

# 3.4 PLANNING CONSIDERATIONS FACILITY CONDITION ASSESSMENTS SUMMARY

## KENNEDY HIGH SCHOOL



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8281 Walker Street  
La Palma, CA 90623

Year Constructed	1964
Year Last Modernized	2006
Current Enrollment	2300
Grade Levels	9-12
Administrative Staff	32 Total 87 Certified 45 Classified
Square Footage	198,390
Site Size (acres)	45

- GREATEST NEEDS:**
- ▶ Highest Program Needs:
    - Safety and Security
    - Classrooms Upgrades
    - Exterior Student Quads and Courtyards
  - ▶ Need four (4) additional computer labs.
  - ▶ Ongoing classroom technology upgrades are necessary including projectors, document cameras, and furniture conducive to flexible learning environments.
  - ▶ Resolve major traffic flow and exiting issues from the student parking lot.
  - ▶ Analyze the need to redo the dropoff parking lot at the front of the school.
  - ▶ Need to reorganize the main campus quad.



- ▶ Address needs in the Performing Arts Center.
- ▶ Address poor acoustics in multipurpose room MP1. Explore the possibility of this room converting to a student union.
- ▶ Athletics:
  - Need custodial closet in boys locker room.
  - Existing gym lockers are too narrow, helmets do not fit. Address boys & girls locker issues.
  - Missing floor drains in locker rooms.
  - Restore hose bibs.
  - Need to renovate tennis courts.
  - Replace backstop on main baseball field.

- Existing scoreboards plug into floor; safety hazard.
- Need to secure locker room with access to restrooms.
- Pool needs upgrading.

### CONDITION ASSESSMENT

Kennedy High School was originally constructed in 1964. The 45-acre site is located at 8281 Walker Street, La Palma, CA 90623.

A majority of the buildings were modernized in 2006 as part of the Measure Z capital improvement program. Architectural finishes, lighting, electrical, power and low voltage systems in classrooms, administration, and support areas are in good condition. Building 15 shops, science labs, SDC classrooms and weight room were omitted from the program and still require modernization. The boys and girls locker rooms require additional upgrading. The MPR is in need of better acoustics.

Two new buildings were added as a part of the 2006 construction project; a new performing arts center and a second gymnasium. The library/media center was expanded. Six portable classrooms were added in 2008.

The total classroom count is approximately 78 with 52 standard classrooms, 6 science labs, 4 computer labs, 6 special ed/SDC classrooms, 1 art classroom, 1 photo lab, 1 home economics, 1 wood shop, 2 choir rooms, 2 band rooms, 1 ASB and 1 ROTC room.

The school is in need of four (4) additional computer labs to meet program requirements. Ongoing classroom technology upgrades are also needed

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around the campus including projectors, document cameras, and furniture conducive to flexible learning environments.

The Kennedy Performing Arts Center (KPAC), built in 2006 with a 736 seat capacity, needs some work to improve daily operations. Accessibility to the lights for maintenance and to backstage should be addressed. Currently, there are not enough restrooms in the music wing, and there are issues with the dressing rooms. The loading dock is not level and the facility is in need of a janitor's room with a sink.

KPAC's courtyard needs to be landscaped. Currently, the unplanted soil causes dirt to be tracked into the theater.

The athletics facilities are in need of modifications. Floor drains are needed in the locker rooms, the existing lockers are too narrow to hold football helmets, a custodial closet needs to be added to the Boys' locker room, and all the locker rooms need to be secured with independent access to restrooms. The existing gym scoreboards plug into the floor outlets. This is a safety hazard that needs to be addressed.

Restore tie-ins to existing hose bibs in P.E. facilities where required. Shower/locker rooms need continuous hot water flow to plumbing fixtures.

Of the existing roofing on campus, about 60% is in need of a tune-up and the remaining 40% should be torn-off and replaced. 25% of the existing window systems also need to be replaced.

#### SITE CONDITIONS

Site issues include major concerns for traffic flow and

exiting from the southern student parking lot (127,650 s.f.). Evaluate the feasibility of expanding the parking lot. A reconfiguration will be required. The north parking lot paving is fair to poor (42,650 s.f.). Add parking lot lights.

Evaluate the feasibility of restoring the Walker Street vehicular traffic "horseshoe" at the front of the school. A redesign will take advantage of the underutilized area, to increase curb appeal of an otherwise plain frontage and to build a connection to the adjacent Performing Arts Center.

Asphalt and concrete conditions are poor campus wide (80,000 s.f.) and various security fencing issues need to be addressed and improved along the perimeter (3,000 l.f.).

The main campus quad needs to be reorganized with a focus on improved accessibility, circulation, gathering areas and the addition of lunch shelters. Replace existing fabric lunch shelters with metal.

All interior courtyard landscape and irrigation needs replacement (86,000 s.f.) as does 40% of the existing field irrigation (20 acres). The outside area around the Performing Arts Center needs to be re-landscaped. The existing irrigation pump needs to be evaluated and relocated. The district maintenance department recommends the addition of isolation valves.

On the whole, the existing athletic fields at Kennedy High School are in good condition. The tennis courts (56,000 s.f.) need to be replaced and the main baseball field needs a backstop.

The pool is in need of a standard modernization, including new plaster, deck re-surfacing and the replacement of pool lights. The district should consider the addition of pool covers and variable frequency drives (VFD) for the pump motors. Only

50% of the electrical outlets in the pool deck are operational.

While accessibility to drinking fountains and parking lots were addressed in 2006, there are still considerable path of travel issues to be resolved, particularly in regard to the existing hardscape.

The existing manual marquee needs to be upgraded to a digital marquee.

#### BUILDING SYSTEMS

##### PLUMBING

The existing domestic water, gas, sewer, fire water and storm drain were upgraded in 2006. A gas earthquake shutoff valve is needed.

French drains between buildings and the north parking lot need to be evaluated for replacement.

##### MECHANICAL

Replace HVAC units installed in 1999, including chillers in courtyards. HVAC controls need to be evaluated for proper operation.

##### ELECTRICAL

The current power, lighting, phone/data, CATV, CCTV, clock/intercom, security and fire alarm systems were upgraded in 2006. The main circuit breakers require GFCI calibration.

The campus is in need of parking lot lighting. Evaluate existing exterior lighting for proper coverage. The district will evaluate the existing security system to include cameras.



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Evaluate the feasibility of restoring a horseshoe parking lot.



The tennis courts need to be replaced.



Pool in need of modernization; deck resurfacing.



The school is in need of 4 additional computer labs.



Classroom technology upgrades are necessary.



Need to redesign student parking lot to improve vehicular flow.



The campus quad needs lunch shelters/ADA accessibility and improved drainage.



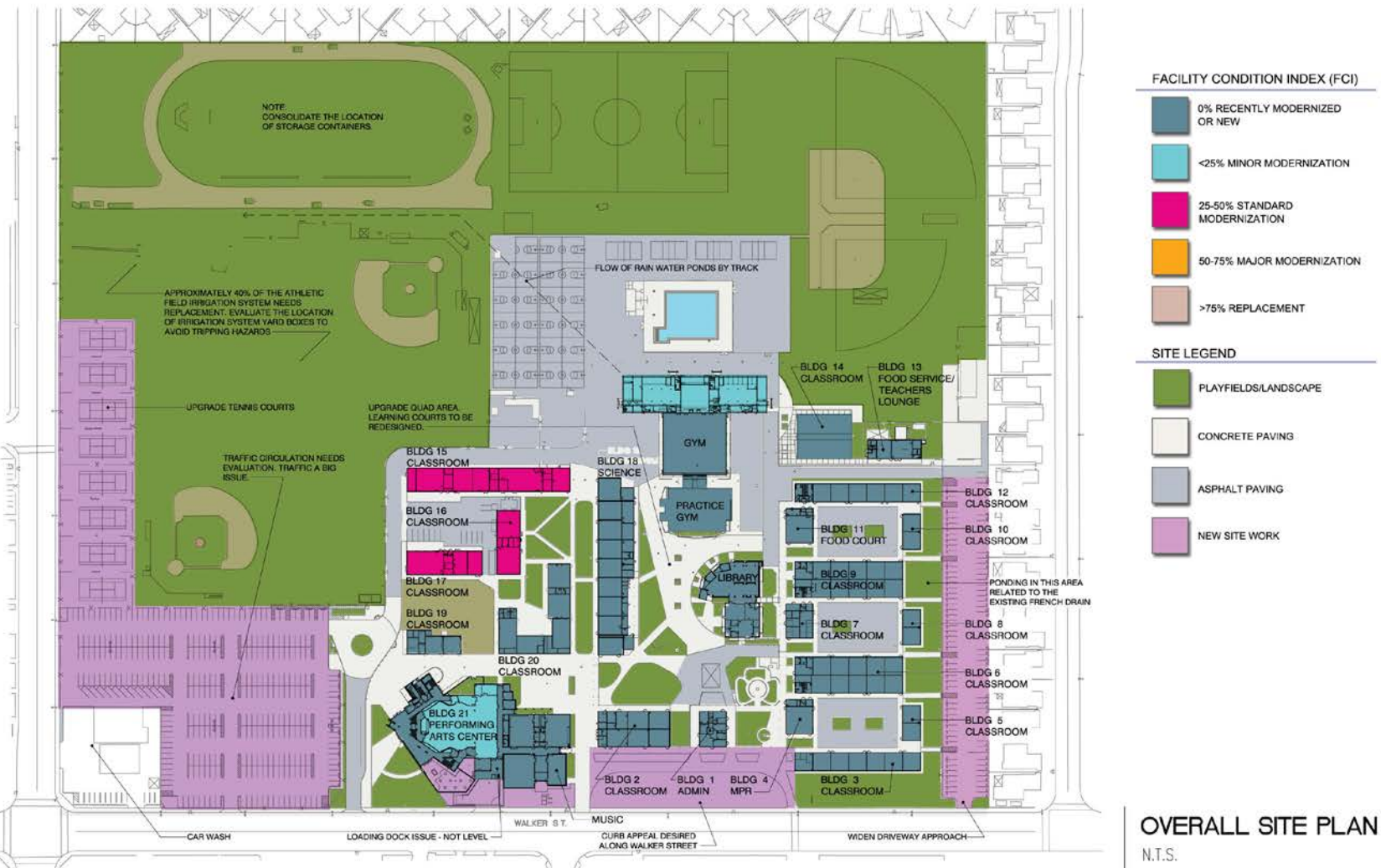
Upgrade the campus marquee to digital.



Poor concrete/asphalt conditions campus wide.

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- FACILITY CONDITION INDEX (FCI)**
- 0% RECENTLY MODERNIZED OR NEW
  - <25% MINOR MODERNIZATION
  - 25-50% STANDARD MODERNIZATION
  - 50-75% MAJOR MODERNIZATION
  - >75% REPLACEMENT
- SITE LEGEND**
- PLAYFIELDS/LANDSCAPE
  - CONCRETE PAVING
  - ASPHALT PAVING
  - NEW SITE WORK

**OVERALL SITE PLAN**  
N.T.S.

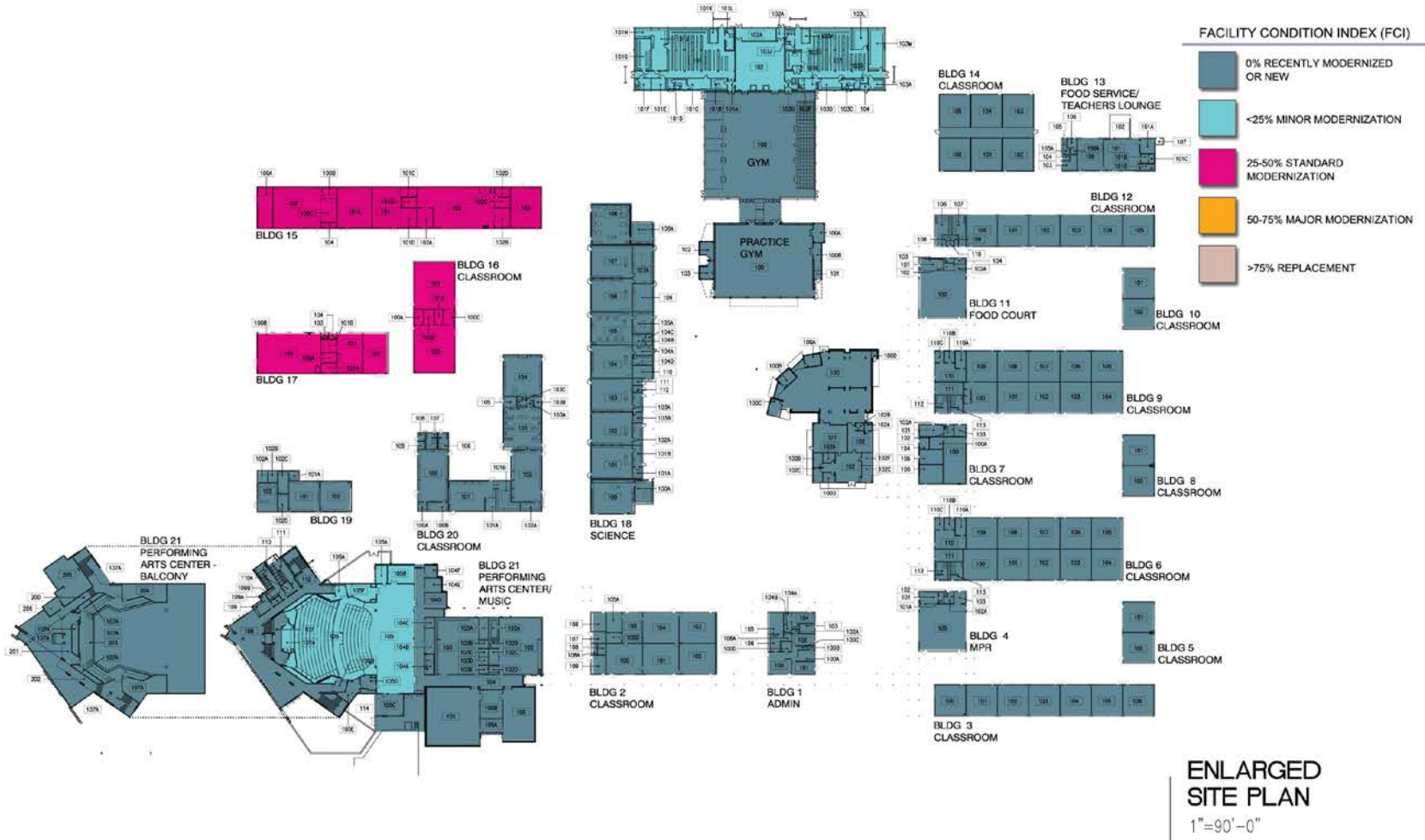
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