

# m.a.t.e.s. CVUSD *Facilities Master Plan*



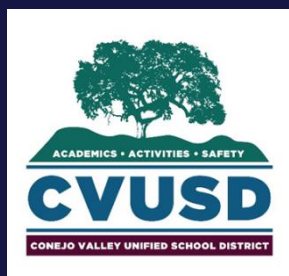
CVUSD - WESTLAKE CLUSTER

## Meadows Arts and Technology Elementary School | *Survey*

2000 La Granada Drive | Thousand Oaks, CA 91362

Conejo Valley Unified School District

December 16, 2016 – DRAFT V3



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## Existing Site Summary

### Neighborhood:

Meadows Arts and Technology Elementary School (MATES) is located in Thousand Oaks, bound by La Granada Drive to the north, Erbes Road to the west, and residential lots to the east and south. The campus is located in a residential neighborhood, with a church across the street. The closest major intersection is East Janss Road and Moore Park Road.

### Instruction:

MATES currently serves 391 students from Kindergarten through 5<sup>th</sup> grade. In addition to their general education instruction, the campus has a strong arts and technology curriculum. The art, music, dance, science and computer programs are particularly valued. Chickens and a small garden occupy a small portion of the site, and give the school's fifth graders the opportunity to learn and work outdoors.

### Summary of Facilities:

The core buildings on the campus were built in 1963, with the three main buildings shaped as octagons, topped with a pleated roof. Quite unique in character, these main structures create a distinct campus. They do, however, create spaces that are less space efficient and less acoustically sound. Portable buildings on the campus vary in age, from 1963 to 2016. The permanent buildings were observed to be in good working condition; one portable building, however, shows signs of wear and requires repairs.

The site is organized in three zones, with the buildings and parking occupying the mid-section, hardcourts to the east and playfields to the west. Built on a hill, the site is challenged by topography especially along La Granada Drive. The campus is well landscaped, with trees providing a buffer between it and its surrounding neighbors.

### Building Systems:

The HVAC systems on campus appear to be functioning adequately overall. Plumbing systems appear to be well maintained. However, portions of the sewer system have undergone repairs due to tree root damage. The current electrical capacity was noted to be sufficient, but distribution may be improved to meet the school's needs. The roof above the library is in need of maintenance.

### Technology:

The site has been modernized with wireless access points in almost all rooms; data closets are located in each building pod. A dedicated computer classroom with laptops is integrated into the school curriculum.

### Energy:

There are currently no renewable energy systems installed on campus. Glazing systems across the campus is a mixture of single pane glazing and Plexiglas. Improvements to these systems may decrease the demand for energy.

### Site Attributes:

The most visually striking site attribute is the architecture on the campus. The building structures are unique and are arranged to give the campus a small-scale atmosphere appropriate for elementary school students. The central courtyard nestled between the buildings is where students congregate and eat. The playgrounds are generous and protected by perimeter trees, as well as the sloping hillside along La Granada Drive. The school takes pride in its art and technology curriculum, and makes the most of its indoor and outdoor facilities.

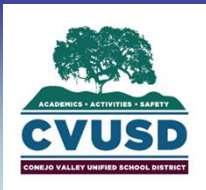
### Site Opportunities:

There are several opportunities for improving the campus environment. The most prominent area is at the front of the school where drop-off occurs. A narrow sidewalk serves as the landing for students before they leave or enter a car; improvement of this zone would make traffic flow more efficient and better pedestrian safety. The sloping nature of the site highlights two specific areas for improvement: the driveway at the south parking lot, and the sloping hillside at the southeast hardcourts. Other exterior site opportunities may include shade devices, and general paint.

The main buildings were designed in 1963, and thus do not support some aspects of a 21<sup>st</sup> century education. Enhancements of the interior environments can be targeted at the undersized administrative spaces, bolstering acoustic separation between rooms, and renovating spaces to accommodate current school functions.

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# CVUSD Westlake Complex



## Legend

- Elementary School
- Middle School
- High School
- Special Education School
- Magnet School
- Parks
- Other Community Resources

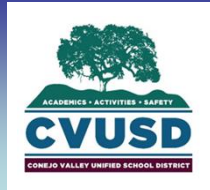
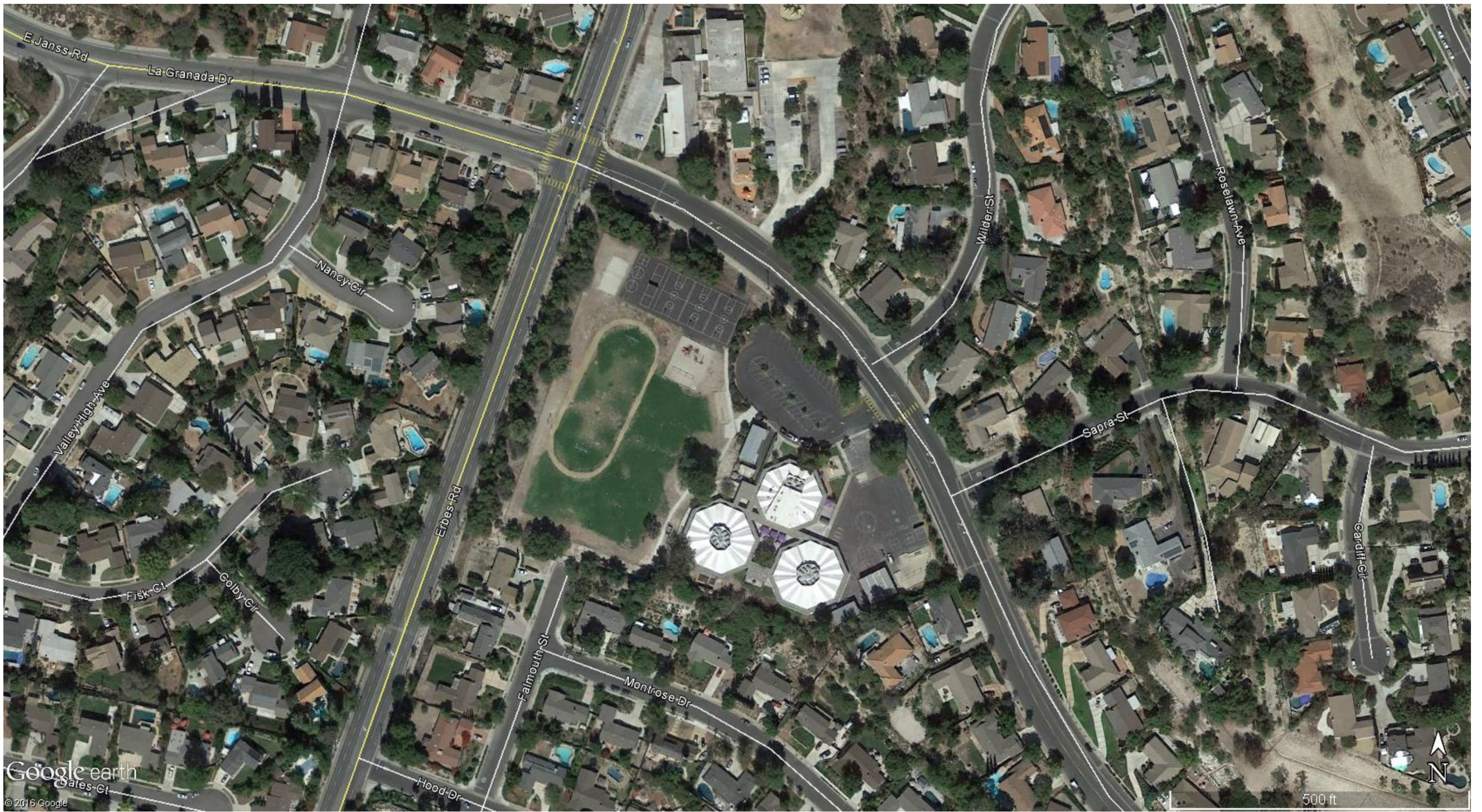
## CVUSD Westlake Complex Sites

LOCATION CODE	SITE NAME	SCHOOL MANAGEMENT SERVICES SITE TYPE	GRADE LEVEL CONFIG
WESTLAKE	WESTLAKE	Elem. School	K-5
WESTLAKE	WESTLAKE	High School	9-12
WESTLAKE	CARDEN CONEJO	Charter School	Pre K- 5
WESTLAKE	CONEJO	Magnet/Elem. School	K- 5
WESTLAKE	WESTLAKE HILLS	Elem. School	K- 5
WESTLAKE	COLINA	Middle School	6-8
WESTLAKE	LANG RANCH	Elem. School	K- 5
WESTLAKE	LOS CERRITOS	Middle School	6-8
WESTLAKE	MEADOWS ARTS AND TECHNOLOGY	Charter School	K-5
9	Total Sites		

## Community Resources

DESCRIPTION	LOCATION	CITY
Conejo Ridge Open Space	Various trailheads	Thousand Oaks
Triunfo Community Park	980 Aranmoor Ave	Thousand Oaks
Westlake Village Library	31220 Oak Dr	Westlake Village
Berniece Bennett Park	31800 Village Center Rd	Westlake Village
Evenstar Triunfo Greenbelt	Various trailheads	Westlake Village
Conejo Valley Makerspace	31352 Via Colinas #104	Westlake Village
The Discovery Center for Science and Technology	600 Hampshire Rd #140	Westlake Village
Westlake Village Park/YMCA	31105 Thousand Oaks Blvd	Westlake Village
Thousand Oaks Civic Arts Plaza	2100 Thousand Oaks Blvd	Thousand Oaks
Conejo Creek South Park	1300 E Janss Rd	Thousand Oaks





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### 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 Modulars	Owned Portables		Leased Portables	Rms Utilized	Ratio	Capacity Needed										
	9 - 12	95	91	4		2850	77	30.00	2315											
	SDC	10	2		8					10	0									
PE = 1/6 of Population	PE	0				435	0	0												
	Free	-10	93			0	-300	-10	10											
<b>Sub-Total 6-8</b>		<b>95</b>				<b>2985</b>	<b>77</b>		<b>2315</b>											
						0														
ENROLLMENT HISTORY																				
Grade	2017	2016	2015	2014	2013	2012	2011	2010	2009	2008	2007	2006	2005	2004	2003	2002	2001	2000	1999	1998
9	498	519	615	535	581	547	609	666	592	640	624	662	680	720	631	666	680	627		
10	507	606	546	582	54	59	61	582	649	630	652	673	662	690	649	663	657	631	577	
11	603	538	574	522	60	40	536	626	590	622	644	644	604	638	623	602	557	594		
12	511	554	519	71	620	500	566	560	609	623	610	631	552	603	589	575	513	564	545	
Total 9-12	0	2119	2244	2244	2355	2321	2372	2434	2440	2531	2535	2610	2544	2577	2596	2492	2438	2432	2343	
Special Ed	0	79	2	85	7	73	94	91	85	83	59	48	49	64	59	48	47	49	34	39
<b>TOTAL</b>	<b>0</b>	<b>2198</b>	<b>2251</b>	<b>2339</b>	<b>2284</b>	<b>2428</b>	<b>2411</b>	<b>2411</b>	<b>2522</b>	<b>2503</b>	<b>2590</b>	<b>2583</b>	<b>2659</b>	<b>2608</b>	<b>2636</b>	<b>2644</b>	<b>2539</b>	<b>2487</b>	<b>2466</b>	<b>2382</b>
PRINCIPAL PROJECTIONS																				
Grade	FORECAST		4/30/15	Carried from previous	8/19/15	TBD	Teacher Calculation			Budget										
	Students	Teachers					by Grade	Totals x	Students		Acctg									
Special Ed			85	85	85															
9	568	18.93	510	545		17.00		30												
10	548	18.27	610	639		20.33	77.17	30		81										
11	607	20.23	635	564		21.17		30												
12	526	17.53	560	578		18.67		30												
Total 9-12	2249		2315	2326	0															
<b>TOTAL</b>	<b>2249</b>	<b>74.97</b>	<b>2400</b>	<b>2400</b>	<b>2326</b>	<b>77</b>		<b>0</b>		<b>81</b>										

## 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.

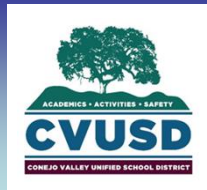
### For Span and other types of Schools

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 ELEMENTARY SCHOOL												
Location Code: 0000						Campus Summary						
Site Information			Totals			Total Planned Site Capacity:			Totals			
Current Useable Area:			8.6 Acres			Current Enrollment:			391			
Current Playground Area:			3.7 Acres			Planning 2-Semester Capacity:			Not available			
Playground Area Required:			1.3 Acres			Enrollment to use for Planning			Not available			
Classroom Status for School:			Current Classrooms			Potential Classrooms + Current Classrooms			Road Show Data Classrooms			
	Permanent	Portable	Totals	Permanent	Portable	Totals	Permanent	Portable	Totals	Permanent	Portable	Totals
Available Classrooms 720 Square Feet or greater:	16	3	19	17	3	20	16	3	19			
Available Small Rooms 719 Square Feet or smaller:	0	0	0	0	0	0	0	0	0	0	0	0
<b>Totals:</b>	<b>16</b>	<b>3</b>	<b>19</b>	<b>17</b>	<b>3</b>	<b>20</b>	<b>16</b>	<b>3</b>	<b>19</b>			

## Analysis:

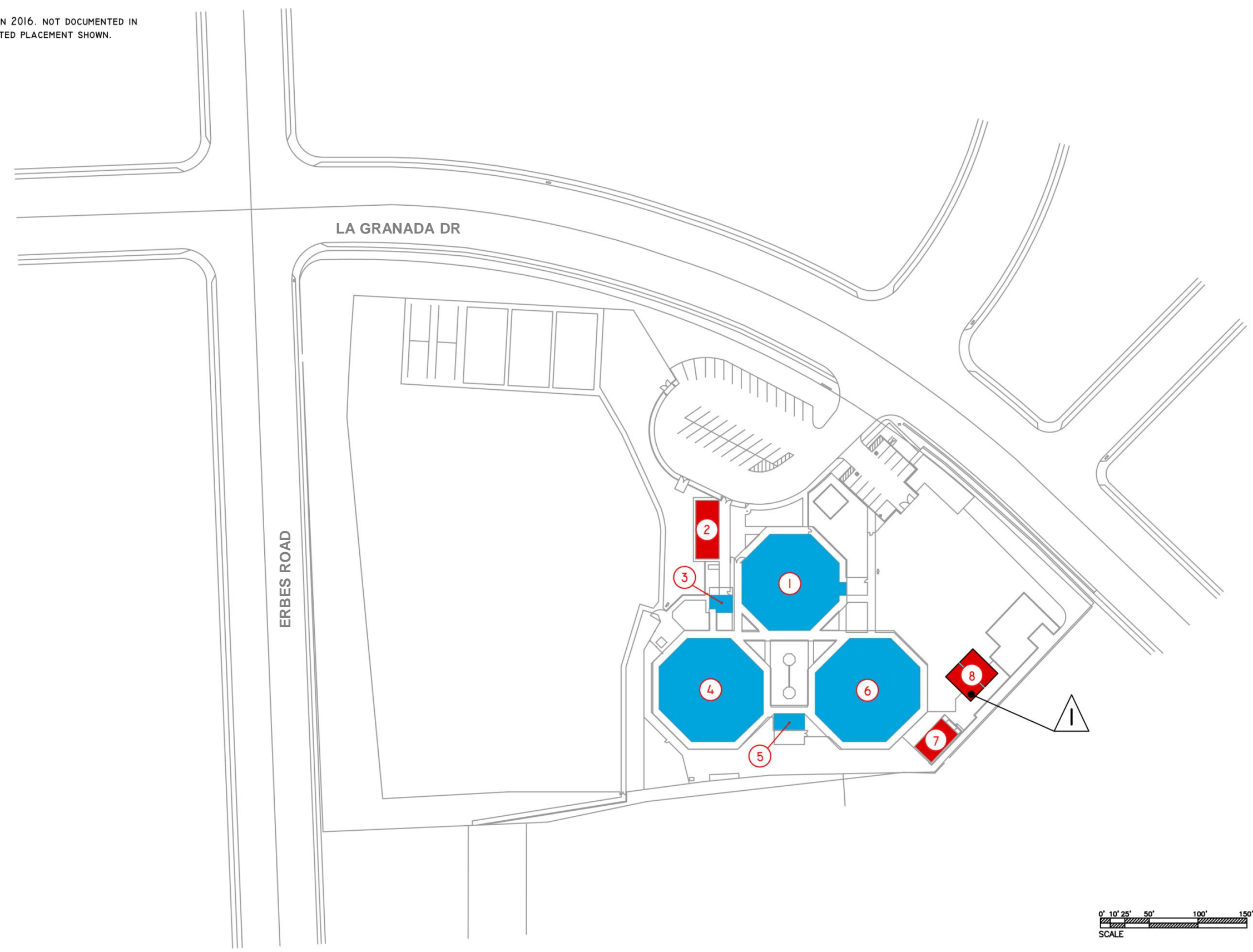
Most classroom buildings on the site are original to the campus, and little deviation was observed between the current uses and their original intended function. Portables have been added to the campus to serve the school's need for specialty classroom spaces.



# KEY NOTES



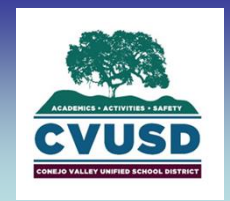
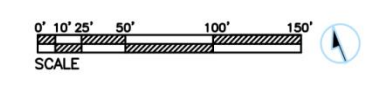
BUILDING 8 BUILT IN 2016. NOT DOCUMENTED IN DRAWINGS. ESTIMATED PLACEMENT SHOWN.



EXISTING SITE PLAN

## PERMANENT & PORTABLE BUILDINGS

LEGEND	
(25)	BUILDING NUMBER
	PERMANENT
	PORTABLE



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 Conejo Valley Unified School District  
 December 16, 2016 – DRAFT V3

## Existing Campus Plan

School District Site Name	Street Address	City	Zip Code St Plus Four	School District Building Name	Building Rating Classification	Square Footage	Fire Const. Code	Fire Const. Type	Roof Type	Year Built	Year Renovated Roof	HVAC	Electric	Plumbing	Status	Is Vacant Y/N
Meadows Elementary	2000 La Granada Drive	Thousand Oaks	CA 91360-2099	1 - Admin & M/P	Elementary	8,187	1	Frame	Composition	1963	2015	2006	2006	2000	Owned and leased to others	N
Meadows Elementary	2000 La Granada Drive	Thousand Oaks	CA 91360-2099	2 - Childcare	Elementary	1,440	5	Modified Fire Resistive	Metal	1988	1988	1988	1988	1988	Owned and leased to others	N
Meadows Elementary	2000 La Granada Drive	Thousand Oaks	CA 91360-2099	3 - Toilets/Strge	Elementary	472	1	Frame	Composition	1997	2015	2006	2006	2000	Owned and leased to others	N
Meadows Elementary	2000 La Granada Drive	Thousand Oaks	CA 91360-2099	4-Classrooms 1-8, 21-22	Elementary	9,194	6	Fire Resistive	Composition	1963	2015	2006	2006	2000	Owned and leased to others	N
Meadows Elementary	2000 La Granada Drive	Thousand Oaks	CA 91360-2099	5- Tlt/RR/Stg	Elementary	528	1	Frame	Composition	1963	2015	2006	2006	2000	Owned and leased to others	N
Meadows Elementary	2000 La Granada Drive	Thousand Oaks	CA 91360-2099	6-Classrooms 9-16, 23-24	Elementary	9,194	6	Fire Resistive	Composition	1963	2015	2006	2006	2000	Owned and leased to others	N
Meadows Elementary	2000 La Granada Drive	Thousand Oaks	CA 91360-2099	7-Classroom 25 Portable	Portable	960	5	Modified Fire Resistive	Metal	1963	2015	1997	1997	1997	Owned and leased to others	N



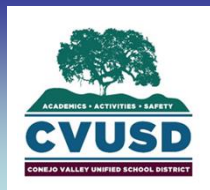
### **Existing Facilities:**

5 buildings are over 40 years old

0 buildings between 30 and 40 years old

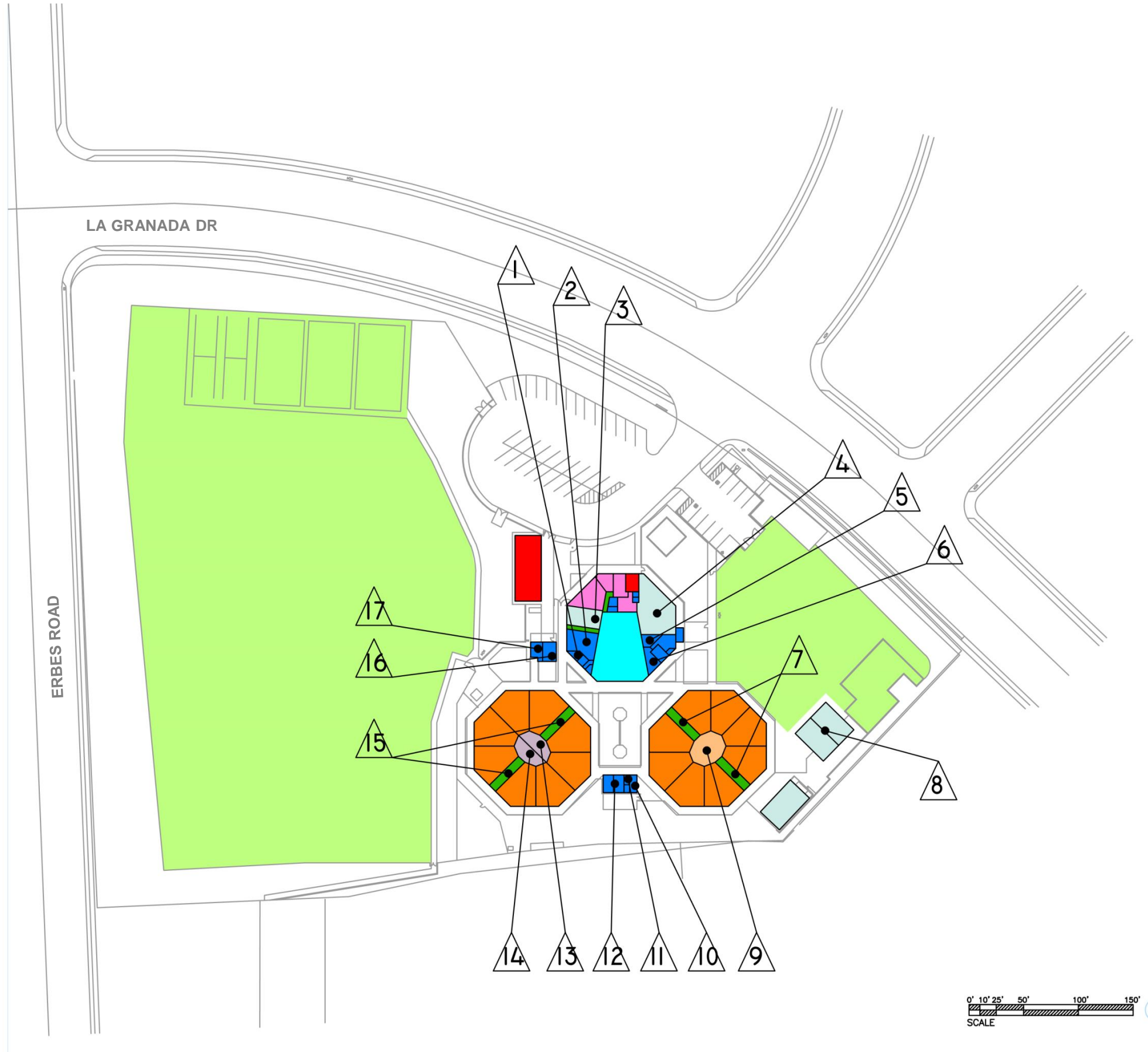
#### Analysis Summary:

The oldest permanent and portable buildings on the campus were 53 years old at the time this survey was taken. Built with durable materials, the floor and wall components of permanent buildings appear to be in good condition. All permanent building roofing was replaced in 2015. The roof above the library is in need of repair. The major building systems of permanent buildings are between 10 and 19 years old.



# KEY NOTES

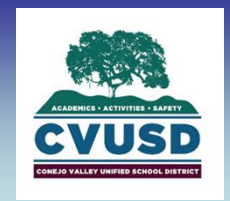
- 1 ROOM 108 WAS A FREEZER, CURRENTLY USED AS STORAGE. FREEZER WAS REMOVED.
- 2 ROOM 107 WAS A KITCHEN, CURRENTLY USED AS A DANCE ROOM WITH FULL HEIGHT MIRRORS. EQUIPMENT REMOVED. STEEL SINK AND COUNTER, AND SOME CASEWORK TO REMAIN BUT NOT USED.
- 3 ROOM 104 WAS A WORKROOM, CURRENTLY USED AS A COMPUTER LAB.
- 4 ROOM 119 WAS A KINDERGARTEN CLASS. IT CURRENTLY DOES NOT HAVE A SPECIFIC PURPOSE, ALTHOUGH I.T. USES IT AND SOMETIMES FOR TESTING, BOOK FAIRS, AND OTHER SPECIAL EVENTS WHEN A SPACE IS NEEDED.
- 5 ROOM 118 WAS FOR CHAIR STORAGE, CURRENTLY USED FOR COSTUME STORAGE.
- 6 ROOM 113 WAS A STUDENT STORE, CURRENTLY USED FOR STORAGE.
- 7 CORRIDORS 611 AND 612 DOUBLE AS CIRCULATION AND STORAGE.
- 8 BUILDING 8 BUILT IN 2016 ART AND SCIENCE. NOT DOCUMENTED IN DRAWINGS. ESTIMATED PLACEMENT SHOWN.
- 9 ROOM 609 WAS A SMALL CLASSROOM AND ROOM 610 WAS THE LIBRARY. BOTH ROOMS COMBINED FOR LIBRARY. DIVIDING WALL WAS REMOVED TO ENLARGE LIBRARY.
- 10 ROOM 505 HOUSED THE HEATER, CURRENTLY USED FOR STORAGE.
- 11 ROOM 503 WAS AND IS STORAGE, IT IS ALSO THE KILN ROOM.
- 12 ROOMS 501 AND 502 WERE RESTROOMS, CURRENTLY USED AS STORAGE
- 13 ROOM 409 WAS ONLY SPEECH, CURRENTLY SPLIT INTO TWO SPACES WITH MODULAR PANELS FOR SPEECH AND PSYCHOLOGY.
- 14 ROOM 410 WAS A COMPUTER ROOM, CURRENTLY FOR RESEARCH SPECIALISTS.
- 15 CORRIDORS 411 AND 412 DOUBLES AS CIRCULATION AND STORAGE.
- 16 ROOM 301 WAS A RESTROOM. IT WAS SPLIT TO INCLUDE A CUSTODIAN ROOM.
- 17 ROOM 302 WAS A RESTROOM. IT WAS SPLIT TO INCLUDE A BALL CLOSET.



## INTERIOR BUILDING SPACES CURRENT USES

### LEGEND

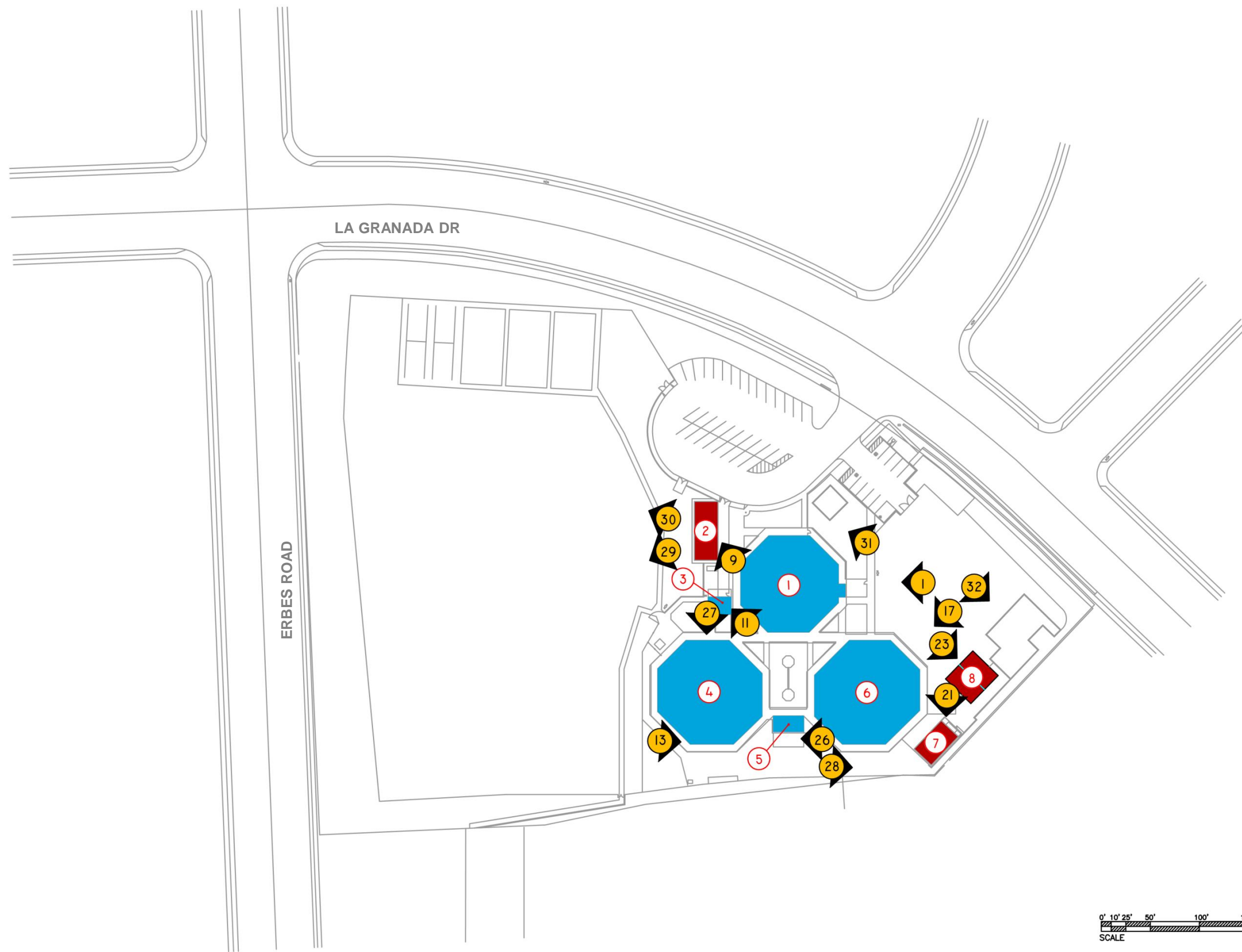
- INSTRUCTIONAL**
  - BASIC CLASSROOM
  - SPECIALITY CLASSROOM
  - SCIENCE CLASSROOM
  - SMALL ROOM
  - CLASSROOM SUPPORT
- GENERAL**
  - ATHLETIC
  - LIBRARY/MEDIA
  - STUDENT SUPPORT
  - ADMINISTRATIVE
  - ASSEMBLY
  - CIRCULATION
  - OPERATIONAL SUPPORT
  - FOOD SERVICE
  - SPACE IS NOT USED



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## Existing Campus Building Use



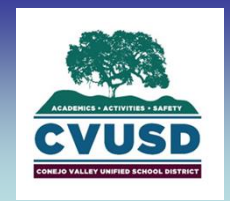
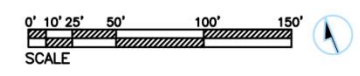


EXISTING SITE IMAGE  
KEY MAP

1 IMAGE KEY

PERMANENT & PORTABLE  
BUILDINGS

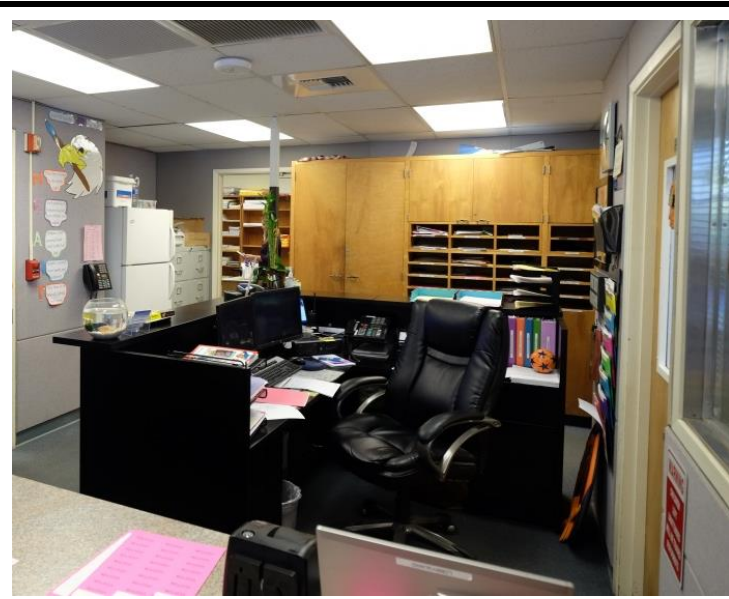
LEGEND	
25	BUILDING NUMBER
[Blue Box]	PERMANENT
[Red Box]	PORTABLE





**Photo 1**

Building Name: Administration/Multi-Purpose  
Building Number: 1  
Administration, MPR, Dance, Nurse's office



**Photo 2**

Building Name: Administration/Multi-Purpose  
Building Number: 1  
Administration front desk



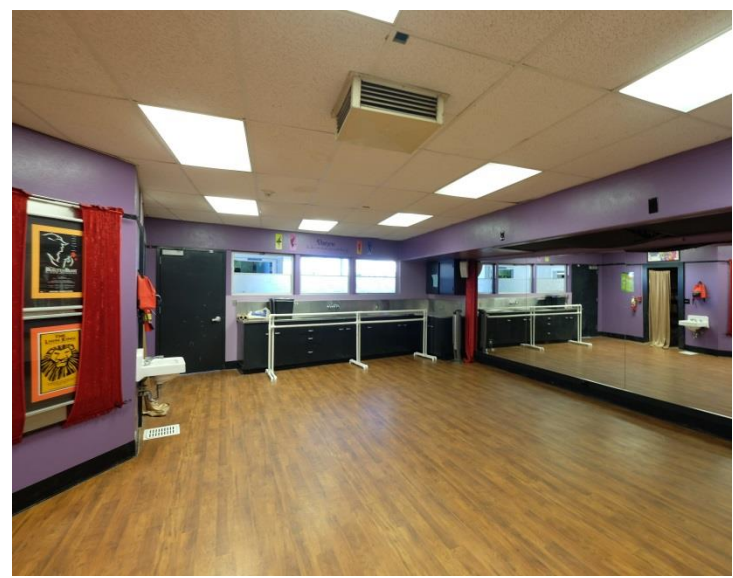
**Photo 3**

Building Name: Administration/Multi-Purpose  
Building Number: 1  
Work room



**Photo 4**

Building Name: Administration/Multi-Purpose  
Building Number: 1  
Computer room



**Photo 5**

Building Name: Administration/Multi-Purpose  
Building Number: 1  
Dance studio



**Photo 6**

Building Name: Administration/Multi-Purpose  
Building Number: 1  
MPR



**Photo 7**

Building Name: Administration/Multi-Purpose  
Building Number: 1  
MPR stage



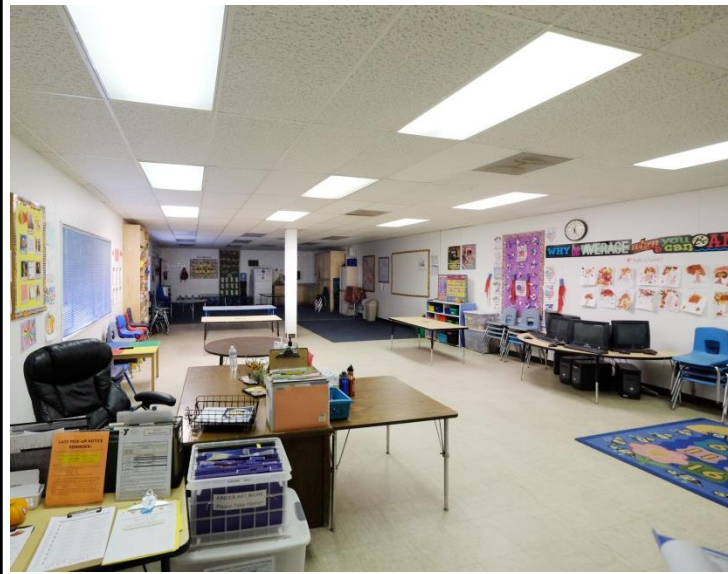
**Photo 8**

Building Name: Administration/Multi-Purpose  
Building Number: 1  
Misc. room for IT, testing, special events such as book fairs

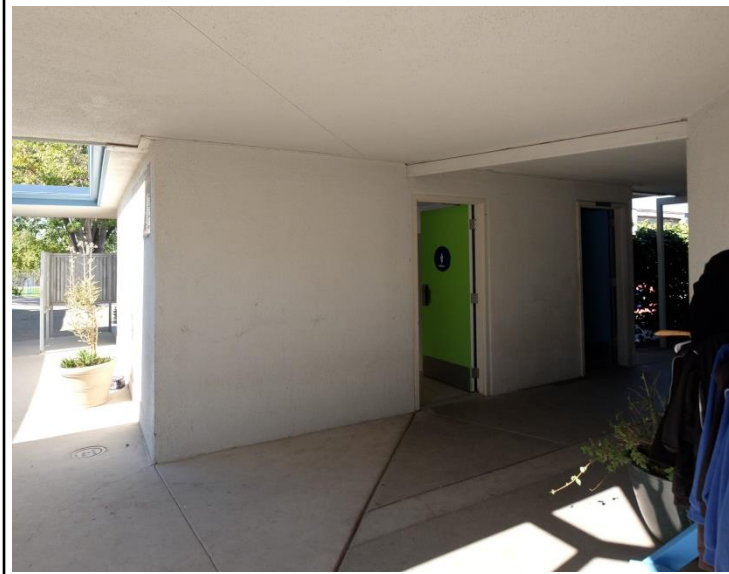




**Photo 9**  
 Building Name: Child Care  
 Building Number: 2  
 Exterior view of portable building



**Photo 10**  
 Building Name: Child Care  
 Building Number: 2  
 Interior view of child care room



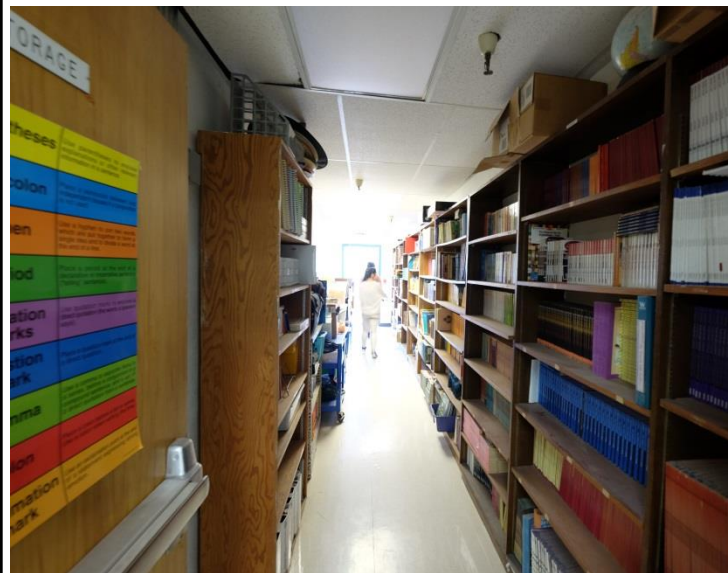
**Photo 11**  
 Building Name: Restrooms/Storage  
 Building Number: 3  
 View of restroom area beneath covered walkway



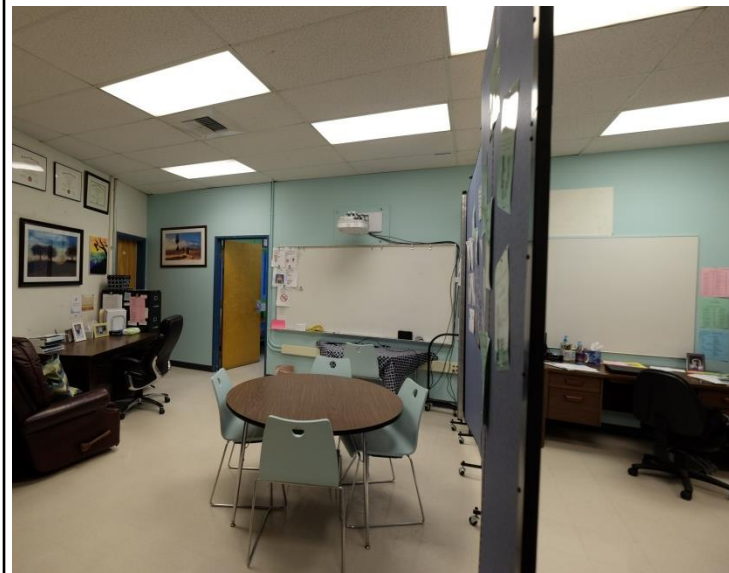
**Photo 12**  
 Building Name: Restrooms/Storage  
 Building Number: 3  
 Maintenance storage space



**Photo 13**  
 Building Name: Classrooms  
 Building Number: 4  
 Building 4 and adjacent garden



**Photo 14**  
 Building Name: Classrooms  
 Building Number: 4  
 Corridor to Speech, Psychologist, and Research Specialist.  
 Also used as book storage



**Photo 15**  
 Building Name: Classrooms  
 Building Number: 4  
 Speech and Psychologist share a room divided by modular panels



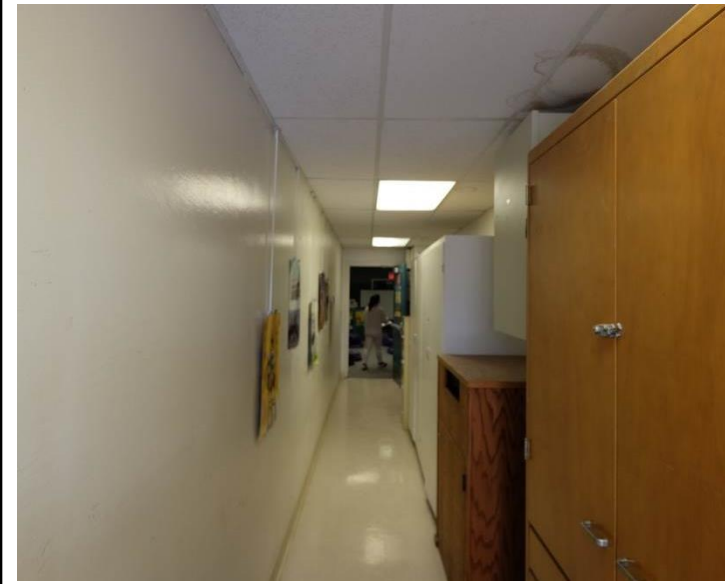
**Photo 16**  
 Building Name: Classrooms  
 Building Number: 4  
 Research Specialist room facing doors to corridor and adjacent classrooms



**Photo 17**  
 Building Name: Classrooms  
 Building Number: 6  
 Primary classrooms with grades K-2



**Photo 18**  
 Building Name: Classrooms  
 Building Number: 6  
 Typical classroom room, 1<sup>st</sup> grade class



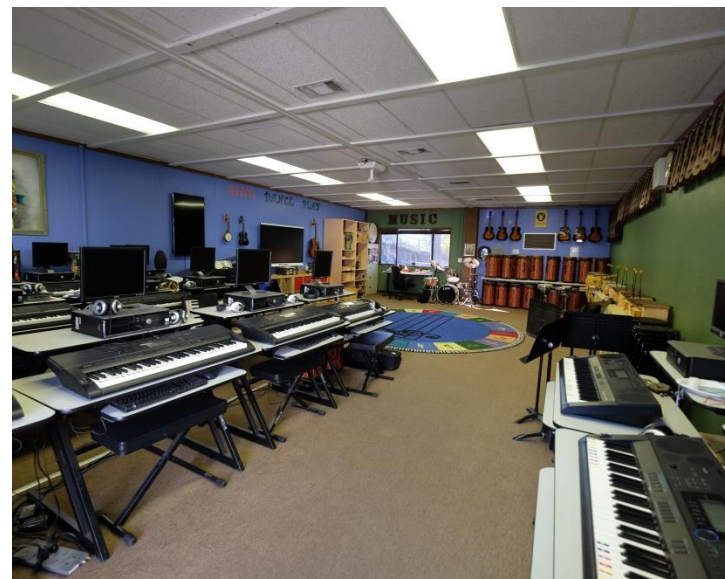
**Photo 19**  
 Building Name: Classrooms  
 Building Number: 6  
 Corridor to the library also used as storage



**Photo 20**  
 Building Name: Classrooms  
 Building Number: 6  
 Library, all doors to adjacent classrooms closed off. Library accessible only through corridor



**Photo 21**  
 Building Name: Classroom (Modular)  
 Building Number: 7  
 Music



**Photo 22**  
 Building Name: Classroom (Modular)  
 Building Number: 7  
 Music



**Photo 23**  
 Building Name: Classrooms (Modular)  
 Building Number: 8  
 Built 2016, Classroom and Science room



**Photo 24**  
 Building Name: Classrooms (Modular)  
 Building Number: 8  
 Science room



**Photo 25**  
Building Name: Classrooms (Modular)  
Building Number: 8  
Art classroom



**Photo 26**  
Building Name: N/A  
Building Number: N/A  
Utility units behind Building 5.



**Photo 27**  
Building Name: N/A  
Building Number: N/A  
Outdoor chess game area next to Building 3.



**Photo 28**  
Building Name: N/A  
Building Number: N/A  
Chicken pens behind Buildings 4 and 6.



**Photo 29**  
Building Name: N/A  
Building Number: N/A  
Overlooking field from gate entry.



**Photo 30**  
Building Name: N/A  
Building Number: N/A  
Overlooking field from gate entry.



**Photo 31**  
Building Name: N/A  
Building Number: N/A  
View to kindergarten playground.



**Photo 32**  
Building Name: N/A  
Building Number: N/A  
Playground next to Building 8.

## Music

MATES is fortunate to have a full-time music specialist, Mr. Frank LaGuardia. Students receive instruction in music during the school day twice a week. We currently have a Music Lab which includes a variety of instruments including keyboards, drums, and guitars. Beginning Band, Advanced Band, and Jazz Band are offered during the school day at no additional charge (Parents are responsible for obtaining their child's musical instrument). Additional after-school enrichment opportunities are also available, including **Junior and Senior Chorus**.



## Dance

MATES has a new Dance specialist this year. Mrs. Leah Sumner will see students for 45 minutes, every other week.



## Science

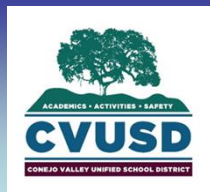
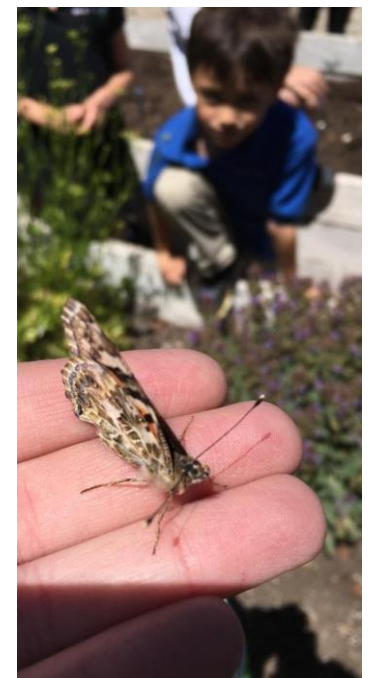
Mrs. Lindsay Carey is the Science Specialist. The primary grade students visit the science lab for 45 minutes every other week, and the upper grade students have science lab every week for 45 minutes.

## Art

Miss Chloe Dorgan is the Art Specialist and students visit the art lab for an hour every other week

## Friday Focus

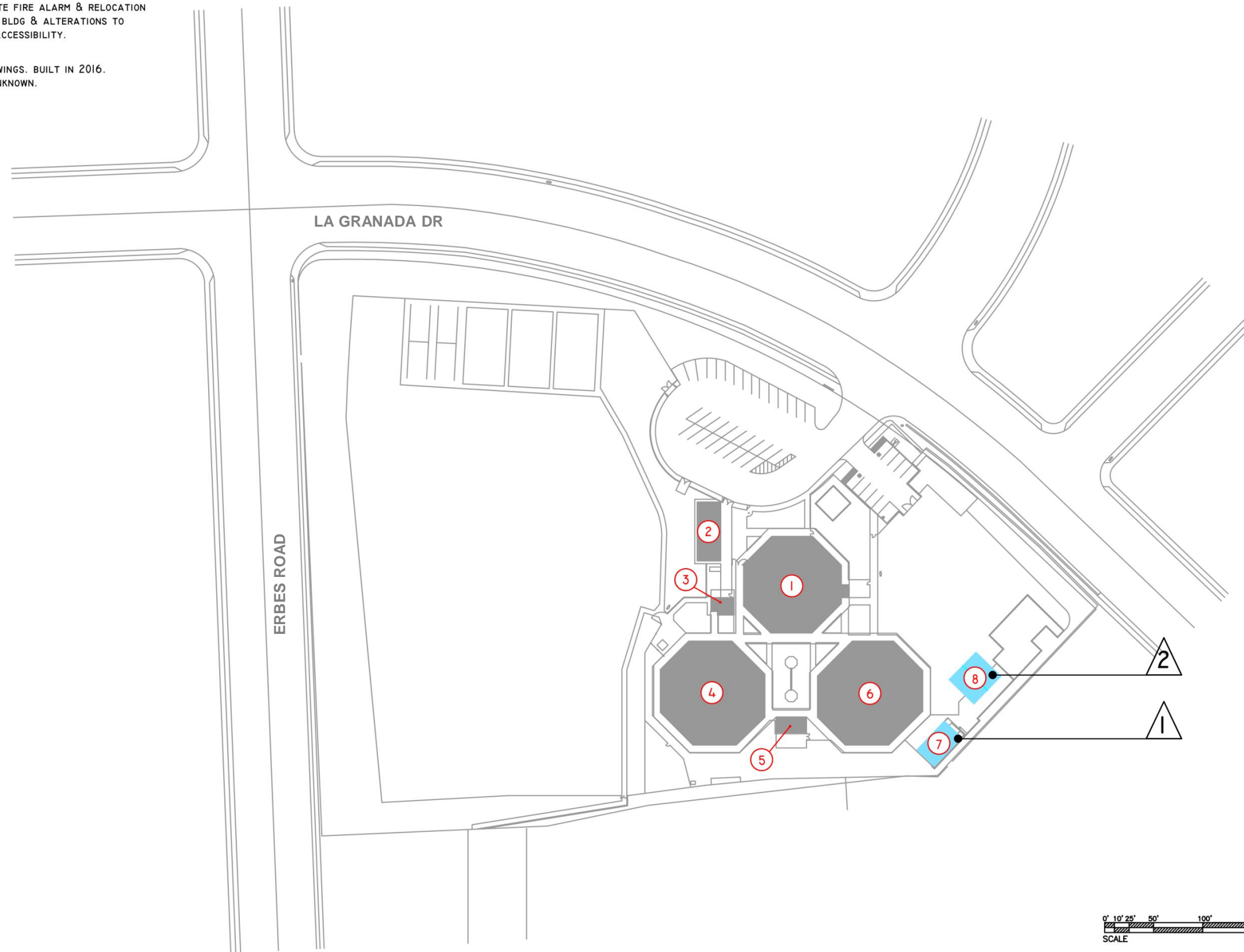
Every Friday afternoon from 2-2:45, MATES 3-5th graders participate in an enrichment class of their choice. It is a great chance for them to experience something that they wouldn't normally be exposed to in school. Each session will be 5-6 weeks, and then they will be able to choose a different class. All our 3-5th grade teachers teach a class, as well as our specialist teachers, so there are a lot of different choices for the kids to pick from. The purpose is for the students to have a chance to try something new or explore a passion of theirs. The students love it. The classes are mixed age between the three grade levels.



# KEY NOTES

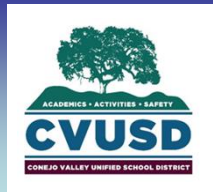
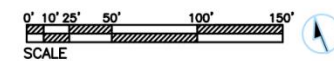
1 RECON/REHAB OF COMPLETE FIRE ALARM & RELOCATION OF PORTABLE CLASSROOM BLDG & ALTERATIONS TO BOYS/GIRLS TOILET FOR ACCESSIBILITY.

2 NOT DOCUMENTED IN DRAWINGS. BUILT IN 2016. CERTIFICATION STATUS UNKNOWN.



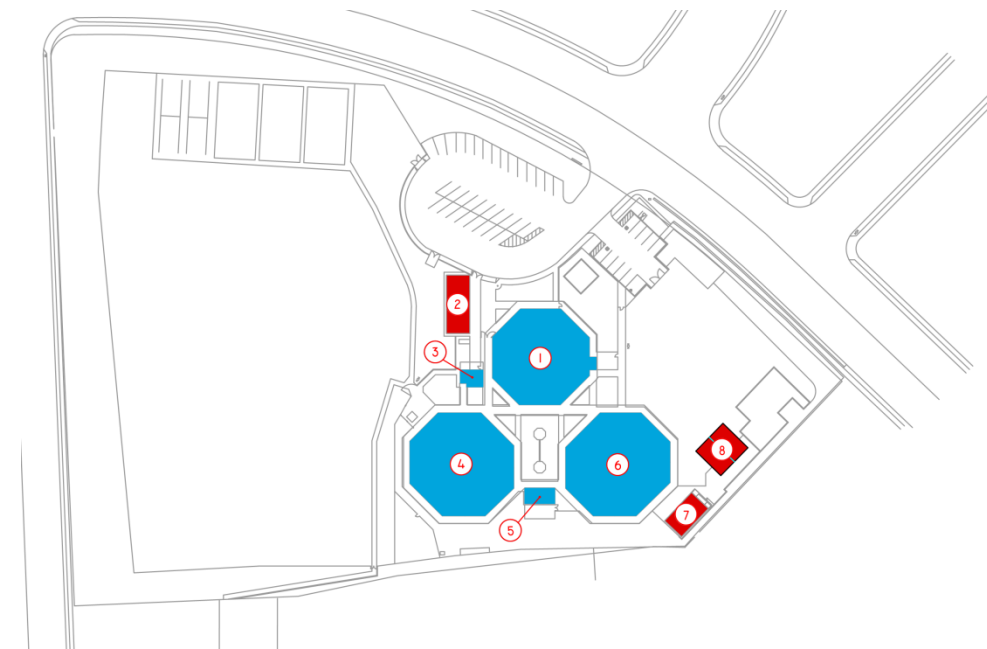
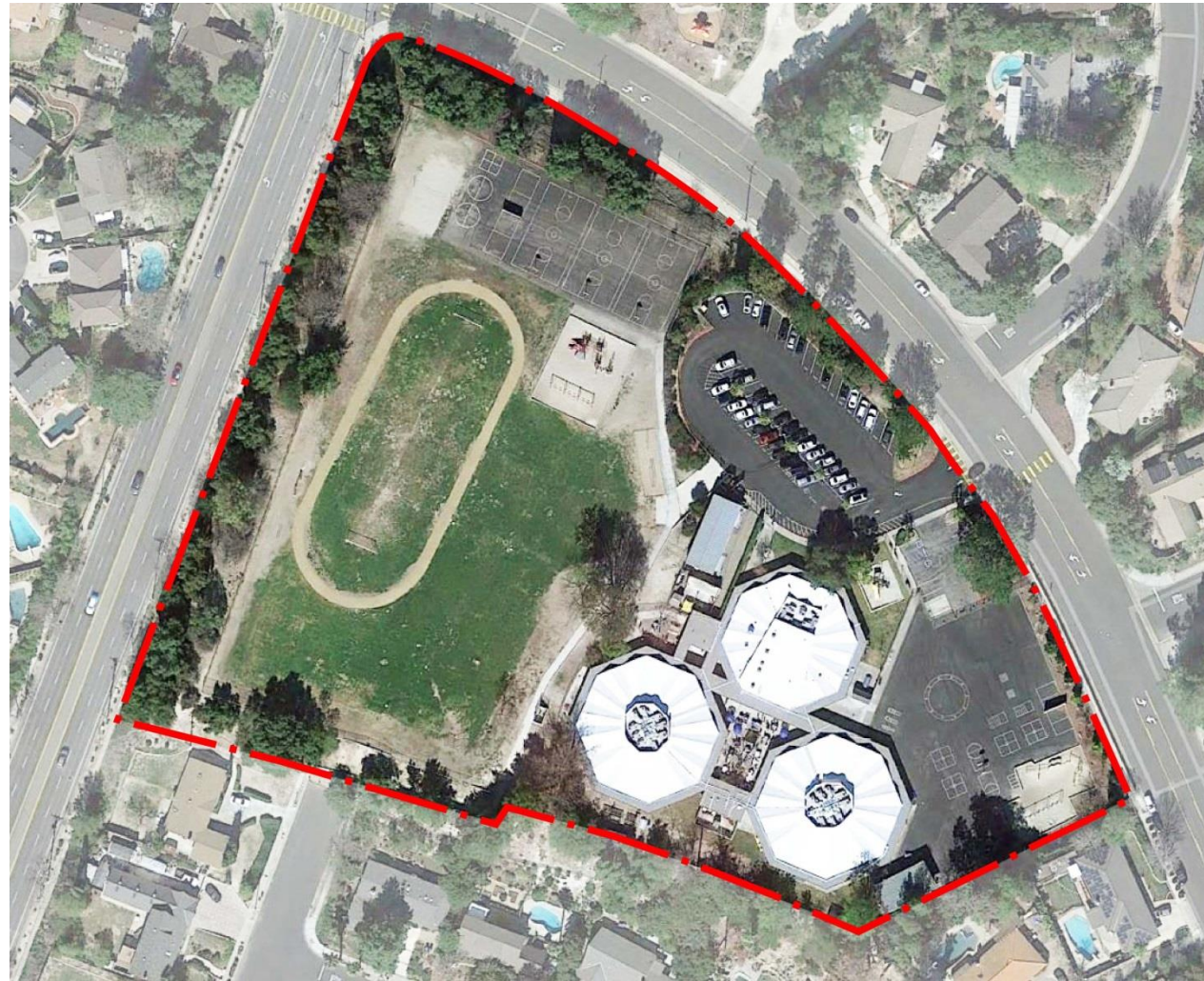
## CERTIFICATIONS REQUIRED

PORTABLE BUILDINGS - LEGEND	
(25)	BUILDING NUMBER
	CERTIFICATION REQUIRED
	CERTIFIED STRUCTURES



Meadows Arts and Technology Elementary School | Survey  
 2000 La Granada Drive | Thousand Oaks, CA 91362  
 Conejo Valley Unified School District  
 December 16, 2016 – DRAFT V3

## Facility Certification Requirements



**BUILDING**

- 1- ADMINISTRATION/ MULTI-PURPOSE
- 2- CHILD CARE
- 3- RESTROOMS/STORAGE
- 4- CLASSROOMS
- 5- RESTROOMS/ELECTRICAL
- 6- CLASSROOMS
- 7- CLASSROOMS (MODULAR)

**EXISTING SITE PLAN**

**PERMANENT & PORTABLE BUILDINGS**

LEGEND	
<span style="border: 1px solid black; border-radius: 50%; padding: 2px;">25</span>	BUILDING NUMBER
	PERMANENT
	PORTABLE

**Site Challenges:**

There are four primary site challenges at MATES. First, the site is situated on a hill. This becomes a challenge at the drop-off, the driveway at the southeast parking lot and the sloped planting area at the southeast hardcourts. Second, the needs of the curriculum have compelled the school to use non-instructional spaces as classrooms. The dance studio occupies the original food services space; kitchen equipment remains. The multi-purpose room and associated storage spaces are used by the choral program. Third, administrative and library functions are challenged by limited space. The main office layout may be made more efficient. Moreover, offices requiring privacy and the library are placed at the core of a Classroom Building where acoustic performance of the surrounding partitions is not optimal. Lastly, the older storage structures and portable buildings are in need of repair. The portable building that houses the music classroom experiences leaks and appears to require structural maintenance.

**Site Modernization Opportunities:**

Campus improvement opportunities are as follows:

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. Currently, the face of the campus is the school's parking lot and student drop-off.

There is great opportunity here to improve the school's aesthetic front to the community, as well as ameliorate the safety of drop-off activities. The sloping hill framing the southeast hardcourts and the steep drive to the south parking lot may also be incorporated into the modernization of this zone.

Several challenges to the campus revolve around spaces that do not perform to the full needs of the school.

The undersized administrative facilities, the music classroom, the dance classroom, library and storage structures may all benefit from modernizations. The dance room could be improved by removing obsolete equipment and furniture, enhancing the environment while simultaneously creating more useable square footage. One may also take advantage of a large space adjacent to the multi-purpose room and administrative offices, which is currently used for limited activities. A more space and energy efficient structure may be contemplated to house the programs as well.

The aging permanent structures are poised to receive exterior improvements such as paint, replacement lighting and more energy efficient glazing. Exterior play areas could benefit from updated play structure equipment and shade structures. Installation of varied paving would break up the expanse of asphalt hardcourts and correct non-accessible pathways.

General modernizations to keep the campus in good working condition may include upgrades to the major building systems, some of which were nearing two decades old at the time the survey was taken. More efficient HVAC, plumbing and electrical systems are available today, and the school could greatly benefit from these greener technologies. ADA upgrades, including improvements to restrooms, hardware, signage, classroom plumbing fixtures, drinking fountains, and path of travel inside the site and at the drop-off area will ensure that all students, faculty and staff have access to the entire site.

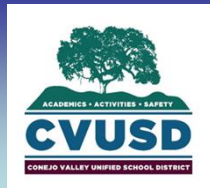


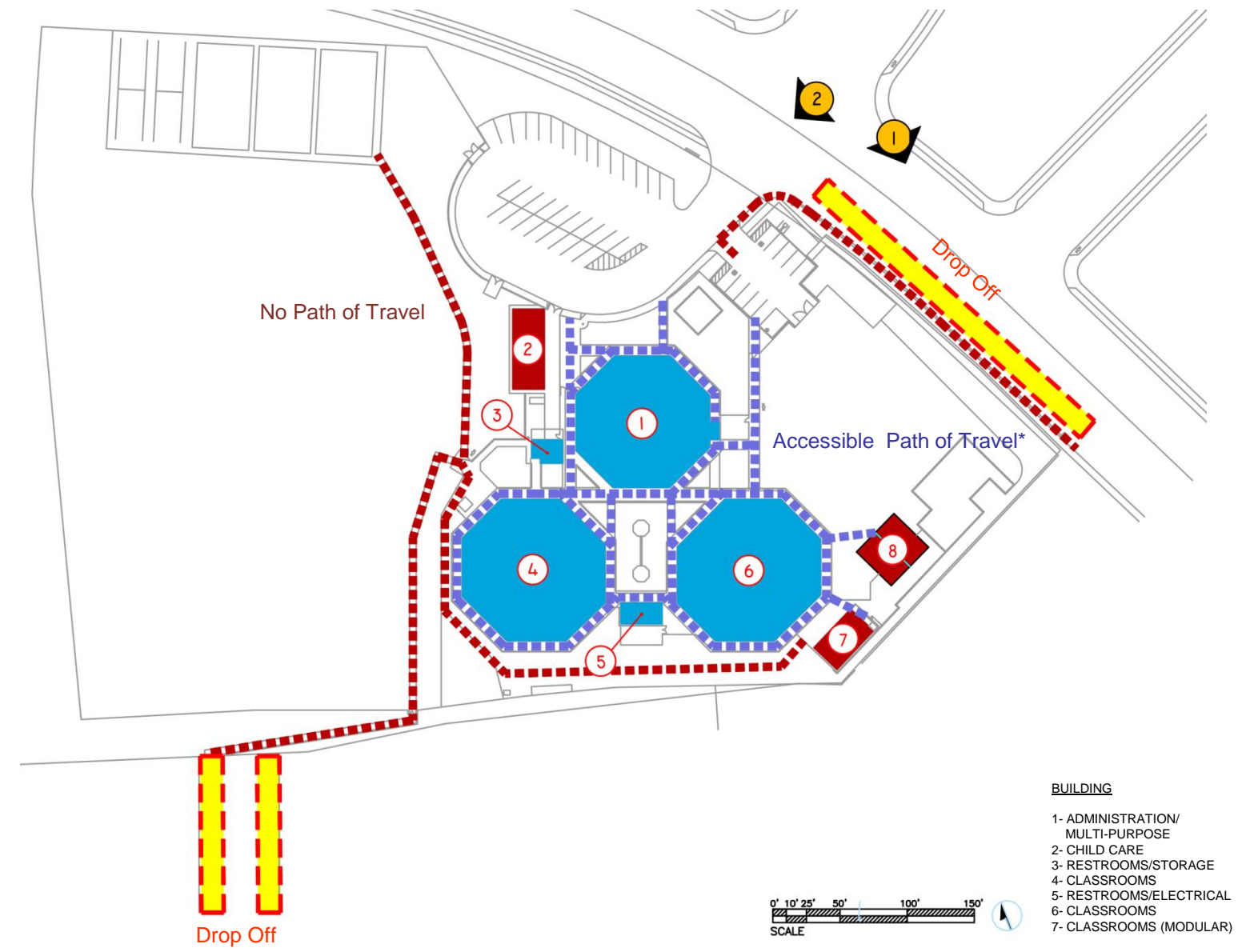




Image 1: Main drop-off on La Granada Drive.



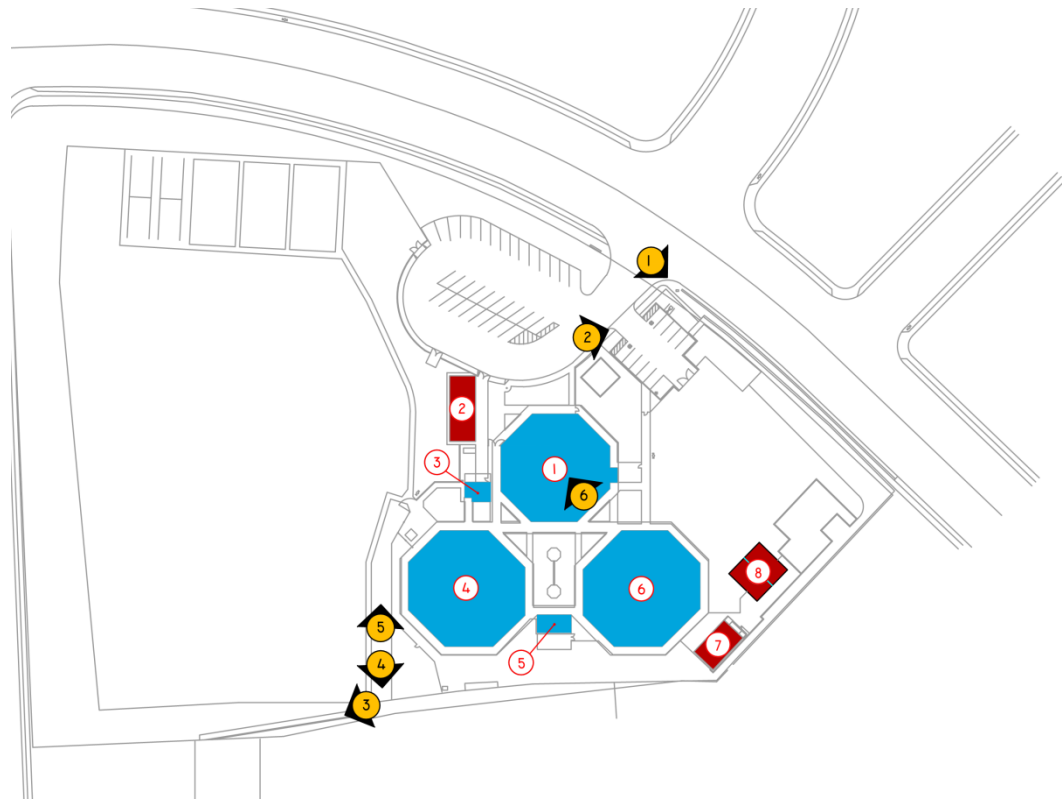
Image 2: Main entry on La Granada Drive.



### Circulation Diagram

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





FACILITY ACCESSIBILITY  
IMAGE KEY MAP

1 IMAGE KEY

PERMANENT & PORTABLES  
BUILDINGS

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



Photo -1  
Main drop-off on La Granada Drive. Children walk along the left side of the wall when dropped off at the curb. Walkway is too narrow and not safe.



Photo -2  
Driveway up to secondary parking needs to be repaved to correct slope to avoid damage to both the cars and the driveway.



Photo -3  
Walkway from back entrance off of Falmouth St. up to campus. Not an ADA accessible path.



Photo -4  
Falmouth St. back entrance gate.



Photo -5  
Walkway from back entrance up to campus. Not a ADA accessible path.

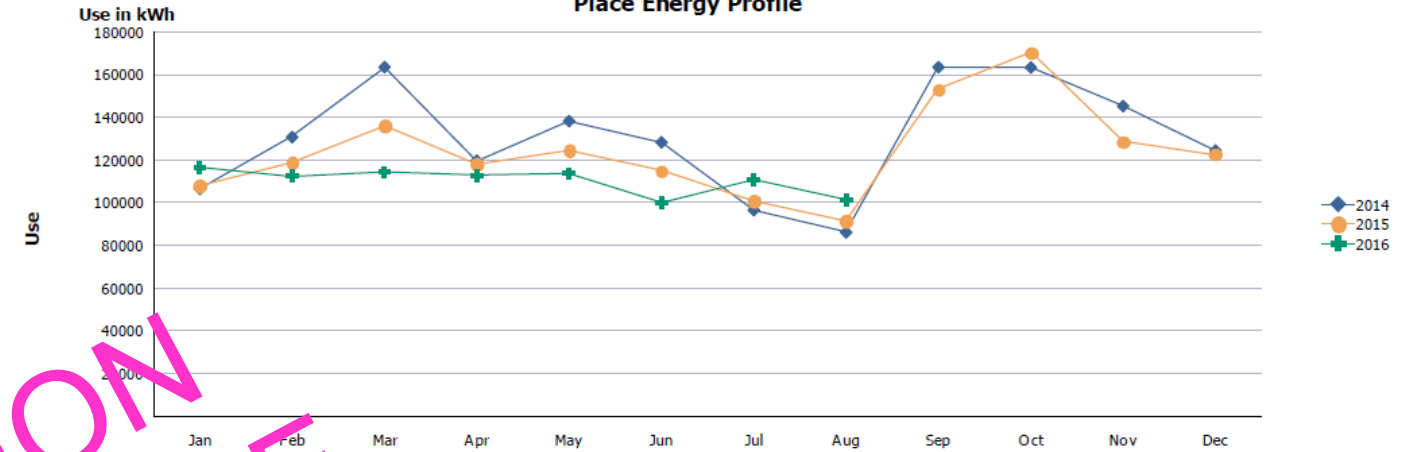


Photo -6  
No wheelchair lift provided to stage.

# Energy Use Summary:

Place: [TOHS\_1] Thousand Oaks High School

Place Energy Profile



Year	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Totals
2014	106,412	130,705	163,420	119,622	138,161	128,254	96,459	86,084	163,379	163,258	145,234	124,327	1,565,307
2015	107,912	118,812	135,817	117,801	124,333	114,827	100,575	91,522	152,850	170,178	128,491	122,630	1,485,820
2016	105,551	122,491	114,244	112,591	113,608	100,011	110,767	101,149	0	0	0	0	881,412
Totals	219,875	372,008	413,481	350,014	376,102	343,092	307,801	278,755	316,229	333,436	273,725	246,957	3,932,539

[TOHS\_1] Thousand Oaks High School

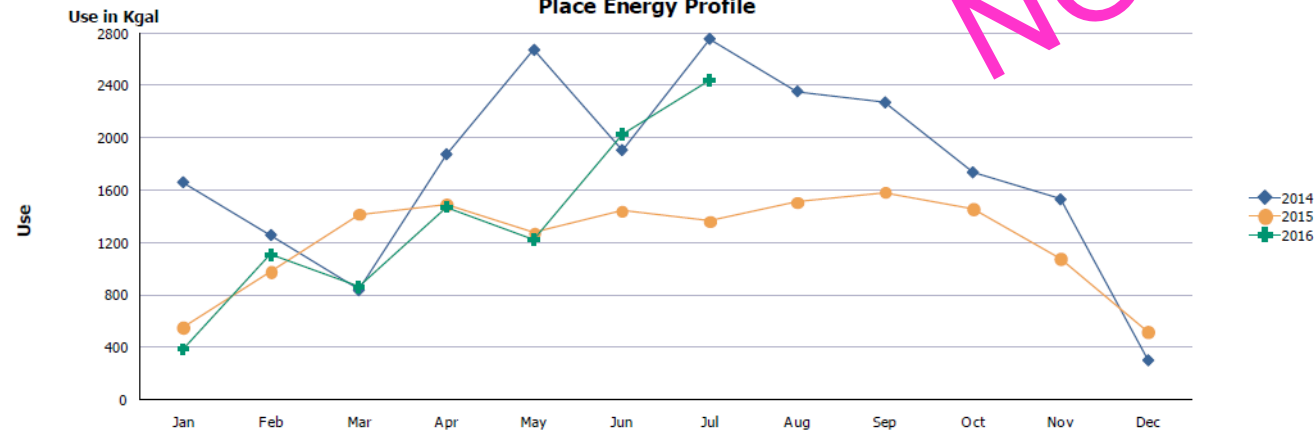
Electric	101,149	KWH	\$32,421	\$23,298	\$9,123	28.1%
Natural Gas	238	THERM	\$1,183	\$264	\$919	77.7%
<b>Totals:</b>	<b>369</b>	<b>MMBTU</b>	<b>\$33,605</b>	<b>\$23,562</b>	<b>\$10,042</b>	<b>29.5%</b>

## Electrical:

INFORMATION NOT AVAILABLE

Place: [TOHS\_1] Thousand Oaks High School

Place Energy Profile

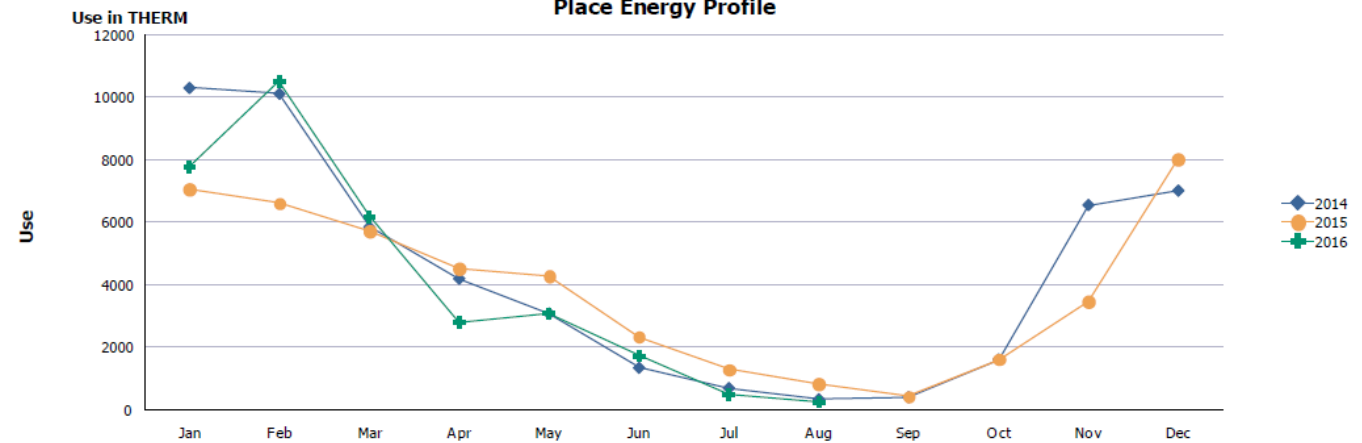


Year	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Totals
2014	1,659	1,255	834	1,873	2,671	1,905	2,755	2,354	2,270	1,735	1,528	298	21,137
2015	551	971	1,415	1,490	1,272	1,439	1,362	1,505	1,581	1,456	1,072	514	14,628
2016	382	1,106	858	1,470	1,219	2,027	2,436	0	0	0	0	0	9,498
Totals	2,593	3,332	3,107	4,833	5,161	5,372	6,552	3,859	3,851	3,191	2,600	812	45,263

## Water:

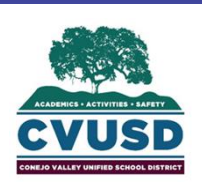
Place: [TOHS\_1] Thousand Oaks High School

Place Energy Profile



Year	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Totals
2014	10,289	10,103	5,837	4,187	3,070	1,334	683	328	396	1,598	6,546	7,003	51,374
2015	7,042	6,603	5,710	4,496	4,284	2,322	1,276	807	411	1,607	3,456	8,016	46,030
2016	7,747	10,491	6,163	2,781	3,070	1,714	464	238	0	0	0	0	32,668
Totals	25,078	27,197	17,710	11,464	10,424	5,370	2,423	1,373	807	3,205	10,002	15,019	130,072

## Gas:



Core Facilities			
Item	Category	Existing Square Footage	Standard Square Footage Based on Current Enrollment
1	Food Prep & Serving Areas	N/A	N/A
2	Indoor Dining	2,726 Square Feet	1,564 Square Feet
3	Lunch Shelter	00 Square Feet	1,173 Square Feet
4	Multi Purpose/Assembly/Auditorium	2,726 Square Feet	3,064 Square Feet
5	Library	559 Square Feet	1,432 Square Feet
6	Administration	1,300Square Feet **	1,542 Square Feet *
7	Gymnasium Building	N/A	N/A
8	Playground	3.7 Acres	1.3 Acres
9	Parking	43 Stalls	50 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

The current food prep and serving area is used as a dance classroom; this core facility is not required for the campus as students bring lunch from home.

### 2. Indoor Dining

The multi-purpose room serves as indoor dining space. It is sized adequately to serve the current school population.

### 3. Lunch Shelter

Portable folding canopies are used as lunch shelters, which is inadequate. More stable, durable lunch shelters are needed.

### 4. Multi Purpose/Assembly/Auditorium

With a capacity of 375 persons, the multi-purpose room is unable to house the entire school population. It is truly a multi-faceted space as it is used for large gatherings, indoor dining, student performances and the choral program.

### 5. Library

The library is undersized based on the current population of the school. It requires an ADA entrance, natural lighting, technology upgrades, and new computer workstations.

### 6. Administration

The administration spaces are undersized, and do not serve the needs of the school. Partition walls within offices have been installed to create more offices, and two office spaces occupy parts of the Classroom Building.

### 7. Gymnasium Building

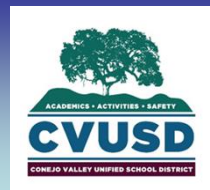
N/A

### 8. Playground

The playground is oversized per District standards and meets the needs of the school.

### 9. Parking

The current parking count is below that of District standards.

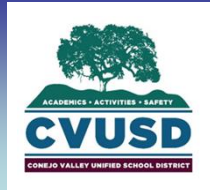


## Technology Summary:

Information to be proved by CVUSD Technology Department



# Site Modernization Opportunities:



Meadows Arts and Technology Elementary School | *Survey*  
2000 La Granada Drive | Thousand Oaks, CA 91362  
Conejo Valley Unified School District  
December 16, 2016 – DRAFT V3

## Observations Summary