

# 3.4 PLANNING CONSIDERATIONS FACILITY CONDITION ASSESSMENTS SUMMARY

## KATELLA HIGH SCHOOL



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## KATELLA HIGH SCHOOL

2200 East Wagner Avenue  
Anaheim, California, 92806

Year Constructed 1966  
Year Last Modernized 2008

Current Enrollment 2600  
Grade Levels 9-12  
Administrative Staff 4 Administrative  
4 Counselors  
1 Psychologist  
1 SLP  
90 Teachers  
75 Classified

Square Footage 196,573  
Site Size (acres) 38.7



Auditorium.

- ▶ Improve room signage and numbering system throughout site.

### CONDITION ASSESSMENT

Katella High School was established in 1966 and is located at 2200 East Wagner Avenue, Anaheim, California, 92806. The site measures 38.7 acres.

Some buildings were modernized in 2008 as a part of Measure Z. Modernized buildings include the existing two-story classroom building, locker rooms and old library building. Architectural finishes, lighting, power and low voltage systems are in good condition. A new two-story classroom/administration building and a second gymnasium were added in 2006. The remaining buildings only received a power and low voltage system upgrade and are in need of standard modernization and improved signage. Existing window systems at the original buildings are in poor condition.

The existing science labs are too few, undersized and in very poor condition. They were not modernized in 2008. Currently, there are eleven sections of science with seven in “labs” and four in classrooms. A priority for Katella High School is to have more and better equipped science facilities. Ongoing technological and furniture upgrades of existing classrooms are also a high priority.

The theater/auditorium is in need of a standard modernization. Accessibility needs to be reviewed and a ramp added to load stage equipment. The stage floor needs work and the lobby needs revamping.

- GREATEST NEEDS:**
- ▶ Highest Program Needs:
    - o Science Facilities Upgrades
    - o Exterior Student Quads and Courtyards
    - o Classrooms Upgrades
  - ▶ The existing science labs are too few, undersized and in very poor condition. Currently, there are eleven sections of science with seven in “labs” and four in classrooms.
  - ▶ Ongoing technological and furniture upgrades of classrooms are a high priority.
  - ▶ The central courtyard is in very poor condition with a need for new paving to address rainwater runoff and ponding. In addition, seating and landscape improvements and strategic

- placement of shade structures are required.
- ▶ Need to accentuate the “front” of the school or the new administration building entrance. The “front” does not face Wagner Avenue and it is difficult for visitors to find their way.
- ▶ Modernization of the Boys’ and Girls’ locker rooms in 2008 reduced the number of toilet fixtures to an unacceptable level. The locker rooms need more toilet fixtures.
- ▶ If feasible, add additional practice cross courts within the new practice gymnasium.
- ▶ Need to add a second softball field.
- ▶ Improve wayfinding.
- ▶ Ideally move performing arts classes (dance studio, band and choir) to Building 3 by the

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Modernization of the Boys' and Girls' locker rooms in 2008 reduced the number of toilet fixtures to an unacceptable level. The locker room restrooms need additional toilet fixtures.

The total classroom count is 95 with 63 standard classrooms, 1 special education, 5 computer labs, 7 science labs, 4 science classrooms, 2 art, 1 choir, 1 band, 1 auto, 1 wood, 1 ROTC, 1 photo, 2 home economics, 1 team room, 1 conference, 1 records, 1 ASB and 1 dance room.

#### SITE CONDITIONS

The condition of the site paving is very poor presenting many ADA path-of-travel issues. Asphalt at central quad is in poor condition and needs to be replaced (177,000 s.f.). The door threshold to concrete paving transition exceeds ADA allowable limits requiring the removal of a majority of the concrete paving adjacent to the classroom buildings (35,000 s.f.).

There is a need to accentuate the "front" of the school or the new administration building entrance. The "front" does not face Wagner Avenue and it is difficult for visitors to find their way.

Two existing shade structures will need to be relocated or replaced. Some hi-lo drinking fountains were installed as a part of the 2008 modernization. Additional drinking fountains (5) are required at buildings that did not receive any modernization.

The parking lots and drop-off were addressed in 2008 and are in good condition. Ornamental steel fencing is needed along Wagner Ave. (750 l.f.) and perimeter fencing on the east side of campus needs to be evaluated. The existing bike racks need to be

relocated.

The playing fields and irrigation are in good condition. The asphalt tennis courts need to be replaced with concrete, plus new fabric and fencing added (59,000 s.f.). Athletic storage and existing back stops need to be replaced. One additional softball field is needed. The quad is in poor condition. A complete replacement of this exterior space and of the student store is needed. Replace landscape and irrigation throughout the campus.

A standard modernization of the pool is required including new plaster, deck re-surfacing and pool lights. The District should consider the addition of pool covers and variable frequency drives (VFD) for the pump motors for energy conservation.

#### BUILDING SYSTEMS

##### PLUMBING

The water, fire water, sewer and gas mains were upgraded in 2008. There are ponding issues at the quads and northwest of the tennis courts. The storm drain piping and catch basins need replacement.

##### MECHANICAL

While the campus HVAC was modernized in 2008, the gym ventilation is poor and the modernized two-story classroom building is in need of an air balance.

##### ELECTRICAL

Most campus electrical and low voltage systems, including fire alarm, were upgraded in 2008. District will consider expanding the existing security system to include cameras.

The campus is in need of a new site and parking lot

lighting.

The theater requires new house and theatrical lighting as well as a new AV system.



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Additional science facilities needed.



Need to accentuate the actual entrance of the school.



Add sufficient number of plumbing fixtures in locker room restrooms.



Add a second softball field.



Campus asphalt is in poor condition.



Relocate existing shade structures or replace to fit new quad design.



Upgrade classrooms and technology.



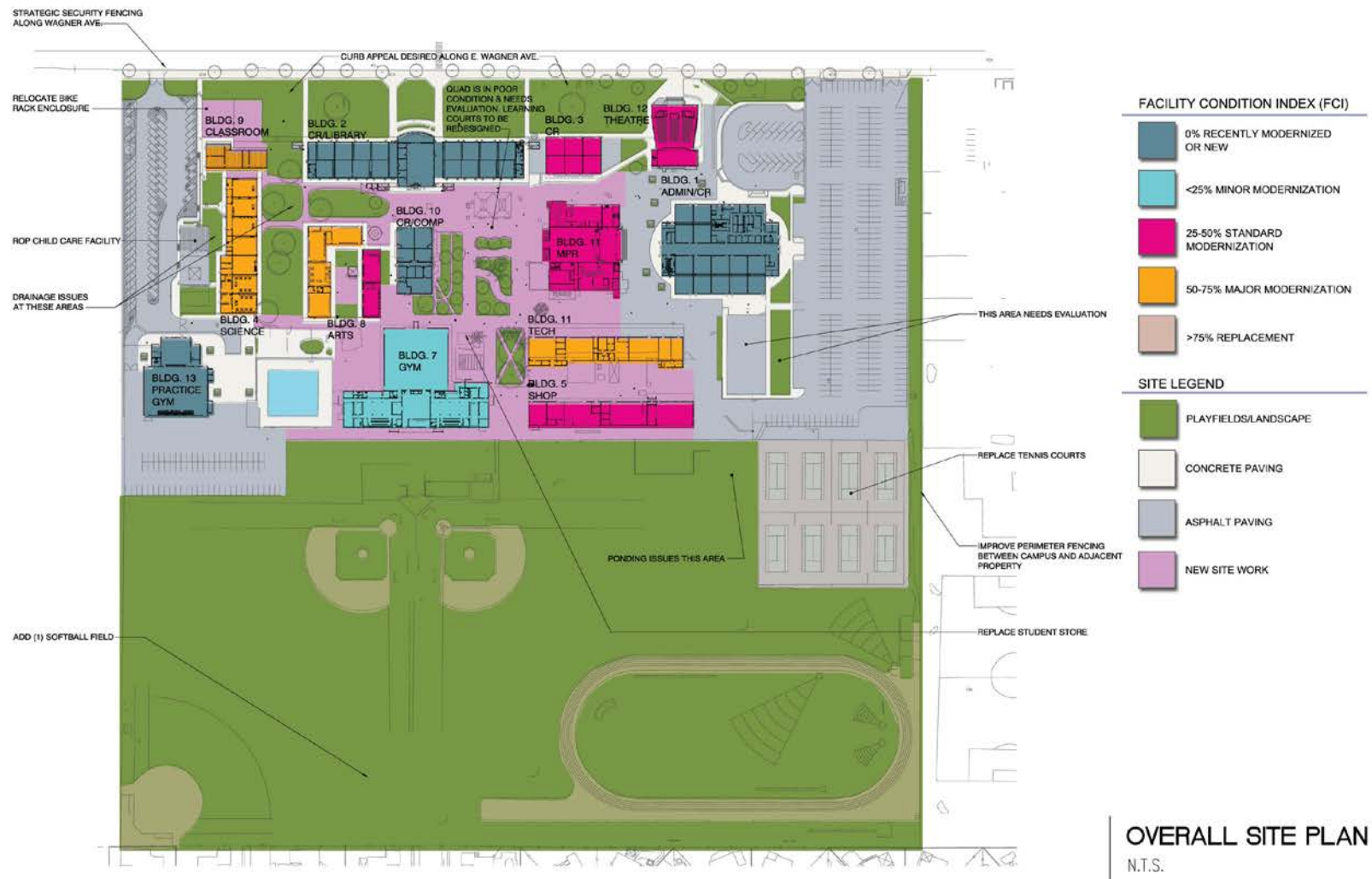
Improve ventilation - both gyms.



Redesign courtyards for outdoor learning spaces, improved drainage and landscape.

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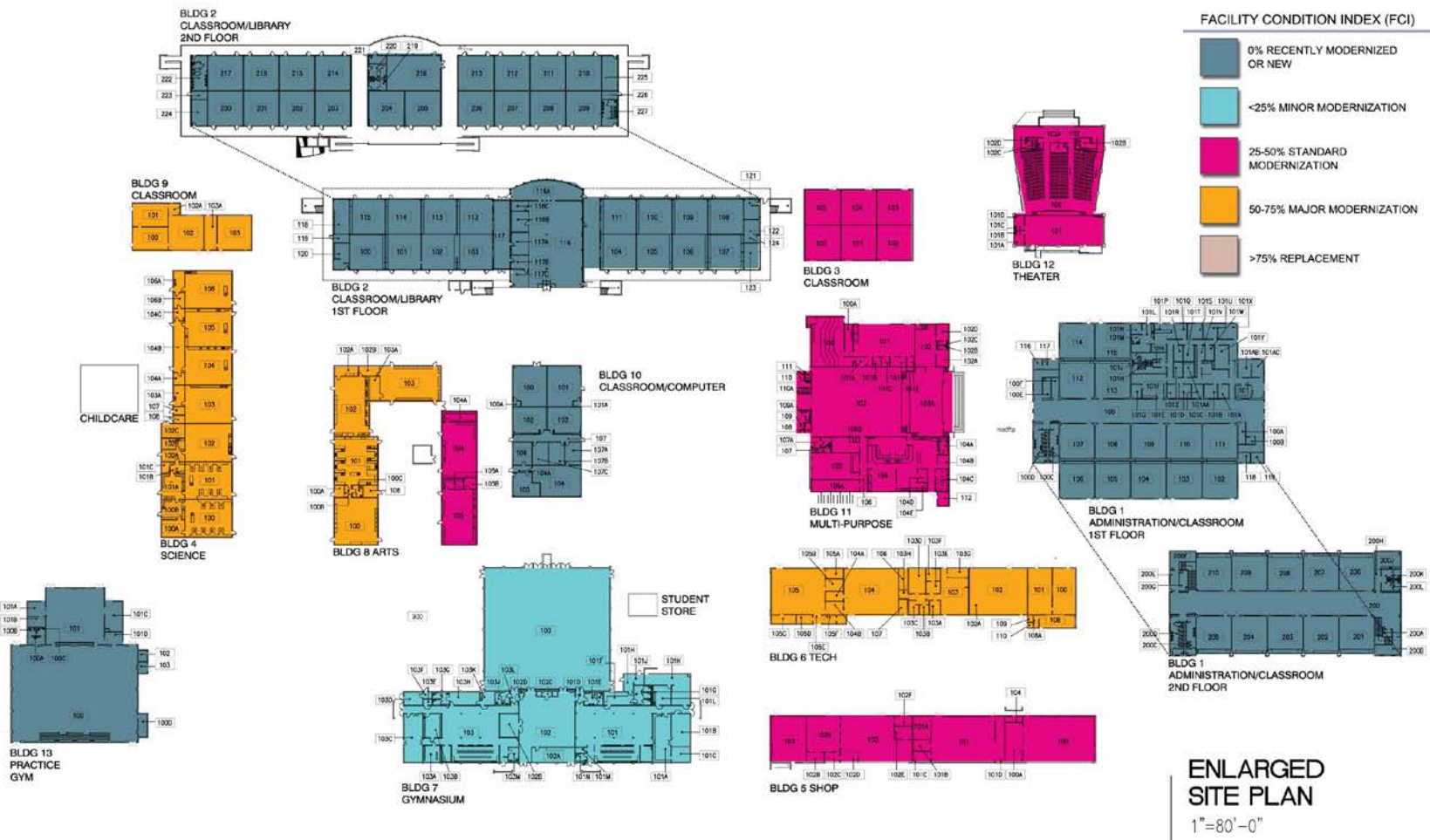
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