

3.4

PLANNING CONSIDERATIONS FACILITY CONDITION ASSESSMENTS SUMMARY

CYPRESS HIGH SCHOOL



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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

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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.

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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.



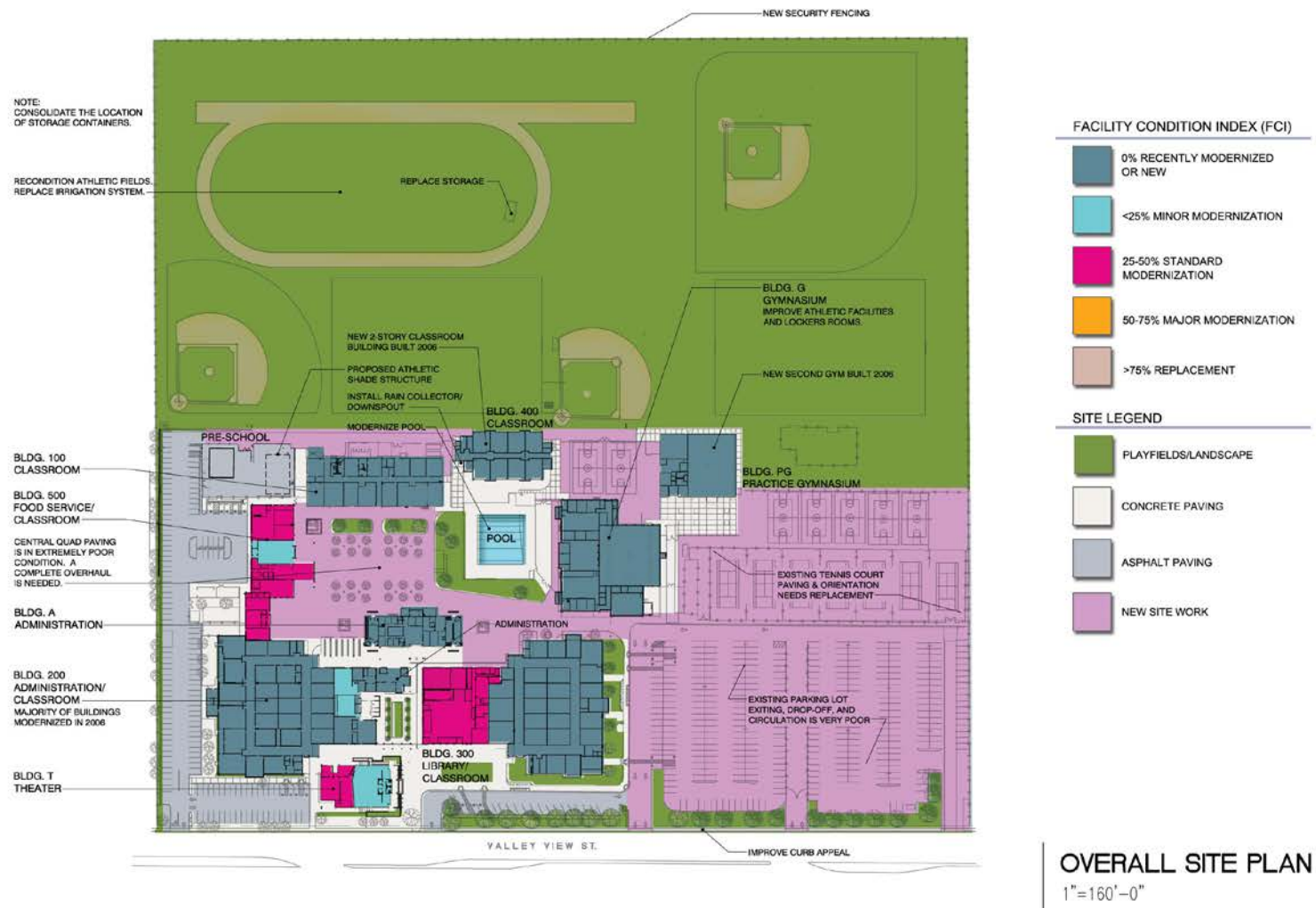
Food service area is in need of additional speed lines.



Upgrade central quad.

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ANAHEIM UNION HIGH SCHOOL DISTRICT



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