



CVUSD | *Facilities Master Plan*



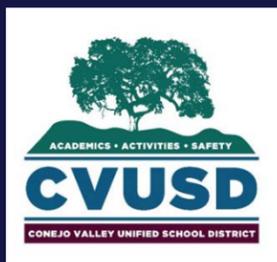
CVUSD – NEWBURY PARK CLUSTER

Sequoia Middle School | *Survey*

2855 Borchard Road | Newbury Park, CA 91320

Conejo Valley Unified School District

December 16, 2016 – DRAFT (V3)



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Existing Site Summary

Neighborhood:

Sequoia Middle School is located just south of the 101 Ventura Freeway in Newbury Park. The campus's main entrance is at its south edge from Borchard Road. It is bordered on much of its west side by Mary Health of the Sick Convalescent and Nursing Hospital. Single-family residences abut the campus on its northwest, north and east edges. Sequoia is a half mile southwest of EARTH'S Magnet Elementary School. The closest major intersection is Borchard Road and the 101 Freeway.

Instruction:

Sequoia Middle School currently serves a total of 1,085 students from 6th through 8th grade. In addition to their general education instruction, the school offers a number of Exploratory/Career classes including Art, ASB, Band, Chorus, Computers, Field Ecology, Horticulture, Music Exploration, Spanish, Strings and Yearbook. Before and after school as well as during lunch many students spend their time at the adjacent Boys and Girls Club with which the school shares an excellent working relationship.

Within Sequoia Middle School the DISCOVER Academy provides a smaller learning community focused on science and technology. DISCOVER stands for **D**eductive Reasoning, **I**nquiry Based, **S**tandards Centered, **C**ross Curricular, **O**utreach Projects, **V**aried Modes of Instruction, **E**nvironmental Awareness, **R**elevant Application of Technology. The Academy provides a group of students with "hands-on, innovative, and inquiry-based education to encourage a lifelong love of learning in students." This program educates 6th, 7th and 8th graders.

6th graders at Sequoia participate in the District's Outdoor School which is held at Camp Bloomfield in Malibu. At the Outdoor School naturalists teach classes outside on astronomy, geology, oceanography and zoology.

Summary of Facilities:

The primary construction of the school was completed from 1970 to 1976 and comprised of 7 wood-framed buildings clad with an exterior insulation and finish system (EIFS) and a masonry wainscot. Additions to the campus followed in 2001, 2003 and 2005 and provided the school with an additional classroom building and lunch shelter as well as a full-size gymnasium. Most buildings appear to be in working condition, though interior and exterior finishes are aging. In particular the ceiling tiles, interior wall finishes and locker rooms for athletic use need repair/maintenance. All roofs on the older buildings have been replaced within the past 12 years, although site personnel did report some issues with loose cedar shingles on the mansard roofs in some places.

The site is organized into four sections; entry, parking and the Boys and Girls Club occupy the south and southeast edges of the site, academic buildings sit just north of the entry area, athletic buildings and hardcourt play space take up the central zone of the campus, and turf play area and play fields complete the northern end. Beyond some established trees at the campus perimeter at the south end of the school and a few smaller trees in the quad, the site has minimal trees for shade.

Building Systems:

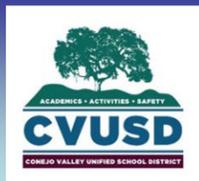
Mechanical, plumbing and electrical systems across the campus were updated during the 2003 modernization project. The recently completed Facilities Condition Assessment does not report any major problems and only anticipates typical life-cycle replacement.

Technology:

Wireless internet access is available in the buildings, though not in exterior spaces where it would benefit physical education teachers as well as general education classes who wish to utilize exterior space for classes. A combination of Promethean boards and Epson BrightLink interactive projectors are used in classrooms. Permanently positioned charging stations are located in classrooms; mobile units would be preferable to increase flexibility.

Table of Contents

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



Existing Site Summary

Energy:

There are currently no renewable energy systems installed on campus. Gas and electricity use across the past 3 years are relatively consistent indicating similar demands and the unlikelihood of gas leaks and/or errant electricity use. Gas usage data does indicate an unusual spike in January 2016 but in February use returned to typical levels. Water use data for the past year indicates an increase from 2015. Previous water use reduction strategies should be re-implemented if possible.

Site Attributes:

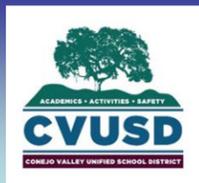
Sequoia Middle School is located centrally to the students it serves and parking and student drop-off/pick-up work well given the adequate space and traffic circulation patterns. The school benefits from a symbiotic relationship with the adjacent Boys and Girls Club where each shares resources with one another and supports shared and independent programs. The school site itself is large and has plenty of acreage for play fields and open space.

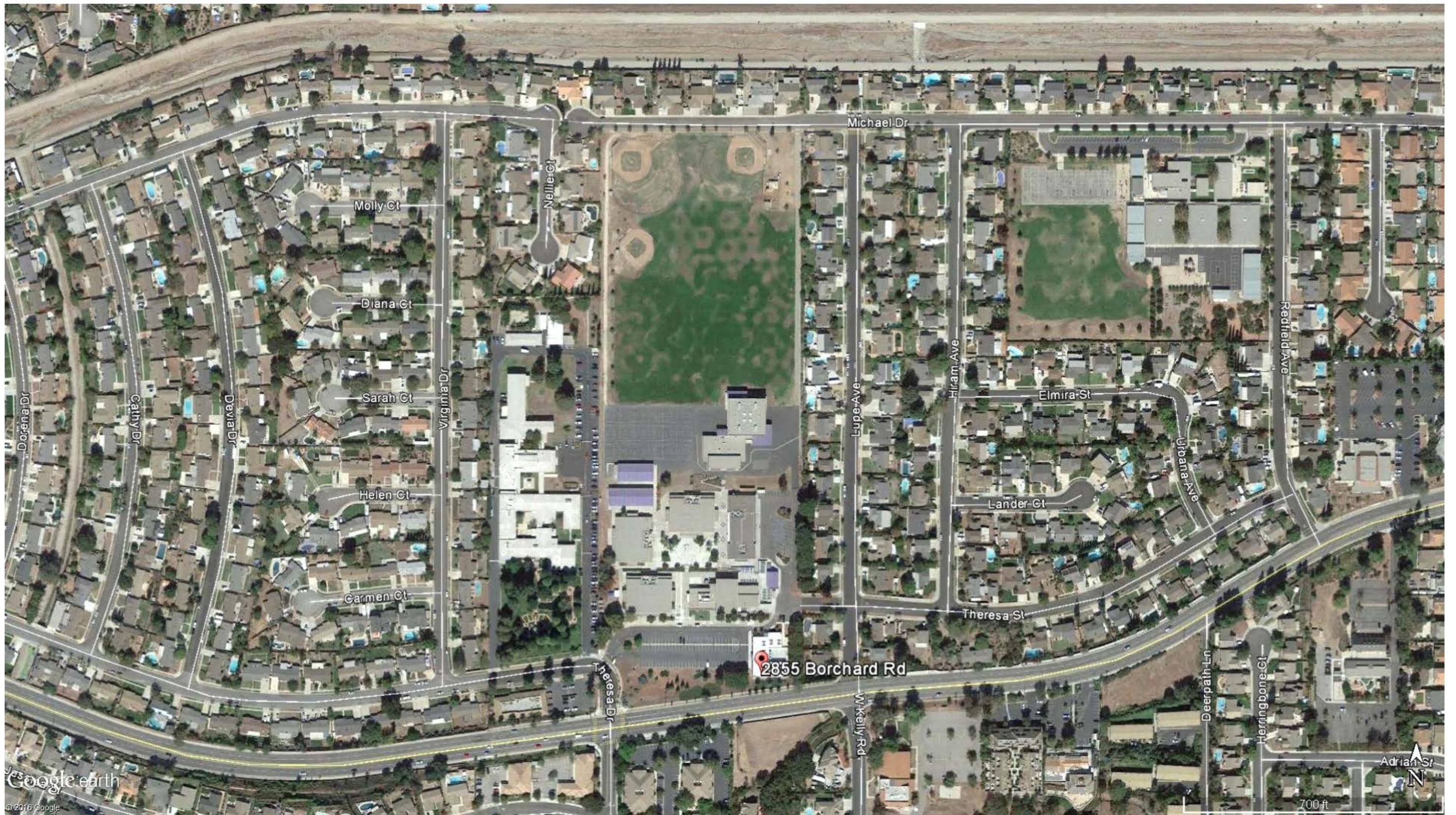
Site Opportunities:

Cosmetic upgrades that also serve to improve performance within classrooms would be especially beneficial to the school. New clean wall and ceiling finishes needed in classrooms could simultaneously address the poor acoustic qualities seen in most learning spaces.

Reconfiguration of the athletic locker rooms could address issues with failing equipment and provide additional restrooms for use by P.E. classes utilizing the fields at the north end of campus farthest away from the closest toilet facilities.

Opportunity exists to enhance the central quad space and the perimeter of the school grounds with additional shade trees. Not only will the trees beautify the campus, they will also serve to provide separation from neighboring properties and shelter from the sun.





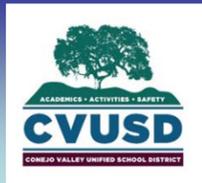
Sequoia Middle School | Survey

2855 Borchard Road | Newbury Park, CA 91320

Conejo Valley Unified School District

December 16, 2016 – DRAFT (V3)

Project Location Map



FACILITIES - CLASSROOM INVENTORY																				
K-12 School Facility	Grade/Type	Number of Teaching Stations						Projections												
		Total # of Teaching Stations	Permanent	Modulars			Capacity	Teaching Stations												
				Quality	Owned	Leased		Rms Utilized	Ratio	Capacity Needed										
		As used for the 15/16 School Year						Based on 16/17												
	6	10	9	1			300	13	30.00	384										
	7-8	28	23	4	1		840	24	30.00	722										
Includes 1 City SDC	SDC	6	2	4				6	0											
	Lab	1	1					1	0											
	PE	0				0	179	0	0											
	Free					0	0	0	0											
	Sub-Total 6-8	45	35	9	1	0	1319	44		1106										
ENROLLMENT HISTORY																				
Grade	2017	2016	2015	2014	2013	2012	2011	2010	2009	2008	2007	2006	2005	2004	2003	2002	2001	2000	1999	1998
6		305	386	371	358	357	342	352	391	288	302	344	264	279	255	216	274	212	216	144
7		388	362	345	343	345	363	392	348	375	433	360	431	400	407	459	417	393	368	350
8		360	344	338	364	370	397	353	380	437	370	430	417	408	480	441	401	376	367	370
Total 7-8	0	748	706	683	707	715	760	745	728	812	803	790	848	808	887	900	818	769	735	720
Total Middle	0	1053	1092	1054	1065	1072	1102	1097	1119	1100	1105	1134	1112	1087	1142	1116	1092	981	951	864
Special Ed	0	32	41	43	38	32	39	35	36	32	36	28	31	24	30	32	24	23	14	13
TOTAL	0	1085	1133	1097	1103	1104	1141	1132	1155	1132	1141	1162	1143	1111	1172	1148	1116	1004	965	877
PRINCIPAL PROJECTIONS																				
Grade	FORECAST		4/23/2015	Carried from previous	8/19/2015	TBD	Teacher Calculation			Budget Acctg Calc										
	Students	Teachers					By Grade	Totals x	Students											
Special Ed			35	35	44		30.00	6 & 7-8	per class											
6	331	11.03	384	384	401		12.80	12.80	30	13										
7	355	11.83	374	374	380		12.47	24.07	30	24										
8	359	11.97	348	348	358		11.60		30											
Total 7-8	714		722	722	738	0														
Total Middle	1045		1106	1106	1139	0			0											
TOTAL	1045	34.83	1141	1141	1139	0	36.87			37										

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.

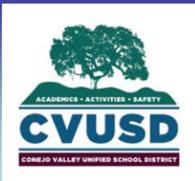
For Span and other types of Schools

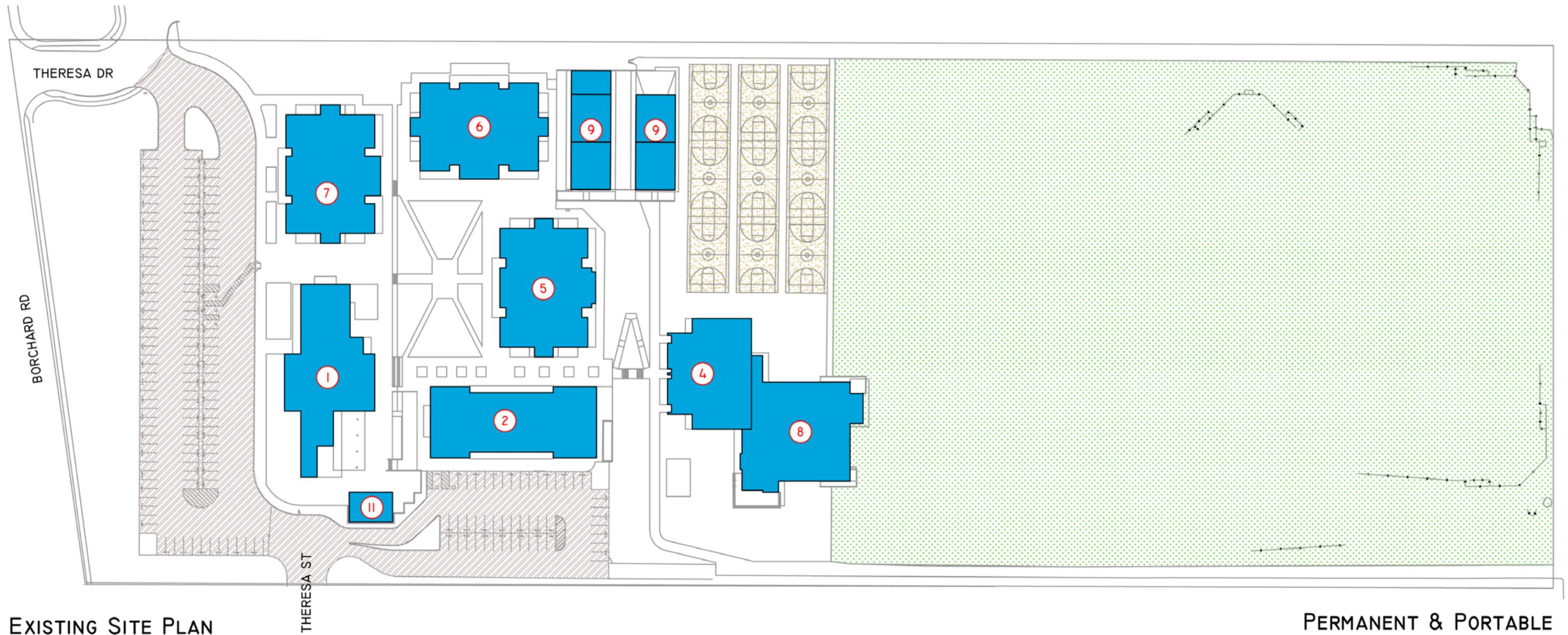
Identify what age group the space is used for the majority of the day – use rules above for Secondary Schools and Elementary Schools. Provide a description in the keynote as to its current use.

CVUSD SEQUOIA MIDDLE SCHOOL									
Location Code: 0000				Campus Summary					
Site Information	Totals			Total Planned Site Capacity:			Totals		
Current Useable Area:	19.6 Acres			Current Enrollment:			1,085		
Current Playground Area:	9.4 Acres			Planning 2-Semester Capacity:			1,319		
				Enrollment to use for Planning			1,106		
Playground Area Required:	6.0 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:	44	0	44	44	0	44	44	0	44
Available Small Rooms 799 Square Feet or smaller:	1	0	1	1	0	1	1	0	1
Totals:	45	0	45	45	0	45	45	0	45

Analysis:

To meet the instructional needs of the campus, a new building (G complex) was added in 2005 to house 9 classrooms. At the time of this survey all classrooms on site are occupied with a permanent teacher. All buildings on campus are permanent structures; there are no portable buildings.



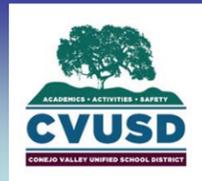
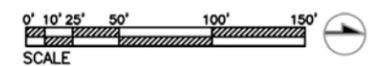


EXISTING SITE PLAN

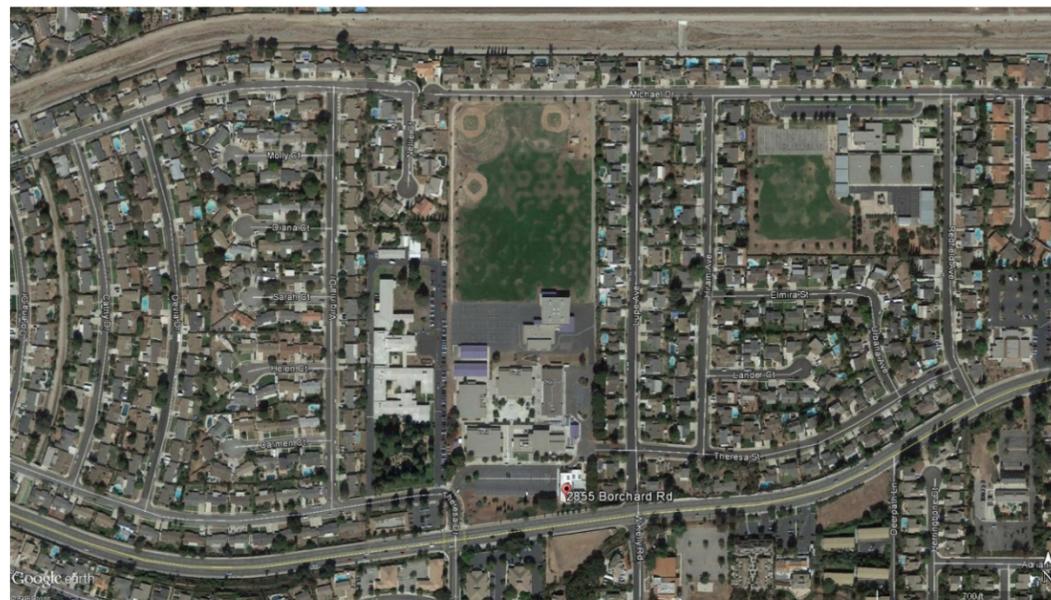
PERMANENT & PORTABLE BUILDINGS

SEQUOIA MIDDLE SCHOOL - LEGEND	
(25)	BUILDING NUMBER
[Blue Box]	PERMANENT
[Red Box]	PORTABLE

Note: Building #9 is listed as permanent in the District's insurance documentation but as portable in the SP3A diagrams.



School District	Street	Zip Code	School District	Building Rating	Square	Fire Const.	Fire	Roof	Year	Year Renovated					Status	Is Vacant Y/N	
Site Name	Address	City	St	Plus Four	Building Name	Classification	Footage	Code	Const. Type	Type	Built	Roof	HVAC	Electric	Plumbing		
Sequoia Middle	2855 Borchard Road	Newbury Park	CA	91320-3898	1- Admin/Multi purpose	Intermediate/Middle	10,707	5	Modified Fire Resistive	Composition	1974	2007	2003	2003	2003	Owned and occupied by the district	N
Sequoia Middle	2855 Borchard Road	Newbury Park	CA	91320-3898	2- Library/Classrooms E	Intermediate/Middle	11,118	1	Frame	Composition	1976	2008	2003	2003	2003	Owned and occupied by the district	N
Sequoia Middle	2855 Borchard Road	Newbury Park	CA	91320-3898	4- Shower/Locker	Intermediate/Middle	9,008	1	Frame	Composition	1976	2006	2003	2003	2003	Owned and occupied by the district	N
Sequoia Middle	2855 Borchard Road	Newbury Park	CA	91320-3898	5- Classrooms C	Intermediate/Middle	11,515	1	Frame	Composition	1974	2008	2003	2003	2003	Owned and occupied by the district	N
Sequoia Middle	2855 Borchard Road	Newbury Park	CA	91320-3898	6- Classrooms B	Intermediate/Middle	11,515	1	Frame	Composition	1970	2005	2003	2003	2003	Owned and occupied by the district	N
Sequoia Middle	2855 Borchard Road	Newbury Park	CA	91320-3898	7- Classrooms A	Intermediate/Middle	11,515	1	Frame	Composition	1970	2008	2003	2003	2003	Owned and occupied by the district	N
Sequoia Middle	2855 Borchard Road	Newbury Park	CA	91320-3898	8- Gymnasium	Intermediate/Middle	11,630	1	Frame	Composition	2001	2008	2003	2003	2003	Owned and occupied by the district	N
Sequoia Middle	2855 Borchard Road	Newbury Park	CA	91320-3898	9- Classrooms G	Intermediate/Middle	8,640	5	Modified Fire Resistive	Metal	2003	2003	2003	2003	2003	Owned and occupied by the district	N
Sequoia Middle	2855 Borchard Road	Newbury Park	CA	91320-3898	11- Lunch Shelter	Intermediate/Middle	1,320	NA	NA	Metal	2005	2005	NA	NA	NA	Owned and occupied by the district	N

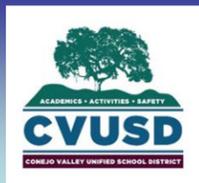


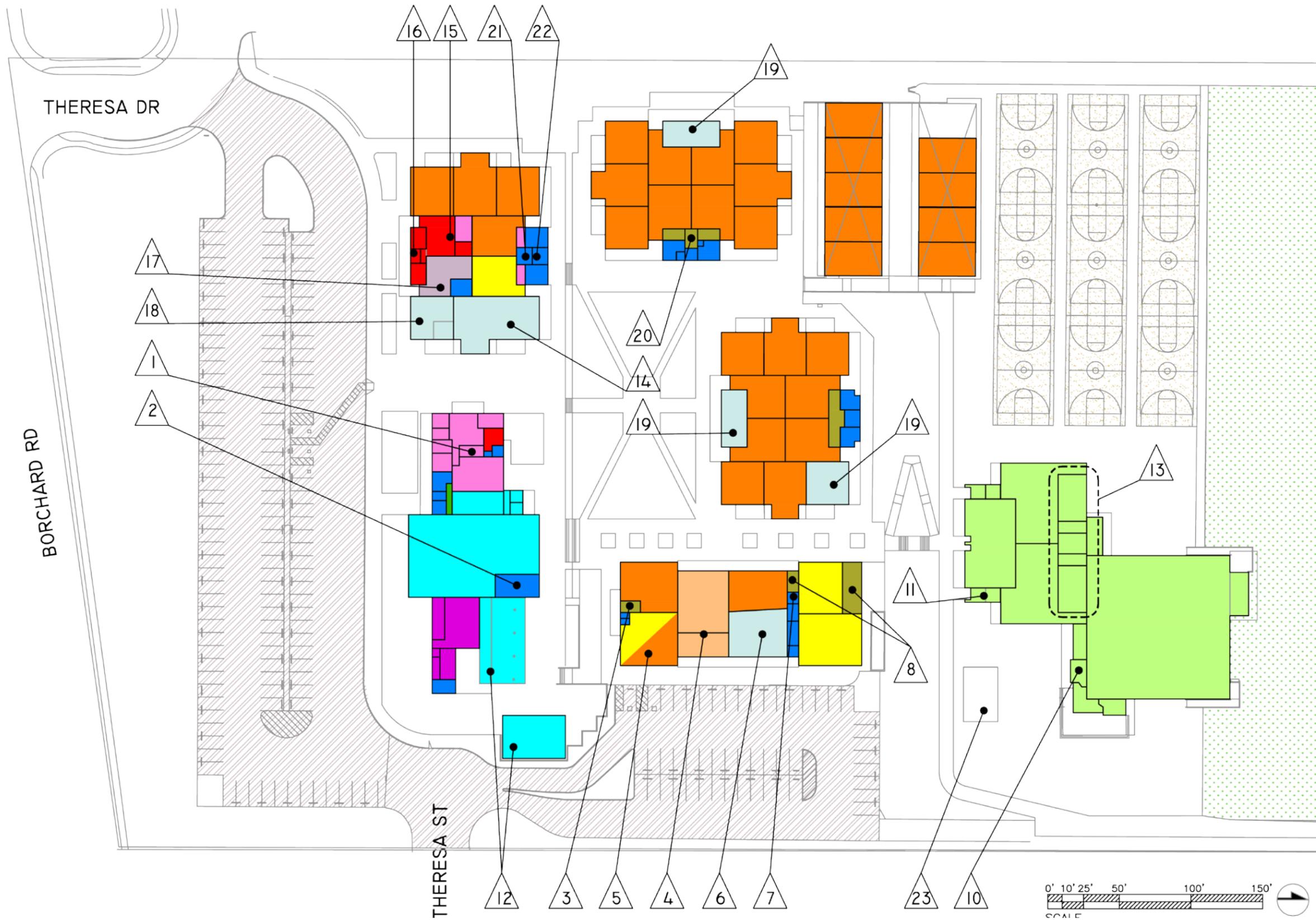
Existing Facilities:

6 buildings over 40 years old
0 buildings between 30 and 40 years old

Analysis Summary:

The buildings on the campus were between 11 and 46 years old at the time this survey was taken with roofing systems between 8 and 13 years old. Note that the lunch shelter added to the site in 2005 is not listed in the insurance data above. The building finishes show signs of age and use. Major building systems of all buildings were updated in 2003.





**INTERIOR BUILDING SPACES
CURRENT USES
LEGEND**

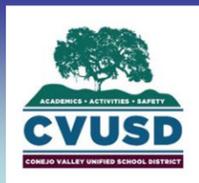
INSTRUCTIONAL

- 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

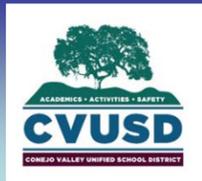
* INCLUDES ALL ASSOCIATED CIRCULATION AND OPERATIONAL SUPPORT AREAS



KEY NOTES

-  SHOWN ON SP3A DIAGRAMS AS A STORAGE ROOM; CURRENTLY USED AS A MDF ROOM.
-  STORAGE ROOM ADDED (NOT SHOWN IN SP3A DIAGRAMS); APPROXIMATE SIZE/POSITION IS SHOWN.
-  WORKROOM ADDED (NOT SHOWN IN SP3A DIAGRAMS); APPROXIMATE SIZE/POSITION IS SHOWN.
-  PARTITION WALL PLACED TO CREATE BOOKROOM (NOT SHOWN IN SP3A DIAGRAMS); APPROXIMATE SIZE/ POSITION IS SHOWN.
-  ENGLISH / SCIENCE.
-  BAND CLASSROOM.
-  SHOWN ON SP3A DIAGRAMS AS AN AUDIO PRODUCTION ROOM; CURRENTLY USED AS A STORAGE ROOM.
-  HORTICULTURE.
-  NOT USED.
-  SHOWN ON SP3A DIAGRAMS AS A VESTIBULE; CURRENTLY USED AS A FIRST AID ROOM, STORAGE ROOM AND RESTROOM.
-  CURRENT USE IS ONE CONTINUOUS STORAGE ROOM; SP3A DIAGRAM SHOWS ONE STORAGE ROOM AND ONE RESTROOM.
-  LUNCH SHELTER.
-  ENTIRE AREA RENOVATED TO INCLUDE GIRLS' RESTROOM, BOYS' RESTROOM, AND TWO COACH'S SUITES. EACH SUITE CONSISTS OF AN OFFICE, LOCKER AREA AND RESTROOM. THE COACH'S SUITES AREA ABOVE MECHANICAL SPACE.
-  ART.
-  SHOWN ON SP3A DIAGRAM AS ONE CLASSROOM; CURRENT USE IS ONE SPEECH OFFICE, ONE CONFERENCE ROOM AND ONE SHARED OFFICE FOR COUNSELING & PSYCHOLOGIST GROUP.
-  CURRENT USE IS 2 COUNSELING OFFICES, 1 PSYCHOLOGIST OFFICE AND CIRCULATION; SP3A DIAGRAM SHOWS ENTIRE AREA AS ONE OFFICE.
-  CURRENT USE IS SMALL ROOM AND STORAGE ROOM; SP3A DIAGRAM SHOWS ONE CLASSROOM.
-  SHOWN ON SP3A DIAGRAMS AS TWO ROOMS (COMPUTER LAB AND STORAGE); WALLS FOR STORAGE ROOM HAVE BEEN REMOVED AND ENTIRE AREA IS NOW A COMPUTER LAB.
-  COMPUTER LAB.

-  SHOWN ON SP3A DIAGRAMS AS AN ELECTRICAL ROOM; CURRENTLY USED AS STORAGE/WORKROOM
-  CURRENT USE IS MDF/IT ROOM; SP3A DIAGRAM SHOWS OFFICE.
-  CURRENT USE IS CUSTODIAN; SP3A DIAGRAM SHOWS ELECTRICAL.
-  BUILDING 3 REMOVED.





EXISTING SITE IMAGE
KEY MAP



PERMANENT & PORTABLE
BUILDINGS

SEQUOIA MIDDLE SCHOOL - LEGEND	
(25)	BUILDING NUMBER
[Blue Box]	PERMANENT
[Red Box]	PORTABLE

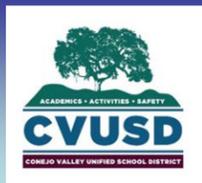
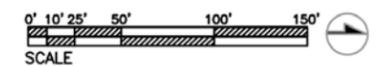




Photo 1
Building Name: Multi-Purpose/Administration
Building Number: 1
Main entrance



Photo 2
Building Name: Multi-Purpose/Administration
Building Number: 1
Front desk



Photo 3
Building Name: Multi-Purpose/Administration
Building Number: 1
Staff lounge



Photo 4
Building Name: Multi-Purpose/Administration
Building Number: 1
Multi-Purpose room

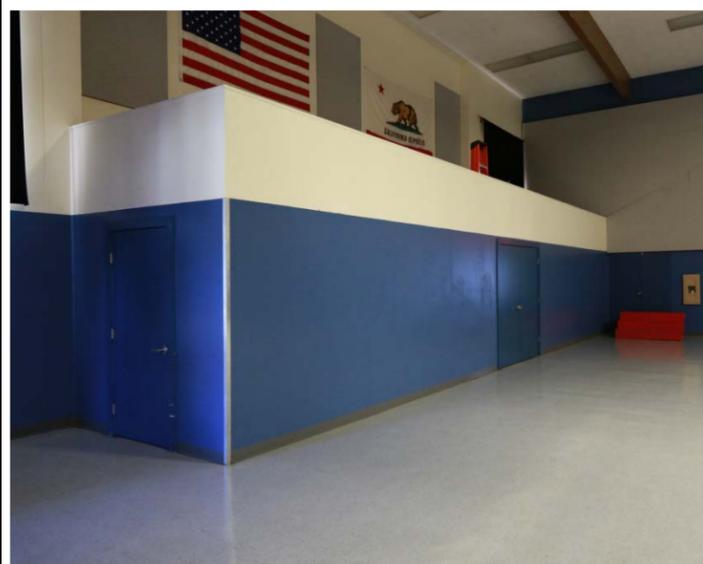


Photo 5
Building Name: Multi-Purpose/Administration
Building Number: 1
Storage in MPR



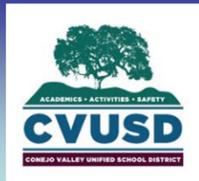
Photo 6
Building Name: Multi-Purpose/Administration
Building Number: 1
Kitchen



Photo 7
Building Name: Lunch Shelter
Building Number: 11
View from east parking



Photo 8
Building Name: Library/Classrooms
Building Number: 2
View from east parking



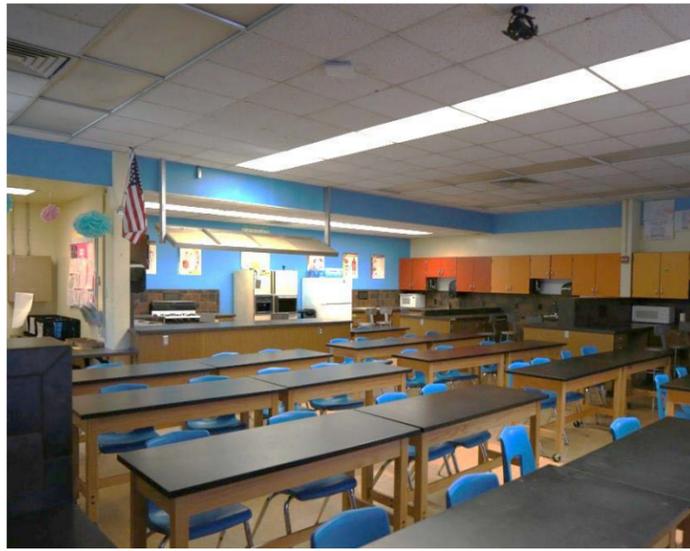


Photo 9
Building Name: Library/Classrooms
Building Number: 2
Home economics classroom



Photo 10
Building Name: Library/Classrooms
Building Number: 2
Classroom support and storage



Photo 11
Building Name: Library/Classrooms
Building Number: 2
Library

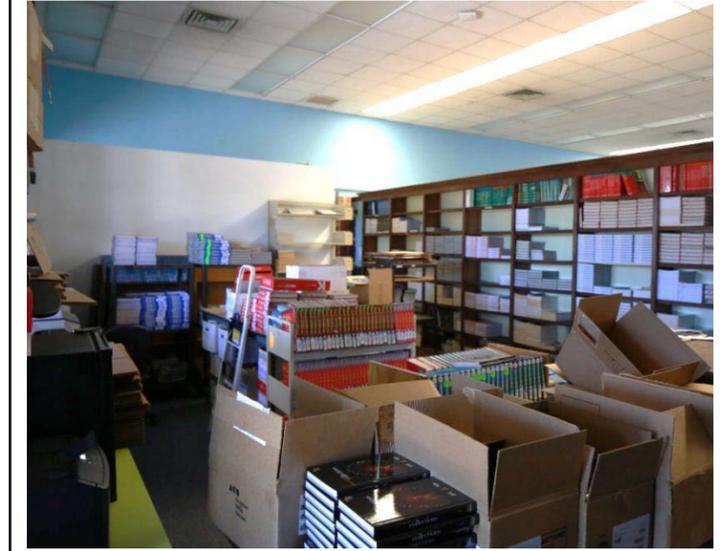


Photo 12
Building Name: Library/Classrooms
Building Number: 2
Library storage



Photo 13
Building Name: Library/Classrooms
Building Number: 2
Horticulture classroom



Photo 14
Building Name: Library/Classrooms
Building Number: 2
Horticulture classroom



Photo 15
Building Name: Library/Classrooms
Building Number: 2
Horticulture lab



Photo 16
Building Name: Library/Classrooms
Building Number: 2
Horticulture small room



Photo 17
 Building Name: Library/Classrooms
 Building Number: 2
 Band room



Photo 18
 Building Name: Shower/Locker and Gymnasium
 Building Number: 4 and 8

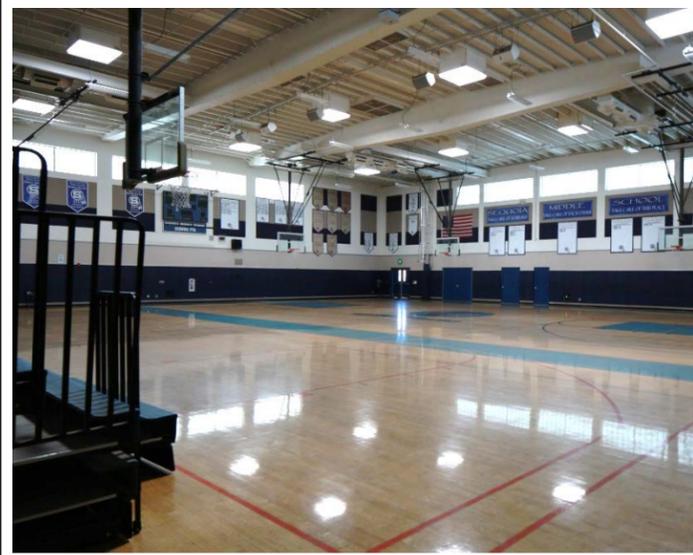


Photo 19
 Building Name: Gymnasium
 Building Number: 8



Photo 20
 Building Name: Shower/Locker
 Building Number: 4
 Activity room



Photo 21
 Building Name: Shower/Locker
 Building Number: 4
 Locker room



Photo 22
 Building Name: Shower/Locker
 Building Number: 4
 Rusting old lockers

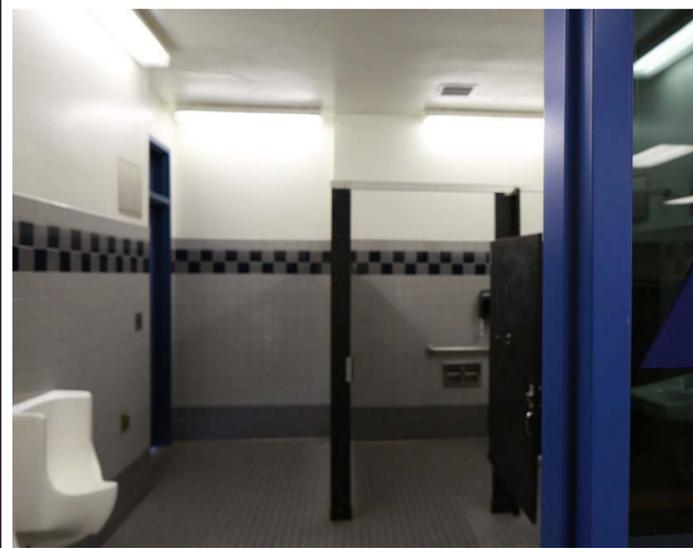


Photo 23
 Building Name: Shower/Locker
 Building Number: 4
 2003 remodeled boys restroom (girls restroom remodeled as well)



Photo 24
 Building Name: Shower/Locker
 Building Number: 4
 Coach's office



Photo 25
 Building Name: Shower/Locker
 Building Number: 4
 Coaches' office



Photo 26
 Building Name: Shower/Locker
 Building Number: 4
 Coaches' locker and restroom

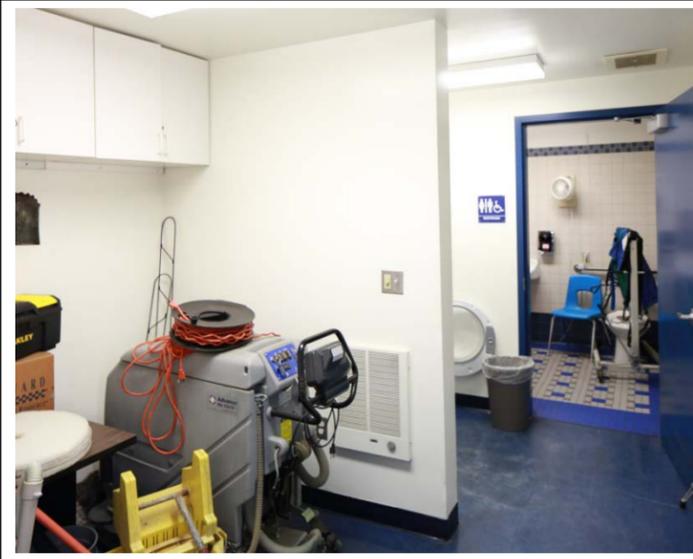


Photo 27
 Building Name: Shower/Locker
 Building Number: 4
 Custodian room, washer/dryer room, restroom used first aid

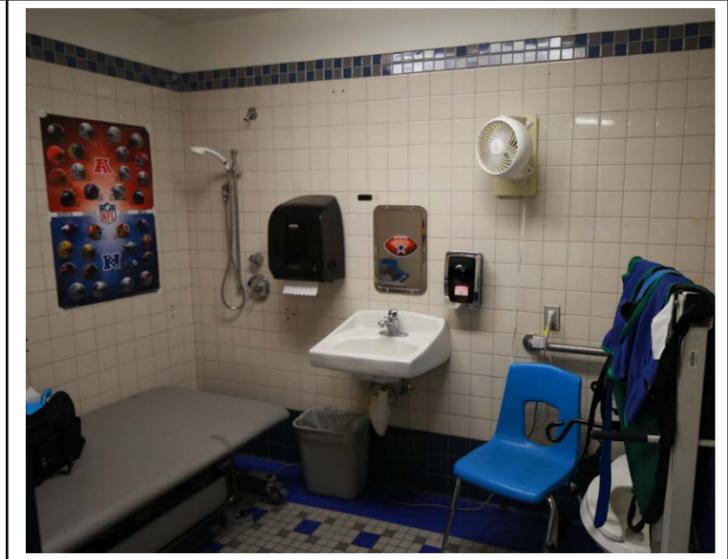


Photo 28
 Building Name: Shower/Locker
 Building Number: 4
 Restroom used as first aid



Photo 29
 Building Name: Classrooms
 Building Number: 7
 Includes basic and specialty classrooms, and administration offices.

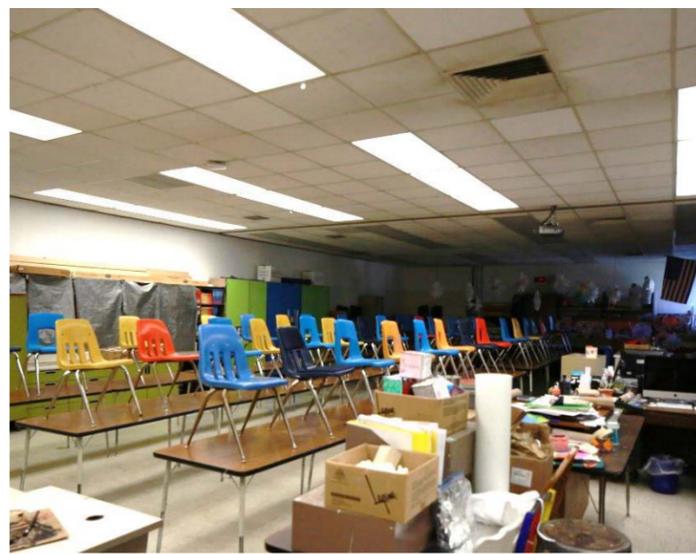


Photo 30
 Building Name: Classrooms
 Building Number: 7
 Art classroom



Photo 31
 Building Name: Classrooms
 Building Number: 7
 Art classroom kiln and storage

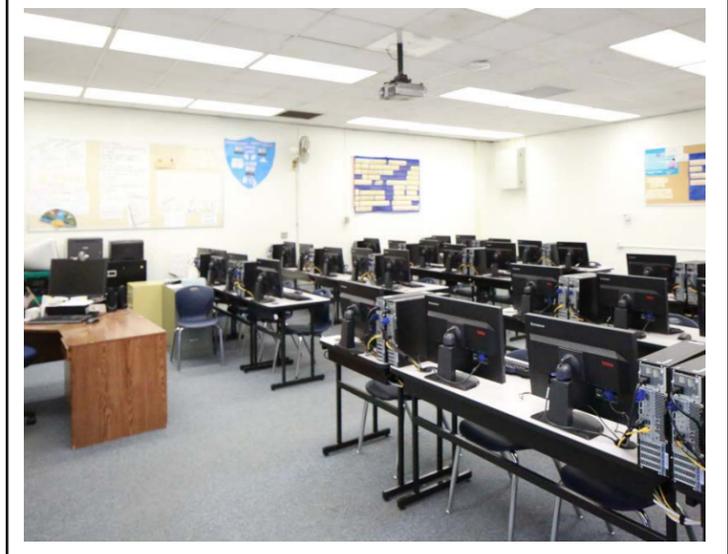


Photo 32
 Building Name: Classrooms
 Building Number: 7
 Computer classroom



Photo 33
 Building Name: Classrooms
 Building Number: 7
 Typical classroom support/office/storage



Photo 34
 Building Name: Classrooms
 Building Number: 7
 Typical classroom support used as the MDF



Photo 35
 Building Name: Classrooms
 Building Number: 6
 Includes basic classrooms and a computer lab.



Photo 36
 Building Name: Classrooms
 Building Number: 6
 Typical classroom



Photo 37
 Building Name: Classrooms
 Building Number: 5
 Includes basic classrooms, a computer lab, and administration offices.



Photo 38
 Building Name: Classrooms (Modular)
 Building Number: 9
 Includes basic classrooms



Photo 39
 Building Name: Classrooms (Modular)
 Building Number: 6
 Building 9 with space for future addition



Photo 40
 Building Name: Classrooms
 Building Number: 9
 Typical classroom

DISCOVER



DISCOVER

The DISCOVER Academy is a structured academic program within Sequoia that offers the advantages of both large and small learning communities. Using history, applied sciences, and engineering exploration as interdisciplinary themes, the academy stresses hands-on, innovative, and inquiry-based education to encourage a lifelong love of learning in students.

DISCOVER's students are afforded the opportunity to take full advantage of Sequoia's diverse offering of electives, highly regarded physical education curriculum, and varied educational and social activities. Simultaneously, the Academy students will cultivate their critical thinking and creative skills in Sequoia's intensive and pioneering DISCOVER Academy.

The DISCOVER Academy's rigorous three-year program design provides students the opportunity to enrich their learning via content-specific thematic units.

Technology:

- Multimedia
- Web-Based Learning
- Research Projects
- Targeted Computer Skills

Real-life:

- Guest Speakers
- Field Excursions
- Community Service Projects

Synthesis & Mastery:

- Trimester Projects
- 8th Grade Culminating Project

Deductive Reasoning

Inquiry Based

Standards Centered

Cross Curricular

Outreach Projects

Varied Modes of Instruction

Environmental Awareness

Relevant Application of Technology

6th Grade Themes

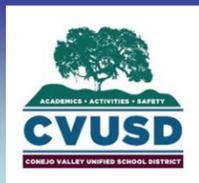
- Power of Water
- Hierarchies and Structure
- Causes of Failure
- Man-made/natural Architecture

7th Grade Themes:

- Innovation and Inventions
- Structure and Function
- Survival and Adaptation

8th Grade Themes:

- Growth and Formation
- Liberation and Laws
- Progression and Advancement



Sequoia Middle School | Survey

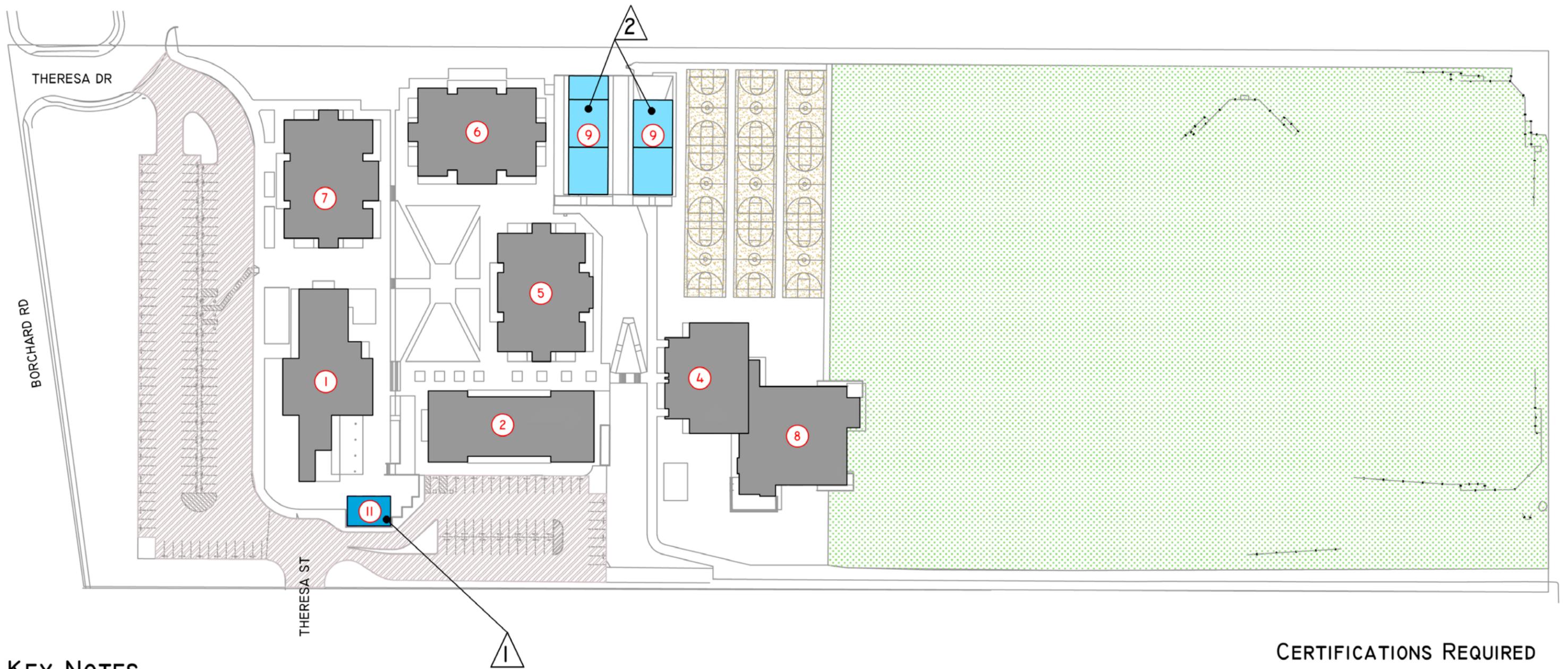
2855 Borchard Road | Newbury Park, CA 91320

Conejo Valley Unified School District

December 16, 2016 – DRAFT (V3)

Specialized Program

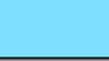
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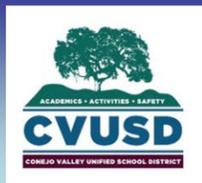
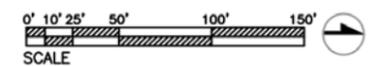


KEY NOTES

-  LUNCH SHELTER
-  MODULAR ADDITION (MODTECH)

CERTIFICATIONS REQUIRED

SEQUOIA MIDDLE SCHOOL - LEGEND	
	BUILDING NUMBER
	CERTIFICATION REQUIRED
	CERTIFIED STRUCTURES





Site Challenges:

The primary challenges faced at Sequoia Middle School come from the construction type of many of the original buildings from the 1970's and the age and wear seen on those buildings. Lack of acoustic separation poses the most challenging issue the school faces. Noise from adjacent rooms is a continuing issue in all seven of the original campus buildings. Aging interior finishes are in need of replacement as well to provide a clean new appearance and aid in remedying the acoustic problems. Challenges at the site also rise from core facilities that are undersized. The areas dedicated to the Library, Multi-purpose Room, and lunch service and dining are substantially less than the District's current standard for new construction.

Site Modernization Opportunities:

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

To address the general age of the campus, exterior and interior upgrades such as paint will go a long way in improving the aesthetics and function of the school. ADA upgrades, including improvements to restrooms, hardware, signage, classroom plumbing fixtures, drinking fountains, and path of travel will ensure that all students, faculty and staff have access to the entire site.

At the north end of the campus a few targeted improvement strategies will enhance the students' experience of the athletic programs at Sequoia. The lockers and supporting equipment are aged and beyond their useful life and in need of replacement in the locker rooms in building 4. Additionally staff reports that the shower facilities are not used by the students. Investigation into whether these could be reduced or removed should be conducted. Improving these facilities will bring the athletic support spaces up to an equitable level of condition as the gymnasium. Easily-accessed restrooms from the fields are required to prevent students from having to travel all the way to Building C during P.E. class. A thoughtful comprehensive remodel of Building 4 would address all these items in need of improvement. The fields and hardcourt play areas lack shaded areas needed for rest and respite on the hottest days. Trees along the perimeter and between play zones will provide shade and shelter zones while still leaving open space for full play.

The original 7 buildings on the campus from the 1970's were constructed with a thinner wall framing system than current construction uses and lack acoustic insulation. As a result the acoustics between rooms in all these buildings are poor. Students and staff alike are distracted by voices and noises from adjacent spaces. Acoustic treatments to all shared walls will improve the sound quality within and between rooms. The walls in these original buildings at the school were also intended to be tackable surfaces but no longer perform this function. Finish solutions to this issue should be designed in conjunction with solutions to the acoustic challenges. Ceiling tiles throughout the buildings are at the end of their life cycle and replacing these with higher performing acoustic ceiling solutions will be another measure to reduce noise transmission.

Student lockers are located around the site along the exterior walls of buildings. This creates supervision challenges for staff that need to observe students at the lockers on the outer perimeter of the buildings as opposed to the building sides that face the quad. Relocating some lockers to areas of higher visibility could reduce the supervision challenges faced.

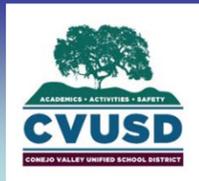
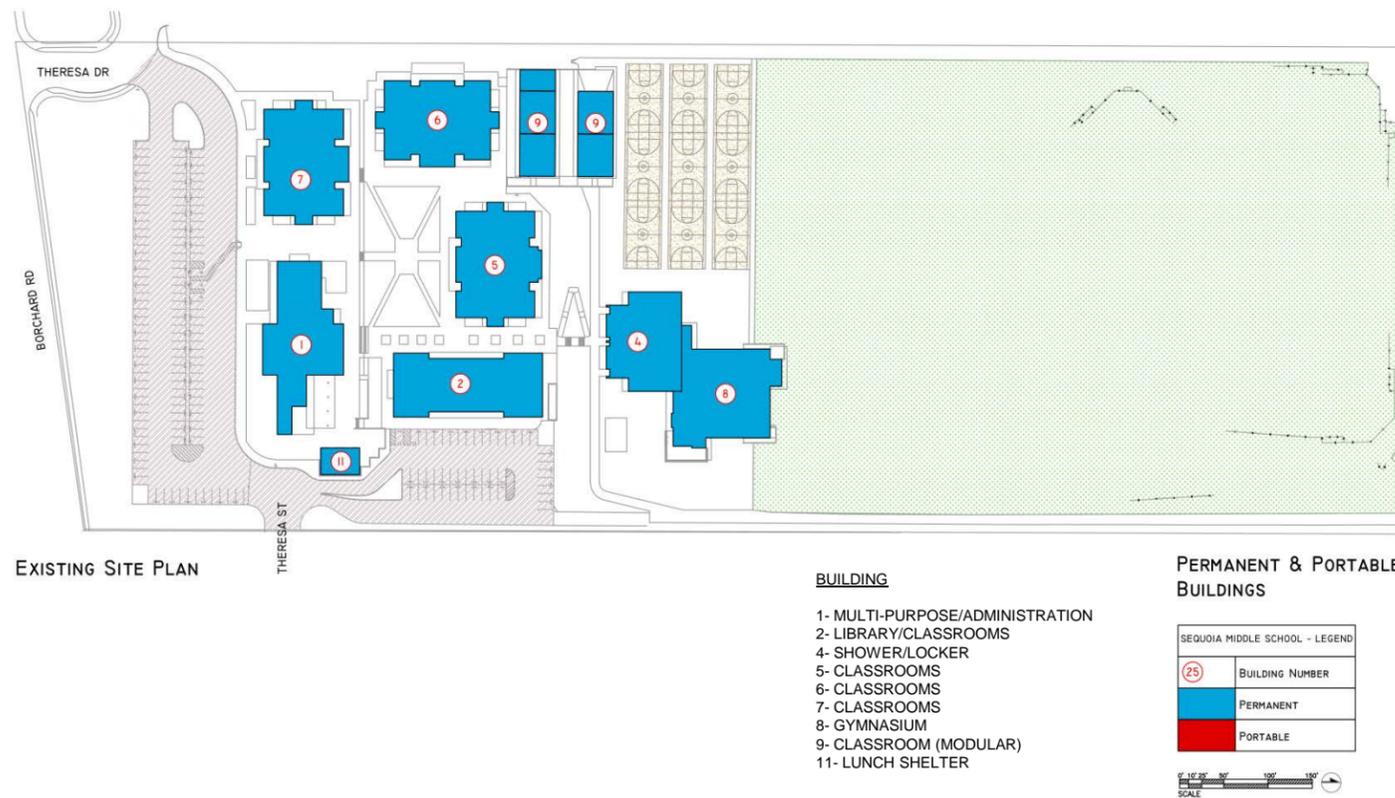




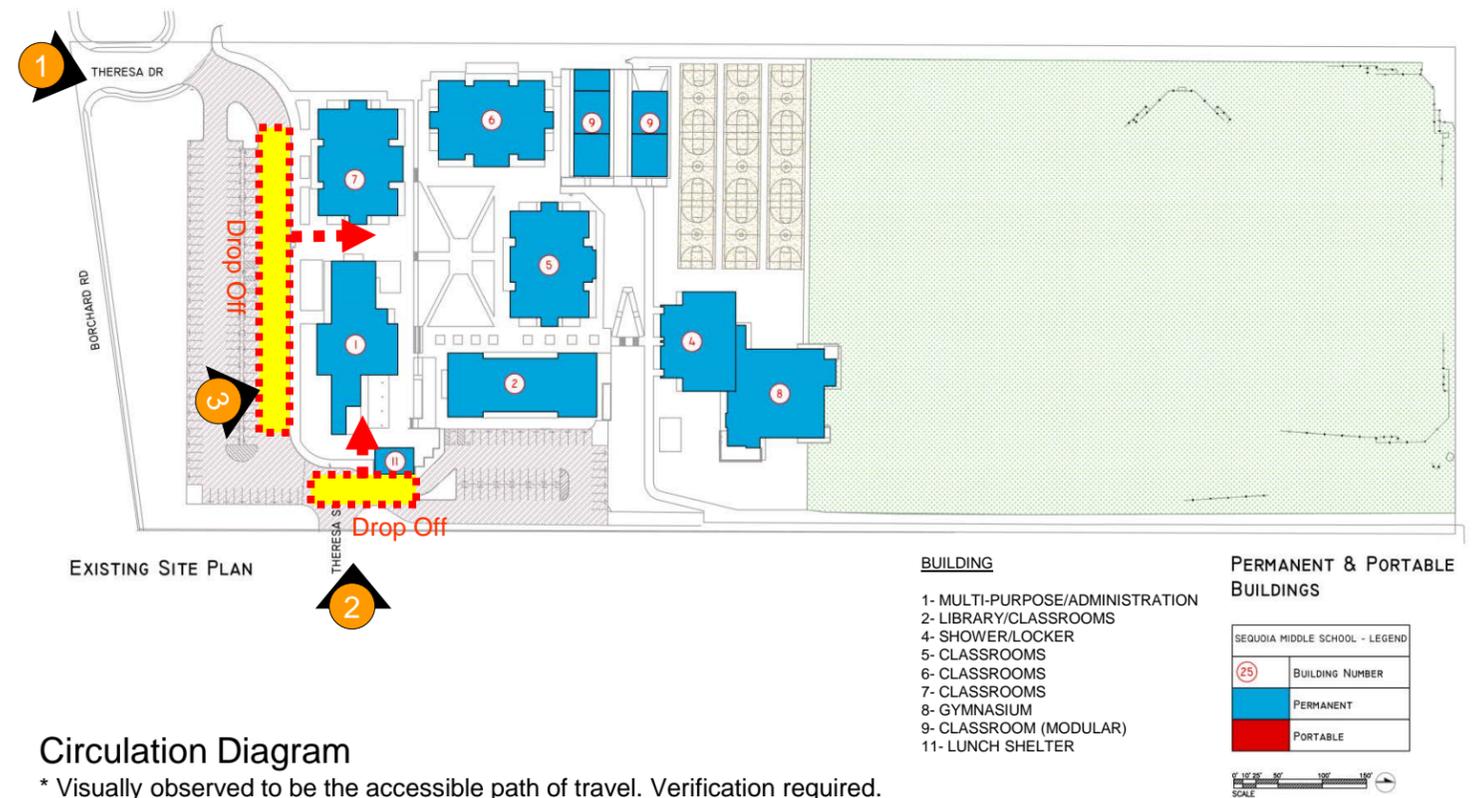
Image 1: Main entry from Theresa Drive.



Image 2: Secondary entry from Lupe Ave.



Image 3: Main entry drop off next to Administration office.



Circulation Diagram

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



EXISTING SITE IMAGE
KEY MAP

1 IMAGE KEY

PERMANENT & PORTABLE
BUILDINGS

SEQUOIA MIDDLE SCHOOL -LEGEND	
(25)	BUILDING NUMBER
[Blue Box]	PERMANENT
[Red Box]	PORTABLE

0' 10' 25' 50' 100' 150'
SCALE



Photo 1
Main entry to campus.



Photo 2
There is no direct accessible entrance to this Classroom from the outside. A user must go through another classroom for an accessible path.



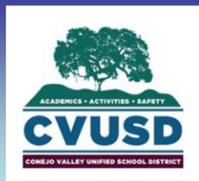
Photo 3
Ramp is not ADA compliant and guardrail is recommended at elevated level.



Photo 4
Guardrail is needed on both sides of the ramp. The center handrail at the stair is non-compliant.



Photo 5
Ramp along modular classrooms down to athletics.



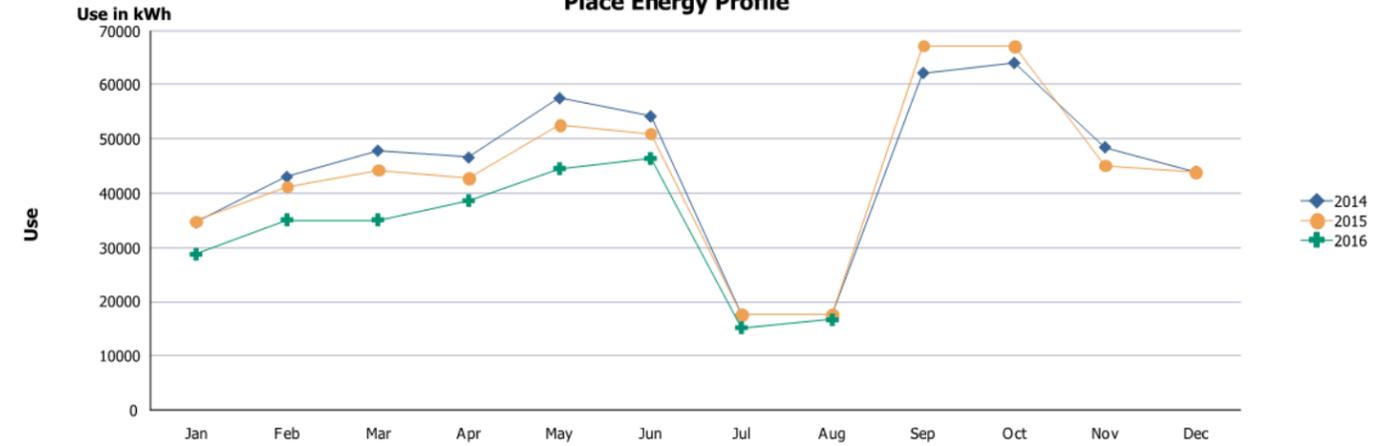
Energy Use Summary:

Analysis: PENDING

Place: [SEQ_1] Sequoia MS

Commodity	Use	Units	BATCC Cost	Actual Cost	Cost Avoidance	Cost Avoidance
[SEQ_1] Sequoia MS						
Electric	16,661	KWH	\$14,546	\$6,621	\$7,925	54.5%
Natural Gas	34	THERM	\$236	\$51	\$185	78.5%
Totals:	60	MMBTU	\$14,782	\$6,672	\$8,110	54.9%

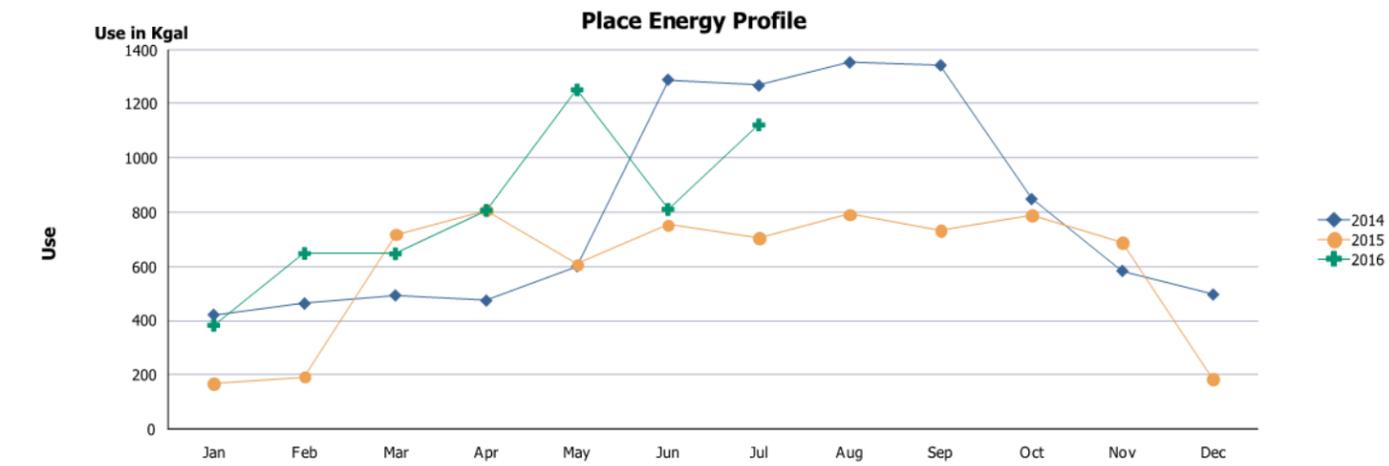
Place Energy Profile



Year	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Totals
2014	34,639	43,015	47,867	46,592	57,520	54,187	17,632	17,504	62,202	64,046	48,488	43,977	537,669
2015	34,851	41,255	44,298	42,824	52,652	51,008	17,625	17,565	67,265	67,118	45,132	43,920	525,513
2016	28,740	35,110	35,104	38,664	44,555	46,408	15,197	16,661	0	0	0	0	260,439
Totals	98,230	119,380	127,269	128,080	154,727	151,603	50,454	51,730	129,467	131,164	93,620	87,897	1,323,621

Electrical:

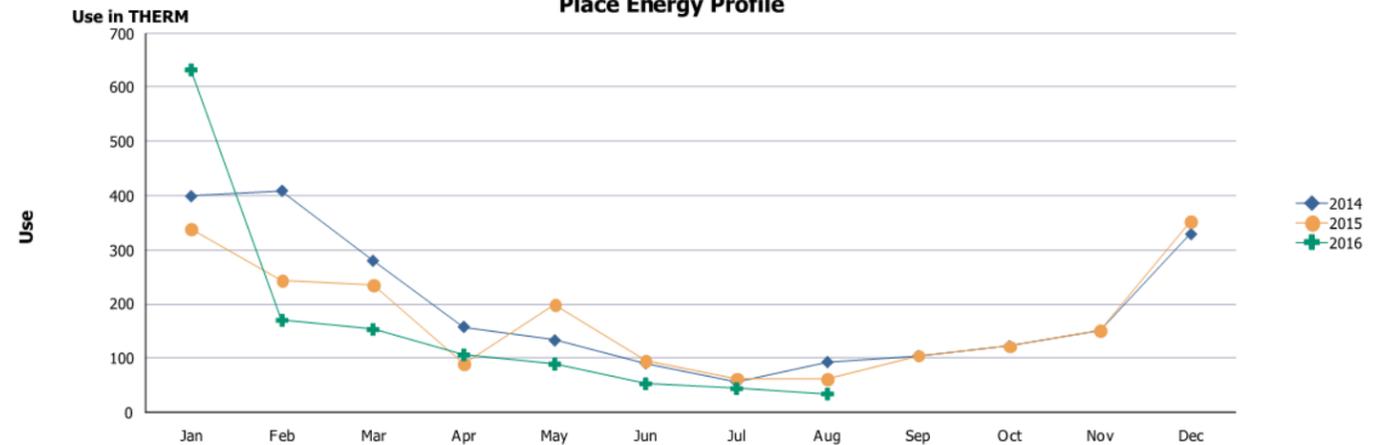
Place: [SEQ_1] Sequoia MS



Year	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Totals
2014	422	463	493	474	601	1,289	1,267	1,353	1,342	848	584	497	9,633
2015	170	192	718	808	607	753	705	792	735	789	688	184	7,141
2016	383	648	646	806	1,252	810	1,122	0	0	0	0	0	5,668
Totals	975	1,303	1,858	2,089	2,460	2,852	3,094	2,145	2,077	1,638	1,271	681	22,441

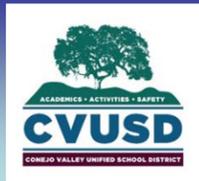
Water:

Place Energy Profile



Year	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Totals
2014	399	409	280	158	133	91	56	93	104	122	151	329	2,325
2015	338	243	235	90	199	95	63	62	105	122	151	352	2,055
2016	632	170	153	106	89	53	44	34	0	0	0	0	1,281
Totals	1,369	822	668	354	421	239	163	189	209	244	302	681	5,661

Gas:



Sequoia Middle School | Survey
 2855 Borchard Road | Newbury Park, CA 91320
 Conejo Valley Unified School District
 December 16, 2016 – DRAFT (V3)

Energy Use

11.0

Core Facilities			
Item	Category	Existing Square Footage	Standard Square Footage Based on Planning 2- Semester Capacity
1	Food Prep & Serving Areas	1,530 Square Feet	3,319 Square Feet
2	Indoor Dining	N/A	5,276 Square Feet
3	Lunch Shelter	2,970 Square Feet	3,957 Square Feet
4	Multi Purpose/Assembly/Auditorium	6,077 Square Feet	9,276 Square Feet
5	Library	2,130 Square Feet	5,157 Square Feet
6	Administration	4,345 Square Feet ** (Office Square Footage)	4,138 Square Feet*
7	Gymnasium Building	20,638 Square Feet	14,357 Square Feet
8	Playground	9.4 Acres	4.45 Acres
9	Parking	112 Stalls	119 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 food prep and serving areas are currently smaller than the district standards for new construction. School staff note that circulation can be challenging.

2. Indoor Dining

There is no indoor dining area. All students eat outside at the picnic tables located adjacent to the serving areas. 75-100 students per day walk to the adjacent Boys and Girls Club for lunch which alleviates some space issues.

3. Lunch Shelter

Only a portion of the available picnic tables for lunch are shaded. These lunch shelters are significantly undersized when compared to the District standards for new construction projects. Means of shading the non-sheltered dining areas should be investigated.

4. Multi Purpose/Assembly/Auditorium

The Multi-Purpose space is undersized per district standards, but functions well for the campus.

5. Library

The library is undersized per the district standards. School staff noted the space primarily functions as book storage and there is a desire to develop a more communal gathering space for students.

6. Administration

The administrative suite underwent a recent modernization which greatly improved functionality although acoustics continue to be a challenge, as is the case across the campus. The administration area is appropriately sized for the current student population and staff needs.

7. Gymnasium Building

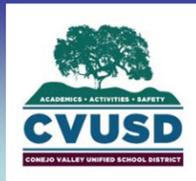
The size of the school's gym is approximately 80% of the District's new construction standard.

8. Playground

The playground area at Sequoia exceeds district standards. There are three fields, ample turf area and a hardcourt play zone.

9. Parking

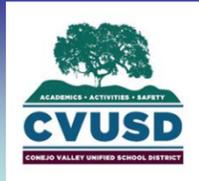
The existing parking count exceeds the standard for new construction and the school staff report that the number and distribution of stalls serves their needs.



Technology Summary:

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 Model	Printer Model	Document Reader	Other	Wireless AP	Network Switch	Notes
Classroom	Lenovo M93p		Promethean-PRM-20		HP OJ Pro 6830	Elmo				
Classroom	iMac		Promethean-Boxlight		HP OJ Pro 6830	Elmo				
Classroom	Lenovo M93p		View Sonic PJ658		HP Desktop F4280	Elmo				
Classroom	Lenovo M93p		Promethean-Boxlight		HP LJ Pro M20ldw	Elmo				
Classroom	Optiplex 745		Epson Powerlite 83C		HP OJ Pro 6830, Brother HL-2240	Aver Media				
Classroom	iMac		Epson Powerlite 61P		HP OJ 7000	Aver Media				
Classroom	Lenovo M93p		Epson Brightlink 595wi		Brother HL-2270dw					
Classroom	Lenovo M93p	22			Brother 4150, Dell 2360					
Classroom	Lenovo M900	18								
Classroom					Dell 2360					
Classroom										
Classroom										
Classroom										
Classroom	Lenovo M93p		Promethean-PRM-20		HP LJ Pro M20ldw	Elmo				
Classroom	Lenovo M93p		Promethean-PRM-45		Brother HL-2270dw	Elmo				
Lab	Optiplex 780	36			HP M127					
Classroom	Optiplex 780		Epson Powerlite 83C		HP LJ Pro M20ldw	Elmo				
Classroom	Lenovo M93p		Promethean-PRM-35		HP LJ Pro M20ldw	Elmo				
Classroom					Brother network					
Classroom	Lenovo M93p		Promethean-PRM-30		Brother DCP 7065dn	Elmo				
Classroom					Brother network					
Classroom	Lenovo M93p		Epson Powerlite 83C		Brother HL 2270dw	Elmo				
Classroom	Lenovo M93p		Promethean-PRM-35		Brother HL 2270dw	Elmo				
Classroom	Optiplex 780		Epson Brightlink 595wi			Elmo				
Classroom	Lenovo M93p		Epson Brightlink 595wi		Brother HL 2270dw	Elmo				
Classroom	Lenovo M93p		Epson Powerlite 97930		HP 7500, Brother 2270dw	Elmo				
Classroom					Dell 2360					
Classroom					Dell 2360					
Classroom										
Classroom										
Classroom										
Classroom	Lenovo T460s		Epson Powerlite 83C		Brother HL 2270dw	Elmo				
Classroom	Optiplex 380	4								
Classroom	Optiplex 780		Epson Powerlite 83C		HP LJ Pro M20ldw	Elmo				
Classroom	Lenovo M93p		Epson Powerlite 83C		HP LJ Pro M20ldw	Elmo				
Classroom	Optiplex 780		Epson Powerlite 83C		Brother HL 2270dw	Hover Cam				
Classroom	Lenovo M93p		Epson Brightlink 595wi		Brother HL 2270dw	Elmo				
Lab	Optiplex 780	40	Epson Powerlite 61P		Xerox 3320					
Classroom	Lenovo M93p		Epson VS340		Brother HL 2270dw	Elmo				



Technology Summary Continued:

Room Name	Computer	Quantity	Projector Model	Smartboard Model	Printer Model	Document Reader	Other	Wireless AP	Network Switch	Notes
Classroom	iMac		Promethean-PRM-35		HP LJ Pro M20ldw	Elmo				
Classroom	Optiplex 780		Epson Powerlite 62C		Brother HL 2270dw	Elmo				
Classroom	Lenovo M93p		Epson Powerlite 83C		Brother HL 2240	Elmo				
Classroom			SmartBoard							
Lab	Optiplex 980	40			Xerox 3320	Elmo				
Classroom					Dell 2360					
Classroom					Dell 2360					
Classroom										
Classroom										
Classroom	iMac		Promethean-PRM-20		Brother HL4150	Elmo				
Classroom	Lenovo T460		Epson Powerlite xxx		HP LJ 500 color M551	Elmo				
Classroom	Lenovo M93p		Promethean-PRM-20		HP LJ Pro M20ldw	Elmo				
Classroom					Brother					
Classroom	Lenovo M93p		Epson Brightlink 595wi		HP CLJ CM 2320	Elmo				
Lab	donated laptops	40								
Classroom	Latitude E5440		Promethean-PRM-35			Elmo				
Classroom	iMac		Epson Brightlink 595wi		HP CLJ CP 1518ni	Elmo				
Classroom	Lenovo M93p		Promethean-PRM-45		HP LJ Pro M20ldw	Elmo				
Classroom	Optiplex 780	5								
Classroom					Dell 2360					
Classroom										
Classroom										
Classroom	Lenovo M93p		Epson Powerlite 83C		Brother HL 2240	Elmo				
Classroom	Lenovo M93p		Epson Brightlink 595wi		Brother HL 2270dw	Elmo				
Classroom	Lenovo M93p		Epson Powerlite 82C		Brother HL 2270dw	Elmo				
Classroom	Optiplex 780		Promethean-PRM-30		HP LJ Pro M20ldw	Elmo				
Classroom	Lenovo M93p		Promethean-Epson PL 475W		Brother HL 2270dw	Elmo				
Classroom	Lenovo T460s		Epson Brightlink 595wi		Brother HL 6180dw	Elmo				
Classroom	Optiplex 380	4								
Classroom	Lenovo T460s		Epson Powerlite 83C		Dell 2330dn	Elmo				
Classroom	Optiplex 380	4								
Classroom	Lenovo T460s		Epson Brightlink 595wi		HP DJ 6310	Hover Cam				
Classroom	Optiplex 390	8								
Classroom	Lenovo T460s		Epson Powerlite 83C		Brother HL 2270dw, Dell 2330dn	Elmo				
Classroom	Optiplex 745	3								
Classroom										
Classroom										
Classroom										
Classroom	Lenovo M93p				Brother HL 3075cw					
Classroom	Lenovo M93p									
Classroom	Lenovo M93p				HP OJ Pro N911a					
Classroom	Lenovo M93p									
Classroom										
Classroom										
Classroom										
Classroom			Epson Powerlite 62C			Elmo				
Classroom			Epson projector							
Classroom	Lenovo T450	3			HP Laserjet Pro 500 color MFP M570					
Classroom	Optiplex 780	4			HP Laserjet Pro 500 color MFP M570					
Classroom	Lenovo T450	2			HP Laserjet Pro 500 color MFP M570					
Classroom	Optiplex 780	2			HP Laserjet Pro 500 color MFP M570					
					2-network Toshiba copiers					
	Chromebooks	500								
	Macbooks	36								
	Lenovo N23	40								
	mini iPads	14								
	iPads	40								



Site Modernization Opportunities:



KEY NOTES

- 

1 RECONFIGURATION OF THE ATHLETIC LOCKER ROOMS COULD ADDRESS ISSUES WITH FAILING EQUIPMENT AND PROVIDE ADDITIONAL RESTROOMS FOR USE BY P.E. CLASSES UTILIZING THE FIELDS AT THE NORTH END OF CAMPUS FARTHEST AWAY FROM THE CLOSEST TOILET FACILITIES.
- 

2 OPPORTUNITY EXISTS TO ENHANCE THE CENTRAL QUAD SPACE AND THE PERIMETER OF THE SCHOOL GROUNDS WITH ADDITIONAL SHADE TREES. NOT ONLY WILL THE TREES BEAUTIFY THE CAMPUS, THEY WILL ALSO SERVE TO PROVIDE SEPARATION FROM NEIGHBORING PROPERTIES AND SHELTER FROM THE SUN.
- 

3 THE ORIGINAL 7 BUILDINGS ON THE CAMPUS FROM THE 1970s WERE CONSTRUCTED WITH A THINNER WALL FRAMING SYSTEM THAN CURRENT CONSTRUCTION USES AND LACK ACOUSTIC INSULATION.

PERMANENT & PORTABLE BUILDINGS

SEQUOIA MIDDLE SCHOOL - LEGEND	
	BUILDING NUMBER
	PERMANENT
	PORTABLE

