

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.

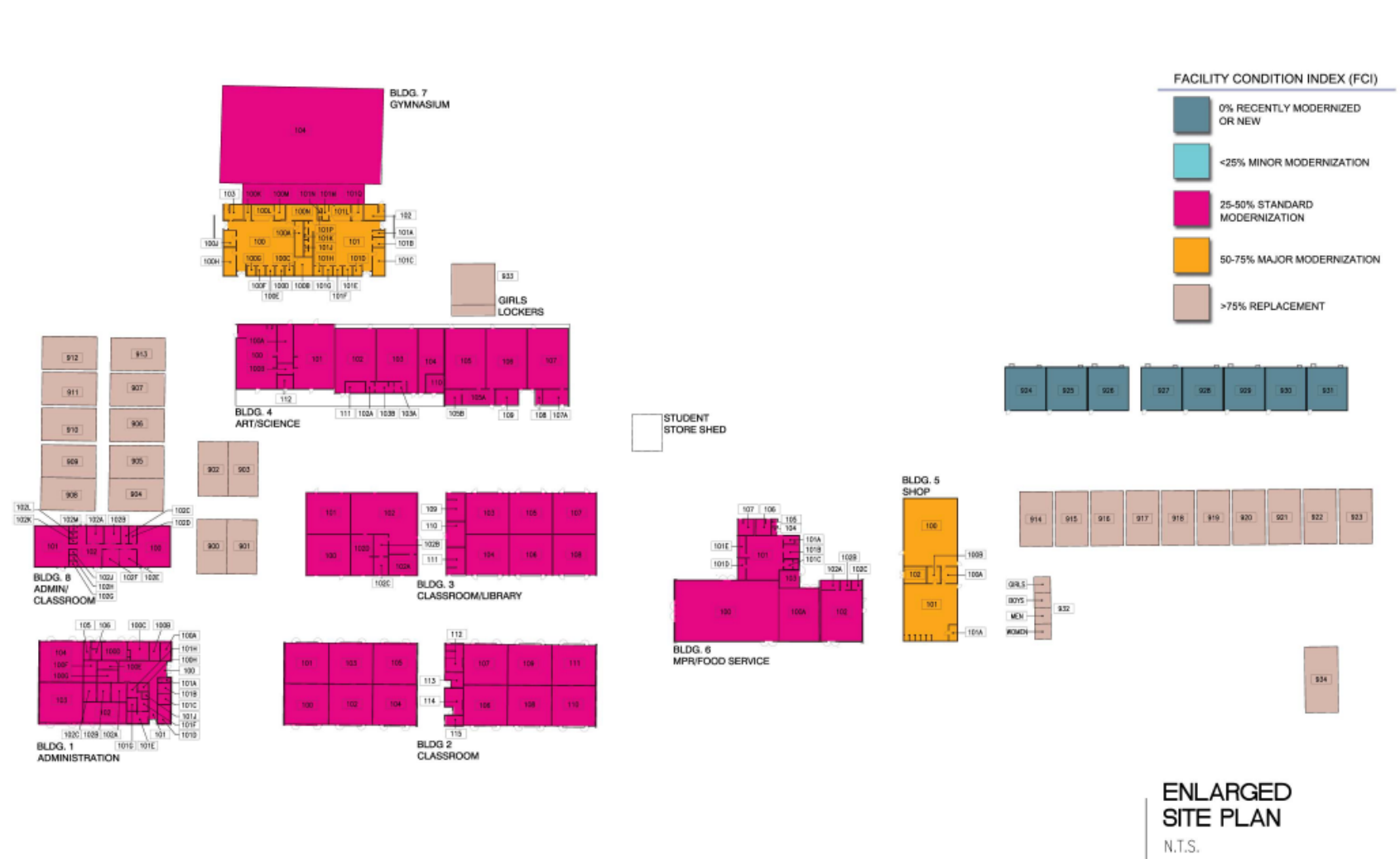
3.4 PLANNING CONSIDERATIONS FACILITY CONDITION ASSESSMENTS SUMMARY

SYCAMORE JR. HIGH SCHOOL



3.4 PLANNING CONSIDERATIONS FACILITY CONDITION ASSESSMENTS SUMMARY

SYCAMORE JR. HIGH SCHOOL



SYCAMORE JR. HIGH SCHOOL
ANAHEIM UNION HIGH SCHOOL DISTRICT

