

3.4

# PLANNING CONSIDERATIONS FACILITY CONDITION ASSESSMENTS SUMMARY

MAGNOLIA HIGH SCHOOL



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## MAGNOLIA HIGH SCHOOL

2450 W. Ball Road  
Anaheim, CA 92804

Year Constructed	1961
Year Last Modernized	2002
Current Enrollment	1850
Grade Levels	9-12
Administrative Staff	4 Administrators 77 Teachers (including Counselors) 66 Classified (including Food Service)
Square Footage	144,965
Site Size (acres)	44

### GREATEST NEEDS:

- ▶ Highest Program Needs:
  - Library / Media Center / Student Union
  - Safety and Security
  - New Auditorium (locate in front of campus).
  - New second (practice) gym.
- ▶ Administration area needs to be reconfigured.
- ▶ Need to replace portable units (15) with permanent classrooms.
- ▶ Need to recondition all playing fields.
- ▶ Need to remove lockers at finger plan buildings and courtyards.
- ▶ Students need a place to interact and

- collaborate.
- ▶ Need trash enclosures.
- ▶ Replace site plumbing throughout campus.
- ▶ Expand the food service building and speedlines.



### CONDITION ASSESSMENT

Magnolia High School, home of the Sentinels, was originally constructed in 1961. The 44 acre site, one of the largest in the District, is located at 2450 W. Ball Road, Anaheim, CA 92804.

Approximately 70% of the campus buildings underwent modernization in 2002. These buildings require minor touch-up. The buildings untouched by modernization in 2002 range from needing standard modernization work to major modernization and re-organization of the administration building, boys and girls locker rooms and weight room.

Total classroom count is approximately 71 with 36

standard classrooms, 7 science labs, 4 computer labs, 2 art rooms, 1 band, 1 choral, 1 home economics, 1 wood shop, 1 photo shop, 15 standard classrooms in portable units and 2 “Bridges” portable units. Magnolia High School currently has 15 portable classrooms on the southwest side of the campus that need to be converted to permanent.

The existing library is undersized. A Student Union/ Media Center with sufficient computers, books, and gathering areas is a high priority.

Magnolia is the only comprehensive high school in the district without an auditorium. This is a high priority for programmatic purposes as well as to provide an alternative space for assemblies other than the gym. Consider locating the new auditorium in front along Ball Road.

### SITE CONDITIONS

Security is an ongoing concern at the Magnolia High School campus. Approximately 4,000 linear feet of fencing is required to secure the campus.

The front parking lot, drop off, accessible parking and central quad were recently improved. While the traffic/circulation conditions are good, it is suggested that the Ball Road drive inlet to the campus be aligned with the opposite city street, South Weber Avenue.

The western side the central quad (35,000 s.f.) still needs to be upgraded. The school needs new lunch shelters. Replace the worn fabric on the existing shelters. Lockers need to be removed at the finger plan buildings and courtyards. The campus trash bins need enclosures. There are elevation changes throughout the site that need to be reevaluated for ADA compliance.

The central quad landscaping and irrigation were

## 3.4

## PLANNING CONSIDERATIONS

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recently replaced. The classroom courtyards need hardscape and landscape improvements. The athletic field turf and irrigation need replacement. A portion of the campus has been equipped with smart irrigation controllers. The fields need a new backflow, pump, and smart controller.

All the playing fields (20.5 acres) need to be reconditioned. Some of this acreage is under consideration as a potential site for a new District stadium given the central location of the school, open space, and proximity to available parking. The movable wooden bleachers in the gym need to be replaced and a second (practice) gym added.

The asphalt paved tennis courts (56,800 s.f.), fencing and wind screens need to be replaced. A standard modernization of the pool is required, including new plaster, deck re-surfacing and replacement of pool lights. The District should consider the addition of pool covers and variable frequency drives (VFD) for the pump motors.

While the roofing is in good condition, a maintenance tune up will be needed in the near future. The down spouts to grade are causing some flooding issues. There is also some minor ponding throughout campus. A storm chamber system was installed in 2012 to correct storm water run off problems. Most of the campus window systems are very old and in need of replacement.

#### BUILDING SYSTEMS

##### PLUMBING

The existing sewer, gas, and water lines are old and require replacement. Add an earthquake shut off

valve for gas.

##### MECHANICAL

The HVAC was modernized in 2002 except at the weight room, the band / choral rooms, art room, and kitchen. All units are reaching the end of their life cycle. The EMS is in good working order.

##### ELECTRICAL

While the campus power system was upgraded in 2002, some electrical building panels need to be replaced. 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 networking capabilities. The fiber backbone needs to be evaluated.

A new digital school marquee is needed.

Site and parking lot lighting is HID. Evaluate replacing with LED for energy efficiency.

# 3.4 PLANNING CONSIDERATIONS FACILITY CONDITION ASSESSMENTS SUMMARY

## MAGNOLIA HIGH SCHOOL



Need to replace 15 portables with permanent classrooms.



Need to recondition fields.



Tennis courts need to be replaced.



Need 4,000 l.f. of fencing to secure campus.



Minor ponding and drainage issues on campus.



Need student union / media center for student interaction and collaboration.



Need to add a second (practice) gym.



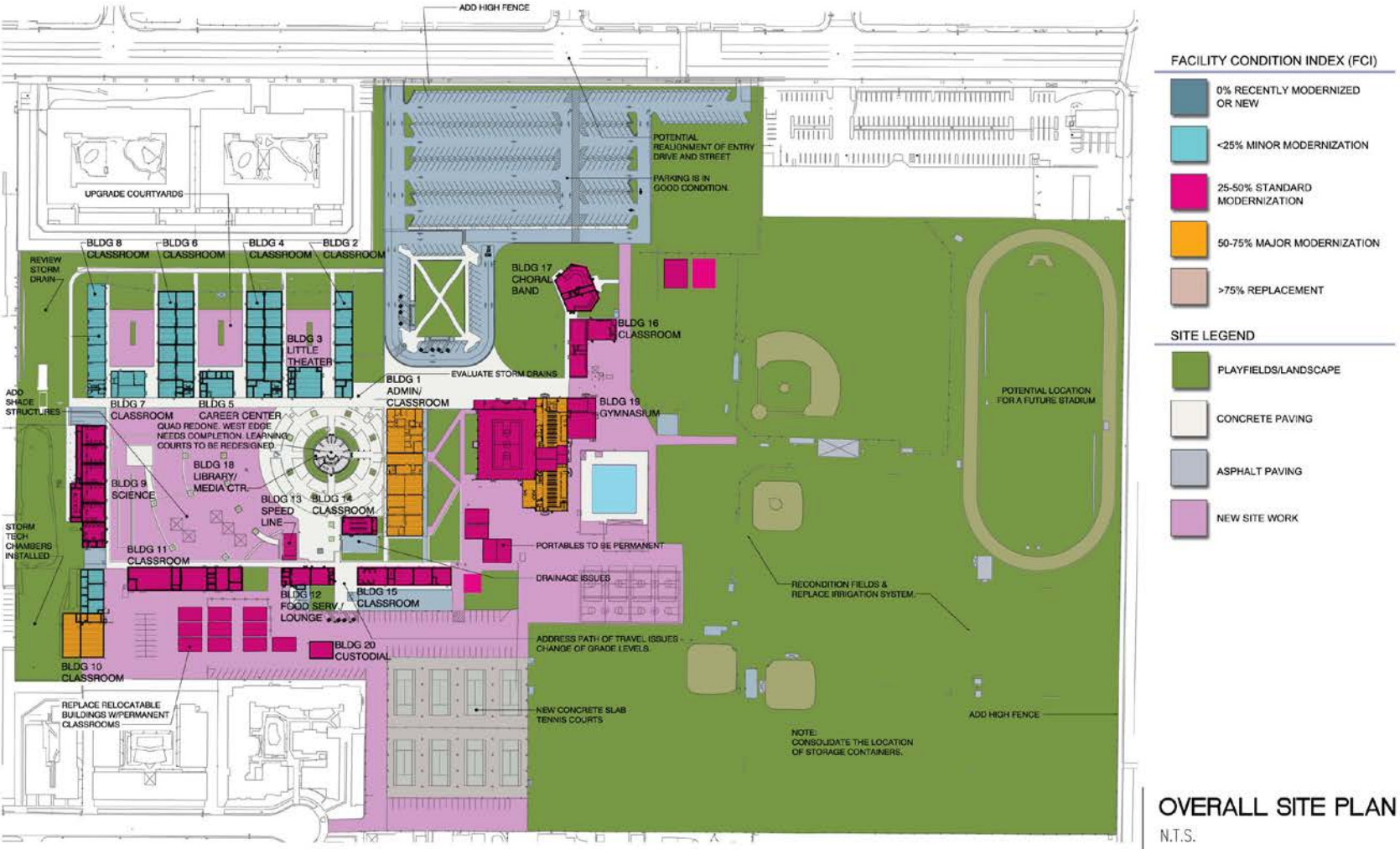
Need to remove lockers at finger plan buildings and courtyard.



Most campus windows are old and need replacement.

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## MAGNOLIA HIGH SCHOOL



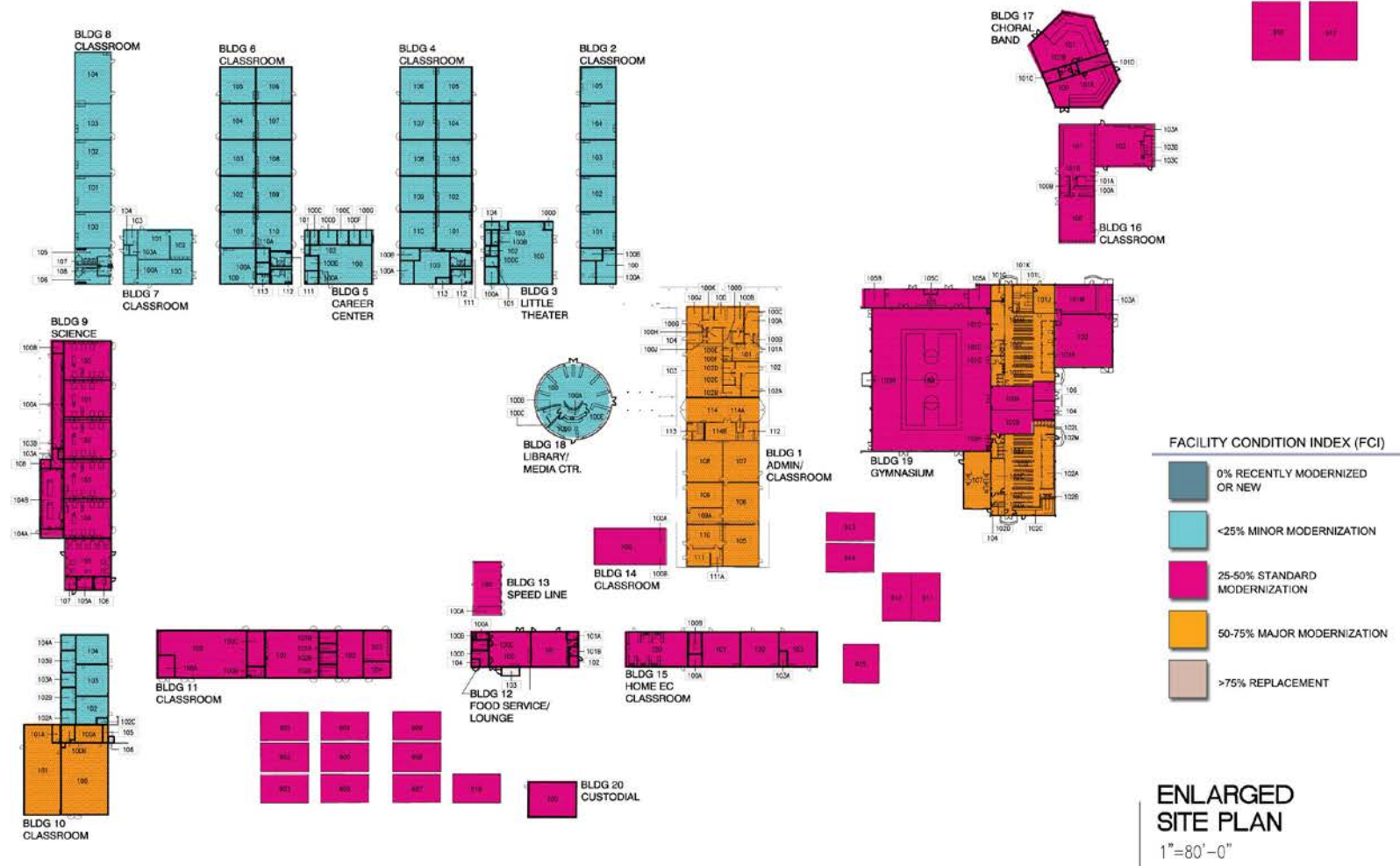
OVERALL SITE PLAN  
N.T.S.

MAGNOLIA HIGH SCHOOL  
ANAHEIM UNION HIGH SCHOOL DISTRICT



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