

CVUSD | *Facilities Master Plan*



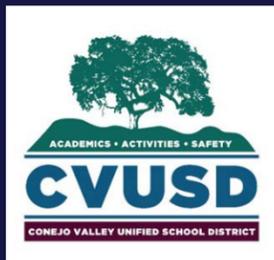
CVUSD - NEWBURY PARK CLUSTER

Maple Elementary School | *Survey*

3501 Kimber Drive | Newbury Park, CA 91320

Conejo Valley Unified School District

December 16, 2016 – DRAFT V3



NAC Architecture

837 North Spring St, 3rd Floor
Los Angeles, CA 90012

Contact: 323.475.8075

E-mail: lochoa@nacarchitecture.com

Website: www.nacarchitecture.com

Existing Site Summary

Neighborhood:

Maple Elementary is located in the City of Newbury Park on an 8.9 acre site, bound by Baxter Street on the northeast and Kimber Drive on the southeast. The school is bound on the north and west by single-family residences. The closest major intersection is S. Reino Road and Kimber Drive to the southwest of the campus.

Instruction:

This neighborhood school provides education for Kindergarten through 5th grades and also provides Specialized Academic Instruction (SAI) for elementary students from across the District. Maple participates in CVUSD's GATE (Gifted and Talented Education) program and has offered the 'Meet the Masters Art Program' for the past three years.

Summary of Facilities:

The primary buildings on the campus were built in 1970 and appear to be in good structural shape. The buildings are concrete masonry walls and wood framed roof construction in a square layout. A combination of brick and plaster finishes on the exterior complement the aesthetics. The interior rooms formed a 'pinwheel' layout where classrooms along the exterior walls shared a common workspace in the center of the building. This original design has been maintained in all the buildings and provides classrooms of adequate sizes. The layout of the 5 primary classroom buildings along with the Multi-Purpose and Kindergarten buildings form green courtyards within the campus for use by the classes inside each building. The campus includes 2 portable buildings which house child care and small learning and support spaces for use by the SAI program.

Building Systems:

Forced air furnaces using natural gas fuel provide heating and split systems and heat pumps provide cooling. The condensers for the cooling system are stacked vertically at the exterior of the building and consequently shut down due to excessive heat build-up on high-temperature days. Per the recently completed Facility Condition Assessment the plumbing systems reportedly function adequately with no problems beyond typical maintenance issues. Electrical service to the site and distribution within the school appears adequate. Per the FCA the fluorescent light fixtures will be due for lifecycle replacement again in the near future. Potential replacement with LED fixtures should be investigated.

Technology:

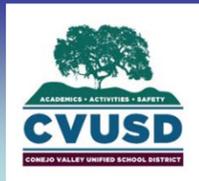
The school utilizes Promethean Boards in general education classrooms and projectors in Specialized Academic instruction classrooms. Wi-Fi was recently installed campus-wide and performs well.

Energy:

There are currently no renewable energy systems installed on campus. Gas and electricity use across the past 3 years are relatively consistent with the sole exception of a significant spike in gas usage in January 2016 over previous usages during that month in 2014 and 2015. The otherwise relatively consistent use indicates similar demands and the unlikelihood of gas leaks and/or errant electricity use. Water use data for the past 3 years does not show such consistency. Due to the current state drought, water use would be expected to have steadily declined from previous use however the data for Maple shows somewhat erratic use across the past three years. Recent water use at this site should be examined to determine if there is a means to return to previous lower usage levels given the ongoing drought conditions in the area.

Table of Contents

0.0	Cover Sheet
1.0	Table of Contents / Executive Summary
2.0	Complex Context Map
INSTRUCTIONAL INFORMATION	
3.0	Project Location Plan & Data
4.0	Instructional & Campus Summary
5.0	Existing Campus Plan
5.1	Existing Campus Building Data
6.0	Existing Campus Building Use - First Floor
7.0	Existing Campus Image Key Map
7.1	Existing Campus Images
7.2	Existing Campus Images
7.3	Existing Campus Images
7.4	Existing Campus Images
8.0	Specialized Program
FACILITY INFORMATION	
9.0	Facility Certification Requirements
	Site Challenges & Proposed Site Modernization Summary
10.0	Drop-off Points and Circulation
10.1	Drop-off Points and Circulation
10.2	Facility Accessibility
11.0	Energy Use
12.0	Core Facilities Data
TECHNOLOGY	
13.0	Campus Technology
13.1	Campus Technology Continued
PROJECT REQUESTS	
14.0	Observations Summary



Existing Site Summary

Site Attributes:

Nestled in a residential neighborhood, Maple Elementary School offers students a quiet peaceful campus. The layout of the buildings create numerous courtyards to serve as small gathering spaces benefiting teachers and students alike with the opportunity to expand the education areas beyond the classrooms to the exterior. These courtyards offer quieter smaller-scale play areas as well. The hardscape play area located at the south perimeter and the grass fields at a higher elevation at the west edge of the site provide plenty of larger-scale area to run and play in a 'louder' setting. The buildings themselves are solidly built and with sustained maintenance they will continue to serve the school well. The original interior layouts of the buildings remain in-tact and provide appropriately-sized classrooms with shared support space at the center.

Site Opportunity:

Access to the school is limited to the east corner of the site via the parking lot at the corner of Kimber Drive and Baxter Street. Student drop-off and pick-up times are congested and create traffic issues as a result of this limited access. In-adequate parking for staff and visitors add to the circulation and congestion difficulties. Opportunities exist to investigate additional entry points to the campus and additional parking that could alleviate the pressure on the sole access point at the corner of Kimber and Baxter. Improving the security of the school should be explored concurrently via the addition of exterior lighting and rehabilitation of the perimeter fencing. Design solutions to provide more privacy along the perimeter fencing will also benefit teachers and staff working with SAI students who often have a tendency to run when they see an opportunity to leave the school site.

Additional forms of shade on the campus would provide much-needed shelter from the sun on extreme heat days and shelter for dining on days with inclement weather. Shade provisions could take the form of structures and additional trees. An additional lunch shelter would supplement the area for exterior dining since Maple's current lunch shelter does not adequately serve the number of students for each lunch period.

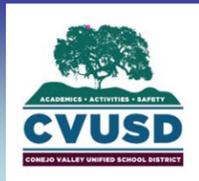
ADA upgrades, including improvements to restrooms, hardware, signage, classroom plumbing fixtures, drinking fountains, and path of travel will ensure that all students, faculty and staff have access to the entire site. In particular door swings on restroom doors at this site are currently non-compliant and should be addressed. Improving the paths of travel to the upper field areas from the main campus and ensuring those are ADA compliant will provide alternate means of entry to the school to alleviate the congestion mentioned previously.

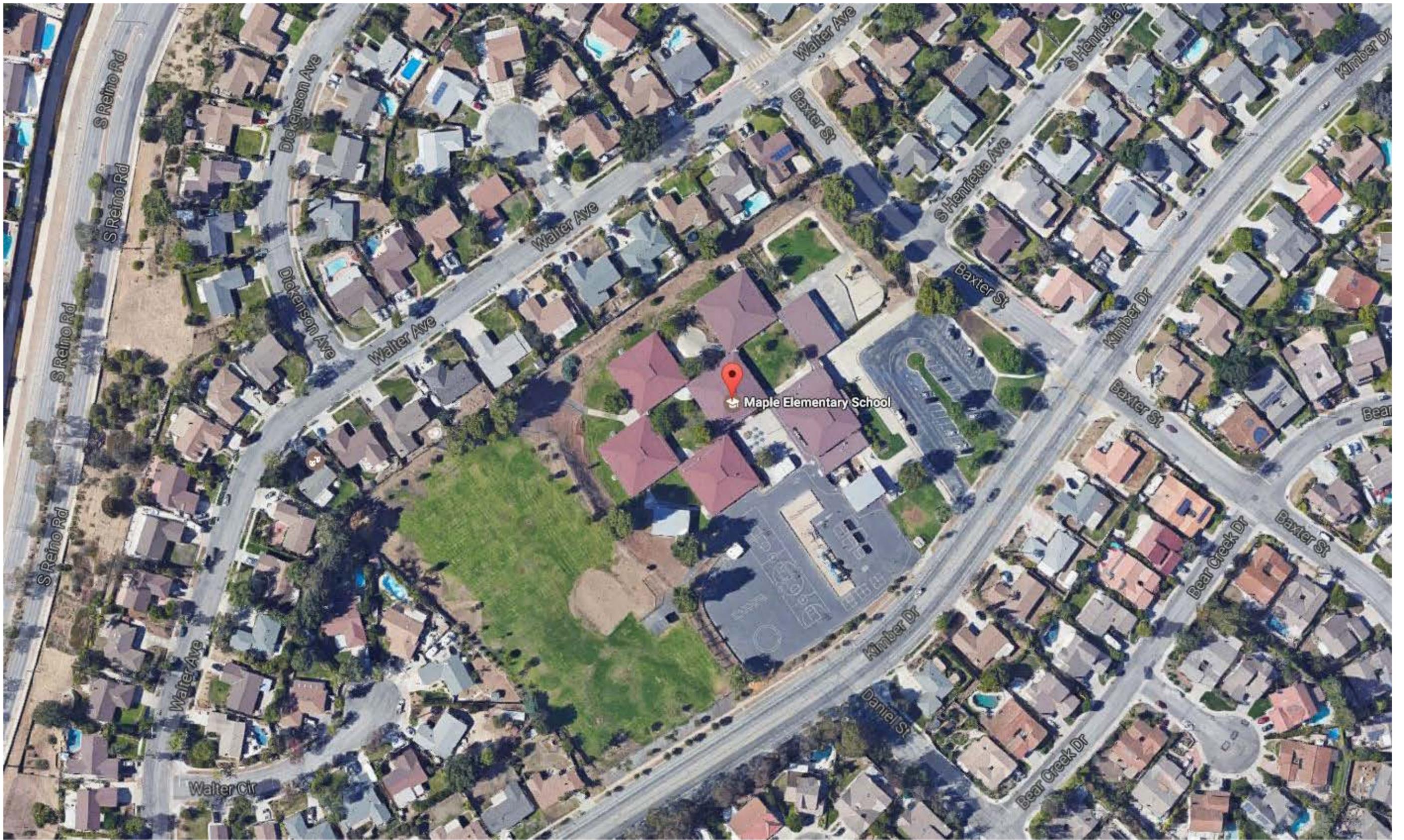
While the administration suite at Maple serves the office and health suite needs of the school, the staff lacks a true conference room that could be used for private meetings and as space for Professional Development. Locating this space within or adjacent to the Administration area would be the ideal scenario. The storage provisions within classrooms prove sufficient at Maple however additional general campus storage is needed for additional furniture, equipment and supplies.

As noted previously the stacked condensers for the cooling systems shut down due to excessive heat build-up on high-temperature days. Alternate solutions to this layout should be explored that would permit these units to function correctly. Improvements in electrical power distribution should be explored to allow educators to make the best use of the increasing number of hand-held technology devices used in today's classrooms.

Table of Contents

0.0	Cover Sheet
1.0	Table of Contents / Executive Summary
2.0	Complex Context Map
INSTRUCTIONAL INFORMATION	
3.0	Project Location Plan & Data
4.0	Instructional & Campus Summary
5.0	Existing Campus Plan
5.1	Existing Campus Building Data
6.0	Existing Campus Building Use - First Floor
7.0	Existing Campus Image Key Map
7.1	Existing Campus Images
7.2	Existing Campus Images
7.3	Existing Campus Images
7.4	Existing Campus Images
8.0	Specialized Program
FACILITY INFORMATION	
9.0	Facility Certification Requirements
	Site Challenges & Proposed Site Modernization Summary
10.0	Drop-off Points and Circulation
10.1	Drop-off Points and Circulation
10.2	Facility Accessibility
11.0	Energy Use
12.0	Core Facilities Data
TECHNOLOGY	
13.0	Campus Technology
13.1	Campus Technology Continued
PROJECT REQUESTS	
14.0	Observations Summary





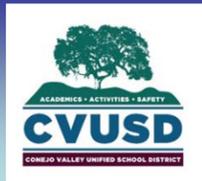
Maple Elementary School | Survey

3501 Kimber Drive | Newbury Park, CA 91320

Conejo Valley Unified School District

December 16, 2016 – DRAFT V3

Project Location Map



FACILITIES - CLASSROOM INVENTORY																				
K-12 School Facility	Grade/Type	Number of Teaching Stations							Projections											
		Total # of Teaching Stations	Permanent	Modulars			Capacity	Teaching Stations												
				Quality	Owned Portables	Leased Portables		Rms Utilized	Ratio	Capacity Needed										
As used for the 15/16 School Year										Based on 16/17										
	Jr K	1	1					20	0	20.00	0									
*K = AM/PM	K	2	2					40	2	22.00	46									
*1-3 includes Title I	1-3	7	7					140	7	22.00	159									
*4-5 includes Spch	4-5	6	5			1		180	3	30.00	87									
Sci Lab																				
	SDC	4	4						4	-4										
	LC	1				1			1	0										
	LAB	1	1						1	0										
Sub-Total K-5		22	20	0	2	0		380	18		292									
ENROLLMENT HISTORY																				
Grade	2017	2016	2015	2014	2013	2012	2011	2010	2009	2008	2007	2006	2005	2004	2003	2002	2001	2000	1999	1998
*Jr K					0	0	20	20	20	20										
K		42	41	46	52	43	46	39	51	53	46	56	59	43	69	59	72	81	62	59
1		46	54	50	46	50	43	52	54	49	60	51	59	74	57	69	86	66	60	59
2		52	52	48	50	43	50	55	57	53	52	50	46	53	67	84	59	60	53	57
3		51	46	44	42	55	63	53	59	50	51	70	70	64	79	59	60	58	59	56
4		45	41	40	60	58	52	59	45	51	70	55	58	84	61	64	59	63	59	70
5		45	44	55	60	52	56	44	54	63	62	62	64	60	62	63	66	66	66	68
6					0	0	0	0	0	0	0	0	83	0	0	0	0	0	0	27
Total Elem	0	281	278	283	310	301	330	322	340	339	341	344	439	378	395	397	399	394	359	396
Special Ed		34	31	32	33	30	25	32	34	25	15	17	18	20	17	13	13	14	4	4
TOTAL	0	315	309	315	343	331	355	354	374	364	356	361	457	398	412	410	412	408	363	400
PRINCIPAL PROJECTIONS																				
Grade	Forecast		4/23/2015	5/26/2015	8/18/2015	Primary & Upper	Teacher Calculation			15-16 Budget	14-15 Staffing									
	Students	Teachers					Totals	Teacher by Ratio	Students per class			Calc								
Special Ed			44	44	30															
TK																				
K	41	1.91	43	35	45		2.09		22											
1	50	2.33	57	55	52	200	2.42	9.30	22	9.3	9									
2	59	2.74	52	51	55		2.56		22											
3	53	2.47	50	51	48		2.23		22											
4	48	1.60	43	42	43	87	1.43	2.90	30	2.9	3									
5	42	1.40	41	40	44		1.47		30											
TK - 5	293	9.44	286	274	287	287														
TOTAL	293	12.44	330	318	287	287	12.20		12.2	12										

Enrollment Data

•For Secondary Schools

Classrooms 800 Square Feet and greater will be considered an "Available Classroom". On the color coded survey plan they can occur as BASIC CLASSROOM (Orange); SPECIALITY CLASSROOM (Light Blue); SCIENCE (Yellow).

If the rooms are being used for instruction and they are 799 Square Feet and under, they will be considered a "Small Room", with a different Color Code. Provide a description in the keynote as to its current use.

•For Elementary Schools

Classrooms 720 Square Feet and greater will be considered an "Available Classroom". On the color coded survey plan they can occur as BASIC CLASSROOM (Orange); SPECIALITY CLASSROOM (Light Blue); SCIENCE (Yellow).

If the rooms are being used for instruction and they are 719 Square Feet and under, they will be considered a "Small Room", with a Different Color Code. Provide a description in the keynote as to its current use.

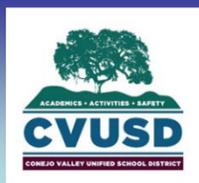
For Span and other types of Schools

Identify what age group the space is used for the majority of the day – use rules above for Secondary Schools and Elementary Schools. Provide a description in the keynote as to its current use.

CVUSD MAPLE ELEMENTARY Location Code: 0000 Campus Summary									
Site Information		Totals			Total Planned Site Capacity:			Totals	
Current Useable Area:		8.81 Acres			Current Enrollment:			315	
Current Playground Area:		1.28 Acres			Planning 2-Semester Capacity:			380	
					Enrollment to use for Planning			292	
Playground Area Required:		1.4 Acres							
Classroom Status for School:	Current Classrooms			Potential Classrooms + Current Classrooms			Classrooms identified by the school		
	Permanent	Portable	Totals	Permanent	Portable	Totals	Permanent	Portable	Totals
Available Classrooms 720 Square Feet or greater:	20	0	20	20	2	22	20	0	20
Available Small Rooms 719 Square Feet or smaller:	0	0	0	0	0	0	0	0	0
Totals:	20	0	20	20	0	22	20	0	20

Analysis:

Seven of the nine buildings at Maple Elementary School are original to the campus. Two portables have been added to the campus to house child care, a learning center and the Speech and Occupational Therapy program. The main deviations between the observed uses and the previously recorded uses of the spaces are minor.



Maple Elementary School | Survey

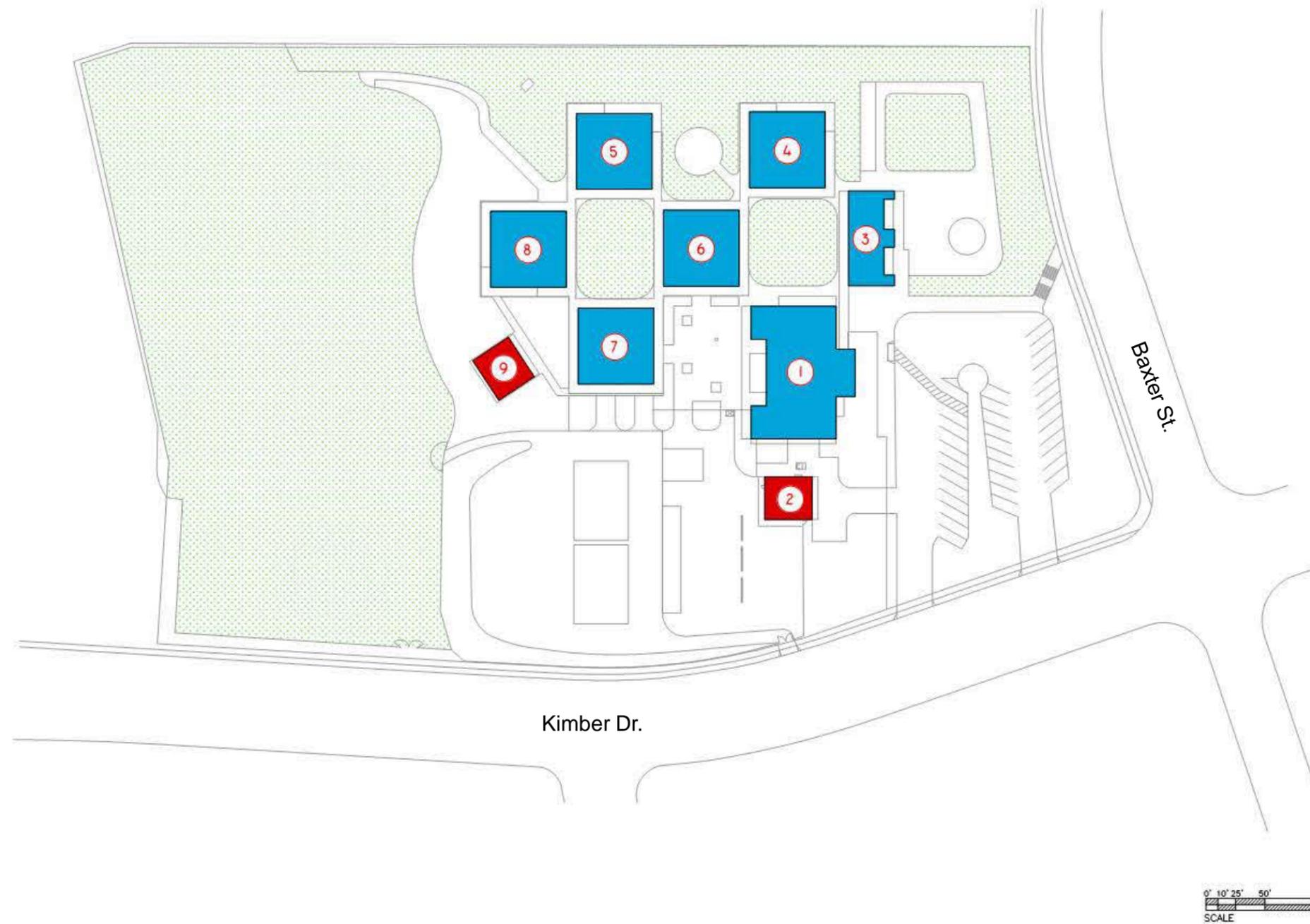
3501 Kimber Drive | Newbury Park, CA 91320

Conejo Valley Unified School District

December 16, 2016 – DRAFT V3

Instructional & Campus Summary

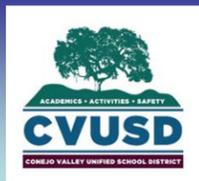
4.0



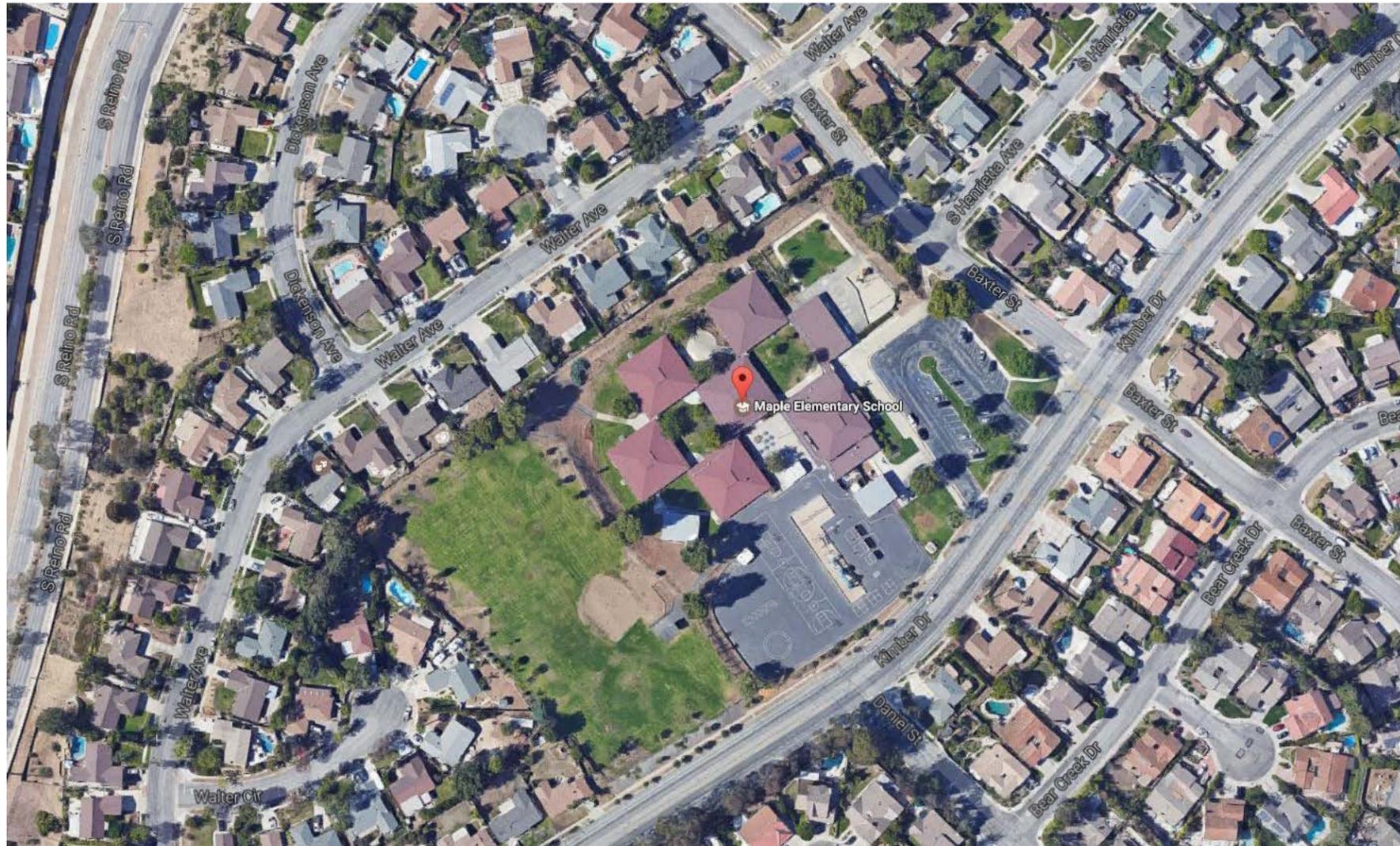
EXISTING SITE PLAN

PERMANENT & PORTABLE BUILDINGS

MAPLE ELEMENTARY - LEGEND	
(25)	BUILDING NUMBER
Blue	PERMANENT
Red	PORTABLE



School District Site Name	Street Address	City	St	Zip Code Plus Four	School District Building Name	Building Rating Classification	Square Footage	Fire Const. Code	Fire Const. Type	Roof Type	Year Built	Year Renovated				Status	Is Vacant Y/N
												Roof	HVAC	Electric	Plumbing		
Maple Elementary	3501 Kimber Drive	Newbury Park	CA	91320-4399	1 - Admin/M-P/Cafe	Elementary	8,032	2	Joisted Masonry	Composition	1970	2000	1999	1999	2004	Owned and occupied by the district	N
Maple Elementary	3501 Kimber Drive	Newbury Park	CA	91320-4399	2 - Child Care	Portable	1,440	5	Modified Fire Resistive	Metal	1998	1998	1998	1998	1998	Owned and occupied by the district	N
Maple Elementary	3501 Kimber Drive	Newbury Park	CA	91320-4399	3 - Kindergarten	Elementary	2,828	2	Joisted Masonry	Composition	1970	2000	1999	1999	2004	Owned and occupied by the district	N
Maple Elementary	3501 Kimber Drive	Newbury Park	CA	91320-4399	4 - Classroom 1-3	Elementary	4,096	2	Joisted Masonry	Composition	1970	2006	1999	1999	2004	Owned and occupied by the district	N
Maple Elementary	3501 Kimber Drive	Newbury Park	CA	91320-4399	5 - Classroom 4-7	Elementary	4,096	2	Joisted Masonry	Composition	1970	1998	1999	1999	2004	Owned and occupied by the district	N
Maple Elementary	3501 Kimber Drive	Newbury Park	CA	91320-4399	6 - Classroom 8-11	Elementary	4,096	2	Joisted Masonry	Composition	1970	2006	1999	1999	2004	Owned and occupied by the district	N
Maple Elementary	3501 Kimber Drive	Newbury Park	CA	91320-4399	7 - Classroom 12-14	Elementary	4,096	2	Joisted Masonry	Composition	1970	1998	1999	1999	2004	Owned and occupied by the district	N
Maple Elementary	3501 Kimber Drive	Newbury Park	CA	91320-4399	8 - Classroom 15-18	Elementary	4,096	2	Joisted Masonry	Composition	1970	1998	1999	1999	2004	Owned and occupied by the district	N
Maple Elementary	3501 Kimber Drive	Newbury Park	CA	91320-4399	9 - Classroom 19-20	Portable	1,440	5	Modified Fire Resistive	Metal	2003	2003	2003	2003	2003	Owned and occupied by the district	N



Existing Facilities:

- 7 buildings are over 40 years old
- 0 buildings between 30 and 40 years old

Analysis:

The seven main buildings at Maple Elementary were 46 years old at the time of this survey. The durability of the original building materials have served the campus well and are still in good shape given their age. The two portable buildings on the campus (Building #2 and #9) were 18 and 13 years old respectively at the time of this survey.

KEY NOTES

- 1 OFFICE ADDED TO THE WEST SIDE OF THE KITCHEN (NOT SHOWN IN SP3A DIAGRAMS).
- 2 BUILT-IN FREEZER AND REFRIGERATOR ADDED TO EAST SIDE OF THE KITCHEN (NOT SHOWN IN SP3A DIAGRAMS).
- 3 SHOWN ON SP3A DIAGRAMS AS A STORAGE ROOM; CURRENTLY USED AS A MDF ROOM.
- 4 SHOWN ON SP3A DIAGRAMS AS TWO SINGLE RESTROOMS, ONE ACCESSED FROM EACH KINDERGARTEN CLASSROOM. THE CURRENT CONFIGURATION IS A LARGER AREA THAT IS SPLIT INTO TWO RESTROOMS ACCESSED FROM EACH KINDERGARTEN CLASSROOM. APPROXIMATE SIZES/ POSITIONS ARE SHOWN.
- 5 SHOWN ON SP3A DIAGRAMS AS AN ELECTRICAL ROOM; CURRENTLY USED AS A CUSTODIAL AND STORAGE ROOM.
- 6 SPEECH AND OCCUPATIONAL THERAPY.
- 7 LEARNING CENTER.
- 8 LANDSCAPE/HARDSCAPE RECONFIGURED.
- 9 SHOWN ON SP3A DIAGRAMS AS AN ELECTRICAL ROOM; CURRENTLY USED AS A CUSTODIAL AND STORAGE ROOM.
- 10 LUNCH SHELTER NOT SHOWN ON SP3A DIAGRAMS. APPROXIMATE SIZE/POSITION SHOWN.
- 11 COMPUTER LAB.
- 12 CHILD CARE

INTERIOR BUILDING SPACES CURRENT USES

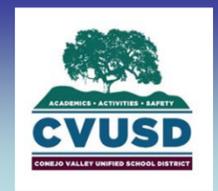
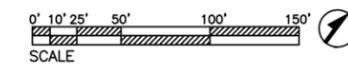
MAPLE ELEMENTARY - LEGEND

INSTRUCTIONAL

- BASIC CLASSROOM
- SPECIALITY CLASSROOM
- SCIENCE CLASSROOM
- SMALL ROOM
- CLASSROOM SUPPORT

GENERAL

- ATHLETIC
- LIBRARY/MEDIA
- STUDENT SUPPORT
- ADMINISTRATIVE
- ASSEMBLY
- CIRCULATION
- OPERATIONAL SUPPORT
- FOOD SERVICE
- SPACE IS NOT USED





EXISTING SITE IMAGE
KEY MAP

◀ 1 IMAGE KEY

PERMANENT & PORTABLE
BUILDINGS

MAPLE ELEMENTARY - LEGEND	
(25)	BUILDING NUMBER
[Blue Box]	PERMANENT
[Red Box]	PORTABLE

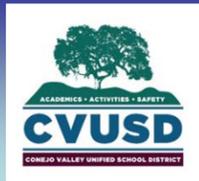
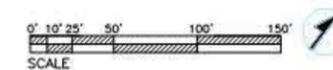




Photo 1

Building Name: Admin/Multi-Purpose Room/Food Service/Library
Building Number: 1
Administration/Multi-Purpose building from entry lot.



Photo 2

Building Name: Admin/Multi-Purpose Room/Food Service/Library
Building Number: 1
Administration office interior.



Photo 3

Building Name: Admin/Multi-Purpose Room/Food Service/Library
Building Number: 1
View of the stage inside Multi-Purpose Room.



Photo 4

Building Name: Admin/Multi-Purpose Room/Food Service/Library
Building Number: 1
Faculty Lounge interior.



Photo 5

Building Name: Admin/Multi-Purpose Room/Food Service/Library
Building Number: 1
Food Service Kitchen interior.



Photo 6

Building Name: Admin/Multi-Purpose Room/Food Service/Library
Building Number: 1
Library interior.



Photo 7

Building Name: Lunch Shelter
Building Number: N/A
Outdoor shaded lunch area.



Photo 8

Building Name: Child Care
Building Number: 2
View from the playground area.

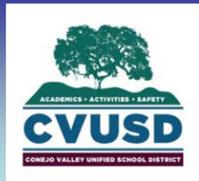




Photo 9

Building Name: Child Care
Building Number: 2
Child Care room interior.



Photo 10

Building Name: Kindergarten
Building Number: 3
View from the hall way towards the entrance of kindergarten.



Photo 11

Building Name: Kindergarten
Building Number: 3
Interior view of Kindergarten classroom.



Photo 12

Building Name: Kindergarten
Building Number: 3
Back of the kindergarten, with a restroom addition visible.



Photo 13

Building Name: Classroom
Building Number: 4
View outside of the classroom.



Photo 14

Building Name: Classroom
Building Number: 4
Interior view of the classroom.



Photo 15

Building Name: Classroom
Building Number: 5
View outside of the classroom.



Photo 16

Building Name: Classroom
Building Number: 5
Interior view of the classroom.



Photo 17
Building Name: Classroom
Building Number: 6
Exterior view of a classroom.



Photo 18
Building Name: Classroom
Building Number: 6
Interior view of a classroom.



Photo 19
Building Name: Classroom
Building Number: 6
The shared student support space.



Photo 20
Building Name: Computer Lab/ Science Classroom
Building Number: 7
Exterior view of a classroom.



Photo 21
Building Name: Computer Lab/ Science Classroom
Building Number: 7
Custodian and storage space.



Photo 22
Building Name: Computer Lab/ Science Classroom
Building Number: 7
Interior view of a computer lab.



Photo 23
Building Name: Classroom
Building Number: 8
Exterior view of a classroom.



Photo 24
Building Name: Special Education Classroom
Building Number: 8
Interior view of Special Education Classroom.



Photo 25

Building Name: Classroom
 Building Number: 8
 Interior of shared student support space, called Sensory Circuit.



Photo 26

Building Name: Classroom
 Building Number: 9
 Exterior view of a Learning Center classroom.



Photo 27

Building Name: Classroom
 Building Number: 9
 Interior view of a learning center classroom.



Photo 28

Building Name: Classroom
 Building Number: 9
 Interior view of the Speech and OT.



Photo 29

Building Name: N/A
 Building Number: N/A
 School's Play area.



Photo 30

Building Name: N/A
 Building Number: N/A
 View of a ramp going up towards a field.



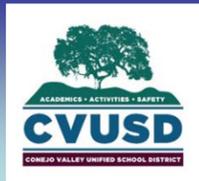
Photo 31

Building Name: Classroom
 Building Number: 5,8
 View of the ramp down to classrooms 5 and 8.



Photo 32

Building Name: N/A
 Building Number: N/A
 Teacher/ student Garden next to classroom 4.



GATE

Gifted and Talented Education

The Gifted and Talented Education (GATE) program provides unique education opportunities for high-achieving and underachieving students who have been identified as gifted and talented. GATE students at Maple are clustered in one class by grade-level, facilitating differentiated instruction and dynamic interaction among students. Focus is placed on the development of critical thinking skills and problem solving activities.

Maple holds GATE parent meeting two to three times per school year. Additionally, CVUSD has a GATE District Advisory Committee that meets once a month to discuss program goals and needs. A parent representative from Maple attends these meetings and brings back information to share with Maple parents. Maple also has a teacher who serves as GATE coordinator, who attends monthly meetings, shares information with the staff, and helps coordinate the GATE parent meetings.

Talk to your child's teacher if you are interested in having your child tested for the GATE program. Parent permission to participate is on file in the front office. Once students are identified, they remain part of the GATE program.

For more information, please [contact](#) or stop by the school, or visit the [CVUSD GATE](#) webpage.

Grade Level FOSS Themes K-2

Click on a grade level FOSS theme to learn about and interact more with each theme!

Kindergarten FOSS

Animals Two by Two
Trees
Wood and Paper

1st Grade FOSS

Air and Weather
Plants and Animals
Solids and Liquids

2nd Grade FOSS

Balance and Motion
Insects and Plants
Pebbles, Sand and Silt

Our Science Lab



M.A.R.S.

Maple's Adventures in Research and Science

Hands on, Minds engaged, Hearts inspired...Exploration!

Our new Science Lab is complete with new technology, hands on Science materials, and lots more.

Grade Level Foss Themes 3-5

Click on a grade level FOSS theme to learn about and interact more with each theme!

3rd Grade FOSS

Matter & Energy
Structures of Life
Sun, Moon, and Stars

4th Grade FOSS

Environments
Magnetism & Electricity
Solid Earth

5th Grade FOSS

Living Systems
Mixtures & Solutions
Water Planet



Maple Elementary School | Survey

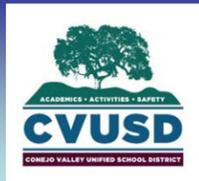
3501 Kimber Drive | Newbury Park, CA 91320

Conejo Valley Unified School District

December 16, 2016 – DRAFT V3

Specialized Programs

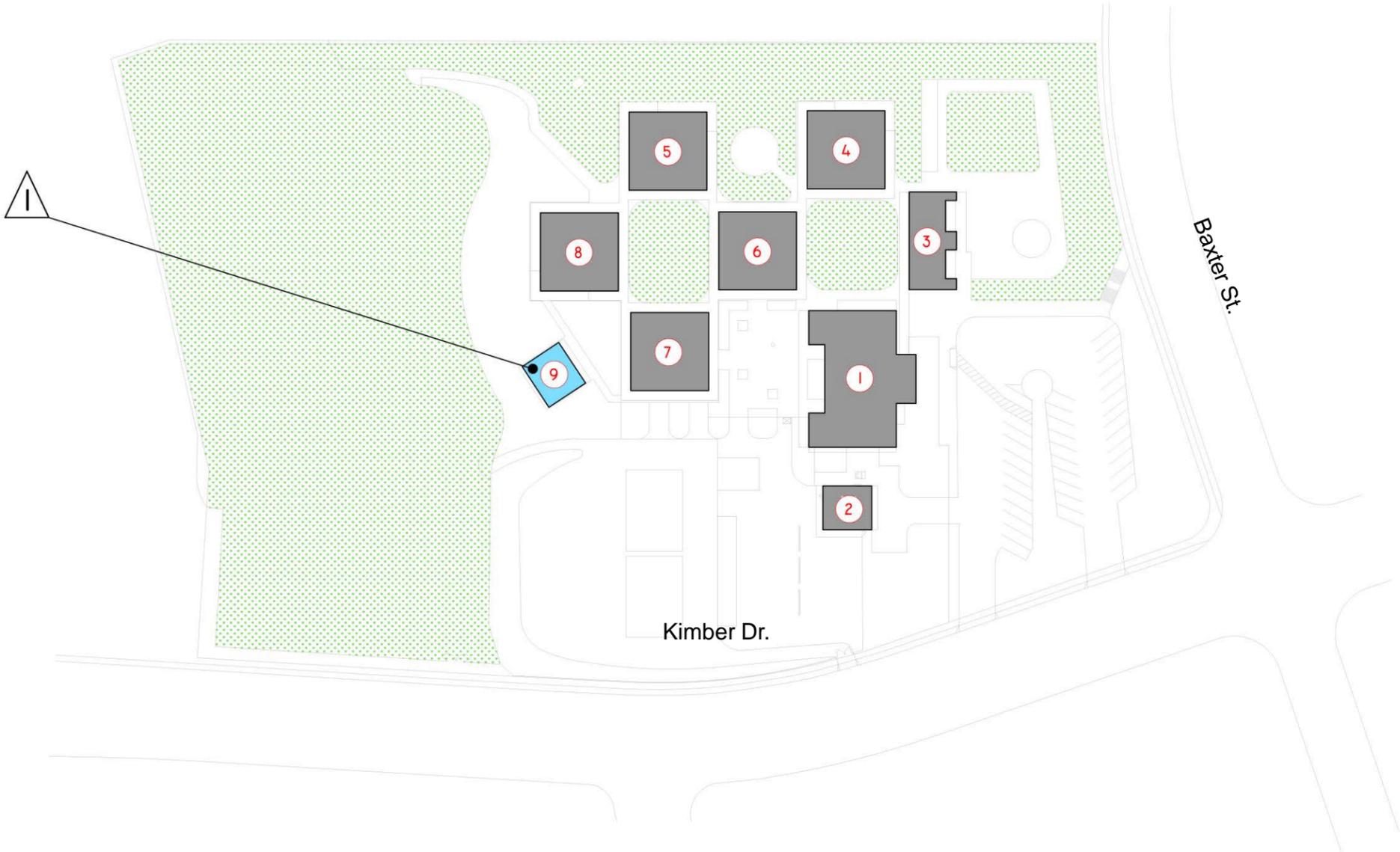
8.0



KEY NOTES

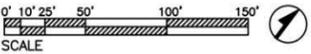


PORTABLE BUILDING - LEARNING CENTER, CERTIFICATION IN PROGRESS.



CERTIFICATIONS REQUIRED

MAPLE ELEMENTARY - LEGEND	
25	BUILDING NUMBER
	CERTIFICATION REQUIRED
	CERTIFIED STRUCTURES





Site Challenges:

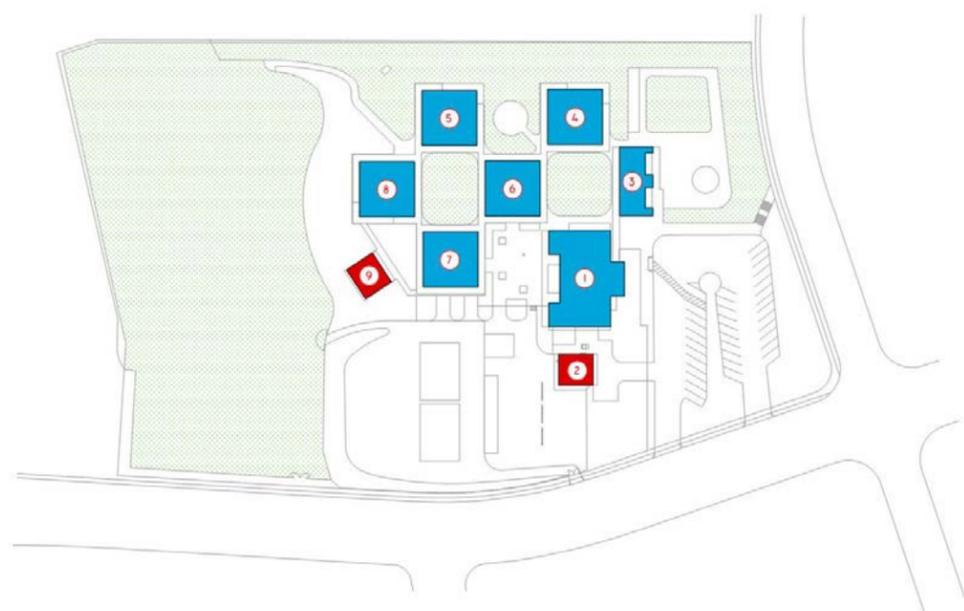
Site challenges at Maple Elementary include:

- Flow of drop-off and pick-up traffic and adequate parking for school visitors.
- Inadequate shaded exterior dining space.
- Lack of exterior lighting and functional security fencing at the perimeter that also provides some privacy.
- Supervision around the multiple buildings.

Site Modernization Opportunities:

Campus modernization projects are intended to improve the safety and security of the students, better the instructional and play environments, and beautify the campus internally as well as its face to the neighborhood.

General modernizations to keep the campus in good working condition may include upgrades to the building finishes and major building systems. Improvement to the perimeter fencing will provide both more security as well as privacy. ADA upgrades, including improvements to restrooms, hardware, signage, classroom plumbing fixtures, drinking fountains, and path of travel will ensure that all students, faculty and staff have access to the entire site. In particular door swings on restroom doors at Maple Elementary are currently non-compliant and should be addressed as well as access to the upper field.



BUILDING

- 1- MULTI-PURPOSE / ADMINISTRATION / FOOD SERVICE
- 2- CHILD CARE
- 3- PORTABLE KINDERGARTEN
- 4- PERMANENT CLASSROOM
- 5- PERMANENT CLASSROOM
- 6- PERMANENT CLASSROOM
- 7- PERMANENT CLASSROOM
- 8- PERMANENT CLASSROOM
- 9- PORTABLE LEARNING CENTER

EXISTING SITE PLAN

PERMANENT & PORTABLE BUILDINGS

MAPLE ELEMENTARY - LEGEND	
(25)	BUILDING NUMBER
Blue	PERMANENT
Red	PORTABLE

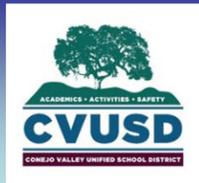




Image 1: Access path from upper field to main campus



Image 2: View from the street towards the main vehicle exit of the school .

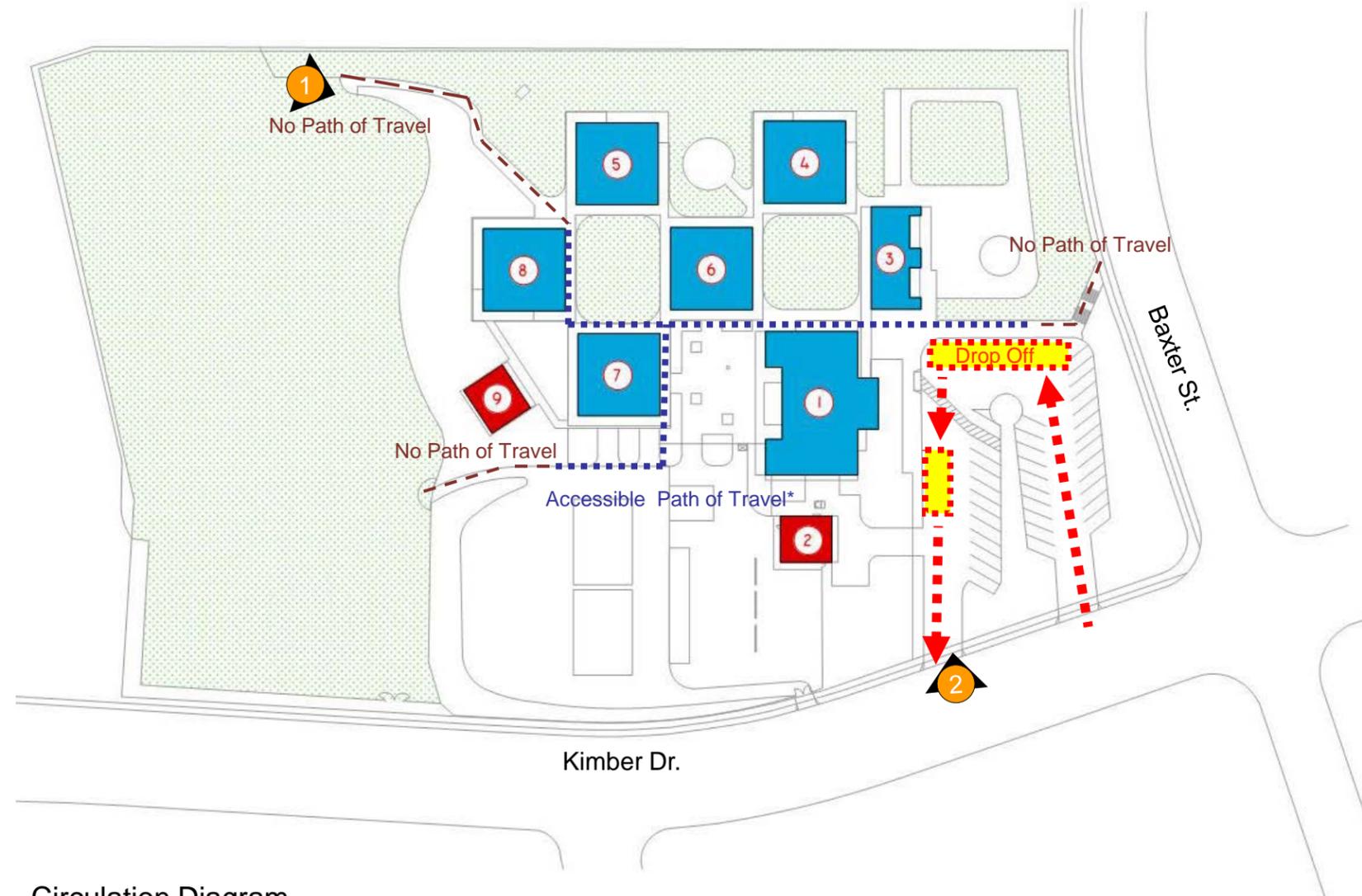
EXISTING SITE PLAN

PERMANENT & PORTABLE BUILDINGS

MAPLE ELEMENTARY - LEGEND	
(25)	BUILDING NUMBER
Blue square	PERMANENT
Red square	PORTABLE

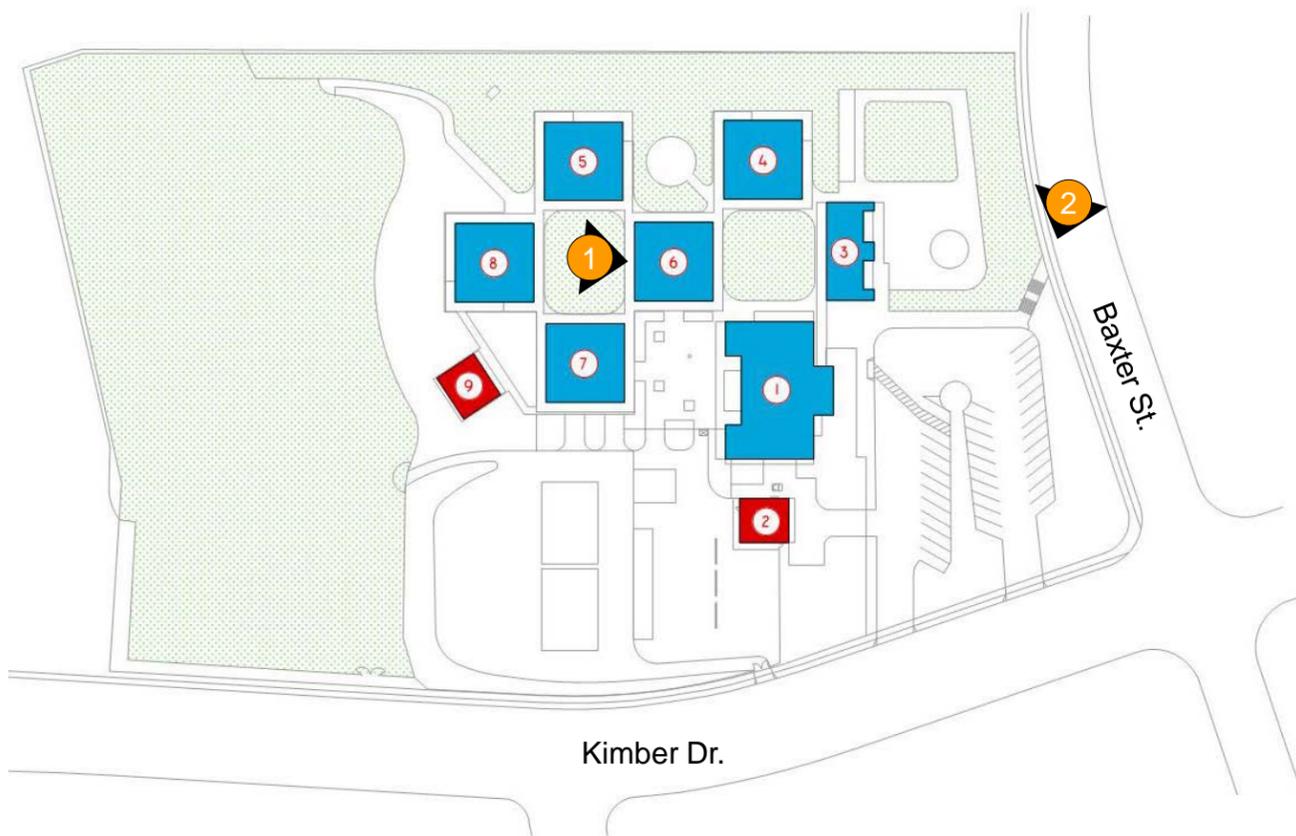
BUILDING

- 1- MULTI-PURPOSE / ADMINISTRATION / FOOD SERVICE
- 2- CHILD CARE
- 3- PORTABLE KINDERGARTEN
- 4- PERMANENT CLASSROOM
- 5- PERMANENT CLASSROOM
- 6- PERMANENT CLASSROOM
- 7- PERMANENT CLASSROOM
- 8- PERMANENT CLASSROOM
- 9- PORTABLE LEARNING CENTER



Circulation Diagram

*Visually observed to be the accessible path of travel. Verification required.



Kimber Dr.

Baxter St.

EXISTING SITE PLAN

PERMANENT & PORTABLE BUILDINGS

MAPLE ELEMENTARY - LEGEND	
25	BUILDING NUMBER
	PERMANENT
	PORTABLE



Photo -1
Push/Pull clearances at restroom doors are not ADA compliant.

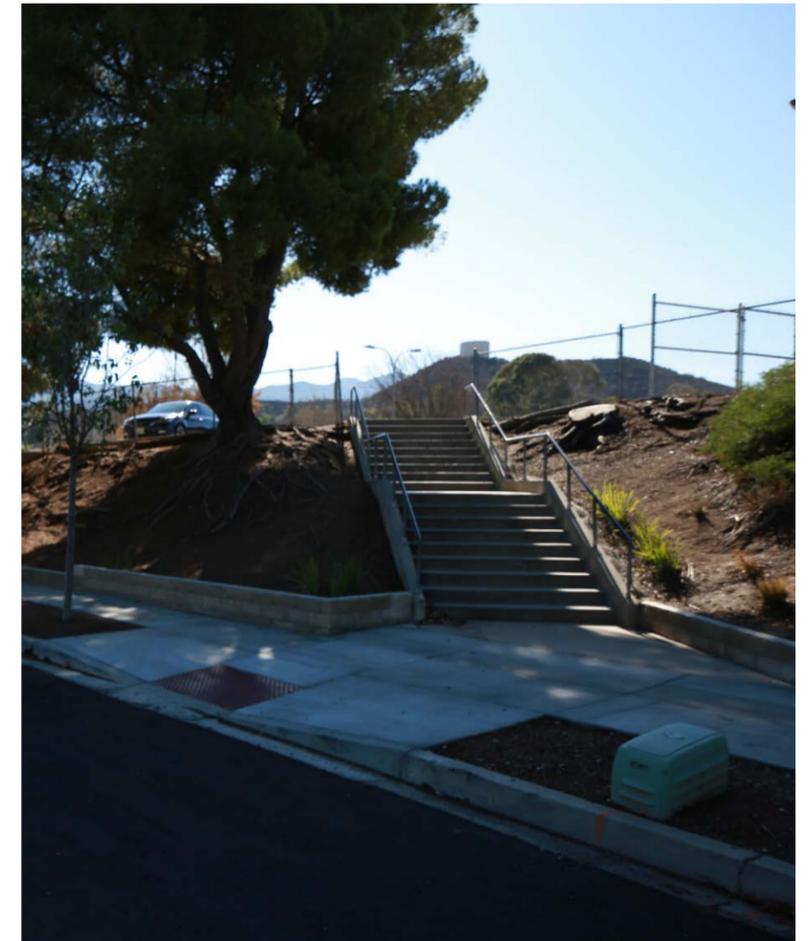


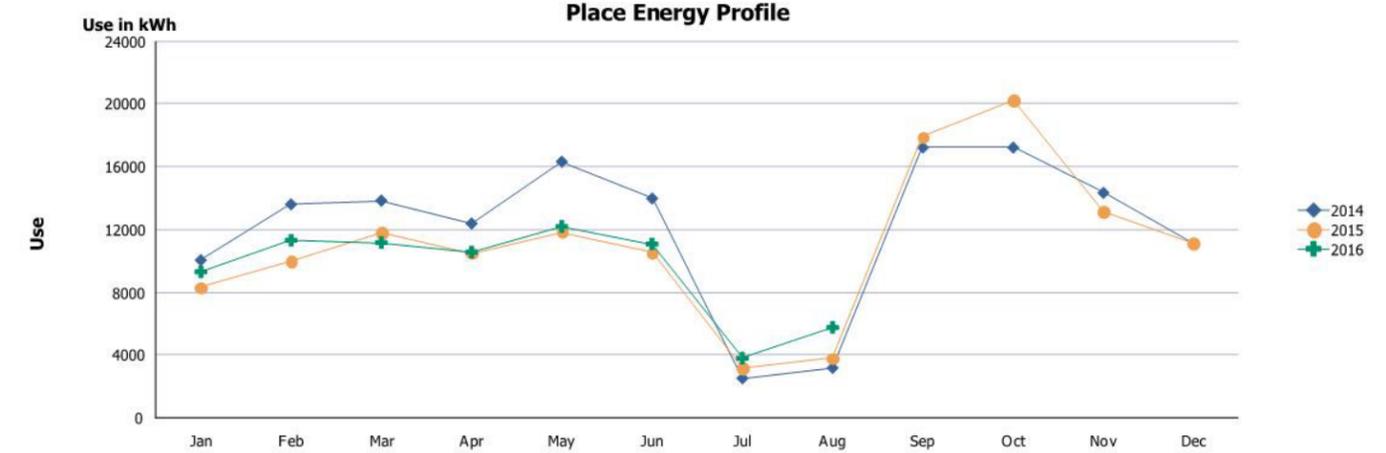
Photo -2
Stair Access from Baxter Street.

Energy Use Summary:

PENDING

Commodity	Use	Units	BATCC Cost	Actual Cost	Cost Avoidance	Cost Avoidance
[MAPLE_1] Maple						
Electric	5,762	KWH	\$4,395	\$2,118	\$2,278	51.8%
Natural Gas	24	THERM	\$65	\$73	\$(8)	(11.8%)
Water	583	CCF	\$3,794	\$3,612	\$182	4.8%
Totals:	22	MMBTU	\$8,254	\$5,802	\$2,452	29.7%

Place: [MAPLE_1] Maple

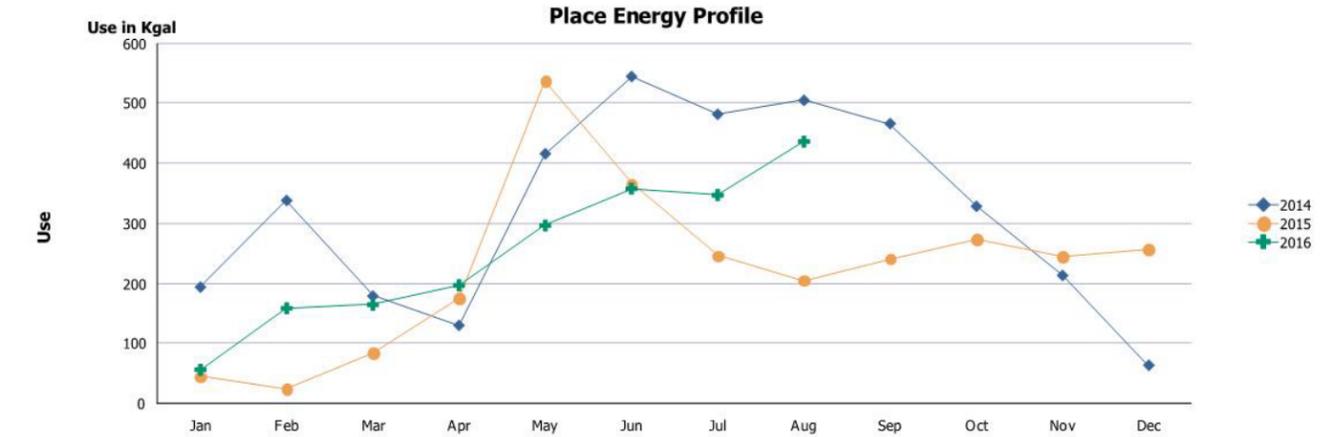


Year	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Totals
2014	10,053	13,606	13,847	12,386	16,324	13,983	2,527	3,187	17,223	17,223	14,341	11,094	145,794
2015	8,309	10,001	11,791	10,497	11,831	10,510	3,172	3,804	17,894	20,215	13,132	11,153	132,309
2016	9,310	11,320	11,171	10,565	12,201	11,076	3,804	5,762	0	0	0	0	75,209
Totals	27,672	34,927	36,809	33,448	40,356	35,569	9,503	12,753	35,117	37,438	27,473	22,247	353,312

Electrical:

Place Energy Profile AN - 02

Place: [MAPLE_1] Maple

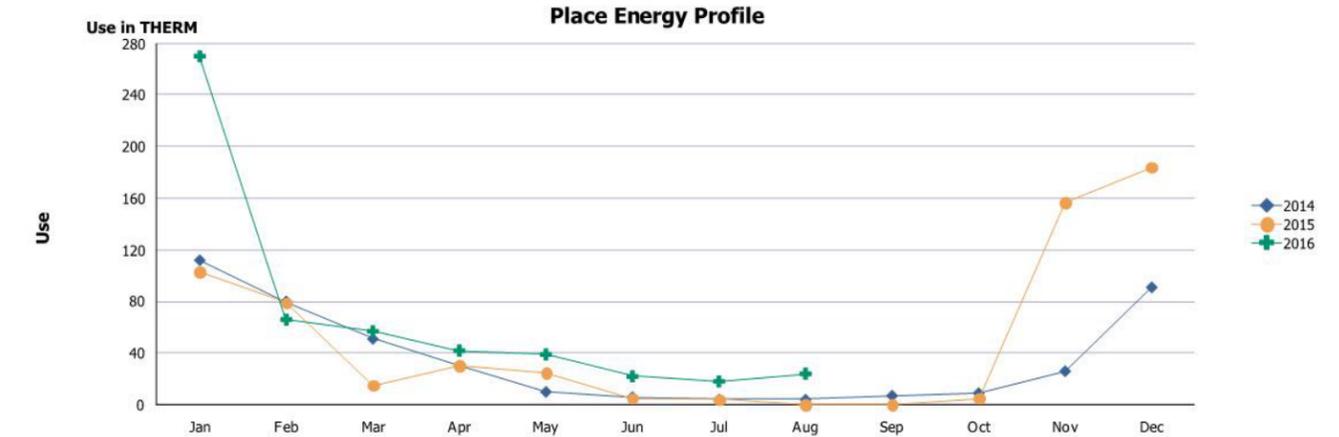


Year	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Totals
2014	194	338	179	130	416	545	482	505	466	328	213	64	3,859
2015	45	24	84	176	537	366	246	205	241	273	245	257	2,698
2016	56	159	165	197	296	358	347	436	0	0	0	0	2,013
Totals	295	521	427	503	1,249	1,268	1,075	1,146	707	601	458	321	8,571

Water:

Place Energy Profile AN - 02

Place: [MAPLE_1] Maple



Year	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Totals
2014	112	80	51	30	10	6	4	4	7	9	26	91	430
2015	103	79	15	30	25	5	4	0	0	5	157	184	607
2016	270	66	57	42	39	22	18	24	0	0	0	0	538
Totals	485	225	123	102	74	33	26	28	7	14	183	275	1,575

Gas:



Maple Elementary School | Survey
 3501 Kimber Drive | Newbury Park, CA 91320
 Conejo Valley Unified School District
 December 16, 2016 – DRAFT V3

Energy Use

Core Facilities			
Item	Category	Existing Square Footage	Standard Square Footage Based on Planning 2- Semester Capacity
1	Food Prep & Serving Areas	885 Square Feet	1,480 Square Feet
2	Indoor Dining	3,360 Square Feet	1,520 Square Feet
3	Lunch Shelter	368 Square Feet	1,140 Square Feet
4	Multi Purpose/Assembly/Auditorium	4,000 Square Feet	3,020 Square Feet
5	Library	1,284 Square Feet	1,410 Square Feet
6	Administration	1,451 Square Feet ** (Office Square Footage)	1,520 Square Feet * (Office Square Footage)
7	Gymnasium Building	N/A	N/A
8	Playground	1.11 Acres	1.29 Acres
9	Parking	35 Stalls	39 Stalls

*(Office Square Footage)

This calculation includes the Front Office/Main Office; Waiting Room/Space; Conference Room; Administrative Offices. ** This calculation includes the Staff Lounge in addition to the spaces listed above.

Core Facilities Summary

1. Food Prep & Serving Areas

Food preparation facilities are undersized but appear adequate for the current demand.

2. Indoor Dining

The Multipurpose Room serves as indoor dining space for Kindergarten. The MPR is also used for indoor dining for all students on inclement weather days. On normal days all students with the exception of the Kindergarteners dine outside

3. Lunch Shelter

The current lunch shelter is undersized for the school population. Additional outdoor shaded areas for lunch are needed.

4. Multi Purpose/Assembly/Auditorium

The Multi-Purpose Room size adequately serves the current population of the school and is used for large gatherings, indoor dining, and student performances.

5. Library

The Library is significantly smaller (70%) than the standard for the current student population.

6. Administration

The administration suite is adequately sized for core functions such as offices and health suite. The administration area is lacking a true conference room that can be used by staff and/or visitors for meetings and for Professional Development activities. The addition of this space would be ideal within the administration area, but welcome at any location on campus.

7. Gymnasium Building

N/A

8. Playground

Hardscape and softscape play areas are appropriately sized for the current student population however additional shade at these areas would be beneficial.

9. Parking

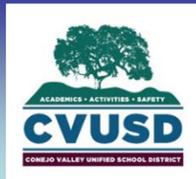
The current quantity of parking on site would adequately serve the number of staff but not visitors. Means to provide additional stalls should be investigated. .



Technology Summary :

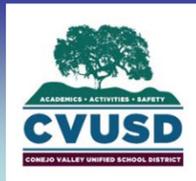
The network infrastructure has been upgraded to meet current and future needs. Each building that has an IDF is connected to the MDF via 12 strands of single mode fiber. Every classroom has four locations with two CAT6 A cables along the wall and four cables in the ceiling. A 12 port switch is installed in each classroom to accommodate additional computers. All other instructional and office spaces have newly installed CAT6 A cables. Wireless access points have been installed in all indoor instructional and office spaces in a micro-cell arrangement to ensure the ability to support a 1 to 1 student to device rollout. Outdoor wireless coverage is currently being evaluated. Switch gear that support a 10Gbps backbone and 1Gbps Power Over Ethernet connections is installed in every IDF and MDF. The current speed of the backbone is limited to 1Gbps but can be increased with new fiber optic transceivers.

Room Name	Computer	Quantity	Projector Model	Smartboard Model	Printer Model	Document Reader	Other	Wireless AP	Network Switch	Remarks
Kindergarten	Latitude E6400		NEC 410	Smartboard		Avervision CP 135				
Kindergarten	OptiPlex 745									
Kindergarten	HP5850	4								
Kindergarten	OptiPlex 745									
Kindergarten	Latitude E6400		NEC 410	Smartboard		Avervision CP 135				
Kindergarten	HP5850	4								
Kindergarten	ipad	22								
Classroom	HP Compaq 8710w		Epson VS230	Smartboard	Brother 5370dw	Avervision CP 135				
Classroom	OptiPlex 745									
	ipad	8								
	HP5850	5								
Classroom	HP Compaq 8710w		Epson VS230	Smartboard						
Classroom	OptiPlex 745				Dell Color 2130cn	Avervision CP 135				
	ipad	4								
	HP5850	4								
	Optiplex 380									
Classroom	OptiPlex 745		Epson VS230	Smartboard		Avervision CP 135				
	HP5850	4								
Classroom	OptiPlex 745									
Classroom	HP EliteBook 6930p		NEC 410	Smartboard	Brother 5370dw	Avervision CP 135				
	HP5850	4								
Classroom	OptiPlex 745		NEC 410	Smartboard		Avervision CP 135				
	ipads	4								
	HP5850	4								



Technology Summary Continued:

Room Name	Computer	Quantity	Projector Model	Smartboard Model	Printer Model	Document Reader	Other	Wireless AP	Network Switch	Remarks
Classroom	HP Compaq 8710w		NEC 410	Smartboard		Avervision CP 135				
Classroom	OptiPlex 745									
	HP5850	5								
Classroom	HP Compaq 8710w		NEC 410	Smartboard	HP 4015	Avervision CP 135				
Classroom	OptiPlex 745									
	HP5850	4								
Classroom	OptiPlex 745	2	Epson VS230	Smartboard	Dell 2300	Avervision CP 135				
	HP5850	4								
Classroom	OptiPlex 740 Enhanced				Brother 5370dw					
Classroom	HP EliteBook 6930p		Epson VS230	Smartboard		Avervision CP 135				
	HP5850	4								
Classroom	HP Compaq 8710w		Epson VS230	Smartboard		Avervision CP 135				
Classroom	OptiPlex 745									
	HP5850	4								
Classroom	OptiPlex 745		Epson VS230	Smartboard						
	HP5850	4								
Classroom	OptiPlex 780	40	Epson VS230	None	HP 4015					
Classroom	HP Compaq nc6400		Epson VS230	None		Avervision CP 135				
Classroom	OptiPlex 780	40	None	None	xerox Phaser 3320					
Classroom	OptiPlex 745									
Classroom	HP Compaq nc6400		Vivitek D510			Avervision CP 135				
	HP5850	3								
Classroom	HP Compaq nc6400		Vivitek D510			Avervision CP 135				
Classroom	OptiPlex 745									
Classroom	OptiPlex 745									
Classroom	HP Compaq nc6400		Epson VS230			Avervision CP 135				
Classroom	OptiPlex 745		Epson VS230	Smartboard						
	HP5850	4								
	OptiPlex 380	2								
Classroom	OptiPlex 380				Dell Laserjet 2330					
	ipad									
Classroom	OptiPlex 780				Dell Color 2130cn					
	OptiPlex 780									
Library			NEC 410							
Storage Room	chromebooks	109								
Storage Room	SPE ipads	10								
	HP5850									
	GX620									
	Optiplex 320									
	OptiPlex 520									
	Optiplex 320									
	Optiplex 320									
	Optiplex 320									
Custodian	HP5850									
Administration	OptiPlex 780									



Site Modernization Opportunities:

KEY NOTES

-  ADDITIONAL PARKING IS REQUIRED FOR SCHOOL VISITORS. IMPROVED CIRCULATION FOR STUDENT DROP-OFF AND PICK-UP SHOULD ALSO BE INVESTIGATED.
-  ADA NON-COMPLIANT DOOR SWINGS SHOULD BE ADDRESSED
-  IMPROVE PATHES OF TRAVEL TO UPPER FIELD AREA TO PROVIDE EQUITABLE ACCESS AND ANOTHER POINT OF ENTRY FOR DROP-OFF AND PICK-UP TIMES
-  CONFERENCE/MEETING ROOM NEAR THE ADMINISTRATION SUITE WOULD PROVIDE STAFF WITH A SPACE FOR MEETINGS AND PROFESSIONAL DEVELOPMENT.

GENERAL NOTES

1. ADDITIONAL SHADE ACROSS THE CAMPUS IS NEEDED. TREES AND STRUCTURES COULD BE UTILIZED TO PROVIDE SHELTER FROM THE SUN AND INCLEMENT WEATHER.
2. REPAIR/REPLACEMENT OF PERIMETER FENCING WITH LESS VISIBILITY IS RECOMMENDED TO INCREASE THE SECURITY AND PRIVACY ON THE CAMPUS. LESS VISIBILITY COULD BE ACHIEVED WITH LANDSCAPING OR A DIFFERENT FENCE TYPE.
3. ADDITIONAL GENERAL STORAGE IS REQUIRED TO HOUSE FURNITURE AND EQUIPMENT.
4. STACKED CONDENSERS SHOULD BE RECONFIGURED TO HALT THE SHUT-DOWN ISSUES FACED ON HOT DAYS.
5. REPAIR ROT DAMAGE AND REPAINT EXPOSED EXTERIOR ROOF BEAMS AND FASCIAS.
6. IMPROVE POWER DISTRIBUTION WITHIN CLASSROOMS.



EXISTING SITE PLAN

PERMANENT & PORTABLE BUILDINGS

MAPLE ELEMENTARY - LEGEND	
	BUILDING NUMBER
	PERMANENT
	PORTABLE

