

# 3.4 PLANNING CONSIDERATIONS FACILITY CONDITION ASSESSMENTS SUMMARY

DALE JR. HIGH SCHOOL



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## DALE JR. HIGH SCHOOL

900 S. Dale Avenue  
Anaheim, CA 92804

|                      |  |
|----------------------|--|
| Year Constructed     | 1959   |
| Year Last Modernized | 2002   |
| Current Enrollment   | 1205   |
| Grade Levels         | 7-8  |
| Administrative Staff | 3 Administrators<br>51 Teachers<br>2 Counselors<br>2 Psychologists<br>1 SLP<br>41 Classified |
| Square Footage       | 94,301   |
| Site Size (acres)    | 25.1   |



### GREATEST NEEDS:

- ▶ Highest Program Needs:
  - Classroom Upgrades
  - Exterior Student Quads and Courtyards
  - Front Administrative Office and Curb Appeal
  - Science Lab Upgrades
- ▶ Learning environment improvements.
- ▶ Central quad and learning courts need to be upgraded, lunch shelters added.
- ▶ The site needs 6 science labs.
- ▶ The site needs 4 computer labs.
- ▶ Provide more P.E. lockers.
- ▶ Need a direct connection between locker rooms and gymnasium.
- ▶ Need more faculty restrooms.
- ▶ Need more indoor and outdoor storage.
- ▶ Security fence needs to be 8' tall.
- ▶ Adequately house the Bridges program.
- ▶ Evaluate Dale Jr. High School as potential site of new central kitchen.
- ▶ Improve traffic flow and reconfigure parking lots.
- ▶ Exterior paint.

### CONDITION ASSESSMENT

Dale Junior High School was originally constructed in 1959. The 25 acre site is located at 900 S. Dale Ave., Anaheim, CA 92804. The Dale JHS site is being considered for the District's new central kitchen location. Dale JHS is also the site of the old Polaris program and its building need to be demolished.

The general condition of the facilities at Dale JHS is poor. The building envelope, windows, interior finishes and site utilities are in need of repair and/or replacement. Dale JHS is in need of a major modernization. While the overall condition is poor, the structural integrity of the buildings is good.

One serious issue to be remedied at Dale JHS is the original rain gutters which are built within the roof structure. These buildings have internal gutters which over the years have failed allowing water to damage the adjacent roof lumber. A portion of the roof sheathing and rafter tails need to be repaired and the gutters need to be run exposed. As a result, all campus roofing and 30% of roof sheathing need to be torn off and replaced.

The band, choir, and art rooms need to be adequately sized. The school currently needs 6 science labs adequately sized and equipped to meet STEM requirements. The school needs 4 computer labs to meet Common Core requirements. The Bridges program needs to be properly housed.

The boys and girls locker rooms are in poor condition. In addition to standard upgrades, provide more P.E. lockers. A direct connection needs to be made between the locker rooms and the gym. The gymnasium floor needs to be refurbished. The bleachers need to be replaced.

There is also a major need for additional indoor and outdoor storage on campus. Repurpose the existing breezeways.

As Dale JHS is being considered for the location of the District's new central kitchen, two areas on site are under evaluation. One is the Polaris building location and the other is a lesser used area of campus at the southeast corner of the site located off Ball Road.

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## PLANNING CONSIDERATIONS

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Total number of classrooms at Dale JHS is 41 with 29 standard classrooms, 3 science labs, 2 science classrooms, 2 computer labs, 1 band, 1 choir, 1 home economics, 1 LHS and 1 visually impaired classroom.

There are four portable buildings on site.

#### SITE CONDITIONS

The campus perimeter is in need of security improvements. Four hundred linear feet of 8' tall chain link fencing is required along Ball Road and 800 linear feet of additional fencing will be required at the northwest side of campus if the new central kitchen is constructed on that location. The design of the front drop-off parking lot should be reconfigured for efficiency. Improve curb appeal along Dale Avenue.

The asphalt paving on campus is in poor condition. Replace 67,000 square feet of asphalt at the central quad and classroom wing courtyards as well as 130,000 square feet of asphalt at the front and rear staff parking lots. The north parking lot is in poor condition (68,000 s.f.). Concrete paving (20,000 s.f.) needs to be replaced at various locations throughout the campus.

The central quad is in need of a major upgrade. Provide hardscape, landscape, irrigation with smart controllers, seating areas, shade structures, and event lighting. Address path-of-travel issues throughout the site. Accessible hi-lo drinking fountains are required. Provide outdoor stage.

The campus irrigation system is hydraulic and needs to be replaced (11.5 acres) including the south playfield. The field irrigation is poor in general and the playing fields need to be reconditioned.

The basketball court paving is in good condition. The hoops and backboards need replacing. The tennis courts (44,000 s.f.) also need to be resurfaced with new fencing and windscreens added.

The existing campus marquee should be upgraded to digital. Campus signage should also be modernized.

#### BUILDING SYSTEMS

##### PLUMBING

The domestic water, sewer, and gas lines need to be replaced. Provide earthquake shut-off valve. Evaluate storm drain system, gutters, and downspouts, and repair/replace as required. Some ponding occurs at the southeast parking lot which requires improved drainage.

##### MECHANICAL

Package units were installed in 2002 throughout campus. Lifecycle replacement will be required in the next decade. Provide HVAC in Building 5.

##### 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 also needed. Maintain the existing Bogen PA system but add a new "Quantum" card for network capabilities.

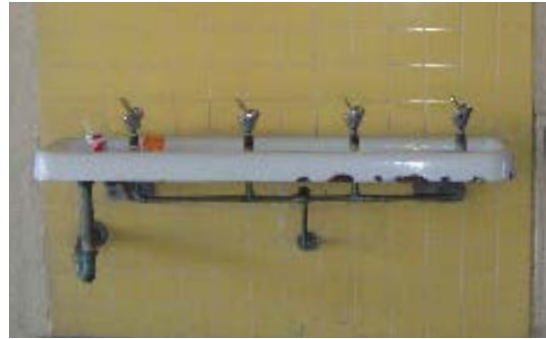
Upgrade the existing site and parking lot lighting with LED technology for energy efficiency.

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More computer labs needed to meet Common Core.



Accessible hi-lo drinking fountains are required.



Potential location for new AUHSD central kitchen.



Gym floor and bleachers need to be replaced.



Campus quad needs redesign, shade structures, & stage.



Locker rooms are in need of reconfiguration and additional PE lockers.



Playing fields need reconditioning.



Campus-wide paving is in poor condition.



Need to install 8' tall fencing along Ball Road.

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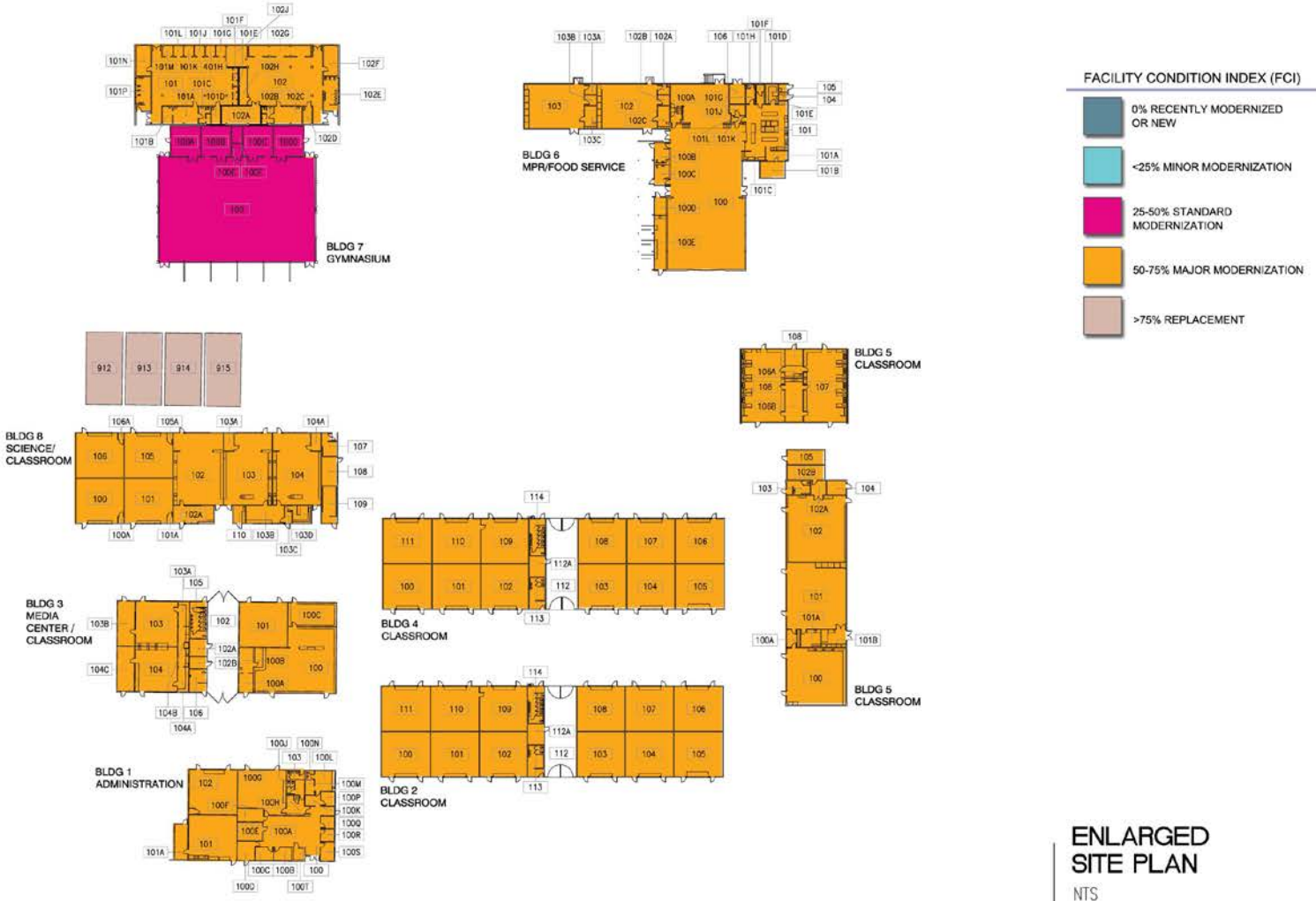
OVERALL SITE PLAN  
NTS

DALE JR. HIGH SCHOOL  
ANAHEIM UNION HIGH SCHOOL DISTRICT



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