



**2025/26**

**Facilities**

**Master Plan**

## Executive Summary

In the summer of 2014, available general obligation bond proceeds authorized by voters in 2008 under Measure M were exhausted. With the exception of modernizing the balance of Landell Elementary School, the Measure M facilities improvement program was completed. To mark this milestone, a comprehensive, districtwide Facilities Master Plan (FMP) was updated and presented to the Board of Trustees in a workshop held on November 20, 2014. The FMP is now updated annually and used as a tool by district staff and the Board of Trustees to keep pace with facility needs and identify priority projects.

In upcoming years, the FMP will focus primarily on the following facility needs:

- Complete modernization of Landell school site
- Technology refreshment/replacement
- Ongoing maintenance of all school sites
- Possible reopening of a closed school site

## School Facilities Goals & Objectives

The district and its Board of Trustees are committed to bringing every resource to bear in expanding and improving learning opportunities for students – opportunities that will lead to their success as lifelong learners. A primary goal of the FMP is to identify facility areas that can be enhanced to provide better learning environments for students, teachers, and community members. Five goals have been identified to assist in this process.

**Goal #1:** Identify and analyze information that documents the district’s school facility needs

Strategies:

- Develop and maintain a master plan in accordance with Board Policy
- Identify facility needs for the educational program that will support success for students

**Goal #2:** Create facility standards that provide equity throughout the district

Strategies:

- Ensure Board policies reflect school size and facility standards that meet state requirements (e.g., LCFF/LCAP, ADA, etc.)
- Upgrade older facilities to be comparable to new facilities, including modernization of the Landell school site

**Goal #3:** Establish an ongoing planning process that best positions the district to meet its ever-changing facility needs

Strategies:

- Update regular routine maintenance activities annually
- Analyze projected student enrollment annually
- Analyze staffing and consultant needs annually

**Goal #4:** Communicate the district’s facility needs

Strategies:

- Regularly update the Board of Trustees, staff, and community, as needed
- Maintain ongoing communication with city/county/state agencies
- Maintain ongoing communication with contractors
- Publish FMP to website for community access

**Goal #5:** Be aggressive in pursuing all funding alternatives

Strategies:

- Pursue state and federal funding, including state matching funds still owed
- Pursue local funding resources
- Utilize Special Reserve for Capital Outlay
- Appropriately allocate future asset management monies

## Overview of District-Owned Properties

### Open School Properties

- A.E. Arnold Elementary 9281 Denni Street, Cypress, California 90630
- Clara J. King Elementary 8710 Moody Street, Cypress, California 90630
- Margaret Landell Elementary 9739 Denni Street, Cypress, California 90630
- Steve Luther Elementary 4631 La Palma Avenue, La Palma, California 90623
- Juliet Morris Elementary 9952 Graham Street, Cypress, California 90630
- Frank Vessels Elementary 5900 Cathy Avenue, Cypress, California 90630

### Other Properties

- District Office 5816 Corporate Avenue, Cypress, California 90630
- MOTT Office 5851 Newman Street, Cypress, California 90630
- Cawthon (Closed School) 4545 Myra Avenue, Cypress, California 90630
- Damron (Closed School) 5400 Myra Avenue, Cypress, California 90630

### Park Properties

- Damron Park 5400 Myra Avenue, Cypress, California 90630
- Rosen Acacia Park (Swain) 5681 Newman Street, Cypress, California 90630
- Vessels Park 5900 Cathy Avenue, Cypress, California 90630

### Asset Management Properties

- Cypress Park Senior Community \* 9021 Grindlay Street, Cypress, California 90630
- Coast Apartments 400 Merrimac Way, Costa Mesa, CA 92626
- Azure Apartments 2704 Vanderbilt Lane, Redondo Beach, CA 90278

\*Joint limited-partnership between Cypress Education Foundation and Hyter Development

## Current Enrollment & Projections

In 2024/25, the district served approximately 3,272 students (October 2024 CBEDS). Many of the schools in the Cypress School District have been closed over the years due to declining enrollment. In fact, enrollment has declined by more than 50 percent from the peak enrollment of 7,800 students in the 1980s. At that time, the district had 12 open schools.

The following shows the district’s 10-year enrollment trend:

2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25
3,942	3,969	3,957	3,923	3,813	3,540	3,414	3,389	3,319	3,272

Today, the district operates 6 schools for its approximately 3,200 students.

Cypress School District boundaries include most of Cypress as well as portions of La Palma and Buena Park. The following shows the district’s approximate student enrollment by city for the 2024/25 school year:

City	Approximate Percent of Students Served
Cypress	81%
Buena Park	9%
La Palma	5%
All other cities*	5%

*\*Interdistrict transfers from other cities*

Following is the most recent birth data available for Cypress, Buena Park, and La Palma as provided by the California Department of Public Health:

	2020	2021	2022	2023
Cypress	385	421	354	388
Buena Park	834	770	858	799
La Palma	114	100	113	100

## Future Residential Development

The Cypress School District community was fundamentally built out in the 1960s when it saw the opening of 10 new schools within 7 years, from 1962 to 1968. The building boom drew to an end in the late 1970s, and the district experienced a serious decline in enrollment, causing the closure of four schools.

In June 2018, Cypress voters approved a plan to develop the Los Alamitos Race Course, which will include approximately 1,000 new housing units. In November 2024, voters amended that plan through the passage of Measure S to allow for the construction of an additional 676 housing units at the Los Alamitos Race Course site. The district currently has two closed school sites identified for possible reuse in the event enrollment should ever increase beyond the capacity of its six open schools.

In 2024, the District’s Residential and Commercial/Industrial Development School Fee Justification Study identified the following student yield averages for residential units within the District:

District Student Generation Factors	
Single Family Detached Units	0.2190 per dwelling
Multifamily Attached Units	0.2049 per dwelling

## Funding Sources

The district's FMP has identified a list of projects from modernization to deferred maintenance that will ultimately need to be addressed. Potential funding sources that can begin to support the costs associated with these projects include:

- State Funds: The district will continue to pursue eligibility for state funding to offset modernization and expansion projects when applicable.

Local Bond Funds: In 2008, voters approved Measure M, authorizing the district to issue up to \$53.6 million in bonds for specific modernization projects at district schools. At this time, the district has \$11.9 million remaining of unissued Measure M general obligation bond authorization.

Assembly Bill 182, effective January 1, 2014, limits how districts may issue and sell general obligation bonds. This law does the following:

- Limits the terms of current interest bonds under Government Code to 30 years, rather than 40.
- Limits all capital appreciation bonds (CABs) to a maximum of 25 years and 8% interest.
- Requires all CABs to have a call option after no later than 10 years from issuance.
- Limits the ratio of total debt service to principal to no more than 4:1 on all bond sales.
- Requires public disclosure of detailed information about any proposed use of CABs, including financing terms and time of maturity, repayment ratio, and estimated change in assessed value of property in the district over the financing term.
- Requires that if the bond sale will include CABs, then a resolution approving the sale must be presented to the governing board on two consecutive meeting agendas, first as an informational item and second as an action item.
- Requires that the agenda items for bond sales, including CABs, identify that CABs are proposed and that the governing board be presented with all the following: (i) an analysis containing the total overall cost of the CABs, (ii) a comparison to the overall cost of current interest bonds, (iii) the reason CABs are being recommended, and (iv) a copy of the written disclosure made by the underwriter to the district in compliance with Rule G-17 adopted by the federal Municipal Securities Rulemaking Board.

Under this law, the district does not project being able to issue a third series bond sale until after the year 2030.

- Special Reserve for Capital Outlay Projects: The district currently utilizes a Special Reserve for Capital Outlay fund to account for the financial resources to be used for the acquisition or construction of major capital facilities. Monies in this account include redevelopment pass-through revenues.

- Asset Management Program: The district has an asset management program that maximizes the use of identified properties to generate income to support programs and services for students. This program includes:
  - Leasing of Closed School Sites
    - Cawthon (*closed in 2010*) – Currently leased to a parochial school organization.
    - Damron (*closed in 2004*) – Currently leased to a nonpublic school organization.
  - Property Exchange Agreements – As a result of the Mackay and Dickerson property exchange agreements, the district successfully identified and purchased the following income-generating properties:
    - Coast Apartments – A 65-unit apartment property located at 400 Merrimac Way, Costa Mesa. Total purchase price paid was \$20,050,000.
    - Azure Apartments – A 16-unit apartment property located at 2704 Vanderbilt Lane, Redondo Beach. Total purchase price paid was \$6,650,000.

The district uses the net income generated from these properties to support its educational program. The district, for example, used proceeds from these properties to construct the STEM centers at each school site. As the district’s facilities continue to age and require continued investments, the ongoing rental income will be utilized to fund some of the facilities needs of the district, which removes a burden from the unrestricted general fund to pay for these projects.

- District Office Property – Four suites are leased at the 5816 Corporate Avenue property. The revenue from these leases is used to offset the operational costs as well as updates to the existing facility.
- Developer Fees: In 1986, Assembly Bill 2926 (AB 2926) was enacted by the state. This law added various sections to the Government Code that authorized school districts to levy School Developer Fees on new residential and commercial/industrial developments in order to pay for school facilities. In addition, AB 2926 stated that no city or county can issue a building permit for a development project unless School Developer Fees have been paid.

Maximum School Developer Fees for 2024 for unified school districts are limited to \$5.17 per square foot of enclosed residential floor space and \$0.84 per square foot of enclosed commercial/industrial floor space. Based on its fee-sharing agreement with Anaheim Union High School District, the district currently collects \$2.59 per square foot for residential construction and \$0.42 per square foot for commercial/industrial construction. AB 2926 includes a means to allow School Developer Fees to increase every other year based on the statewide cost index for class B construction as determined by the State Allocation Board (SAB).

The district currently utilizes a Capital Facilities fund to account for all School Developer Fees received. This account can be used for the acquisition or construction of major capital facilities.

## Completed Projects

School Modernization: The district’s successful modernization program has been funded primarily through the \$53.6 million general obligation bond (Measure M) that was overwhelmingly approved in 2008 by 69.2% of the community.

In addition, the modernization program has been supported by the district’s participation in the state’s School Facility Program, local redevelopment pass-through revenues, and certificates of participation (COPs), which is a type of lease financing, that were issued in 2013 for \$7.365 million.

School Modernization Completion Dates:

Vessels	2010
King	2011
Morris	2012
Luther	2013
Arnold	2014
Landell	2014 ( <i>partially modernized</i> )

**Recently Completed Projects:**

**Vessels Building E Roof Replacement – Cost \$268,809:** The roof on Building E at Vessels was failing in multiple areas and required replacement. The roof was replaced, and the project was completed in January 2025.

**Arnold Transitional Kindergarten Restroom Addition – Cost \$142,827.08**

The state’s expansion of the transitional kindergarten (TK) program has created the need for additional classrooms with appropriate restroom facilities at some school sites. At Arnold, a restroom was added to classroom 6 using a small portion of the adjacent staff lounge. Plans for the project were approved by the Division of the State Architect. The project was completed in January 2025.

**Districtwide LED Lighting Retrofit Project – Cost \$511,970.80**

California Assembly Bill 2208 required phasing out the sale of fluorescent lamps starting January 1, 2024. By January 1, 2025, all major forms of fluorescent bulbs were discontinued and no longer available for purchase. This impacted the district’s ability to replace classroom and office lights when needed. The project included, but was not limited to, retrofitting fluorescent and high-intensity discharge lamps districtwide. The project was completed in January 2025.

## Facility Needs

Over the past 10 to 15 years, the district has made substantial progress in modernizing its school facilities, with a strong emphasis on improving interior learning environments. At the time of these upgrades, many external facility components—such as asphalt surfaces, roofing, and playgrounds—were still in safe and serviceable condition and were, therefore, not included in the modernization projects. As these elements continue to age, they now present growing maintenance needs that must be addressed to ensure the safety, functionality, and overall quality of the district’s campuses.

### Asphalt and Parking Lot Maintenance

The removal and replacement of aging asphalt, as well as general repairs and maintenance in parking lots and playground areas, are needed across school sites. The projected cost for this work over the next five years is approximately \$3.4 million. Addressing these issues is critical for maintaining safe, accessible surfaces for both vehicles and pedestrians.

### Playground Replacement and Safety

Many of the district’s playground structures, which were not part of previous modernization efforts, are reaching the end of their useful life. To ensure safety and extend their usability, new playground equipment will need to be installed in kindergarten, primary, and upper-grade play areas. The estimated cost to replace these aging structures and meet modern safety standards is \$2.4 million over the next five years. This investment will support the physical development and well-being of students in a safe and engaging environment.

### Roofing Replacement

The lifespan of roofing systems installed prior to or during the modernization period is ending. Routine inspections indicate that full roof replacements will soon be necessary across several school buildings to prevent water intrusion, structural damage, and energy inefficiency. The anticipated cost for roofing replacements throughout the district is approximately \$8 million over the next five years. Proactive investment in roofing ensures educational environments remain dry, safe, and energy-efficient.

### Additional Facility Systems and Infrastructure

Beyond these immediate needs, several other critical systems will require close monitoring and future investment. These include:

**HVAC and Energy Management Systems:** These systems are essential for indoor air quality and energy efficiency and will require significant upgrades as they reach the end of their service life.

**Doors and Hardware:** For security and accessibility, many campus doors, locks, and related hardware are due for replacement.

**Interior and Exterior Painting:** Regular painting is needed to protect building surfaces and maintain an inviting school environment.

**Flooring:** Many interior floors are worn and will need to be replaced to maintain safety and aesthetics.

The district is committed to responsible stewardship of its facilities and ensuring that all students and staff have access to safe, modern, and well-maintained learning environments. These identified needs represent essential investments in the long-term sustainability and functionality of district schools.

Sources of funding will need to be identified to allow these improvements to be made in the next several years.

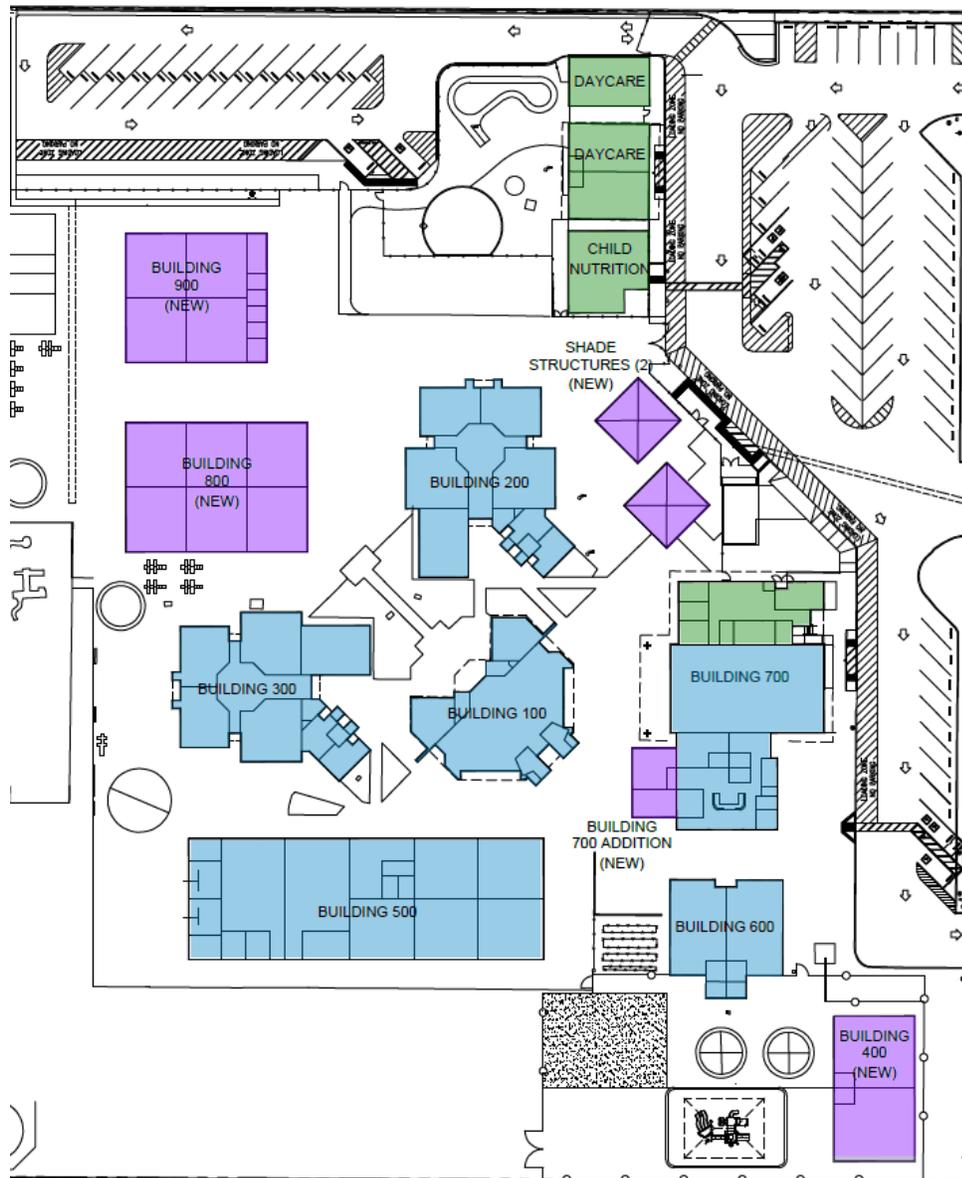
<b>FACILITIES 5 YEAR - SUMMARY</b>					
<b>Area</b>	<b>2026</b>	<b>2027</b>	<b>2028</b>	<b>2029</b>	<b>2030</b>
Asphalt	\$1,475,000	\$835,000	\$635,000	\$210,000	\$220,000
Playground Equipment	\$500,000	\$425,000	\$600,000	\$250,000	\$500,000
Roofing	\$400,000	\$1,800,000	\$1,800,000	\$1,800,000	\$2,250,000
Energy Management System (does not include HVAC units)	\$150,000	\$150,000	\$150,000	\$0.00	\$0.00
<b>Estimated Cost \$</b>	<b>\$2,525,000</b>	<b>\$3,210,000</b>	<b>\$3,185,000</b>	<b>\$2,260,000</b>	<b>\$2,970,000</b>

**Five Year Projected Costs: \$14,150,000.00**

## Landell Master Site Plan & Modernization

In November 2023, Higginson Architects was hired to provide a proposed master site plan for Landell. This master site plan included a needs assessment of the site based on the standards established from previous modernizations in the district and estimated construction costs. Following the review, a proposed master site plan was developed, with buildings identified in one of the following categories:

- 1) Green: Existing building to remain. Not part of modernization; however, minor deferred maintenance projects may be needed.
- 2) Blue: Existing building to be modernized.
- 3) Purple: Proposed new building/addition. Note the new 800 and 900 buildings would replace the portables currently located in that same area.



Construction costs are based on the basic scope of work for each of these categories and current industry standard per square foot construction costs.

<b>Location</b>	<b>Brief Description</b>	<b>Cost *</b>
Sitework	Concrete and asphalt repair, exterior lighting, roofing, mainline plumbing and general security and electrical upgrade	\$3,152,000
Building 100	Modernization	\$1,073,015
Building 200	Modernization	\$1,012,840
Building 300	Modernization	\$1,012,840
Building 400	New Modular Building & Kindergarten Yard Reconfiguration	\$2,167,200
Building 500	Modernization	\$1,708,765
Building 600	Modernization	\$947,515
Building 700	Modernization & Addition	\$2,017,300
Building 800	Modular New Building	\$3,600,000
Building 900	Modular New Building	\$2,800,000
Shade Structures	Two 30 x 30 Shelters	\$360,000
<b>Total Overall Modernization/Expansion</b>		<b>\$20,211,473</b>

\*Costs are estimated and can change based on finalized scope. Estimate does not include soft costs such as architect, DSA, inspection, or testing fees that would be incurred with the project.

The master site plan and estimated construction cost will be utilized to develop the potential scope and phasing for the completion of modernization at Landell when funding becomes available.

## **Workforce Housing**

As a highly desirable Orange County school district with strong employee recruitment and retention rates, the district does not presently have workforce housing needs, and there are no joint development opportunities available within the city at this time. However, the district recognizes the importance of being responsive to changing needs, and will continue to monitor its staffing trends in relation to the availability of affordable housing within a reasonable commuting distance.

## Closed School Sites

Closed school sites could remain in use as leased facilities for other programs, or they could be the subject of future asset management projects. Additionally, they could be reopened as district school sites, if needed, due to enrollment growth or other program needs. With all of these options, it is difficult to fully anticipate future facilities and deferred maintenance improvements and their associated costs at this time. Following is a general estimate.

- **Basic Deferred Maintenance:** As a landlord, the district needs to budget sufficient maintenance and repair funding to support the tenants' lease conditions and safe usage. The district also needs to maintain the properties for its own possible future use. To address existing conditions using a conservative approach for needed repairs, a budget of \$300,000 per site for the next five to seven years is recommended. This does not include any code upgrades, accessibility improvements, hazardous material removals, or program changes at these sites.

Basic deferred maintenance, per site: \$300,000

- **Emergency Reopening of School Site:** The next level of improvement considered for a closed school site is a possible "emergency" reopening as an active school site. The term "emergency" means the need to reopen a school without substantial preparation time or funding available for a full modernization. However, basic code upgrades, accessibility improvements, safety improvements, and additions to ensure educational program parity would need to be completed. The actual cost would be based on the site reopened.

Emergency reopening, per site (based on the Damron facility): \$2,200,000

- **Full Modernization of School Site:** The final level of improvement considered for reopening a closed school site is full modernization to provide parity with other modernized school sites in the district.

Reopening with full modernization, per site (based on the Damron facility): \$12,000,000

## Projects for 2025/26

### **Kindergarten Restroom Project at Landell – Estimated Cost \$450,000**

The addition of a transitional kindergarten class at Landell requires the installation of two new student restrooms within the kindergarten complex. The project architectural and engineering designs will be submitted to the Division of the State Architect in winter of 2025, with construction anticipated in spring/summer of 2026.

**Landell Furniture Replacement Project – Estimated Cost \$200,000:** The furniture in the majority of the classrooms is over 20 years old and in need of replacement. As part of the modernization process, all schools received new furniture based on a district standard. Furniture continues to be purchased in phases, with the purchase of student desks anticipated in summer of 2026.

### **Exploration of a Preschool Expansion Project at King – Estimated Cost \$2,880,000**

The district is currently exploring the installation of new modular administration and restroom buildings on flush-to-grade concrete foundations to support the preschool program. This project may also involve some site reconfiguration, including modifications to existing asphalt, turf areas, and fencing.

Staff is working with an architect and engineering team to determine the feasibility of the proposed improvements, taking into consideration district resources and other facility needs.

## Next Steps

District staff recommends Board approval of the 2025/26 Facilities Master Plan, which includes the following:

- Complete plans, obtain Division of State Architect approval, and complete construction of Kindergarten Restroom Project at Landell
- Complete asphalt, playground, roofing, and energy management system projects when funding becomes available
- Continue to work with an architect and engineering team to determine the feasibility of the proposed improvements for the preschool program at King, taking into consideration district resources and other facility needs
- Complete districtwide Wireless Access Point (WAP) replacement
- Continue to identify technology that needs to be refreshed, replaced, or added to support safety and 21<sup>st</sup> century learning
- Purchase replacement student desks for Landell school
- Explore all additional funding sources (bond, state funding, loans, developer mitigation agreements, community facilities districts for new residential communities) to support upcoming facility projects