/data, CATV, CCTV, fire alarm, clock/intercom and security systems need to be upgraded and/or replaced. Consider the addition of security cameras. The fiber backbone needs to be evaluated.

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

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Provide adequate science facilities.



Revamp campus quad.



Stadium is in need of renovation



Campus in vital need of fencing/security improvements



Upgrade computer labs to meet Common Core



Add lunch shelters.



Upgrade and expand restroom facilities.



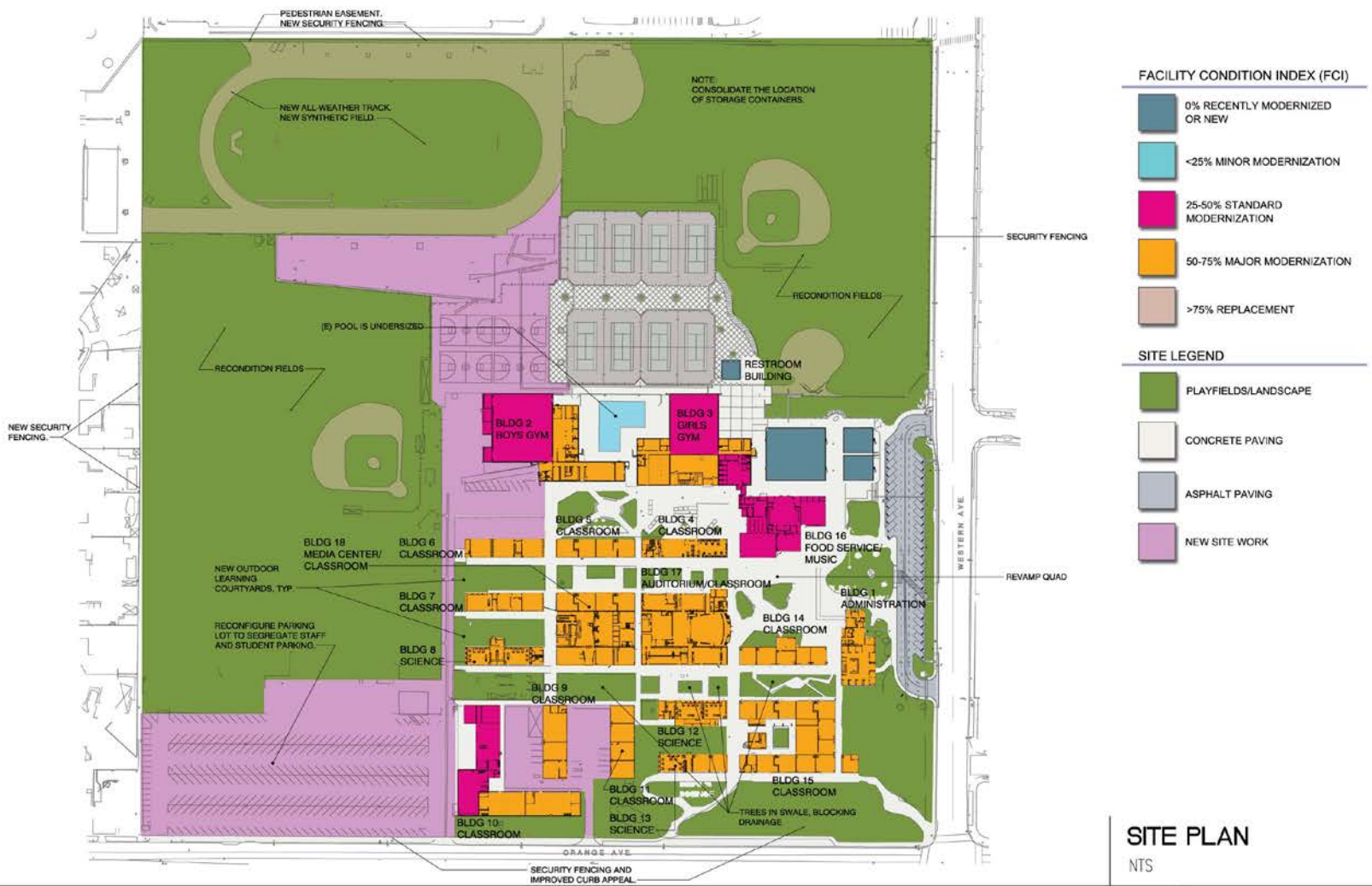
Overall paving in poor condition across campus.



New synthetic track and field at stadium.

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**SITE PLAN**  
NTS

WESTERN HIGH SCHOOL  
ANAHEIM UNION HIGH SCHOOL DISTRICT



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