

**3.4**

# PLANNING CONSIDERATIONS FACILITY CONDITION ASSESSMENTS SUMMARY

BROOKHURST JR. HIGH SCHOOL



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## BROOKHURST JR. HIGH SCHOOL

601 North Brookhurst Street  
Anaheim, CA 92801

Year Constructed	1956
Year Last Modernized	1993
Current Enrollment	1250
Grade Levels	7-8
Administrative Staff	3 Administrators 2 Counselors 1 Psychologist 1 SLP 46 Teachers 28 Classified
Square Footage	107,543
Site Size (acres)	18.5

- GREATEST NEEDS:**
- ▶ Highest Program Needs:
    - Safety & Security Upgrades
    - Exterior Student Quads and Courtyards
  - ▶ Need to improve campus safety/security including potential relocation of existing administration offices to open directly to the Brookhurst St. parking lot.
  - ▶ Need to add more science, STEM, and computer labs.
  - ▶ Need to address campus pedestrian and vehicular circulation issues.
  - ▶ Additional P.E. lockers are needed.

- ▶ Need to add more restrooms on campus.
- ▶ Secure classrooms facing Crescent Ave.



## CONDITION ASSESSMENT

Brookhurst Junior High School began serving the community in 1956. The 18.5 acre site is located at 601 N. Brookhurst Street, Anaheim, CA 92801.

Brookhurst JHS was last modernized over twenty years ago in 1993 and the existing interior finishes are worn and need to be replaced. Classroom ceiling tiles are sagging. A major portion of the door hardware needs to be replaced to meet ADA requirements. The existing restrooms need upgrading. Additional restroom facilities are needed.

The boys and girls locker rooms are in poor condition. In addition to standard upgrades, more P.E. lockers are required. The roof skylights and ventilation in the gym need to be addressed.

The Media Center is undersized and in need of an expansion/upgrade. Brookhurst JHS is currently lacking science, STEM, and computer labs. At present, there are 8 science teachers with only 4 science labs. It was suggested converting the underutilized old woodshop, Classroom 11, to a STEM Lab. He also suggested converting the large Classroom 19 to a STEM video production facility. Finally, it was suggested Classroom 32 be converted to a Science Lab as it is 1/3 larger than a standard classroom. The band room requires additional storage.

The window systems throughout the campus need to be replaced and the existing roofing is in need of a tune-up.

Total number of classrooms is 45 with 29 standard classrooms, 3 computer labs, 4 science labs, 1 art, 1 band, 1 choir, 1 drama, 2 special education, 2 home economics classrooms and 1 parent room.

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## PLANNING CONSIDERATIONS

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##### SITE CONDITIONS

Parking, drop-off, access, and wayfinding at the campus are difficult. What appears to be visitor parking along Brookhurst Street and Crescent Ave. is not meant for public use. Visitors are supposed to park in the large lot to the northeast, but that is not made readily clear. The Administration Building is set back from the perimeter which requires visitors to enter campus prior to passing through security areas. It is recommended that campus administration be moved and the entry/exit traffic along Brookhurst St. (high speed traffic) and Crescent Ave. (safer) be reconfigured to address these multiple issues. Parking should also be evaluated.

School security is an ongoing concern. Tall perimeter fencing needs to be added at the adjacent city park (1,320 l.f.), along Brookhurst at the northeast (960 l.f.) and along Crescent Ave (600 l.f.).

The campus hardscape is in need of considerable improvement. Much of the existing asphalt paving area is in poor condition (121,200 s.f.). The Brookhurst St. and Crescent Ave. parking lots need to be reconfigured (17,200 s.f.). Much of the concrete paving is broken and cracked (19,000 s.f.). Existing walkways are too narrow and need to be replaced (35,000 s.f.). The existing drinking fountains also need to be replaced to address accessibility concerns.

The finger plan design with tree lined courtyards between the buildings has presented problems. The trees have impacted the sewer and domestic water lines running through the same courtyards. The courtyards and quad are subject to ponding and flooding as is the north edge of the track. The courtyard spaces are underutilized on this small

campus and could be converted to outdoor learning areas. (63,000 s.f.).

The existing irrigation systems needs to be replaced (6 acres). The tennis courts need to be resurfaced (37,000 s.f.) with new fencing and windscreens added. The District requested the addition of a sixth tennis court. A backstop should be added to the softball field and the non-DSA athletic storage rooms need to be replaced.

The lunch areas lack shelter and need shade structures as currently there are none. The campus marquee should be upgraded to digital.

##### BUILDING SYSTEMS

###### PLUMBING

The domestic water, sewer, and gas lines need to be replaced. Provide a gas earthquake shutoff valve. Evaluate the existing storm drain system, roof gutters, and downspouts; and repair/replace as required.

###### MECHANICAL

Modernized in 1993, the rooftop package units are well past typical life cycle. Add a ventilation system in the gym. Replace the EMS system.

###### ELECTRICAL

While the campus power system was upgraded in 1993, some existing panels need replacement at the kitchen and gym locker rooms. Provide new site and parking lot lighting with LED technology for energy efficiency. Where required, interior lighting should be replaced.

The existing telephone/data, CATV, CCTV, clock/intercom, and fire alarm systems need to be replaced. A new security system is needed.



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Need additional science, STEM and computer labs.



Locker rooms need additional lockers.



Need to reconfigure campus entry/exit.



Convert turf courtyards to paved outdoor learning areas.



Upgrade campus marquee to digital format.



Need to install tall security fencing.



Widen concrete sidewalks.



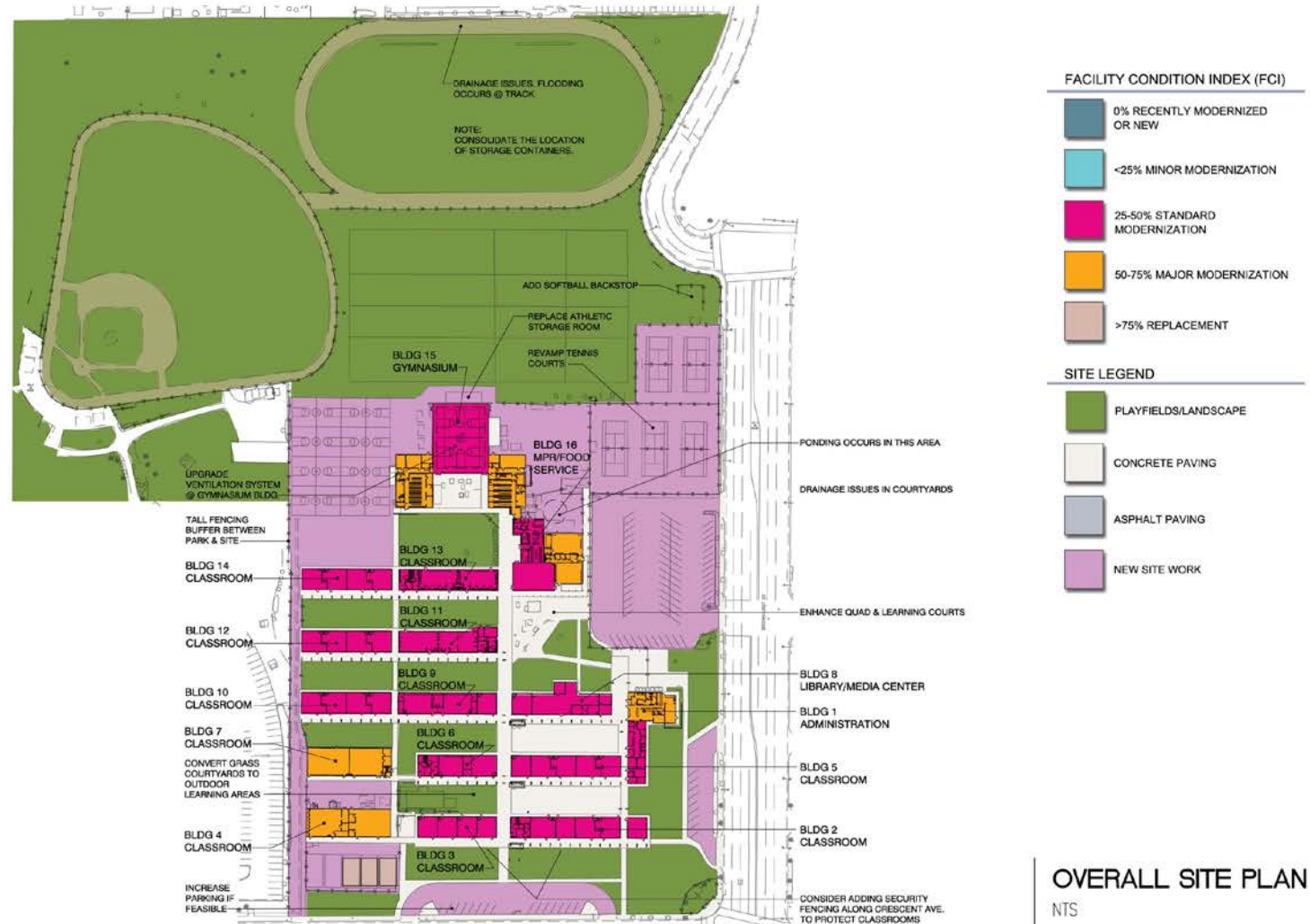
Campus wayfinding is difficult.



More restrooms needed on campus.

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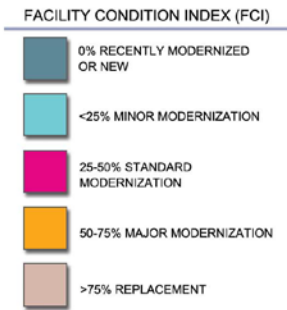
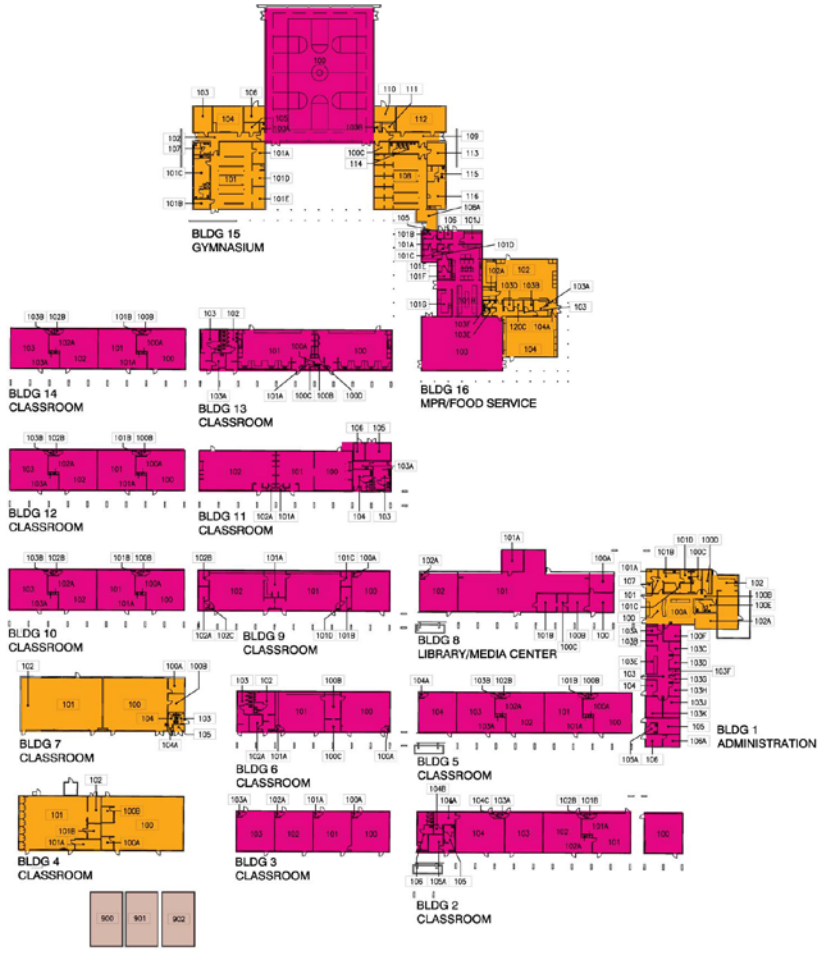
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ANAHEIM UNION HIGH SCHOOL DISTRICT





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ENLARGED SITE PLAN  
1"=80'-0"

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