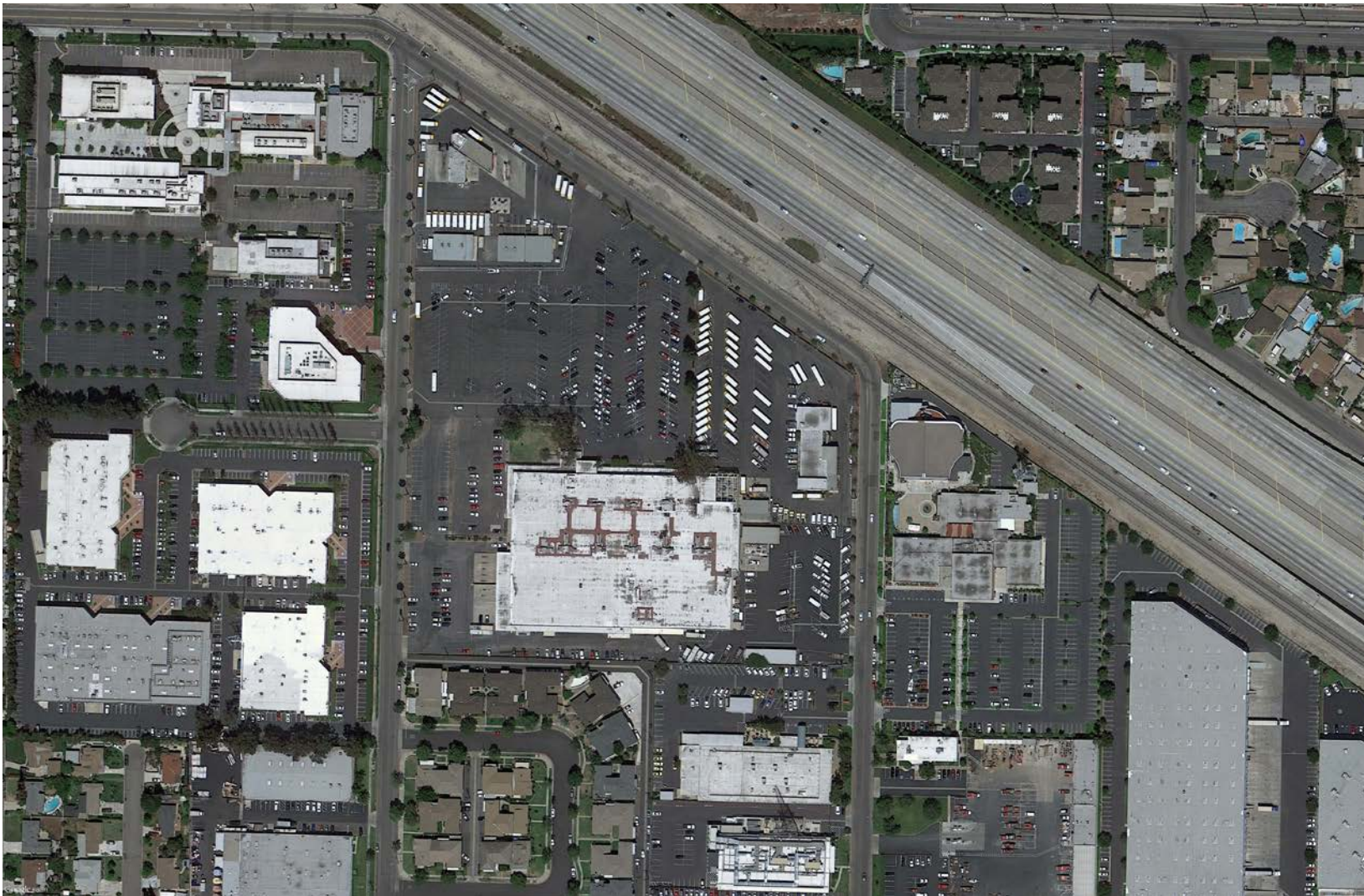


3.4

# PLANNING CONSIDERATIONS FACILITY CONDITION ASSESSMENTS SUMMARY

DISTRICT OFFICE



# 3.4 PLANNING CONSIDERATIONS FACILITY CONDITION ASSESSMENTS SUMMARY

## DISTRICT OFFICE

501 Crescent Way  
Anaheim, CA 92801

Year Constructed	1960
Year Last Modernized	1972
Staff	359
Square Footage:	
Administration Building	118,600
Total Permanent Buildings (including Administration)	151,169
Relocatable Buildings	4,800
Site Size (acres)	14.5

- GREATEST NEEDS:**
- ▶ Roof replacement.
  - ▶ HVAC system replacement.
  - ▶ Enhanced security throughout the building.
  - ▶ Interior and exterior signage for wayfinding.
  - ▶ Expansion of the Education and Information Technology Division (EIT). This area will include space for the energy conservation specialist.
  - ▶ Soundproof conference and training rooms.
  - ▶ Modernized restroom facilities.
  - ▶ Interior and exterior finishes including flooring.

## CONDITION ASSESSMENT

The District Office is located at 501 Crescent Way in Anaheim and it is sited on 14.5 acres. The facility was originally constructed in 1960 as a Fed-Mart store. With the closing of the store in 1972, the building was reconfigured to house the new District offices and Gilbert High School. Ultimately, the high school was relocated to the Trident Education Center making room for approximately 118,600 square feet of space fully dedicated to administrative offices and support functions. This facility houses the AUHSD administration, Board of Trustees and Superintendent’s offices, Human Resources, Educational Services, Special Youth Services, Business Services, the District’s Central Kitchen, Education and Information Technology, Warehouse, Safe Schools, and Language Assessment. Other structures on the site house the Transportation and Food Service’s offices, Maintenance and Operations, and the transportation yards and fueling bays.

Since its occupancy in 1972, the 54-year old facility has been maintained but is due major repairs and upgrades.

With the potential relocation of the Central Kitchen, a reconfiguration of the remaining space will address spatial needs that currently impact the daily operations of the District.



Facility needs exist in the following areas:

- Emphasis of the main entry to the building.
- Secured lobby and reception with visual connection to the parking lot and the main entry.
- Enhanced security throughout the building.
- Roofing
- Interior and exterior signage for wayfinding.
- Expansion of the Education and Information Technology Division (EIT). This area will include space for the energy conservation specialist.
- Soundproof conference and training rooms.



## 3.4 PLANNING CONSIDERATIONS FACILITY CONDITION ASSESSMENTS SUMMARY

### DISTRICT OFFICE

- Internally connect Safe Schools / Testing to the rest of the building. Establish a main point of entry to this area from the west side of the building.
- Modernize restroom facilities.
- Boardroom upgrades.
- Interior and exterior finishes including flooring.
- Upgrade / consolidation of the transportation facilities.

### SITE CONDITIONS

All asphalt areas received a maintenance and seal coats in 2013. The fueling station areas require a slurry coat.

The site's landscaping and irrigation system are in good condition. Minor landscape upgrades will be needed.

Upgrade fencing along the perimeter of the site.

### BUILDING SYSTEMS

#### PLUMBING

- Replace the existing sewer system throughout.
- The existing gas system is in good condition. Provide an earthquake shut off valve.
- The domestic water system is in good condition.
- The existing fire sprinklers are connected to the domestic water system. Upgrade to current code.
- The site's storm drainage is adequate.

#### MECHANICAL

The HVAC units throughout the District Office are life-cycled and in need of replacement. Evaluate providing separate units for the boardroom, EIT and Food Service. Upgrade the energy management system.

#### ELECTRICAL

Evaluate the existing power system including the main switchboard and branch distribution. Replace the District-wide telephone system. Upgrade the fire alarm and security systems with the addition of surveillance cameras. Upgrade the boardroom technology and install a new public address/intercom system.

EIT needs an uninterrupted power system (UPS).

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

3.4

# PLANNING CONSIDERATIONS FACILITY CONDITION ASSESSMENTS SUMMARY

## DISTRICT OFFICE



Emphasize main entry to the building.



All restrooms need renovation.



The central kitchen is undersized and needs major renovation.



Need to improve lighting.



Replace roofing and HVAC units.



Slurry seal fueling station.



Upgrade interior finishes.

# 3.4 PLANNING CONSIDERATIONS FACILITY CONDITION ASSESSMENTS SUMMARY

DISTRICT OFFICE



ANAHEIM UNION HIGH SCHOOL DISTRICT OFFICE  
ANAHEIM UNION HIGH SCHOOL DISTRICT





# 3.4 PLANNING CONSIDERATIONS FACILITY CONDITION ASSESSMENTS SUMMARY

## DISTRICT OFFICE



ANAHEIM UNION HIGH SCHOOL DISTRICT OFFICE  
ANAHEIM UNION HIGH SCHOOL DISTRICT

