CVUSD | *Facilities Master Plan*
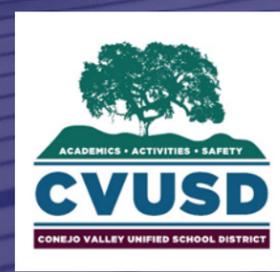
Redwood Middle School | *Survey*

233 W Gainsborough Road I Thousand Oaks, CA 91360

Conejo Valley Unified School District

December 9th– DRAFT v1

Dougherty + Dougherty Architects

3194 Airport Loop #D I Costa Mesa, 92626

Contact: (714) 427 - 0277

E-mail: ericp@ddarchitecture.com

Website: www. ddarchitecture.com

Existing Site Summary

Neighborhood:

Redwood Middle School is located in the City of Thousand Oaks on a 23.6 acre site bound by Camino Manzanas (west), and West Gainsborough Road (south). The major intersection is West Gainsboroough Road and Lynn Road. The 23 freeway runs immediately east of the campus.

Instruction:

The school serves 6th through 8th grades. The school has a diverse student population offering an ELD program for students who are learning English as a second language. Redwood has a diverse extra curricular program with, band, dance, athletics, and student government, there are many ways that a student can broaden their educational experience. The school also offers very unique programs such as home economics, wood shop and a variety of science classes.

Summary of Facilities:

The main core buildings on the campus were built in 1966 and due to the nature of their design were the recipients of numerous design awards. Over the years the campus has expanded beyond its original construction capacity and now has 20 portable buildings on site. An athletic locker room was constructed in 1999 and a new gymnasium was added in 2001, and there has been consistent maintenance to the roof and HVAC systems over the years. No major construction of buildings has occurred after the gymnasium was constructed. The main classroom building was constructed on piles and elevated to allow for a covered eating area. This building is showing significant spalling along the perimeter walkway that must be assessed further to determine the extent of the damage to the structural integrity of the elevated concrete slab

There are a number of projects that have recently been completed or are in construction that include access compliance, HVAC replacement, plumbing, fire alarm upgrades. Some of the newer buildings have received no recent upgrades. The roof of the athletic locker rooms building is in need or replacement along with several other areas on campus

Building Systems:

The major building systems are original including, water, sewer and gas are need of replacement. Many of the systems have received upgrades in 2003 and 2008 however, some of the systems have received no upgrades including the plumbing which has not been touched in the administration building since the schools construction. HVAC upgrades are also needed.

Technology:

The site includes the Wi-Fi in every classroom, as well as promethean boards (interactive projection screen boards) or projection screens in every classroom. There is a computer lab as well as computer access in the library. 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 HVAC system has received a complete overhaul, but the system may need replacement in the next 10 years and this will help lower the energy profile of the school. The campus has received an LED lighting upgrade with occupancy sensors which helped to improve its overall energy profile.

Site Attributes:

- Award Winning Building Design from 1966
- Well Planned Courtyards
- Large newer gymnasium building
- Wonderful site views from the topographic nature of the site
- New entry fence and security for the school
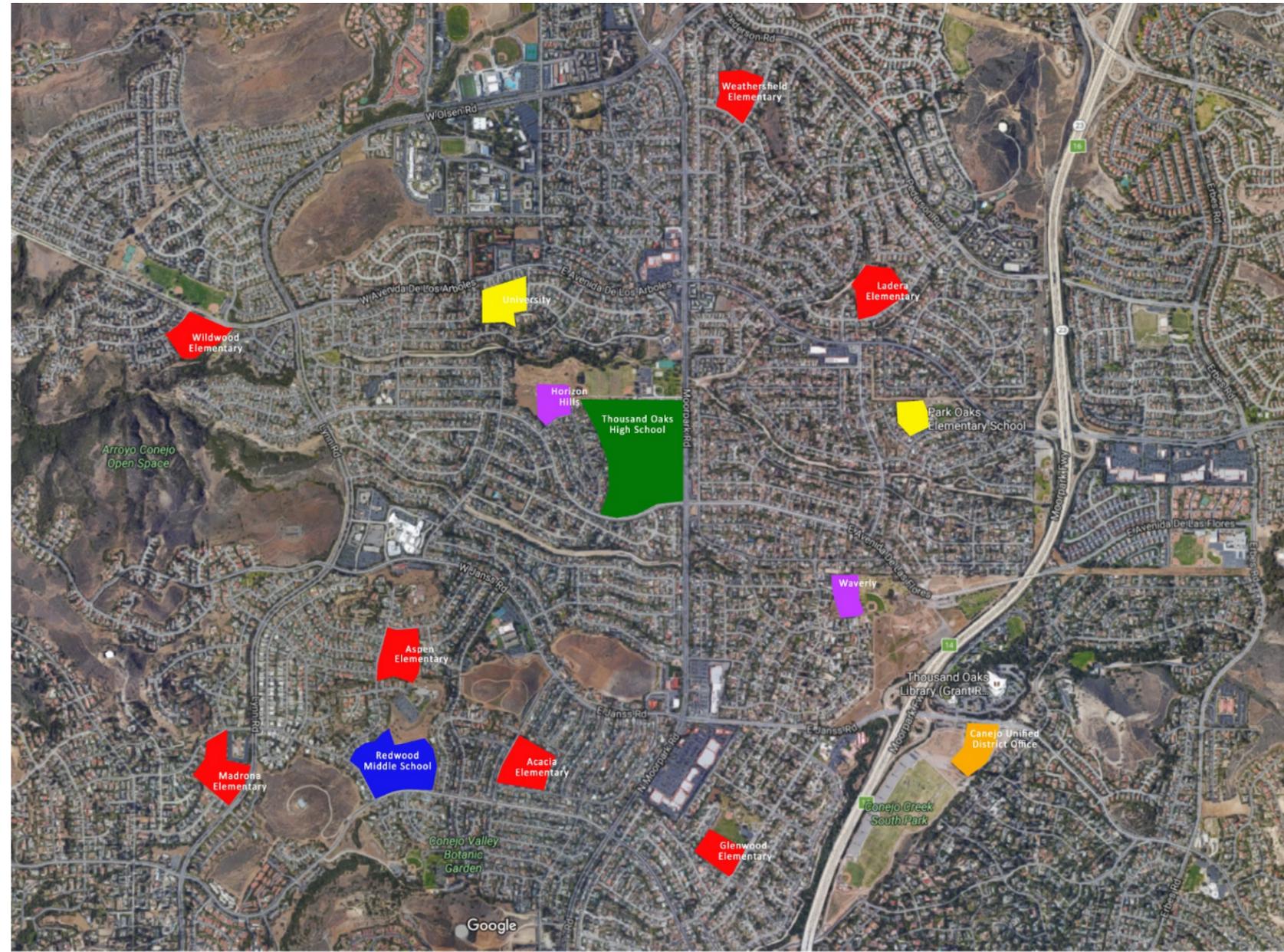- Boys and Girls Club on campus

Site Deficiencies:

- Science classrooms need sinks
- Extensive spalling on concrete walkway around elevated classroom buildings
- Food Service insufficient and need for a Lunch Shelter
- Administration building layout does not work (admin office, library too small, food service lines, multi purpose space, line of sight issues from admin office, etc.)
- 20 Portable Buildings all close to 20 years old
- Accessibility issues throughout the campus
- Student store location does not work
- Overall campus layout with portables is not very efficient
- Fire exit pathway in emergency for upper elevated classrooms must be reworked. Currently students have to walk in unsafe path to exit
- Security concerns under buildings
- Lack of safe paved walkways for emergency exit on second floor.
- Undersized dust collector in wood shop

Redwood Middle School I *Survey*

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Table of Contents & Executive Summary

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CVUSD

CVUSD Thousand Oaks Cluster

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- 5
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	.	

Legend

🟥 Elementary School	🟪 Other (Adult Education, Early Education)
🟦 Middle School	🟨 Charter, Non K-12
🟩 High School	🟧 District Office

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

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Cluster Context Map

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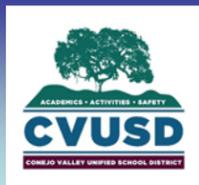
Redwood Middle School I *Survey*

Project Location Map

233 W. Gainsborough Road I Thousand Oaks, CA 91360

Conejo Valley Unified School District

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FACILITIES - CLASSROOM INVENTORY

K-12 School Facility	Grade/ Type	Total # of Teaching stations	Permanent	Quality Modulars	Owned Portables	Leased Portables	Capacity	Rms Utilized	Ratio	Capacity Needed							
					Number of Teaching Stations Modulars					**Projections** Teaching Stations								
				As used for the 15/16 School Year					Based on 16/17								
*inclds Band	6	9	9				270	10	30.00	294			30					
*inclds Band, Sci Labs	7-8	32	23	7	2		960	20	30.00	588			30					
Cmptr Lab, Couns.																		
	SDC	6	3	3				6	0									
	Lab	1	1					1	0				30					
	PE	0				0	189	0	0	0								
								0	0									
Sub-Total 6-8		48	36	10	2	0	1419	36		882								

ENROLLMENT HISTORY

Grade	2017	2016	2015	2014	2013	2012	2011	2010	2009	2008	2007	2006	2005	2004	2003	2002	2001	2000	1999	1998
6		274	285	297	280	305	379	334	339	316	383	366	287	300	287	287	288	216	214	144
7		281	286	272	291	374	331	346	318	349	384	381	377	414	420	422	394	365	398	389
8		290	279	296	367	333	343	340	361	429	394	406	421	420	438	395	370	404	391	376
																0				
Total 7-8	0	571	565	568	658	707	674	686	679	778	778	787	798	834	858	817	764	769	789	765
Total Middle	0	845	850	865	938	1012	1053	1020	1018	1094	1161	1153	1085	1134	1145	1104	1052	985	1003	909
Special Ed	0	47	39	31	35	35	34	34	34	41	38	38	28	39	35	39	34	20	13	18
TOTAL	0	892	889	896	973	1047	1087	1054	1052	1135	1199	1191	1113	1173	1180	1143	1086	1005	1016	927

PRINCIPAL PROJECTIONS

Grade	FORECAST Students	FORECAST Teachers	4/23/2015	Carried from previous	8/19/2015	TBD	By Grade 30.00	Totals x 6 & 7-8	Students per class	Budget Acctg Calc
Special Ed			18	18	18					
6	331	11.03	294	294	303		9.80	9.80	30	10
7	276	9.20	303	303	297		10.10	19.60	30	20
8	286	9.53	285	285	289		9.50		30	
Total 7-8	562		588	588	586	0				
Total Middle	893		882	882	889	0			0	
TOTAL	893	29.77	900	900	889	0	29.40			29

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 MIDDLE SCHOOL

	Location Code: 24 180	Campus Summary	
Site Information	**Totals**	**Total Planned Site Capacity:**	**Totals**
Current Useable Area:	23.6 Acres	Current Enrollment:	892
Current Playground Area:	12.5 Acres	Planning 2-Semester Capacity:	1,419
		Enrollment to use for Planning	882
Playground Area Required:	9.0 Acres		

	Current Classrooms			Potential Classrooms + Current Classrooms			Classrooms Identified by the School		
Classroom Status for School:	**Permanent**	**Portable**	**Totals**	**Permanent**	**Portable**	**Totals**	**Permanent**	**Portable**	**Totals**
Available Classrooms 800 Square Feet or greater:	29	19	48	33	0	33	29	19	48
Available Small Rooms 799 Square Feet or smaller:	7	1	8	7	0	7	7	1	8
Totals:	36	20	56	40	0	40	36	20	56

CVUSD SPECIAL EDUCATION SCHOOL

	Location Code: 3000	Campus Summary	
Site Information	**Totals**	**Total Planned Site Capacity:**	**Totals**
Current Useable Area:	Shared	Current Enrollment:	47
Current Playground Area:	Shared	Estimated 2-Semester Capacity:	47
		2013-14 Adjusted Projected Resident & Magnet Enrollment.	47

Analysis:

Currently the campus capacity is about 50 percent greater than the current and projected enrollments. With such a large number of portable buildings on campus there is an opportunity to remove all of the portable buildings and construct a designated new building that will house some of the specialty programs that are currently in those portable buildings. This will increase the number of permanent classrooms on campus while also removing 20 portable classrooms

Redwood Middle School I *Survey*

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Instructional & Campus Summary

CVUSD

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LEGEND

- ⬛ PERMANENT
- ⬛ PORTABLE
- (X) BUILDING NUMBER
- ↻ PRIMARY POINT OF ENTRIES

BUILDING

1- MULTI PURPOSE / ADMINISTRATION
2- SHOWER / LOCKER
3- SPECIAL ED
4- CLASSROOM (MODULAR)
6- CLASSROOM (MODULAR)
7- CLASSROOMS
8- CLASSROOMS
9- CLASSROOMS
10- CLASSROOM (MODULAR)
11- CLASSROOM (MODULAR)
12- GYMNASIUM
13- CLASSROOM (MODULAR)

EXISTING SLOPED EARTH

EXISTING A.C. PAVING

EXISTING GRASS

CAMINO MANZANAS

EXISTING PARKING

W GAINSBOROUGH ROAD

EXISTING SITE PLAN | <u>REDWOOD MIDDLE SCHOOL</u>
PERMANENT AND PORTABLE

0' 40' 80' 160' 320' N

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CVUSD
CONEJO VALLEY UNIFIED SCHOOL DISTRICT
ACADEMICS • ACTIVITIES • SAFETY

5.1

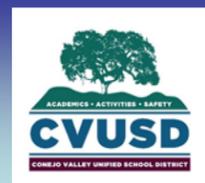| School District Site Name	School District Building Name	Building Rating Classification	Square Footage	Fire Const. Code	Fire Const. Type	Sprinkler Y/N	Fire Y/N	Alarm Local/Central	Roof Type	Year Built	Year Renovated Roof	HVAC	Elec	Plumb	Status	Vacant Is Vacant Y/N	Flood Risk	Zone Code	Map Date
Redwood Middle	1- Admin/Cafe/Rms 1 & 2	Intermediate/Middle	10,654	2	Joisted Masonry	No	Yes	L	Composition	1966	1998	1999	1999	1966	Owned and occupied by the district	N	NS	X	1/20/2010
Redwood Middle	2- Shower Bldg.	Intermediate/Middle	4,983	2	Joisted Masonry	No	Yes	L	Composition	2008	2008	2008	2008	2008	Owned and occupied by the district	N	NS	X	1/20/2010
Redwood Middle	3- Athletic Equip	Intermediate/Middle	480	5	Modified Fire Resistive	No	Yes	L	Metal	1999	1999	1999	1999	1999	Owned and occupied by the district	N	NS	X	1/20/2010
Redwood Middle	6- Classrooms 17-22	Intermediate/Middle	6,462	2	Joisted Masonry	No	Yes	L	Composition	1966	2008	1999	1999	2003	Owned and occupied by the district	N	NS	X	1/20/2010
Redwood Middle	7- Classrooms 12-16/23-27	Intermediate/Middle	10,471	2	Joisted Masonry	No	Yes	L	Composition	1966	2008	1999	1999	2003	Owned and occupied by the district	N	NS	X	1/20/2010
Redwood Middle	8- Classrooms 9-11/28-30	Intermediate/Middle	6,462	2	Joisted Masonry	No	Yes	L	Composition	1966	2011	1999	1999	2003	Owned and occupied by the district	N	NS	X	1/20/2010
Redwood Middle	9- Classrooms 3-8	Intermediate/Middle	7,680	2	Joisted Masonry	No	Yes	L	Composition	1966	2008	1999	1999	2003	Owned and occupied by the district	N	NS	X	1/20/2010
Redwood Middle	10- Classrooms 37-42	Portable	5,760	5	Modified Fire Resistive	No	Yes	L	Metal	2001	2001	2001	2001		Owned and occupied by the district	N	NS	X	1/20/2010
Redwood Middle	11- Classrooms 36	Portable	960	5	Modified Fire Resistive	No	Yes	L	Metal	2001	2001	2001	2001		Owned and occupied by the district	N	NS	X	1/20/2010
Redwood Middle	12- Gymnasium	Intermediate/Middle	11,057	1	Frame	No	Yes	L	Composition	2001	2002	2002	2002	2002	Owned and occupied by the district	N	NS	X	1/20/2010
Redwood Middle	13- Classrooms 43-49	Portable	3,840	5	Modified Fire Resistive	No	Yes	L	Metal	2004	2004	2004	2004		Owned and occupied by the district	N	NS	X	1/20/2010
Redwood Middle	4- Classroom 33-34	Portable	1,920	5	Modified Fire Resistive	No	Yes	L	Metal	1997	1997	1997	1997	1997	Owned and occupied by the district	N	NS	X	1/20/2010
Redwood Middle	5- Classroom 31-32	Portable	1,920	5	Modified Fire Resistive	No	Yes	L	Metal	1999	1999	1999	1999	1999	Owned and occupied by the district	N	NS	X	1/20/2010
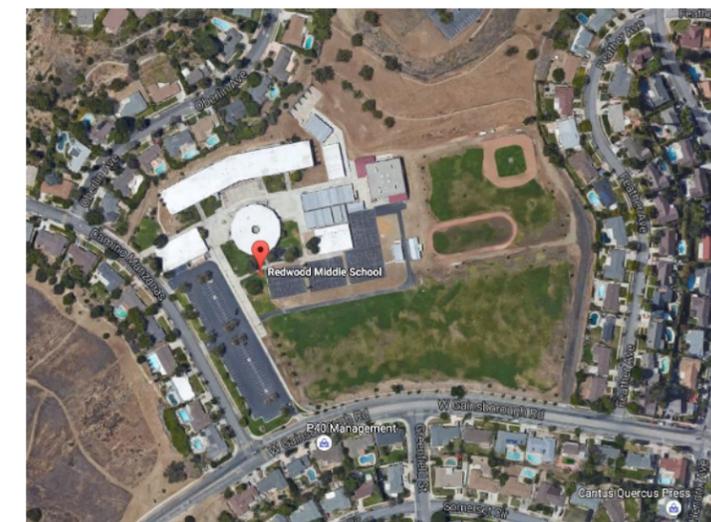
Existing Facilities:

5 buildings are over 40 years old

Analysis Summary:

The majority of the permanent structures on the campus were constructed in the mid 1960's. Some of them have seen upgrades to plumbing, roofing, electrical and HVAC however the HVAC is still very old on campus and in need of replacement. The newer gymnasium built in 2001 is still in overall good condition and the portable which are now almost all around 20 years old are showing significant aging.

Due to large enrollment decreases the removal of the portable buildings in conjunction with a new building to house some of the classes that will be displaced would be a great improvement to the overall condition of the campus.

Redwood Middle School I *Survey*

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Existing Campus Building Data

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LEGEND

- ◌ PRIMARY POINT OF ENTRIES
- ▮ ADMINISTRATION
- ▮ ATHLETIC
- ▮ BAND ROOM
- ▮ BOYS AND GIRLS CLUB
- ▮ CHORUS
- ▮ CLASSROOM
- ▮ FOOD SERVICES
- ▮ LIBRARY
- ▮ MULTI PURPOSE
- ▮ OPERATIONAL SUPPORT
- ▮ SCIENCE CLASSROOMS
- ▮ SPECIAL ED
- ▮ SUPPORT SPACES
- ▮ WOOD SHOP

SITE IMPROVEMENT KEY NOTES

1 FLOODING AND SMELL ISSUES (POSSIBLY MOLD)

2 FUTURE BOYS AND GIRLS CLUB LOCATION

3 CONCRETE ACKING AND SETTLEMENT ISSUES

4 DESIRED SHADE STRUCTURE LOCATION

5 LIBRARY TOO SMALL FOR NEEDS OF CAMPUS

6 REMOVE PONY WALL (DESIRE TO REPLACE WITH FULL LENGTH WINDOWS)

7 KITCHEN LAYOUT DOES NOT WORK FOR NEEDS OF CAMPUS NEED (LARGER, MORE EFFICIENT LAYOUT)

8 LOCATION OF ADMINISTRATION OFFICE DOES NOT WORK! NEED LINE OF SITE TO CAMPUS ENTRY POINT

9 DESIRE FOR FENCING UNDERNEATH BUILDING TO KEEP CHILDREN/HOMELESS OUT

10 POSSIBLE NEW STUDENT STORE LOCATION

11 WOOD SHOP NEEDS MODERNIZATION, DUST COLLECTOR ETC. POSSIBLE LOCATION OF ADMINISTRATION OFFICE IF ENTIRE CAMPUS REDESIGNED
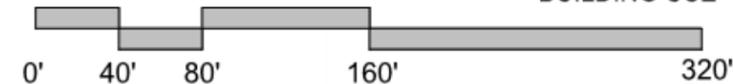
12 MAJOR SPALLING ISSUES WITH WALKWAYS AROUND BUILDING

13 TOO MANY AGING PORTABLES, NEW BUILDING COULD BE LOCATED HERE AND ADDRESS LAYOUT INNEFFICIENCIES OF CAMPUS

SITE IMPROVEMENT GENERAL NOTES

- OLDER CLASSROOMS WILL NEED ACCESSIBILITY UPGRADES ON HARDWARE THRESHOLDS AND SINKS

- EXTERIOR DRINKING FOUNTAINS WILL NEED TO BE MADE ACCESSIBLE

- PLAYGROUNDS WILL NEED ACCESSIBILITY UPGRADES

- ACCESSIBILITY UPGRADES NEEDED IN PARKING, GATE LOCATIONS, DOORS, AND SOME PATHWAYS

- ADMINISTRATION BUILDING IS A KEY AREA OF REDESIGN. THE ENTIRE BUILDING LAYOUT IS NOT WORKING EFFICIENTLY TO THE NEEDS OF THE CAMPUS

EXISTING SITE PLAN | REDWOOD MIDDLE SCHOOL
BUILDING USE

0'   40'   80'   160'   320'

N

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CONEJO VALLEY UNIFIED SCHOOL DISTRICT

BUILDING

1- MULTI PURPOSE / ADMINISTRATION
2- SHOWER / LOCKER
3- SPECIAL ED
4- CLASSROOM (MODULAR)
6- CLASSROOM (MODULAR)
7- CLASSROOMS
8- CLASSROOMS
9- CLASSROOMS
10- CLASSROOM (MODULAR)
11- CLASSROOM (MODULAR)
12- GYMNASIUM
13- CLASSROOM (MODULAR)

EXISTING
A.C. PAVING

X **IMAGE REFERENCE**

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Existing Campus Image Key Map

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CVUSD
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CONEJO VALLEY UNIFIED SCHOOL DISTRICT

Photo -1

Building 1

Administration building, circular brick masonry construction.

Photo -2

Building 12

Entry to gymnasium building with Kalwall window over doors

Photo -3

Building 9

Classroom Building, including woodshop and science classrooms

Photo -4

Building 16

Portable Classroom buildings

Photo -5

Building 16

Backside of campus and portable classrooms

Photo -6

Building 8

Classroom buildings, permanent masonry structure elevated on piles allowing for usable space below

Photo -7

Building 7

Classroom buildings, permanent masonry structure elevated on piles allowing for usable space below

Photo -8

Building 6

Classroom buildings, permanent masonry structure elevated on piles allowing for usable space below

Redwood Middle School I *Survey*

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Existing Campus Images

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Photo -9

Building 2

Athletic locker rooms and facilities, concrete masonry construction.

Photo -10

Building 16

Space between portable buildings and gymnasium building looking toward playground.

Photo -11

Building 11

Space between backside of portable buildings for all the HVAC systems. Insufficient space for exhaust air.

Photo -12

Boys & Girls Club Temporary Building:

Current boys and girls club location to be moved next to parking lot when permanent building is constructed

Photo -13

Building 2

Roof fascia of building 2 is showing signs of wood rot and deterioration

Photo -14

Building 6, 7, 8

Substantial spalling issues along entire elevated walkways at the edges of the walkways, detailed assessment recommended

Photo -15

Building 7

Underside of elevated classroom building is covered lunch space along with locker space for students. Presents hazard with spalling issues above

Photo -16

Building 8

Underside of building 8 present security and safety issues. Desire to have a fence put in and good potential storage location

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CVUSD

Photo -17

Building 10

Typical portable classroom condition
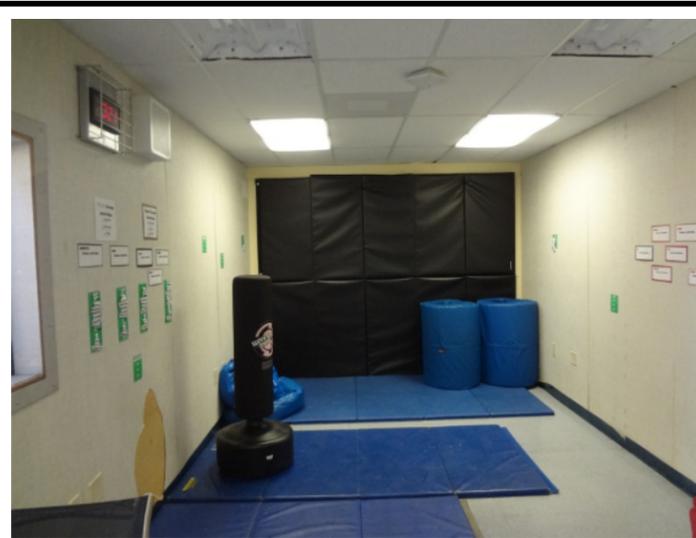

Photo -18

Building 3

Portable building used for special education students

Photo -19

Building 1

Library is too small for current student population.
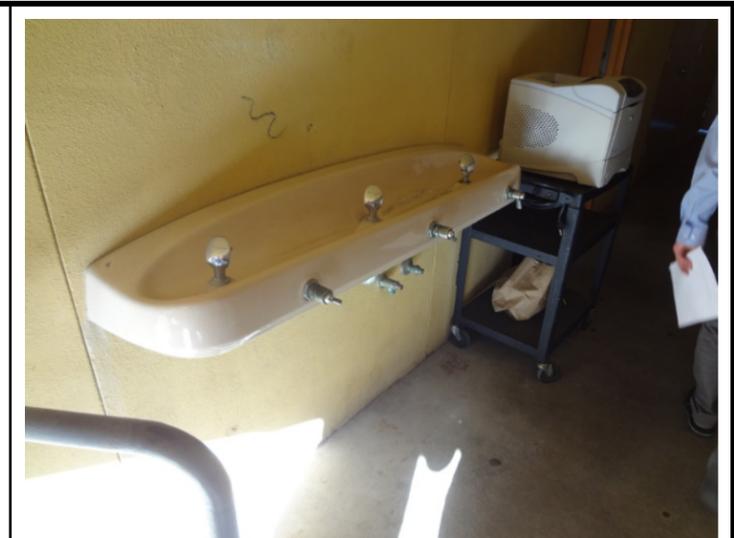

Photo -20

Building 1

Typical drinking fountain, not upgraded to current accessibility standards

Photo -21

Building 1

Home economics classroom, is sufficient to the needs of the school. Desired location to move administration offices to have views of entrance to school

Photo -22

Building 1

Lunch line is a built out are encroaching on the multi purpose space. Currently too small and poorly configured to handle student population

Photo -23

Building 1

Kitchen is sufficient to the needs of the school

Photo -24

Building 1

Multi purpose space with stage, space is too small for the needs of the school and has been reduced to accommodate lunch line

Redwood Middle School I *Survey*

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Photo -25

Building 9

Woodshop classroom. Currently dust collector is not large enough

Photo -26

Building 9

Woodshop classroom. Currently dust collector is not large enough

Photo -27

Building 9

Chemistry classroom, has been recently upgraded

Photo -28

Building 9

Chemical storage for chemistry classroom is not large enough and does not comply with current safety regulations for chemical storage
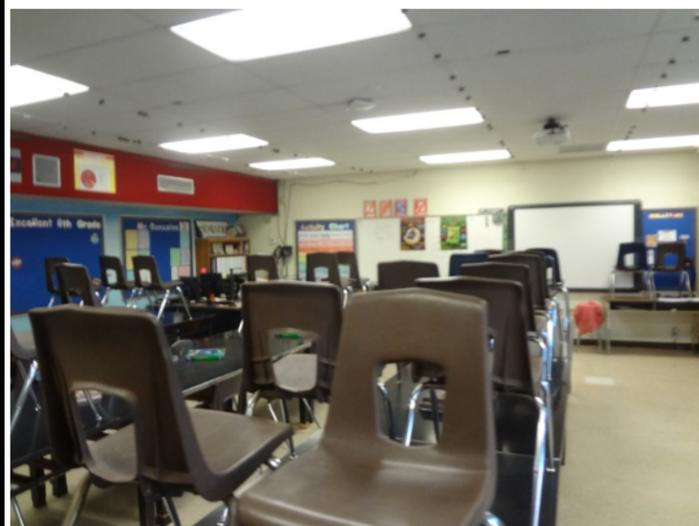

Photo -29

Building 6

Typical classroom in the permanent classroom buildings. Has promethean boards and relatively updated finishes

Photo -30

Building 7

Typical classroom in the permanent classroom buildings. Has promethean boards and relatively updated finishes.

Photo -31
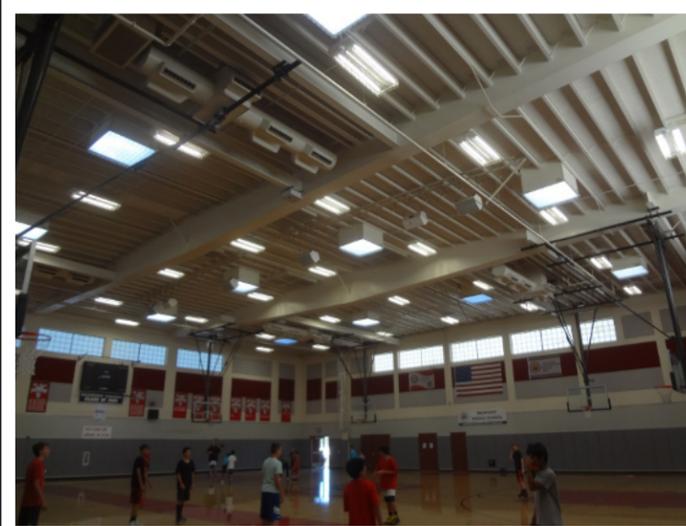
Building 12

Gymnasium is a relatively new building and is in good condition

Photo -32

Building 12

Bleachers in gymnasium are large enough to handle student body population for large school assembles

Redwood Middle School I *Survey*

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Conejo Valley Unified School District

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CVUSD

Photo -33

Building 1

School entry location, no view from administration of the gate
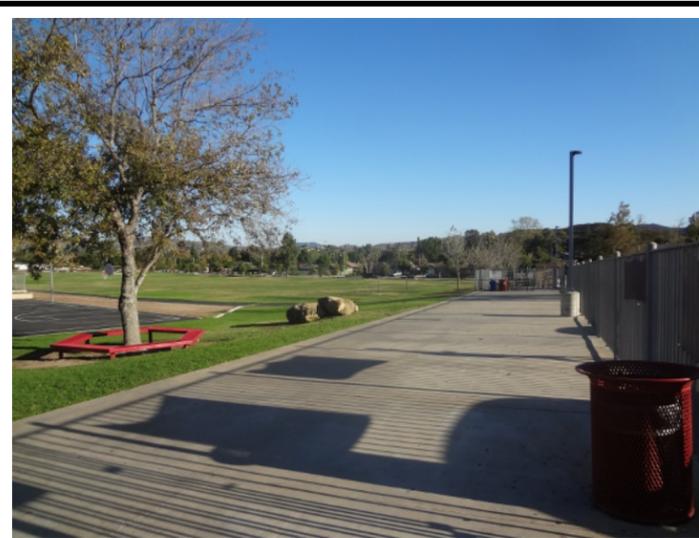

Photo -34

Building 1

View looking down main gate and entry location on campus

Photo -35

Building 1

View from main entry location looking up toward elevated classrooms.

Photo -36

Building 2

View next to athletic locker rooms looking toward main entrance of campus and administration building

Photo -37

Building 2

Concrete amphitheater style steps in front of athletic locker rooms are showing settlement and spalling issues and must be addressed

Photo -38

Building 8

Ramp leading up to backside of elevated classroom buildings. Not compliant with current accessibility standards
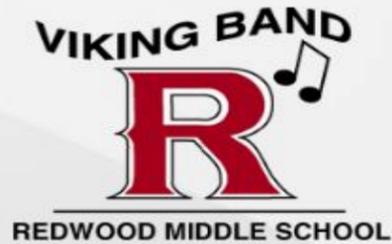

Photo -39

Building 12

View next to gymnasium looking out to the playfield area

Photo -40

Building 12

View from gymnasium looking at the temporary boys and girls club buildings.

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Redwood middle school offers an array of different outlets and extra curricular activities for students to participate in. Some of their most prominent programs are band, character education, and a dance team. These programs are great for students who enjoy performing arts and enrichment and help to create well rounded students as they transition to high school.

In addition to these programs there are many clubs on campus including Boys and Girls Club, as well as an English learning program for students where English is not their first language.

Overall the programs offer a diverse way for students to express and partake in activities that they enjoy while doing so in a controlled and enjoyable environment. Currently 42% of the student population utilizes these programs making it a vital asset to the school curriculum.

Redwood

Home | General Info | Future Vikings | PTSA & SSC | Programs | Teachers | Admin & Counseling

BAND

/ Band Programs

Viking Band

Do you play an instrument? Have you ever wanted to? Redwood Band consistently receives Superior Ratings at Concert Festivals and has won every parade competition we have entered for the last 6 straight years! You could be one of them! Come be a part of the largest organization at Redwood, the Viking Band! Over one hundred-fifty students play in our bands every year. Click the link below for general signup information.

<u>Document Being Updated - Check Back Soon</u>

CHARACTER EDUCATION

/ Character Education Programs
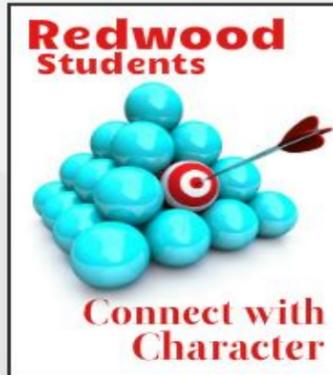
Character Education

What is Character?

Character is a person's disposition to think, feel, and act in ways that help oneself and others.

Character development is about making the right choices. Character development can equip you with the tools and motivation necessary to be the change you wish to see in the world. Redwood Middle School spotlights character themes throughout the school year.

REDWOOD VIKETTES

/ Redwood Vikettes Programs

Redwood Vikettes

Redwood Vikettes Dance Team News...
Welcome the 2016-2017 Redwood Vikettes Dance Team...

General Info

The Redwood Vikettes is our 7th and 8th grade dance team founded in 2006, Ms. Melodee Harman advising the team. The Vikettes practice after school on Mondays and Wednesdays from 3:30-5. The team is open to new members. Our first practice will be Monday, September 12th in the cafetorium.

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Specialized Programs

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LEGEND

- ■ CERTIFIED
- ■ NOT CERTIFIED
- Ⓧ BUILDING NUMBER
- ↻ PRIMARY POINT OF ENTRIES

BUILDING

1- MULTI PURPOSE / ADMINISTRATION
2- SHOWER / LOCKER
3- SPECIAL ED
4- CLASSROOM (MODULAR)
6- CLASSROOM (MODULAR)
7- CLASSROOMS
8- CLASSROOMS
9- CLASSROOMS
10- CLASSROOM (MODULAR)
11- CLASSROOM (MODULAR)
12- GYMNASIUM
13- CLASSROOM (MODULAR)

EXISTING SLOPED EARTH

EXISTING A.C. PAVING

EXISTING GRASS

CAMINO MANZANAS

EXISTING PARKING

W GAINSBOROUGH ROAD

EXISTING SITE PLAN | <u>REDWOOD MIDDLE SCHOOL</u>
DSA CERTIFICATION REQUIREMENTS

0'   40'   80'   160'   320'   N

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Facility Certification Requirements

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ACADEMICS • ACTIVITIES • SAFETY
CONEJO VALLEY UNIFIED SCHOOL DISTRICT

Site Challenges:

In its current condition, Redwood Middle School faces many challenges, the most pressing of which are directly related to aging buildings systems and numerous portable buildings. Enrollment over time is declining. The site has an undulating topography and is very hilly and because of this, accessibility issues are present throughout campus. In addition, substantial spalling of concrete walkway has began to occur and must be investigated and addressed in order to preserve the elevated classroom building on campus.

Other significant challenges come in the form of maintenance and modernization needs. Such challenges include the need for a completely redesigned administration building, a new lunch shelter, ADA accessibility upgrades to the main administration / elevated classroom building / classroom buildings, accessibility upgrades to site/building drinking fountains and accessibility upgrades to 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. Due to decreasing enrollment and a current capacity that is 50 percent greater than the current enrollment, the portables can and should be removed and a new building that condenses some of the courses into one single more efficient building should be constructed. It has been expressed by the principal that an improved performing arts space could help with decreasing enrollment. This new building could encompass performing arts as well as home economics and a few generic classrooms and would improve the efficiency of the campus while creating a magnet to enrollment for the district.

By removing the home economics from the administration building additional space is creating allowing for the reorganization of that building, increasing the size of the food service, multi purpose space and library which were all of major concern to the campus. In addition, the administration offices could be moved to the current home economics classroom and the line of sight issues would be resolved as well.

In addition, the need for upgrade and replacement of 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 address the aging roof on the administration building as well as the wood rot and roofing issues on the athletic locker rooms building. In addition, the spalling issue on the exterior concrete ramp of the elevated classroom building must be investigated further and addressed.

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 student restrooms to include accessible stalls and fixtures and accessible entries to buildings. In addition, the site work must be assessed to make an accessible path of travel from the entrance to the campus to every building on campus and this must be marked clearly with appropriate accessibility signage. 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
- Ⓧ BUILDING NUMBER
- ↻ PRIMARY POINT OF ENTRIES

BUILDING

1- MULTI PURPOSE / ADMINISTRATION
2- SHOWER / LOCKER
3- SPECIAL ED
4- CLASSROOM (MODULAR)
6- CLASSROOM (MODULAR)
7- CLASSROOMS
8- CLASSROOMS
9- CLASSROOMS
10- CLASSROOM (MODULAR)
11- CLASSROOM (MODULAR)
12- GYMNASIUM
13- CLASSROOM (MODULAR)

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Site Challenges & Proposed Site Modernization Summary

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CONEJO VALLEY UNIFIED SCHOOL DISTRICT
ACADEMICS · ACTIVITIES · SAFETY

Image 1: Primary Entry Location During School Hours

Image 2: Large gate opens during drop off and pick up to allow students to exit more efficiently

- - - - Access during start and finish only
········· Access during school hours

EXISTING SLOPED EARTH

EXISTING A.C. PAVING

EXISTING GRASS

CAMINO MANZANAS

W GAINSBOROUGH ROAD

Primary Path of Travel

Secondary Path of Travel

Circulation Diagram

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Drop-off Points and Circulation

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CONEJO VALLEY UNIFIED SCHOOL DISTRICT

LEGEND

- PERMANENT
- PORTABLE
- (X) BUILDING NUMBER
- ↻ PRIMARY POINT OF ENTRIES
- ⚠ IMAGE REFERENCE

BUILDING

1- MULTI PURPOSE / ADMINISTRATION
2- SHOWER / LOCKER
3- SPECIAL ED
4- CLASSROOM (MODULAR)
6- CLASSROOM (MODULAR)
7- CLASSROOMS
8- CLASSROOMS

9- CLASSROOMS
10- CLASSROOM (MODULAR)
11- CLASSROOM (MODULAR)
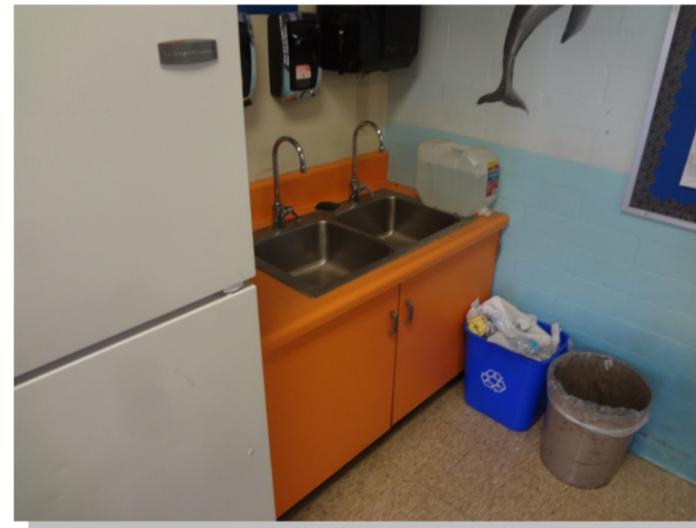12- GYMNASIUM
13- CLASSROOM (MODULAR)

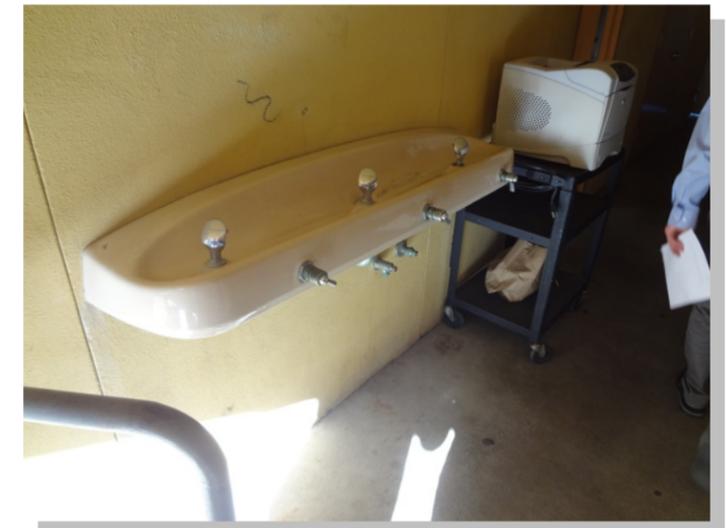**Photo -1**
The campus sinks will need accessibility upgrades.

Photo -2
Drinking fountains throughout campus will need to be upgraded to meet current accessibility standards.
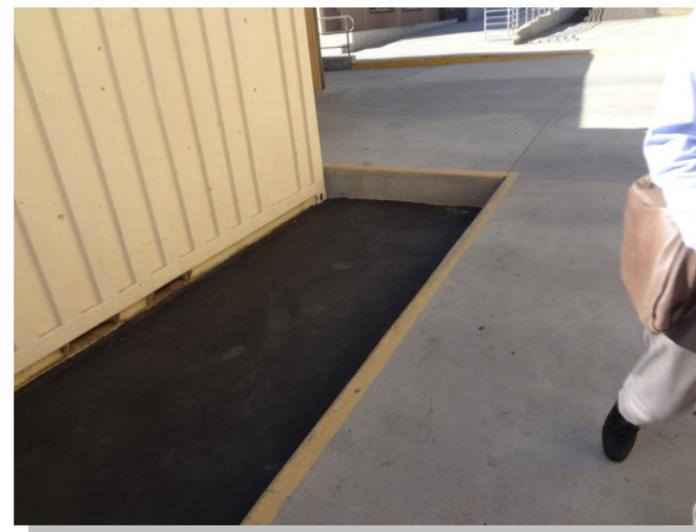

Photo -3
Throughout the campus there are site accessibility issues that occurred when the portable buildings were added to the campus. They were not certified through DSA and the removal of the portable will in large part solve the issues.

Photo -4
There is no accessible path of travel to the elevated classroom buildings without the elevator. The current ramp does not comply with current accessibility standards which creates issues in the event of an emergency.

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Facility Accessibility

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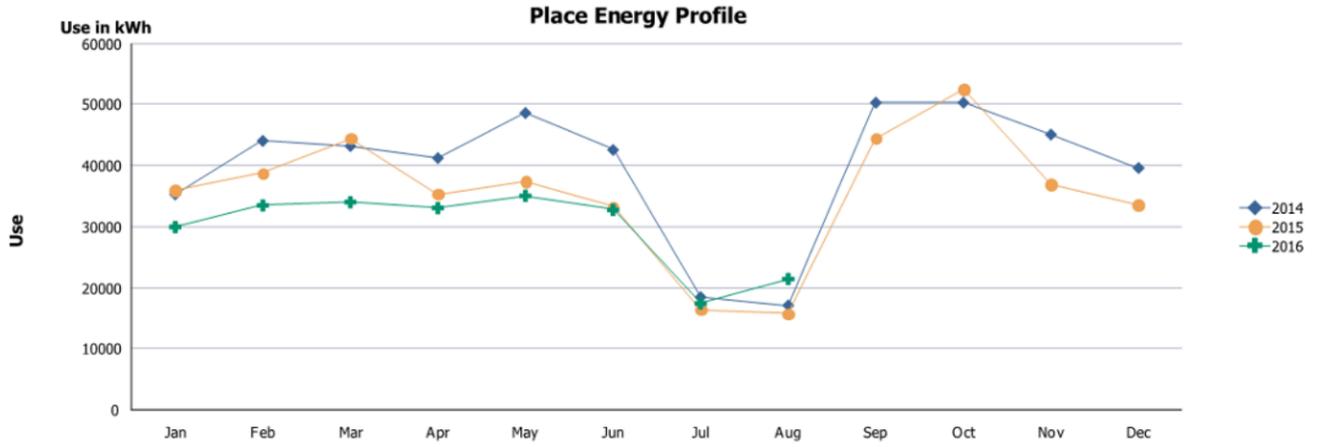
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Energy Use Summary:

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 censors 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.

The gas usage over the past several years has increased. This should be investigated further.

Place: [REDW_1] Redwood MS

Place Energy Profile — Use in kWh

Year	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Totals
2014	35,290	44,044	43,198	41,228	48,616	42,570	18,462	17,123	50,319	50,319	45,089	39,616	475,874
2015	35,894	38,742	44,454	35,358	37,419	33,235	16,425	15,725	44,456	52,501	36,889	33,602	424,700
2016	29,928	33,467	34,016	33,046	35,046	32,750	17,433	21,420	0	0	0	0	237,106
Totals	101,112	116,253	121,668	109,632	121,081	108,555	52,320	54,268	94,775	102,820	81,978	73,218	1,137,680

Electrical:

[REDW_1] Redwood MS

Electric	21,420	KWH	$12,054	$5,200	$6,854	56.9%
Natural Gas	132	THERM	$101	$157	$(56)	(55.5%)
Totals:	**86**	**MMBTU**	**$12,155**	**$5,357**	**$6,798**	**55.9%**

Place: [PARKOAKS_1] Park Oaks

Place Energy Profile — Use in Kgal
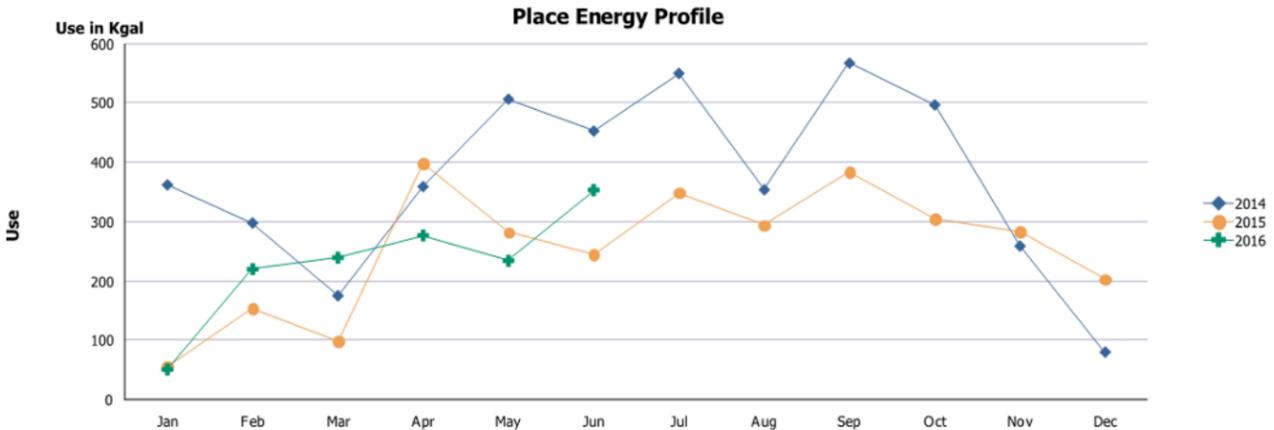
Year	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Totals
2014	362	298	175	359	506	453	550	354	567	497	259	80	4,459
2015	56	154	98	399	282	245	349	294	383	304	283	203	3,049
2016	51	220	239	277	234	353	0	0	0	0	0	0	1,374
Totals	469	672	512	1,035	1,023	1,050	898	648	950	801	542	283	8,883

Water:

Place: [REDW_1] Redwood MS

Place Energy Profile — Use in THERM
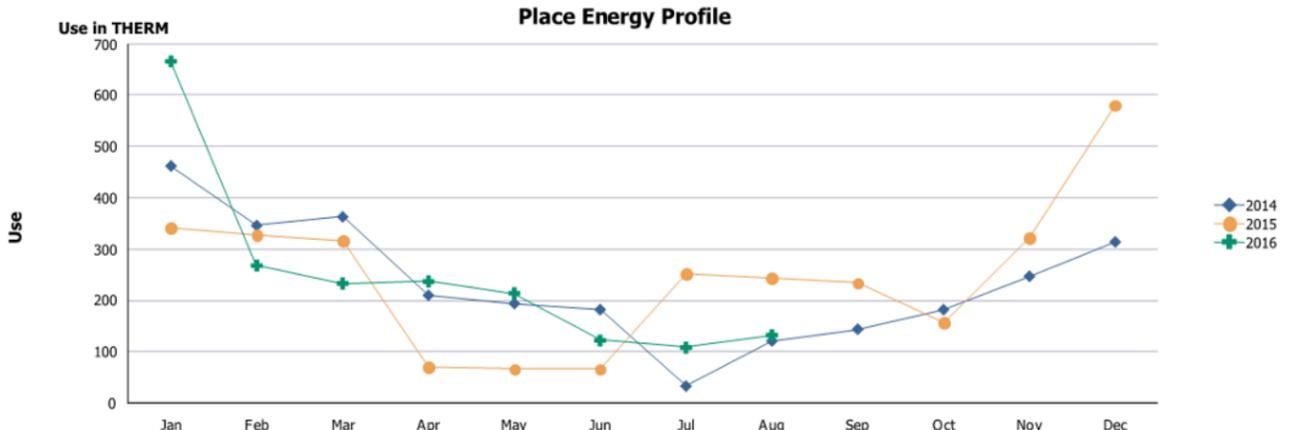
Year	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Totals
2014	462	346	363	210	194	182	33	121	144	182	247	314	2,798
2015	341	327	317	70	66	66	252	243	234	156	322	580	2,974
2016	666	268	233	237	214	122	108	132	0	0	0	0	1,980
Totals	1,469	941	913	517	474	370	393	496	378	338	569	894	7,752

Gas:

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Energy Use

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Core Facilities

Item	Category	Existing Square Footage	Standard Square Footage Based on Planning 2- Semester Capacity
1	**Multi Purpose / Administration**	**10,654 Square Feet *** **(Office Square Footage)**	**00 Square Feet *** **(Office Square Footage)**
2	**Shower / Locker**	**4,983 Square Feet**	**00 Square Feet**
3	**Special Ed**	**480 Square Feet**	**00 Square Feet**
4	**Classroom (Modular)**	**1,920 Square Feet**	**00 Square Feet**
5	**Classroom (Modular)**	**1,920 Square Feet**	**00 Square Feet**
6	**Classrooms**	**6,462 Square Feet**	**00 Square Feet**
7	**Classrooms**	**10,471 Square Feet**	**00 Square Feet**
8	**Classrooms**	**6,462 Square Feet**	**00 Square Feet**
9	**Classrooms**	**7,680 Square Feet**	**00 Square Feet**
10	**Classroom (Modular)**	**5,760 Square Feet**	**00 Square Feet**
11	**Classrooms (Modular)**	**960 Square Feet**	**00 Square Feet**
12	**Gymnasium**	**11,057 Square Feet**	**00 Square Feet**
13	**Classroom (Modular)**	**6,720 Square Feet**	**00 Square Feet**
14	**Parking**	**132 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. Multi Purpose / Administration

The building is old, and has not been updated. The current configuration is not working for the needs of the school and is in need of reorganization of the multipurpose, administration, library spaces to make the building function efficiently. This in conjunction with a systems modernization and accessibility upgrade will make the building much more conducive to the needs of the school.

2. Shower / Locker

While the shower locker room building is not very old it is in need of some deferred maintenance and wood rot issues in the roof rafters, as well as some systems and maintenance upgrades

3. Special Ed

Portable buildings not DSA certified. Classrooms should be removed and a new building should replace them that reflects the current enrollment.

4. Classroom (Modular)

Portable buildings not DSA certified. Classrooms should be removed and a new building should replace them that reflects the current enrollment.

4. Classroom (Modular)

Portable buildings not DSA certified. Classrooms should be removed and a new building should replace them that reflects the current enrollment.

6. Classrooms

Permanent classroom building need modernization. Building has spalling issues that must be addressed

7. Classroom s

Permanent classroom building need modernization. Building has spalling issues that must be addressed. Roofing needs replacement

8. Classrooms

Permanent classroom building need modernization. Building has spalling issues that must be addressed

9. Classrooms

Permanent classroom building need modernization. Science classrooms need sinks, chemical storage must be reworked. Roofing needs replacement

10. Classroom (Modular)

Portable buildings not DSA certified. Classrooms should be removed and a new building should replace them that reflects the current enrollment.

11. Classroom (Modular)

Portable buildings not DSA certified. Classrooms should be removed and a new building should replace them that reflects the current enrollment.

12. Gymnasium Building

The GYM is relatively new and in good condition.

13. Classroom (Modular)

Portable buildings not DSA certified. Classrooms should be removed and a new building should replace them that reflects the current enrollment.

14. Parking

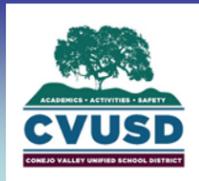The parking spaces are sufficient to the schools current needs.

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Core Facilities Data

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Technology Summary:

Redwood: The network infrastructure backbone 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 CAT6 A cables in the ceiling along with two locations with CAT5 cables along the wall. All other instructional and office spaces have a newly installed CAT6 A cable in the ceiling. 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. A new CAT6 A horizontal cabling infrastructure is needed to replace the outdated CAT5 installation.

Room Name	Computer	Quantity	Projector Model	Smartboard	Printer Model	Document Reader	Other / Notes
Classroom	Dell Optiplex 745		Epson Powerlite 84		HP M1212nf	Hovercam T3	
Classroom	Dell Optiplex 745				Color HP M553		
Classroom	Dell Optiplex 380	12			HP P3015		
Classroom	ThinkPad T430				HP 4050		
Classroom	Dell Optiplex 745				HP 1100		LCD TV- 65" VIZIO
Classroom	Dell Optiplex 745		Epson Powerlite 83C		HP 1100		
Classroom	Dell Optiplex 745		Epson Powerlite 83+		HP M1212nf	Hovercam T3	
Classroom	Dell Optiplex 745		Epson Powerlite 83+		HP M1212nf	Hovercam T3	
Classroom	Dell Optiplex 380				DCP-8080DN		
Classroom	Dell Optiplex 745		Epson Powerlite W16	ABV378PRO	HP M1212nf	Hovercam T3	
Classroom	Dell Optiplex 745		Promethean PRM-35	ABV587PRO	HP 4050	Hovercam T3	
Classroom	Lenovo M91p	4	Epson Powerlite 83C		HP P3010		
Classroom	Chromebooks	40					
Classroom	Dell Optiplex 745		Epson Powerlite 83C		HP M1212nf	Hovercam T3	
Classroom	ThinkPad T450						
Classroom	Chromebooks	40					
Classroom	ThinkPad T450		Epson Powerlite S6		HP M1212nf	Hovercam T3	
Classroom	Dell Optiplex 745		Epson Powerlite S6		HP M1212nf	Hovercam T3	
Classroom	Dell Optiplex 745				HP 1100A		
Classroom	Dell Optiplex 740				MFC-8860DN		
Classroom	Dell Optiplex 780		Epson Powerlite 83+	ABV387PRO	HP M1212nf	Hovercam T3	
Classroom	Dell Optiplex 745						
Classroom	Dell Optiplex 745		Promethean PRM-20AV1(S)	ABV387PRO	HP 2330DN		
Lab	Dell Optiplex 745	23					
Classroom	Lenovo M91p	13					
Classroom	Dell Optiplex 745		Epson Powerlite 83+		HP P1102w	Hovercam T3	
Classroom	Dell Optiplex 760		Promethean PRM-20AV1(S)	ABV387PRO	Phaser 3320	Hovercam T3	
Classroom	Dell Optiplex 780	6					
Classroom	Dell Optiplex 745	3	Epson Powerlite W16		HP M1212nf	Hovercam T3	
Classroom	Dell Optiplex GX520	6			HP 1100 (MS)		
Classroom	Dell Optiplex GX620						
Classroom	Dell Optiplex 745		Epson Powerlite S6	ABV378PRO	HP M1212nf	Hovercam T3	
Classroom	Dell Optiplex GX520						
Classroom	Dell Optiplex 745						

Room Name	Computer	Quantity	Projector Model	Smartboard	Printer Model	Document Reader	Other / Notes
Classroom	Dell Optiplex GX520	2					
Classroom	Dell Optiplex 745		Epson EMP-82		HP M1212nf	Hovercam T3	
Classroom	Dell Optiplex 780		Promethean EST-P1	ABV587PRO	HP M1212nf	Hovercam Ultra8	
Classroom	Chromebooks	48	NEC NP500		DCP-8080DN		
Classroom	Dell Optiplex 745		Epson EMP-82				
Classroom	Dell Optiplex 380				DCP-8080DN		
Classroom	Dell Optiplex 745						
Classroom	Dell Optiplex 745		Epson Powerlite W16		HP M1212nf	Hovercam T3	
Classroom	Thinkpad T450		Epson Powerlite 83+	ABV378PRO	HP M1212nf	Hovercam T3	
Classroom	Chromebooks	40					
Classroom	Dell Optiplex 760		Epson EMP-82		HP M1212nf	Hovercam T3	
Classroom	Dell Optiplex 745						
Classroom	Dell Optiplex 745		Epson EMP-82	ABV378PRO	HP M1212nf	Hovercam Ultra8	
Classroom	Chromebooks	40					
Classroom	Dell Optiplex 745		Epson EMP-82		HP M1212nf	Hovercam T3	
Classroom	Dell Optiplex GX520		Promethean PRM-30A	ABV378E100	HP M1212nf	Hovercam T3	
Classroom	Dell Vostro 1510						
Classroom	Chromebooks	40					
Classroom	Dell Optiplex 780		Promethean PRM-30A	ABV378E100	HP M1212nf	Hovercam T3	
Classroom	Dell Optiplex 745		Epson Powerlite 61p			Hovercam T3	
Classroom	Dell Optiplex 745						
Classroom	Dell Optiplex 780						
Classroom	Dell Optiplex 745		Promethean PRM-30A	ABV378E100	HP M1212nf	Hovercam T3	
Classroom	Dell Optiplex 745		Boxlight DAL WX31NXT	ABV587PRO	HP M1212nf	Hovercam T3	
Classroom	Dell Optiplex GX520				HP M1212nf		
Classroom	Dell Optiplex GX520	3					
Classroom	Dell Optiplex GX520	3					
Classroom	Dell Optiplex 780						
Classroom	Dell Optiplex 745	2					
Classroom	Dell Optiplex 760		Epson Powerlite 96W	ABV387PRO	HP M1212nf	Hovercam T3	
Classroom	Dell Optiplex 745	3					
Classroom	Dell Vostro 1510				HP M1212nf		
Classroom	Dell Optiplex 780		Promethean PRM-30A	ABV378E100	Dell 2150cn	Hovercam Ultra8	
Classroom	Dell Vostro 1510				HP M1212nf		
Classroom	Dell Optiplex 745	2					
Classroom	Dell Optiplex 380	2					
Classroom	Dell Optiplex 745		Epson Powerlite W16	ABV378PRO	DCP-8080DN	Hovercam T3	
Classroom	ThinkPad T450						
Classroom	Dell Optiplex 380						
Classroom	Dell Optiplex 745		Epson Powerlite W16		HP M1212nf	Hovercam Ultra8	
Classroom	Dell Optiplex 745		Epson Powerlite 83+			Hovercam T3	
Classroom	Dell Optiplex 745		Epson Powerlite 83+	ABV387PRO	HP M1212nf	Hovercam T3	
Classroom	ThinkPad T450						
Classroom	Dell Optiplex 745		Epson Powerlite 83+				
Classroom	Dell Optiplex 780		Promethean PRM-30A	ABV378E100	HP M402dn	Hovercam T3	
Classroom	Dell Optiplex 740		Epson Powerlite 61p		HP M1212nf		
Classroom	Chromebooks	20					
Classroom	Dell Optiplex 745		Epson Powerlite W16		HP 1100A	Hovercam T3	
Classroom	Dell Optiplex 745		Epson Powerlite S6				
Classroom	Dell Optiplex 745		Epson EMP-82		HP P1102w		
Classroom	Dell Optiplex 980		Epson EMP-82		Phaser 3320		
Lab	Dell Optiplex 980	38					
Classroom	Dell Optiplex 745						
Classroom	Dell Optiplex 780		Epson Powerlite 83+		Phaser 3250		
Lab	Dell Optiplex 780	39					
Classroom	Lenovo M91p				Phaser 3320		
Classroom	Lenovo M91p	39					
Classroom	Dell Optiplex 745				HP M1212nf		
Classroom	Dell Optiplex 745						
Classroom	Dell Optiplex 745						
Classroom	Dell Optiplex 745	2			HP M1212nf		
Classroom	Dell Latitude E6400						

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Campus Technology

CVUSD

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13.0

Observations Summary:

Redwood Middle School faces many challenges due to its age and poor configuration. The current configuration of the school is not reflective of the needs of the school and students. The extensive number of portable buildings on campus that are mostly uncertified through DSA should be removed and a new building should be constructed that would house performing arts, home economics and some additional classrooms. This will effectively reduce the number of portable buildings on campus while providing classroom space that is reflective of the current and projected enrollment levels. In addition, this will solve the uncertified DSA issues while at the same time creating a more efficient campus layout.

In conjunction, to a new building to replace the portable buildings on campus, a reorganization of the current classroom buildings should be done to make the campus function more effectively. This includes relocating some of the classrooms that were removed from the portable buildings into existing spaces, adding a student store to building 9, adding sinks to the science classrooms. With the removal of the home economics classroom, the administration building should be reconfigured, allowing an expansion of the multi purpose space, lunch and food service areas and the library. In addition moving the administration office to the current home economics location will provide the desired line of sight to the front entry of school.

Basic accessibility upgrades must be made throughout the campus to comply with current accessibility standards. However, there are still several areas on campus that have not been upgraded to comply with current accessibility standards. These areas include classroom sinks, door thresholds, and some ramps throughout the campus.

Overall the facility is well maintained and in working condition. Some of the differed maintenance issues should be addressed during this modernization, but 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.

While there are many other additional needs present on the campus, the most pressing needs of the campus should be addressed and will reflect the most dramatic improvement to the campus. Including some additional aesthetic improvements to the front of the school, will create a dramatic and elegant middle school that can help with decreasing enrollment issues across the district.

Redwood Middle School I *Survey*

233 W. Gainsborough Road I Thousand Oaks, CA 91360

Conejo Valley Unified School District

December 9th, 2016 Draft v1

Project Requests

CVUSD

14.0

DRAFT v1