

3.4

PLANNING CONSIDERATIONS FACILITY CONDITION ASSESSMENTS SUMMARY

LEXINGTON JR. HIGH SCHOOL



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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.

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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.

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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.



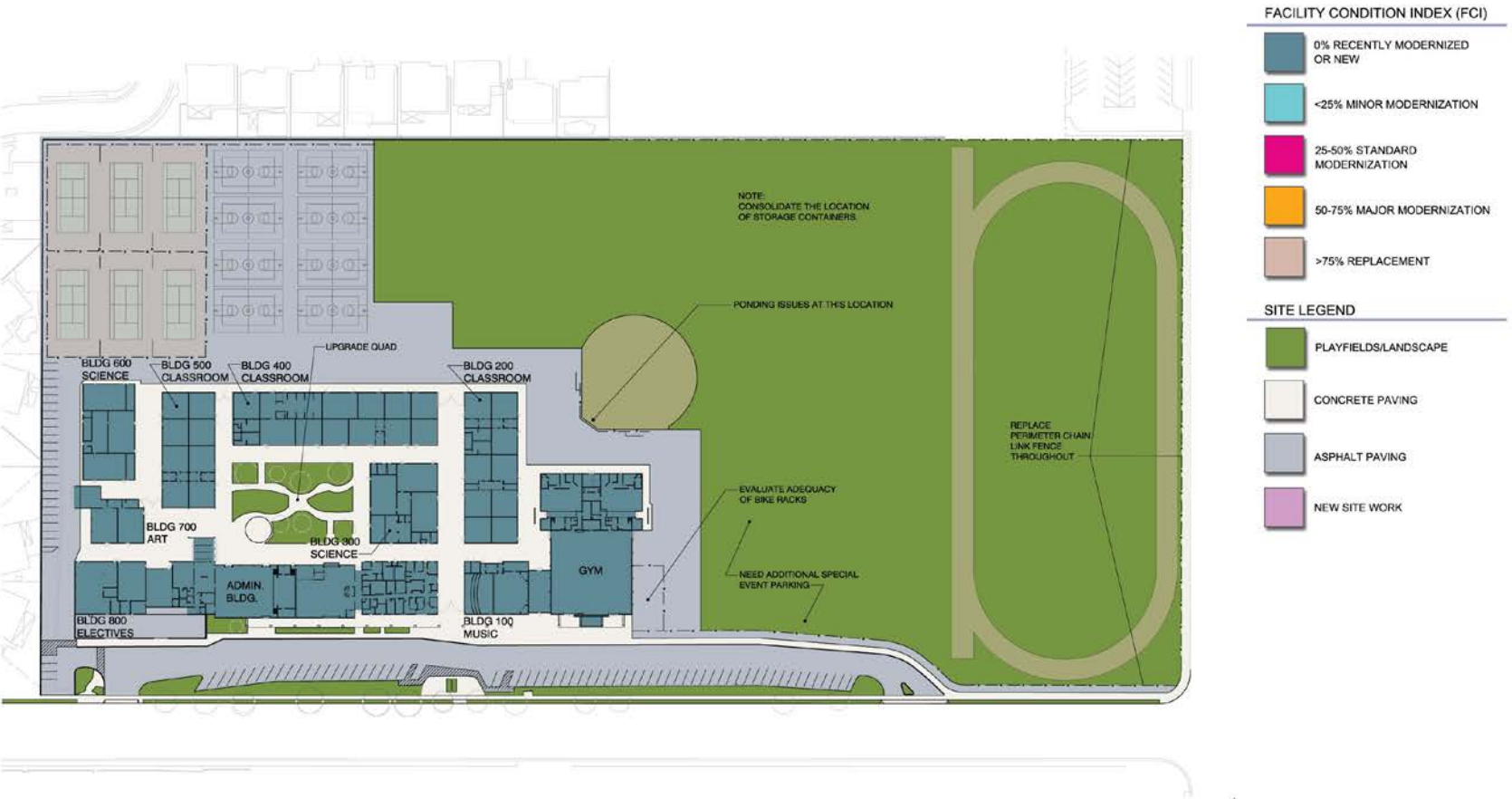
Library/Media Center is in need of an upgrade.



Minor ponding and flooding issues on campus.

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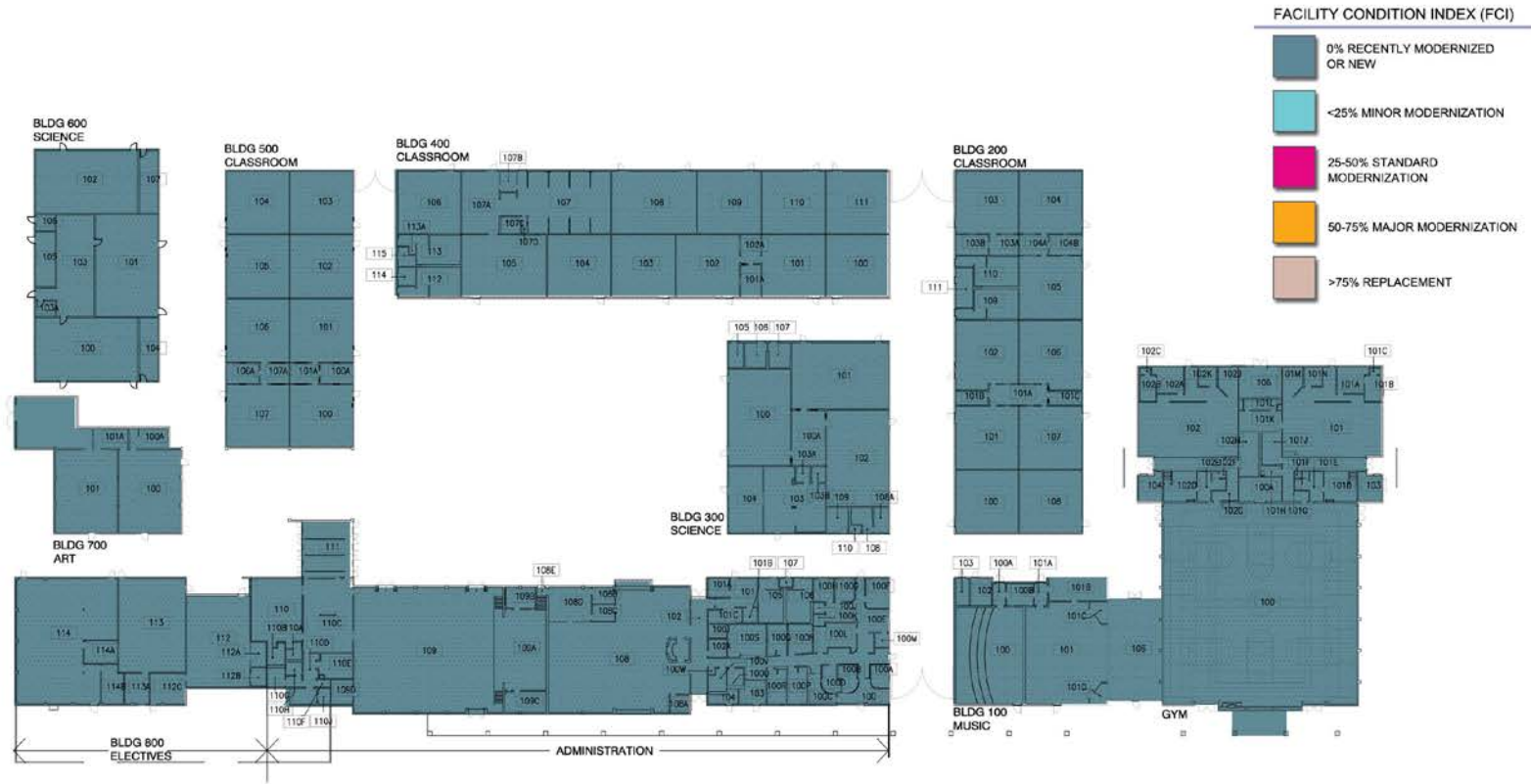


LEXINGTON JR. HIGH SCHOOL
ANAHEIM UNION HIGH SCHOOL DISTRICT



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ENLARGED
SITE PLAN
1"=50'-0"

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