



CVUSD | *Facilities Master Plan*

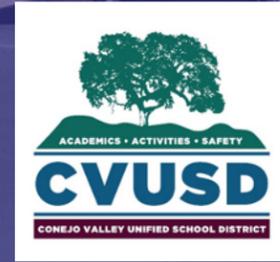
CVUSD – THOUSAND OAKS CLUSTER SURVEY



Park Oaks Elementary (Bridges Charter School) | *Survey*

1335 Calle Bouganvilla | Thousand Oaks, CA 91360
Conejo Valley Unified School District

November 1, 2016 – DRAFT v1



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Existing Site Summary

Neighborhood:

Park Oaks Elementary School is currently being used by a charter school called Bridges Charter School. The school is located in the City of Thousand Oaks on a 10 acre site bound by Calle Bouganvilla (south). The major intersection is Calle Bouganvilla and East Avenida De Los Arboles. The 23 freeway runs immediately east of the campus.

Instruction:

The charter school serves K through 8th grades. The campus is divided into two main curriculum levels, K-5 and then 6-8. Due to the freedom associated in being a charter program, the curriculum is highly customizable, with the lower grades being individually customized by the teacher in conjunction with specific directions expressed by the school and parents. After 5th grade students transfer into the CORE academy which is broken into specialization, depending on a child's strengths and preferences they can choose from Math, Science and Humanities / Social Studies as the core specialization of their education. In addition to this the school offers a home schooling program.

Summary of Facilities:

The main core buildings on the campus were built in 1959 which along with an exterior courtyard create a ceremonial entrance for students. After 1959 no new permanent structures were built, with exception of a lunch shelter, only portable buildings were added to handle the increasing enrollment demands of the school. Many of the buildings are in original condition, the most drastic being the library which is a portable building constructed in 1965 and has not received any upgrades to any of its building systems. Overall the school is in need of some major updates to its building systems and with some portables on site that are over 50 years old, removal and replacement with a permanent structure is a viable option.

Many of the site infrastructure and building systems have received upgrades, but have not received any upgrades in close to 20 years.

Park Oaks is currently used for all the food preparation for the entire district and as such has a massive food service and preparation space. Some of the food prep space in the multi purpose space has not been DSA certified.

Building Systems:

The major building systems are original including, water, sewer and gas and are need of replacement. There have been renovations that have occurred to the majority of the building systems around 20 years ago, however, the majority of the systems are now very old and in need of replacement.

Technology:

The site includes the Wi-Fi in every classroom, as well as promethean boards (interactive projection screen boards) and chrome books for the students to use in every classroom as well as charging carts and I pads for the younger kids. All rooms have a bank of tablets or computers. The campus makes an effort to be on the cutting edge of technology advancements in curriculum tools to enrich the lives of the students.

Energy:

The existing air handling units and cooling towers are very old and beyond their life cycle. They can be replaced with newer more efficient systems which will improve the energy usage of the school. There is an opportunity for solar electric power generation to reduce the carbon footprint of the school.

The campus has energy efficiency upgrades including LED lighting and occupancy sensor lighting that helps to improve the overall sustainability of the site.

Site Attributes:

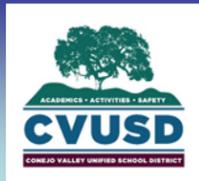
- Large front grass area for kids to wait for parents
- Well planned courtyards, with fun, kid-friendly activity spaces
- Multi Purpose Space with a stage
- Large playground area with substantial turf area and nice play structures

Site Deficiencies:

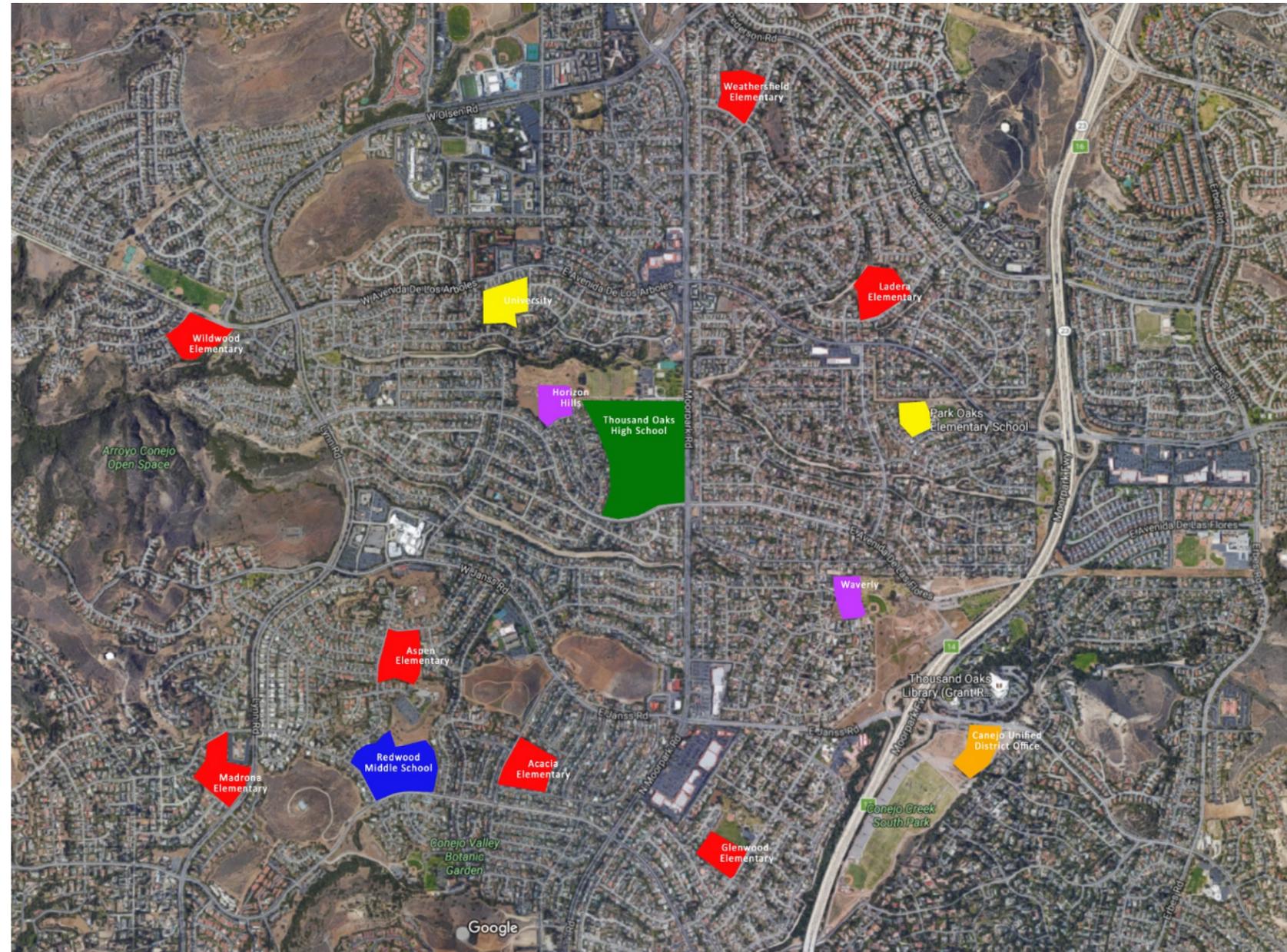
- Existing classroom buildings are old and in need of modernization
- Accessibility upgrades needed throughout the campus
- Several uncertified DSA projects
- Mechanical service area and systems are in need of replacement
- Portable Buildings are old and some are over 50 years and need to be removed
- Gopher holes all over playfield creates hazard for kids

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CVUSD Thousand Oaks Cluster



Legend

- Elementary School
- Middle School
- High School
- Other (Adult Education, Early Education)
- Charter, Non K-12
- District Office

CVUSD Thousand Oaks Cluster Sites

LOCATION CODE	SITE NAME	SCHOOL MANAGEMENT SERVICES SITE TYPE	GRADE LEVEL CONFIG
1 010	ACACIA ELEMENTARY	Elem. School	TK- 5
3 020	ASPEN ELEMENTARY	Elem. School	TK- 5
13 080	GLENWOOD ELEMENTARY	Elem. School	TK- 5
14 090	HORIZON HILLS	Pre K, Adult ED	MISC.
15 100	LADERA ELEMENTARY	Span Magnet	K- 5
18 120	MADRONA ELEMENTARY	Elem. School	TK- 5
23 170	PARK OAKS (BRIDGES)	Elem. School (Charter)	K- 8
24 180	REDWOOD MIDDLE SCHOOL	Middle School	6-8
27 200	THOUSAND OAKS HIGH SCHOOL	High School	9-12
29 220	UNIVERSITY	Elem. School	TK-5
31 240	WAVERLY	Adult ED / Special ED	MISC.
32 250	WEATHERSFIELD ELEMENTARY	Elem. School	TK-5
36 290	WILDWOOD ELEMENTARY	Elem. School	K-5
12 000	DISTRICT OFFICE	NA	NA
14	Totals Sites		

Community Resources

DESCRIPTION	LOCATION	CITY
Thousand Oaks Community Ctr.	2525 N Moorpark Road	Thousand Oaks
Thousand Oaks Community Park	2525 N Moorpark Road	Thousand Oaks
Conejo Valley Shopping Center	Moorpark Road	Thousand Oaks
Conejo Valley Art Museum	197 N Moorpark Road	Thousand Oaks
Conejo Community Center	1175 Hendrix Avenue	Thousand Oaks
Spring Meadows Park	3283 Spring Meadow Avenue	Thousand Oaks
Conejo Creek Equestrian Park	1350 E Avenida De Las Flores	Thousand Oaks
Glenwood Park	Windsor Drive	Thousand Oaks
Thousand Oaks Library	1401 E Janss Road	Thousand Oaks
Los Robles Hospital	215 W Janss Road	Thousand Oaks

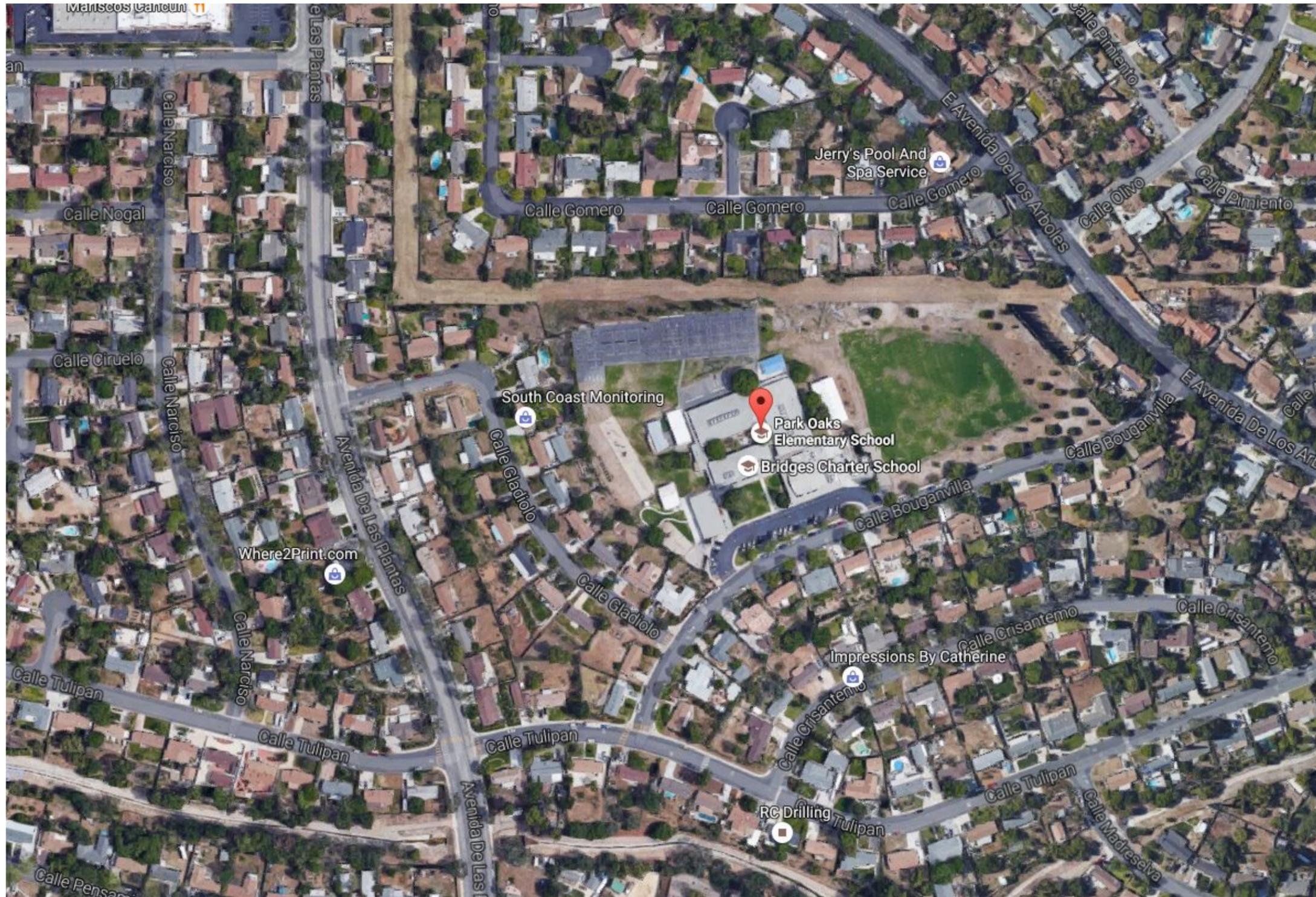
Park Oaks Elementary (Bridges Charter School) | Survey
 1335 Calle Bouganvilla | Thousand Oaks, CA 91360
 Conejo Valley Unified School District
 Month 00, 2016

Cluster Context Map

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2.0





Park Oaks Elementary (Bridges Charter School) | Survey
1335 Calle Bouganvilla | Thousand Oaks, CA 91360
Conejo Valley Unified School District
Month 00, 2016

Project Location Map

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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																		
As used for the 15/16 School Year																			Based on 16/17									
	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																			
Sub-Total 6-8		95					2985	77		2315																		
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	648	624	662	686	680	720	631	666	680	627								
10		507	606	546	582	547	594	661	582	649	638	652	673	662	690	649	663	657	631	577								
11		603	538	574	522	601	640	536	626	590	622	649	644	644	604	638	623	602	557	594								
12		511	554	519	571	626	540	566	560	609	623	610	631	552	603	589	575	513	564	545								
Total 9-12	0	2119	2217	2254	2210	2355	2321	2372	2434	2440	2531	2535	2610	2544	2577	2596	2492	2438	2432	2343								
Special Ed	0	79	72	85	74	73	94	99	88	63	59	48	49	64	59	48	47	49	34	39								
TOTAL	0	2198	2289	2339	2284	2428	2415	2471	2522	2503	2590	2583	2659	2608	2636	2644	2539	2487	2466	2382								
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	510	545		17.00		30																			
10	548	18.27	610	610	639		20.33	77.17	30																			
11	607	20.23	635	635	564		21.17		30																			
12	526	17.53	560	560	578		18.67		30																			
Total 9-12	2249		2315	2315	2326	0																						
TOTAL	2249	74.97	2400	2400	2326			77		81																		

CVUSD HIGH SCHOOL										
Location Code: 0000				Campus Summary						
Site Information		Totals			Total Planned Site Capacity:			Totals		
Current Useable Area:				Current Enrollment:						
Current Playground Area:				Planning 2-Semester Capacity:						
				Enrollment to use for Planning						
Playground Area Required:				9.0 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 800 Square Feet or greater:										
Available Small Rooms 799 Square Feet or smaller:										
Totals:										

Enrolment 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 SPECIAL EDUCATION SCHOOL										
Location Code: 3000				Campus Summary						
Site Information		Totals			Total Planned Site Capacity:			Totals		
Current Useable Area:				Shared						
Current Playground Area:				Shared						
				2013-14 Adjusted Projected Resident & Magnet Enrollment.						

Analysis:





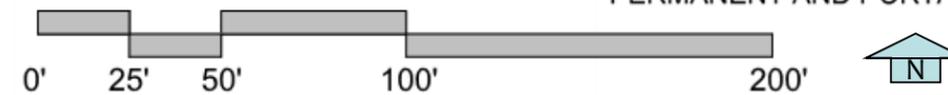
LEGEND

- PERMANENT
- PORTABLE
- SAND BOX PLAY AREA
- X BUILDING NUMBER
- PRIMARY POINT OF ENTRIES

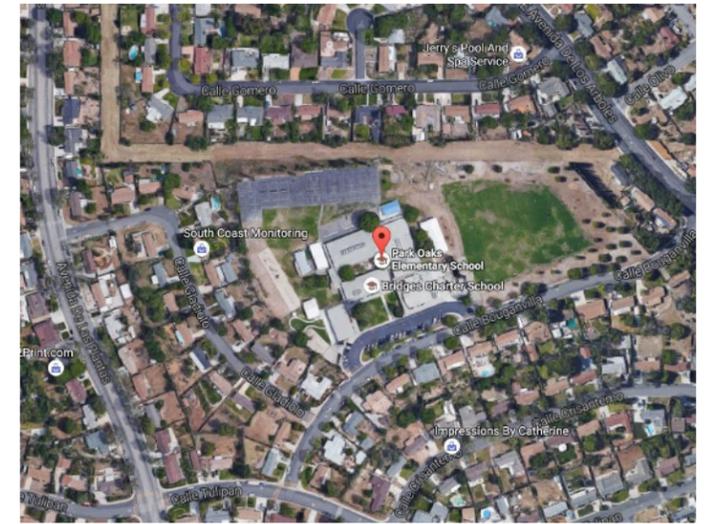
BUILDING

- 1- ADMINISTRATION / CLASSROOMS
- 2- CAFETERIA / MULTI PURPOSE
- 3- CLASSROOMS (MODULAR)
- 4- CLASSROOMS
- 5- CLASSROOMS
- 8- LIBRARY (MODULAR)
- 9- CLASSROOMS (MODULAR)
- 10- RETROOMS
- 11- KINDERGARTEN (MODULAR)
- 12-KINDERGARTEN
- 13-LUNCH SHELTER

EXISTING SITE PLAN | PARK OAKS ELEMENTARY SCHOOL
PERMANENT AND PORTABLE



School District Site Name	School District Building Name	Building Rating Classification	Square Footage	Fire Const. Code	Fire Const. Type	Sprinkler Y/N	Fire Y/N	Alarm Local/Central	Roof Type	Year Built	Year Renovated				Status	Vacant Is Vacant Y/N	Flood Risk	Zone Code	Map Date
											Roof	HVAC	Elec.	Plumb					
Park Oaks Elementary	12-Kindergarten	Elementary	3,326	1	Frame	No	Yes	L	Composition	1959	2010	2000	1999	2000	Owned and occupied by the district	N	NS	X	1/20/2010
Park Oaks Elementary	1-Admin/Classrooms 3-6	Elementary	5,704	1	Frame	No	Yes	L	Composition	1959	2008	1999	1999	2000	Owned and occupied by the district	N	NS	X	1/20/2010
Park Oaks Elementary	2-Multi-Purpose	Elementary	7,490	6	Fire Resistive Modified Fire Resistive	No	Yes	L	Composition	1959	1998	2001	1999	2000	Owned and occupied by the district	N	NS	X	1/20/2010
Park Oaks Elementary	3-Classrooms 25-28	Portable	3,840	5	Fire Resistive Modified Fire Resistive	No	Yes	L	Metal	1999	1999	1999	1999	1999	Owned and occupied by the district	N	NS	X	1/20/2010
Park Oaks Elementary	4-Classrooms 15-20	Elementary	8,640	1	Frame	No	Yes	L	Composition	1959	1998	1999	1999	2000	Owned and occupied by the district	N	NS	X	1/20/2010
Park Oaks Elementary	5-Classrooms 7-14	Elementary	7,680	1	Frame	No	Yes	L	Composition	1959	2008	1999	1999	2000	Owned and occupied by the district	N	NS	X	1/20/2010
Park Oaks Elementary	8-Portable (Library)	Elementary	1,800	5	Modified Fire Resistive Modified Fire Resistive	No	Yes	L	Metal	1965	1965	1965	1965		Owned and occupied by the district	N	NS	X	1/20/2010
Park Oaks Elementary	9-Child Care Portable	Portable	1,440	5	Modified Fire Resistive Modified Fire Resistive	No	Yes	L	Metal	1988	1988	1988	1988	1988	Owned and occupied by the district	N	NS	X	1/20/2010
Park Oaks Elementary	10-Restrooms	Elementary	660	1	Frame	No	Yes	L	Composition	1965	1965	2000	1999	2000	Owned and occupied by the district	N	NS	X	1/20/2010
Park Oaks Elementary	11-Kindergarten	Portable	1,440	5	Modified Fire Resistive Modified Fire Resistive	No	Yes	L	Metal	1999	1999	1999	1999	1999	Owned and occupied by the district	N	NS	X	1/20/2010



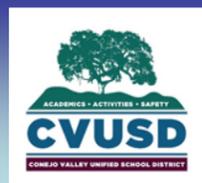
Existing Facilities:

7 buildings are over 40 years old
1 building are over 30 years old

Analysis Summary:

The permanent buildings on campus are approaching 60 years old. Most of the systems have been updated since then, but it has still been close to 20 years since HVAC system was upgraded. The most pressing issue on campus are the portable buildings some of which are over 50 years old and others are in the 20's and 30's since originally constructed.

The library is the most notable issue of the portable building being over 50 years old, and having not updates to any of the buildings systems since its original construction. These buildings should be replaced with permanent structures.





LEGEND

- PRIMARY POINT OF ENTRIES
- ADMINISTRATION
- CLASSROOM
- FOOD SERVICE
- KINDERGARTEN
- LIBRARY
- LUNCH SHELTER
- SUPPORT SPACES

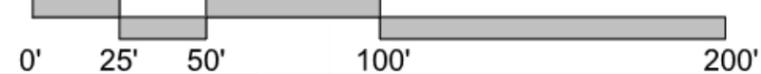
SITE IMPROVEMENT KEY NOTES

- 1 REMOVE AND REPLACE WITH PERMANET LIBRARY BUILDING
- 2 GOPHER HOLES ALL OVER PLAY FIELD
- 3 NO SINK IN SCIENCE CLASSROOM
- 4 ENTIRE FOOD SERVICE PREPARATION AREA HAS NOT BEEN CERTIFIED THROUGH DSA

SITE IMPROVEMENT GENERAL NOTES

- INSUFFICIENT OUTDOOR LIGHTING NEAR ENTRANCE AND PARKING LOT AREA
- SOME CLASSROOMS LACK WINDOW SHADING TREATMENT
- FOOD PREPARATION FOR THE ENTIRE DISTRICT
- OLDER CLASSROOMS WILL NEED ACCESSIBILITY UPGRADES ON HARDWARE THRESHOLDS AND SINKS
- ACCESSIBILITY UPGRADES NEEDED IN PARKING, GATE LOCATIONS, DOORS, AND SOME PATHWAYS
- SOME ACCESSIBILITY UPGADES NEEDED IN RESTROOMS TO BECOME FULLY COMPLIANT

EXISTING SITE PLAN | PARK OAKS ELEMENTARY SCHOOL BUILDING USE



Park Oaks Elementary (Bridges Charter School) | Survey
 1335 Calle Bouganvilla | Thousand Oaks, CA 91360
 Conejo Valley Unified School District
 Month 00, 2016

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6.0



- LEGEND**
- PERMANENT
 - PORTABLE
 - SAND BOX PLAY AREA
 - X BUILDING NUMBER
 - PRIMARY POINT OF ENTRIES

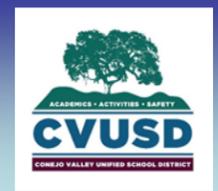
- BUILDING**
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 - 12-KINDERGARTEN
 - 13-LUNCH SHELTER

EXISTING SITE PLAN | PARK OAKS ELEMENTARY SCHOOL
PERMANENT AND PORTABLE

0' 25' 50' 100' 200'

N

IMAGE REFERENCE



Park Oaks Elementary (Bridges Charter School) | Survey
 1335 Calle Bouganville | Thousand Oaks, CA 91360
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 Month 00, 2016

Existing Campus Image Key Map

DRAFT v1

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Photo -1
Building 2
Mutli purpose building and drop off location.



Photo -2
Building 12
Kindergarten building and exterior playground area, also used for kindergarten dining area



Photo -3
Building 1
Middle courtyard between Building 1 and Building 5 has been transformed into a fun and playful landscape area.



Photo -4
Building 1
Typical classroom window condition with mismatched windows.



Photo -5
Building 3
large bank of portable buildings not certified through DSA.



Photo -6
Building 8
Library portable building , originally constructed in 1965 and received no upgrades since.



Photo -7
Building 8
Library portable building , originally constructed in 1965 and received no upgrades since.



Photo -8
Building 13
Lunch Shelter



Photo -9
Building 4
 Typical classroom in permanent building. Finishes have no major issues

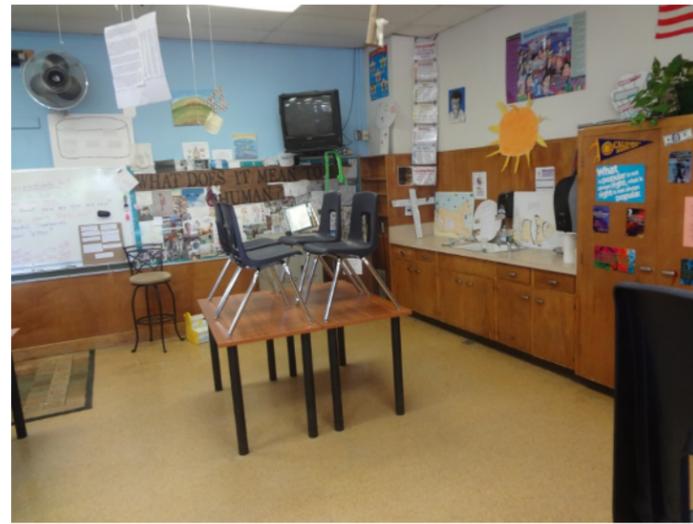


Photo -10
Building 4
 Typical classroom in permanent building. Casework is relatively new, Sink has not been upgraded to current accessibility standards.



Photo -11
Building 5
 Typical science classroom in permanent building. Finishes have no major issues.



Photo -12
Chromebook Charge Station
 Typical Chromebook charge station in every classroom for older students.



Photo -13
Building 8
 Interior condition of library, finishes have no major issues.



Photo -14
Building 9
 Typical interior of portable classroom building. Finishes have no major issues, carpets are new.



Photo -15
Building 2
 Multi purpose building has stage with wheelchair lift. Finishes have no major issues.



Photo -16
Building Name: Building Number:
 Multi purpose building portion of room has been divided and used for food service.



Photo -17
Building 2
 Food service area is complete working kitchen for entire district. Food is cooked here and sent to all other schools. Everything is in working order.



Photo -18
Building Name: Building Number:
 Food service area is complete working kitchen for entire district. Food is cooked here and sent to all other schools. Everything is in working order.



Photo -19
Building Name: Building Number:
 Food service area is complete working kitchen for entire district. Food is cooked here and sent to all other schools. Everything is in working order.



Photo -20
Building Name: Building Number:
 Food service area is complete working kitchen for entire district. Food is cooked here and sent to all other schools. Everything is in working order.



Photo -21
Building 12
 Exterior playground for kindergarten area.



Photo -22
Playground Play structure
 Playground and play structure area with relatively new play equipment and sand fall protection.



Photo -23
Playground
 Large grass and blacktop play area on site.



Photo -24
Building 1
 Middle courtyard between Building 1 and Building 5 has been transformed into a fun and playful landscape area.

The Bridges Philosophy

BRIDGES Charter School's Educational Philosophy (including guiding principles and researched-based pedagogical strategies), in its entirety, will serve to direct all curriculum and classroom management methods to ensure student academic achievement at all levels.

- An adherence to the Whole Child philosophy in education. We have incorporate creative, effective teaching methods, differentiation, and flexibility while meeting (and often exceeding) the Common Core State Standards, NEXT Generation Science Standards (NGSS), and Appendices. Children learn and practice conflict resolution skills and collaboration. Content is meaningful and relevant to students and the world around them.
- A kindergarten through eighth grades programs. **BRIDGES Charter School** has created a CORE Academy where middle school (6-8) children can learn in a small, safe and positive learning community, where all educators value Whole Child education. Project-based learning is supported, parent volunteers, and a focus on the development of their students' social and emotional needs.
- There is autonomous decision-making regarding staffing and structure. **BRIDGES Charter School's** Administration, Board of Directors, and **BRIDGES Charter School** community will continue to:
 - Hire highly-qualified teachers as per NCLB legislation.
 - The Board of Directors Budget Committee will continue to address the needs of our students.
 - Help to ensure that all members of our community, including support staff, embrace and support the Whole Child approach.
- Active Parent Involvement. All parents are encouraged to engage in active volunteer participation; as well as, ongoing parent education via lectures, workshops, and/or discussion groups. Parents will be in one of many Parent-Managed Cohorts, all of which directly impact groups of students, or **BRIDGES Charter School** as a whole. Although all parents are invited and encouraged to become part of the Parent-Managed Cohorts parents may elect not to participate. Parents also have direct access to an on-site Parent Center. **BRIDGES Charter School** has an onsite Extensions Child-Care Center.
- A Homeschool Program. Many homeschool families share the Whole Child philosophy and we have expanded this effective educational approach through a Homeschool Program. Homeschool families who enroll in this component have access to our campus, resources, and an on-site educator who manages and supports their goals. Homeschool parents are also encouraged to participate in **BRIDGES Charter School's** community through ongoing parent education opportunities.
- Flexibility in Scheduling. **BRIDGES Charter School** has allocated additional support opportunities for students to:
 - Teachers integrate physical movements into lessons creating a healthy balance in enhancing brain development.
 - Attend to and develop areas of interest and creativity, inspiring innovation and brain development.
 - Engage in socially responsible and proactive collaboration activities, developing stronger relationships and strengthening community: the context of all learning.
- A Focus on Sustainability and Health. **BRIDGES Charter School** advocates responsibility to our community and ourselves:
 - Healthy eating habits are supported.
 - Environmental education and stewardship will prepare students for success in the green economy of the future.

Bridges Charter School Educational Model

Bridges has a very unique education model, something that is possible because of being a charter school. They are able to customize the educational experience in ways that most school cannot. This creates a very unique educational environment for students.

The school offers traditional education, home schooling, as well as a variety of after school enrichment classes. Charter programs offer parents a non traditional method of educating their children. These non traditional methods are highly desirable which is why a parent will forgo a free district provided education for an education that requires additional expense.





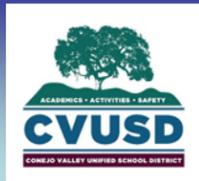
LEGEND

- CERTIFIED
- NOT CERTIFIED
- SAND BOX PLAY AREA
- ⊗ BUILDING NUMBER
- ⊙ PRIMARY POINT OF ENTRIES

BUILDING

- 1- ADMINISTRATION / CLASSROOMS
- 2- CAFETERIA / MULTI PURPOSE
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- 13- LUNCH SHELTER

EXISTING SITE PLAN | PARK OAKS ELEMENTARY SCHOOL
DSA CERTIFICATION REQUIREMENTS





Site Challenges:

In its current condition, Park Oaks Elementary School faces many challenges, the most pressing of which are directly related to aging buildings systems and numerous portable buildings, many of which are not DSA certified. Due to declining enrollment Park Oaks was closed and the space was leased to Bridges Charter School.

Other significant challenges come in the form of maintenance and modernization needs. Such challenges include the need to replace the HVAC and roofing throughout the campus. ADA accessibility upgrades are needed to the main administration / auditorium / classroom buildings. In addition, accessibility upgrades are needed for site/building drinking fountains, and access gates and building signage.

Site Modernization Opportunities:

Campus improvement opportunities as follows:

Modernization consists of projects targeted at improving the educational environment of classrooms and academic spaces, is developed around improving the overall condition and appearance of classrooms in permanent and portable facilities. The majority of this work is targeted at classrooms located in portable buildings. Many of the portable buildings on the campus are quite old with the library being over 50 years of age and receiving no upgrades to its building systems. Many of these portable buildings are not DSA certified and they should be modernized and certified if they are to remain on the site.

In addition, there is a need to upgrade and replace the site and building systems critical to the life of campus facilities. The modernization can be approached and structured on three levels: site infrastructure, site and building accessibility and building systems. Improvements to site infrastructure are to roofing and plumbing needs of the campus which have not been updated in 20 years. Improvements targeted at accessibility are to bring the campus to full compliance with current accessibility standards. Some of these improvements included new site and building signage, replacement of non-accessible door hardware, upgrade of some student restrooms to include accessible stalls and fixtures and accessible entries to portable buildings. Improvements to building systems include the replacement of the HVAC system on all permanent buildings and on portable buildings without any pending HVAC upgrade.



- LEGEND**
- PERMANENT
 - PORTABLE
 - SAND BOX PLAY AREA
 - BUILDING NUMBER
 - PRIMARY POINT OF ENTRIES

- BUILDING**
- 1- ADMINISTRATION / CLASSROOMS
 - 2- CAFETERIA / MULTI PURPOSE
 - 3- CLASSROOMS (MODULAR)
 - 4- CLASSROOMS
 - 5- CLASSROOMS
 - 8- LIBRARY (MODULAR)
 - 9- CLASSROOMS (MODULAR)
 - 10- RETROOMS
 - 11- KINDERGARTEN (MODULAR)
 - 12- KINDERGARTEN
 - 13- LUNCH SHELTER





Image 1: Drop off Area with Wheel Chair Access



Image 2: Primary Path into School



Circulation Diagram



LEGEND

- CERTIFIED
- NOT CERTIFIED
- SAND BOX PLAY AREA
- X BUILDING NUMBER
- PRIMARY POINT OF ENTRIES
- X IMAGE REFERENCE



Photo -1
The most of the public restrooms throughout campus have not been upgraded to current accessibility standards.



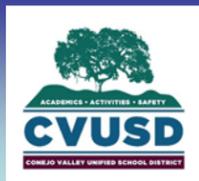
Photo -2
The typical sinks in the classrooms have not been upgraded to current accessibility standards



Photo -3
Drinking fountains have been upgraded to current accessibility standards



Photo -4
Thresholds are not current with accessibility standards.

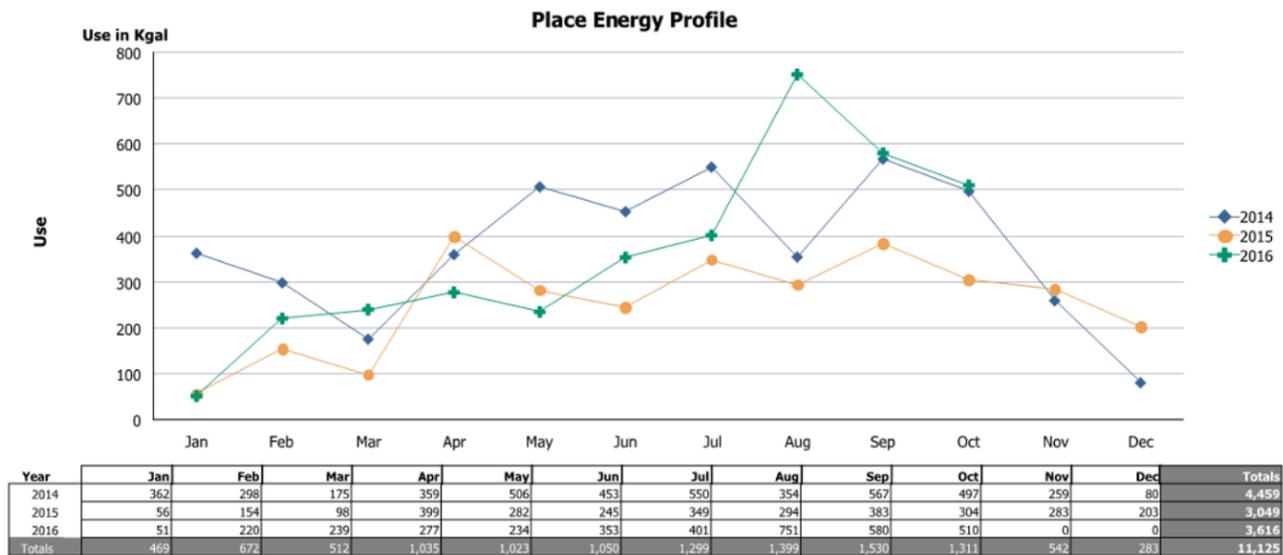


Energy Use Summary:

Currently the largest energy demand is the electrical use to power the HVAC system. The campus has received a LED lighting upgrade along with occupancy sensors to improve the efficiency of the lighting system. However improvements can still be made when the HVAC system is replaced to improve the efficiency of the overall system. In addition to this there is solar power generation opportunities on the site due to the dry climate and ample sun and roof exposure.

[PARKOAKS_1] Park Oaks						
Electric	20,288	KWH	\$6,417	\$4,628	\$1,789	27.9%
Totals:	20,288	KWH	\$6,417	\$4,628	\$1,789	27.9%

Conejo Valley USD - CA		Place Energy Profile AN - 02	
Place: [PARKOAKS_1] Park Oaks			

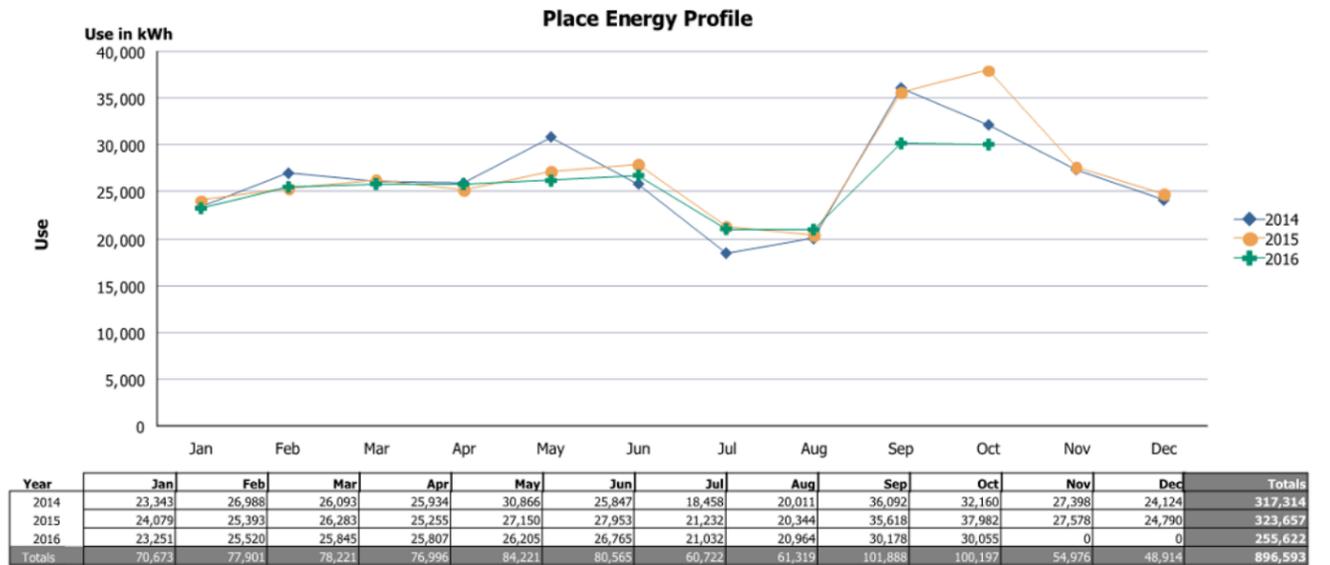


Water:

Park Oaks Elementary (Bridges Charter School) | Survey
 1335 Calle Bouganvilla | Thousand Oaks, CA 91360
 Conejo Valley Unified School District
 Month 00, 2016

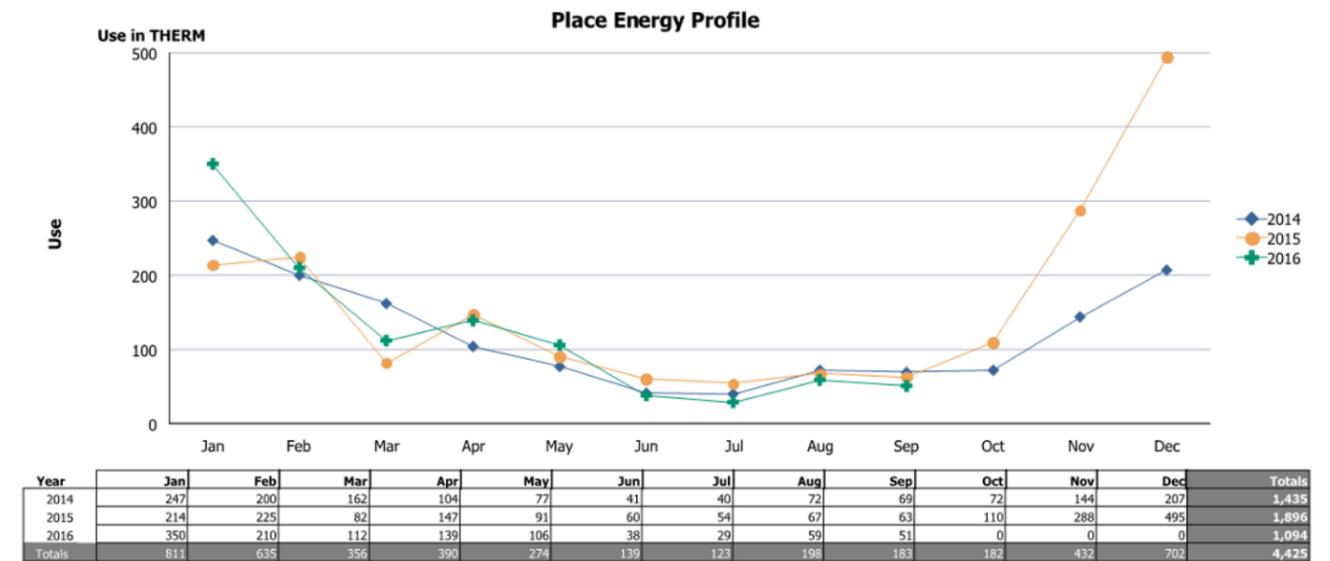
Energy Use

Conejo Valley USD - CA		Place Energy Profile AN - 02	
Place: [PARKOAKS_1] Park Oaks			



Electrical:

Conejo Valley USD - CA		Place Energy Profile AN - 02	
Place: [PARKOAKS_1] Park Oaks			



Gas:



DRAFT v1

Core Facilities			
Item	Category	Existing Square Footage	Standard Square Footage Based on Planning 2- Semester Capacity
1	Administration / Classrooms	5,740 Square Feet* (Office Square Footage)	00 Square Feet * (Office Square Footage)
2	Cafeteria / Multi Purpose	7,490 Square Feet	00 Square Feet
3	Classrooms (Modular)	3,840 Square Feet	00 Square Feet
4	Classrooms	8,640 Square Feet	00 Square Feet
5	Classrooms	7,680 Square Feet	00 Square Feet
8	Library (Modular)	00 Square Feet	00 Square Feet
9	Classrooms (Modular)	1,440 Square Feet	00 Square Feet
10	Restrooms	660 Square Feet	00 Square Feet
11	Kindergarten (Modular)	1,440 Square Feet	00 Square Feet
12	Kindergarten	3,326 Square Feet	00 Square Feet
13	Lunch Shelter	1,440 Square Feet	00 Square Feet
14	Playground	7.5 Acres	00 Acres
14	Parking	26 Stalls	00 Stalls

*(Office Square Footage)

This calculation includes the Front Office/Main Office; Waiting Room/Space; Conference Room; Administrative Offices.

Core Facilities Summary

1. Administration / Classrooms

The administration building has original systems and roofing that is 20 years old. These should be replaced

2. Cafeteria / Multi Purpose

The multi purpose building has original systems and is in need of a new roof, a portion of the building has been repurposed to be used for the district food service preparation.

3. Classrooms (Modular)

These portable classroom buildings are nearly 20 years old and have not been certified through DSA, they need new roofing and HVAC systems as well.

4. Classrooms

This is a permanent classroom building with original systems. It needs a new roof and HVAC as well as updated finishes and accessibility upgrades.

5. Classrooms

This is a permanent classroom building with original systems. It needs a new roof and HVAC as well as updated finishes and accessibility upgrades.

8. Library (Modular)

The library is a portable building that is over 50 years old. It has received no major upgrades of any type since its original construction. It should be removed and a permanent structure built to replace it.

9. Classrooms (Modular)

This portable classroom building is nearly 20 years old, needs new roofing and HVAC systems as well.

10. Restrooms

The restrooms have been upgraded to current accessibility standards, but are in need of a new roof and HVAC system.

11. Kindergarten (Modular)

This portable classroom building is nearly 20 years old and have not been certified through DSA, needs new roofing and HVAC

12. Kindergarten

This is a permanent classroom building with original systems. It needs a new roof and HVAC as well as updated finishes and accessibility upgrades.

13. Lunch Shelter

The lunch shelter is relatively new and in good condition.

14. Playground

There is a large playground, with significant turf area, but has problems with gopher holes.

15. Parking

The parking is sufficient to the needs of the school.



Technology Summary:

Park Oaks: The network infrastructure has not been upgraded and currently consists of CAT 5 cable and six strands of OM 1 multimode fiber between the MDF and all IDF's.

Additional information will be provided by the district at a later date.



Observations Summary:

Park Oaks Elementary School has been converted from a Conejo Vally School District run school to a charter school because of declining enrollment in the district. This has created an opportunity for Bridges Charter School to lease the campus. Bridges offers a very different outlook on education and students are able to get a more unique educational experience.

The school has been well maintained over the years and is functioning well despite being over 60 years old. Some of the biggest concerns on the campus are the need to remove / replace some of the older portable buildings some of which are 50 years old. Several of the portable buildings have not been certified through DSA and the school as a whole is in need of some accessibility upgrades. The campus population is different than most schools because it houses children from kindergarten to eight grade and as such the needs of the campus are slightly different than a traditional elementary school

The school has a very large playground, with large areas of turf and play equipment. However, the school is having issues with gopher holes and this is presenting a hazard for the kids and it should be addressed. This is important because the older children will utilize the black top and turf space more than the younger children.

Overall the facility is well maintained and in working condition. The HVAC while still operating is still very old and will need to be updated and replaced within the next 10 years. Thanks to the current LED lighting upgrades well maintained HVAC and occupancy sensors the school is already on a path to being my energy efficient.

The majority of the issues on this campus are related to the schools age, removing and replacement of some of the older portable buildings in conjunction with an overall facelift and beautification measures to the front of the school will effectively modernize and enhance the campus for the future.

