

3.4

PLANNING CONSIDERATIONS FACILITY CONDITION ASSESSMENTS SUMMARY

BALL JR. HIGH SCHOOL



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BALL JR. HIGH SCHOOL

1500 W. Ball Rd.
Anaheim, CA 92802

Year Constructed 1962
Year Last Modernized 2002

Current Enrollment 1100
Grade Levels 7-8
Administrative Staff 3 Administrators
2 Counselors
1 Psychologist
44 Teachers
38 Classified

Square Footage 93,600
Site Size (acres) 23



- ▶ Need to resurface the existing tennis courts.
- ▶ Existing irrigation system needs to be replaced throughout campus.

- GREATEST NEEDS:**
- ▶ Highest Program Needs:
 - o Safety & Security
 - o Building 3 (6-plex) Repurposing
 - o Gym and Locker Room Improvements
 - o Classrooms Upgrades
 - ▶ The condition of the existing central quad area is poor. The campus needs better gathering and lunch areas with shade structures, seating, paving and landscape.
 - ▶ The campus needs a better functioning multipurpose room, kitchen, serving and dining area.
 - ▶ Ponding, drainage and sewer problems along the central north/south corridor is a major issue.
 - ▶ The campus is unable to meet the Common Core testing requirements with the current number of computer labs.
 - ▶ Greatest needs include basic infrastructure improvements such as security, fixing leaking roofs and replacing/repairing HVAC.
 - ▶ Need to address problems in the gymnasium and shower/locker rooms with better ventilation, more lockers, more showers and fixing the clerestory windows.

CONDITION ASSESSMENT

Ball Junior High School, founded in 1962, is located at 1500 W. Ball Rd., Anaheim, CA 92802. The site measures 23 acres.

The overall condition of Ball JHS is mixed. Ball did receive modernization improvements in 2002 primarily focused on classrooms. Classroom ceilings, paint, lights, door hardware, toilet room accessibility, HVAC and new electrical service were provided. These rooms still require minor modernization upgrades. Many areas received little or no improvement in 2002 including the library, science wing, gymnasium and locker rooms. Their needs range from standard to major modernization.

Currently, the school is unable to meet the Common Core testing requirements with the existing number of computer labs. It was suggested the hexagonal building in the center of the campus be converted to a media center and computer lab function in lieu of standard classrooms. It is difficult to teach in the irregular shaped rooms that may be better suited for library and computer lab use.

It was suggested to properly house a parent center and an IEP room. The wood shop and related equipment are obsolete. This program is not active.

Improvements are needed at the multipurpose room, kitchen, serving and dining area. Currently, the serving function in the MPR occupies a majority of the interior

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seating area. Expanding and/or relocating the serving function elsewhere would free up valuable interior seating space.

There are several issues to be addressed at the gymnasium, including the need for better ventilation and bleachers. The gym doors need to be replaced. Modernize girls and boys shower/locker rooms and coaches area. Provide showers to an appropriate level. Replace lockers to meet the current need. The clerestory windows in the shower/locker rooms are leaking and need to be replaced.

The roofing condition at Buildings 1, 3, 6, 7, 8 and a portion of Building 9 is poor and needs to be torn off and replaced (35,000 s.f.). The remaining roofs of the campus need a tune-up. Some windows in the library and administrative building need to be replaced.

Total number of classrooms is 47 with 33 standard classrooms including six portable classrooms, 5 science labs, 2 computer labs, 1 art, 1 band, 1 choir, 2 home economics, 1 wood shop and 1 workout room.

SITE CONDITIONS

Overall traffic, parking, and circulation function well at Ball Jr. High School. Additional parking spaces are needed. The existing condition of the asphalt is poor and needs to be replaced. Conditions are especially poor at the front parking lot, main parking lot, amphitheater, basketball courts and west campus areas (160,500 s.f.). The existing concrete is generally in fair condition with some areas that need to be replaced due to cracking (26,000 s.f.).

The condition of the central quad area is poor. The campus is in need of better gathering and lunch

areas with accompanying shade structures, seating, paving and landscape (23,500 s.f.). The landscape at the existing courtyard areas between buildings needs to be replaced (43,000 s.f.). Irrigation needs to be replaced throughout the campus. The bike rack enclosure needs to be relocated.

Perimeter fencing along the east side of the campus and parking lot gates need to be replaced. Consider adding security fencing along the front of the school. The total site fencing need is 1,800 l.f.

The existing playing fields are in fair to poor shape (14 acres) and in need of a new irrigation system. Existing tennis courts need to be resurfaced and their fencing replaced (43,800 s.f.).

Poor asphalt conditions on campus present several path-of-travel issues. The 2002 modernization addressed accessible parking. However, parking signage will still need to be brought up to current code. All drinking fountains need to be upgraded to meet ADA requirements.

Ponding, drainage and sewer problems along the central north/south corridor is a major issue. Severe sheet flow from the apartments north of the track floods the southwest corner of the campus. There are drainage problems south and northeast of the MPR and poor drainage to the east.

The existing school marquee is digital and operational.

BUILDING SYSTEMS

PLUMBING

The existing sewer and gas lines need to be replaced along with an earthquake shutoff valve. Replace the main trunks of the existing domestic water system.

MECHANICAL

The existing HVAC systems are mostly package units. A multi-zone unit on Building 3 is problematic to control and maintain. Life cycle replacement is required throughout campus. Need to address ventilation issues at the gym building.

ELECTRICAL

While the campus power system was updated in 2002, the existing telephone/data, CATV, CCTV, fire alarm, and clock systems all need to be upgraded. A new security system is needed. Maintain the existing Bogen PA system but add a new "Quantum" card for network capabilities.

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

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Need to add lunch shelters.



Need computer labs to meet Common Core requirements.



Poor asphalt conditions throughout campus.



Major drainage/ponding issues in campus courtyards.



Replace leaking clerestory windows in locker rooms.



Playing fields in fair to poor condition.



Campus quad in poor condition.



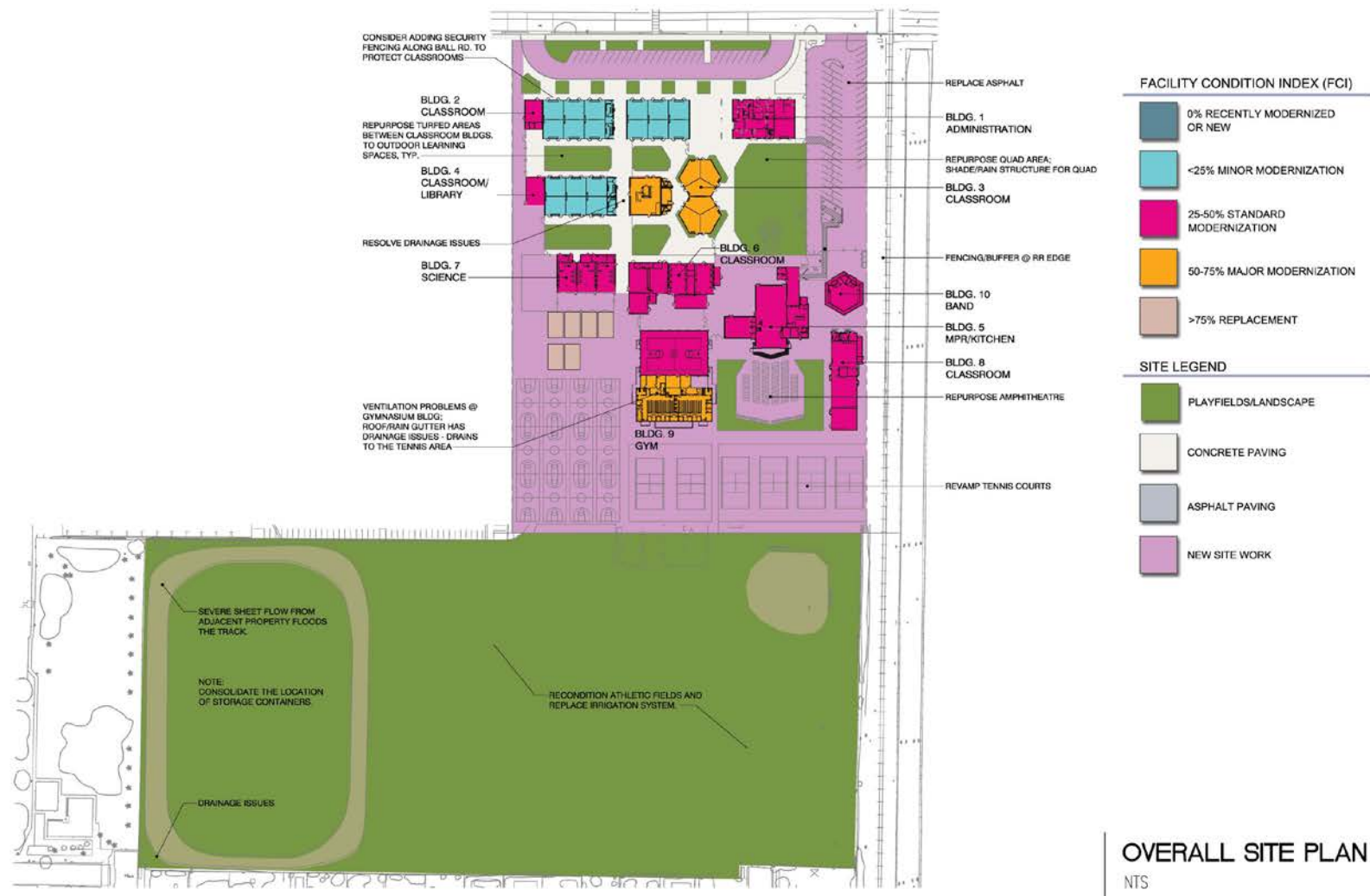
Repurpose amphitheater area.



New fencing required in various areas.

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OVERALL SITE PLAN
NTS

BALL JR. HIGH SCHOOL
ANAHEIM UNION HIGH SCHOOL DISTRICT



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