



PLANNING CONSIDERATIONS | SECTION 3

LPA

CREATING SUSTAINABLE PLACES AND SPACES THAT ENRICH THE LIVES OF THOSE WHO USE THEM

3.1 PLANNING CONSIDERATIONS FMP GUIDING PRINCIPLES

Six Guiding Principles were created to help align the development of the Facilities Master Planning strategies with the over-arching mission of the Anaheim Union High School District (AUHSD) to create environments that support the success their students and staff. The visioning process allowed the Steering Committee to engage in conversation about the current challenges and long-term goals of the District, and how AUHSD schools might best support the learning experience moving forward. The result was the identification of fundamental values alongside a vision of possibilities for future school designs and improvements.



Envision::

A genuine, transparent, and inclusive process that listens, responds and implements stakeholders voices



Engage::

Students through supporting all learning styles and maximizing learning opportunities through utilizing facilities as a learning tool, enhancing outdoor learning areas, and supporting the fact that learning happens everywhere.



Create::

Welcoming, safe, secure, accessible, sustainable, and inspiring community schools that encourage student, parent, community and staff engagement, fostering collaboration.



Ensure::

Parity in facilities and opportunities for all students to become college and career ready.



Empower::

Students and staff to succeed by augmenting high quality programs with flexible, agile, technology-forward, student-centered spaces.



Respect::

Good stewardship of limited resources by developing timeless, easily maintainable, energy efficient, sustainable facilities with a long-range view.

3.2

PLANNING CONSIDERATIONS ENROLLMENT PROJECTIONS + DEMOGRAPHICS

ENROLLMENT PROJECTIONS

As of school year 2012/2013, the enrollment of the AUHSD was 32,085 students. According to enrollment information from the California Department of Education, the enrollment of the School District increased by 2,722 students, or approximately 9.3 percent since school year 2000/2001. In school year 2008/09 the School District's enrollment peaked at 33,719 students followed by declines in enrollment in each subsequent year. Based on student data provided by the School District for November 2013, the current enrollment of the School District is 31,658 students.

In order to determine the new school construction needs to be generated from existing and future residential units, student enrollment projections were prepared along with a capacity analysis of School District's existing school facilities.

Student enrollment projections for the School District were calculated by Dolinka Group, LLC. Growth of approximately 1,067 students is projected through 2023-24, which includes all information on residential development within the School District's boundaries provided by the Cities of Anaheim, Buena Park, Cypress, La Palma and Stanton at this time.

Junior High School Student Enrollment (Grades 7-8)^[2]

Junior High School Attendance Area	Current Enrollment 2013/2014 ^[1]		Projected Student Enrollment (Residence) by School Year ^[4]									
	Attendance	Residence	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24
Ball JHS	1,107	1,196	1,161	1,172	1,188	1,174	1,209	1,205	1,249	1,284	1,204	1,164
Brookhurst JHS	1,243	1,115	1,085	1,100	1,118	1,143	1,220	1,240	1,260	1,224	1,149	1,111
Dale JHS	1,204	1,307	1,279	1,329	1,383	1,330	1,270	1,334	1,456	1,484	1,392	1,347
Lexington JHS	1,256	976	955	927	971	973	995	1,028	1,084	1,143	1,071	1,035
Orangeview JHS	926	1,151	1,150	1,132	1,140	1,165	1,177	1,165	1,229	1,260	1,182	1,143
South JHS	1,564	1,525	1,503	1,490	1,503	1,521	1,583	1,616	1,709	1,752	1,644	1,591
Sycamore JHS	1,486	1,666	1,646	1,716	1,793	1,888	1,956	1,970	2,075	2,110	1,981	1,917
Walker JHS	1,143	899	863	836	815	792	788	795	831	821	769	743
Interdistrict Transfers (7-8)	N/A	94	94	94	94	94	94	94	94	94	94	94
Unknown (7-8)	N/A	0	0	0	0	0	0	0	0	0	0	0
Regular Education Subtotal	9,929	9,929	9,737	9,797	10,004	10,079	10,291	10,446	10,986	11,172	10,486	10,145
Community Day School (7-8)	19	19	19	19	19	19	19	19	19	19	19	19
Hope (7-8)	40	40	40	40	40	40	40	40	40	40	40	40
Non-Public Schools (7-8)	10	10	10	10	10	10	10	10	10	10	10	10
Oxford Academy (7-8) ^[3]	414	414	414	414	414	414	414	414	414	414	414	414
Polaris (7-8)	15	15	15	15	15	15	15	15	15	15	15	15
Non-Traditional Education Subtotal	498	498	498	498	498	498	498	498	498	498	498	498
Grand Total	10,427	10,427	10,235	10,295	10,502	10,577	10,789	10,944	11,484	11,670	10,984	10,643

3.2 PLANNING CONSIDERATIONS ENROLLMENT PROJECTIONS + DEMOGRAPHICS

High School Student Enrollment (Grades 9-12)^[2]

High School Attendance Area	Current Enrollment 2013/2014 ^[1]		Projected Student Enrollment (Residence) by School Year ^[4]									
	Attendance	Residence	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24
Anaheim HS	3,087	3,400	3,413	3,372	3,401	3,468	3,513	3,684	3,827	3,921	4,086	4,117
Cypress HS	2,684	2,009	1,910	1,861	1,815	1,787	1,812	1,785	1,848	1,873	1,966	2,046
Katella HS	2,599	2,285	2,223	2,224	2,241	2,252	2,268	2,254	2,309	2,355	2,492	2,570
Kennedy HS	2,284	1,937	1,779	1,685	1,642	1,581	1,528	1,486	1,464	1,455	1,487	1,485
Loara HS	2,475	2,370	2,267	2,198	2,141	2,147	2,142	2,140	2,181	2,156	2,231	2,264
Magnolia HS	1,856	2,363	2,292	2,240	2,269	2,273	2,277	2,253	2,243	2,265	2,334	2,392
Savanna HS	2,103	2,235	2,242	2,240	2,198	2,281	2,272	2,330	2,411	2,462	2,555	2,552
Western HS	2,149	2,317	2,250	2,249	2,230	2,201	2,205	2,214	2,234	2,243	2,318	2,341
Interdistrict Transfers (9-12)	N/A	319	319	319	319	319	319	319	319	319	319	319
Unknown (9-12)	N/A	2	2	2	2	2	2	2	2	2	2	2
Regular Education Subtotal	19,237	19,237	18,697	18,391	18,259	18,311	18,338	18,466	18,837	19,050	19,791	20,088
Anaheim Independent Learning (9-12)	104	104	104	104	104	104	104	104	104	104	104	104
Community Day School (9-12)	45	45	45	45	45	45	45	45	45	45	45	45
Gilbert (9-12)	741	741	741	741	741	741	741	741	741	741	741	741
Hope (9-12)	85	85	85	85	85	85	85	85	85	85	85	85
Non-Public Schools (9-12)	22	22	22	22	22	22	22	22	22	22	22	22
Oxford Academy (9-12) ^[3]	757	757	757	757	757	757	757	757	757	757	757	757
Polaris (9-12)	240	240	240	240	240	240	240	240	240	240	240	240
Non-Traditional Education Subtotal	1,994	1,994	1,994	1,994	1,994	1,994	1,994	1,994	1,994	1,994	1,994	1,994
Grand Total	21,231	21,231	20,691	20,385	20,253	20,305	20,332	20,460	20,831	21,044	21,785	22,082

Total District Enrollment (Grades 7-12)^[1]

Total	2013/14 ^[2]	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24
Junior High School (Grades 7-8)	10,427	10,235	10,295	10,502	10,577	10,789	10,944	11,484	11,670	10,984	10,643
High School (Grades 9-12)	21,231	20,691	20,385	20,253	20,305	20,332	20,460	20,831	21,044	21,785	22,082
Total	31,658	30,926	30,680	30,755	30,882	31,121	31,404	32,316	32,714	32,770	32,725

[1] Based on student data provided by School District 11/07/2013.

[2] Includes SDC student enrollment.

[3] Includes Interdistrict Transfer Students currently attending Oxford Academy (9 in grades 7-8 and 11 in grades 9-12).

[4] Numbers may not sum due to rounding.

3.3 PLANNING CONSIDERATIONS CAPACITY ANALYSIS

CAPACITY ANALYSIS

As part of the FMP, a facilities capacity analysis was prepared in order to determine if the projected student growth can be accommodated in existing facilities or if the School District will need additional facilities to house students generated from existing and planned residential units. The current capacity of the School District's eight junior high schools, eight high schools and six non-traditional schools is 35,159. Comparing student enrollment to facilities capacity reveals that facilities capacity exceeds student enrollment at both the junior high and high school levels in school year 2013/14.

Based on the School District's current enrollment and loading standards, the existing junior high and high school level facilities have the capacity to accommodate an additional 1,085 students. In addition, the School District's non-traditional schools can accommodate an additional 574 students. The School District's enrollment is projected to peak at 32,770 students in school year 2022/23. Although the School District's facilities capacity exceeds the projected student enrollment, there may be areas of growth where facilities capacity is insufficient, so expansion of some sites will be required. The School District is also considering the need to remove, relocate and/or replace relocatables with permanent construction as well as re-purposing existing sites to support implementation of the FMP.

School	Total Teaching Stations	2013-14 Capacity	2013-14 Enrollment ^[1]	2021-22 Enrollment Projection (Peak)	Excess/(Shortage) Capacity
Ball Junior High School	47	1,334	1,196	1,284	50
Brookhurst Junior High School	45	1,294	1,115	1,224	70
Dale Junior High School	46	1,397	1,307	1,484	(87)
Lexington Junior High School	43	1,350	976	1,143	207
Orangeview Junior High School	42	1,174	1,151	1,260	(86)
South Junior High School	52	1,755	1,525	1,752	3
Sycamore Junior High School	64	2,006	1,666	2,110	(104)
Walker Junior High School	44	1,319	899	821	498
Interdistrict Transfers & Unknown	NA	0	94	94	(94)
Grades 7-8 Total	383	11,629	9,929	11,171	458

School	Total Teaching Stations	2013-14 Capacity	2013-14 Enrollment ^[1]	2023-24 Enrollment Projection	Excess/(Shortage) Capacity
Anaheim High School	129	3,898	3,400	4,117	(219)
Cypress High School	86	2,516	2,009	2,046	470
Katella High School	89	2,571	2,285	2,570	1
Kennedy High School	79	2,272	1,937	1,485	787
Loara High School	96	2,843	2,370	2,264	579
Magnolia High School	73	2,049	2,363	2,392	(343)
Savanna High School	72	2,204	2,235	2,552	(348)
Western High School	73	2,247	2,317	2,341	(94)
Interdistrict Transfers & Unknown	NA	0	321	321	(321)
Grades 9-12 Total	697	20,600	19,237	20,088	512

School ^[2]	Total Teaching Stations	2013-14 Capacity	2013-14 Enrollment ^[1]	Enrollment	Excess/(Shortage) Capacity
Community Day School	8	120	64	64	56
Gilbert High School	35	771	741	741	30
Gilbert West	11	352	0	0	352
Hope School	27	390	125	125	265
Oxford Academy	40	1,213	1,171	1,171	42
Polaris High School	3	84	255	255	(171)
Non-Traditional Education Total	124	2,930	2,356	2,356	574

[1] Based on student data provided by School District 11/07/2013.

[2] Does not include students associated with Non-Public Schools (32) and Anaheim Independent Learning (104).

District Loading Standards:

- Grades 7-8 31.5
- Grades 9-12 32
- RSP / Polaris 28
- Sp Ed/SDC/CDS 15
- Hope School:
- Learning Handicapped Severe 18;
- Medically Fragile/Visual Impaired Severely Handicapped/Autism 12;
- Severely Handicapped 10
- Gilbert 24
- Gilbert West 32

3.4

PLANNING CONSIDERATIONS FACILITY CONDITION ASSESSMENTS SUMMARY

INTRODUCTION

Anaheim Union High School District is made up of twenty district sites including eight junior high schools, eight comprehensive high schools, one national recognized secondary selective school, one alternative education high school, one special education school, and the District campus. As part of the facilities master plan process, from October through November 2013 the planning team walked each site and space, verifying the accuracy of the District’s plans, taking representative photographs of spaces and conditions on the exterior and interior of the buildings and the site, and documented conditions and room uses. In addition, the planning team met with District facilities to review additional facility conditions information. Note that assessments were determined by visual observation and a detailed analysis on the actual scope of work required will need to occur prior to starting a project.

With this information, each room, space or facility was assessed and assigned a facilities condition index between 0 to 4; with 0 representing areas that were relatively new or recently modernized and 4 representing areas that were in poor condition and condition. The facilities condition index is comprised of the following values:

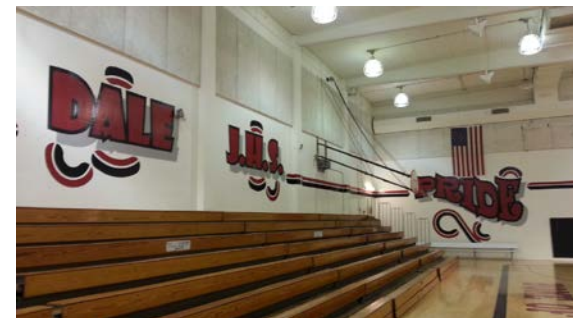
FCI 0: New or Recently Modernized (Deferred maintenance, new carpet, paint touch-up, etc.)

FCI 1: Minor Modernization (Repairing or touching up the existing finishes and systems. New paint, carpet, ceiling tiles, casework repair, re-lamping light fixtures, etc.)

FCI 2: Standard Modernization (Remove and replace existing finishes down to the studs. New wall finishes, ceilings, flooring, casework, doors and hardware, plumbing, HVAC, electrical power and voltage.)

FCI 3: Major Modernization (Includes scope of work defined in a Standard Modernization plus reconfiguring or re-programming interior spaces. Repairing significant dry-rot or termite damage. Replacing exterior finishes. New windows.)

FCI 4: Replacement (Remove and replace.)

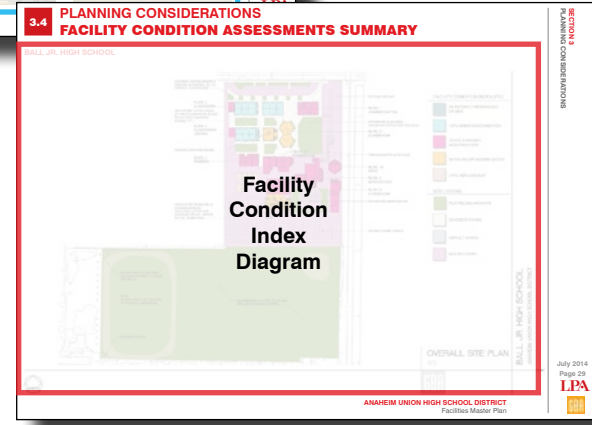
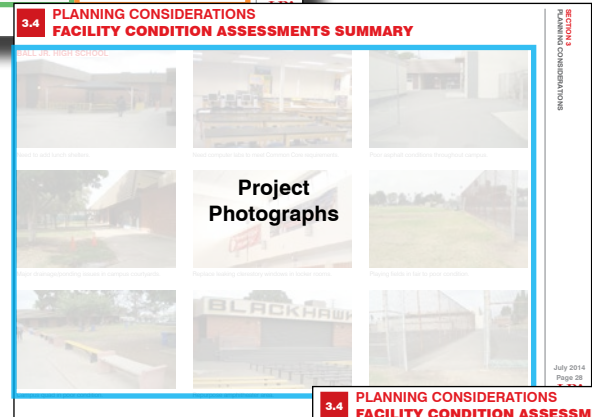
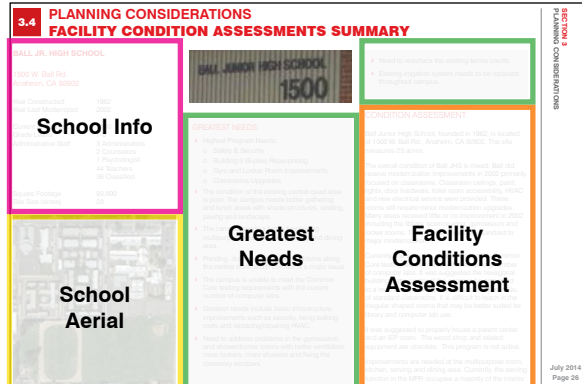


3.4

PLANNING CONSIDERATIONS FACILITY CONDITION ASSESSMENTS SUMMARY

OVERVIEW OF CONTENTS

- School Aerial**
 The aerial is used to reference buildings, hardscape/ landscape, and play field areas. In the Site Master Plan the aerial is scaled to confirm location of existing and proposed facilities.
- School Info**
 Includes Information about the school facility such as address, year constructed/modernized, square footage, site size, current enrollment, and grade levels served. Also included is tally of the number of administrative staff employed at each site.
- Greatest Needs**
 A summary of items that were discussed and noted as the highest need.
- Facility Conditions Assessment**
 Includes a description of building and grounds issues identified in the site walk survey, interviews with school site Principals and maintenance staff and meetings with the facility department staff.
- Reference Appendix 8.4 for more detailed Conditions Assessment information.
- Project Photographs**
 Includes representative photographs of the facility and depicts some of the conditions discussed in the narrative.
- Facility Condition Index Diagram**
 Diagrammatic representation of the assigned Facilities Condition Index, as defined on the previous page, for each space / building.



3.4

PLANNING CONSIDERATIONS FACILITY CONDITION ASSESSMENTS SUMMARY

BALL JR. HIGH SCHOOL



3.4 PLANNING CONSIDERATIONS FACILITY CONDITION ASSESSMENTS SUMMARY

BALL JR. HIGH SCHOOL

1500 W. Ball Rd.
Anaheim, CA 92802

Year Constructed 1962
Year Last Modernized 2002

Current Enrollment 1100
Grade Levels 7-8
Administrative Staff 3 Administrators
2 Counselors
1 Psychologist
44 Teachers
38 Classified

Square Footage 93,600
Site Size (acres) 23



- ▶ Need to resurface the existing tennis courts.
- ▶ Existing irrigation system needs to be replaced throughout campus.

- GREATEST NEEDS:**
- ▶ Highest Program Needs:
 - Safety & Security
 - Building 3 (6-plex) Repurposing
 - Gym and Locker Room Improvements
 - Classrooms Upgrades
 - ▶ The condition of the existing central quad area is poor. The campus needs better gathering and lunch areas with shade structures, seating, paving and landscape.
 - ▶ The campus needs a better functioning multipurpose room, kitchen, serving and dining area.
 - ▶ Ponding, drainage and sewer problems along the central north/south corridor is a major issue.
 - ▶ The campus is unable to meet the Common Core testing requirements with the current number of computer labs.
 - ▶ Greatest needs include basic infrastructure improvements such as security, fixing leaking roofs and replacing/repairing HVAC.
 - ▶ Need to address problems in the gymnasium and shower/locker rooms with better ventilation, more lockers, more showers and fixing the clerestory windows.

CONDITION ASSESSMENT

Ball Junior High School, founded in 1962, is located at 1500 W. Ball Rd., Anaheim, CA 92802. The site measures 23 acres.

The overall condition of Ball JHS is mixed. Ball did receive modernization improvements in 2002 primarily focused on classrooms. Classroom ceilings, paint, lights, door hardware, toilet room accessibility, HVAC and new electrical service were provided. These rooms still require minor modernization upgrades. Many areas received little or no improvement in 2002 including the library, science wing, gymnasium and locker rooms. Their needs range from standard to major modernization.

Currently, the school is unable to meet the Common Core testing requirements with the existing number of computer labs. It was suggested the hexagonal building in the center of the campus be converted to a media center and computer lab function in lieu of standard classrooms. It is difficult to teach in the irregular shaped rooms that may be better suited for library and computer lab use.

It was suggested to properly house a parent center and an IEP room. The wood shop and related equipment are obsolete. This program is not active.

Improvements are needed at the multipurpose room, kitchen, serving and dining area. Currently, the serving function in the MPR occupies a majority of the interior

3.4

PLANNING CONSIDERATIONS

FACILITY CONDITION ASSESSMENTS SUMMARY

BALL JR. HIGH SCHOOL

seating area. Expanding and/or relocating the serving function elsewhere would free up valuable interior seating space.

There are several issues to be addressed at the gymnasium, including the need for better ventilation and bleachers. The gym doors need to be replaced. Modernize girls and boys shower/locker rooms and coaches area. Provide showers to an appropriate level. Replace lockers to meet the current need. The clerestory windows in the shower/locker rooms are leaking and need to be replaced.

The roofing condition at Buildings 1, 3, 6, 7, 8 and a portion of Building 9 is poor and needs to be torn off and replaced (35,000 s.f.). The remaining roofs of the campus need a tune-up. Some windows in the library and administrative building need to be replaced.

Total number of classrooms is 47 with 33 standard classrooms including six portable classrooms, 5 science labs, 2 computer labs, 1 art, 1 band, 1 choir, 2 home economics, 1 wood shop and 1 workout room.

SITE CONDITIONS

Overall traffic, parking, and circulation function well at Ball Jr. High School. Additional parking spaces are needed. The existing condition of the asphalt is poor and needs to be replaced. Conditions are especially poor at the front parking lot, main parking lot, amphitheater, basketball courts and west campus areas (160,500 s.f.). The existing concrete is generally in fair condition with some areas that need to be replaced due to cracking (26,000 s.f.).

The condition of the central quad area is poor. The campus is in need of better gathering and lunch

areas with accompanying shade structures, seating, paving and landscape (23,500 s.f.). The landscape at the existing courtyard areas between buildings needs to be replaced (43,000 s.f.). Irrigation needs to be replaced throughout the campus. The bike rack enclosure needs to be relocated.

Perimeter fencing along the east side of the campus and parking lot gates need to be replaced. Consider adding security fencing along the front of the school. The total site fencing need is 1,800 l.f.

The existing playing fields are in fair to poor shape (14 acres) and in need of a new irrigation system. Existing tennis courts need to be resurfaced and their fencing replaced (43,800 s.f.).

Poor asphalt conditions on campus present several path-of-travel issues. The 2002 modernization addressed accessible parking. However, parking signage will still need to be brought up to current code. All drinking fountains need to be upgraded to meet ADA requirements.

Ponding, drainage and sewer problems along the central north/south corridor is a major issue. Severe sheet flow from the apartments north of the track floods the southwest corner of the campus. There are drainage problems south and northeast of the MPR and poor drainage to the east.

The existing school marquee is digital and operational.

BUILDING SYSTEMS

PLUMBING

The existing sewer and gas lines need to be replaced along with an earthquake shutoff valve. Replace the main trunks of the existing domestic water system.

MECHANICAL

The existing HVAC systems are mostly package units. A multi-zone unit on Building 3 is problematic to control and maintain. Life cycle replacement is required throughout campus. Need to address ventilation issues at the gym building.

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

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

3.4

PLANNING CONSIDERATIONS FACILITY CONDITION ASSESSMENTS SUMMARY

BALL JR. HIGH SCHOOL



Need to add lunch shelters.



Need computer labs to meet Common Core requirements.



Poor asphalt conditions throughout campus.



Major drainage/ponding issues in campus courtyards.



Replace leaking clerestory windows in locker rooms.



Playing fields in fair to poor condition.



Campus quad in poor condition.



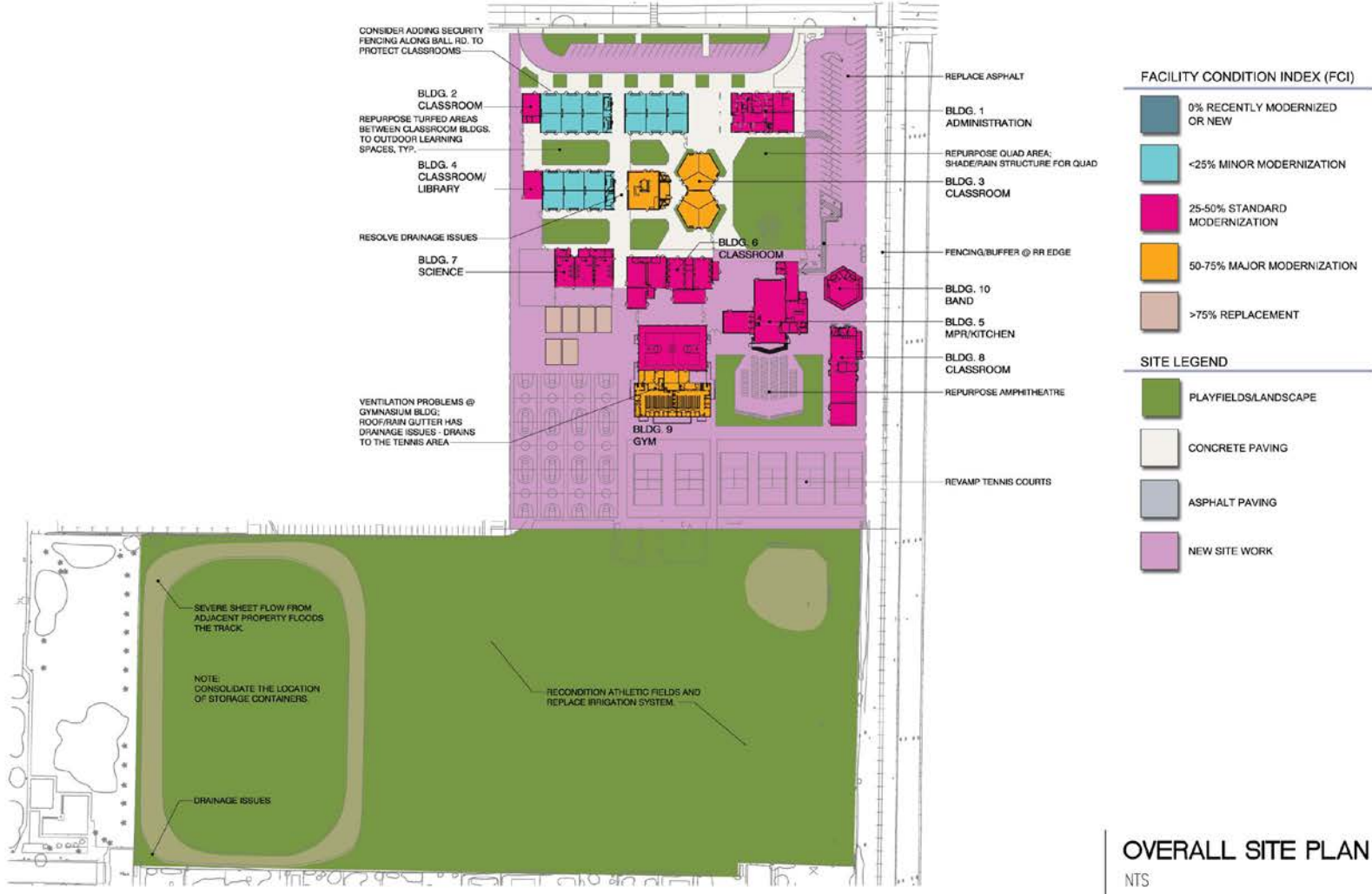
Repurpose amphitheater area.



New fencing required in various areas.

3.4 PLANNING CONSIDERATIONS FACILITY CONDITION ASSESSMENTS SUMMARY

BALL JR. HIGH SCHOOL



OVERALL SITE PLAN
NTS

BALL JR. HIGH SCHOOL
ANAHEIM UNION HIGH SCHOOL DISTRICT



3.4 PLANNING CONSIDERATIONS FACILITY CONDITION ASSESSMENTS SUMMARY

BALL JR. HIGH SCHOOL



BALL JR. HIGH SCHOOL
ANAHEIM UNION HIGH SCHOOL DISTRICT



3.4

PLANNING CONSIDERATIONS FACILITY CONDITION ASSESSMENTS SUMMARY

BROOKHURST JR. HIGH SCHOOL



3.4 PLANNING CONSIDERATIONS FACILITY CONDITION ASSESSMENTS SUMMARY

BROOKHURST JR. HIGH SCHOOL

601 North Brookhurst Street
Anaheim, CA 92801

Year Constructed	1956
Year Last Modernized	1993
Current Enrollment	1250
Grade Levels	7-8
Administrative Staff	3 Administrators 2 Counselors 1 Psychologist 1 SLP 46 Teachers 28 Classified
Square Footage	107,543
Site Size (acres)	18.5

- GREATEST NEEDS:**
- ▶ Highest Program Needs:
 - Safety & Security Upgrades
 - Exterior Student Quads and Courtyards
 - ▶ Need to improve campus safety/security including potential relocation of existing administration offices to open directly to the Brookhurst St. parking lot.
 - ▶ Need to add more science, STEM, and computer labs.
 - ▶ Need to address campus pedestrian and vehicular circulation issues.
 - ▶ Additional P.E. lockers are needed.

- ▶ Need to add more restrooms on campus.
- ▶ Secure classrooms facing Crescent Ave.



CONDITION ASSESSMENT

Brookhurst Junior High School began serving the community in 1956. The 18.5 acre site is located at 601 N. Brookhurst Street, Anaheim, CA 92801.

Brookhurst JHS was last modernized over twenty years ago in 1993 and the existing interior finishes are worn and need to be replaced. Classroom ceiling tiles are sagging. A major portion of the door hardware needs to be replaced to meet ADA requirements. The existing restrooms need upgrading. Additional restroom facilities are needed.

The boys and girls locker rooms are in poor condition. In addition to standard upgrades, more P.E. lockers are required. The roof skylights and ventilation in the gym need to be addressed.

The Media Center is undersized and in need of an expansion/upgrade. Brookhurst JHS is currently lacking science, STEM, and computer labs. At present, there are 8 science teachers with only 4 science labs. It was suggested converting the underutilized old woodshop, Classroom 11, to a STEM Lab. He also suggested converting the large Classroom 19 to a STEM video production facility. Finally, it was suggested Classroom 32 be converted to a Science Lab as it is 1/3 larger than a standard classroom. The band room requires additional storage.

The window systems throughout the campus need to be replaced and the existing roofing is in need of a tune-up.

Total number of classrooms is 45 with 29 standard classrooms, 3 computer labs, 4 science labs, 1 art, 1 band, 1 choir, 1 drama, 2 special education, 2 home economics classrooms and 1 parent room.

3.4

PLANNING CONSIDERATIONS

FACILITY CONDITION ASSESSMENTS SUMMARY

BROOKHURST JR. HIGH SCHOOL

SITE CONDITIONS

Parking, drop-off, access, and wayfinding at the campus are difficult. What appears to be visitor parking along Brookhurst Street and Crescent Ave. is not meant for public use. Visitors are supposed to park in the large lot to the northeast, but that is not made readily clear. The Administration Building is set back from the perimeter which requires visitors to enter campus prior to passing through security areas. It is recommended that campus administration be moved and the entry/exit traffic along Brookhurst St. (high speed traffic) and Crescent Ave. (safer) be reconfigured to address these multiple issues. Parking should also be evaluated.

School security is an ongoing concern. Tall perimeter fencing needs to be added at the adjacent city park (1,320 l.f.), along Brookhurst at the northeast (960 l.f.) and along Crescent Ave (600 l.f.).

The campus hardscape is in need of considerable improvement. Much of the existing asphalt paving area is in poor condition (121,200 s.f.). The Brookhurst St. and Crescent Ave. parking lots need to be reconfigured (17,200 s.f.). Much of the concrete paving is broken and cracked (19,000 s.f.). Existing walkways are too narrow and need to be replaced (35,000 s.f.). The existing drinking fountains also need to be replaced to address accessibility concerns.

The finger plan design with tree lined courtyards between the buildings has presented problems. The trees have impacted the sewer and domestic water lines running through the same courtyards. The courtyards and quad are subject to ponding and flooding as is the north edge of the track. The courtyard spaces are underutilized on this small

campus and could be converted to outdoor learning areas. (63,000 s.f.).

The existing irrigation systems needs to be replaced (6 acres). The tennis courts need to be resurfaced (37,000 s.f.) with new fencing and windscreens added. The District requested the addition of a sixth tennis court. A backstop should be added to the softball field and the non-DSA athletic storage rooms need to be replaced.

The lunch areas lack shelter and need shade structures as currently there are none. The campus marquee should be upgraded to digital.

BUILDING SYSTEMS

PLUMBING

The domestic water, sewer, and gas lines need to be replaced. Provide a gas earthquake shutoff valve. Evaluate the existing storm drain system, roof gutters, and downspouts; and repair/replace as required.

MECHANICAL

Modernized in 1993, the rooftop package units are well past typical life cycle. Add a ventilation system in the gym. Replace the EMS system.

ELECTRICAL

While the campus power system was upgraded in 1993, some existing panels need replacement at the kitchen and gym locker rooms. Provide new site and parking lot lighting with LED technology for energy efficiency. Where required, interior lighting should be replaced.

The existing telephone/data, CATV, CCTV, clock/intercom, and fire alarm systems need to be replaced. A new security system is needed.

3.4 PLANNING CONSIDERATIONS FACILITY CONDITION ASSESSMENTS SUMMARY

BROOKHURST JR. HIGH SCHOOL



Need additional science, STEM and computer labs.



Locker rooms need additional lockers.



Need to reconfigure campus entry/exit.



Convert turf courtyards to paved outdoor learning areas.



Upgrade campus marquee to digital format.



Need to install tall security fencing.



Widen concrete sidewalks.



Campus wayfinding is difficult.



More restrooms needed on campus.

3.4 PLANNING CONSIDERATIONS FACILITY CONDITION ASSESSMENTS SUMMARY

BROOKHURST JR. HIGH SCHOOL

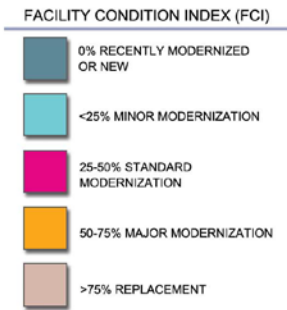
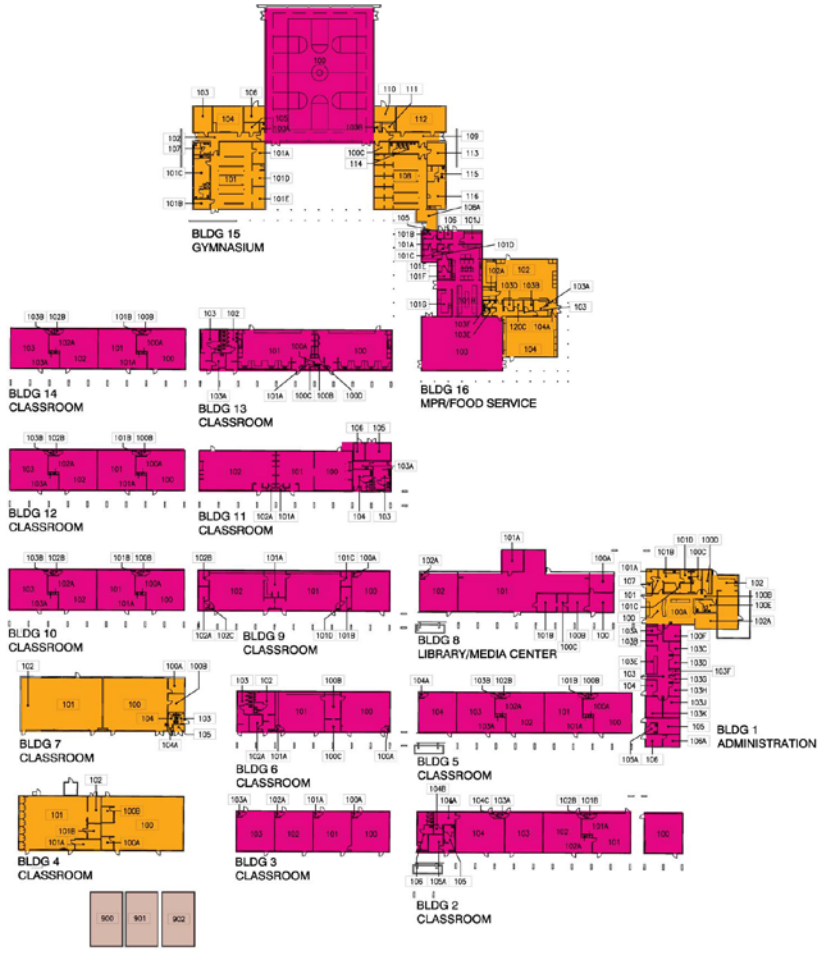


BROOKHURST JR. HIGH SCHOOL
ANAHEIM UNION HIGH SCHOOL DISTRICT



3.4 PLANNING CONSIDERATIONS FACILITY CONDITION ASSESSMENTS SUMMARY

BROOKHURST JR. HIGH SCHOOL



ENLARGED SITE PLAN
1"=80'-0"

BROOKHURST JR. HIGH SCHOOL
ANAHEIM UNION HIGH SCHOOL DISTRICT



3.4 PLANNING CONSIDERATIONS FACILITY CONDITION ASSESSMENTS SUMMARY

DALE JR. HIGH SCHOOL



3.4 PLANNING CONSIDERATIONS FACILITY CONDITION ASSESSMENTS SUMMARY

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 51 Teachers 2 Counselors 2 Psychologists 1 SLP 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.

3.4

PLANNING CONSIDERATIONS

FACILITY CONDITION ASSESSMENTS SUMMARY

DALE JR. HIGH SCHOOL

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.

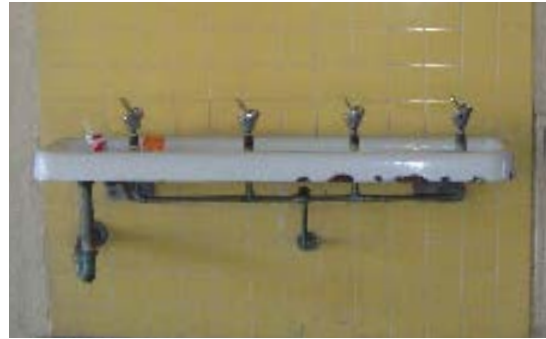
Upgrade the existing site and parking lot lighting with LED technology for energy efficiency.

3.4 PLANNING CONSIDERATIONS FACILITY CONDITION ASSESSMENTS SUMMARY

DALE JR. HIGH SCHOOL



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 P.E. lockers.



Playing fields need reconditioning.



Campus-wide paving is in poor condition.



Need to install 8' tall fencing along Ball Road.

3.4 PLANNING CONSIDERATIONS FACILITY CONDITION ASSESSMENTS SUMMARY

DALE JR. HIGH SCHOOL



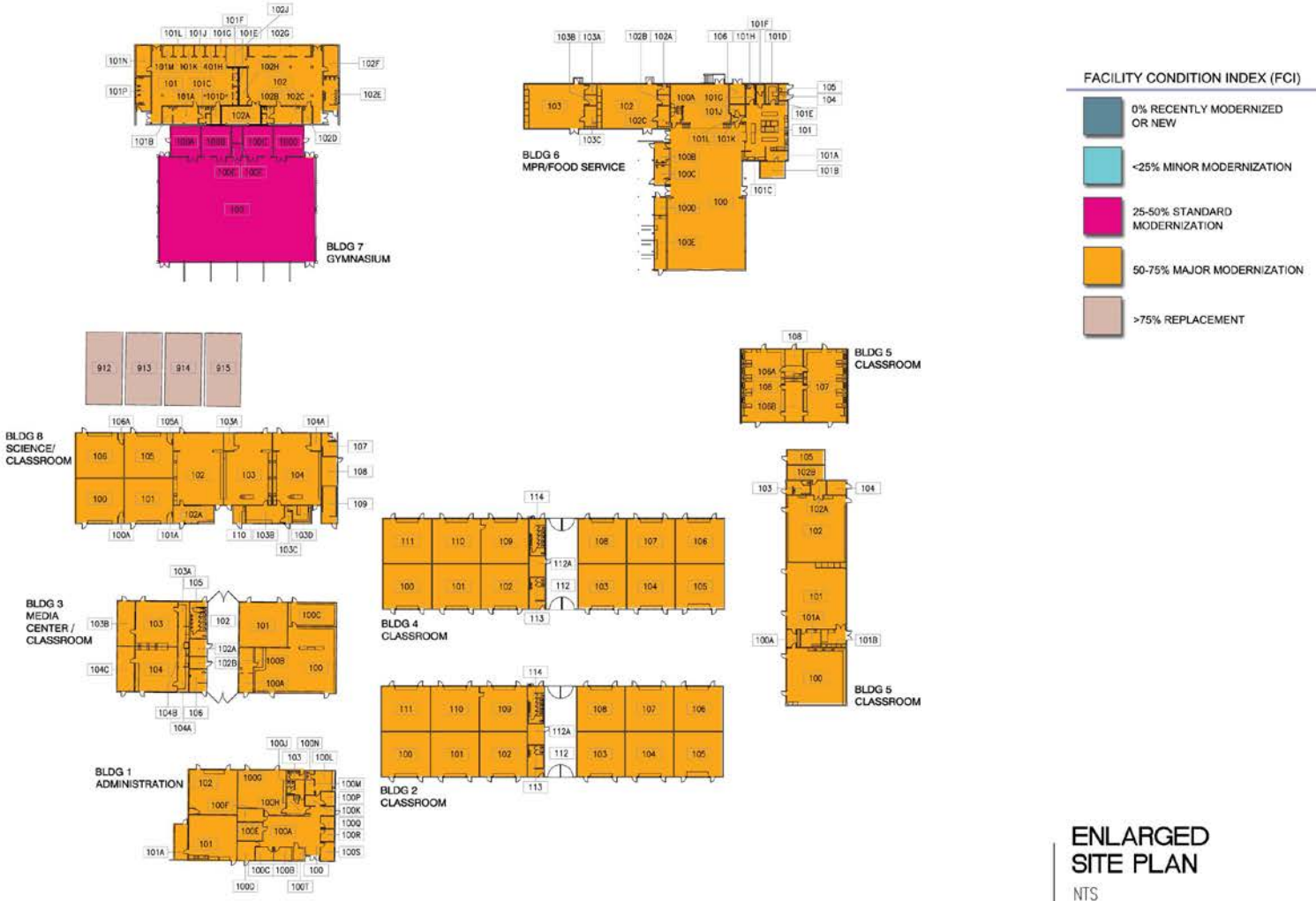
OVERALL SITE PLAN
NTS

DALE JR. HIGH SCHOOL
ANAHEIM UNION HIGH SCHOOL DISTRICT



3.4 PLANNING CONSIDERATIONS FACILITY CONDITION ASSESSMENTS SUMMARY

DALE JR. HIGH SCHOOL



DALE JR. HIGH SCHOOL
ANAHEIM UNION HIGH SCHOOL DISTRICT



3.4

PLANNING CONSIDERATIONS FACILITY CONDITION ASSESSMENTS SUMMARY

LEXINGTON JR. HIGH SCHOOL



3.4 PLANNING CONSIDERATIONS FACILITY CONDITION ASSESSMENTS SUMMARY

LEXINGTON JR. HIGH SCHOOL

4351 Orange Ave.
Cypress, CA 90630

Year Constructed	1972
Year Last Modernized	2007
Current Enrollment	1264
Grade Levels	7-8
Administrative Staff	2 Administrators 44 Teachers 34 Classified 6 Food Service
Square Footage	96,538
Site Size (acres)	18.4

GREATEST NEEDS:

- ▶ Highest Program Needs:
 - Library / Media Center Upgrade
 - Gym and Locker Room Improvements
 - Exterior Student Quads and Courtyards
 - Technology Upgrades
- ▶ Central quad needs to be redesigned to address flooding. Shade is needed.
- ▶ Enhance the Drama and Dance programs.
- ▶ Emphasize Career Tech Pathway by providing Culinary Arts in lieu of Home Ec.
- ▶ Locker rooms need better ventilation, improved layout, and size of lockers.
- ▶ The Gymnasium floor needs to be refinished.
- ▶ Need to repair and/or replace the existing

HVAC system.

- ▶ Expand food service kitchen to accommodate refrigerator/freezer needs.
- ▶ Explore opportunities for additional parking for special events.
- ▶ Improve athletic fields.



CONDITION ASSESSMENT

Lexington Junior High School, originally constructed in 1972, is located at 4351 Orange Ave., Cypress, CA 90630. The site measures 18.4 acres.

The campus underwent modernization and expansion as part of the Measure Z capital improvement program. Construction was completed in 2007. The current built condition is good with a few exceptions. Classroom, administration and support space interior

finishes, lighting, electrical power and low voltage systems are in good condition. The HVAC and roofing systems are scheduled to be replaced in 2014. The athletic playfields need to be reconditioned.

A 6,375 s.f. science building was added to the campus as part of Measure Z. The new building includes three (3) high school quality science labs, science preparation room and boys and girls toilet rooms. Total classroom count is 42 with 21 standard classrooms, 6 science labs, 2 computer labs, 1 band, 1 choral, 1 art, 1 wood shop, 2 food/home economics, 5 special ed/RSP/SDC, 1 yearbook and 1 drama room.

The current campus technology infrastructure needs to be upgraded to provide better connectivity and/or interface between data, communication and video systems.

The existing Multipurpose Room stage needs to be enhanced to accommodate Dance and Theater programs. The stage needs better lighting, rigging, sound systems, and flooring.

The school wishes to emphasize a Career Tech Pathway by providing a Culinary Arts program in lieu of Home Economics.

The Gymnasium floor needs to be refinished. The boys and girls locker rooms are in need of better ventilation and the boys restroom floor drains need to be lowered.

Food Services is in need of additional built-in cold storage.

SITE CONDITIONS

The central quad, which serves as an outdoor eating area, is in need of shade and site furnishings. It needs to be redesigned to address flooding issues.

3.4

PLANNING CONSIDERATIONS

FACILITY CONDITION ASSESSMENTS SUMMARY

LEXINGTON JR. HIGH SCHOOL

It is a great opportunity to create an outdoor learning area.

Campus traffic and circulation is good, although the site staff expressed the need for additional parking. Special event parking is directed to the turf playfields. Parking lots and perimeter asphalt conditions are good. Cross slope at the northwest corner perimeter road exceeds 2%. Overall site concrete is in poor condition (17,000 s.f.) and the central quad is especially poor (13,000 s.f.).

Approximately 900 l.f. of chain link fencing is required at the north, east and southeast boundaries, and approximately 500 l.f. of ornamental steel fence is needed at the front of the school along Orange Ave.

Lexington's playing fields (9 acres including track) need to be reconditioned. The fields receive heavy use by outside organizations. Existing sports field lighting is maintained by AYSO with separate electric meter through Southern California Edison.

The existing tennis courts are in good condition. The softball field's infield is in poor condition, as is the backstop and dugout fencing. It has ponding issues that need to be addressed.

The campus landscape and irrigation (fields and grounds) were upgraded in 2007 and are in good condition. Minor ponding around campus needs to be addressed. Accessibility issues were addressed in 2007, as were the campus marquee and signage.

BUILDING SYSTEMS

PLUMBING

The existing water, gas, storm drain, and sewer

systems are all in acceptable condition. The gas system needs an earthquake shutoff valve.

MECHANICAL

The existing multi-zone VVT HVAC systems are not performing well with significant controls and return air problems. The HVAC system throughout the campus is scheduled to be replaced in 2014.

ELECTRICAL

The power and low voltage systems including fire alarm were replaced in 2007. Maintain the existing Bogen P.A. system but add a "Quantum" card for network capabilities. The security system is in good working order, but could be expanded with cameras.

Upgrade the existing site and parking lot lighting with L.E.D. technology for energy efficiency. The existing field lighting for AYSO is in good shape. Exterior soffit lights should be evaluated for proper coverage.

3.4 PLANNING CONSIDERATIONS FACILITY CONDITION ASSESSMENTS SUMMARY

LEXINGTON JR. HIGH SCHOOL



Improve campus quad.



Gymnasium floor needs to be refinished.



Softball infield and backstop are in poor condition.



Campus concrete is in poor condition, especially at quad.



Boys and girls locker rooms need better ventilation.



Exterior field lighting maintained by AYSO.



Playing fields are in poor condition.



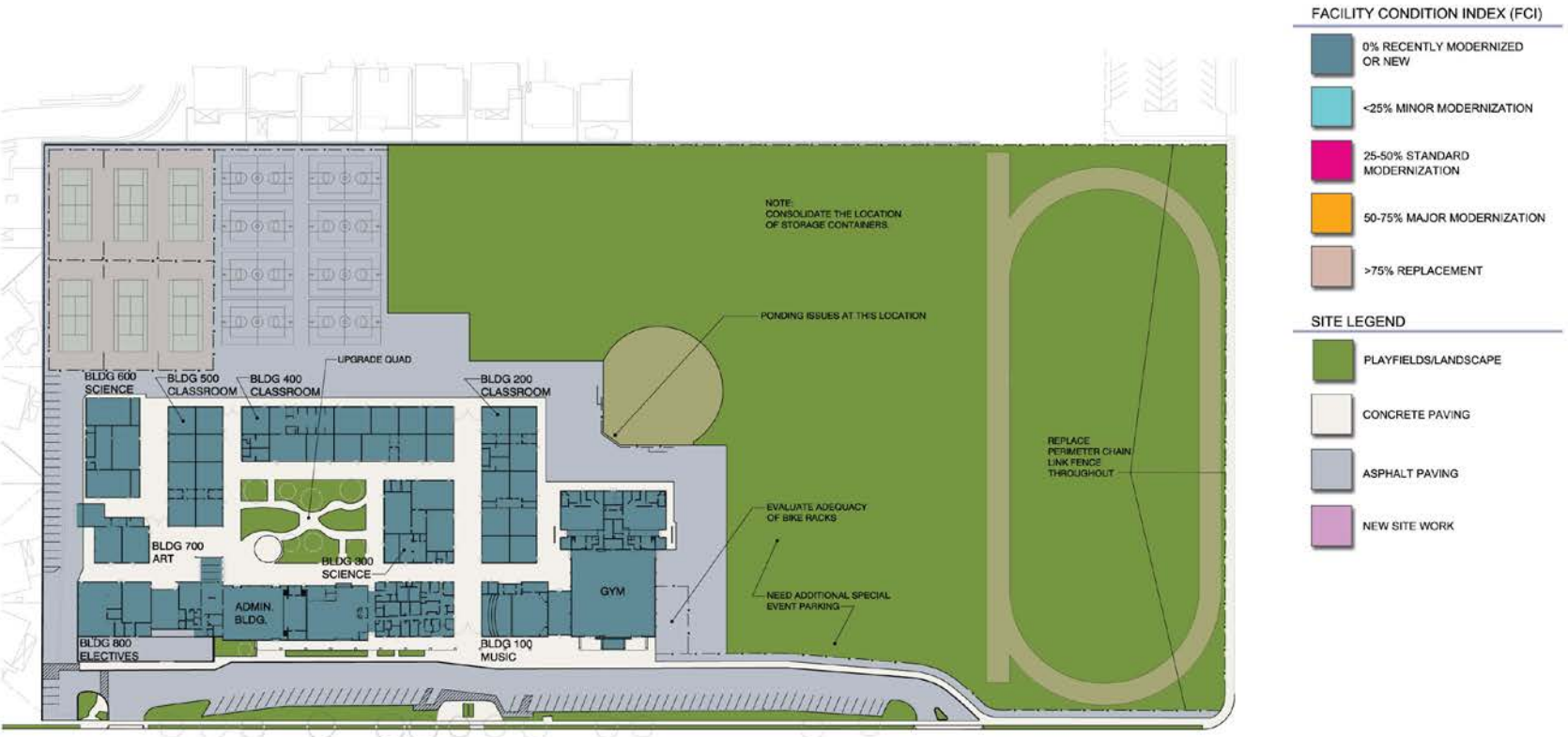
Library/Media Center is in need of an upgrade.



Minor ponding and flooding issues on campus.

3.4 PLANNING CONSIDERATIONS FACILITY CONDITION ASSESSMENTS SUMMARY

LEXINGTON JR. HIGH SCHOOL

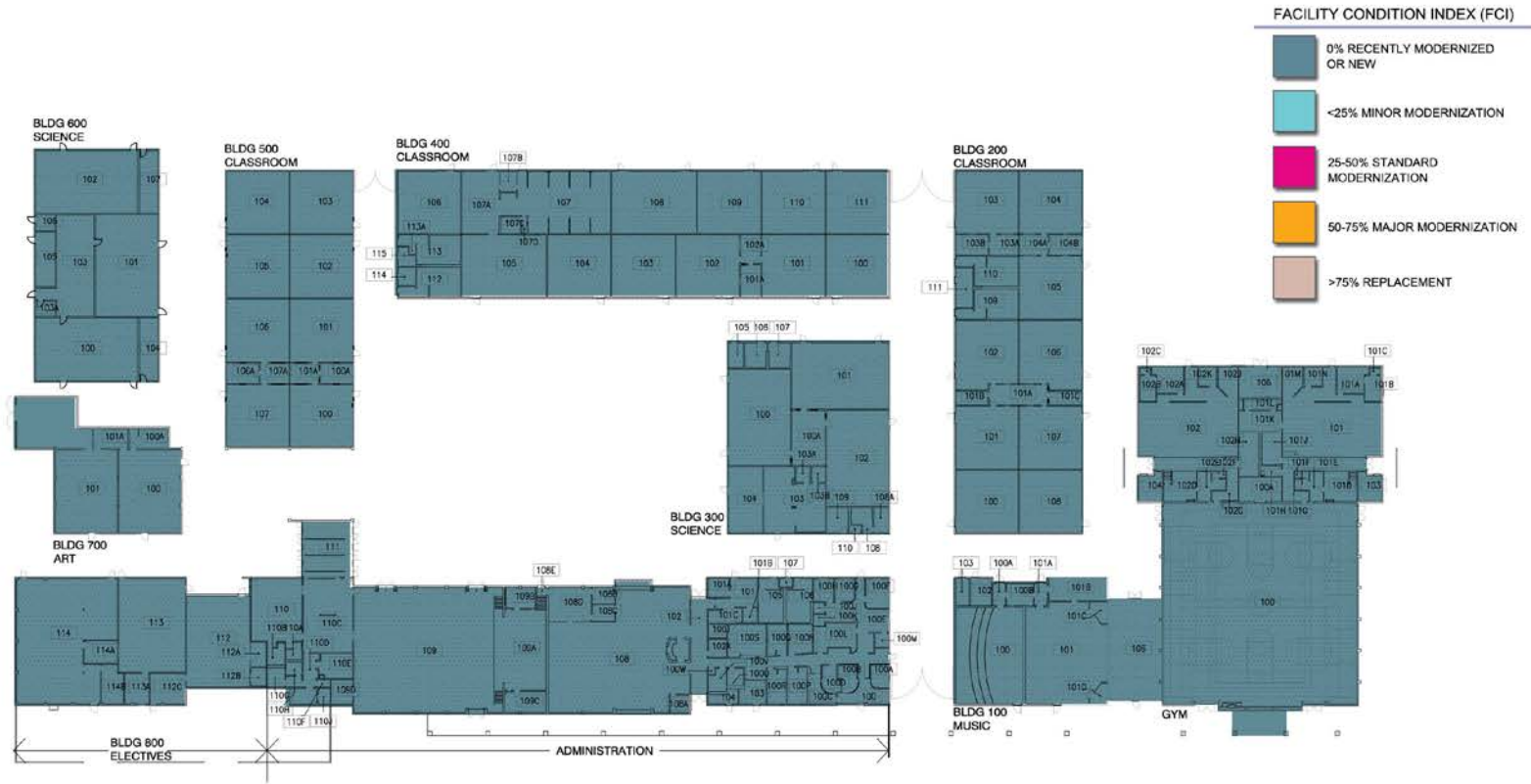


LEXINGTON JR. HIGH SCHOOL
ANAHEIM UNION HIGH SCHOOL DISTRICT



3.4 PLANNING CONSIDERATIONS FACILITY CONDITION ASSESSMENTS SUMMARY

LEXINGTON JR. HIGH SCHOOL



ENLARGED
SITE PLAN
1"=50'-0"

LEXINGTON JR. HIGH SCHOOL
ANAHEIM UNION HIGH SCHOOL DISTRICT



3.4

PLANNING CONSIDERATIONS FACILITY CONDITION ASSESSMENTS SUMMARY

ORANGEVIEW JR. HIGH SCHOOL



3.4 PLANNING CONSIDERATIONS FACILITY CONDITION ASSESSMENTS SUMMARY

ORANGEVIEW JR. HIGH SCHOOL

3715 West Orange Avenue
Anaheim, CA 92804

Year Constructed	1958
Year Last Modernized	1993
Current Enrollment	950
Grade Levels	7-8
Administrative Staff	2.5 Administrators 35 Teachers 35 Classified
Square Footage	76,728
Site Size (acres)	20.3

- ▶ Security fencing in need of major improvements.
- ▶ Need to add space for counseling.
- ▶ Secure classrooms facing Orange Ave.



- GREATEST NEEDS:**
- ▶ Highest Program Needs:
 - Main Administration Office / Front Curb Appeal
 - Exterior Student Quads and Courtyards
 - Classrooms Upgrades
 - Library / Media Center Renovation
 - 5 New Science Labs
 - ▶ Window systems need replacement.
 - ▶ Tennis courts need to be redone (resurface or relocate).
 - ▶ Address ponding issues throughout campus.
 - ▶ Need to fix the slope by the gymnasium.
 - ▶ Need to rethink traffic and pedestrian flow.
 - ▶ Shower/locker rooms need to be redone.

CONDITION ASSESSMENT

Orangeview Junior High School began serving the community in 1958. The 20.3 acre site is located at 3715 W. Orange Avenue, Anaheim, CA 92804.

Orangeview JHS was last modernized over twenty years ago and the existing interior finishes are worn and need to be replaced. Classroom ceiling tiles are sagging. A major portion of the door hardware needs to be replaced to meet ADA requirements. The existing restrooms need upgrading. Additional restroom facilities are needed.

The school is in need of 5 new science labs to meet Common Core requirements. Space is also needed for Counseling. The existing Media Center is undersized and should be expanded along with technological upgrades.

There are several issues to be addressed at the gymnasium including the need for new bleachers. The leaking roof skylights need to be addressed. The girls and boys locker rooms, including the coaches office, need to be modernized. Showers need to be provided at an appropriate level. Lockers need to be replaced to meet the current need.

The windows throughout the campus are old and need to be replaced. The existing roof needs a tune up.

Currently, the total number of classrooms is 42 with 26 standard classrooms, 3 computer labs, 4 science labs, 2 art, 1 band, 1 choir, 1 drama, 2 special education, 1 wood shop and 1 tech lab.

SITE CONDITIONS

Parking, drop-off, access, and wayfinding at the campus are difficult. What appears to be visitor

3.4

PLANNING CONSIDERATIONS

FACILITY CONDITION ASSESSMENTS SUMMARY

ORANGEVIEW JR. HIGH SCHOOL

parking along Orange Ave. encourages visitors to enter campus prior to passing through security areas.

It is recommended that the existing traffic and pedestrian flow be redesigned to improve issues with security, wayfinding and parking. Consider relocating the administrative offices to the front of campus and expanding the parking lot along the Orange Avenue entrance.

There are major security concerns to address in the campus perimeter which requires 1,600 linear feet of new fencing.

Overall, the paving on campus is in poor condition with approximately 145,800 square feet of asphalt and 25,000 square feet of concrete in need of removal and replacement. All the existing irrigation and landscaping on campus needs to be replaced (courtyards 74,500 square feet, fields 7.7 acres).

The finger plan design with tree-lined courtyards between the buildings has caused utility and drainage issues at the campus. The trees have impacted the sewer and domestic water lines running through the courtyards. The courtyards are subject to ponding and flooding because sheet flow of runoff storm water is restricted.

Presently, the courtyard spaces are underutilized and could be converted to outdoor learning areas. The existing lunch shelters should be replaced with metal structures and a new shelter added to provide adequate shade. The covered walkways between buildings are currently very dark; it is recommended that skylights be added.

The athletic fields are in poor condition and in need

of a general renovation while addressing ponding issues at the north end of the track. The existing track is not a true size and should be reconfigured. The existing tennis courts (33,000 s.f.) need to be resurfaced with new fencing and windscreens added. Evaluate whether they should be relocated to a more appropriate location.

Several accessibility issues on campus need to be addressed such as the significant elevation change at the lunch shelters, and at the back of the site; existing drinking fountains need to be removed and replaced with accessible ones; the parking lots will require ADA improvements.

The school marquee should be upgraded to digital and campus signage modernized to improve wayfinding.

BUILDING SYSTEMS

PLUMBING

The existing sewer, domestic water, and gas lines need to be replaced. Provide a gas earthquake shutoff valve. The storm drainage needs to be improved throughout campus.

MECHANICAL

The current HVAC system was modernized in 1993 with new HVAC units added in 2007 for 8 classrooms and new HVAC units added in 2012 at the Cafeteria and Gym. Life cycle replacement is required of the remaining 1993 units. The District prefers rooftop HVAC units for buildings that currently have split systems. The EMS has already been upgraded.

ELECTRICAL

The electrical power system requires full modernization. The existing 480 system is adequate.

Building power panels need to be replaced and the distribution system needs to be reworked.

The existing telephone/data, CATV, CCTV, clock/intercom and fire alarm systems all need to be replaced. A new security system is also needed.

Upgrade the existing site and parking lot lighting with L.E.D. technology for energy efficiency.

3.4 PLANNING CONSIDERATIONS FACILITY CONDITION ASSESSMENTS SUMMARY

ORANGEVIEW JR. HIGH SCHOOL



Campus restrooms are in need of an upgrade.



Need to renovate Library/Media Center.



Need to replace gym bleachers.



School is in need of 5 additional science labs.



School entrance/site security is in need of redesign.



Lunch shelters need to be replaced/expanded.



Tennis courts require resurfacing and/or replacing.



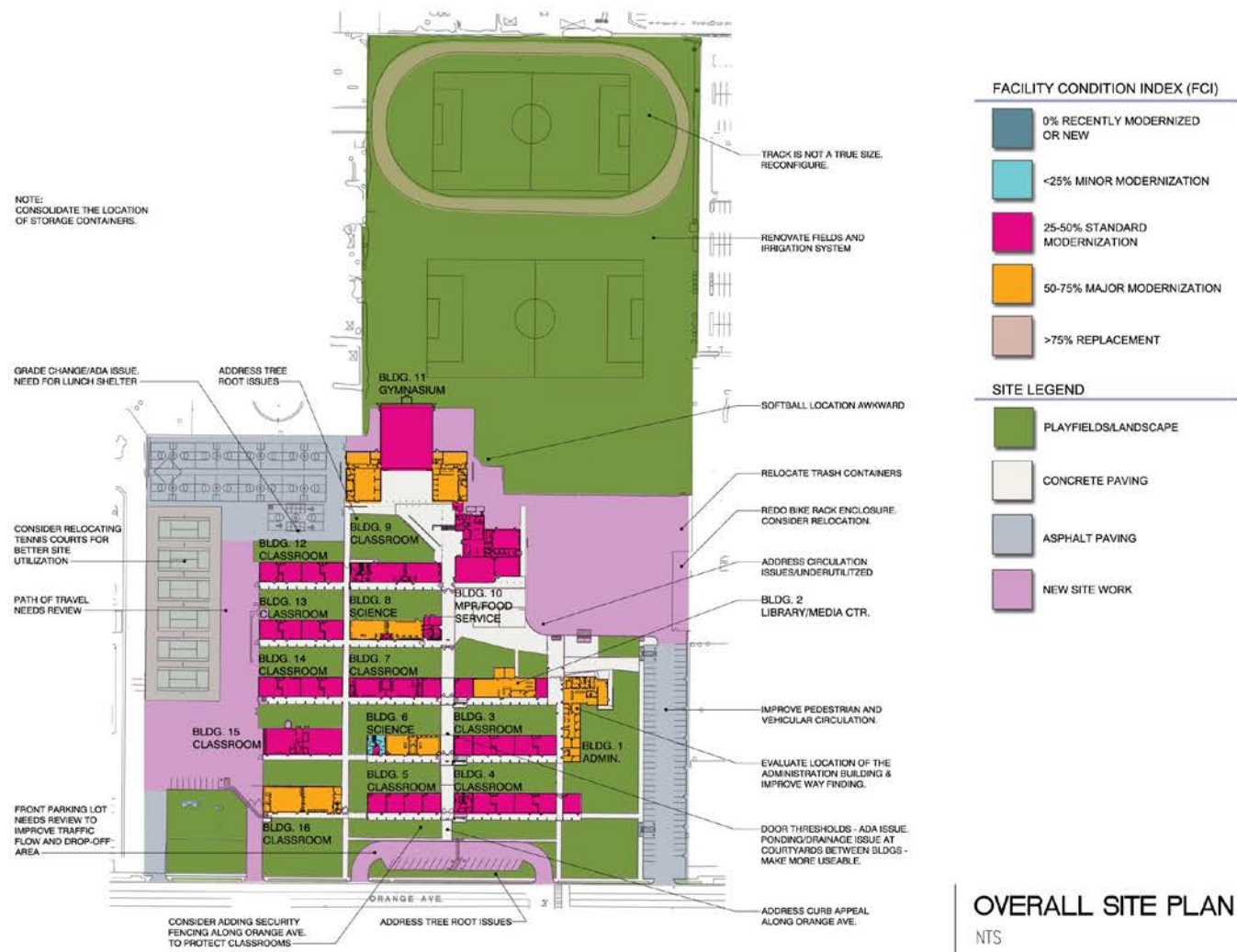
Major improvements are needed in security fencing.



Address flooding/ponding issues between buildings.

3.4 PLANNING CONSIDERATIONS FACILITY CONDITION ASSESSMENTS SUMMARY

ORANGEVIEW JR. HIGH SCHOOL

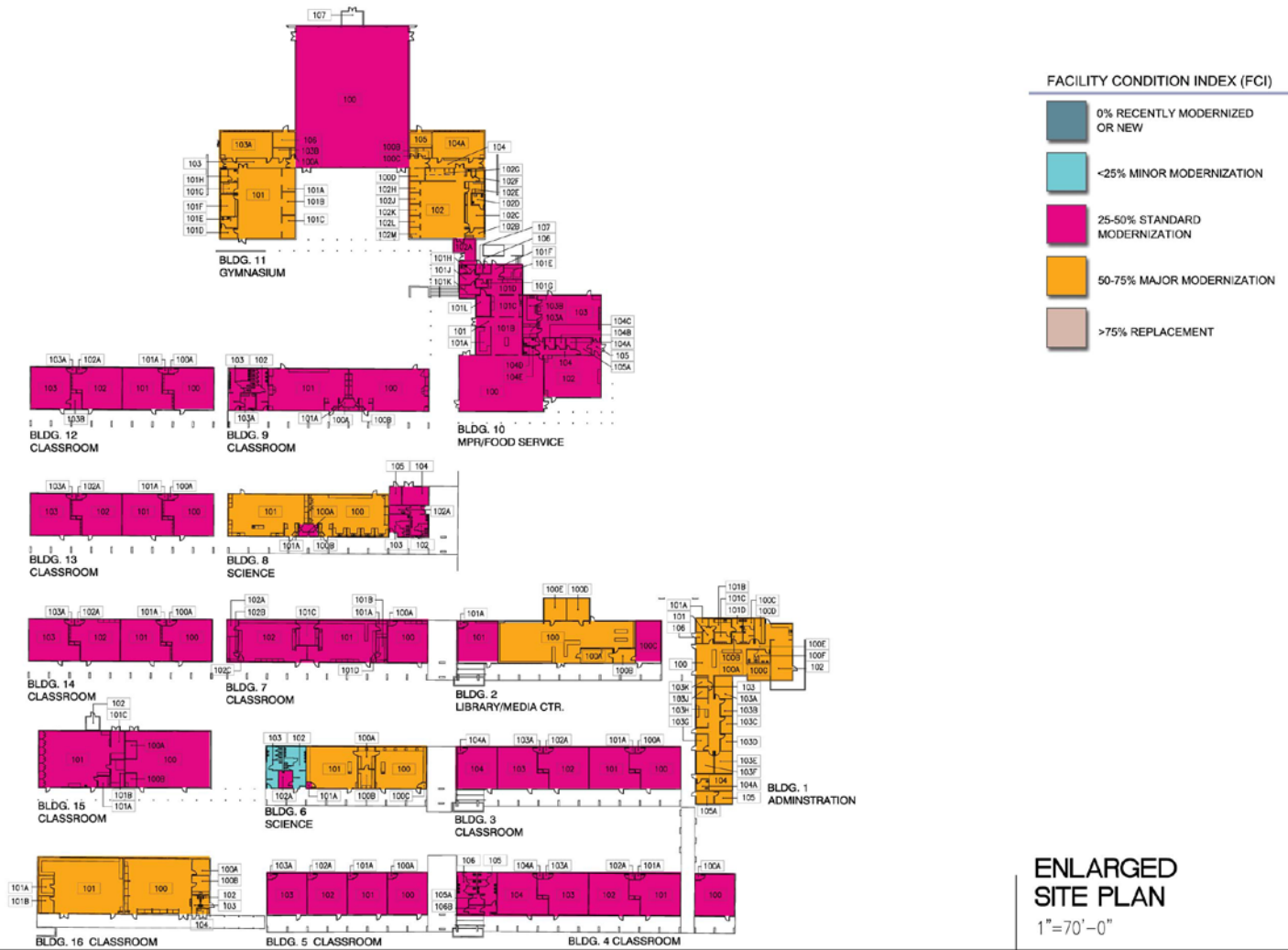


ORANGEVIEW JR. HIGH SCHOOL
ANAHEIM UNION HIGH SCHOOL DISTRICT



3.4 PLANNING CONSIDERATIONS FACILITY CONDITION ASSESSMENTS SUMMARY

ORANGEVIEW JR. HIGH SCHOOL



ENLARGED SITE PLAN
1"=70'-0"

ORANGEVIEW JR. HIGH SCHOOL
ANAHEIM UNION HIGH SCHOOL DISTRICT



3.4 PLANNING CONSIDERATIONS FACILITY CONDITION ASSESSMENTS SUMMARY

SOUTH JR. HIGH SCHOOL



3.4 PLANNING CONSIDERATIONS FACILITY CONDITION ASSESSMENTS SUMMARY

SOUTH JR. HIGH SCHOOL

2320 E. South Street
Anaheim, CA 92806

Year Constructed	1964
Year Last Modernized	2005
Current Enrollment	1575
Grade Levels	7-8
Administrative Staff	3 Administrators 3 Counselors 75 Teachers 45 Classified
Square Footage	120,580
Site Size (acres)	21.8

GREATEST NEEDS:

- ▶ Highest Program Needs:
 - Library / Media Center technology upgrade.
 - Classroom upgrades for 21st century learning.
- ▶ Relocate the band function from the new multipurpose building and build a permanent stage.
- ▶ Provide a central location for a new faculty lounge (approximately 1200 s.f.) should the existing location be repurposed.
- ▶ Need to improve site security/fencing.
- ▶ Need to fix landscape and hardscape campus wide.
- ▶ Need to relocate and expand the existing food service area.
- ▶ Shade structures.



CONDITION ASSESSMENT

South Junior High School was established in 1964. The 21.8 acre site is located at 2320 E. South Street, Anaheim, CA 92806.

The modernization of all buildings, and the addition of a new administration building, two classroom buildings and a multipurpose building in 2005, leave South JHS in good condition. Much improvement is still needed to incorporate 21st century classroom components to all teaching spaces.

A major need at South JHS is to relocate the band room from the new multipurpose building. The multipurpose building needs a permanent stage and an operable partition.

Currently, South JHS has 13 science teachers but only 7 science labs. After QEIA reductions, they will still need 3 more labs. Common Core testing will additionally require 3 or 4 mobile computer labs.

The existing food service area needs to be expanded to incorporate freezer and storage space. A central location needs to be determined for a new faculty lounge (approximately 1200 s.f.) should the existing location be repurposed.

The existing campus roofing is in need of a tune up.

Relocate the attendance office to the front of the administration building. Resurface the exterior stair treads and second floor deck.

Evaluate the feasibility of replacing single pane glazing with energy efficient window systems.

Resurface the exterior stair treads and 2nd floor deck.

Total classroom count is 64 including 9 QEIA temporary classrooms, 36 standard classrooms,

3.4

PLANNING CONSIDERATIONS

FACILITY CONDITION ASSESSMENTS SUMMARY

SOUTH JR. HIGH SCHOOL

6 computer labs, 7 science labs, 1 art, 1 drama, 1 band, 1 wood shop, 1 home economics and 1 special education classroom.

SITE CONDITIONS

While the front drop-off and parking lot were recently renovated, some site work remains. A second bus drop off along South Street will be master planned.

Additional fencing is required to secure the campus. Complete the ornamental fencing along South Street. Replace the 3' high fence along the east property line (3,000 l.f.). Add fencing between the campus and the playfields to secure the campus. The area behind Building 16 needs to be closed off.

Asphalt needs to be refurbished at the central quad and between buildings (161,000 s.f.). While door threshold and concrete paving transitions generally comply with ADA code requirements. The remaining cracked concrete needs to be removed and replaced (approx. 22,000 s.f.).

The central quad needs to be redesigned to include new hardscape, seating, landscape, irrigation with a smart controller, and event lighting. Add new lunch shelters throughout the campus. The existing digital marquee is new.

The existing playing fields (9.4 acres) are in good shape but some reconditioning is required. Field irrigation and smart controller are in good condition. The track is not draining properly and flooding/ponding occurs at the south end. The tennis courts require resurfacing (35,500 s.f.), new fencing and windscreens.

BUILDING SYSTEMS

PLUMBING

Approximately 50% of the sewer and gas lines need replacement. Add an earthquake shut off valve at the gas meter. Replace site domestic water piping throughout. The fire water piping was added in 2005.

The existing underground storm drainage system has blockages that cause ponding at various areas of campus. A camera should be run to determine location of clogging due to tree roots.

MECHANICAL

The HVAC was modernized in 2005 with new packaged units. Split systems for original buildings were installed in 2000. Life cycle replacement will be required in the next decade. The Johnson controls EMS system was installed in 2005.

ELECTRICAL

The campus power system was modernized in 2005 and is in good condition. All low voltage systems were modernized in 2005. Consider the addition of cameras to the existing security system. Add a "Quantum" network card to the existing Bogen P.A. system. Expand technology throughout campus.

Upgrade the existing site and parking lot lighting with L.E.D. technology for energy efficiency.

3.4 PLANNING CONSIDERATIONS FACILITY CONDITION ASSESSMENTS SUMMARY

SOUTH JR. HIGH SCHOOL



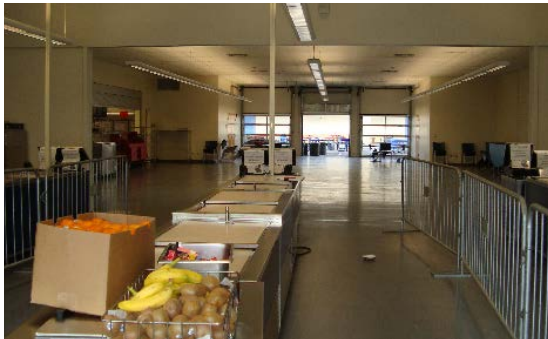
Need more technology to meet Common Core requirements.



Need to refurbish tennis courts.



Need lunch shelters throughout campus.



Need to expand food service, add freezer space.



9 QEIA portables will be removed soon. Propose second bus drop off area.



Playing fields need reconditioning.



Replace the low fence at the neighboring school and park.



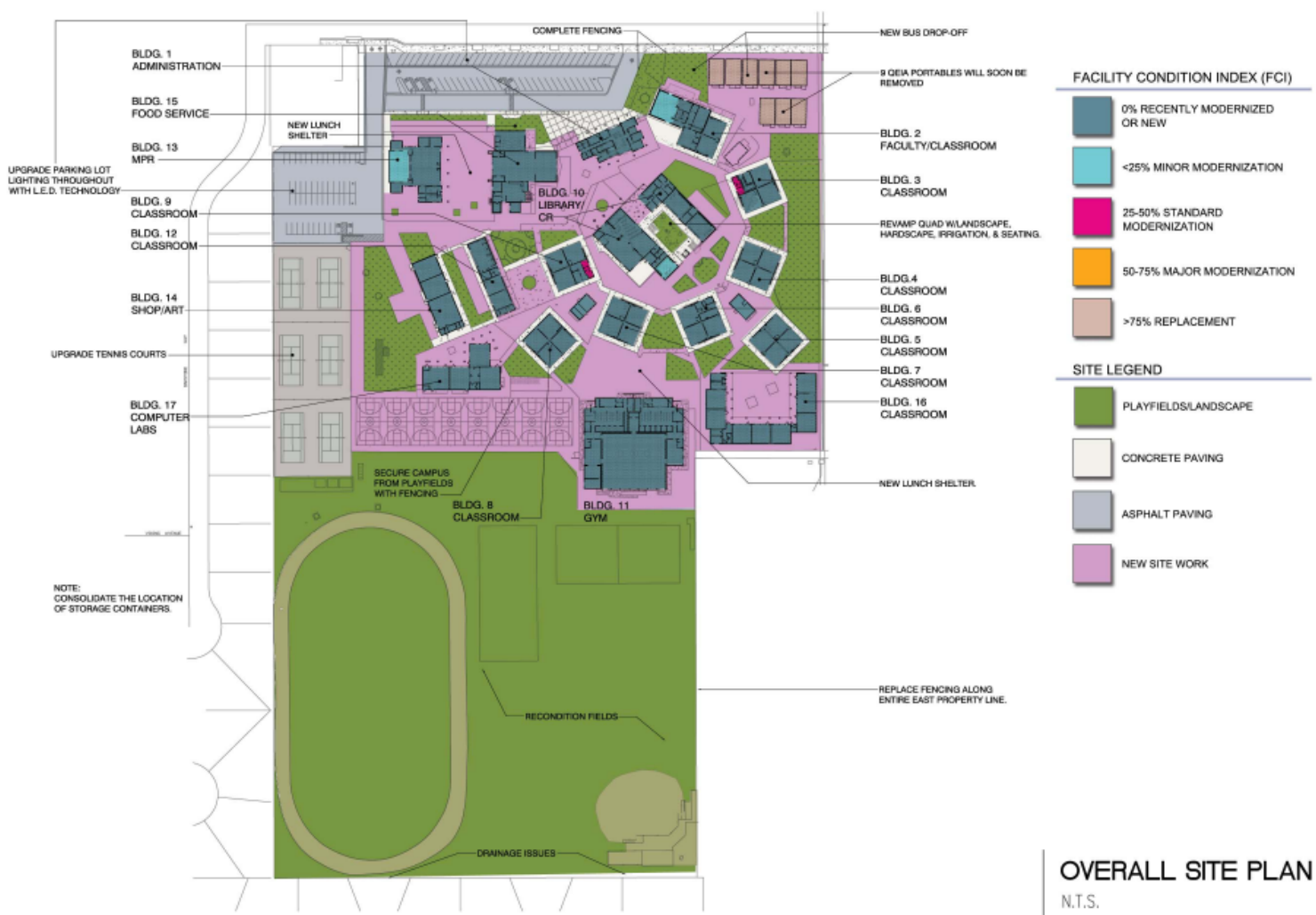
Ponding/drainage issues need to be addressed.



Replace the portable stage with permanent.

3.4 PLANNING CONSIDERATIONS FACILITY CONDITION ASSESSMENTS SUMMARY

SOUTH JR. HIGH SCHOOL



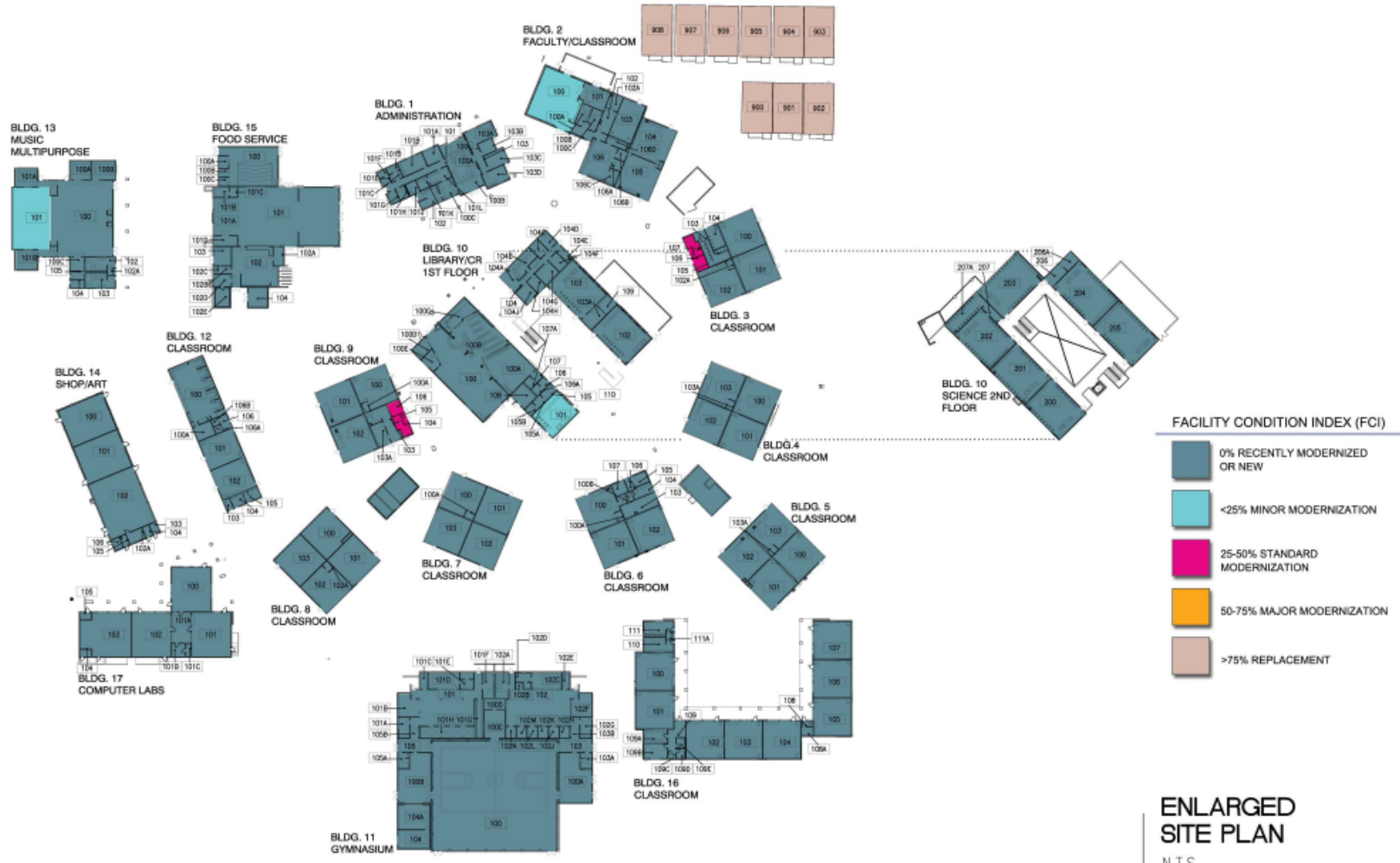
OVERALL SITE PLAN
N.T.S.

SOUTH JR. HIGH SCHOOL
ANAHEIM UNION HIGH SCHOOL DISTRICT



3.4 PLANNING CONSIDERATIONS FACILITY CONDITION ASSESSMENTS SUMMARY

SOUTH JR. HIGH SCHOOL



ENLARGED
SITE PLAN
N.T.S.

SOUTH JR. HIGH SCHOOL
ANAHEIM UNION HIGH SCHOOL DISTRICT



3.4

PLANNING CONSIDERATIONS FACILITY CONDITION ASSESSMENTS SUMMARY

SYCAMORE JR. HIGH SCHOOL



3.4 PLANNING CONSIDERATIONS FACILITY CONDITION ASSESSMENTS SUMMARY

SYCAMORE JR. HIGH SCHOOL

1801 E. Sycamore Street
Anaheim, CA 92805

Year Constructed	1962
Year Last Modernized	2002
Current Enrollment	1490
Grade Levels	7-8
Administrative Staff	3 Administrators 2.5 Counselors 1 Psychologist 1 Speech 73 Teachers 22 Classified
Square Footage	92,548
Site Size (acres)	22



- GREATEST NEEDS:**
- ▶ Highest Program Needs:
 - The existing locker rooms are not large enough to accommodate the student population. Provide more restroom facilities.
 - Classroom Technology Improvements
 - Replace 26 portable classroom buildings and provide sufficient restroom facilities.
 - Cafetorium Upgrades
 - Safety and Security Improvements
 - ▶ Need more covered lunch areas.
 - ▶ The dance program is housed in the gymnasium disrupting the regular physical education program. Provide separate facilities.

- ▶ Choir and band programs need to be adequately housed.
- ▶ Provide adequate science labs and library/media center.
- ▶ Secure campus perimeter.
- ▶ Need to address parking/circulation issues on campus. Improve vehicular traffic flow and reconfigure parking lots.

CONDITION ASSESSMENT

Sycamore Junior High School opened to the public in 1962 and is located at 1801 E. Sycamore Street,

Anaheim, CA 92805. The site measures 22 acres.

Sycamore Jr. High School received modernization improvements in 2002 primarily focused on the classroom buildings. Classroom ceilings, flooring, paint, lights, door hardware, toilet room accessibility, HVAC and new electrical service were provided. These rooms still require minor to standard modernization. Many areas received little or no improvement in 2002 such as the shops, gymnasium and locker rooms. Their needs range from standard to major modernization.

Unique to Sycamore JHS is the large number of portable buildings required to support a large student population (33 classrooms, 1 restroom). The campus has 26 aging portable building units that are in poor

3.4

PLANNING CONSIDERATIONS

FACILITY CONDITION ASSESSMENTS SUMMARY

SYCAMORE JR. HIGH SCHOOL

condition and need to be replaced with permanent classrooms.

The school needs science labs equipped to meet STEM and Common Core standards. Upgrade all classrooms with technology and flexible spaces. The Dance program is currently housed in the gymnasium disrupting the regular physical education program. A separate facility is needed to accommodate this program. The gymnasium needs new bleachers and sound system.

Queuing for lunch occupies a majority of the interior seating area within the existing multipurpose building. Expanding and/or relocating the serving function elsewhere would free up valuable interior seating space. There is a need for more covered lunch area.

The existing locker rooms are not large enough to accommodate the student population. Portable building locker rooms have been added to the east side of the campus which require separate staff and supervision. Consider consolidating the physical education functions and provide more restroom facilities.

The majority of roof area on campus is in good condition with a need of a tune up. The locker and multi-purpose buildings need tear-off and replacement (13,500 s.f.). The condition of the windows varies from building to building with poor conditions noted at the administration building, Building 2 and the clerestory windows at the locker rooms.

Additional storage spaces are needed throughout campus.

Total number of classrooms is 64 with 45 standard

classrooms, 2 special education, 5 science labs, 5 science classrooms, 2 computer labs, 1 art, 1 band, 1 home economics and 2 shops.

SITE CONDITIONS

Some security concerns need to be addressed at the campus perimeter. The existing fence along La Palma Ave (1,000 l.f.) and at the front of campus along Sycamore St. (1,500 l.f.) needs to be replaced. Fencing is recommended (1,000 l.f.) to separate campus buildings from the fields.

Parking and circulation on campus requires considerable revision. Existing pick-up and drop-off is poor causing congestion. The recommendation is to extend the existing drop off area and to connect it with a new east parking lot.

The majority of campus hardscape is asphalt. It is in poor condition and in need of replacement (208,000 s.f.). The existing concrete paving is generally good, however, paving and exterior door threshold transitions exceed ADA minimum tolerances. In addition, there are some areas of cracked concrete that need to be replaced (22,000 s.f.).

The central quad needs to be redesigned to include new hardscape, seating, landscape, irrigation with a smart controller, and event lighting. Add new lunch shelters.

The existing playing fields are regularly used by the community. This raises issues of access to the fields and campus security (currently problems with vandalism/graffiti). It was suggested that a parking lot be added off La Palma Ave. to provide access to the tennis courts and reduce the flow of pedestrian traffic through the campus.

The existing playfields are in poor shape and in need

of reconditioning and irrigation with a smart controller (10.4 acres). The tennis courts need to be resurfaced (45,000 s.f.) with new fencing and windscreens. The wooden bleachers at the baseball field (3 units) need to be replaced. The existing campus marquee should be upgraded to digital format.

BUILDING SYSTEMS

PLUMBING

Replace 75% of the existing sewer system and 100% of the water and gas lines. Add a gas earthquake shut off valve. Replace the existing backflow and riser at the MPR; and tie into a new fire water system.

Storm drain pumps were added east of portables and northeast of the track. It is recommended the pumps be replaced with positive drainage. A pump at the northwest corner is not working and needs to be replaced. Evaluate ponding on the east side of the office entrance.

MECHANICAL

The existing HVAC system consists primarily of package units modernized in 2002. Life cycle replacement will be required in the next decade. The Johnson Controls EMS system was upgraded in 2008.

ELECTRICAL

The campus power system was upgraded in 2002. The existing fire alarm, telephone/data, CATV, CCTV, clock/intercom systems all require upgrading.

A new security system is needed. Maintain the existing Bogen P.A. system but add a new "Quantum" card for networking capabilities. The fiber backbone needs to be evaluated.

Upgrade the existing site and parking lot lighting with L.E.D. technology for energy efficiency.

3.4 PLANNING CONSIDERATIONS FACILITY CONDITION ASSESSMENTS SUMMARY

SYCAMORE JR. HIGH SCHOOL



26 portable classroom units to be converted to permanent classrooms.



Need to redesign food service to expand indoor seating.



Locker rooms in need of expansion/consolidation.



Campus wide asphalt paving in poor condition.



Adequately house science labs.



Playing fields in need of reconditioning.



Courtyard landscaping and irrigation need to be replaced.



Improve parking and drop off.



Need new lunch shelters/shade structures.

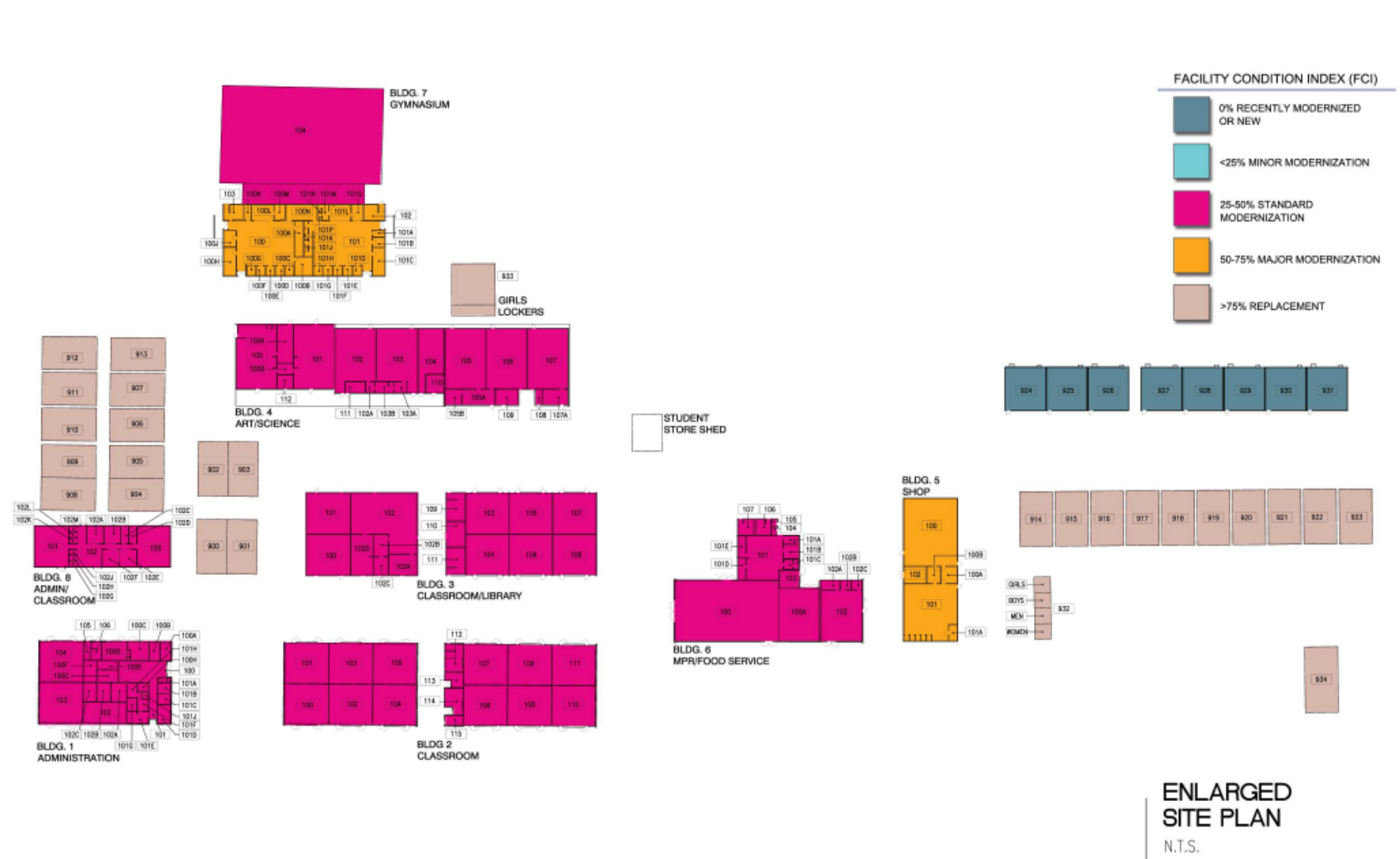
3.4 PLANNING CONSIDERATIONS FACILITY CONDITION ASSESSMENTS SUMMARY

SYCAMORE JR. HIGH SCHOOL



3.4 PLANNING CONSIDERATIONS FACILITY CONDITION ASSESSMENTS SUMMARY

SYCAMORE JR. HIGH SCHOOL



ENLARGED
SITE PLAN
N.T.S.

SYCAMORE JR. HIGH SCHOOL
ANAHEIM UNION HIGH SCHOOL DISTRICT



3.4 PLANNING CONSIDERATIONS FACILITY CONDITION ASSESSMENTS SUMMARY

WALKER JR. HIGH SCHOOL



3.4 PLANNING CONSIDERATIONS FACILITY CONDITION ASSESSMENTS SUMMARY

WALKER JR. HIGH SCHOOL

8132 Walker Street
La Palma, CA 90623

Year Constructed	1959
Year Last Modernized	2002
Current Enrollment	1146
Grade Levels	7-8
Administrative Staff	2.5 Administrators 45 Teachers 30 Classified
Square Footage	104,371
Site Size (acres)	27.4



- GREATEST NEEDS:**
- ▶ Upgrade campus buildings.
 - ▶ Improve parking lot vehicular and pedestrian traffic flow.
 - ▶ Upgrade science labs and adequately house the science program.
 - ▶ Correct drainage issues throughout campus.
 - ▶ Add security fencing. Fencing replacements needed throughout.
 - ▶ Need to replace gym bleachers.
 - ▶ Need a drinking fountain at the playfields and at the cafeteria.
 - ▶ Interior and exterior of existing campus buildings needs to be repainted.
 - ▶ Improve curb appeal.



Walker Junior High School was originally constructed in 1959. The 27.4 acre site is located at 8132 Walker St, La Palma, CA 90623.

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

One serious issue to be remedied is the original rain gutters which are built within the roof structure. These

3.4

PLANNING CONSIDERATIONS

FACILITY CONDITION ASSESSMENTS SUMMARY

WALKER JR. HIGH SCHOOL

buildings have internal gutters which over the years 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 run exposed. As a result, all campus roofing and 30% of sheathing need to be torn off and replaced.

The existing science facilities are in need of an overhaul. Currently, the science labs are interspersed throughout the campus. The program needs to be grouped together and expanded by 2-3 new science labs to meet STEM requirements. The school needs adequately housed computer labs to meet Common Core requirements.

A complete replacement of the existing window systems is needed. The interior and exterior of all campus buildings need to be repainted.

The administration building needs to be reconfigured to improve functionality. The boys and girls shower/locker rooms and coaches areas are in poor condition. In addition to standard upgrades, provide P.E. lockers to meet need. The wooden bleachers in the gym need to be replaced. The MPR needs major modernization to include additional storage and new stage curtains.

Total number of classrooms is 44 with 28 standard classrooms, 6 science classrooms, 2 computer labs, 3 special education classrooms, 1 band, 1 choir, 1 art, 1 wood shop and 1 home economics classroom.

SITE CONDITIONS

The existing parking lots along Walker Street need to be modified to improve curb appeal as well as vehicular and pedestrian traffic. Address security/safety issues.

The paving at Walker JHS is mostly in poor condition. Approximately 75%-100% of the existing asphalt (218,000 s.f.) and 50%-60% of the existing concrete (36,000 s.f.) needs to be replaced. Some path-of-travel and ponding issues need to be addressed in various areas.

The tennis courts are in need of resurfacing (40,000 s.f.), windscreens, and fencing. Fencing at the bike racks and softball fields need to be replaced (2,150 l.f.). An accessible drinking fountain should be added at the field and the cafeteria.

The existing playing fields are relatively level but the turf is in poor condition and needs reconditioning (11.4 acres). The irrigation system needs to be completely replaced throughout the campus, including smart controllers.

The lunch area is in need of new shade structures. The existing 20 X 20 shade structure needs to be replaced. The existing quad is in need of a redesign to include hardscape, landscape, seating areas, and event lighting.

The existing school marquee needs to be upgraded to digital.

BUILDING SYSTEMS

PLUMBING

The domestic water, sewer and gas lines need to be replaced. Provide a gas earthquake shut off valve.

STORM DRAIN

Evaluate the existing storm drain system for replacement. Drainage issues need to be addressed at the north side of the athletic track and at the area north of the northwest baseball field.

Ponding occurs to the west of the basketball courts and at the south end of the staff parking lot.

MECHANICAL

Packaged units were installed in 2002 throughout the campus. Life cycle replacement will be required in the next decade. Gym ventilation is poor. Provide new HVAC at computer labs and IDF rooms.

ELECTRICAL

While the campus power was upgraded in 2002, some administration building power panels are in need of replacement. The existing telephone/data, CATV, CCTV, fire alarm, and clock/telecom systems are in need of an upgrade. Add a "Quantum" network card to the existing Bogen P.A. system. A new security system is needed.

Upgrade the existing site and parking lot lighting with L.E.D. technology for energy efficiency.

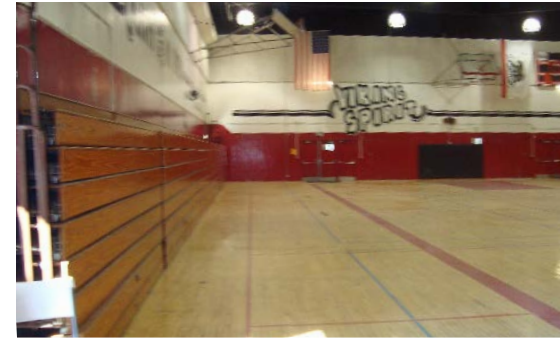
3.4 PLANNING CONSIDERATIONS FACILITY CONDITION ASSESSMENTS SUMMARY



Administration building in need of reconfiguration.



Convert courtyards to outdoor learning areas.



Need to replace gym bleachers.



Existing paving in poor condition throughout campus.



Reconfigure parking lots.



Existing field turf is in poor condition.



Buildings require major renovation.



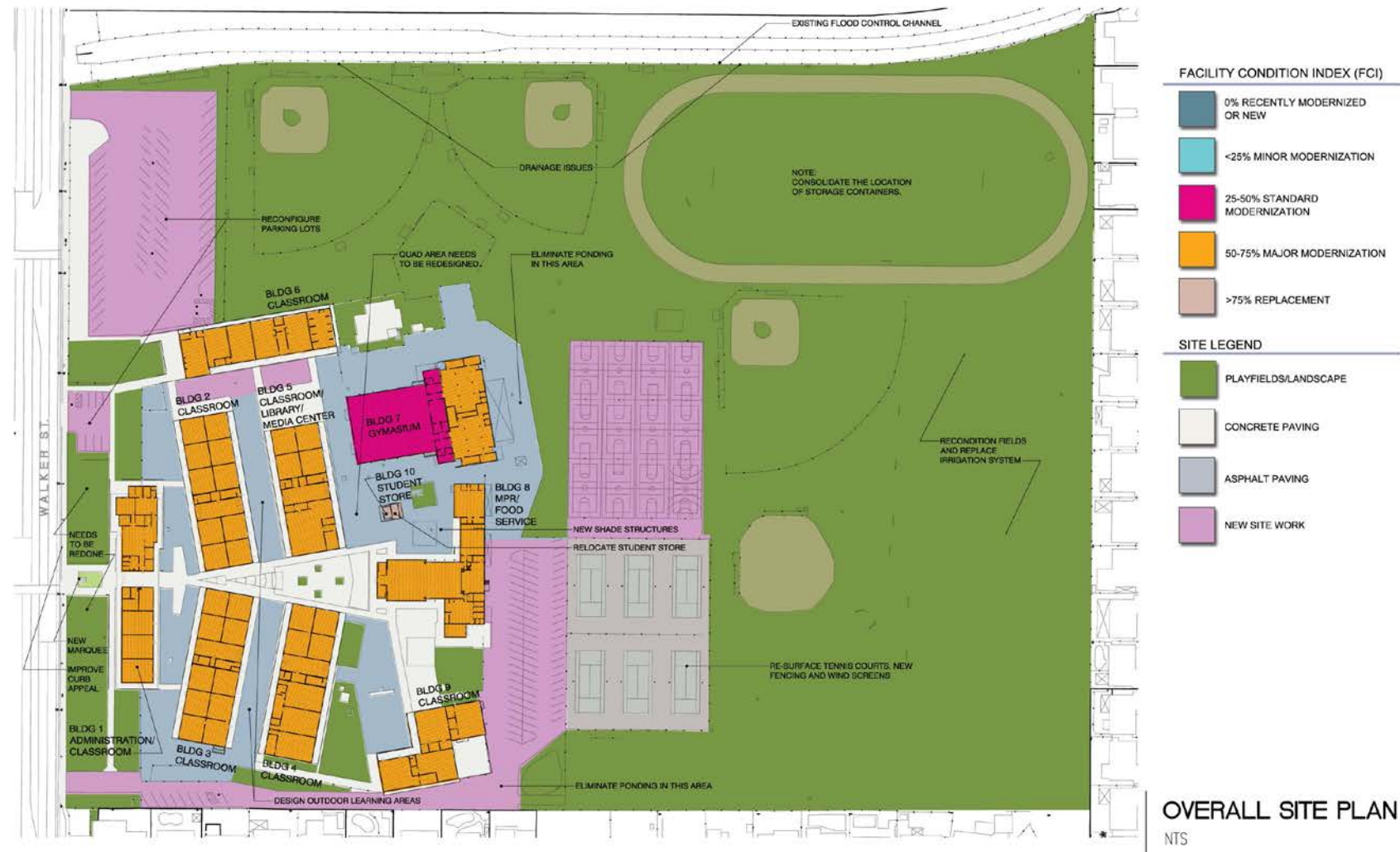
Interior/exterior of buildings need to be repainted.



Upgrade the quad with seating and shade structures.

3.4 PLANNING CONSIDERATIONS FACILITY CONDITION ASSESSMENTS SUMMARY

WALKER JR. HIGH SCHOOL

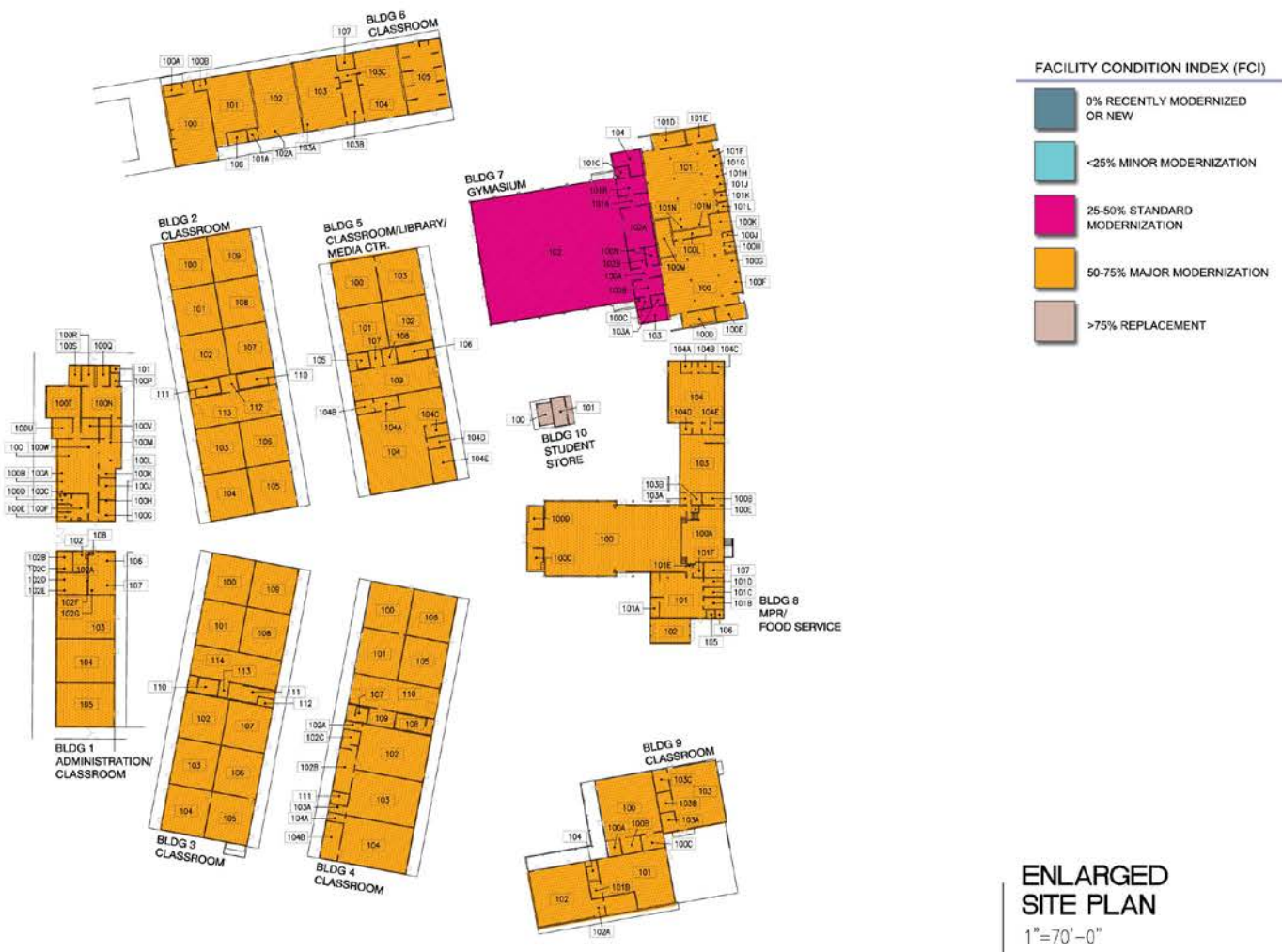


WALKER JR. HIGH SCHOOL
ANAHEIM UNION HIGH SCHOOL DISTRICT



3.4 PLANNING CONSIDERATIONS FACILITY CONDITION ASSESSMENTS SUMMARY

WALKER JR. HIGH SCHOOL



WALKER JR. HIGH SCHOOL
ANAHEIM UNION HIGH SCHOOL DISTRICT



3.4

PLANNING CONSIDERATIONS FACILITY CONDITION ASSESSMENTS SUMMARY

ANAHEIM HIGH SCHOOL



3.4 PLANNING CONSIDERATIONS FACILITY CONDITION ASSESSMENTS SUMMARY

ANAHEIM HIGH SCHOOL

811 W. Lincoln Ave.
Anaheim, CA 92805

Year Constructed	1936
Year Last Modernized	2008
Current Enrollment	3300
Grade Levels	9-12
Administrative Staff	4.5 Administrators 167 Teachers 9 Counselors 60 Classified
Square Footage	260,106
Site Size (acres)	34.9

- GREATEST NEEDS:**
- ▶ Highest Program Needs:
 - Gym/ Locker Room / Athletic facilities need upgrades and improvements.
 - ROTC/ ROP facilities need to be upgraded to better support program needs.
 - Cafeteria – is undersized. Facilities need to be renovated and there is poor ventilation.
 - ▶ Existing campus buildings in need of general modernization, particularly the cafeteria and kitchen.
 - ▶ Need to add a second (practice) gym to adequately support the athletic program.
 - ▶ Consolidate dance and drama programs in one location.
 - ▶ Auditorium/Theater needs major upgrades.

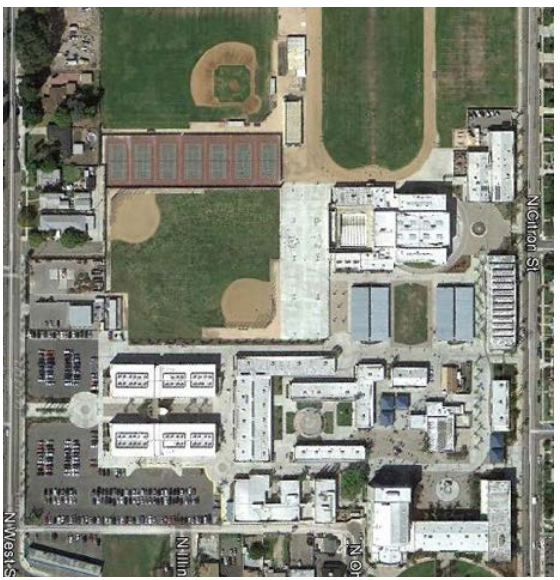
- ▶ Need air conditioning in the main building and ROP building.
- ▶ Need to add new lunch area with shelters.
- ▶ Need to replace kiln in Art Quad.
- ▶ Need to add new science labs.
- ▶ Need to create proper stair landing from conference room in main building to quad.
- ▶ Need storage for custodial and carts.
- ▶ Need to resurface tennis courts.
- ▶ Need to replace windows and skylights.
- ▶ Address technology needs throughout the campus.
- ▶ Need for wayfinding and room numbering throughout the campus.
- ▶ Need new swimming facilities to replace the existing.



CONDITION ASSESSMENT

Anaheim High School is located at 811 W. Lincoln Ave., Anaheim, CA 92805. It's site measures 34.9 acres including the District Yard along N. West Street.

Anaheim High School was first established in 1898,



which makes it the oldest of eight comprehensive high schools in the Anaheim Union High School District. It is also the third oldest high school in Orange County, behind Santa Ana High School (1889) and Fullerton Union High School (1893). The current Art Deco main building, library, Cook Auditorium, gymnasium and shop buildings were completed and dedicated in 1936 after the 1933 Long Beach earthquake. Additional construction occurred in 1957 and 1972.

A new two story classroom building was completed

3.4

PLANNING CONSIDERATIONS

FACILITY CONDITION ASSESSMENTS SUMMARY

ANAHEIM HIGH SCHOOL

in 2008 adding 47 standard classrooms and 2 science labs. Fifteen QEIA relocatable classrooms and restrooms were added in 2008. The architectural finishes, plumbing, HVAC, and lighting in all remaining buildings are in need of major modernization.

The school is in need of a second (practice) gym. The existing gym and locker rooms are in need of a major modernization including new bleachers, heat and ventilation and the lockers are old and insufficient in number. The existing windows and skylights need to be replaced and new drinking fountains added.

The dance program is in need of expansion along with a black box theater for drama. Two additional science labs are also needed as well as two new accessible restrooms.

The Cook Auditorium is in need of a major renovation. All architectural finishes, building systems, theatrical lighting and rigging, HVAC, curtains and cyclorama need to be replaced. The seats need to be reupholstered and an enclosed sound booth is needed. Upgrade the dressing rooms and restrooms. Restore the orchestra pit and evaluate the revamping of the organ. There are no accessible ramps inside the theater and the outside stage has accessibility issues. Improve the loading ramp.

The existing roofing is in mixed condition. Buildings 1, 3, 6, 7, 8 and 9 need new roofing. Buildings 2, 4 and 5 need a tune up. Most of the existing window systems need to be replaced, except at the main building along Lincoln Ave. All skylights on campus need to be replaced.

Total classroom count at Anaheim High School is approximately 123 including 15 QEIA standard

classrooms, 75 standard classrooms, 10 computer labs, 11 science labs, 2 home economics, 1 band, 1 choir, 3 art, 1 photo, 2 shops, 1 ROTC and 1 dance classroom.

SITE CONDITIONS

Site beautification occurred in 2008 with a majority of the interior courtyards addressed and in good condition.

The main parking lot is in good condition.

Fencing is in acceptable condition with some replacement needed along W. Sycamore St. and N. Citron St. (3,600 l.f.). Some asphalt north of the weight room also needs to be replaced (7,000 s.f.).

A lunch area with new shelters is needed. A proper stair landing access to the quad from the main building is required. Storage space is needed for custodial and cart storage. The kiln in the Art Quad should be replaced. Link the existing irrigation smart controllers and replace 5 outdated controllers.

The cement bleachers built by the track in 1928 are condemned and must be replaced. Concrete tennis courts require resurfacing and dug outs added to the existing softball fields.

A new olympic sized pool is planned along West Street.

Accessible drinking fountains and restrooms for the severely disabled must be added to meet ADA requirements.

BUILDING SYSTEMS

PLUMBING

Some work is required on the sewer lines south of the

new building. Upsize piping between the site and city manholes. Some work is required on the sewer lines east of the gym. The existing domestic water system needs to be replaced. A new fire water service was installed in 2008. Replace 50% of the site gas system. Add a gas earthquake shutoff valve.

STORM DRAIN

The storm drain system was replaced in 2008. Ponding needs to be addressed north of classrooms; 24, 25, 26 and 27, and room 16.

MECHANICAL

The chiller/boiler at the main building and auditorium need to be replaced. Existing HVAC units are reaching the end of their life cycle and are in need of replacement. Air conditioning should be added at the shops and art building. Upgrade the existing EMS for compatibility with the system installed in the new 2-story building.

ELECTRICAL

While the campus power system was upgraded in 1993 and 2008 (the school has two services), some electrical building panels need to be replaced. The existing telephone/data, CATV, CCTV, fire alarm, clock and P.A. system in the old buildings need to be upgraded. Maintain all low voltage systems in the 2-story and QEIA portable buildings; upgrade as required.

A new security system is also needed at the old buildings only. The existing fiber backbone is adequate.

Upgrade the existing parking lot lighting with LED technology for energy efficiency. Upgrade site lighting especially around the gym.

3.4 PLANNING CONSIDERATIONS FACILITY CONDITION ASSESSMENTS SUMMARY

ANAHEIM HIGH SCHOOL



Restrooms need to be upgraded.



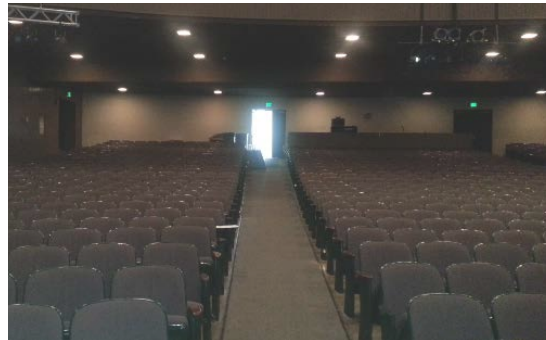
Need new swimming facilities.



Gym and locker rooms need renovation.



Cafeteria in need of upgrade and expansion.



Cook auditorium is in need of a major renovation.



Add new lunch area/shelters.



New science labs are needed.



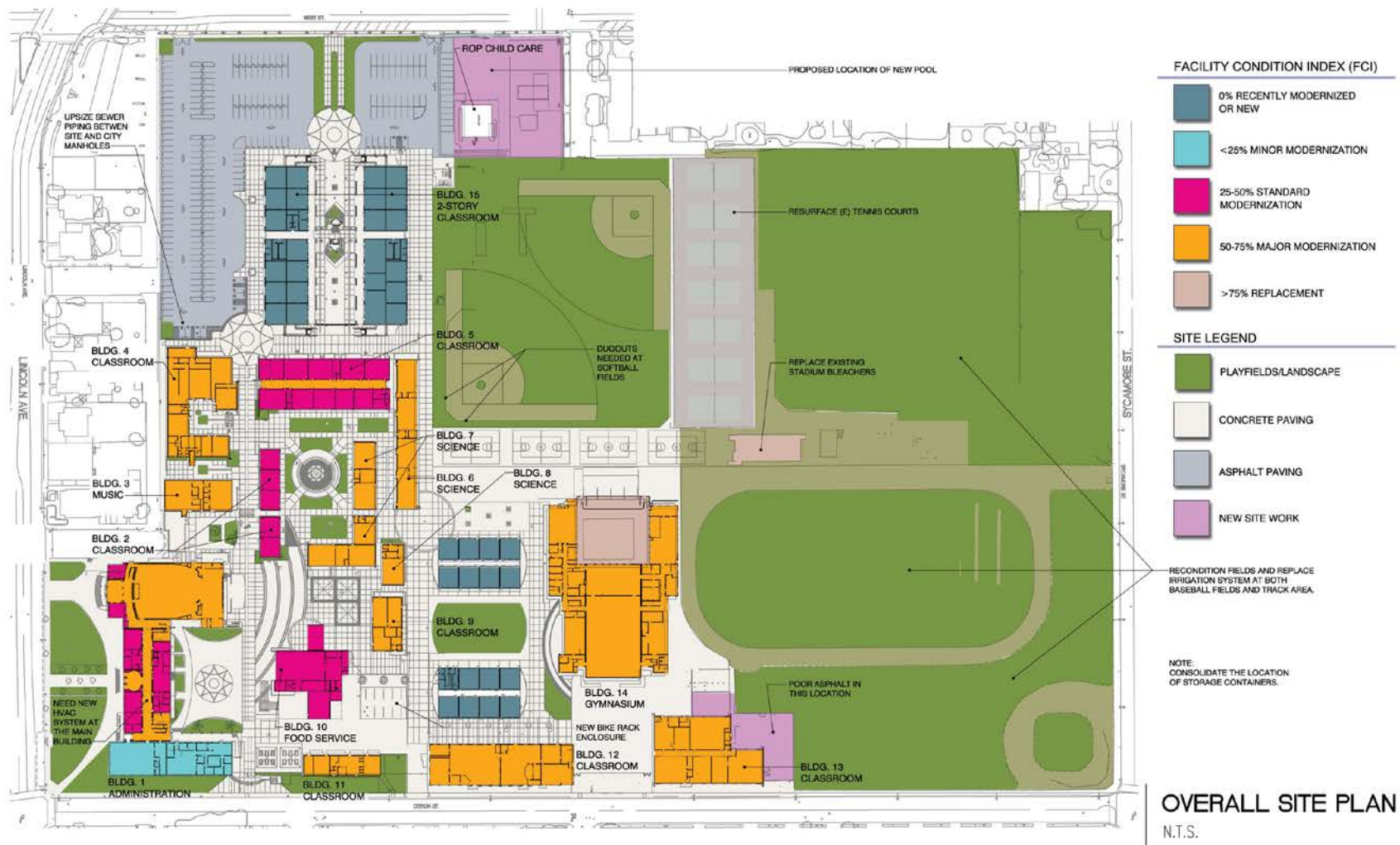
Classroom renovation needed.



Replace concrete bleachers.

3.4 PLANNING CONSIDERATIONS FACILITY CONDITION ASSESSMENTS SUMMARY

ANAHEIM HIGH SCHOOL



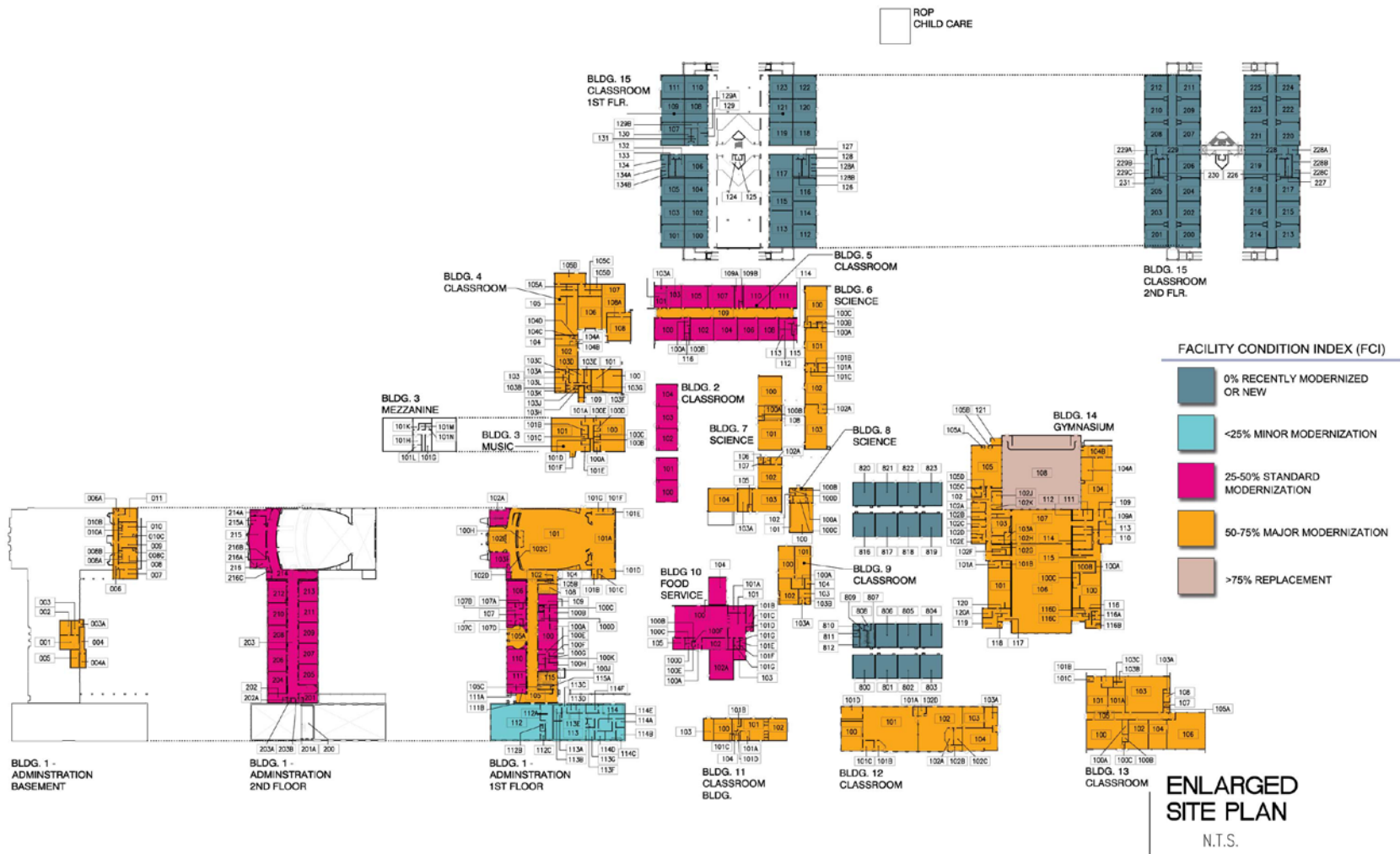
ANAHEIM HIGH SCHOOL
ANAHEIM UNION HIGH SCHOOL DISTRICT



3.4

PLANNING CONSIDERATIONS FACILITY CONDITION ASSESSMENTS SUMMARY

ANAHEIM HIGH SCHOOL



FACILITY CONDITION INDEX (FCI)

- 0% RECENTLY MODERNIZED OR NEW
- <25% MINOR MODERNIZATION
- 25-50% STANDARD MODERNIZATION
- 50-75% MAJOR MODERNIZATION
- >75% REPLACEMENT

ENLARGED SITE PLAN
N.T.S.

ANAHEIM HIGH SCHOOL
ANAHEIM UNION HIGH SCHOOL DISTRICT



3.4

PLANNING CONSIDERATIONS FACILITY CONDITION ASSESSMENTS SUMMARY

CYPRESS HIGH SCHOOL



3.4

PLANNING CONSIDERATIONS FACILITY CONDITION ASSESSMENTS SUMMARY

CYPRESS HIGH SCHOOL

9801 Valley View Street
Cypress, CA 90630

Year Constructed 1973
Year Last Modernized 2006 (Measure Z)

Current Enrollment 2708
Administrative Staff 4 Administrators
166 Faculty

Square Footage 192,991
Site Size (acres) 37.1



Street, Cypress, CA 90630.

Cypress HS underwent modernization in 2006 as part of Measure Z so the general condition is good. Classroom ceilings, lights, carpet, wall finishes, doors and hardware are relatively new, though some areas of concern remain. Some buildings and/or spaces did not receive modernization. The library and media center, portions of the theater, food service, dance, and other areas require additional work.

Two new buildings were added as a part Measure Z. A two-story, sixteen classroom building and a second gymnasium were added. Total classroom count is approximately 80 with 57 standard classrooms, 7 science labs, 5 computer labs, 2 art rooms, 1 band room, 1 choral room, 8 special education rooms, 2 ASB rooms and 1 yearbook room.

Currently, Cypress High School is in need of three science labs to meet STEM requirements. The Special Education program is concentrated in a small area on campus instead of being properly dispersed and is also in need of sensory/focus rooms. The dance room is in need of expansion and a dance floor. The theater is in need of modernization including lighting, sound system and valances.

The existing food service area is in need of an upgrade. Currently, 2,700 students are served within a 1/2 hour time period in an undersized space. This area should be expanded with the addition of speedlines.

The locker rooms need to be revamped. Add a sufficient number of lockers. The Quonset hut at the athletic fields should be replaced. Consolidate storage bins on a concrete pad. Replace the exterior wooden movable bleachers. Add storage for cheer and wrestling mats.

GREATEST NEEDS:

- ▶ Highest Program Needs:
 - Parking and Drop-Off Improvements
 - Exterior Student Quads and Courtyards
 - Expand Technology
- ▶ Science Common Core: Add three science labs to meet STEM requirements.
- ▶ Security: Classrooms open directly into front, security fencing needed to separate fields from Oak Knoll Park.
- ▶ Food Service serving area is undersized.
- ▶ Modernize theater including back stage area.
- ▶ Athletic locker rooms improvements.
- ▶ Dance room needs new dance floor.
- ▶ Replace Quonset hut at the athletic fields.
- ▶ Consider possible expansion to accommodate:

- Dance room.
- Cheer storage.
- Food serving and speedlines.
- ▶ Address path-of-travel issues throughout the campus.
- ▶ Need for lunch shelters.
- ▶ Reconstruct tennis courts providing correct orientation.

CONDITION ASSESSMENT

Cypress High School is the newest of eight comprehensive high schools within AUHSD built in 1973. The 37 acre site is located at 9801 Valley View

3.4 PLANNING CONSIDERATIONS FACILITY CONDITION ASSESSMENTS SUMMARY

CYPRESS HIGH SCHOOL

Most of the campus roofing was repaired during the 2006 modernization, although a tune-up should be included as part of the new FMP. Install rain collectors, downspouts at the 2-story classroom building.

Lastly, the current school marquee needs to be upgraded and its structure painted.

SITE CONDITIONS

The condition of the existing quad area, which encompasses 81,000 s.f., is extremely poor with extensive cracking, lifting and slope issues as well as ponding. Numerous ADA compliance issues must be addressed. The quad is also in need of new lunch shelters, hardscape, landscape, technology, a new outdoor stage, and event lighting.

Vehicular parking, traffic circulation and exiting from the student parking lot (163,175 s.f.) are a major problem. The asphalt is in poor condition and needs to be replaced. The addition of a traffic light at Valley View St. has been suggested for safety concerns as well as to relieve congestion during peak drop-off times. There is also a desire to improve curb appeal along Valley View St.

There are ongoing security concerns. The property line for the campus needs to be defined and secured. Some classrooms open directly to the front of the campus without fencing or a perimeter barrier. Fencing is needed to separate the playing fields from Oak Knoll Park on the northwest side of the campus. Approximately 3,750 linear feet of fencing is required to properly secure the site.

The athletic fields and facilities are in need of

improvement. The sports fields need to be reconditioned and the irrigation system replaced with a connection to the existing smart controllers. Various areas on campus need new irrigation and smart controllers. The existing tennis and basketball courts need to be replaced and reconfigured. Determine a final location for the band trailer. Address ponding at the track and at the JV soccer field. Existing bike racks are in good condition.

A standard modernization of the pool is required including new plaster, deck resurfacing, pool covers, starting blocks, pool storage, and pool lights. Consider variable frequency drives (VFD) for the pump motors.

BUILDING SYSTEMS

PLUMBING

Approximately 50% of the sewer lines need to be replaced. The main domestic water line and backflow device to the campus needs replacement. Site gas piping needs to be replaced. Provide a gas earthquake shutoff valve.

MECHANICAL

Overall the existing HVAC units are functional and sufficient but will reach the end of their life cycle in the next decade.

ELECTRICAL

The campus power was modernized in 2006 and is in good condition. All low voltage systems were modernized in 2006. Consider the addition of security cameras. Add a "Quantum" network card to the existing Bogen PA. system. Expand technology infrastructure throughout campus. Upgrade the existing parking lot lighting with LED

technology for energy efficiency. Evaluate upgrading the existing site lighting.

3.4 PLANNING CONSIDERATIONS FACILITY CONDITION ASSESSMENTS SUMMARY

CYPRESS HIGH SCHOOL



Revamp locker rooms.



Major vehicular parking and circulation problems at student lot.



Pool in need of standard modernization.



3,750 l.f. of fencing is required to properly secure the site.



Need additional science labs to meet STEM requirements.



Theater needs upgrades.



Basketball and tennis courts need to be reconfigured.



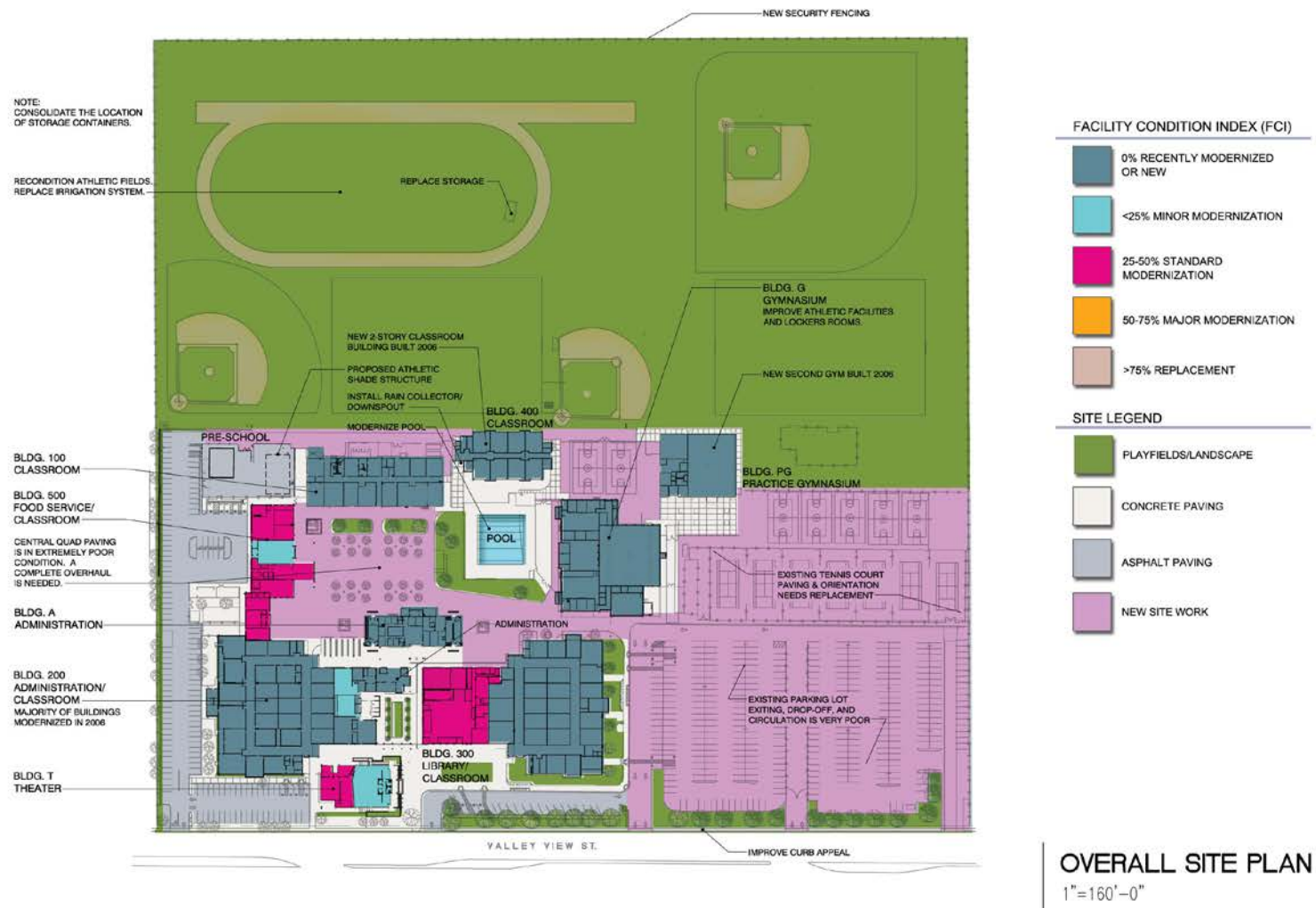
Food service area is in need of additional speed lines.



Upgrade central quad.

3.4 PLANNING CONSIDERATIONS FACILITY CONDITION ASSESSMENTS SUMMARY

CYPRESS HIGH SCHOOL



CYPRESS HIGH SCHOOL
ANAHEIM UNION HIGH SCHOOL DISTRICT



3.4 PLANNING CONSIDERATIONS FACILITY CONDITION ASSESSMENTS SUMMARY

CYPRESS HIGH SCHOOL



CYPRESS HIGH SCHOOL
ANAHEIM UNION HIGH SCHOOL DISTRICT



3.4 PLANNING CONSIDERATIONS FACILITY CONDITION ASSESSMENTS SUMMARY

KATELLA HIGH SCHOOL



3.4 PLANNING CONSIDERATIONS FACILITY CONDITION ASSESSMENTS SUMMARY

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:
 - Science Facilities Upgrades
 - Exterior Student Quads and Courtyards
 - 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

3.4

PLANNING CONSIDERATIONS

FACILITY CONDITION ASSESSMENTS SUMMARY

KATELLA HIGH SCHOOL

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.

3.4 PLANNING CONSIDERATIONS FACILITY CONDITION ASSESSMENTS SUMMARY



KATELLA HIGH SCHOOL

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.



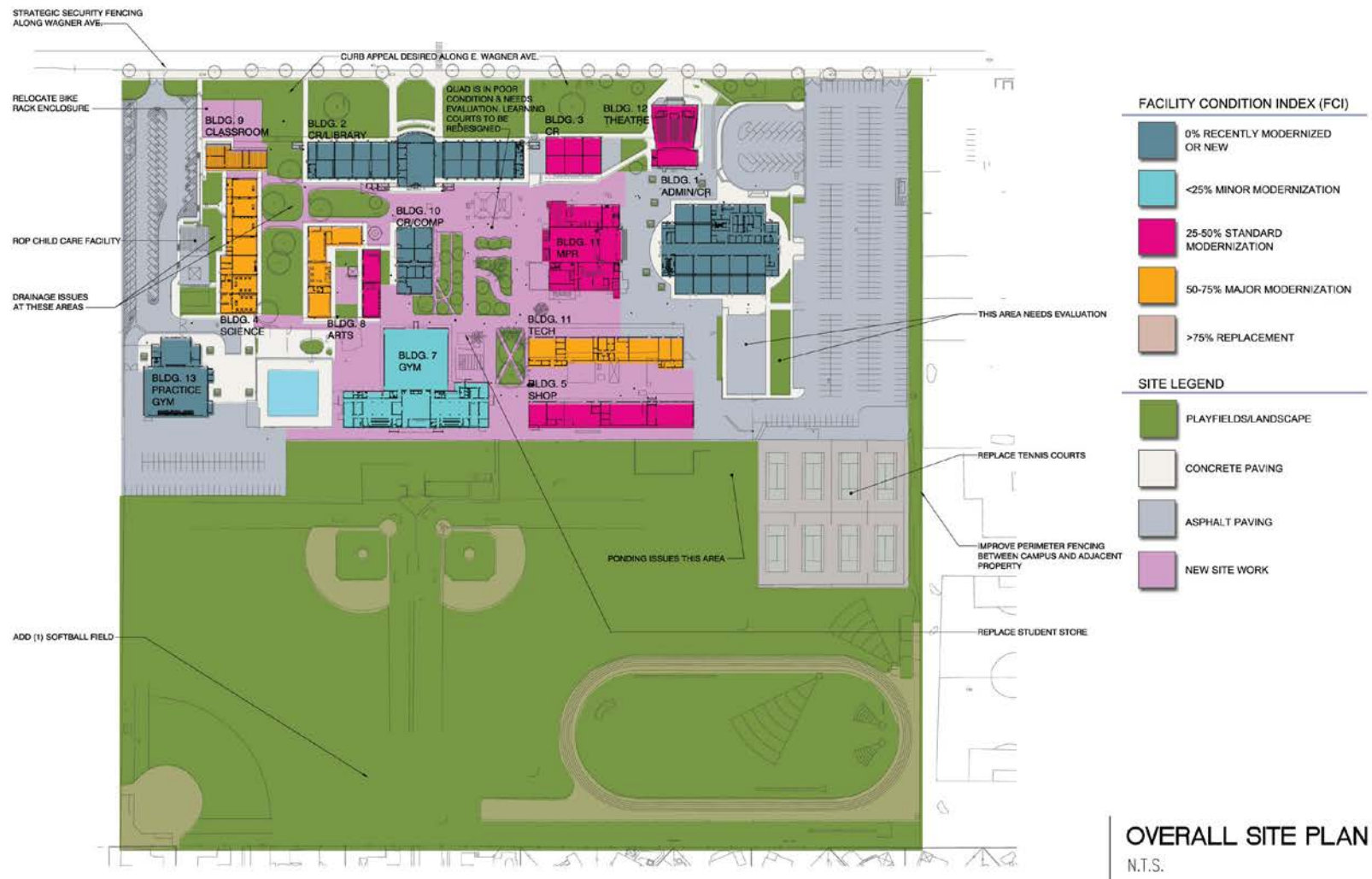
Improve ventilation - both gyms.



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

3.4 PLANNING CONSIDERATIONS FACILITY CONDITION ASSESSMENTS SUMMARY

KATELLA HIGH SCHOOL



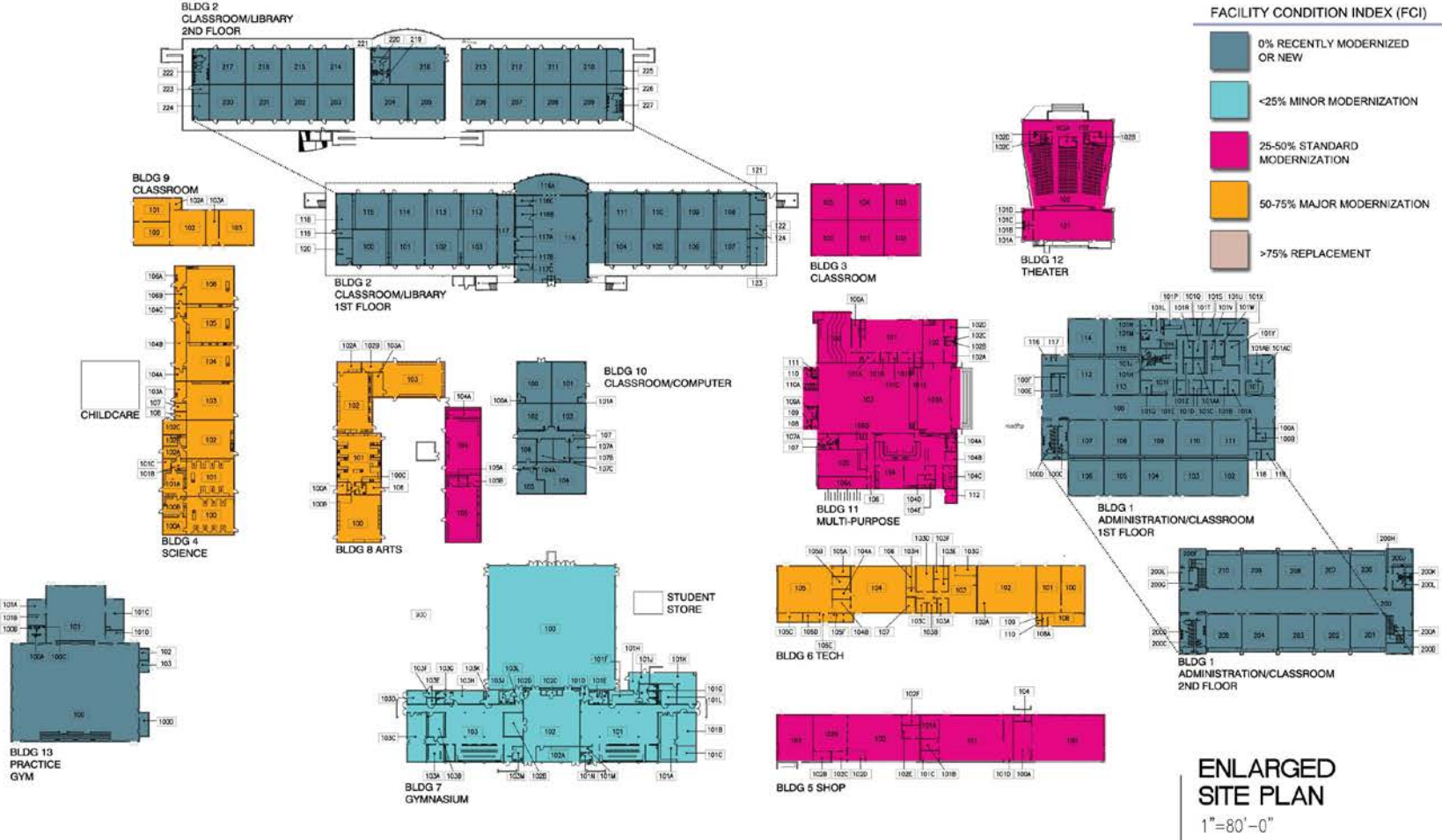
KATELLA HIGH SCHOOL
ANAHEIM UNION HIGH SCHOOL DISTRICT



3.4

PLANNING CONSIDERATIONS FACILITY CONDITION ASSESSMENTS SUMMARY

KATELLA HIGH SCHOOL



KATELLA HIGH SCHOOL
ANAHEIM UNION HIGH SCHOOL DISTRICT



3.4 PLANNING CONSIDERATIONS FACILITY CONDITION ASSESSMENTS SUMMARY

KENNEDY HIGH SCHOOL



3.4 PLANNING CONSIDERATIONS

FACILITY CONDITION ASSESSMENTS SUMMARY

KENNEDY HIGH SCHOOL

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

3.4

PLANNING CONSIDERATIONS

FACILITY CONDITION ASSESSMENTS SUMMARY

KENNEDY HIGH SCHOOL

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.

3.4 PLANNING CONSIDERATIONS FACILITY CONDITION ASSESSMENTS SUMMARY

KENNEDY HIGH SCHOOL



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.



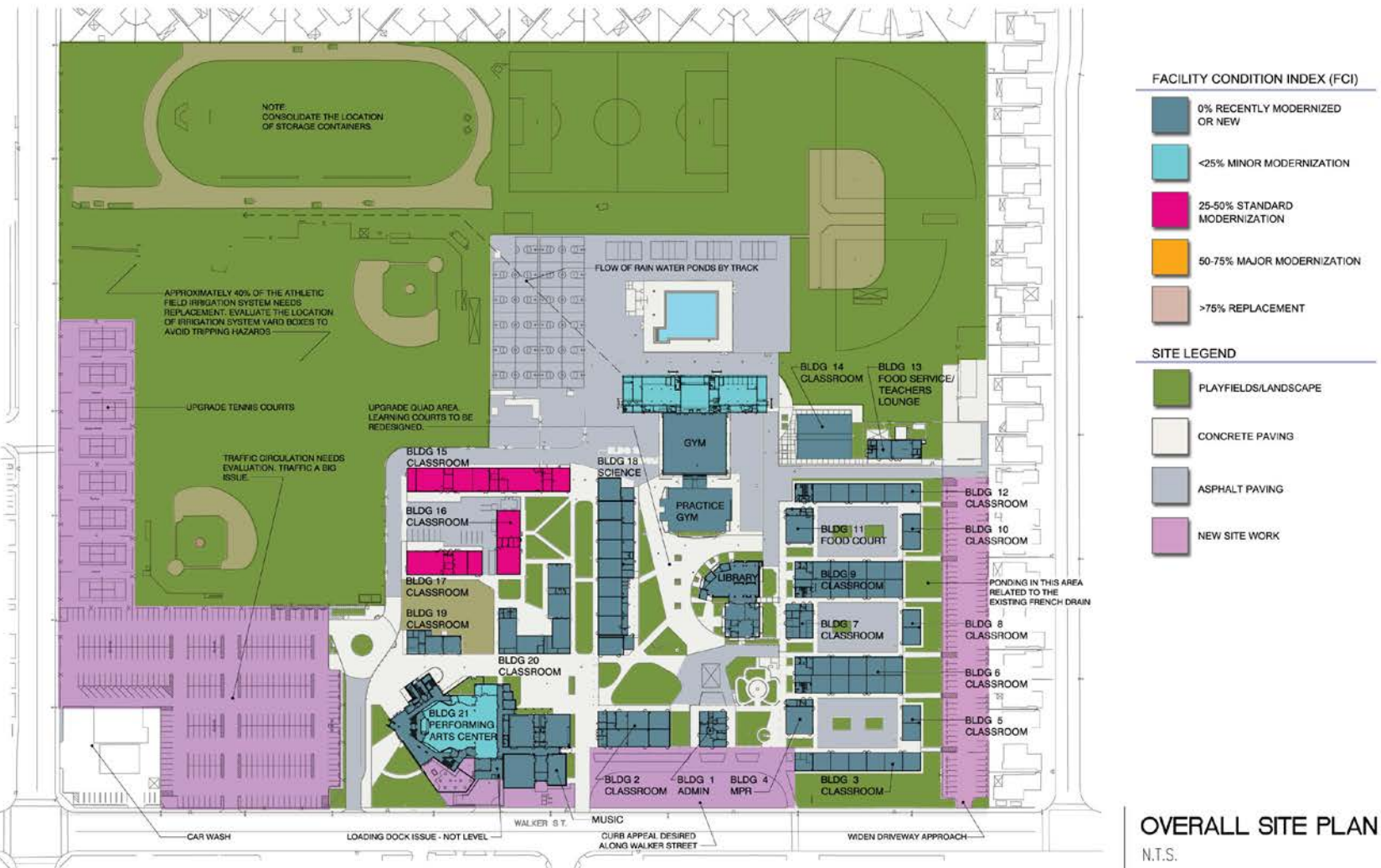
Upgrade the campus marquee to digital.



Poor concrete/asphalt conditions campus wide.

3.4 PLANNING CONSIDERATIONS FACILITY CONDITION ASSESSMENTS SUMMARY

KENNEDY HIGH SCHOOL



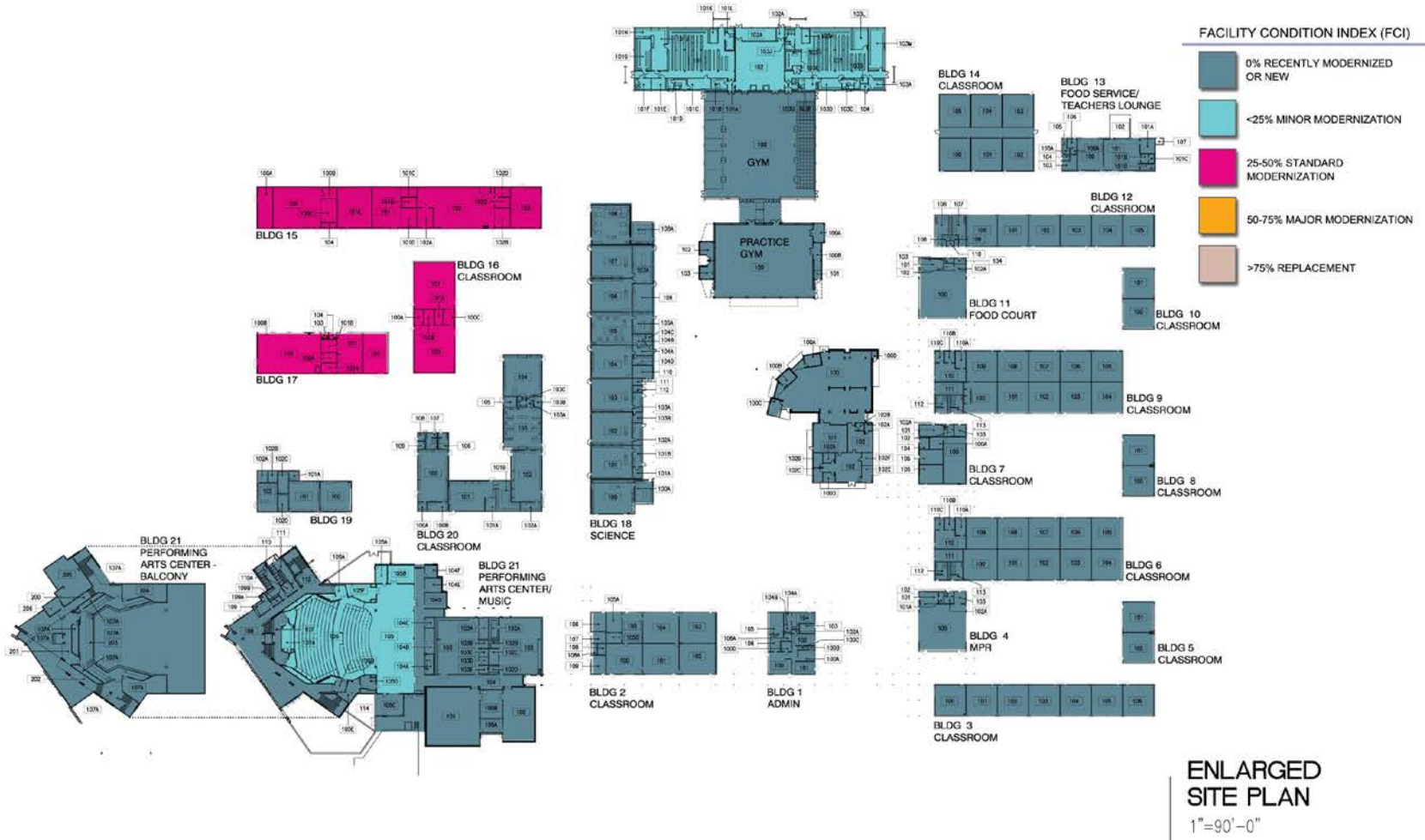
KENNEDY HIGH SCHOOL
ANAHEIM UNION HIGH SCHOOL DISTRICT



3.4

PLANNING CONSIDERATIONS
FACILITY CONDITION ASSESSMENTS SUMMARY

KENNEDY HIGH SCHOOL



ENLARGED
SITE PLAN
1"=90'-0"

KENNEDY HIGH SCHOOL
ANAHEIM UNION HIGH SCHOOL DISTRICT



3.4

PLANNING CONSIDERATIONS FACILITY CONDITION ASSESSMENTS SUMMARY

LOARA HIGH SCHOOL



3.4 PLANNING CONSIDERATIONS FACILITY CONDITION ASSESSMENTS SUMMARY

LOARA HIGH SCHOOL

1765 W. Cerritos Avenue
Anaheim, CA 92804

Year Constructed 1962
Year Last Modernized 2006 (Measure Z)

Current Enrollment 2480
Grade Levels 9-12
Administrative Staff 4 Administrators
100 Teachers
4 Counselors
1 Psychologist
36 Classified

Square Footage 189,273
Site Size (acres) 39.3

- GREATEST NEEDS:**
- ▶ Highest Program Needs:
 - Safety, Security, & Fencing Issues
 - Library / Media / Student Collaboration
 - Eleven existing relocatable buildings need to be replaced with permanent classrooms. Relocate the childcare center.
 - ▶ Vandalism/graffiti is a real problem. Provide higher perimeter fencing and security cameras.
 - ▶ The original gym needs some work, bleachers replaced and ventilation improved.
 - ▶ The athletic field and irrigation system needs replacement.
 - ▶ The Loara Theater needs a loading ramp,

- additional seats, a cyclorama, and house lights.
- ▶ Modernize buildings not addressed in 2006.
- ▶ Add shade structures in the quad.
- ▶ Expand technology.



CONDITION ASSESSMENT

Loara High School, Home of the Saxons, was established in 1962. The 39.3 acre site is located at 1765 W. Cerritos Avenue, Anaheim, CA 92804.

Recent campus wide beautification projects, the modernization of approximately 65% of all buildings in 2006 plus the addition of a new two-story classroom

building leaves Loara HS in relatively good condition. Classroom ceilings, lights, carpet, wall finishes, doors and hardware are new. Some work remains.

The library, offices, a few classrooms, art building, multipurpose room, food service and auto shop buildings did not receive modernization in 2006 and still need work. The Loara Theater is in need of an upgrade. Access, rigging, sound booth and theater lighting are in good condition. The theater needs a loading ramp, a cyclorama, additional seats and house lights. The original gymnasium needs some ceiling work, the bleachers need to be replaced and ventilation/heating improved.

Eleven relocatable buildings in the northwest corner of the site are in very poor condition and should be replaced with permanent classroom space. The Childcare Center needs to be relocated. The existing windows systems on campus are in fair to good condition. The roofing is in need of a tune up.

Total classroom count is approximately 93 with 56 standard classrooms, 11 relocatable classrooms, 7 science labs, 4 science classrooms, 5 computer labs, 2 art rooms, 1 band room, 1 choral room, 1 photo lab, 1 health occupation, 1 home economics, 2 auto shops, 1 ASB room, and 1 drama room.

SITE CONDITIONS

The central courtyard looks fresh with new landscaping, benches, and paving. New ornamental steel fencing along Cerritos Avenue and re-paved parking lots add to the fresh look. However, secondary courtyards (21,000 s.f.) between classroom buildings need new hardscape/landscape.

Repave/redevelop the area that is south of the athletic fields - buffer (40,250 s.f.). Crack seal and slurry the basketball courts (51,000 s.f.). The front dropoff

3.4

PLANNING CONSIDERATIONS

FACILITY CONDITION ASSESSMENTS SUMMARY

LOARA HIGH SCHOOL

parking lot needs to be evaluated. Runoff from the campus sheet flows to this location.

The quad needs new shade structures, and new covers for two existing lunch shelters.

Vandalism and graffiti are a real problem at Loara HS. Security at the front of the campus was improved, but fencing along Euclid Street and the north and west sides of the site is poor. The school needs higher perimeter fencing and security cameras to mitigate this issue. Evaluate the opening at the northwest corner of the campus.

Landscape and irrigation within the campus need minor improvements. Hydraulic irrigation at the playing fields is poor (17.3 acres) and should be upgraded. The campus needs a new irrigation backflow, pumps and controllers.

The athletic fields are in acceptable condition. The asphalt tennis courts need to be replaced with concrete paving (59,200 s.f.). Replace bleacher sections (fields) to accommodate home games.

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. Evaluate safety netting at the pool.

BUILDING SYSTEMS

PLUMBING

The site water piping was replaced with modernization. Fifty percent of the gas and sewer systems and ten percent of the storm drain system

need replacement. Add an earthquake valve at the gas meter. Address minor ponding between the Library and Theater Buildings and the potential flooding by the east side doors of the Library/Media Center.

MECHANICAL

Modernized in 2006 with mostly rooftop packaged units. Gym ventilation and heating are poor. Library/math building HVAC systems require modernization. The EMS was modernized in 2006.

ELECTRICAL

The power distribution system was modernized in 2006. Electrical panels in buildings that were not modernized need replacement. Low voltage systems and fiber backbone were replaced in 2006. The fire alarm system is fully automatic. Add a quantum network card to the existing Bogen PA system. The intrusion detection system is in good working order. Consider the addition of security cameras.

Gymnasium lighting was replaced in 2013. Site and parking lot lighting needs replacement.

3.4

PLANNING CONSIDERATIONS FACILITY CONDITION ASSESSMENTS SUMMARY

LOARA HIGH SCHOOL



Need additional/improved fencing to combat vandalism.



Replace relocatable buildings with permanent construction.



Need new shade structures/lunch shelters.



Poor ventilation in gym needs to be addressed.



Loara Theater in need of upgrades.



Evaluate the front visitor parking lot.



The athletic fields need new irrigation system.



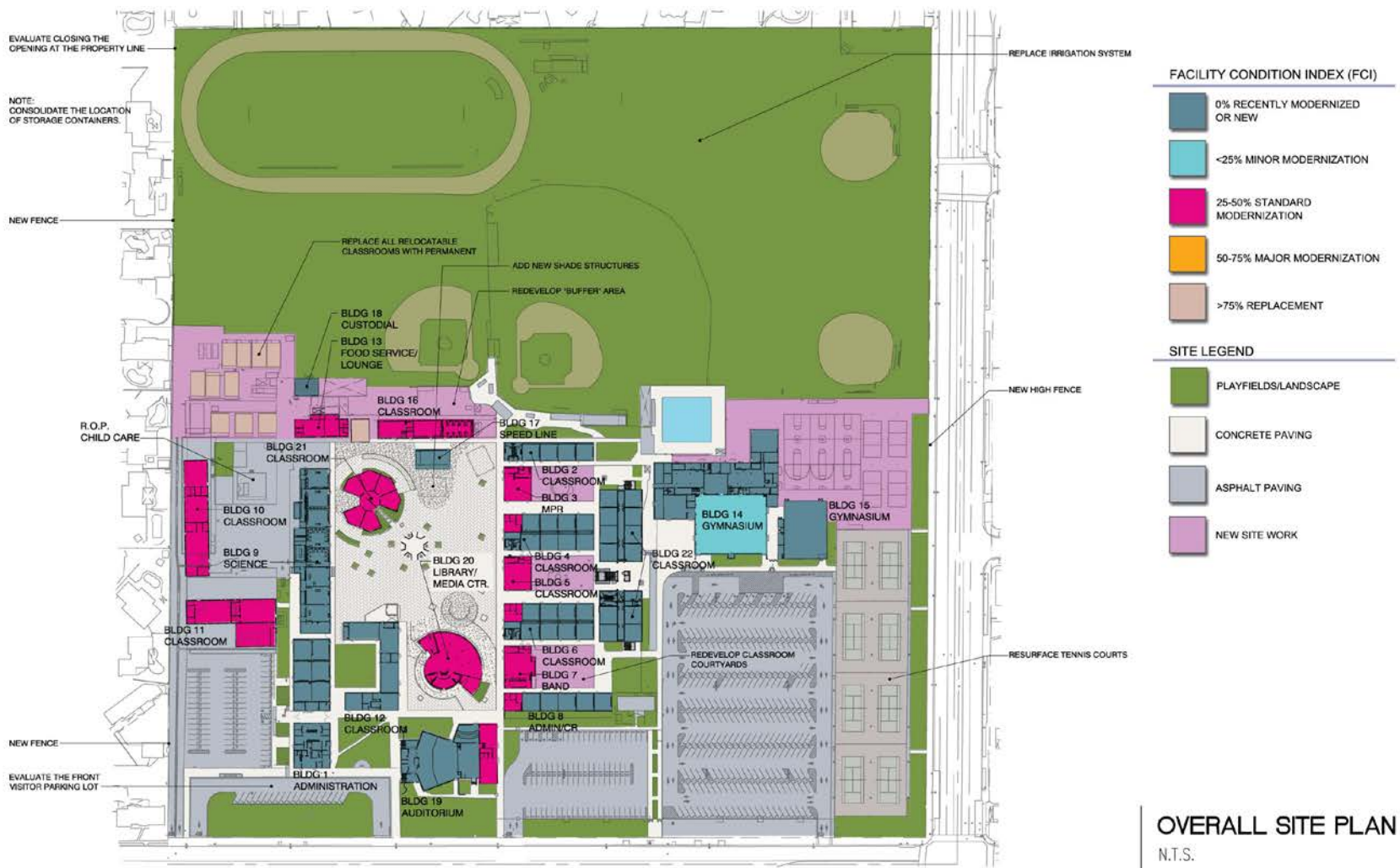
Modernize buildings not addressed in 2006.



Modernize classrooms not addressed in 2006.

3.4 PLANNING CONSIDERATIONS FACILITY CONDITION ASSESSMENTS SUMMARY

LOARA HIGH SCHOOL

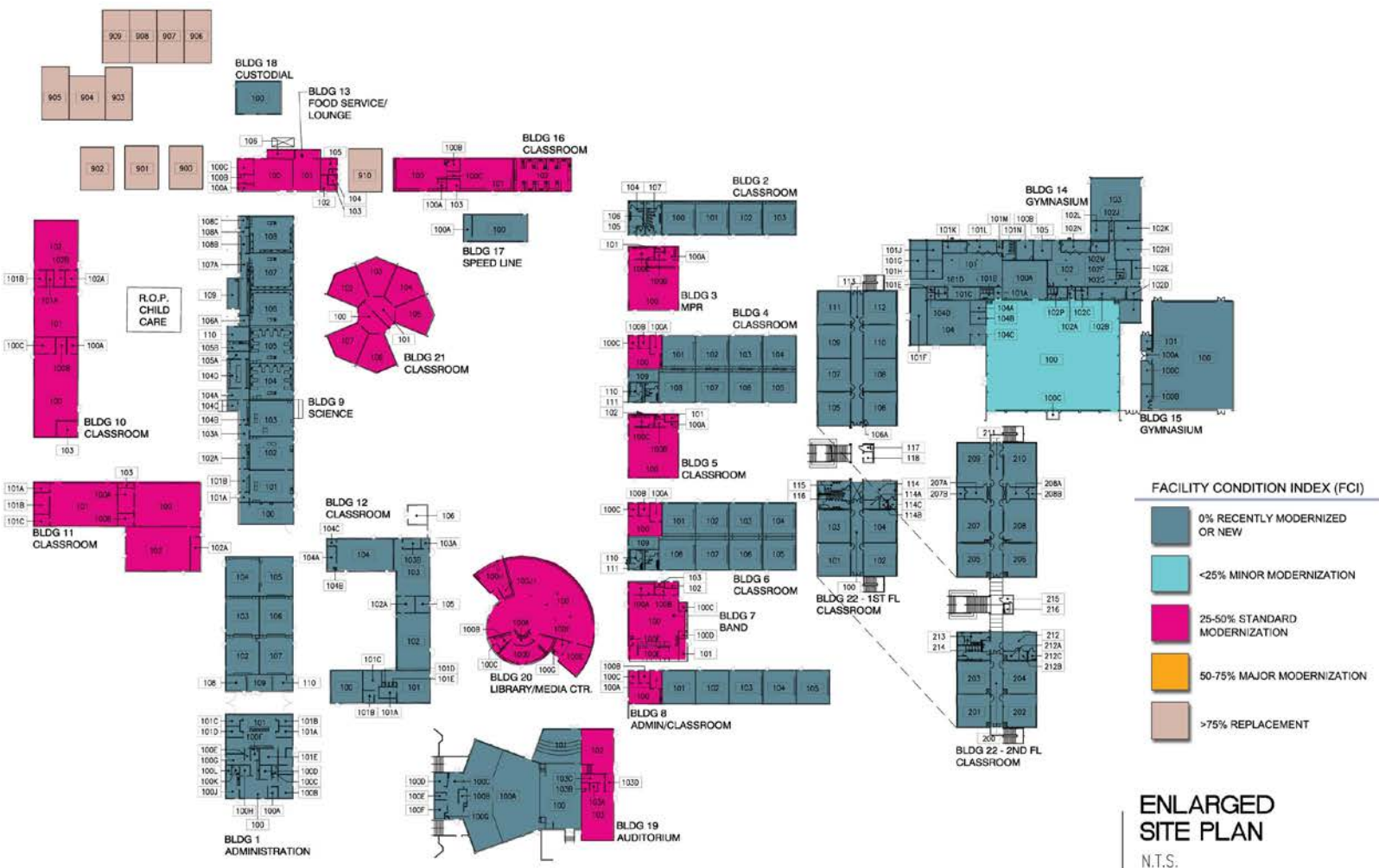


LOARA HIGH SCHOOL
ANAHEIM UNION HIGH SCHOOL DISTRICT



3.4 PLANNING CONSIDERATIONS FACILITY CONDITION ASSESSMENTS SUMMARY

LOARA HIGH SCHOOL



ENLARGED
SITE PLAN
N.T.S.

LOARA HIGH SCHOOL
ANAHEIM UNION HIGH SCHOOL DISTRICT



3.4

PLANNING CONSIDERATIONS FACILITY CONDITION ASSESSMENTS SUMMARY

MAGNOLIA HIGH SCHOOL



3.4 PLANNING CONSIDERATIONS FACILITY CONDITION ASSESSMENTS SUMMARY

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

FACILITY CONDITION ASSESSMENTS SUMMARY

MAGNOLIA HIGH SCHOOL

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.



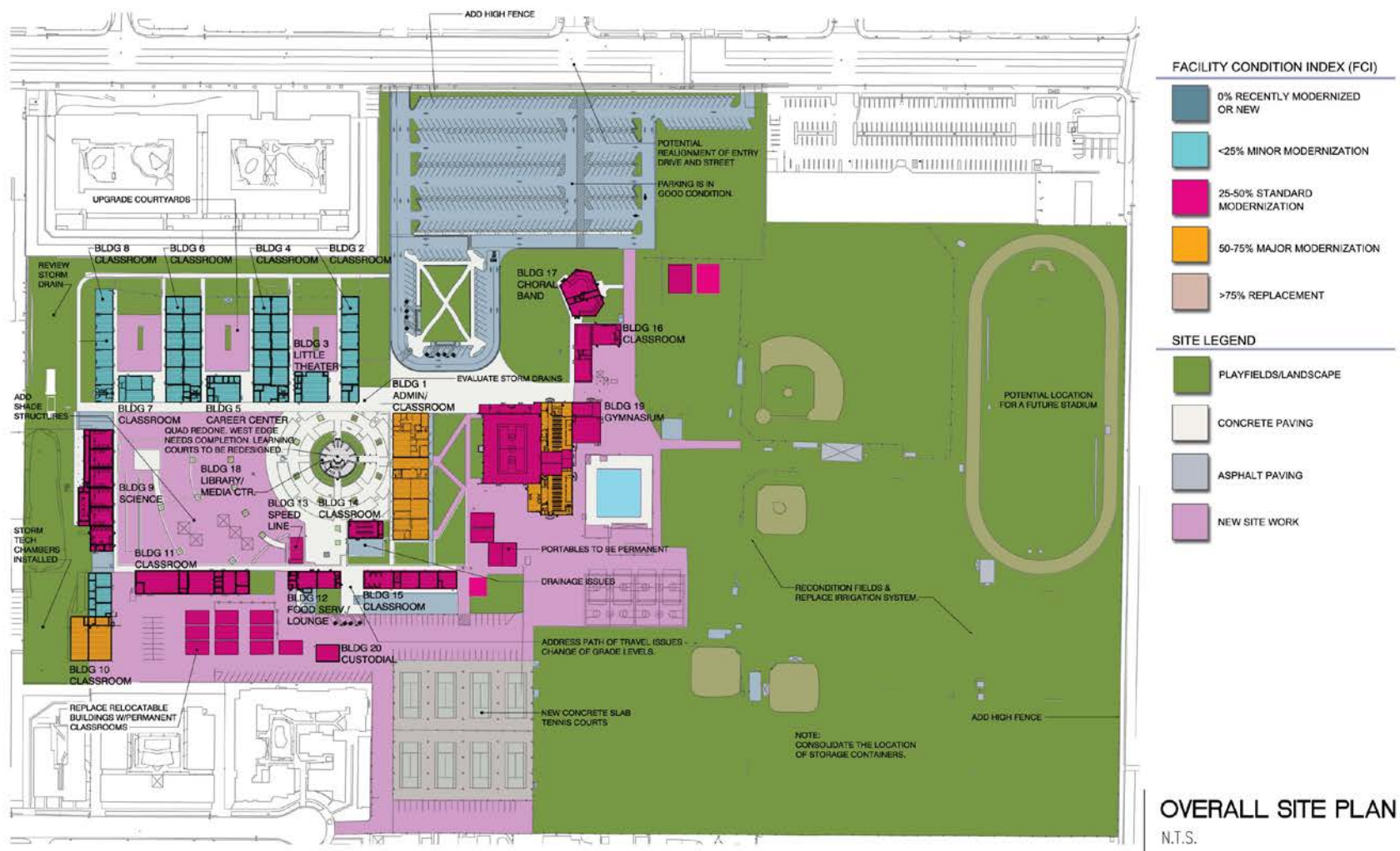
Need to remove lockers at finger plan buildings and courtyard.



Most campus windows are old and need replacement.

3.4 PLANNING CONSIDERATIONS FACILITY CONDITION ASSESSMENTS SUMMARY

MAGNOLIA HIGH SCHOOL



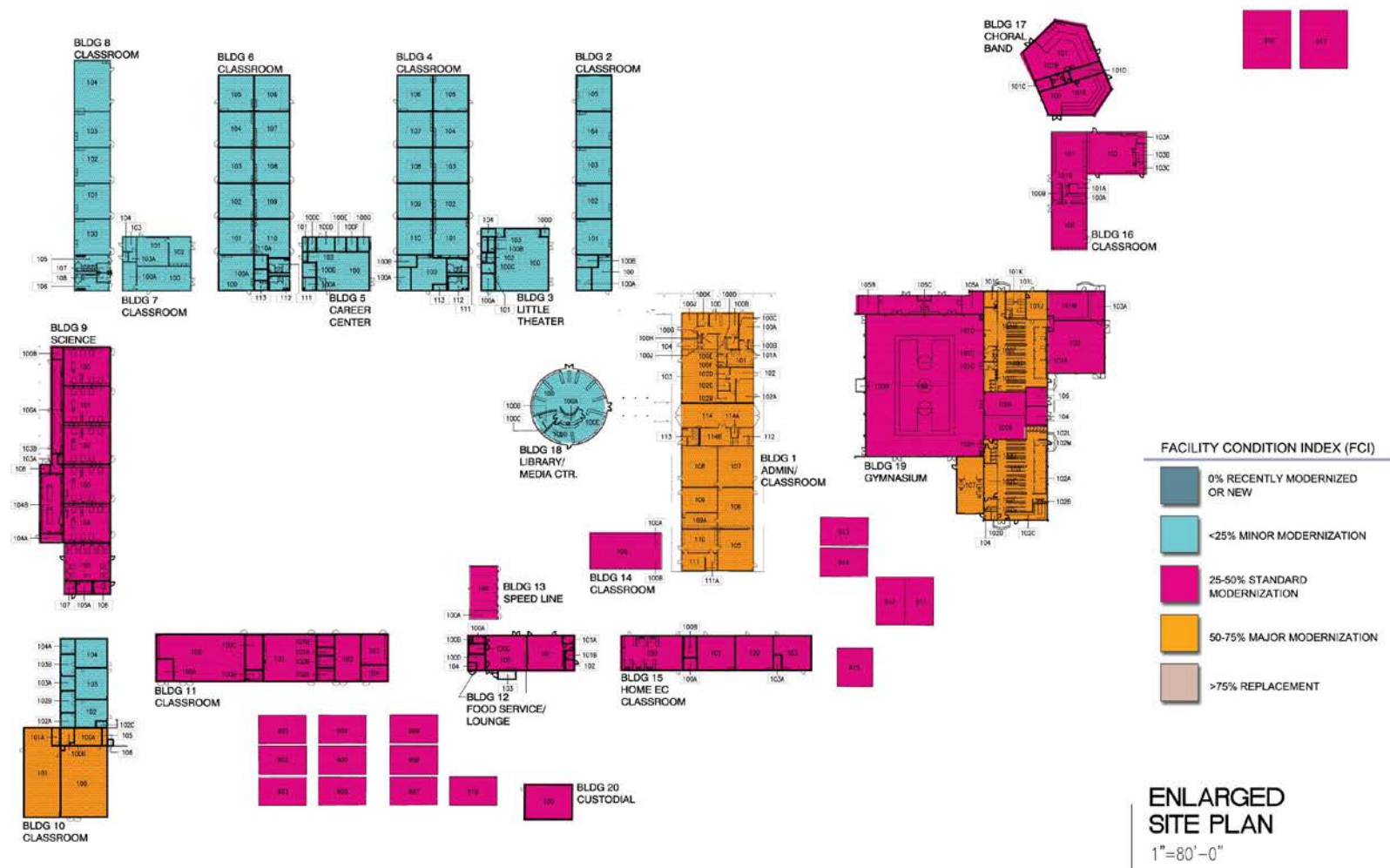
OVERALL SITE PLAN
N.T.S.

MAGNOLIA HIGH SCHOOL
ANAHEIM UNION HIGH SCHOOL DISTRICT



3.4 PLANNING CONSIDERATIONS FACILITY CONDITION ASSESSMENTS SUMMARY

MAGNOLIA HIGH SCHOOL



MAGNOLIA HIGH SCHOOL
ANAHEIM UNION HIGH SCHOOL DISTRICT



3.4

PLANNING CONSIDERATIONS FACILITY CONDITION ASSESSMENTS SUMMARY

SAVANNA HIGH SCHOOL



3.4 PLANNING CONSIDERATIONS FACILITY CONDITION ASSESSMENTS SUMMARY

SAVANNA HIGH SCHOOL

301 North Gilbert Street
Anaheim, CA 92801

Year Constructed	1961
Year Last Modernized	2002
Current Enrollment	2100
Grade Levels	9-12
Administrative Staff	4 Administrators 84 Teachers 4 Counselors 1 SLP 1 Psychologist 43 Classified
Square Footage	151,680
Site Size (acres)	41.5



- GREATEST NEEDS:**
- ▶ Upgrade athletic facilities
 - ▶ Second gym
 - ▶ Upgrade and reconfigure parking lots for improved vehicular traffic flow and student drop off.
 - ▶ Reconfigure main student/staff entrance to campus.
 - ▶ Revamp central quad with hardscape, landscape, seating, event lighting, and shade structures.
 - ▶ Upgrade and equip science facilities to meet S.T.E.M. requirements.
 - ▶ Upgrade classrooms to support Common Core.

- ▶ Provide a secure location for the band trailer.
- ▶ Provide service road to loop around campus.
- ▶ New bike enclosure.

CONDITION ASSESSMENT

Savanna High School was established in 1961 and is located at 301 North Gilbert Street, Anaheim, CA 92801. The site measures 41.5 acres.

Savanna HS received modernization improvements in 2002 primarily focused on the classroom buildings. Classroom ceilings, flooring, paint, lights, door hardware, toilet room accessibility, HVAC and new electrical service were provided. These rooms still

require minor modernization upgrades. Many areas received little or no improvement in 2002 such as science, art, music, gymnasium, locker rooms and the administration building. Their needs range from standard to major modernization.

The science program needs adequate housing to meet S.T.E.M. requirements.

The school is in need of a second gymnasium, including a wrestling facility and extra P.E. storage. The existing athletic facilities also require upgrades. The gym needs to be renovated and expanded to include a foyer and motorized bleachers. The boys and girls shower/locker room, team rooms, and coaches areas are in poor condition. In addition to standard upgrades, provide P.E. lockers to meet need.

3.4

PLANNING CONSIDERATIONS

FACILITY CONDITION ASSESSMENTS SUMMARY

SAVANNA HIGH SCHOOL

The ROP/CTE is in need of a few upgrades including the auto shop and the medical program expansion. Culinary Arts could move to Room 28 to adequately house and equip the program.

The administrative office and media center could be reconfigured to make better use of the existing space. The library is also in need of renovation/modernization. The Food Service area should be expanded with additional speedlines and covered lunch areas.

The auditorium stage floor needs to be replaced, ideally with wood. Upgrades to interior finishes and electrical/AV are needed along with the addition of a cyclorama. Re-key the entire school to the District standard keying system.

The roofing was recently upgraded. The existing window systems appear to be in good condition. Replace glazing.

Total number of classrooms is 72 with 50 standard classrooms, 5 science labs, 5 computer labs, 2 special education, 2 art, 1 band, 1 choir, 1 medical, 1 auto, 1 home economics, 1 wood, 1 ASB and 1 ROP. The site also includes 3 undersized medical breakout classrooms and 2 other undersized classrooms not included in the count of 72.

SITE CONDITIONS

Traffic circulation, parking and drop-off conditions are poor and need to be reconfigured. The Gilbert Street visitor parking is too narrow to be effective. There is only one driveway to the north parking lot and it is not wide enough to accommodate traffic. The north parking lot should be reconfigured with student drop-off near the World Language area. The bus drop off

should be evaluated. More standard parking should be added in lieu of the parallel parking that currently exists.

Fencing at the north and west side of campus between the school and golf course is in poor condition and needs to be replaced. High safety netting is needed along the north property line for safety. Coordinate with the city of Anaheim. Replace (2,800 l.f.) of chain link fence. Provide ornamental steel fencing along Gilbert Street and new main entrance to the campus (1,500 l.f.). The school staff has requested security lighting at the northwest corner of the fields due to the proximity of the neighboring golf course.

The paving conditions on site require significant improvements. The asphalt (330,700 s.f.) is in poor condition. Concrete is cracked, broken and uneven throughout the campus (18,000 s.f.) creating multiple path-of-travel issues.

Revamp the entire central quad (42,000 s.f.) to include new hardscape, landscape, irrigation with smart controllers, seating areas, shade structures, and event lighting. Repurpose classroom courtyards (22,000 s.f.) to outdoor learning environments with enhanced technology.

The athletic fields are in good condition. However, the irrigation system needs full replacement, including a smart controller (18.8 acres). A paved road should be added to provide access to the fields. The track long jump and triple jump should be relocated for safety purposes along with the shot put which is currently sited in a poor location. The asphalt paved tennis courts need to be replaced with concrete and new play surface (58,000 s.f.). Replace fencing and wind screens.

A standard modernization of the pool is required

including new plaster, deck re-surfacing and pool lights replaced. The District should consider the addition of pool covers and variable frequency drives (VFD) for the pump motors. Evaluate the feasibility of increasing the pool depth with new infinity gutters. Install pool scoreboard.

BUILDING SYSTEMS

PLUMBING

The existing sewer, domestic water and gas lines need to be replaced. Provide a gas earthquake shut off valve. There are major drainage issues at the south and west property lines, at the Administration courtyard, west of Food Service, and southeast of the track.

MECHANICAL

Package units were installed in 2002 throughout campus. Life cycle replacement will be required in the next decade. Provide an HVAC unit in the MDF room.

ELECTRICAL

The electrical power was upgraded in 2002. The existing telephone/data, CATV, CCTV, fire alarm, clock/intercom are in need of upgrading. A new security system is needed. Add a "Quantum" card to the Bogen P.A. system for network capabilities. The fiber backbone needs to be evaluated.

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

The theater is in need of a new AV system along with new house and theatrical lighting. Upgrade the existing digital marquee.

3.4 PLANNING CONSIDERATIONS FACILITY CONDITION ASSESSMENTS SUMMARY



Gym and locker room improvements needed.



Major improvements needed to drop off and parking areas.



Library in need of renovation.



Reconfigure and upgrade main parking lot.



New fencing and security lighting needed throughout campus.



Revamp the central quad.



New science labs are needed.



Upgrade athletic facilities.



Kitchen in need of expansion, including speedlines.

3.4 PLANNING CONSIDERATIONS FACILITY CONDITION ASSESSMENTS SUMMARY

SAVANNA HIGH SCHOOL



ENLARGED
SITE PLAN
1"=100'-0"

SAVANNA HIGH SCHOOL
ANAHEIM UNION HIGH SCHOOL DISTRICT



3.4 PLANNING CONSIDERATIONS FACILITY CONDITION ASSESSMENTS SUMMARY

WESTERN HIGH SCHOOL



3.4 PLANNING CONSIDERATIONS FACILITY CONDITION ASSESSMENTS SUMMARY

WESTERN HIGH SCHOOL

501 South Western Avenue
Anaheim, CA 92804

Year Constructed	1954
Year Last Modernized	1993
Current Enrollment	2250
Grade Levels	9-12
Administrative Staff	4 Administrators 86 Teachers 4 Counselors 25-30 Classified
Square Footage	167,699
Site Size (acres)	39



GREATEST NEEDS:

- ▶ Highest Program Needs:
 - Classroom Upgrades
 - Gym and PE / Athletic Facilities Upgrades
 - District facilities – “The Forum” and Stadium – need upgrades. Bus access and drop-off to stadium along back driveway should be evaluated for safety.
 - Restroom upgrades
- ▶ The existing buildings are in need of major modernization.
- ▶ The campus is not secure - major problem with vandalism and theft. Need upgraded security fencing.
- ▶ Shade structures.
- ▶ Need to redesign campus quad.

- ▶ Playing fields need to be reconditioned.
- ▶ Need to add separate staff/student parking.
- ▶ Maximize the functionality of the small site.
- ▶ Revamp teaching spaces to meet S.T.E.M. and Common Core requirements.

CONDITION ASSESSMENT

Western originally opened as a junior high school in 1954 sharing a similar finger plan building layout with Brookhurst Jr. High School and Orangeview Jr. High School. Western was converted to a high school in 1957 with the addition of the Forum Theater and a second gymnasium. The 39-acre site is located at 501 South Western Avenue, Anaheim, CA 92804. Western

High School is also home to the District’s Handel Stadium that operates independently from Western High School athletics.

Total number of classrooms is 72 with 53 standard classrooms, 5 science labs, 3 computer labs, 3 special education classrooms, 2 art, 1 band, 1 choir, 1 culinary arts, 1 wood shop, 1 ASB and 1 ROTC. Some undersized spaces are used as classrooms, but they do not appear in this count.

While some repair work has occurred at Western High School in recent years, the general condition of most buildings is poor to very poor. Architectural finishes are dated and worn. Ceilings replaced in 1993 are sagging. There are not enough restrooms to support students or faculty; some of the previous restroom facilities are non-operational and have been converted to storage. The existing windows are in poor condition and need to be replaced. Of the existing roofing, 85% is in need of a tune-up. The boys locker room and shop building roofs need to be torn off and replaced.

The Forum and Media Center finishes are very dated. Both exhibit severe ADA accessibility issues. The Forum has no accessible audience seating and the stage also lacks accessibility. Outfit the Forum with new seating, ADA wheelchair lift, house lighting, upgraded sound booth, cyclorama and technology. Dressing rooms are needed in the facility.

The Media Center needs new finishes, technology, and ADA access to all levels.

There are several issues to be addressed at the gymnasium including the need for new bleachers. The leaking roof skylights need to be addressed. The girls and boys locker rooms, offices, and team rooms need to be modernized. Provide showers and lockers to meet the current need.

3.4

PLANNING CONSIDERATIONS

FACILITY CONDITION ASSESSMENTS SUMMARY

WESTERN HIGH SCHOOL

This school is in need of adequately housed and equipped science and computer labs to meet S.T.E.M. requirements.

Enhance the presence and functionality of the administration building.

The existing restrooms need upgrading. Additional restroom facilities are needed. Replace the student store. The portable classroom buildings are new, on concrete foundations, and in good condition. Re-key the school to the District standard keying system. The majority of the window systems need replacement. Provide new window coverings throughout. It is imperative to maximize the functionality of the small site with the addition of two-story facilities.

SITE CONDITIONS

Campus security is a major concern at Western High School with the need to address ongoing theft and vandalism. Tall fencing is required at the perimeter. Provide chainlink fence (3,100 l.f.) at east and west of fields. Complete the masonry fence (800 l.f.) along the north property line. Provide ornamental steel fence (2,500 l.f.) along the south side of the pedestrian easement and along Orange Avenue.

While the Western Avenue parking lot was recently upgraded and congestion improved, separate staff parking is still needed. Reconfigure the parking lot along Orange Ave. to segregate staff and student parking.

The asphalt paving at the main parking lot and areas between classrooms is in poor condition (247,000 s.f.). The central quad and finger wing concrete paving is in poor condition (97,000 s.f.) with several ADA compliance issues. There are several areas where the cross slope exceeds 2% and where the

slope in the direction of travel exceeds 5% without handrails.

Revamp the entire central quad to include hardscape, landscape, irrigation with smart controllers, seating areas, shade structures and event lighting. Repurpose classroom courtyards to outdoor learning environments with enhanced technology. Address severe ponding in these areas.

Provide a new bike enclosure, golf cart storage and trash enclosure. The digital marquee was installed in 2011. Hi-lo drinking fountains are needed to meet ADA requirements.

Athletic fields need reconditioning. Replace the field irrigation system and connect to the existing smart controller. Provide permanent fence around varsity baseball field.

Provide shared lighting controls at the new tennis complex. Provide gates at each courts.

The swimming pool needs a complete overhaul to address shape, size, and depth.

HANDEL STADIUM

Handel Stadium needs include:

- o Upgraded restrooms and team rooms.
- o ADA parking
- o Bus parking
- o Perimeter ornamental steel fencing
- o Security system with cameras
- o Synthetic track and field
- o Replace visitor bleachers
- o New ticket booth and concessions

- o Evaluate the replacement of the stadium lighting.
- o Provide separate irrigation water supply to the stadium.

PLUMBING

The existing sewer, water and gas lines need to be replaced. There are major sewer issues within the Administration and PE. buildings. Provide a gas earthquake shut off valve.

Evaluate the existing storm drain system.

MECHANICAL

The existing EMS requires a software upgrade. The gym ventilation systems require modernization. A majority of HVAC units need replacement. Address HVAC issues at the new relocatable buildings.

ELECTRICAL

Revisit the power distribution system. The existing telephone/data, CATV, CCTV, fire alarm, clock/intercom and security systems need to be upgraded and/or replaced. Consider the addition of security cameras. The fiber backbone needs to be evaluated.

Upgrade the existing site and parking lot lighting with L.E.D. technology for energy efficiency.

3.4

PLANNING CONSIDERATIONS FACILITY CONDITION ASSESSMENTS SUMMARY

WESTERN HIGH SCHOOL



Provide adequate science facilities.



Revamp campus quad.



Stadium is in need of renovation



Campus in vital need of fencing/security improvements



Upgrade computer labs to meet Common Core



Add lunch shelters.



Upgrade and expand restroom facilities.



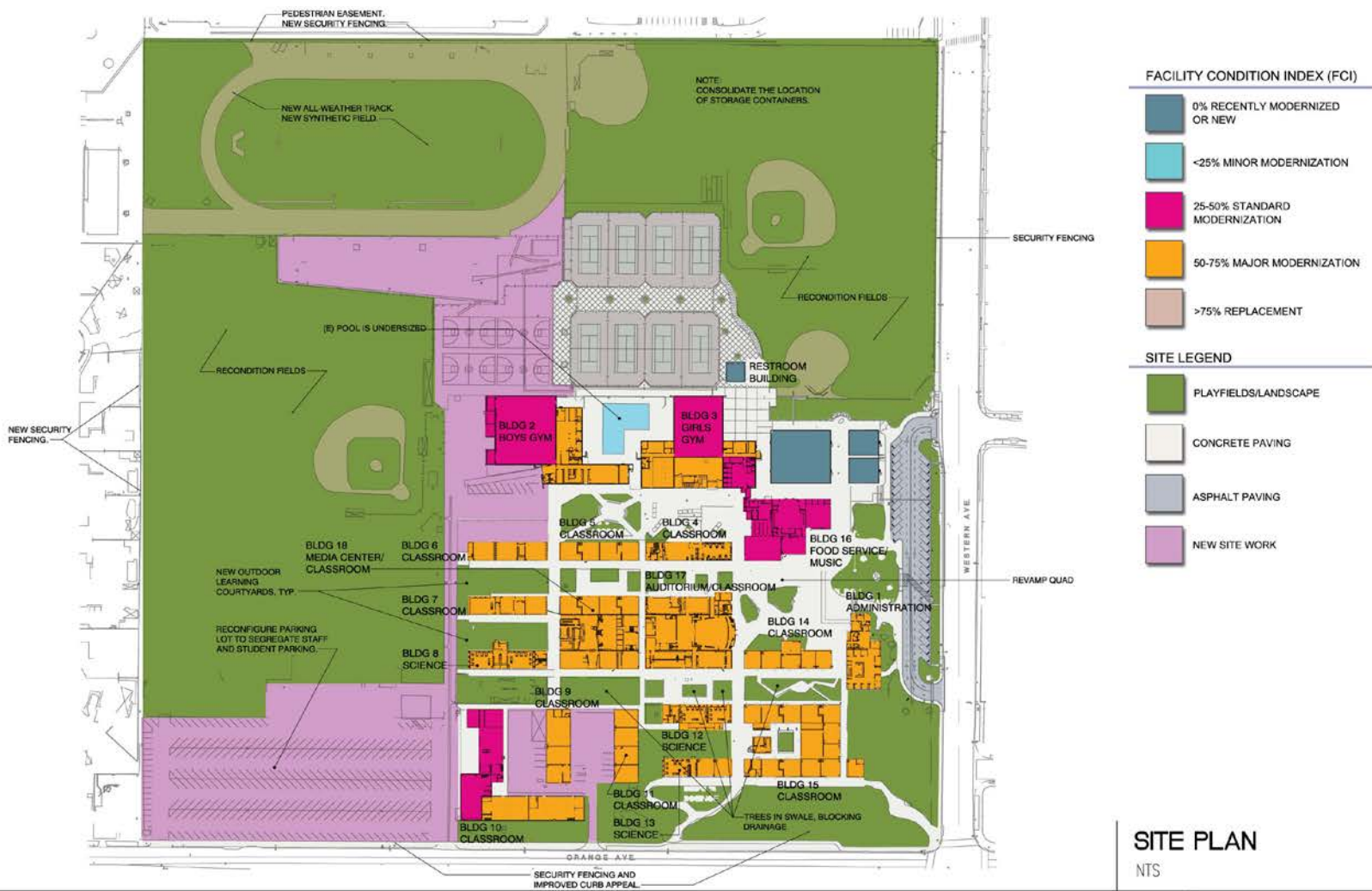
Overall paving in poor condition across campus.



New synthetic track and field at stadium.

3.4 PLANNING CONSIDERATIONS FACILITY CONDITION ASSESSMENTS SUMMARY

WESTERN HIGH SCHOOL



SITE PLAN
NTS

WESTERN HIGH SCHOOL
ANAHEIM UNION HIGH SCHOOL DISTRICT



3.4 PLANNING CONSIDERATIONS FACILITY CONDITION ASSESSMENTS SUMMARY

WESTERN HIGH SCHOOL



WESTERN HIGH SCHOOL
ANAHEIM UNION HIGH SCHOOL DISTRICT



3.4 PLANNING CONSIDERATIONS FACILITY CONDITION ASSESSMENTS SUMMARY

HOPE SCHOOL & GILBERT WEST



3.4 PLANNING CONSIDERATIONS

FACILITY CONDITION ASSESSMENTS SUMMARY

HOPE SCHOOL & GILBERT WEST

7901 Knott Ave.
Buena Park, CA 90620

Year Constructed	1964
Year Last Modernized	1999 HVAC 2007 Exterior Paint 2010 Office Building

Current Enrollment	300
Grade Levels	7 Adult
Administrative Staff	5 Administrative 25 Teachers 3 Sign Language 1 Speech 95 Classified

Square Footage	75,604
Site Size (acres)	20

GREATEST NEEDS:

- ▶ Highest Program Needs:
 - Need for improved restrooms with changing and support facilities (medical model) that can be utilized as a life skills teaching area.
- ▶ Additional and improved toilet facilities for both students and staff. Accommodate equipment such as “Hoyer” lifts.
- ▶ Improved classroom hygiene. Need sink as a minimum in classrooms.
- ▶ Need to improve drop-off area. Seventy wheelchairs are trying to fit through Building 9 bottleneck. Need to include a waiting/seating area.

- ▶ Improve curb appeal along Knott Ave.
- ▶ Need to add hard flooring in classrooms; carpet not appropriate. Polished concrete preferred vs. linoleum.
- ▶ Visioning: toilet facilities are living skills “classrooms.”
- ▶ Need to add storage space.
- ▶ Add shade structures.
- ▶ Nurse’s office needs restroom.
- ▶ Reconfigure P.E. building for better use.
- ▶ Upgrade fencing on south property line, adjacent to shopping center.



CONDITION ASSESSMENT

HOPE SCHOOL

Hope School is a special needs school that consequently has special needs unto itself. ADA accessibility and hygiene requirements are amplified. Of the 300 total number of students, 70 are in wheelchairs, 10 are blind, and 20 are hearing impaired. The age range is from 12-22.

Hope School is located at 7901 Knott Ave., Buena Park, CA 90620. The school is sited on 20 acres. It was originally built in 1964 as La Palma High School and converted to a special needs school in 1979.

Although the administration area was modernized in 2010, all other areas are in need of major modernization. The architectural finishes, plumbing, mechanical and electrical systems are old and dated. Much additional work is required to address the special needs user. Hope School is identified as requiring a major modernization.

All classrooms need replacement of old finishes and systems plus the addition of a hygiene area with new sinks, counters, water and sewer where there was none before. Major renovation will be necessary in the two changing areas that do not meet ADA requirements and that do not have clear separation between the boys and girls areas. Buildings 8 (gym) and 10 (MPR) will require major renovations. The overall condition of both buildings is extremely poor with non-accessibility being a primary issue. Building 9 was recently converted into the Administration Building. It is in fair condition, but still needs additional work.

GILBERT WEST

Gilbert West is an adult education (transition) school where independent studies are offered. The school is

3.4

PLANNING CONSIDERATIONS

FACILITY CONDITION ASSESSMENTS SUMMARY

HOPE SCHOOL & GILBERT WEST

comprised of a two-story main building and a newer relocatable restroom building. The main building houses science classrooms, computer labs, regular classrooms, a media center, and an administration space. In general, all spaces are in need of a major modernization. There is no accessible access to the second floor and a new elevator will be required. Major work will be needed to improve the existing stairs as they are rusting with plant growth at the crevices. Recondition the second floor exterior deck. The newer relocatable restroom building provides staff and student restrooms and is immediately adjacent to the main building.

Buildings 11 and 12 require roofing tear off and replacement. All other roofing needs a tune up. Existing windows on campus also require replacement with special needs considerations.

SITE CONDITIONS

The drop-off area requires major improvement. Seventy wheelchairs are currently trying to fit through a bottleneck at Building 9. A waiting/seating/shaded area should be added at this location.

The campus exterior along Knott Ave. is in need of improved curb appeal.

Currently, there are downspout issues at every building with water flowing down to the path of travel. Asphalt paving is in poor condition at all areas with large gaps throughout the campus grounds creating trip hazards (213,750 s.f.). Accessible parking is required at both the Hope School and Gilbert West parking lots.

The existing field and courtyard irrigation is in

poor condition and should be replaced at Hope School and Gilbert West. Improve courtyard areas throughout with new hardscape, landscape, seating, irrigation with smart controllers, shade structures and event lighting giving special consideration to the needs of the users.

BUILDING SYSTEMS

PLUMBING

The existing sewer, domestic water and gas lines need to be replaced at Hope School and Gilbert West. Provide a gas earthquake shutoff valve.

Improve drainage south of the campus in the alleyway.

MECHANICAL

The HVAC units at Hope School were replaced in 1999, but are now life-cycled. The campus needs all new HVAC systems including Gilbert West.

ELECTRICAL

A full modernization of all low voltage systems is required at Hope School and at Gilbert West. The main electrical power was previously updated, but a rework of the distribution is required along with a modernization of all low voltage systems. The fire alarm system requires replacement at Hope School and Gilbert West. A new security system is also needed.

At both Hope school and Gilbert West, improve exterior lighting, and parking lot lighting and replace interior lighting.

3.4 PLANNING CONSIDERATIONS FACILITY CONDITION ASSESSMENTS SUMMARY

HOPE SCHOOL



Additional specialized toilet facilities are needed.



Replace irrigation, provide accessibility, rehabilitate fields & track.



Need to improve drop-off/bottleneck for wheelchairs.



Replace carpeting with hard floors in classrooms.



Building 9 was recently modernized.



Paving in poor condition across campus.



Landscape and irrigation in need of renovation.



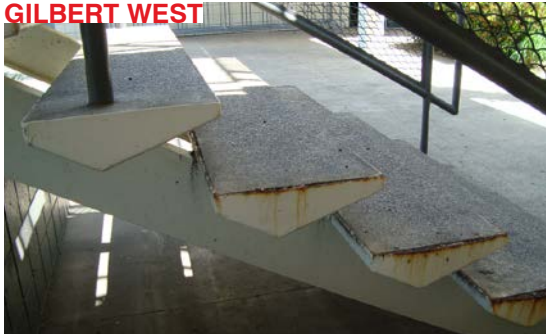
Classrooms require modernization with special needs.



Drainage issues at the south of campus.

3.4 PLANNING CONSIDERATIONS FACILITY CONDITION ASSESSMENTS SUMMARY

GILBERT WEST



Stairs in poor condition.



No ADA access to upper level. Provide elevator.



AC paving poor at parking lot.



Provide ADA accessible restrooms.



Provide ADA accessible casework in science classrooms.



Accessible handrails needed at stairs and at upper level.



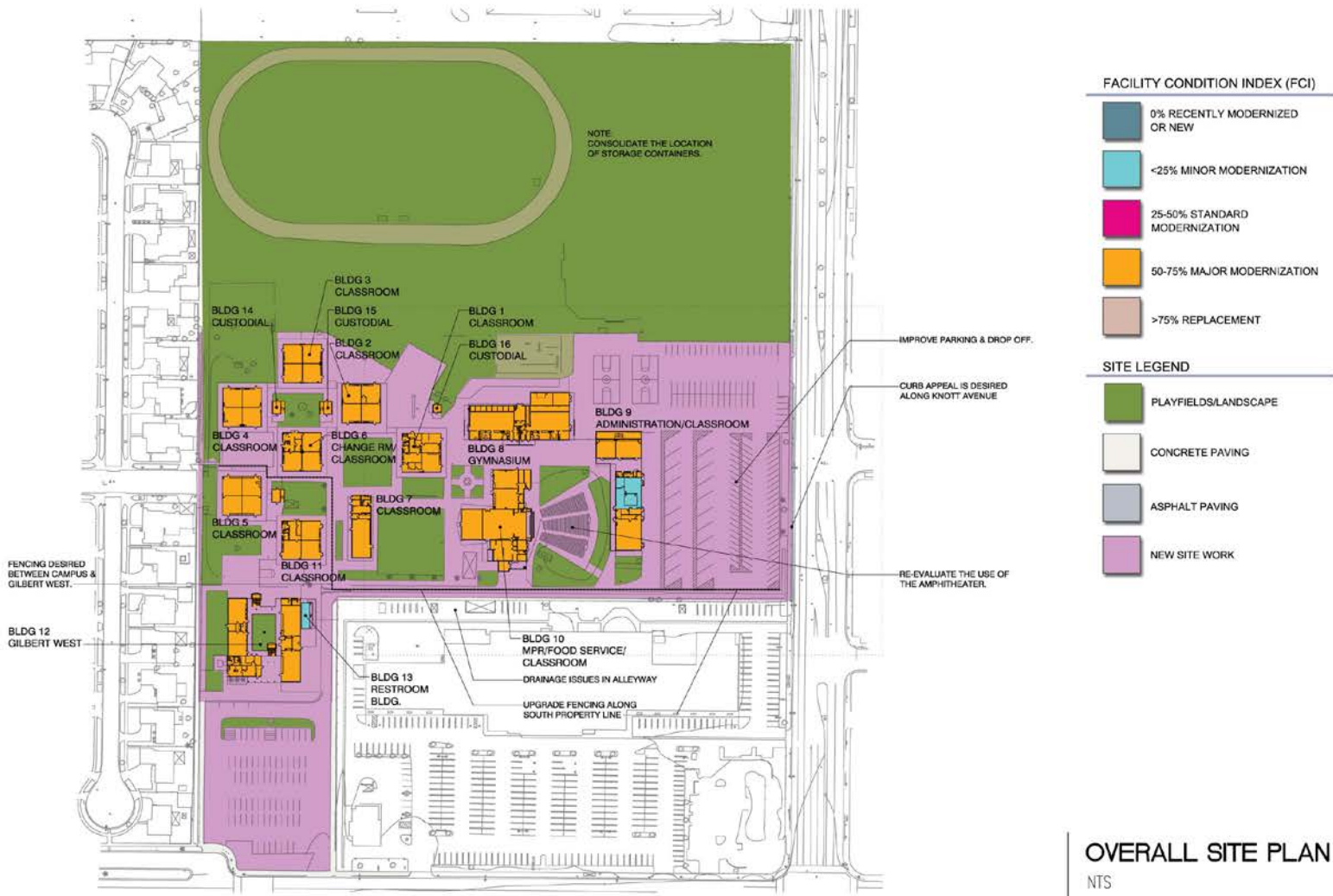
Accessible hi-lo drinking fountains are required.



Standard modernization needed in classrooms.

3.4 PLANNING CONSIDERATIONS FACILITY CONDITION ASSESSMENTS SUMMARY

HOPE SCHOOL & GILBERT WEST



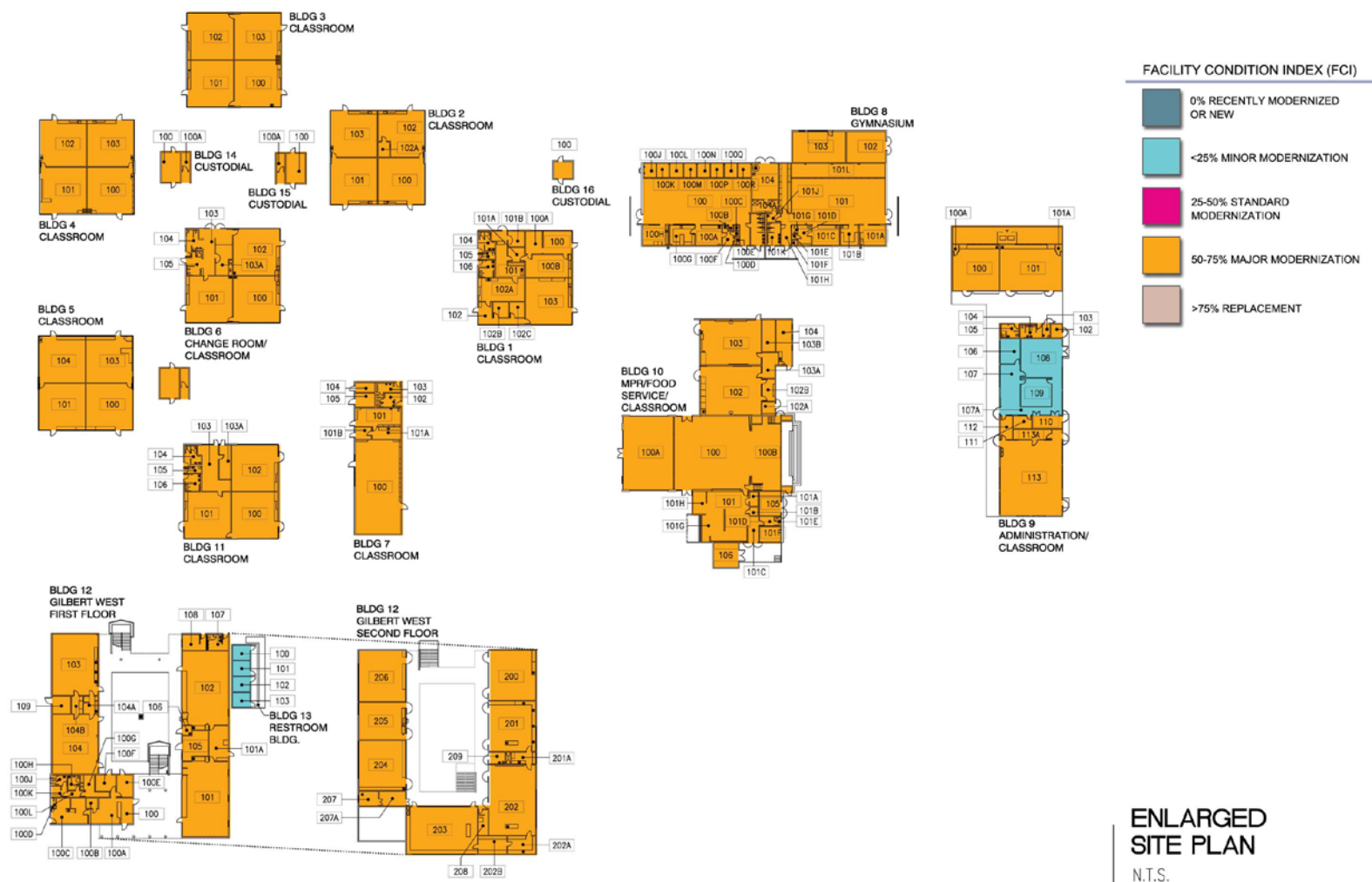
OVERALL SITE PLAN
NTS

HOPE SCHOOL + GILBERT WEST
ANAHEIM UNION HIGH SCHOOL DISTRICT



3.4 PLANNING CONSIDERATIONS FACILITY CONDITION ASSESSMENTS SUMMARY

HOPE SCHOOL & GILBERT WEST



HOPE SCHOOL + GILBERT WEST
ANAHEIM UNION HIGH SCHOOL DISTRICT



3.4

PLANNING CONSIDERATIONS FACILITY CONDITION ASSESSMENTS SUMMARY

OXFORD ACADEMY



3.4 PLANNING CONSIDERATIONS FACILITY CONDITION ASSESSMENTS SUMMARY

OXFORD ACADEMY

5172 Orange Ave.
Cypress, CA 90630

Year Constructed 1965
Year Last Modernized 2006 (Measure Z)

Current Enrollment 1180
Grade Levels 7-12
Administrative Staff 2 Administrators
2 Counselors
41 Teachers
20 Classified

Square Footage 90,812
Site Size (acres) 22.0

GREATEST NEEDS:

- ▶ Highest Program Needs:
 - Classrooms – need integrated technology and furniture more conducive to 21st Century learning.
 - Library / Media Center/ Student Collaboration – Need for a Student Commons / Student Union to better support student collaboration. Include counseling, media, computer lab, and college visit space.
 - Need to expand band/choir rooms and multipurpose room.
- ▶ Gym needs a lobby w/ restrooms.
- ▶ Need expanded storage space.

- ▶ Re-purpose the backside of the stage.
- ▶ Re-vamp the quad. Provide shade structures.
- ▶ Improve/reconfigure the front parking lot to better address visitor parking.
- ▶ Improve wayfinding.



CONDITION ASSESSMENT

The Oxford Academy, established in 1998, was originally built in 1965 and is located at 5172 Orange Avenue, Cypress, CA 90630. The site measures 22.0 acres.

The majority of the campus underwent modernization in 2006. Modernized classrooms, administrative and support space, architectural finishes, lighting, electrical power and low voltage systems are in good condition. The cabinetry of the modernized science labs remains fair to poor. Two buildings were omitted from the 2006 modernization: Building 700 (Library/Vocal Music) and Building 800 (Multipurpose/Cafeteria/Orchestra/Student Store). These two buildings require standard to major modernization work. Repurpose the exterior stage at the MPR.

A new classroom building and a gymnasium were added in 2006. Total classroom count is approximately 40 with 26 standard classrooms, 8 science labs, 3 computer labs, 1 art room, 1 choral and 1 band room.

It is recommended that a new Student Union be added including counseling, media, computer lab, and a college visit space. The existing multi-purpose room, library, band room, and choir room are in need of expansion.

The existing gym is in need of a lobby with restrooms. The campus also needs indoor eating space and expanded storage space overall. Buildings 100, 300, 500, 600, 700 and 800 roofing requires tear-off and replacement. Building 400 and the gym need a roof tune up.

3.4

PLANNING CONSIDERATIONS

FACILITY CONDITION ASSESSMENTS SUMMARY

OXFORD ACADEMY

SITE CONDITIONS

Several site issues need to be addressed. Ornamental steel fencing is recommended to secure the Orange Avenue side of the campus (750 l.f.). The existing chain link fencing along Grindlay Street is in poor condition (1,300 l.f.).

The front parking lot needs to be reworked to provide accessible parking and emphasize the campus entrance; it is currently difficult to find visitor entrance and/or administration area. Student and staff parking at the northwest side of the campus was modernized in 2006 and is in good condition.

The condition of the existing quad area (59,300 s.f.) is extremely poor with uneven asphalt/concrete, ponding and extensive ADA compliance issues. The landscaping and irrigation needs to be redesigned/replaced. It is also in need of lunch shelters with technology and power upgrades.

The athletic fields are in poor condition and need to be reconditioned and possibly reconfigured. Address access to track and fields. Add water and power to fields and tennis courts. Flooding occurs at the north side of the track and baseball fields (50,000 s.f.). Replace the existing aluminum bleachers near the track and baseball fields. The asphalt tennis courts (42,000 l.f.) need to be replaced with concrete and new fencing. The existing hydraulic field irrigation system needs to be replaced. Add smart controllers. Relocate the bike rack enclosure.

West side gymnasium doors are unprotected from weather and prone to rainwater intrusion.

Oxford Academy does not have a pool. It has been suggested that a pool should be added for parity with

other high school campuses.

BUILDING SYSTEMS

PLUMBING

The existing sewer, domestic water, fire water, and gas systems were upgraded in 2006. Add a gas earthquake shut off valve. Storm drains need to be evaluated.

MECHANICAL

HVAC was last modernized in 2006 with the exception of Building 700 and 800. Standard life cycle replacement will be needed in the next decade. EMS is in good working order.

ELECTRICAL

The school's power, lighting, telephone/data, CATV, CCTV, clock/intercom, P.A., security and fire alarm systems were all upgraded in 2006. Several electrical panels need to be replaced in Buildings 700 and 800. Add a "Quantum" network card to the existing Bogen P.A. system. Consider the addition of security cameras. Upgrade the existing site and parking lot lighting with L.E.D. technology for energy efficiency. Expand technology infrastructure throughout campus.

An automatic transfer switch is required at the main switchboard for generator connection.

3.4 PLANNING CONSIDERATIONS FACILITY CONDITION ASSESSMENTS SUMMARY

OXFORD ACADEMY



Existing library in need of major upgrade.



Gym is in need of a lobby with restrooms.



Improve/reconfigure the front parking lot to better address visitor parking.



Central quad in poor condition.



Tennis courts need resurfacing.



Add shade structures at quad.



Redesign front parking lot.



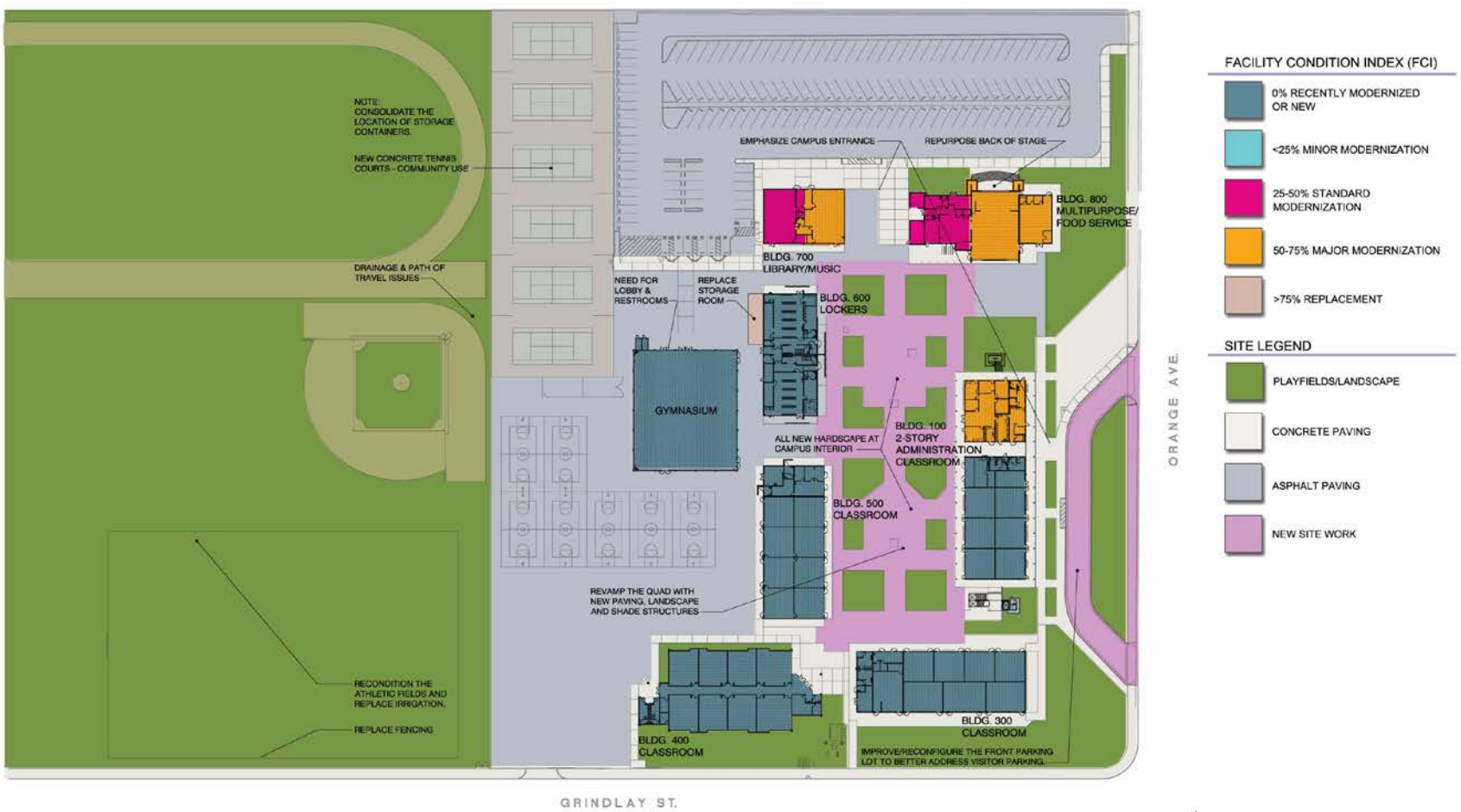
Need to expand band/choir room.



Need new media and computer labs.

3.4 PLANNING CONSIDERATIONS FACILITY CONDITION ASSESSMENTS SUMMARY

OXFORD ACADEMY



FACILITY CONDITION INDEX (FCI)	
[Dark Blue Box]	0% RECENTLY MODERNIZED OR NEW
[Light Blue Box]	<25% MINOR MODERNIZATION
[Pink Box]	25-50% STANDARD MODERNIZATION
[Orange Box]	50-75% MAJOR MODERNIZATION
[Light Brown Box]	>75% REPLACEMENT

SITE LEGEND	
[Green Box]	PLAYFIELDS/LANDSCAPE
[White Box]	CONCRETE PAVING
[Grey Box]	ASPHALT PAVING
[Purple Box]	NEW SITE WORK

OVERALL SITE PLAN
NTS

OXFORD ACADEMY
ANAHEIM UNION HIGH SCHOOL DISTRICT



3.4 PLANNING CONSIDERATIONS FACILITY CONDITION ASSESSMENTS SUMMARY

OXFORD ACADEMY



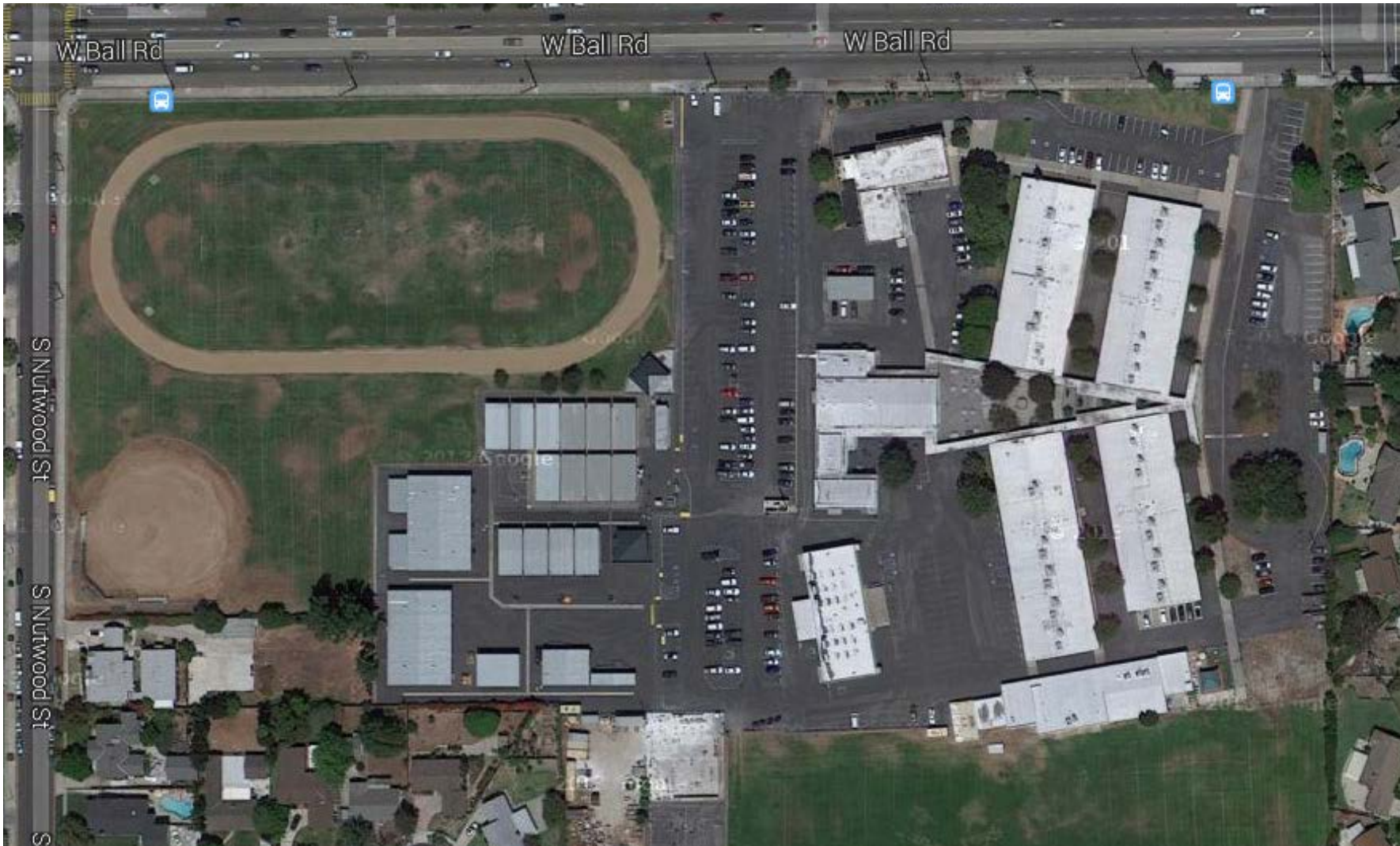
OXFORD ACADEMY
ANAHEIM UNION HIGH SCHOOL DISTRICT



3.4

PLANNING CONSIDERATIONS FACILITY CONDITION ASSESSMENTS SUMMARY

TRIDENT EDUCATION CENTER



3.4

PLANNING CONSIDERATIONS FACILITY CONDITION ASSESSMENTS SUMMARY

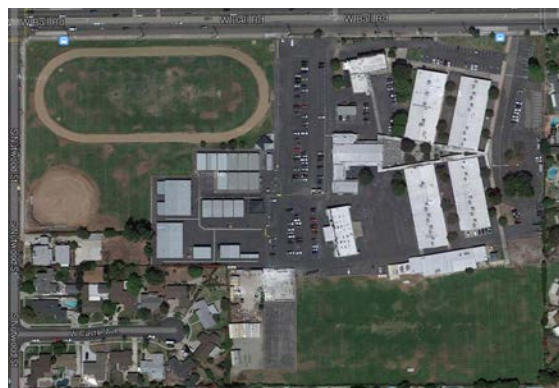
TRIDENT EDUCATION CENTER

1800 West Ball Road
Anaheim, CA 92804

Year Constructed	1958
Year Last Modernized	2002
Current Enrollment	1150
Grade Levels	7-12
Administrative Staff	3.5 Administrators 51 Teachers 3 Counselors 1 District Psychologist 1 Speech 37 Classified
Square Footage	92,575
Site Size (acres)	24

GREATEST NEEDS:

- ▶ Highest Program Needs:
 - Fitness Room
 - Classroom Upgrades
 - Safety, Security, & Fencing
- ▶ Improve traffic flow and separation between programs and parking lots.
- ▶ Not enough administration space to accommodate staff.
- ▶ Community Day School needs two additional classroom spaces.
- ▶ Reorganize counseling offices.
- ▶ Provide adequately housed science and computer labs.



- ▶ Improve site organization and wayfinding.
- ▶ Shade structures.

CONDITION ASSESSMENT

Trident Education Center is located at 1800 W. Ball Road, Anaheim, CA 92804. Originally built in 1958, the multi-school campus is situated on 24 acres.

Trident Education Center is comprised of three separate alternative programs that operate concurrently at the same campus: 1) Polaris

with approximately 300 students; 2) Gilbert with approximately 750 students; 3) Community Day School with 70-100 students.

Currently, the administration building does not have adequate space to house a flexible staff that has to meet the needs of three programs. The administration building is in need of a major modernization. The school is in need of adequately housed and equipped science and computer labs to meet S.T.E.M. requirements. Classrooms need to be upgraded to meet Common Core.

A serious issue to be remedied is the original rain gutters which are built within the roof structure. These buildings have internal roof 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 need to run exposed. As a result, all campus roofing and 30% of sheathing need to be torn off and replaced. All window systems on campus are in need of replacement.

The existing Shower/Locker building is currently used as a District surplus warehouse. The school is in need of wrestling and fitness rooms. This site should be master planned to house a potential surplus facility and a covered transfer yard.

The Community Day school needs two additional classroom spaces and upgrades to the existing restroom facilities. Due to a change in program, starting with the 2014-15 academic year, CDS will now house the Independent Learning Center (ILC) program at Trident. The ten portable classrooms will be replaced with a permanent structure designed to adequately house the District's ILC model.

3.4

PLANNING CONSIDERATIONS

FACILITY CONDITION ASSESSMENTS SUMMARY

TRIDENT EDUCATION CENTER

SITE CONDITIONS

The entry to the campus from Ball Road requires a complete redesign to help identify the multiple programs while improving much needed curb appeal. Emphasize the entrance to the campus with a greater level of wayfinding and program identity.

Security is a major concern along Ball Road. Fencing needs to be replaced at various campus boundaries as follows: Chainlink (2,500 l.f.) and ornamental steel (1,000 l.f.).

The existing parking lot paving is in good shape. Revamp the entire central quad to include hardscape, landscape, irrigation with smart controllers, seating areas, shade structures and event lighting. Repurpose classroom courtyards to outdoor learning environments with enhanced technology (152,000 s.f.)

Both playing fields receive a lot of use and are in need of reconditioning. The northwest field irrigation is adequate but the south field irrigation needs to be replaced. Shade structures at CDS were installed in 2012.

Parking is ADA compliant at the Community Day School but not at Polaris.

This campus needs a digital marquee.

BUILDING SYSTEMS

PLUMBING

The existing sewer, water, and gas lines need to be replaced. Provide an earthquake shut off valve.

The existing storm drain system is in fair condition. Some work is required between buildings. There is

some minor ponding southwest of the track.

MECHANICAL

Roof top package units at Gilbert, split multizone units at Polaris, and Bard units at CDS require lifecycle replacement. The existing energy management system is operational.

ELECTRICAL

While the campus power was upgraded in 2002, some building power panels are in need of replacement. The existing telephone/data, CATV, CCTV, fire alarm, and clock/telecom systems are in need of an upgrade. Add a "Quantum" card to the existing P.A. system. A new security system is needed. Upgrade the existing site and parking lot lighting with L.E.D. technology for energy efficiency.

3.4

PLANNING CONSIDERATIONS FACILITY CONDITION ASSESSMENTS SUMMARY

TRIDENT EDUCATION CENTER



Shade structures are needed.



Need adequate science and computer labs.



Playing fields need reconditioning.



Parking lot is in need of renovation and improved traffic flow.



Administration needs expansion.



Restrooms are in need of upgrades.



Upgrade classrooms.



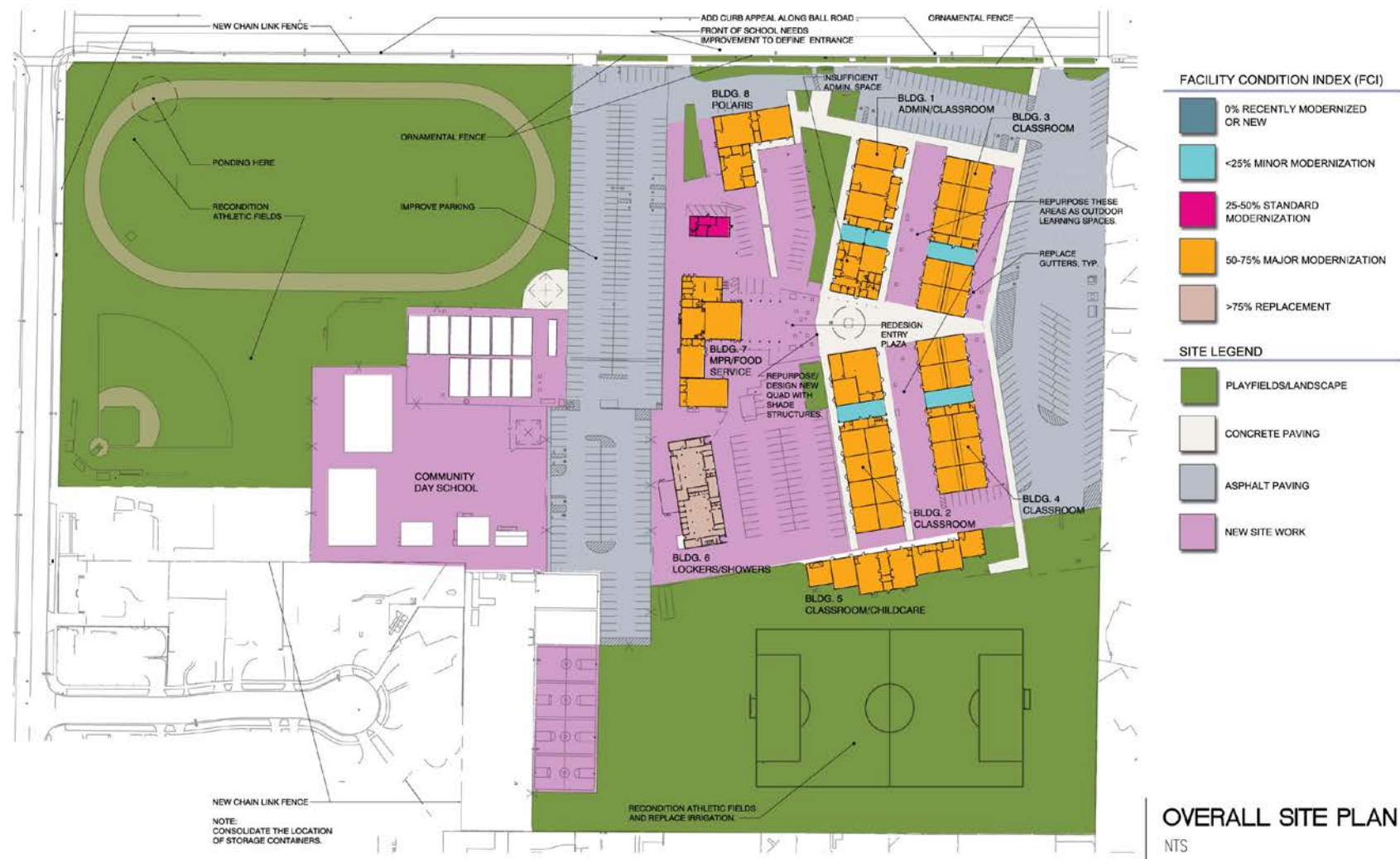
Reorganize and emphasize campus entrance.



Need to replace fencing throughout.

3.4 PLANNING CONSIDERATIONS FACILITY CONDITION ASSESSMENTS SUMMARY

TRIDENT EDUCATION CENTER

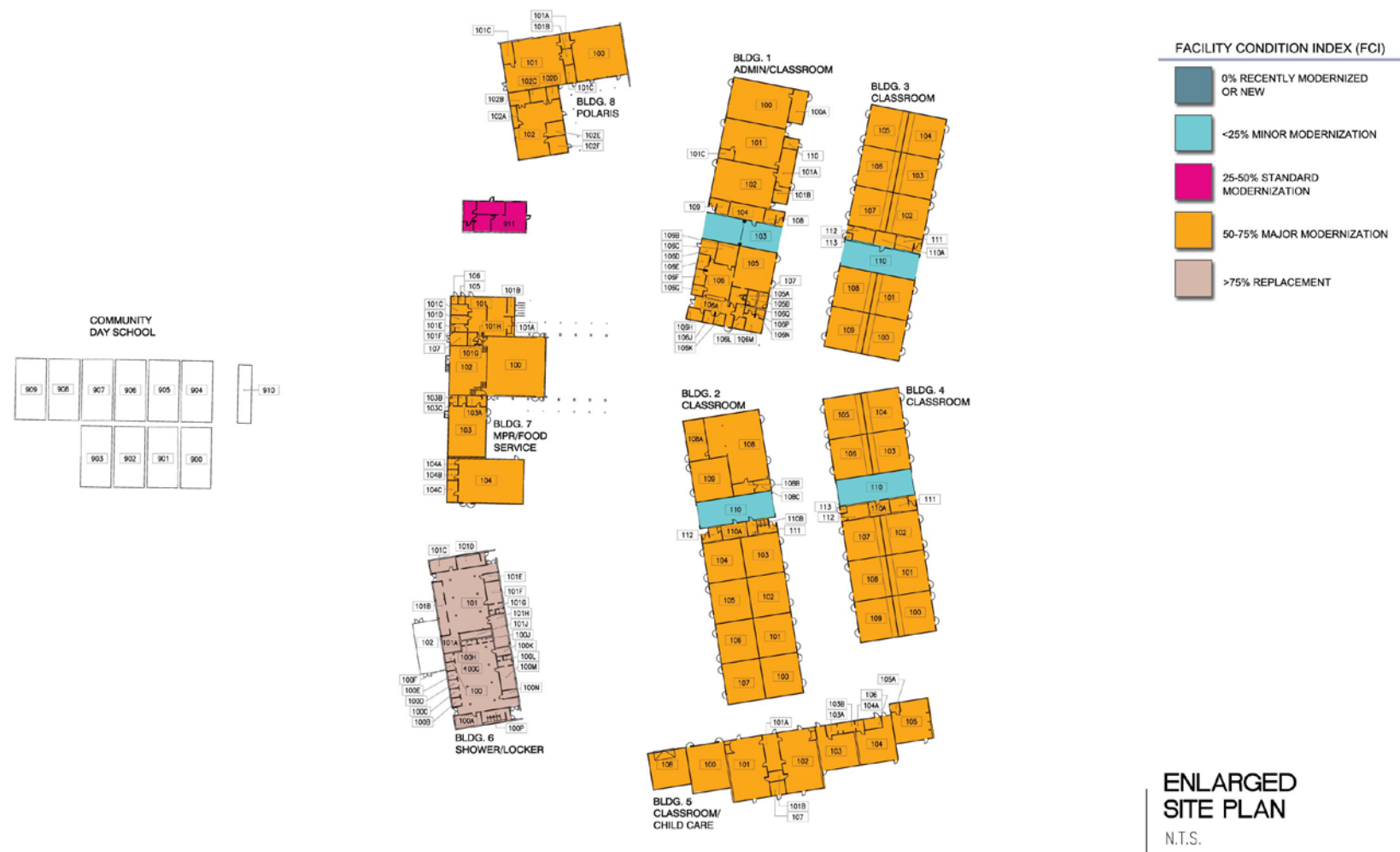


TRIDENT EDUCATION CENTER
ANAHEIM UNION HIGH SCHOOL DISTRICT



3.4 PLANNING CONSIDERATIONS FACILITY CONDITION ASSESSMENTS SUMMARY

TRIDENT EDUCATION CENTER



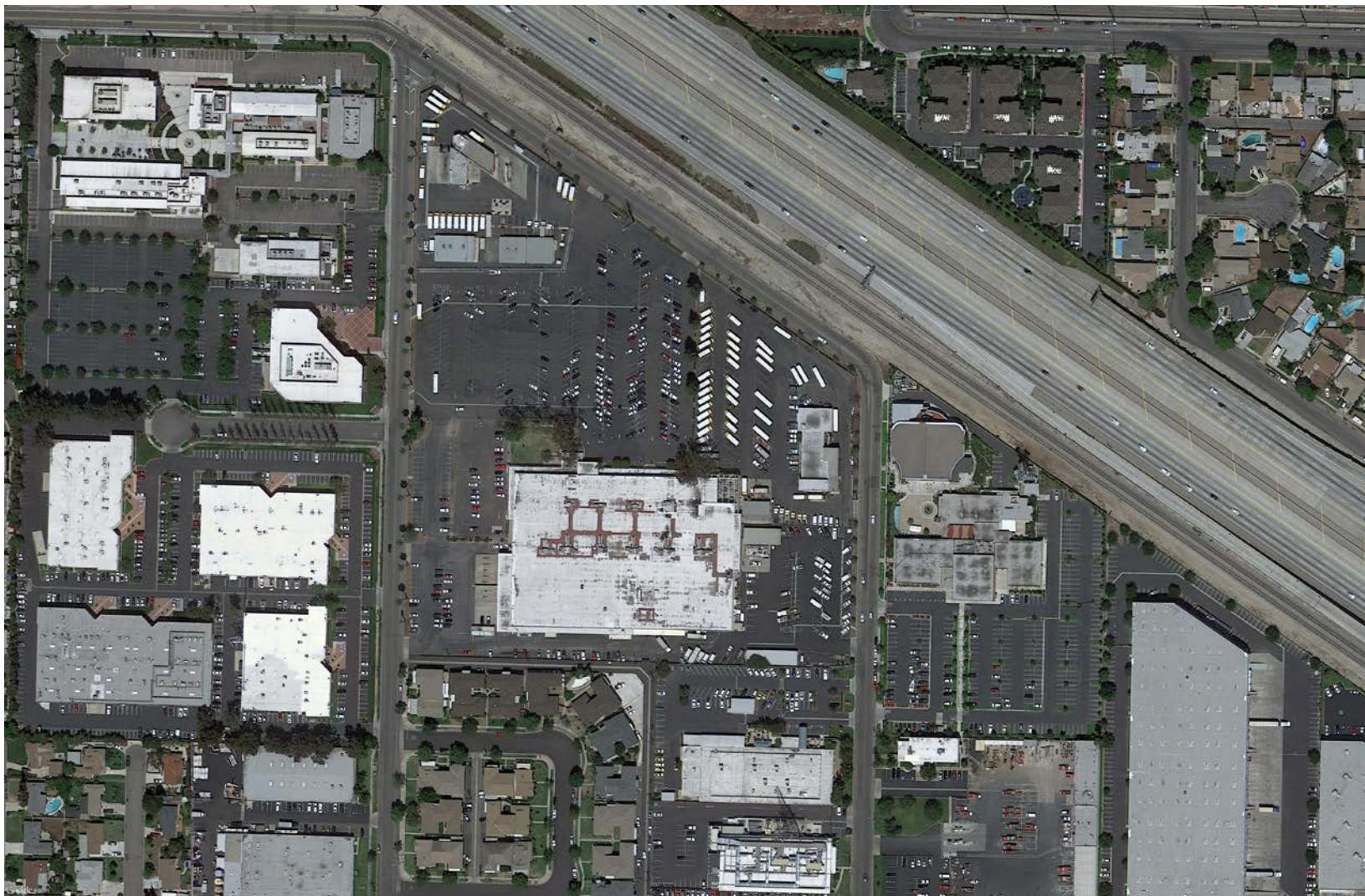
TRIDENT EDUCATION CENTER
ANAHEIM UNION HIGH SCHOOL DISTRICT



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.



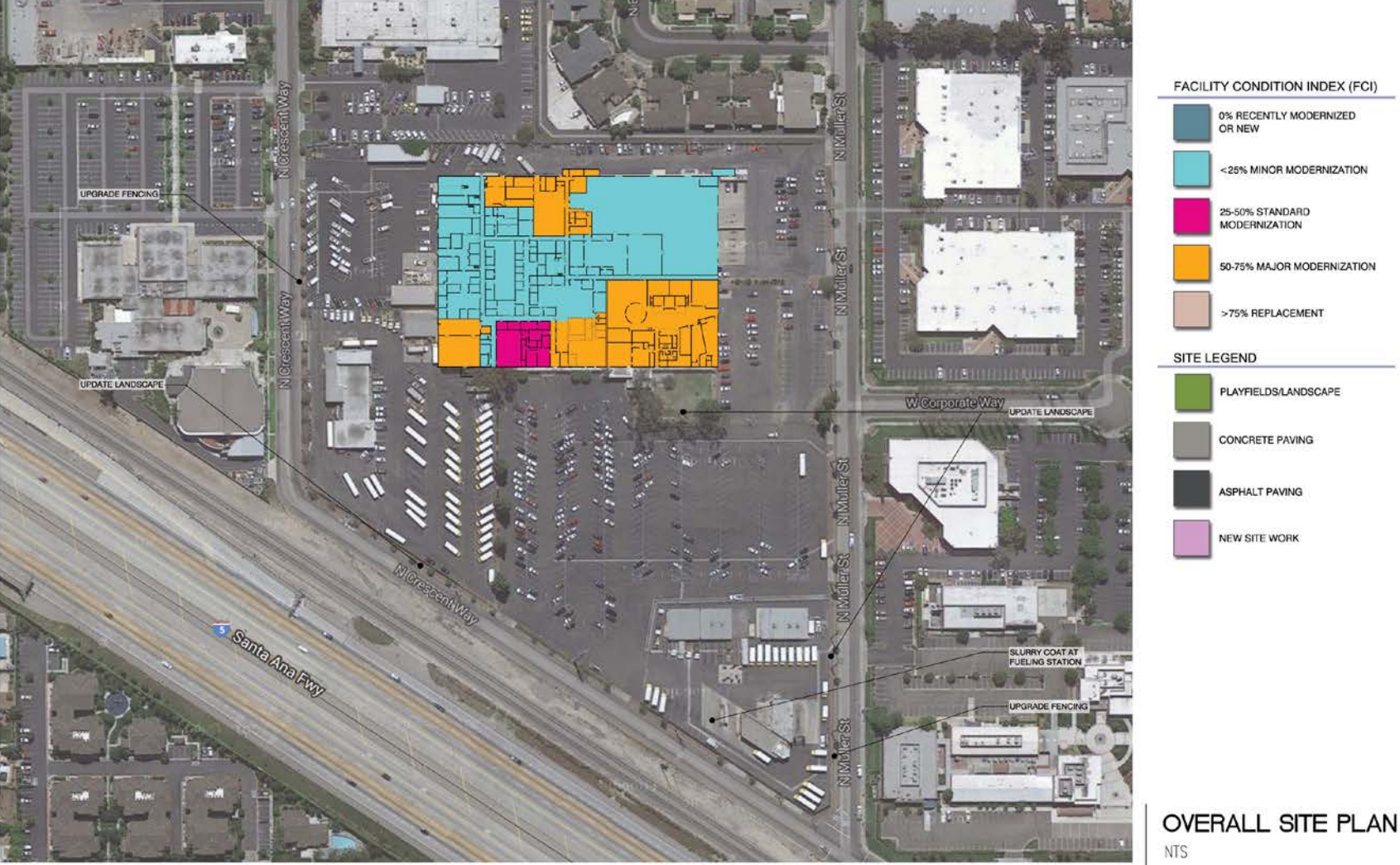
Slurry seal fueling station.



Upgrade interior finishes.

3.4 PLANNING CONSIDERATIONS FACILITY CONDITION ASSESSMENTS SUMMARY

DISTRICT OFFICE



OVERALL SITE PLAN
NTS

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

